



Notice is hereby given, in accordance with the provisions of the Local Government Act 1993 that an **ORDINARY MEETING** of Wentworth Shire Council will be held in the **WENTWORTH COUNCIL CHAMBERS, 61 DARLING STREET, WENTWORTH**, commencing at **5:00PM**.

*The meeting is being livestreamed and/or recorded for on-demand viewing via Council's website. Attendance at the meeting is to be taken as consent by a person to their image and/or voice being webcast.*

*All speakers should refrain from making any defamatory comments or releasing personal information about another individual without their consent. Council accepts no liability for any damage that may result from defamatory comments made by persons attending meetings – all liability will rest with the individual who made the comments.*

*The meeting must not be recorded by others without prior written consent of the Council in accordance with the Council's code of meeting practice.*

*Councillors & staff are obligated to declare Conflicts of Interest as required under the Local Government Act 1993 and Councils adopted Code of Conduct.*

*Councillors are reminded of their Oath of Office whereby they have declared and affirmed that they will undertake the duties of the Office of Councillor in the best interests of the people of Wentworth Shire and the Wentworth Shire Council and that they will faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act to the best of their ability and judgment.*

**KEN ROSS**  
**GENERAL MANAGER**

# **ORDINARY MEETING**

## **AGENDA**

### **20 NOVEMBER 2024**

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**1 OPENING OF MEETING**

The Mayors requests that the General Manager makes announcements regarding the live-streaming of the meeting.

**2 PRAYER OR ACKNOWLEDGEMENT OF COUNTRY**

We acknowledge the traditional owners of the land on which we live and work, and pay our respects to their elders past, present, and emerging.

**3 APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE**

**4 DISCLOSURES OF INTERESTS**

**5 CONFIRMATION OF MINUTES**

**Recommendation**

That the Minutes of the Ordinary Meeting held 30 October 2024 be confirmed as circulated.



## **ORDINARY MEETING MINUTES**

**30 OCTOBER 2024**

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## 1 OPENING OF MEETING

The Mayor opened the meeting with a prayer at 5:03pm.

## 2 PRAYER OR ACKNOWLEDGEMENT OF COUNTRY

### PRESENT:

**COUNCILLORS:** Councillor Daniel Linklater  
Councillor Jon Armstrong  
Councillor Peter Crisp  
Councillor Tim Elstone  
Councillor Greg Evans  
Councillor Susan Nichols  
Councillor Jo Rodda  
Councillor Jody Starick  
Councillor Michael Weeding

**STAFF:** Ken Ross (General Manager)  
George Kenende (Acting Director Health and Planning)  
Geoff Gunn (Director Roads and Engineering)  
Simon Rule (Director Finance and Policy)  
Gayle Marsden (Executive Assistant to General Manager)

## 3 APOLOGIES AND LEAVE OF ABSENCE

Nil

## 4 DISCLOSURES OF INTERESTS

Councillor Crisp advised that he had a less than significant non-pecuniary interest in Item 9.14 as he is an employee of a business with access off Helena Street.

## 5 CONFIRMATION OF MINUTES

### Recommendation

That the Minutes of the Ordinary Meeting held 14 August 2024 be confirmed as circulated.

### Council Resolution

That the Minutes of the Ordinary Meeting held 14 August 2024 be confirmed as circulated.

**Moved** Cr Nichols, **Seconded** Cr Rodda

**CARRIED UNANIMOUSLY**

**Recommendation**

That the Minutes of the Ordinary Meeting held 11 October 2024 be confirmed as circulated.

**Council Resolution**

That the Minutes of the Ordinary Meeting held 11 October 2024 be confirmed as amended.

**Moved Cr Starick, Seconded Cr Armstrong**

**CARRIED UNANIMOUSLY**

**Recommendation**

That the Minutes of the Extraordinary Meeting held 15 October 2024 be confirmed as circulated.

**Council Resolution**

That the Minutes of the Extraordinary Meeting held 15 October 2024 be confirmed as circulated.

**Moved Cr Armstrong, Seconded Cr Evans**

**CARRIED UNANIMOUSLY**

## **6 OUTSTANDING MATTERS FROM PREVIOUS MEETINGS**

Nil

## 7 Mayoral and Councillor Reports

**7.1 MAYORAL REPORT**

File Number: RPT/24/591

**Recommendation**

That Council receives and notes the information contained in the Mayoral report.

**Council Resolution**

That Council receives and notes the information contained in the Mayoral report noting Mayor Linklater did not attend the La Trobe University Opening of the Dr Deb Neal wing.

**Moved Cr Linklater, Seconded Cr Armstrong**

**CARRIED UNANIMOUSLY**



## **8      REPORTS FROM COMMITTEES**

Nil

## 9 REPORTS TO COUNCIL

### 9.1 GENERAL MANAGERS REPORT

File Number: RPT/24/593

Responsible Officer: Ken Ross - General Manager  
Responsible Division: Office of the General Manager  
Reporting Officer: Hannah Nicholas - Business Support Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 A strong, responsible and representative government

#### **Summary**

The General Manager's report details information pertaining to meetings attended and general information which are of public interest, and which have not been reported elsewhere in this agenda. Items of note in this report are:

1. OLG Circulars

Circular 24-15, 24-16, 24-17 and 24-18.

2. Meetings

As listed.

3. Upcoming meetings or events

As listed.

4. Other items of note

Nil.

#### **Recommendation**

That Council receive and note the information contained within the report from the General Manager.

#### **Council Resolution**

That Council receive and note the information contained within the report from the General Manager.

**Moved Cr. Elstone, Seconded Cr. Rodda**

**CARRIED UNANIMOUSLY**

**9.2 MAY 2025 ORDINARY COUNCIL MEETING**

File Number: RPT/24/657

Responsible Officer: Ken Ross - General Manager  
Responsible Division: Office of the General Manager  
Reporting Officer: Gayle Marsden - Executive Assistant

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.3 An effective and efficient organisation

**Summary**

Council has an obligation to place the Operational Plan and Delivery Plan on public consultation for a period of 28 days. Currently the May 2025 council meeting is scheduled for 21 May 2025. To meet Councils obligations for public consultation and review of any submissions, the May 2025 meeting will need to be rescheduled to 14 May 2025.

**Recommendation**

That Council hold the May 2025 Ordinary meeting of Council on Wednesday 14 May 2025.

**Council Resolution**

That Council hold the May 2025 Ordinary meeting of Council on Wednesday 14 May 2025.

**Moved Cr. Starick, Seconded Cr. Elstone**

**CARRIED UNANIMOUSLY**

**9.3 CHRISTMAS LEAVE ARRANGEMENTS**

File Number: RPT/24/656

Responsible Officer: Ken Ross - General Manager  
Responsible Division: Office of the General Manager  
Reporting Officer: Gayle Marsden - Executive Assistant

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.3 An effective and efficient organisation

**Summary**

At the August 2024 Ordinary Council meeting it was resolved that the Council shut down over Christmas would be from close of business 20 December 2024 reopening 30 December 2024.

A few staff were not happy with this arrangement and requested that staff be surveyed to decide when the shut down should occur. Subsequently, a survey of staff was undertaken and indicated that the staff would prefer the dates be changed.

**Recommendation**

That Council approve the Christmas shutdown to occur from close of business Tuesday 24 December 2024 reopening Thursday 2 January 2025.

**Council Resolution**

That Council approve the Christmas shutdown to occur from close of business Tuesday 24 December 2024 reopening Thursday 2 January 2025.

**Moved Cr. Nichols, Seconded Cr Crisp**

**CARRIED UNANIMOUSLY**

**9.4 DRAFT WENTWORTH REGION TOURISM & EVENTS STRATEGY 2024-2029**

File Number: RPT/24/625

Responsible Officer: Ken Ross - General Manager  
Responsible Division: Office of the General Manager  
Reporting Officer: Lexi Stockman - Manager Tourism and Promotion

Objective: 1.0 Wentworth Shire is a vibrant, growing and thriving Region  
Strategy: 1.2 Promote the Wentworth Region as a desirable visitor and tourism destination

**Summary**

The draft *Wentworth Region Tourism & Events Strategy 2024-2029* was developed after it was identified that Wentworth Shire Council did not currently have an updated Tourism & Events Strategy, with the last strategy completed in 2012.

The draft *Wentworth Region Tourism & Events Strategy 2024-2029* provides a framework to provide direction and consistency to all organisations and businesses within the tourism sector. The strategy includes a high-level plan that identifies the challenges currently faced within the local tourism industry as well as the main priorities and aspirations for the future, and how to achieve these goals.

The draft *Wentworth Region Tourism & Event Strategy 2024-2029* was presented at the 26 June Council meeting. It was requested that a Councillors workshop was to be held with Customer Frame for Councillors to review and discuss the strategy in more detail before community consultation commenced. The workshop was held on Thursday 25 July with Customer Frame and subsequently, the requested changes discussed have been made.

During the 21 August Council meeting, the updated draft of the *Wentworth Region Tourism & Events Strategy 2024-2029* was endorsed by Council for community consultation, for 28 days. No feedback was received from the community during this time and subsequently, no further changes were made to the document.

**Recommendation**

That Council adopts the *Wentworth Region Tourism & Events Strategy 2024-2029*.

**Council Resolution**

That Council adopts the *Wentworth Region Tourism & Events Strategy 2024-2029*.

**Moved Cr. Weeding, Seconded Cr. Armstrong**

**CARRIED UNANIMOUSLY**

**9.5 DRAFT WENTWORTH SHIRE TOURISM SIGNAGE STRATEGY 2024**

File Number: RPT/24/610

Responsible Officer: Ken Ross - General Manager  
Responsible Division: Office of the General Manager  
Reporting Officer: Lexi Stockman - Manager Tourism and Promotion

Objective: 1.0 Wentworth Shire is a vibrant, growing and thriving Region  
Strategy: 1.2 Promote the Wentworth Region as a desirable visitor and tourism destination

**Summary**

The draft *Wentworth Shire Tourism Signage Strategy 2024* was developed after it was identified that signage within the Shire was not consistent, featured old branding and had been damaged or worn and in need of repair. Internal funding was sought and an external consultant was appointed, Wayfound, who specialises in conducting signage audits and providing the appropriate recommendations.

The draft *Wentworth Shire Tourism Signage Strategy 2024* includes a complete audit of every sign within the Shire, inclusive but not limited to, directional and way-finding signage, entrance signage and interpretive signage. The strategy was completed in line with an implementation timeline and benchmark report, where Wentworth Shire signage was compared to other regions of a similar size.

**Recommendation**

That Council endorses the whole strategy, with 28 days community consultation to take place before each stage is completed.

**Council Resolution**

That Council endorses the whole strategy, with 28 days community consultation to take place before each stage is completed.

**Moved Cr. Rodda, Seconded Cr. Crisp**

**CARRIED UNANIMOUSLY**

**9.6 MONTHLY FINANCE REPORT - AUGUST 2024**

File Number: RPT/24/583

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Vanessa Lock - Finance Officer

Objective: 4.0 Wentworth is a caring , supportive and inclusive community that is informed and engaged in its future

Strategy: 4.1 Provide strong and effective representation, leadership, planning, decision-making and service delivery

**Summary**

Rates and Charges collections for the month of August 2024 were \$3,075,366.50. After allowing for pensioner subsidies, the total levies collected are now 32.91%. For comparison purposes 42.41% of the levy had been collected at the end of August 2023. Council currently has \$60,334,558.18 in cash and investments.

**Recommendation**

That Council receives and notes the Monthly Finance Report for the month of August 2024.

**Council Resolution**

That Council receives and notes the Monthly Finance Report for the month of August 2024.

**Moved Cr. Elstone, Seconded Cr. Nichols**

**CARRIED UNANIMOUSLY**

**9.7 MONTHLY FINANCE REPORT - SEPTEMBER 2024**

File Number: RPT/24/624

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Vanessa Lock - Finance Officer

Objective: 4.0 Wentworth is a caring , supportive and inclusive community that is informed and engaged in its future

Strategy: 4.1 Provide strong and effective representation, leadership, planning, decision-making and service delivery

**Summary**

Rates and Charges collections for the month of September 2024 were \$1,615,444.61. After allowing for pensioner subsidies, the total levies collected are now 45.9%. For comparison purposes 47.77% of the levy had been collected at the end of September 2023. Council currently has \$60,334,558.18 in cash and investments.

**Recommendation**

That Council receives and notes the Monthly Finance Report.

**Council Resolution**

That Council receives and notes the Monthly Finance Report.

**Moved Cr. Armstrong, Seconded Cr. Crisp**

**CARRIED UNANIMOUSLY**



**9.8 MONTHLY INVESTMENT REPORT - AUGUST 2024**

File Number: RPT/24/585

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Bryce Watson - Accountant

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

**Summary**

As of 31 August 2024, Council had \$46 million invested in term deposits and \$14,334,558.18 in other cash investments. Council received \$160,543.26 from its investments for the month of August 2024.

In August 2024 Council investments averaged a rate of return of 5.02% and it currently has \$7,172,429.85 of internal restrictions and \$48,395,565.96 of external restrictions.

**Recommendation**

That Council receives and notes the monthly investment report.

**Council Resolution**

That Council receives and notes the monthly investment report for August

**Moved Cr. Elstone, Seconded Cr. Starick**

**CARRIED UNANIMOUSLY**

**9.9 MONTHLY INVESTMENT REPORT - SEPTEMBER 2024**

File Number: RPT/24/635

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Bryce Watson - Accountant

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

**Summary**

As of 30 September 2024, Council had \$46 million invested in term deposits and \$11,597,953.44 in other cash investments. Council received \$221,970.89 from its investments for the month of September 2024.

In September 2024 Council investments averaged a rate of return of 5.00% and it currently has \$7,195,934.85 of internal restrictions and \$46,986,532.66 of external restrictions.

**Recommendation**

That Council receives and notes the monthly investment report.

**Council Resolution**

That Council receives and notes the monthly investment report for September.

**Moved Cr. Elstone, Seconded Cr. Armstrong**

**CARRIED UNANIMOUSLY**

**9.10 STATE OF OUR SHIRE REPORT**

File Number: RPT/24/628

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Simon Rule - Director Finance and Policy

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 A strong, responsible and representative government

**Summary****Recommendation**

That Council endorses the State of our Shire Report for the end of Council term 2024.

**Council Resolution**

That Council endorses the State of our Shire Report for the end of Council term 2024.

**Moved Cr. Rodda, Seconded Cr. Armstrong**

**CARRIED UNANIMOUSLY**

**9.11 ANNUAL DISCLOSURE OF INTEREST RETURNS**

File Number: RPT/24/615

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Deborah Zorzi - Governance Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 A strong, responsible and representative government

**Summary**

Council's Code of Conduct Policy requires Councillors and Designated Persons to disclose their personal interests by completing a publicly available return of interests.

The annual returns are required to be lodged within three (3) months following 30 June and must be tabled no later than the first available Council meeting in October.

As required by the Office of Local Government and the *Government Information (Public Access) Act 2009* (NSW) the returns will be made available on Council's website after they have been noted by Council.

**Recommendation**

That Council notes the tabling of the Disclosure of Interest Returns for Councillors and Designated Persons for the period 01/07/2023 to 30/06/2024.

**Council Resolution**

That Council notes the tabling of the Disclosure of Interest Returns for Councillors and Designated Persons for the period 01/07/2023 to 30/06/2024.

**Moved Cr. Nichols, Seconded Cr. Elstone**

**CARRIED UNANIMOUSLY**

**9.12 A64 ANABRANCH HALL & ROAD REALIGNMENT ACQUISITION**

File Number: RPT/24/290

Responsible Officer: George Kenende - Acting Director Health & Planning

Responsible Division: Health and Planning

Reporting Officer: Hilary Dye - Property and Land Tenure Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.5 Infrastructure meets the needs of our growing Shire

**Summary**

A Council resolution is required to commence the compulsory acquisition from the NSW Department of Planning, Housing and Infrastructure (Crown Lands) of:

- Lots 642 and 643 Deposited Plan 1287475 (within Lot 498 Deposited Plan 761441) for the purpose of infrastructure constructed by Council relating to the Anabranh Hall and Tennis Courts Reserve 84989; and
- Lot 641 Deposited Plan 1287475 (within Lot 498 Deposited Plan 761441) for the purpose of a public road creating legal access to the Crown Reserve.

**Recommendation**

That Council:

1. Proceed to acquire Lots 642 and 643 Deposited Plan 1287475 by the compulsory process under the terms of the *Land Acquisition (Just Terms Compensation) Act 1991 (NSW)* by authority contained in the *Local Government Act 1993 (NSW)*, for the purpose of public amenities infrastructure constructed by Council for the use of the community.
2. Proceed to acquire Lot 641 Deposited Plan 1287475 by the compulsory process under the terms of the *Land Acquisition (Just Terms Compensation) Act 1991 (NSW)* by authority contained in the *Roads Act 1993 (NSW)* for the purpose of a public road.
3. Approves any minerals are to be excluded from this acquisition.
4. Confirms the acquisition of the land is not for the purpose of resale.
5. Makes an application submitted to the NSW Minister for Local Government via the Office of Local Government and to the NSW Governor General for approval to compulsorily acquire the Crown land for the public purpose.
6. Authorises the General Manager and Mayor to give effect to this resolution and sign any documentation necessary to finalise the acquisition.

**Council Resolution**

That Council:

1. Proceed to acquire Lots 642 and 643 Deposited Plan 1287475 by the compulsory process under the terms of the *Land Acquisition (Just Terms Compensation) Act*

1991 (NSW) by authority contained in the *Local Government Act 1993* (NSW), for the purpose of public amenities infrastructure constructed by Council for the use of the community.

2. Proceed to acquire Lot 641 Deposited Plan 1287475 by the compulsory process under the terms of the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW) by authority contained in the *Roads Act 1993* (NSW) for the purpose of a public road.
3. Approves any minerals are to be excluded from this acquisition.
4. Confirms the acquisition of the land is not for the purpose of resale.
5. Makes an application submitted to the NSW Minister for Local Government via the Office of Local Government and to the NSW Governor General for approval to compulsorily acquire the Crown land for the public purpose.
6. Authorises the General Manager and Mayor to give effect to this resolution and sign any documentation necessary to finalise the acquisition.

**Moved Cr. Crisp, Seconded Cr. Rodda**

**CARRIED UNANIMOUSLY**

**9.13 TRANSFER OF CROWN ROAD - BURONGA LANDFILL WASTE MANAGEMENT FACILITY**

File Number:	RPT/24/616
Responsible Officer:	George Kenende - Acting Director Health & Planning
Responsible Division:	Health and Planning
Reporting Officer:	Allan Graham - Property Officer
Objective:	3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy:	3.2 Ensure that community assets and public infrastructure are well maintained

**Summary**

As a result of electrical up-grading work to provide mains power to the Buronga Landfill Waste Management Facility situated at 258 Arumpo Road, Buronga, it has been identified that the road that provides access to the Waste Management Facility from Arumpo Road is a Crown road owned by the State of New South Wales.

To facilitate the electrical up-grading work to the Landfill Facility (underground high voltage cabling and installation of above ground substation) and to ensure Council has effective control over the road into the future, it is proposed that Council officers make application to the NSW Department of Planning, Housing and Infrastructure (Crown Lands) to transfer the ownership of the road to Council.

**Recommendation**

That Council makes an application to Crown Lands requesting that the ownership of the existing Crown road from Arumpo Road, Buronga and through to the Buronga Landfill Waste Management Facility be transferred to Wentworth Shire Council.

**Council Resolution**

That Council makes an application to Crown Lands requesting that the ownership of the existing Crown road from Arumpo Road, Buronga and through to the Buronga Landfill Waste Management Facility be transferred to Wentworth Shire Council.

**Moved Cr. Nichols, Seconded Cr. Evans**

**CARRIED UNANIMOUSLY**

**9.14 HELENA STREET ROAD CLOSURE**

File Number: RPT/24/637

Responsible Officer: George Kenende - Acting Director Health & Planning

Responsible Division: Health and Planning

Reporting Officer: Hilary Dye - Property and Land Tenure Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

**Summary**

A Council resolution is sought to approve the closure of the furthest eastern end of Helena Street which crosses Darling Street to the Darling River, for which Council is now the roads authority under the provisions of Division 3 of the *Roads Act 1993*.

In accordance with Section 31(2) of the *Local Government Act 1993*, the land will then be classified as Operational Land providing Council flexibility in its use and any future dealings.

*At 05:22 pm Councillor Peter Crisp left the Council Chambers*

**Recommendation**

That Council:

1. Approves the closure of a portion of Council's public road known as Helena Street, Wentworth under the provisions of Division 3 of the *Roads Act 1993*.
2. Confirms that the road closure is not for the purpose of resale.
3. Approves minerals are to be excluded from the acquisition.
4. Upon the road being closed, will classify the land as Operational Land.
5. Authorises the General Manager and Mayor be authorised to sign any necessary documentation.

That Council:

1. Approves the closure of a portion of Council's public road known as Helena Street, Wentworth under the provisions of Division 3 of the *Roads Act 1993*.
2. Confirms that the road closure is not for the purpose of resale.
3. Approves minerals are to be excluded from the acquisition.
4. Upon the road being closed, will classify the land as Operational Land.
5. Authorises the General Manager and Mayor be authorised to sign any necessary documentation.

**Moved Cr. Elstone, Seconded Cr. Weeding**



**Amendment**

That Council defer the item until a question is answered regarding the access to the river.

**Moved Cr. Nichols, Seconded Cr. Rodda**

**LOST**

**Council Resolution**

That Council:

1. Approves the closure of a portion of Council's public road known as Helena Street, Wentworth under the provisions of Division 3 of the *Roads Act 1993*.
2. Confirms that the road closure is not for the purpose of resale.
3. Approves minerals are to be excluded from the acquisition.
4. Upon the road being closed, will classify the land as Operational Land.
5. Authorises the General Manager and Mayor be authorised to sign any necessary documentation.

**Moved Cr. Elstone, Seconded Cr. Weeding**

**CARRIED**

***For the Motion :*** ***Clr.s Armstrong, Crisp, Elstone, Linklater, Nichols, Rodda, Starick and Weeding.***

***Against the Motion:*** ***Clr. Evans.***

*At 05:32 pm Councillor Peter Crisp returned to Council Chambers.*

**9.15 DA2024/093 SINGLE MOORING POLE CREATING 2 MOORING SITES LOT 1 DP 1046256 STURT HIGHWAY, TRENTHAM CLIFFS**

File Number: RPT/24/682

Responsible Officer: George Kenende - Acting Director Health & Planning

Responsible Division: Health and Planning

Reporting Officer: Kerrie Copley - Planning Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

**Summary**

A development application (DA2024/093) was received by Council on 27 July 2024 for an additional mooring pole facilitating an additional private mooring site totaling two (2) mooring sites to be located in the riverfront area of Lot 1 DP 1046256 Sturt Highway, Trentham Cliffs.

Under the *Wentworth Local Environmental Plan 2011 (WLEP 2011)*, this development is permitted with consent when located within the W1 Natural Waterways and RU4 Primary Production Small Lots zones.

The proposed development is to be located within the river front area Murray River and be an addition to the existing private mooring on the site. The proposed additional mooring pole is to be located no closer to the river than the existing mooring pole approved under DA12/053. Single mooring sites are acceptable development, however, the development of a second mooring site – through the addition of a mooring pole, will result in more than one mooring on the same lot, owned by the same owners and does not comply with provisions identified under clause 7.8(4c) the WLEP 2011. Therefore, as part of the 7.8 assessment, a variation to the number of mooring sites permitted on the lot was required (usually referred to as a 4.6 variation).

Due to the variation being a non-numerical variation, the application cannot be determined under delegated authority, and must be determined by Council.

**Recommendation**

That Council:

1. Approve DA2024/093 for the additional mooring pole facilitating an additional private mooring site totaling two (2) mooring sites to be located in the riverfront area of Lot 1 DP 1046256 Sturt Highway, Trentham Cliffs.
2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

**Council Resolution**

That Council:

1. Approve DA2024/093 for the additional mooring pole facilitating an additional private mooring site totaling two (2) mooring sites to be located in the riverfront area of Lot 1 DP 1046256 Sturt Highway, Trentham Cliffs.
2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

Moved Cr. Armstrong, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

*In accordance with Section 375A of the Local Government Act the Mayor called for a division.*

*For the Motion :*                      *Clr.s Armstrong, Crisp, Elstone, Evans, Linklater, Nichols, Rodda, Starick and Weeding.*

*Against the Motion:*              *Nil.*

**9.16 PROJECT & WORKS UPDATE - OCTOBER 2024**

File Number: RPT/24/611

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Megan Jackson - Roads & Engineering Administration Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

**Summary**

This report provides a summary of the projects and major works undertaken by the Roads and Engineering Department which have been completed during the months of September 2024 and the planned activities for October 2024.

**Recommendation**

That Council receives and notes the major works undertaken in September 2024 and the scheduled works for the following month.

**Council Resolution**

That Council receives and notes the major works undertaken in September 2024 and the scheduled works for the following month.

**Moved Cr. Rodda, Seconded Cr. Evans**

**CARRIED UNANIMOUSLY**

**10 NOTICES OF MOTIONS / QUESTIONS WITH NOTICE**

Cr Armstrong asked for a verbal update on the sporting masterplan and when it will be presented to Council.

The General Manager advised that the consultants have prepared a draft strategy of which the previous Council received a presentation. Subsequent to that, a landscape architect has prepared a proposed layout for the site. A quantity surveyor is currently preparing estimates for the proposed designs. The strategic plan and designs will be brought back to Council in December for consideration. If deemed appropriate the Council will endorse the strategy for community consultation throughout January then final endorsement in March.

## 11 CONFIDENTIAL BUSINESS – ADJOURNMENT INTO CLOSED SESSION

Despite the right of members of the public to attend meetings of a council, the council may choose to close to the public, parts of the meeting that involve the discussion or receipt of certain matters as prescribed under section 10A(2) of the Local Government Act.

With the exception of matters concerning particular individuals (other than councillors) (10A(2)(a)), matters involving the personal hardship of a resident or ratepayer (10A(2)(b)) or matters that would disclose a trade secret (10A(2)(d)(iii)), council must be satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

The Act requires council to close the meeting for only so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security being protected. (section 10B(1)(a))

Section 10A(4) of the Act provides that a council may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

Section 10B(4) of the Act stipulates that for the purpose of determining whether the discussion of a matter in an open meeting would be contrary to the public interest, it is irrelevant that:-

- (a) a person may misinterpret or misunderstand the discussion, or
- (b) the discussion of the matter may -
  - (i) cause embarrassment to the council or committee concerned, or to councillors or to employees of the council, or
  - (ii) cause a loss of confidence in the council or committee.

### **Recommendation**

That Council adjourns into Closed Session, the recording of the meeting be suspended, and members of the press and public be excluded from the Closed Session, and that access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld unless declassified by separate resolution.

This action is taken in accordance with Section 10A(2) of the Local Government Act, 1993 as the items listed come within the following provisions:-**12.1 Arumpo Road Reconstruction - Extension of PT2324/08 - Hire 2x Land Plane - Earth Scoops & PT2324/09 - Hire of Water Trucks. (RPT/24/599)**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

**12.2 Plant Replacement - Approval on Tenders for Replacement of Plant 689 - VR2425/689. (RPT/24/606)**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

**12.3 Plant Replacement - Approval on Tenders for Replacement of Plant 606 - Nissan Navara - VR2425/606. (RPT/24/607)**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

**12.4 Plant Replacement - Approval on Tenders for Replacement of Plant 642 - Mitsubishi Triton - VR2425/642. (RPT/24/608)**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

**12.5 George Gordon Oval Lighting Upgrade PT 2324/22. (RPT/24/662)**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

**12.6 Sunraysia Early Settlers Museum. (RPT/24/700)**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

**Council Resolution**

That Council adjourns into Closed Session, the recording of the meeting be suspended, and members of the press and public be excluded from the Closed Session, and that access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld unless declassified

by separate resolution.

**Moved Cr. Crisp, Seconded Cr. Armstrong**

**CARRIED UNANIMOUSLY**

**Council Resolution**

That Council admits for consideration a supplementary late report into Closed Session from the General Managers Office as the information contained in the report is deemed to urgent on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of council.

**Moved Cr. Elstone, Seconded Cr. Rodda**

**CARRIED UNANIMOUSLY**



12 Open Council - Report from Closed Council

**12.1 ARUMPO ROAD RECONSTRUCTION - EXTENSION OF PT2324/08 - HIRE 2X LAND PLANE - EARTH SCOOPS & PT2324/09 - HIRE OF WATER TRUCKS**

File Number: RPT/24/599

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Samantha Wall - Projects Administration

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

**REASON FOR CONFIDENTIALITY**

*This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.*

The General Manager advised that Council approved an extension of \$297,600.00 inc GST to the contract for the Hire of Land Planes Tender No. PT2324/08 & Hire of Water Trucks PT2324/09 with Bott Earthmoving Pty Ltd.

**12.2 PLANT REPLACEMENT - APPROVAL ON TENDERS FOR REPLACEMENT OF PLANT 689 - VR2425/689**

File Number: RPT/24/606

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Samantha Wall - Projects Administration

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.4 Use and manage our resources wisely

**REASON FOR CONFIDENTIALITY**

*This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.*

That Council approved the acceptance of the tender from Davison Motors for the supply of a Ford Everest Platinum that meets tender specification at the price of \$82,739.53 inc GST and accepted the trade price of \$43,000.00 inc GST for the Council owned 2022 Ford Everest, Registration WSC436, with a total changeover price of \$39,739.53 inc GST.

**12.3 PLANT REPLACEMENT - APPROVAL ON TENDERS FOR REPLACEMENT OF PLANT 606 - NISSAN NAVARA - VR2425/606**

File Number: RPT/24/607

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Samantha Wall - Projects Administration

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.4 Use and manage our resources wisely

**REASON FOR CONFIDENTIALITY**

*This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.*

The General Manager advised that Council accepted the tender from Davison Motors for the supply & delivery of one Ford XL Ranger for the sum of \$90,804.20 inc GST, and accepted the trade price of \$5,000.00 inc GST for the Council owned Nissan Navara, plant item 606 with a total changeover price of \$85,804.20 inc GST.

**12.4 PLANT REPLACEMENT - APPROVAL ON TENDERS FOR REPLACEMENT OF PLANT 642 - MITSUBISHI TRITON - VR2425/642**

File Number: RPT/24/608

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Samantha Wall - Projects Administration

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.4 Use and manage our resources wisely

**REASON FOR CONFIDENTIALITY**

*This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.*

The General Manager advised that Council accepted the tender from Mildura Toyota for the supply & delivery of one Toyota Hilux for the sum of \$79,177.66 inc GST, and accepted the trade price of \$8,000.00 inc GST for the Council owned Mitsubishi Triton, plant item 642 with a total changeover price of \$71,177.66 inc GST.

**12.5 GEORGE GORDON OVAL LIGHTING UPGRADE PT 2324/22**

File Number: RPT/24/662

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Scott Barnes - Manager Engineering Services

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

**REASON FOR CONFIDENTIALITY**

*This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.*

The General Manager advised that Council deferred Item 12.5 until next month pending further information.

**12.6 SUNRAYSIA EARLY SETTLERS MUSEUM**

File Number: RPT/24/700

Responsible Officer: Ken Ross - General Manager

Responsible Division: Office of the General Manager

Reporting Officer: Ken Ross - General Manager

Objective: 1.0 Wentworth Shire is a vibrant, growing and thriving Region

Strategy: 1.2 Promote the Wentworth Region as a desirable visitor and tourism destination

**REASON FOR CONFIDENTIALITY**

*This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.*

The General Manager advised that Council consider the purchase of the Old Coomealla Packers Building and neighbouring lots (Lot 381 DP756961, Lot 382 DP756691, Lot 579 DP756961, Lot 685 DP756961 and Lot 1034 DP 756961) as the future site of the Sunraysia Early Settlers Museum subject to Council completing a quantity survey.

13 Conclusion of the meeting

The meeting closed at 6:41pm.

**NEXT MEETING**

20 November 2024

.....  
**CHAIR**

**6 OUTSTANDING MATTERS FROM PREVIOUS MEETINGS**

## 7 MAYORAL AND COUNCILLOR REPORTS

### 7.1 MAYORAL REPORT

File Number: RPT/24/733

#### Summary

The purpose of this report is to advise Council of meetings, conferences and appointments undertaken by Mayor Linklater for the period of 31 October 2024 – 20 November 2024.

#### Recommendation

That Council receives and notes the information contained in the Mayoral report

#### Report

The following table lists the meetings attended by Mayor Linklater for the period of 31 October 2024 – 20 November 2024.

Date	Meeting	Location
31 Oct 2024	Interview Dr Julie Zrna Centre	Mildura
4 Nov 2024	Helen Dalton Community Recognition event	Wentworth
8 Nov 2024	Ministerial meetings with Minister Scully, Treasurer Mookhey and Minister Hoenig	Broken Hill
11 Nov 2024	Mayoral Meeting	Wentworth
11 Nov 2024	MDBA Meeting	Wentworth
11 Nov 2024	Remembrance Day	Wentworth
11 Nov 2024	Meeting NSW Police	Wentworth
14-15 Nov 2024	Country Mayors Meeting	Sydney
18-20 Nov 2024	LGNSW Conference	Tamworth
20 Nov 2024	Pre Meeting Briefing	Wentworth
20 Nov 2024	Ordinary Council Meeting	Wentworth

#### Attachments

Nil



**8      REPORTS FROM COMMITTEES**

Nil

## 9 REPORTS TO COUNCIL

### 9.1 GENERAL MANAGERS REPORT

File Number: RPT/24/734

Responsible Officer: Ken Ross - General Manager  
 Responsible Division: Office of the General Manager  
 Reporting Officer: Gayle Marsden - Executive Assistant

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 A strong, responsible and representative government

#### Summary

The General Manager's report details information pertaining to meetings attended and general information which are of public interest, and which have not been reported elsewhere in this agenda. Items of note in this report are:

1. OLG Circulars  
Circular
2. Meetings  
As listed.
3. Upcoming meetings or events  
As listed.
4. Other items of note  
Nil.

#### Recommendation

That Council receive and note the information contained within the report from the General Manager.

#### Detailed Report

##### 1. Circulars

Nil

##### 2. Meetings

Following is a list of meetings or events attended by the General Manager for the period of 31 October 2024 – 20 November 2024.

Date	Meeting	Location
31 October 2024	Resource Energy Zone Meeting	Hay
4 Nov 2024	Helen Dalton Community Recognition event	Wentworth
8 Nov 2024	Ministerial meetings with Minister Scully, Treasurer Mookhey and Minister Hoenig	Broken Hill
11 Nov 2024	Mayoral Meeting	Wentworth
11 Nov 2024	MDBA Meeting	Wentworth
11 Nov 2024	Remembrance Day	Wentworth
11 Nov 2024	Meeting NSW Police	Wentworth

12 Nov 2024	Community Consultation CSP Curlwaa	Curlwaa
13 Nov 2024	State Cover Mutual	Wentworth
14-15 Nov 2024	Country Mayors Meeting	Sydney
18-20 Nov 2024	LGNSW Conference	Tamworth
20 Nov 2024	Pre Meeting Briefing	Wentworth
20 Nov 2024	Ordinary Council Meeting	Wentworth

### 3. Events

Following is a list of upcoming events, conferences, or committee meetings, including out of region meetings where the Shire has been requested to attend in an official capacity from 20 November 2024 – 18 December 2024.

Date	Meeting	Proposed Attendees	Location
22 Nov 2024	Community Consultation CSP Pooncarie	GM, Crs Weeding & Elstone	Pooncarie
25 Nov 2024	CSP Consultation Dareton CAT meeting	General Manager	Dareton
27 Nov 2024	CSP Consultation Bendigo Bank Board meeting	General Manager	Wentworth
28 Nov 2024	CSP Consultation Coomealla Club meeting	General Manager	Coomealla
28 Nov 2024	DCCEEW Meeting	Mayor, Crs Elstone, Crisp, Armstrong & General Manager	Wentworth
28 Nov 2024	Wentworth Primary School Presentation Night	Mayor	Wentworth
2 Dec 2024	Wentworth Regional Tourism Meeting	Cr Rodda	Coomealla
3 Dec 2024	MDA Region 4	Mayor, Crs Elstone, Evans & Nichols	Video Conference
3 Dec 2024	Community Consultation CSP Buronga/Gol Gol	Councillors & General Manager	Buronga
4 Dec 2024	Pomona School Presentation Night	Mayor	Pomona
5 Dec 2024	Community Consultation CSP Dareton	Councillors & General Manager	Dareton
18 Dec 2024	Pre Meeting Briefing	Councillors & Senior Staff	Wentworth
18 Dec 2024	Ordinary Council Meeting	Councillors & Senior Staff	Wentworth

### 4. Other Items of Note

Nil

### Attachments

Nil



## 9.2 MEALS ON WHEELS REQUEST FOR ASSISTANCE

File Number: RPT/24/793

Responsible Officer: Ken Ross - General Manager  
 Responsible Division: Office of the General Manager  
 Reporting Officer: Gayle Marsden - Executive Assistant

Objective: 2.0 Wentworth Shire is a great place to live  
 Strategy: 2.2 Work together to solve a range of social and health issues that impact community wellbeing and vulnerable people

### Summary

Council has received a request for financial assistance from the local Wentworth District Meals on Wheels. The service provides meals to 32 elderly residents in Wentworth, Pooncarie, Curlwaa, Dareton, Buronga, Gol Gol, and 2 in the Balranald Shire.

### Recommendation

That Council consider the request for assistance from Wentworth District Meals on Wheels.

### Detailed Report

#### Purpose

The purpose of this report is to for Council to consider the request for financial assistance from Wentworth District Meals on Wheels (letter attached).

#### Report

Meals on Wheels is a well-known not-for profit organization servicing the elderly and infirmed. Services are provided by volunteers plus 2 permanent and 1 casual staff member. Being a service providing food to the elderly there are very strict guidelines and policies as well as arduous reporting to NSW Meals on Wheels. Many clients have no other options available for regular provision of nutritious meals. The service has outgrown its current premises which are also in need of repair.

The organization has found new rental premises, however the rent is much more than their current budget. It is for this reason Wentworth District Meals on Wheels is requesting assistance from Council.

It should also be considered that some Councils, referred to in the organisations correspondence, do run Meals on Wheels however, those Councils will also run Aged Care services and are funded to do so. Many Local Government Councils are withdrawing from community services due to the shortfall in funding from the State Government.

Council can consider the following options:

- a) Provide financial assistance to the organization for the full amount of the new rent
- b) Provide financial assistance to the organization for the difference between the old rent to the new rent
- c) Not provide financial assistance to the organization but lobby for assistance from other sources

### Conclusion

Council is required to consider options to the request for assistance from Wentworth District Meals on Wheels.

**Attachments**

1. Meals on Wheels - request for assistance [↓](#)
2. Meals on Wheels Financial Information (Under Separate Cover) [⇒](#)





**Meals on Wheels**  
Wentworth District

PO Box 283 Wentworth NSW 2648  
Phone/Fax: 03 5027 3352 or 0427 373 407  
Email: [admin@mealsonwheelswentworth.com.au](mailto:admin@mealsonwheelswentworth.com.au)

Wentworth Shire Council,  
Darling Street  
Wentworth NSW 2717

4th November 2024

Attention: Councillors Linklater, Crisp, Armstrong, Elstone, Evans,  
Nichols, Rodda, Starick and Weeding.

I write today on behalf of Wentworth Meals on Wheels,

We are a Not-for Profit Organization servicing; we believe the most vulnerable in the Wentworth Shire community – the Elderly and Infirm.

Our service is delivered by a dedicated and passionate group of Volunteers – many of which are elderly, but able to drive and keen to “give back” to the Community they live in and love.

We have 2 permanent staff members, and 1 casual staff member. The service – like any involved in food delivery is underpinned by rigid guidelines and policies, and we report to NSW Meals on Wheels and are required to conduct the service as directed by them. We have a Board of 9 (nine) who meet bi-monthly and we maintain appropriate financial records.

We also oversee the Meals on Wheels service in Balranald (a situation that arose in an effort to maintain the service to that Shire).

	
Received	6 NOV 2024
File	
Act/Off	Copy/Rel



We deliver nourishing, appropriate meals, conduct welfare checks and offer friendly and non-judgemental communication and contact to clients who in many cases have no other contact with the outside world, and who wish to continue living in their own homes, in their own Community.

We are partially funded by NSW Government, our clients pay a minimal amount for the delivery, but our main source of finance to cover wages, insurance, rent and electricity, is by fundraising and assistance of donations from outside entities – including and not restricted to:

- Bendigo Bank
- Coomealla Memorial Sporting Club
- Wentworth Shire Council
- Rotary
- Crown Hotel – Wentworth.

We have, over the past few years operated from premises in Darling Street Wentworth, and Murray House supply our hot meals at a reasonable cost.

We also offer frozen meals, delivered to us from Wagga Wagga, which we are required to store in dedicated freezers, and are distributed as necessary.

The premises we currently occupy have become unsuitable, and although the rent is reasonable, we feel that we can no longer inflict our staff and volunteers to an environment that is dilapidated, unmaintained, has a sickening mould infestation, cannot be cooled or heated efficiently, is difficult to access and quite frankly unsafe. We have therefore begun a quest to find alternative premises to operate from.

We initially approached the Wentworth Council to allow us to be integrated into the new Council Building, or to move into the vacant

Tourist Information Office, but were informed that neither of these options would be possible.

We have since discovered that many (if not most) of the other NSW Meals on Wheels services are conducted from Council buildings throughout the State, and in light of that information we would request help from the Wentworth Shire Council in the form of “rent assistance”.

We have been notified that an alternative shop front in Darling Street has become available, and we have had an inspection of that premises. Unfortunately, however, the rental is more costly than our present office, and this cost will be prohibitive for us if we cannot obtain urgent help to cover the cost.

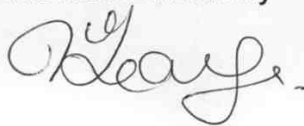
It is clean, safe, appropriately heated and cooled, maintained by the owner with Elders overseeing that maintenance. It offers easy, safe access for our Volunteers and a safe, friendly and environmentally sound base for our service.

We therefore respectfully request that Wentworth Shire Council allocate ongoing rental assistance to allow us to continue to provide this vital service.

Should you require further information, we would welcome any queries regarding our Organisation.

We await your urgent attention to our request.

Yours most faithfully



**Barb George – President, Wentworth Meals on Wheels**

PO Box 243

Dareton NSW 2717

Email: [barbarageorge2@bigpond.com](mailto:barbarageorge2@bigpond.com)

Mobile: 0408 681 685

**9.3 MONTHLY FINANCE REPORT - OCTOBER 2024**

File Number: RPT/24/747

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Vanessa Lock - Finance Officer

Objective: 4.0 Wentworth is a caring , supportive and inclusive community that is informed and engaged in its future

Strategy: 4.1 Provide strong and effective representation, leadership, planning, decision-making and service delivery

**Summary**

Rates and Charges collections for the month of October 2024 were \$381,745.47. After allowing for pensioner subsidies, the total levies collected are now 48.93%. For comparison purposes 50.18% of the levy had been collected at the end of October 2023. Council currently has \$55,977,027.06 in cash and investments.

**Recommendation**

That Council receives and notes the Monthly Finance Report.

**Detailed Report**

The purpose of this report is to indicate to Council the position in relation to the rate of collections and the balance of cash books.

**Reconciliation and Balance of Funds held as at 31 October 2024**

The reconciliation has been carried out between the Cash Book of each fund and the Bank Pass Sheet as at 31 October 2024.

	Combined Bank Account
<b>Cash Balance as at 1 October 2024</b>	<b>\$ 1,333,089.63</b>
<b>Add: Receipts for the Period Ending 31 October 2024</b> <b>Rates, Debtors, Miscellaneous</b>	<b>\$ 5,561,908.09</b>
<b>Less: Payments for the Period Ending 31 October 2024</b> <b>Cash Book entries for this Month</b>	<b>\$ 4,218,251.85</b>
<b>Cash Balance of Operating A/C as at 31 October 2024</b>	<b>\$ 2,676,745.87</b>
<b>Trust Fund Balance</b>	<b>\$ 1,718,643.15</b>
<b>Total Investments as at 31 October 2024</b>	<b>\$ 51,581,638.04</b>
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 55,977,027.06</b>

Collection of Rates and Charges

Rates and Charges collections for the month of October 2024 were \$ 381,745.47. After allowing for pensioner subsidies, the total levies collected are now 48.93%. A summary of the Rates and Charges situation as at 31 October 2024 is as follows:

Note: For comparison purposes 50.18% of the levy had been collected at the end of October 2023.

LEVIES	RATES & CHARGES	
Balance Outstanding at 30 June 2024 - Rates / Water	673,790.42	
Rates and Charges Levied 22 July 2024	11,066,559.48	\$ 11,740,349.90
+ Additional Water Charges	580,784.54	
+ Supplementary Rates and Charges	25,363.84	
+ Additional Charges	33,844.17	
- Credit Adjustments	4,248.44	
- Abandonments	127.91	\$ 12,375,966.10
DEDUCTIONS		
- Payments	5,891,331.79	
- Less Refunds of Payments	5,416.03	\$ 5,885,915.76
		\$ 6,490,050.34
- Pensioner Subsidy		
Government Subsidy	93,501.02	
Council Subsidy	76,500.84	\$ 170,001.86
<b>RATES/WATER CHARGES OUTSTANDING 31 OCTOBER 2024</b>		<b>\$ 6,320,048.48</b>

Rates/Water write offs and adjustments

The following rates or charges have been written off or adjusted under the delegated authority of the General Manager for the month of October 2024.

Account	Date	Amount	Comment
<b>Rates</b>			
1395	28/10/2024	\$ 94.00	Adjusted water account - water meter had been removed and incorrect usage was estimated

Council Loans Report

Name	Institution	Purpose	Interest Rate	Loan Amount	Amount Outstanding	Due Date
Loan 201	National Australia Bank	Buronga Landfill	4.55% Fixed	\$ 920,000.00	\$ 55,400.64	30/01/2025
Loan 202	ANZ Bank	Civic Centre	3.47% Fixed	\$ 850,000.00	\$ 508,561.95	21/10/2026
Loan 203	National Australia Bank	Midway Centre	3.586% Fixed	\$ 1,900,000.00	\$ 1,244,121.07	1/06/2033
Loan 204	Bendigo Bank	Buronga Landfill	5.29% Fixed	\$ 1,500,000.00	\$ 1,112,253.88	12/05/2037
CFWC310604	T-Corp	Trentham Cliffs Sewer	1.82% Fixed	\$ 750,000.00	\$ 538,910.03	4/06/2031
CFWC310624	T-Corp	Burong/Gol Gol Stormwater	1.79% Fixed	\$ 1,250,000.00	\$ 898,314.37	24/06/2031
Loan 205	National Australia Bank	Willowbend Caravan Park	2.2% Fixed	\$ 1,500,000.00	\$ 1,123,502.42	25/01/2027
Loan 206	Bendigo Bank	Buronga Landfill #3	1.85% Fixed	\$ 900,000.00	\$ 535,962.65	25/09/2028
Loan 207	National Australia Bank	Willowbend Caravan Park	1.933% Fixed	\$ 1,500,000.00	\$ 1,225,438.10	31/03/2028
Loan 207	National Australia Bank	Civic Centre	1.933% Fixed	\$ 1,500,000.00	\$ 1,500,000.00	31/03/2028
CFWC440209	T -Corp	Civic Centre	5.45% Fixed	\$ 4,000,000.00	\$ 3,943,558.52	9/02/2044
CFWC440523	T-Corp	Stormwater	5.73% Fixed	\$ 2,000,000.00	\$ 2,000,000.00	23/05/2044
CFWC440822	T-Corp	Buronga Landfill	5.48% Fixed	\$ 12,000,000.00	\$ 12,000,000.00	22/08/2044
				<b>TOTAL</b>	<b>\$ 26,686,023.63</b>	

Overtime and Travelling

Month	Oct	Pay Periods	8 & 9			
28 September 2024 to 25 October 2024						
Overtime						
	Time and a Half		Double Time		Month Total	2024/25 Accumulative Total
Department	Hours	Amount	Hours	Amount		
Animal Services	21.50	1,081.42	15.00	\$ 998.47	\$ 2,079.89	\$ 11,772.05
Assets						\$ 469.56
Building Maintenance						\$ 492.82
Civil	1.00	54.21			\$ 54.21	\$ 2,995.86
Finance	2.00	168.56				\$ 2,965.00
GM's Office	2.00	118.00			\$ 118.00	\$ 1,719.39
Health & Planning						\$ -
Indoor Engineers	3.75	316.05			\$ 316.05	\$ 2,580.93
IT Support	6.00	510.99	16.50	\$ 1,873.63		\$ 7,300.38
Landfill Transfer Stations	25.50	1,211.94			\$ 1,211.94	\$ 6,727.92
Library	7.00	470.42	12.00	\$ 1,075.26		\$ 1,920.05
Parks & Gardens	13.50	715.95	12.00	\$ 762.00	\$ 1,477.95	\$ 5,891.67
Private Works					\$ -	\$ 5,971.00
Roads - Council	411.00	19,906.66	129.00	\$ 8,392.13	\$ 28,298.79	\$ 137,718.69
Roads - RMS	9.00	443.54	7.00	\$ 494.82	\$ 938.36	\$ 2,752.34
Subdivision Officer						\$ 159.76
Tourism & Promotion	5.50	308.86	12.75	\$ 954.64	\$ 1,263.50	\$ 2,924.77
Water & Waste Water	55.50	3,266.35	83.50	\$ 6,763.70	\$ 10,030.05	\$ 40,372.83
Workshop	4.00	247.60			\$ 247.60	\$ 1,448.37
Workshop/Mechanics					\$ -	\$ 799.86
Total	567.25	28,820.55	287.75	21,314.65	\$ 50,135.20	\$ 236,983.25
Travel Allowance	Month	Month				
Department	Kms	Amount				
Water & Waste Water	418.8	205.22				
Total	418.8	205.22				
Grand Total		\$ 50,340.42				

Conclusion

The report indicates to Council that its finances are in a favourable position.

Attachments

Nil

#### 9.4 MONTHLY INVESTMENT REPORT - OCTOBER 2024

File Number: RPT/24/769

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Bryce Watson - Accountant

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

#### **Summary**

As of 31 October 2024, Council had \$44 million invested in term deposits and \$11,977,027.06 in other cash investments. Council received \$140,054.56 from its investments for the month of October 2024.

In October 2024 Council investments averaged a rate of return of 5.01% and it currently has \$7,249,803.80 of internal restrictions and \$44,702,661.62 of external restrictions.

#### **Recommendation**

That Council receives and notes the monthly investment report.

#### **Detailed Report**

##### **Purpose**

The purpose of this report is to update Council on the current status of its investments as required by the *Local Government Act 1993* (NSW) and the associated regulation.

##### **Matters under consideration.**

As of October 2024, Council had \$55,977,027.06 invested with Eleven (11) financial institutions and One (1) Treasury Corporation. This is a decrease of \$1,620,926.38 from the previous month.

The investment of surplus funds remains in line with Council's Investment Policy. This ensures sufficient working capital is retained and restrictions are supported by cash and investments that are easily converted into cash.

##### **Interest Received from Cash Investments in October 2024**

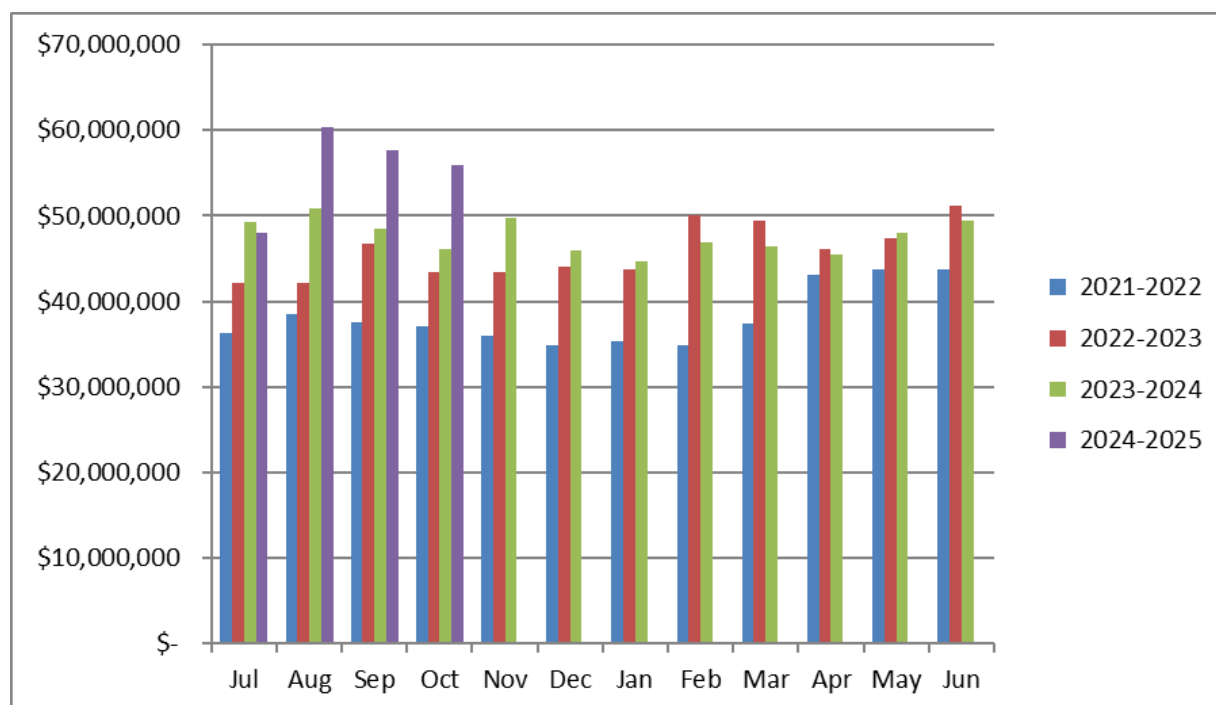
Two (2) deposits and Two (2) other accounts matured or provided interest in October earning Council \$140,054.56 in interest. The budget for October was \$166,667. Year to date Council has received \$653,667.34 in interest based on cash accounting compared to the budget to October of \$666,667. Expired investments are now shown in the attached report along with a summary of accrued interest. The budget for the financial year was set at \$2,000,000.

*\*Note the difference in interest received between this report and the Yield Hub report is from Council's at-call cash accounts which are paid monthly.*

Restrictions

<b>Internal Restrictions</b>		
- Employee Entitlements	\$2,300,921.00	
- Doubtful Debts	\$24,669.00	
- Future Development Reserve	\$576,217.20	
- Trust Account	\$1,847,996.60	
- Capital Projects	\$1,000,000.00	
- Plant Replacement Reserve	\$1,500,000.00	\$7,249,803.80
<b>External Restrictions</b>		
- Water Fund	\$11,813,682.06	
- Sewer Fund	\$6,393,699.82	
- T-Corp Loan Balance	\$2,496,751.02	
- Developer Contributions Reserve	\$1,085,000.00	
- Landfill Expansion Loan	\$10,359,523.73	
- Unexpended Grants	\$11,747,476.10	
- Crown Reserves Reserve	\$208,296.22	
- Prepayments Cemeteries	\$598,232.67	\$44,702,661.62
<b>Day to Day Liquidity</b>		\$4,024,561.64
<b>Total Funds Available</b>		<b>\$55,977,027.06</b>

Total Funds Invested





Summary – Unexpended Grants as at 31 October 2024

<b>Grant</b>	<b>Amount</b>
R4R Round 9	\$2,157,111.22
OLG Flood Grants	\$621,325.61
LRCIP Phase 4	\$294,929.59
Planning Cadet Grant	\$20,536.00
API Grant	\$80,000.00
Mosquito Grants	\$22,013.56
Shade Sail & Fitness Grant	\$15,874.55
CRIF Astronomy Park	\$656,000.21
R4R Round 8	\$81,137.69
R2R	\$11,130.80
Main Roads Block Grant	\$82,408.77
Pothole Repair Program	\$138,477.36
RLRRP/ RERRF	\$6,961,109.64
FLR Round 3	\$75,156.84
Arumpo Road	\$331,860.49
Drought Resilience Funding	\$86,540.00
DCCEEW Safe & Secure Funding	\$88,500.00
Regional Leakage Reduction Program	\$23,363.77
<b>Total</b>	<b>\$11,747,476.10</b>

Conclusion

The Director Corporate Services has certified that all investments have been made in accordance with the *Local Government Act 1993* (NSW), Local Government (General) Regulations 2021 and Council's Investment Policy. Council is investing its funds prudently to optimise returns and reduce exposure to risk in accordance with legislation and its own investment policy.

Attachments

1. Yeild Hub October Investment Report [↓](#)



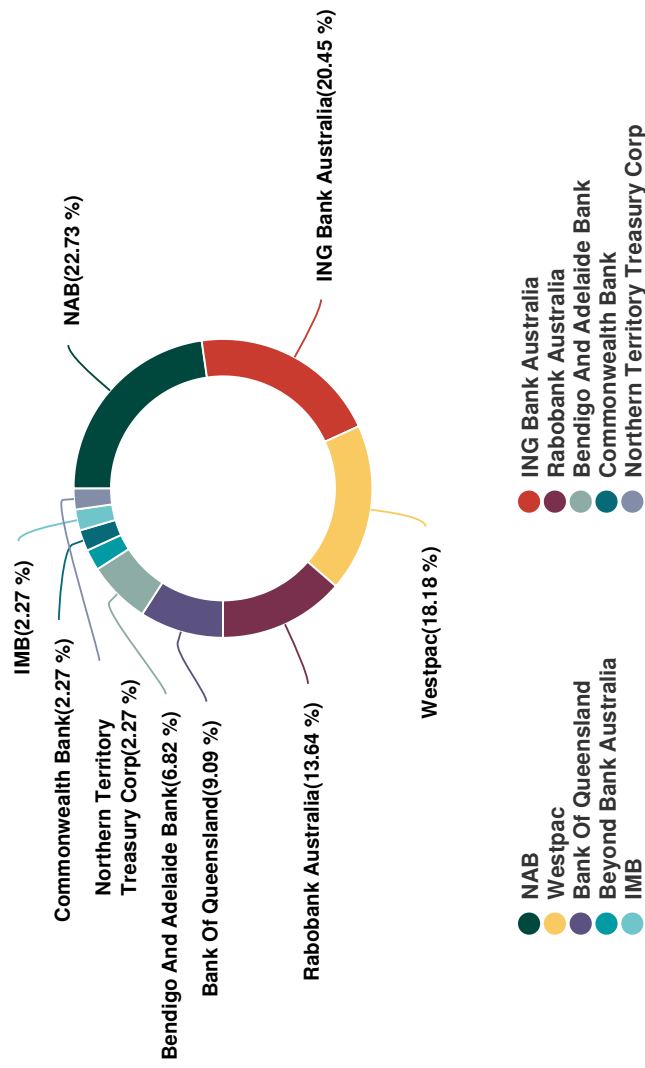
31 October 2024  
Wentworth Shire Council - Monthly Report

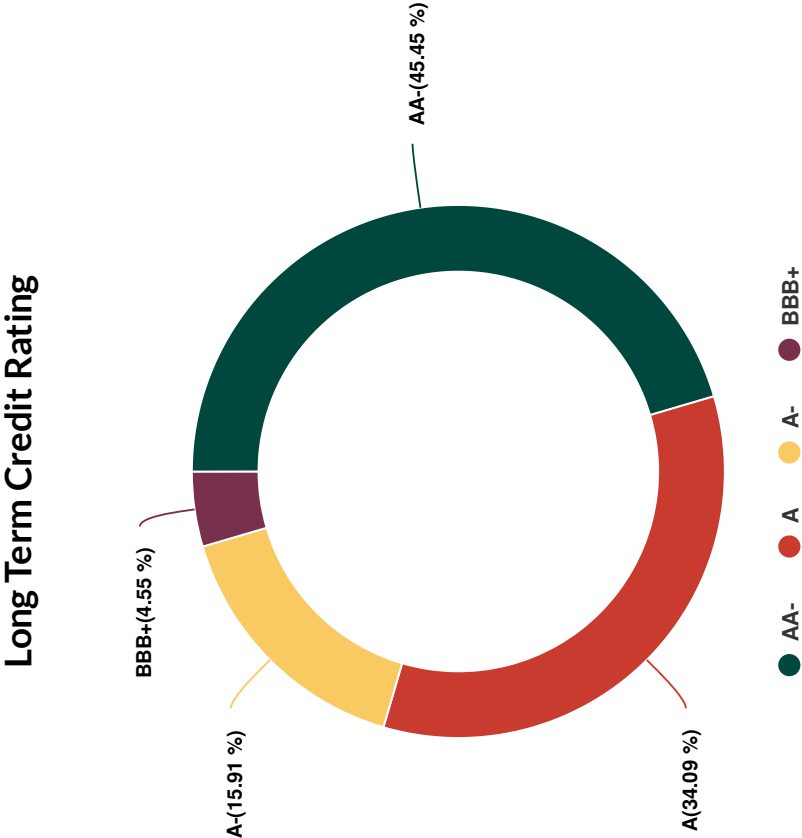
Summary

Total Cost	\$44,000,000.00
Total Portfolio Value	\$45,139,447.36
Weighted Average Term	192
Weighted Average Yield	5.03 %
90 day BBSW	4.42 %
Unrealised Capital Gain/Loss	\$0
Total Monthly Accrued Interest	\$187,877.00
Total Interest Received this month	\$104,500.00
Total Interest Received this FY	\$582,941.38
Total Interest Expected this FY	\$2,290,292.92
Interest Payments this month	2
Matured Investments this month	2
Total Funds Matured this month	\$2,000,000.00
Investments this month	0
Total Funds Invested this month	\$0
Compliant Portfolio	Yes



Counterparty





Wentworth Shire Council - Monthly Report								Report Date: 31 October 2024	
Investment Type	ADI/Security Name	Amount	Settlement Date	Maturity Date	Term in Days	Yield	Short Term Rating	Long Term Rating	
Term Deposit	Bank Of Queensland	\$1,000,000	09/02/2024	05/11/2024	270	5.0 %	A-2	A-	
Term Deposit	Bendigo And Adelaide Bank	\$1,000,000	07/03/2024	20/11/2024	258	5.03 %	A-2	A-	
Term Deposit	Bendigo And Adelaide Bank	\$1,000,000	23/02/2024	20/11/2024	271	5.02 %	A-2	A-	
Term Deposit	Westpac	\$1,000,000	27/11/2023	27/11/2024	366	5.47 %	A-1+	AA-	
Term Deposit	NAB	\$1,000,000	04/12/2023	03/12/2024	365	5.28 %	A-1+	AA-	
Term Deposit	IMB	\$1,000,000	09/09/2024	09/12/2024	91	5.36 %	NR	NR	
Term Deposit	NAB	\$1,000,000	15/12/2023	16/12/2024	367	5.100 %	A-1+	AA-	
Term Deposit	ING Bank Australia	\$1,000,000	19/12/2023	18/12/2024	365	5.23 %	A-1	A	
Term Deposit	Bendigo And Adelaide Bank	\$1,000,000	22/12/2023	23/12/2024	367	5.0 %	A-2	A-	
Term Deposit	Bank Of Queensland	\$1,000,000	01/07/2024	28/01/2025	211	5.300 %	A-2	A-	
Term Deposit	Commonwealth Bank	\$1,000,000	30/01/2024	29/01/2025	365	5.02 %	A-1+	AA-	
Term Deposit	NAB	\$1,000,000	09/02/2024	10/02/2025	367	5.100 %	A-1+	AA-	
Term Deposit	Westpac	\$1,000,000	12/02/2024	12/02/2025	366	5.15 %	A-1+	AA-	
Term Deposit	Westpac	\$1,000,000	12/02/2024	12/02/2025	366	5.15 %	A-1+	AA-	
Term Deposit	NAB	\$1,000,000	20/02/2024	19/02/2025	365	5.14 %	A-1+	AA-	
Term Deposit	Westpac	\$1,000,000	27/02/2024	27/02/2025	366	5.14 %	A-1+	AA-	
Term Deposit	Westpac	\$1,000,000	29/02/2024	28/02/2025	365	5.14 %	A-1+	AA-	
Term Deposit	Beyond Bank Australia	\$1,000,000	10/09/2024	11/03/2025	182	5.0 %	A-2	BBB+	
Term Deposit	Bank Of Queensland	\$1,000,000	10/09/2024	11/03/2025	182	4.900 %	A-2	A-	
Term Deposit	Westpac	\$1,000,000	11/03/2024	11/03/2025	365	5.03 %	A-1+	AA-	
Term Deposit	ING Bank Australia	\$1,000,000	19/03/2024	19/03/2025	365	5.13 %	A-1	A	
Term Deposit	ING Bank Australia	\$1,000,000	02/04/2024	02/04/2025	365	5.0 %	A-1	A	
Term Deposit	ING Bank Australia	\$2,000,000	04/04/2024	04/04/2025	365	5.0 %	A-1	A	
Term Deposit	NAB	\$2,000,000	01/07/2024	14/05/2025	317	5.37 %	A-1+	AA-	
Term Deposit	Rabobank Australia	\$1,000,000	24/05/2024	23/05/2025	364	5.33 %	NR	A	
Term Deposit	Rabobank Australia	\$1,000,000	27/08/2024	26/05/2025	272	4.95 %	NR	A	
Term Deposit	Rabobank Australia	\$1,000,000	27/08/2024	26/05/2025	272	4.95 %	NR	A	



Wentworth Shire Council - Monthly Report								Report Date: 31 October 2024	
Investment Type	ADI/Security Name	Amount	Settlement Date	Maturity Date	Term in Days	Yield	Short Term Rating	Long Term Rating	
Term Deposit	ING Bank Australia	\$1,000,000	27/05/2024	27/05/2025	365	5.27 %	A-1	A	
Term Deposit	Rabobank Australia	\$1,000,000	04/09/2024	03/06/2025	272	5.0 %	NR	A	
Term Deposit	Rabobank Australia	\$2,000,000	01/07/2024	25/06/2025	359	5.43 %	NR	A	
Term Deposit	NAB	\$1,000,000	27/06/2024	26/06/2025	364	5.47 %	A-1+	AA-	
Term Deposit	Westpac	\$1,000,000	26/08/2024	28/07/2025	336	4.76 %	A-1+	AA-	
Term Deposit	Westpac	\$1,000,000	26/08/2024	28/07/2025	336	4.76 %	A-1+	AA-	
Term Deposit	ING Bank Australia	\$1,000,000	27/08/2024	27/08/2025	365	4.91 %	A-1	A	
Term Deposit	ING Bank Australia	\$1,000,000	27/08/2024	27/08/2025	365	4.91 %	A-1	A	
Term Deposit	NAB	\$1,000,000	28/08/2024	28/08/2025	365	4.97 %	A-1+	AA-	
Term Deposit	NAB	\$1,000,000	03/09/2024	03/09/2025	365	4.95 %	A-1+	AA-	
Term Deposit	NAB	\$1,000,000	03/09/2024	03/09/2025	365	4.95 %	A-1+	AA-	
Term Deposit	ING Bank Australia	\$1,000,000	04/01/2024	05/01/2026	732	5.14 %	A-1	A	
Term Deposit	Bank Of Queensland	\$1,000,000	04/12/2023	03/12/2026	1,095	5.25 %	A-2	A-	
Term Deposit	Northern Territory Treasury Corp	\$1,000,000	16/09/2021	15/12/2026	1,916	1.35 %	NR	NR	
		\$44,000,000							



Wentworth Shire Council - Monthly Report

Report Date: 31 October 2024

Transaction Date	Contract Number	ADI/Security Name	Type	Amount	Credit/Debit	Long Term Rating	Designation	Comments	Maturity Date
04/10/2024	067675	Hume Bank	Interest	\$52,500	Debit	NR	Unclassified		04/10/2024
02/10/2024	067623	Bank Of Queensland	Interest	\$52,000	Debit	BBB+	Unclassified		02/10/2024
Total				\$104,500					

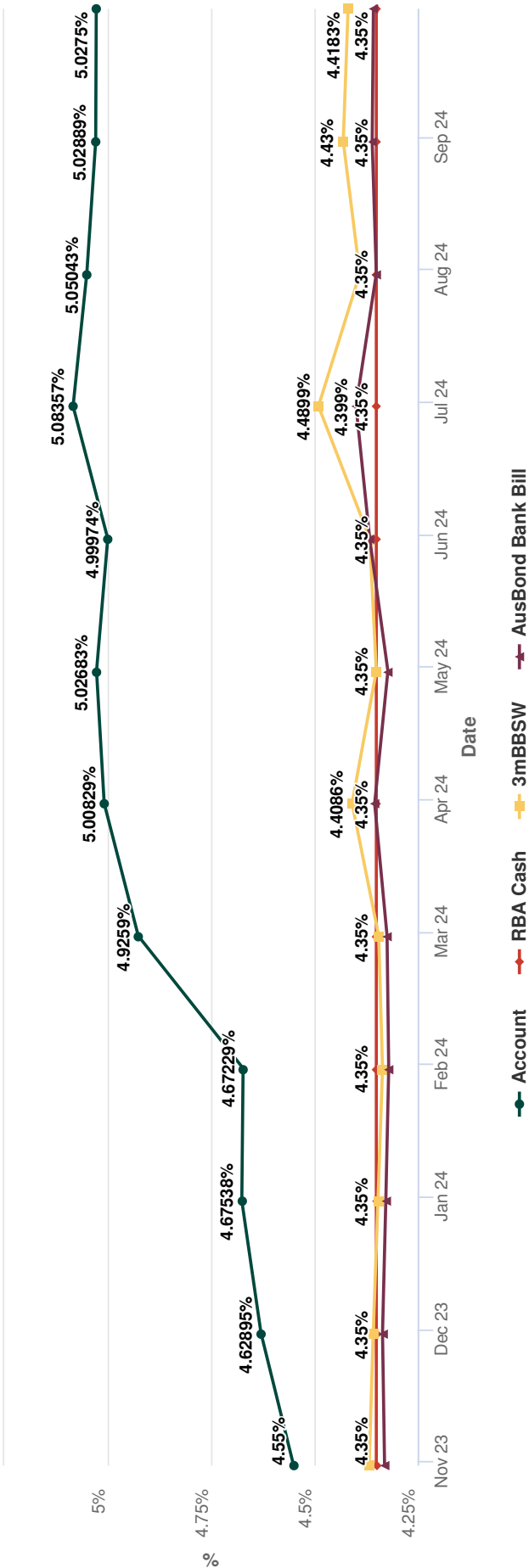


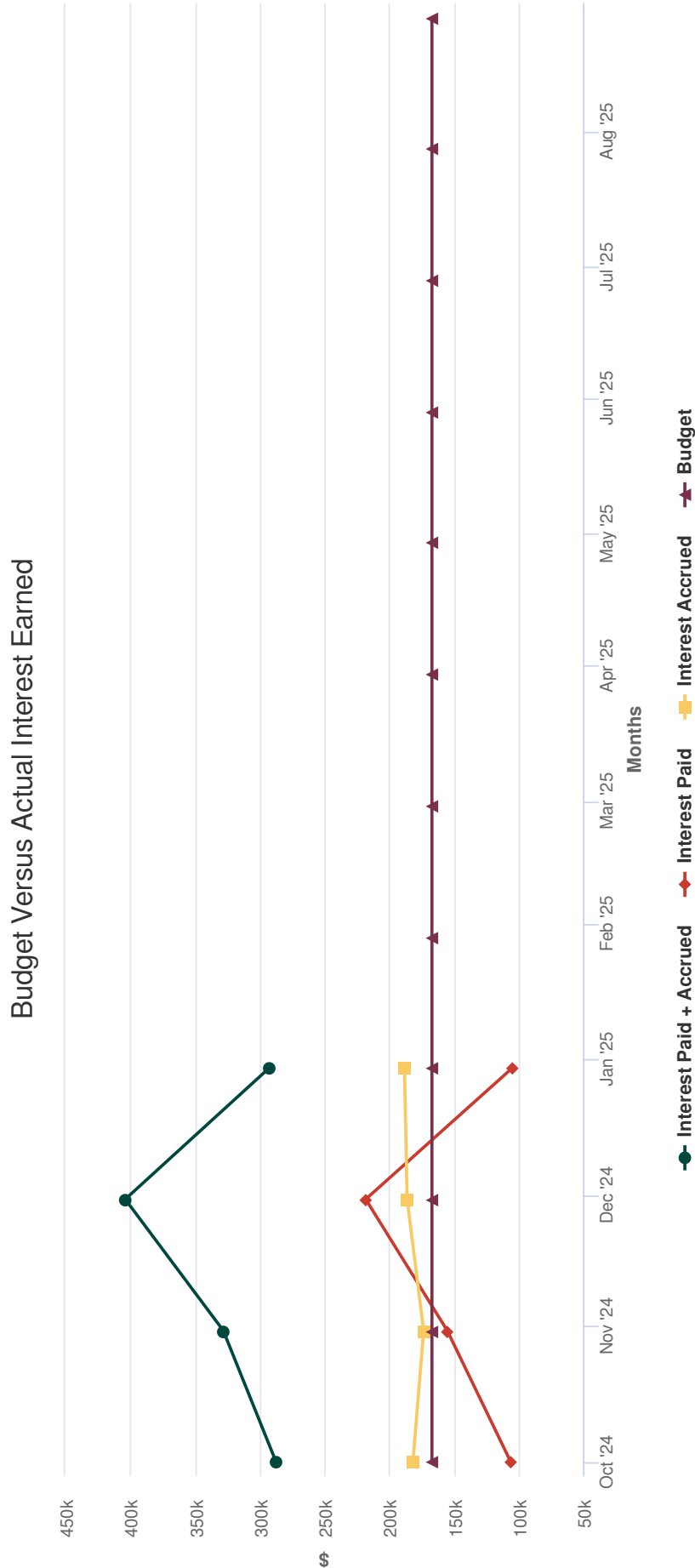


Account vs RBA Cash vs 3m BBSW vs Bloomberg AusBond Bank Bill Index

Term	Account	RBA Cash	3m BBSW	Outperformance	AusBond Bank Bill	Outperformance
1m	5.02 %	4.35 %		0.67 %	4.36 %	0.67 %
3m	5.05 %	4.35 %	4.40 %	0.65 %	4.35 %	0.69 %
6m	5.04 %	4.35 %	4.40 %	0.64 %	4.36 %	0.68 %
12m	4.88 %	4.35 %	4.38 %	0.50 %	4.34 %	0.54 %

Month End Performance





## 9.5 SEPTEMBER QUARTERLY BUDGET REVIEW 2024-2025 1ST QUARTER

File Number: RPT/24/772

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Bryce Watson - Accountant

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

### **Summary**

A full analysis of Council's Income, Operating Expenditure and Capital Expenditure has been undertaken. Several variations have been identified against the original budget as outlined in this report. Council's revenue and expenditure is reviewed on a quarterly basis to identify any potential areas requiring a variation.

In the September Quarter the result of net variances if approved are a favourable operational variance of \$230,000 and an unfavourable capital variance of \$3,430,000 resulting in a total net variance of \$3,200,000. Note all September figures are prepared prior to accruals posting and prepared on a cash basis for budget purposes only.

### **Recommendation**

That Council:

- a) Note the 2024/2025 First Quarter Budget Review
- b) Approve the proposed revised 2024/2025 changes to Operational and Capital Expenditure Budgets.

### **Detailed Report**

#### **Introduction**

The purpose of this report is to provide the Audit, Risk and Improvement Committee with information on the 2024/2025 Budget position, proposing amendments where required and providing an overview of Council's current year financial performance in relation to the adopted budget and key indicators.

This report is prepared in accordance with S407 (1) of the *Local Government Act 1993*, Clause 203(1) of the *Local Government (General) Regulation 2021* and Council's 2024/2025 Operational Plan. This report complies with the format required by the Office of Local Government.

#### **Report Detail**

As required by the Office of Local Government the quarterly budget review statement is attached and includes the following documents in order. All reports are presented in a consolidated view of all funds (General, Water and Sewer).

1. Consolidated Income Statement (containing operating income and expenses)
2. Consolidated Capital Budget
3. Cash and Investments Position and Reserve Balance

4. Loan & Borrowings Summary
5. Register of Material Contracts
6. Consultancy and Legal Expense Report

### 1. Consolidated Income Statement

#### Income & expenses budget review statement

Budget review for the quarter ended 30 September 2024

#### Income & expenses - Council Consolidated

(\$000's)	Original budget 2024/25	Approved Changes					Revised budget 2024/25	Variations for this Sep Qtr	Notes	Projected year end result	Actual YTD figures
		Carry forwards	Other than by QBRs	Sep QBRs	Dec QBRs	Mar QBRs					
<b>Income</b>											
Rates and annual charges	10,938						10,938		a	10,938	10,905
User charges and fees	8,413						8,413		b	8,413	1,778
Other revenues	1,114						1,114		c	1,114	493
Grants and contributions - operating	11,969						11,969		d	11,969	2,008
Grants and contributions - capital	15,493	905	404				16,802	330	e	17,132	920
Interest and investment revenue	2,220						2,220		f	2,220	545
Net gain from disposal of assets	100						100		g	100	-
<b>Total income from continuing operations</b>	<b>50,247</b>	<b>905</b>	<b>404</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>51,556</b>	<b>330</b>		<b>51,886</b>	<b>16,649</b>
<b>Expenses</b>											
Employee benefits and on-costs	11,277						11,277		h	11,277	2,502
Borrowing costs	1,401						1,401		i	1,401	156
Materials and services	7,573						7,573	100	j	7,673	2,825
Depreciation and amortisation	9,308						9,308		k	9,308	2,327
Other expenses	961						961		l	961	256
<b>Total expenses from continuing operations</b>	<b>30,520</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>30,520</b>	<b>100</b>		<b>30,620</b>	<b>8,066</b>
<b>Net operating result from continuing operations</b>	<b>19,727</b>	<b>905</b>	<b>404</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21,036</b>	<b>230</b>		<b>21,266</b>	<b>8,583</b>
Discontinued operations - surplus/(deficit)									m		
<b>Net operating result from all operations</b>	<b>19,727</b>	<b>905</b>	<b>404</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21,036</b>	<b>230</b>		<b>21,266</b>	<b>8,583</b>
<b>Net Operating Result before Capital Items</b>	<b>4,234</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,234</b>	<b>(100)</b>		<b>4,134</b>	<b>7,663</b>

The net result of operations as of 30 September was a surplus of \$7,663 million before capital income. There are \$330,000 in proposed variations to income and \$100,000 proposed variations to operational expenditure. The net result if approved is a favorable operational variance of \$230,000.

Note: capital grant income in the operational income statement does not reflect grant amounts paid in advance and those held in external restrictions it only reflects cash amounts received to date this financial year. A reconciliation will be performed as of 30 June 2025 to recognise these amounts as income.

For the quarter to 30 September there was \$16,649 million of operational income. Some of the notable income for the 1<sup>st</sup> quarter is listed below.

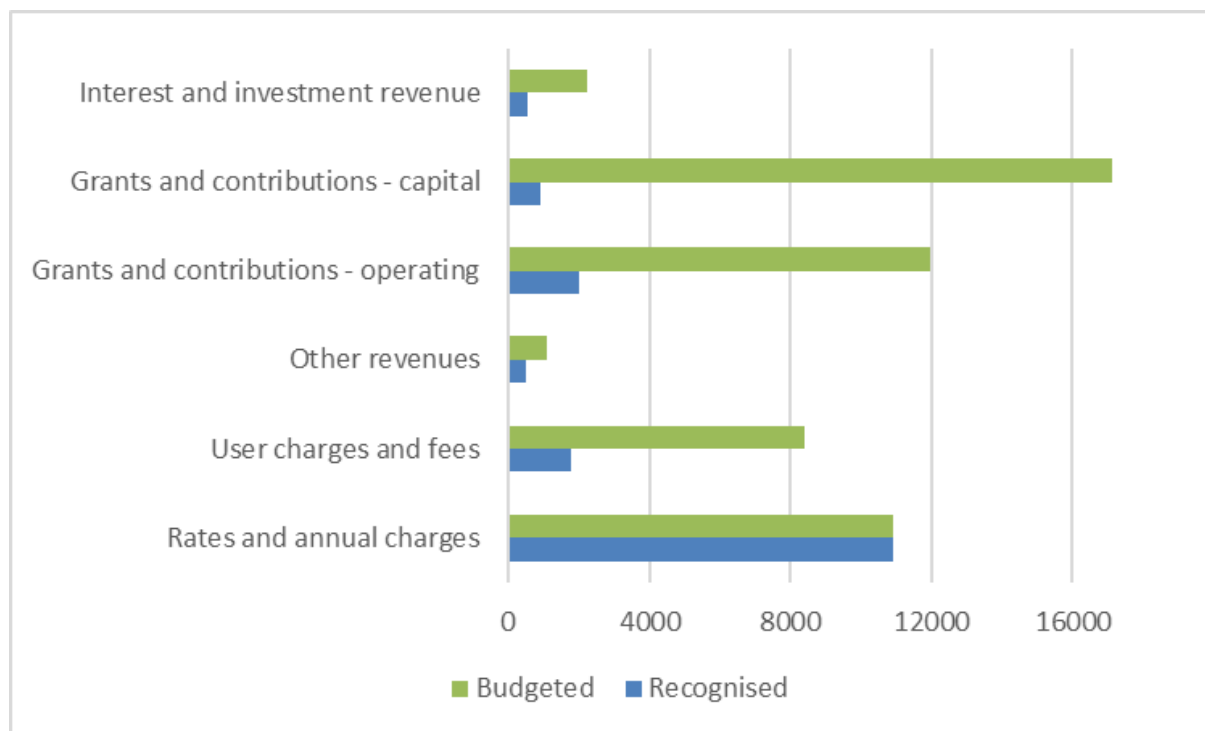
- General Rates Raised \$6,358,637
- Ordinary Rates Raised Sewer \$2,096,455
- Ordinary Rates Raised Water \$1,632,160
- Buronga Landfill Tipping Fees \$912,102
- Block Grant Funding \$844,000

For the quarter to 30 September there was \$8,583 million of operational expenditure. Some of the notable expenditure for the 1<sup>st</sup> quarter is listed below.

- Annual Insurance Premiums \$1,021,865
- Local Roads Maintenance \$494,717
- Parks & Gardens Maintenance \$408,071
- Buronga Landfill Operating Expenses \$369,775
- State Highways Maintenance \$362,340

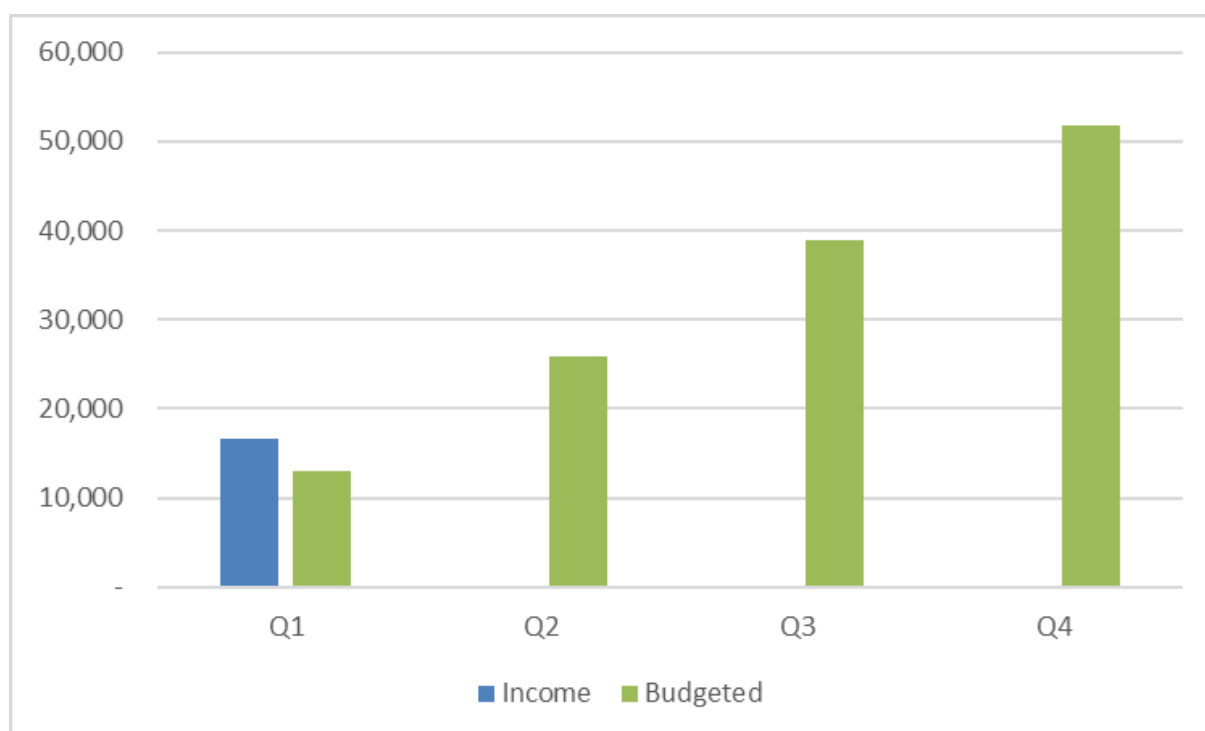
Income Recognised vs Budgeted Income – 30 September 2024

Units displayed in ('000)



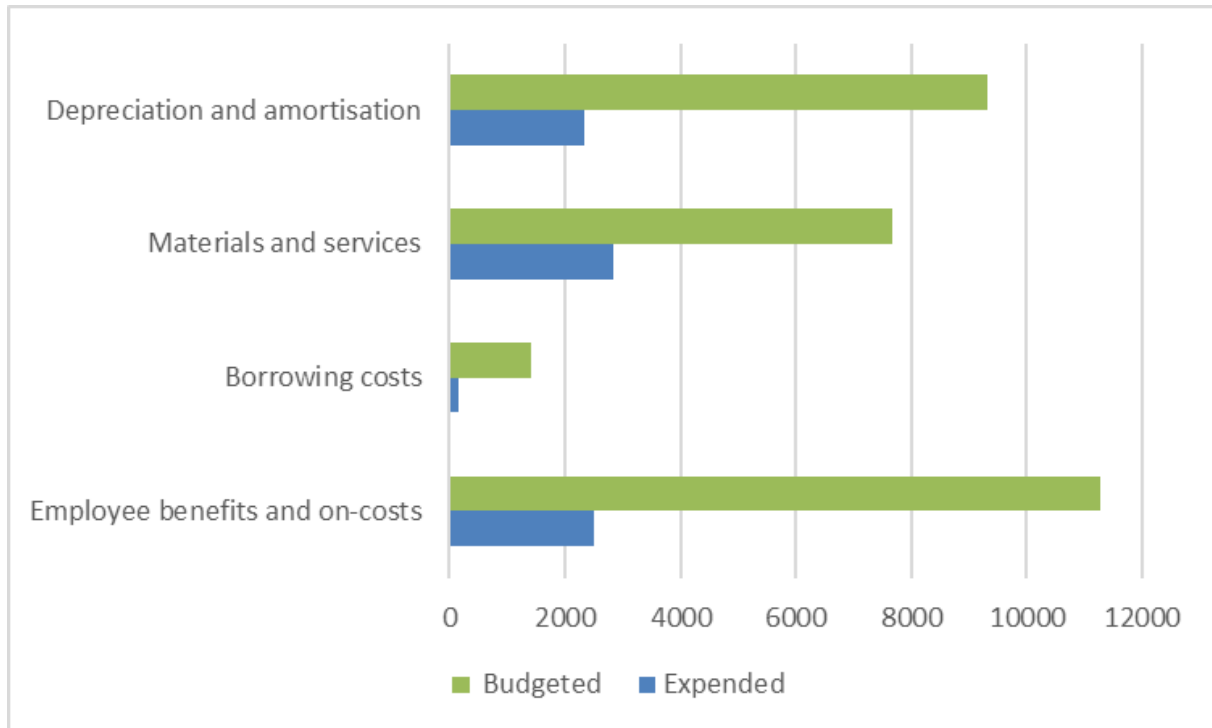
Consolidated Income Recognised vs Budgeted – 30 September 2024

Units displayed in ('000)



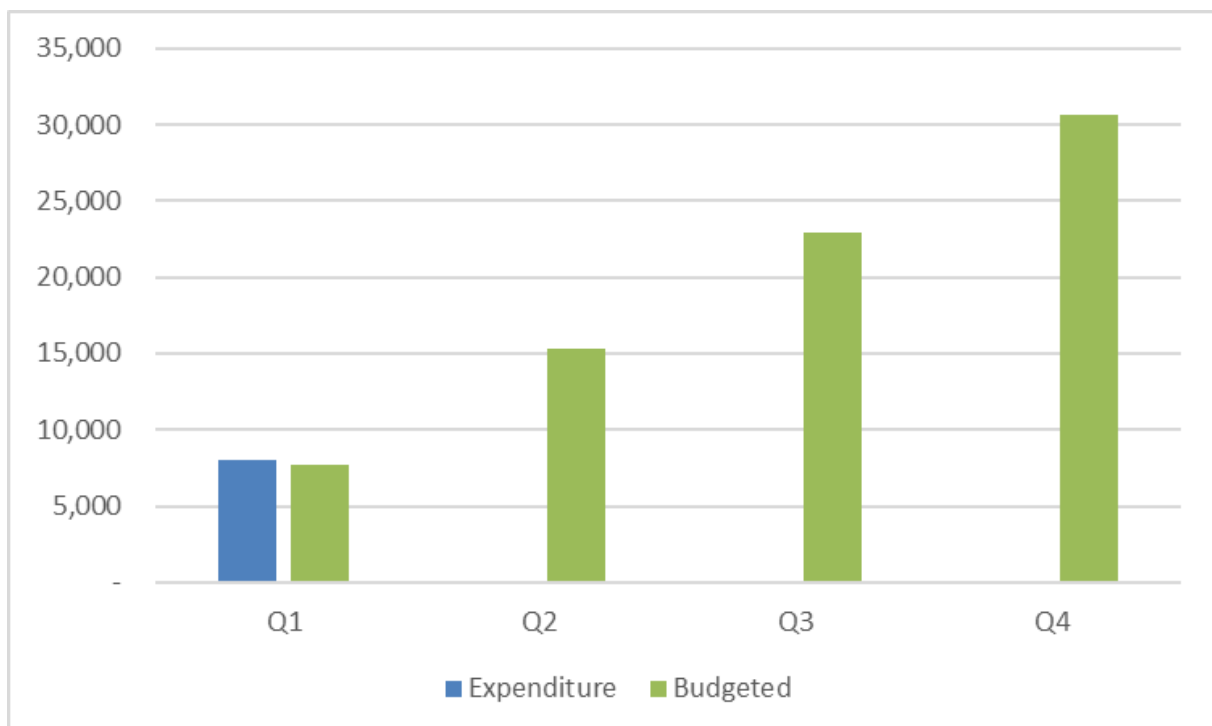
Expenditure to date vs Budgeted Expenditure – 30 September 2024

Units displayed in ('000)



Consolidated Expenditure vs Budgeted Expenditure – 30 September 2024

Units displayed in ('000)



## 2. Consolidated Capital Budget

### Capital budget review statement

Budget review for the quarter ended 30 September 2024

Capital budget - make a choice >>>

(\$'000's)	Original budget 2024/25	Approved changes					Revised budget 2024/25	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
		Carry forwards	Other than by QBRs	Sep QBRs	Dec QBRs	Mar QBRs				
<b>Capital expenditure</b>										
New assets										
Land & Buildings	700						700	1,350	2,050	803
Land Improvements	14,747						14,747	70	14,817	697
Other Structures	600						600		600	11
Plant & Equipment	189						189		189	6
Roads, Bridges, Footpaths	-	180					180	25	205	108
Renewal assets (replacement)										
Land & Buildings	2,394						2,394	900	3,294	1,316
Land Improvements	190						190	745	935	536
Other Structures	1,044	130	50				1,224		1,224	6
Plant & Equipment	2,914						2,914		2,914	947
Roads, Bridges, Footpaths	12,743	725					13,468	340	13,808	2,219
Loan repayments (principal)	1,405						1,405		1,405	270
Water	1,335	30	354				1,719		1,719	137
Sewer	1,675	30					1,705		1,705	120
<b>Total capital expenditure</b>	<b>39,936</b>	<b>1,095</b>	<b>404</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>41,435</b>	<b>3,430</b>	<b>44,865</b>	<b>7,176</b>
<b>Capital funding</b>										
Rates & other unbudgeted funding	6,531	60					6,591	2,640	9,231	4,360
Capital grants & contributions	12,392	1,035	404				13,831	790	14,621	920
Reserves:										
- External restrictions/reserves	9,763						9,763		9,763	1,231
- Internal restrictions/reserves										
New loans	11,250						11,250		11,250	665
Receipts from sale of assets										
- Plant & equipment										
- Land & buildings										
<b>Total capital funding</b>	<b>39,936</b>	<b>1,095</b>	<b>404</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>41,435</b>	<b>3,430</b>	<b>44,865</b>	<b>7,176</b>
<b>Net capital funding - surplus/(deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

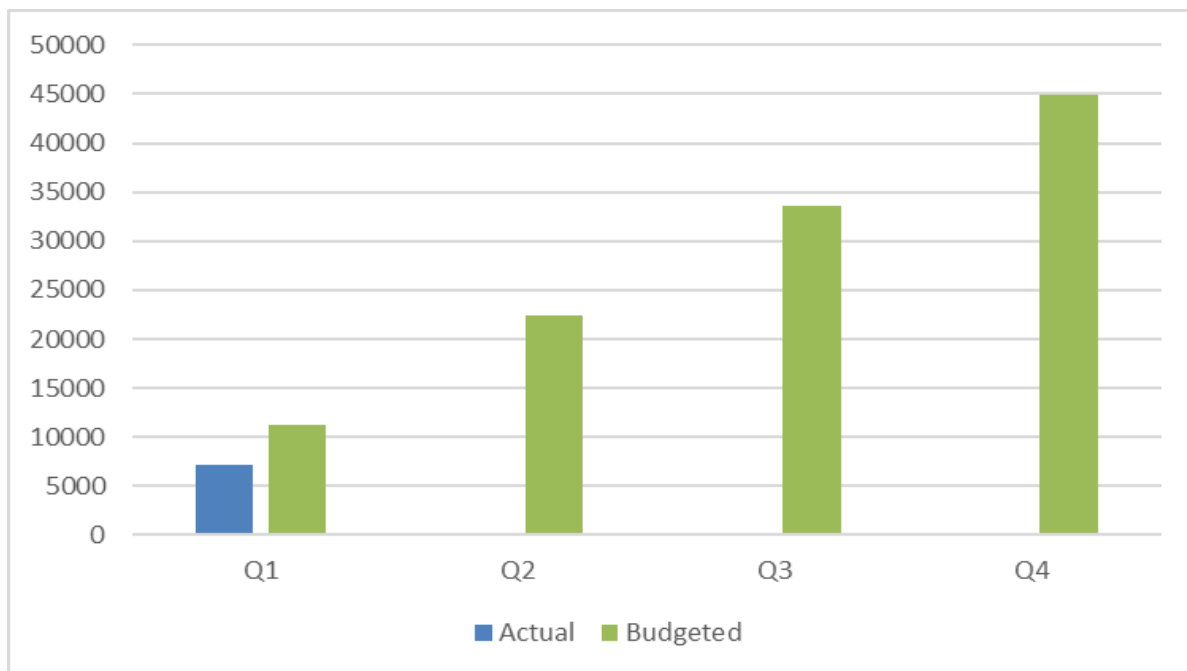
The net result of capital activities as of 30 September is total expenditure of \$7,176 Million. The sum of proposed capital variations if approved is an unfavorable variance of \$3,430 Million.

Some of the notable expenditure for the September quarter is listed below.

- Arumpo Road 24.5km Upgrade \$1,936,224
- Wentworth Civic Centre \$1,280,264
- Capital Plant Replacement \$759,317
- Buronga Landfill Expansion \$665,263
- Caravan Park Redevelopment \$415,814

### Consolidated Capital Works Expenditure vs Budgeted – 30 September 2024

Units displayed in ('000)



### 3. Cash and Investments Position and Reserve Balance

#### Reserve Balance at 30 September 2024

<i><b>Internal Restrictions</b></i>	<i><b>Balance</b></i>	<i><b>Restriction</b></i>
- Employee Entitlements	\$2,300,921.00	
- Doubtful Debts	\$24,669.00	
- Future Development Reserve	\$576,217.20	
- Trust Account	\$1,794,127.65	
- Capital Projects	\$1,000,000.00	
- Plant Replacement Reserve	\$1,500,000.00	<b>\$7,195,934.85</b>
<i><b>External Restrictions</b></i>		
- Water Fund	\$11,865,132.72	
- Sewer Fund	\$6,405,616.99	
- T-Corp Loan Balance	\$2,496,751.02	
- Developer Contributions Reserve	\$1,085,000.00	
- Unexpended Grants	\$13,030,774.67	
- Crown Reserves Reserve	\$208,296.22	
- Landfill Loan Reserve	\$11,298,432.91	
- Prepayments Cemeteries	\$596,528.13	<b>\$46,986,532.66</b>
<i><b>Day to Day Liquidity</b></i>		<b>\$3,415,485.93</b>
<i><b>Total Funds Available</b></i>		<b>\$57,597,953.44</b>

#### Investments by Timeframe as of 30 September 2024

Council is not currently complying with its investment strategy limits. A new investment strategy and policy has been tabled for consideration at this Audit and Risk Committee meeting.



Currently Council has less holdings for the long term than its existing strategy recommends however, this is due to current needs for cash flow for the large amounts of budgeted capital expenditure. Councils at-call balance is also lower than strategy recommends however over \$8 million of these funds in the short-term balance are accessible within 31 days.

<i>Term</i>	<i>Amount</i>	<i>% of Portfolio</i>	<i>Strategy</i>	<i>Difference</i>
<i>Long Term 12mths+</i>	\$2,000,000.00	3.47%	15.00%	11.53%
<i>Short Term &lt;12mths</i>	\$52,003,156.16	90.29%	75.00%	-15.29%
<i>At-Call</i>	\$3,594,797.28	6.24%	10.00%	3.76%
	<b>\$57,597,953.44</b>	<b>100.00%</b>		

#### 4. Loan & Borrowings Summary

As requested at the August ARIC meeting an overview of the loans currently held by Council is attached below. Council currently has \$26,711,007.62 in drawn down repayment facilities. Council is currently meeting all repayment obligations and have not varied any existing facilities or entered negotiations for any further loan facilities at this time.

Council agreed to the provision of a loan facility for the purchase of the Log Bridge Road parcel at the November 2023 Council meeting. However, the decision has been made internally that a loan facility will not be required for this purchase, being there is sufficient unrestricted capital available to complete the purchase.

Name	Institution	Purpose	Interest Rate	Loan Amount	Amount Outstanding	Due Date
Loan 201	National Australia Bank	Buronga Landfill	4.55% Fixed	\$ 920,000.00	\$ 55,400.64	30/01/2025
Loan 202	ANZ Bank	Civic Centre	3.47% Fixed	\$ 850,000.00	\$ 508,561.95	21/10/2026
Loan 203	National Australia Bank	Midway Centre	3.586% Fixed	\$ 1,900,000.00	\$ 1,254,177.69	1/06/2033
Loan 204	Bendigo Bank	Buronga Landfill	5.29% Fixed	\$ 1,500,000.00	\$ 1,117,217.78	12/05/2037
CFWC310604	T-Corp	Trentham Cliffs Sewer	1.82% Fixed	\$ 750,000.00	\$ 538,910.03	4/06/2031
CFWC310624	T-Corp	Burong/Gol Gol Stormwater	1.79% Fixed	\$ 1,250,000.00	\$ 898,314.37	24/06/2031
Loan 205	National Australia Bank	Willowbend Caravan Park	2.2% Fixed	\$ 1,500,000.00	\$ 1,123,502.42	25/01/2027
Loan 206	Bendigo Bank	Buronga Landfill #3	1.85% Fixed	\$ 900,000.00	\$ 545,926.12	25/09/2028
Loan 207	National Australia Bank	Willowbend Caravan Park	1.933% Fixed	\$ 1,500,000.00	\$ 1,225,438.10	31/03/2028
Loan 207	National Australia Bank	Civic Centre	1.933% Fixed	\$ 1,500,000.00	\$ 1,500,000.00	31/03/2028
CFWC440209	T-Corp	Civic Centre	5.45% Fixed	\$ 4,000,000.00	\$ 3,943,558.52	9/02/2044
CFWC440523	T-Corp	Stormwater	5.73% Fixed	\$ 2,000,000.00	\$ 2,000,000.00	23/05/2044
CFWC440822	T-Corp	Buronga Landfill	5.48% Fixed	\$ 12,000,000.00	\$ 12,000,000.00	22/08/2044
				<b>TOTAL</b>	<b>\$ 26,711,007.62</b>	

#### 5. Register of Material Contracts

Contracts over \$50k are disclosed in the report below. As of 30 September 2024, Council had not materially varied any of the contracts included in the register or ceased any of the agreements.

Attached upon request from the previous Audit Committee Meeting is a summary of all open contracts class one and above as of 30 September 2024.

For future reference any material variations, cancellations or other disclosures to these contracts will be listed within this report.

#### 6. Consultancy and Legal Expense Report

Consultancies paid YTD – 30 September 2024

Consultant	Q1	Q2	Q3	Q4	Totals	
Airport Surveys Pty Ltd	\$ 14,300.00	\$ -	\$ -	\$ -	\$ 14,300.00	Aerodrome Surveys
Civil Test	\$ 4,298.80	\$ -	\$ -	\$ -	\$ 4,298.80	Soil & Compaction Testing
Exact Survey Group	\$ 4,482.50	\$ -	\$ -	\$ -	\$ 4,482.50	Pooncarie Road Survey
GreenEdge Environmental	\$ 26,337.10	\$ -	\$ -	\$ -	\$ 26,337.10	Environmental Impact Assessments
GSD Architects	\$ 44,462.00	\$ -	\$ -	\$ -	\$ 44,462.00	Project Management
Lyall & Associates	\$ 5,830.00	\$ -	\$ -	\$ -	\$ 5,830.00	Flood Study
MH2 Engineering	\$ 6,242.50	\$ -	\$ -	\$ -	\$ 6,242.50	Engineering & Architectural Services
Networked Urban Solutions	\$ 4,070.00	\$ -	\$ -	\$ -	\$ 4,070.00	Urban Property Consultants
Public Works Advisory	\$ 129,283.55	\$ -	\$ -	\$ -	\$ 129,283.55	Engineering & Project Management
RSD Audit	\$ 6,160.00	\$ -	\$ -	\$ -	\$ 6,160.00	Internal Audit
Sunraysia Engineering Consultants	\$ 9,856.00	\$ -	\$ -	\$ -	\$ 9,856.00	Engineering & Project Management
Tonkin Consulting	\$ 46,337.50	\$ -	\$ -	\$ -	\$ 46,337.50	Landfill Design & REF for Arumpo Road
	<b>\$ 301,659.95</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 301,659.95</b>	

### Notes to Consultancies

Council is currently experiencing higher than normal consultancy fees due to the design and environmental compliance of major capital works projects such as; Arumpo Road, Wentworth Civic Centre and Buronga Landfill Expansion.

### Legal Expenses paid YTD – 30 September 2024

Legal Service	Q1	Q2	Q3	Q4	Total	
Bartier Perry Pty Ltd	\$ 3,939.03	\$ -	\$ -	\$ -	\$ 3,939.03	Sundry Legal Services
Maloney Anderson Legal	\$ 4,516.15	\$ -	\$ -	\$ -	\$ 4,516.15	Property Easements
Marsdens Law Group	\$ 3,987.63	\$ -	\$ -	\$ -	\$ 3,987.63	Legal Representation
NV Lawyers	\$ 702.24	\$ -	\$ -	\$ -	\$ 702.24	Debt Collection
	<b>\$ 13,145.05</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,145.05</b>	

### Notes to Legal Expenses

No major changes to note.

### Conclusion

In the September Quarter the result of net variances if approved are a favourable operational variance of \$230,000 and an unfavorable capital variance of \$3,430,000 resulting in a total net variance of \$3,200,000. Note all September figures are prepared prior to accruals posting and prepared on a cash basis for budget purposes only.

This report is prepared in accordance with S407 (1) of the *Local Government Act 1993*, *Clause 203(1) of the Local Government (General) Regulation 2021* and Council's 2023/24 Operational Plan. This report complies with the format required by the Office of Local Government.

### Attachments

1. September Quarterly Budget Review Statement [📄](#)
2. Contracts Register for Class 1-3 Contracts [📄](#)

Wentworth Shire Council

**Quarterly Budget Review Statement**  
for the period 01/07/24 to 30/09/24

**Report by responsible accounting officer**

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

**30 September 2024**

It is my opinion that the Quarterly Budget Review Statement for Wentworth Shire Council for the quarter ended 30/09/24 indicates that Council's projected financial position at 30/6/25 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed:



date: 28/10/2024

Simon Rule  
Responsible accounting officer

# Quarterly Budget Review Statement

for the period 01/07/24 to 30/09/24

Wentworth Shire Council

## Income & expenses budget review statement

Budget review for the quarter ended 30 September 2024

### Income & expenses - Council Consolidated

(\$000's)	Original budget 2024/25	Approved Changes				Revised budget 2024/25	Variations for this Sep Qtr	Notes	Projected year end result	Actual YTD figures
		Carry forwards	Other than by QBRs	Sep QBRs	Dec QBRs					
<b>Income</b>										
Rates and annual charges	10,938					10,938		a	10,938	10,905
User charges and fees	8,413					8,413		b	8,413	1,778
Other revenues	1,114					1,114		c	1,114	493
Grants and contributions - operating	11,969					11,969		d	11,969	2,008
Grants and contributions - capital	15,493	905	404			16,802	330	e	17,132	920
Interest and investment revenue	2,220					2,220		f	2,220	545
Net gain from disposal of assets	100					100		g	100	-
<b>Total income from continuing operations</b>	<b>50,247</b>	<b>905</b>	<b>404</b>	<b>-</b>	<b>-</b>	<b>51,556</b>	<b>330</b>		<b>51,886</b>	<b>16,649</b>
<b>Expenses</b>										
Employee benefits and on-costs	11,277					11,277		h	11,277	2,502
Borrowing costs	1,401					1,401		i	1,401	156
Materials and services	7,573					7,573	100	j	7,673	2,825
Depreciation and amortisation	9,308					9,308		k	9,308	2,327
Other expenses	961					961		l	961	256
<b>Total expenses from continuing operations</b>	<b>30,520</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>30,520</b>	<b>100</b>		<b>30,620</b>	<b>8,066</b>
<b>Net operating result from continuing operations</b>	<b>19,727</b>	<b>905</b>	<b>404</b>	<b>-</b>	<b>-</b>	<b>21,036</b>	<b>230</b>		<b>21,266</b>	<b>8,583</b>
Discontinued operations - surplus/(deficit)						-		m	-	
<b>Net operating result from all operations</b>	<b>19,727</b>	<b>905</b>	<b>404</b>	<b>-</b>	<b>-</b>	<b>21,036</b>	<b>230</b>		<b>21,266</b>	<b>8,583</b>
<b>Net Operating Result before Capital Items</b>	<b>4,234</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,234</b>	<b>(100)</b>		<b>4,134</b>	<b>7,663</b>

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 30/09/2024 and should be read in conjunction with the total QBRs report

Wentworth Shire Council

**Quarterly Budget Review Statement**

for the period 01/07/24 to 30/09/24

**Income & expenses budget review statement****Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

<b>Notes</b>	<b>Details</b>	
	<b><u>Carry Forwards - Income</u></b>	
e	<b><u>Grants and Contributions - Capital</u></b>	
	<b>Get Active NSW</b>	\$180,000
	<i>Funding for the Dareton to Namatjira Shared Path</i>	
	<b>Remote Roads Pilot Upgrade Program</b>	\$725,000
	<i>Funding for the Arumpo Road 24.5km Upgrade</i>	
	<b><u>Other Than by QBRS - Income</u></b>	
e	<b><u>Grants and Contributions - Capital</u></b>	
	<b>Department of Regional NSW - Playgrounds Grant</b>	\$50,000
	<i>Funding acquired to replace playground shade sails at Junction and Fotherby Parks.</i>	
	<b>Water Scoping Studies under Safe &amp; Secure Water Program</b>	\$354,000
	<i>Water scoping studies for the Dareton Raw Water Pump Station, Gol Gol Water Treatment Plant Upgrade, Wentworth Potable and Non-Potable Water Treatment Plant Upgrade. Funded 75-25 between Federal Government and Council</i>	
	<b><u>September QBRS - Income</u></b>	
e	<b><u>Grants and Contributions - Capital</u></b>	
	<b>Resources for Regions Round 8</b>	\$260,000
	<i>Funding conditional on project timeframe extensions for Buronga Riverfront Toilets, Pooncarie Toilet Block and James King Park Footpaths.</i>	
	<b>Stronger Country Communities Fund Round 5</b>	\$70,000
	<i>Carry over of Stronger Country Communities funding due to delays from CASA regarding test flights for the Remote Navigation System. Not included in carry forwards due to the uncertainty of completion date.</i>	
	<b><u>September QBRS - Expenditure</u></b>	
j	<b><u>Materials &amp; Services</u></b>	
	<b>Buronga Landfill Consultancy</b>	\$100,000
	<i>Additional unbugeted expenditure predicted due to engagement of an expert consultant for the landfill management and redevelopment</i>	

# Quarterly Budget Review Statement for the period 01/07/24 to 30/09/24

Wentworth Shire Council

## Capital budget review statement

Budget review for the quarter ended 30 September 2024

### Capital budget - make a choice >>>

	Original budget 2024/25	Approved changes				Revised budget 2024/25	Variations for this Sep Qtr	Notes	Projected year end result	Actual YTD figures
		Carry forwards	Other than by QBRS	Sep QBRS	Dec QBRS	Mar QBRS				
<b>Capital expenditure</b>										
New assets										
Land & Buildings	700						1,350	a	2,050	803
Land Improvements	14,747						70	b	14,817	697
Other Structures	600							c	600	11
Plant & Equipment	189							d	189	6
Roads, Bridges, Footpaths	-	180					25	e	205	108
Renewal assets (replacement)										
Land & Buildings	2,394						900	f	3,294	1,316
Land Improvements	190						745	g	935	536
Other Structures	1,044	130	50					h	1,224	6
Plant & Equipment	2,914							i	2,914	947
Roads, Bridges, Footpaths	12,743	725					340	j	13,808	2,219
Loan repayments (principal)	1,405							k	1,405	270
Water	1,335	30	354					l	1,719	137
Sewer	1,675	30						m	1,705	120
<b>Total capital expenditure</b>	<b>39,936</b>	<b>1,095</b>	<b>404</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,430</b>		<b>44,865</b>	<b>7,176</b>
<b>Capital funding</b>										
Rates & other untied funding	6,531	60					2,640	n	9,231	4,360
Capital grants & contributions	12,392	1,035	404				790	o	14,621	920
Reserves:										
- External restrictions/reserves	9,763							p	9,763	1,231
- Internal restrictions/reserves	-							q	-	-
New loans	11,250							r	11,250	665
Receipts from sale of assets										
- Plant & equipment	-							s	-	-
- Land & buildings	-							t	-	-
<b>Total capital funding</b>	<b>39,936</b>	<b>1,095</b>	<b>404</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,430</b>		<b>44,865</b>	<b>7,176</b>
<b>Net capital funding - surplus/(deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>-</b>	<b>-</b>

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30/09/2024 and should be read in conjunction with the total QBRS report

Wentworth Shire Council

**Quarterly Budget Review Statement**

for the period 01/07/24 to 30/09/24

**Capital budget review statement****Recommended changes to revised budget**

Budget variations being recommended include the following material items:

<b>Notes</b>	<b>Details</b>	
	<b><u>Carry Forward - Capital Expenditure</u></b>	
e	<b><u>New Assets - Roads Bridges &amp; Footpaths</u></b>	
	<b>GNA Dareton to Namatjira</b>	\$180,000
	<i>Construction of a Shared Pathway and Solar Lighting from Namatjira to Dareton.</i>	
h	<b><u>Renewal Assets - Other Structures</u></b>	
	<b>Dareton Main Street Upgrade</b>	\$130,000
	<i>Demolition of Kuhn Square toilet block and site beautification.</i>	
j	<b><u>Renewal Assets - Roads Bridges &amp; Footpaths</u></b>	
	<b>Arumpo Road Construction 24.5km</b>	\$725,000
	<i>Upgrade works on Arumpo Road converting a further 24.5km to seal</i>	
l	<b><u>Water Fund Assets</u></b>	
	<b>SCADA &amp; 4G Upgrades</b>	\$30,000
	<i>Continuation of SCADA network investigations and 4G network preparations</i>	
m	<b><u>Sewer Fund Assets</u></b>	
	<b>SCADA &amp; 4G Upgrades</b>	\$30,000
	<i>Continuation of SCADA network investigations and 4G network preparations</i>	
	<b><u>Carry Forward - Capital Funding</u></b>	
n	<b><u>Rates &amp; Other Untied Funding</u></b>	
	<b>SCADA &amp; 4G Upgrades</b>	\$60,000
	<i>Funded from general water and Sewer fund rating income.</i>	
o	<b><u>Capital Grants &amp; Contributions</u></b>	
	<b>Get Active NSW</b>	\$180,000
	<i>Funding for the Dareton to Namatjira Shared Path</i>	
	<b>Resources for Regions Round 9</b>	\$130,000
	<i>Funding for the Dareton Main Street Upgrades. Not included in income &amp; expenditure Due to already being budgeted in 2025FY.</i>	
	<b>Remote Roads Pilot Upgrade Program</b>	\$725,000
	<i>Funding for the Arumpo Road 24.5km Upgrade</i>	
	<b><u>Other than by QBRs - Capital Expenditure</u></b>	
h	<b><u>Renewal Assets - Other Structures</u></b>	
	<b>Junction and Fotherby Park Shade Structures</b>	\$50,000
	<i>Funding acquired to replace playground shade sails at Junction and Fotherby Parks.</i>	
l	<b><u>Water Fund Assets</u></b>	
	<b>Water Scoping Studies under Safe &amp; Secure Water Program</b>	\$354,000
	<i>Water scoping studies for the Dareton Raw Water Pump Station, Gol Gol Water Treatment Plant Upgrade, Wentworth Potable and Non-Potable Water Treatment Plant Upgrade. Funded 75-25 between Federal Government and Council</i>	

<b><u>Other than by QBRS - Capital Funding</u></b>		
o	<b><u>Capital Grants &amp; Contributions</u></b>	
	<b>Department of Regional NSW - Playgrounds Grant</b>	\$50,000
	<i>Funding acquired to replace playground shade sails at Junction and Fotherby Parks.</i>	
	<b>Water Scoping Studies under Safe &amp; Secure Water Program</b>	\$354,000
	<i>Water scoping studies for the Dareton Raw Water Pump Station, Gol Gol Water Treatment Plant Upgrade, Wentworth Potable and Non-Potable Water Treatment Plant Upgrade. Funded 75-25 between Federal Government and Council</i>	
<b><u>September QBRS - Capital Expenditure</u></b>		
a	<b><u>New Assets - Land &amp; Buildings</u></b>	
	<b>Civic Centre Solar</b>	\$165,000
	<i>Funding secured to install a 200kw Solar System at the Civic Centre Facility. This was previously budgeted in 2024 however not carried forward due to expenditure being anticipated prior to the end of the Financial Year.</i>	
	<b>Buronga Riverfront Toilet Block</b>	\$410,000
	<i>Continuation of construction, civil and electrical installation at the Buronga toilet block. Funded by a mixture of Grant Funding and Council Funds.</i>	
	<b>Log Bridge Road Land Purchase</b>	\$775,000
	<i>Carry over of Council approved purchase of land approved by resolution of Council at the November 2023 Council Meeting.</i>	
b	<b><u>New Assets - Land Improvements</u></b>	
	<b>Wentworth Power, Painting &amp; RNAV Upgrades</b>	\$70,000
	<i>Carry over of Stronger Country Communities funding due to delays from CASA regarding test flights for the Remote Navigation System. Not included in carry forwards due to the uncertainty of completion date.</i>	
e	<b><u>New Assets - Roads Bridges &amp; Footpaths</u></b>	
	<b>Buronga Wetlands Sharedways</b>	\$25,000
	<i>Final payments for retaining wall &amp; stormwater variations over funding amount.</i>	
f	<b><u>Renewal Assets - Land &amp; Buildings</u></b>	
	<b>Wentworth Civic Centre Redevelopment</b>	\$800,000
	<i>Amounts for completion of the Civic Centre building that should have been paid prior to 30 June. However, due to delays in the completion were held over into the 2025 financial year.</i>	
	<b>Pooncarie Parks Toilet Block Replacement</b>	\$100,000
	<i>Remaining funds to connect the established toilet block with underground services. This was previously budgeted in 2024 however not carried forward due to expenditure being anticipated prior to the end of the Financial Year.</i>	
g	<b><u>Renewal Assets - Land Improvements</u></b>	
	<b>James King Park Beach Upgrade</b>	\$45,000
	<i>Remaining works funded by Council to finalise the project that was delayed due to River levels and Community Consultations.</i>	
	<b>Wentworth Caravan Park Redevelopment</b>	\$700,000
	<i>Remaining funds to complete the Wentworth Caravan Park Redevelopment. This was previously budgeted in 2024 however not carried forward due to expenditure being anticipated prior to the end of the Financial Year.</i>	



j	<b><u>Renewal Assets - Roads Bridges &amp; Footpaths</u></b>	
	<b>James King Park Footpaths</b>	\$80,000
	<i>Extension of time granted to complete footpath upgrades to James King Park. Funded by Resources for Regions Round 8. Works completed.</i>	
	<b>Concrete Paths - Civic Centre</b>	\$195,000
	<i>Funding secured to install pebble crete paths around the Civic Centre building. This was previously budgeted in 2024 however not carried forward due to expenditure being anticipated prior to the end of the Financial Year.</i>	
	<b>Junction Island Bridge</b>	\$40,000
	<i>Works and payment for final variations carried over into the 2025 financial year. Variations to be funded by Council due to funding exhausted.</i>	
	<b>Dawn Avenue Road Widening</b>	\$25,000
	<i>Final payment for works contribution to Dawn Ave road widening that was completed in 2022. Council rates funded.</i>	
<hr/>		
	<b><u>September QBRS - Capital Funding</u></b>	
n	<b><u>Rates &amp; Other Untied Funding</u></b>	
	<b>Buronga Riverfront Toilet Block</b>	\$200,000
	<i>Council contribution towards civil and electrical as per the July 2024 Council Meeting</i>	
	<b>Log Bridge Road Land Purchase</b>	\$775,000
	<i>Carry over of Council approved purchase of land approved by resolution of Council at the November 2023 Council Meeting.</i>	
	<b>Buronga Wetlands Sharedways</b>	\$25,000
	<i>Additional overspend on retaining wall and drainage variations. Resources for Regions funding has been exhausted.</i>	
	<b>Wentworth Civic Centre Redevelopment</b>	\$800,000
	<i>Amounts for completion of the Civic Centre building that should have been paid prior to 30 June. However, due to delays in the completion were held over into the 2025 financial year.</i>	
	<b>Pooncarie Parks Toilet Block Replacement</b>	\$30,000
	<i>Additional funds required for connection to underground services upon the completion of Resources for Regions Funding.</i>	
	<b>James King Park Beach Upgrade</b>	\$45,000
	<i>Due to project delays stated above funding from the Local Roads &amp; Community Infrastructure program have expired. Remaining costs to be paid from Council funds.</i>	
	<b>Wentworth Caravan Park Redevelopment</b>	\$700,000
	<i>Remaining funds to complete the Wentworth Caravan Park Redevelopment. This was previously budgeted in 2024 however not carried forward due to expenditure being anticipated prior to the end of the Financial Year.</i>	
	<b>Junction Island Bridge</b>	\$40,000
	<i>Works and payment for final variations carried over into the 2025 financial year. Variations to be funded by Council due to funding exhausted.</i>	
	<b>Dawn Avenue Road Widening</b>	\$25,000
	<i>Final payment for works contribution to Dawn Ave road widening that was completed in 2022. Council rates funded.</i>	
<hr/>		
o	<b><u>Capital Grants &amp; Contributions</u></b>	
	<b>Local Roads &amp; Community Infrastructure Program Phase 4</b>	\$460,000
	<i>Funding for Civic Centre Solar &amp; Paths and additional funding for Buronga Riverfront Toilets. Not included in Income &amp; Expenses Variations as the amount was included in the original budget.</i>	
	<b>Resources for Regions Round 8</b>	\$260,000
	<i>Funding conditional on project timeframe extensions for Buronga Riverfront Toilets, Pooncarie Toilet Block and James King Park Footpaths.</i>	
	<b>Stronger Country Communities Fund Round 5</b>	\$70,000
	<i>Carry over of Stronger Country Communities funding due to delays from CASA regarding test flights for the Remote Navigation System. Not included in carry forwards due to the uncertainty of completion date.</i>	

Wentworth Shire Council

**Quarterly Budget Review Statement**

for the period 01/07/24 to 30/09/24

**Cash & investments budget review statement**

The YTD cash &amp; investment figure reconciles to the actual balances held as follows:

**\$ 000's**

Cash at bank (as per bank statements)		3,051
Investments on hand		54,547
less: unpresented cheques	(Timing Difference)	-
add: undeposited funds	(Timing Difference)	14
less: identified deposits (not yet accounted in ledger)	(Require Actioning)	26
add: identified outflows (not yet accounted in ledger)	(Require Actioning)	-
less: unidentified deposits (not yet actioned)	(Require Investigation)	-
add: unidentified outflows (not yet actioned)	(Require Investigation)	-
<b>Reconciled cash at bank &amp; investments</b>		<b>57,638</b>
<b>Balance as per QBRS review statement:</b>		<b>57,638</b>
Difference:		-

**Recommended changes to revised budget**

Budget variations being recommended include the following material items:

**Notes    Details**

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## Wentworth Shire Council

# Quarterly Budget Review Statement

for the period 01/07/24 to 30/09/24.

## Key performance indicators budget review statement - Industry KPI's (OLG)

Budget review for the quarter ended 30 September 2024

(\$000's)	Current projection		Original budget	Actuals prior periods
	24/25	24/25	24/25	23/24 22/23

NSW local government industry key performance indicators (OLG):

<b>1. Operating performance</b>
$\frac{\text{Operating revenue (excl. capital) - operating expenses}}{\text{Operating revenue (excl. capital grants \& contributions)}}$
$\frac{7663}{15729}$
48.7 %
12.2 %
1.5 % 10.7 %

This ratio measures Council's achievement of containing operating expenditure within operating revenue.

Benchmark is > 0.00%

<b>2. Own source operating revenue</b>
$\frac{\text{Operating revenue (excl. ALL grants \& contributions)}}{\text{Total Operating revenue (incl. capital grants \& cont)}}$
$\frac{13721}{16649}$
82.4 %
45.4 %
46.0 % 38.3 %

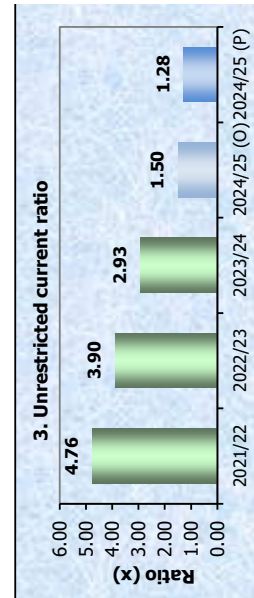
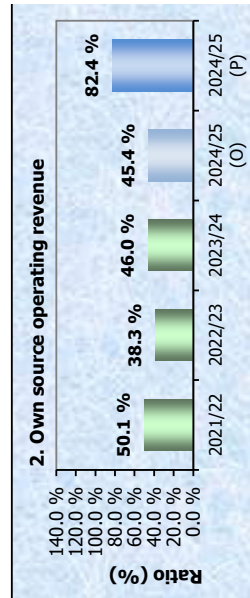
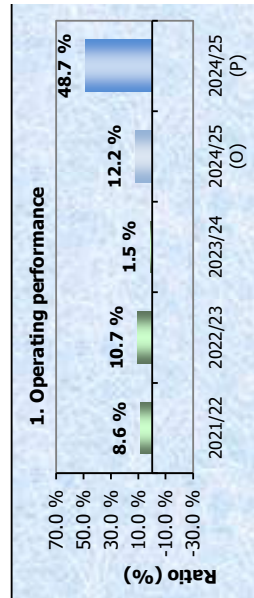
This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants & contributions.

Benchmark is > 60.00%

<b>3. Unrestricted current ratio</b>
$\frac{\text{Current assets less all external restrictions}}{\text{Current liabilities less specific purpose liabilities}}$
$\frac{10611}{8307}$
1.28
1.50
2.93 3.90

To assess the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council.

Benchmark is > 1.5x



## Wentworth Shire Council

# Quarterly Budget Review Statement

for the period 01/07/24 to 30/09/24

## Key performance indicators budget review statement - Industry KPI's (OLG)

Budget review for the quarter ended 30 September 2024

(\$000's)	Current projection		Original budget	Actuals prior periods
	Amounts	Indicator		
	24/25	24/25	24/25	23/24 22/23

NSW local government industry key performance indicators (OLG):

### 4. Debt service cover ratio

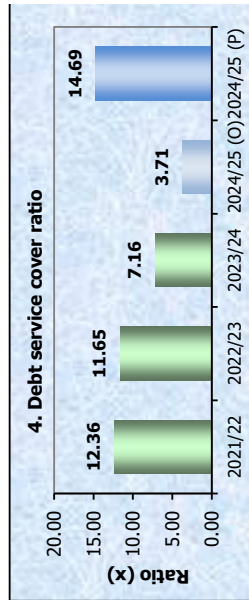
Operating result before interest & dep. exp (EBITDA)  
Principal repayments + borrowing interest costs

6256  
426

14.69

3.71

7.16 11.65



This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.

Benchmark is > 2x

### 5. Rates, annual charges, interest & extra charges outstanding

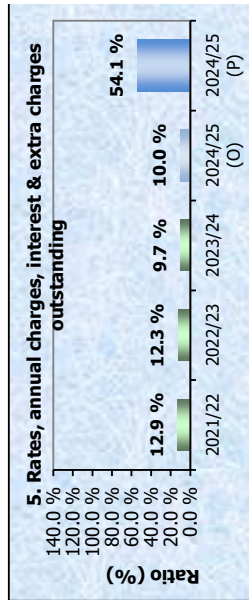
Rates, annual & extra charges outstanding  
Rates, annual & extra charges collectible

6688  
12362

54.1 %

10.0 %

9.7 % 12.3 %



To assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts.

Benchmark is < 10.00%

### 6. Cash expense cover ratio

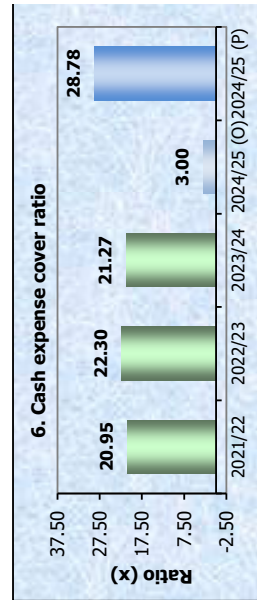
Current year's cash & cash equivalents (incl.term deposits)  
Operating & financing activities cash flow payments

57638  
2003

28.78

3.00

21.27 22.30



This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow.

Benchmark is > 3 Months

## Wentworth Shire Council

# Quarterly Budget Review Statement

for the period 01/07/24 to 30/09/24

## Key performance indicators budget review statement - Industry KPI's (OLG)

Budget review for the quarter ended 30 September 2024

(\$000's)	Current projection		Original budget	Actuals prior periods
	Amounts	Indicator		
	24/25	24/25	24/25	23/24 22/23

NSW Local Government Infrastructure Asset Performance Indicators (OLG):

### 7. Building and infrastructure renewals ratio

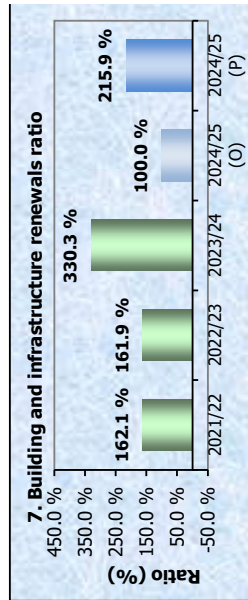
Asset renewals (building, infrastructure & other structures)  
Depreciation, amortisation & impairment

5024  
2327

215.9 %

100.0 %

330.3 % 161.9 %



To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.

Benchmark is > 100.00%

### 8. Infrastructure backlog ratio

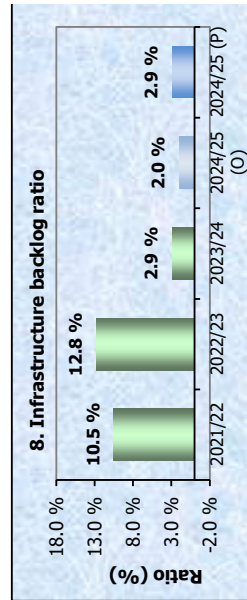
Estimated cost to bring assets to a satisfactory condition  
Total value of infrastructure, building, other structures & depreciable land improvement assets

16429  
564641

2.9 %

2.0 %

2.9 % 12.8 %



This ratio shows what proportion the backlog is against the total value of a Council's infrastructure.

Benchmark is < 2.00%

### 9. Asset maintenance ratio

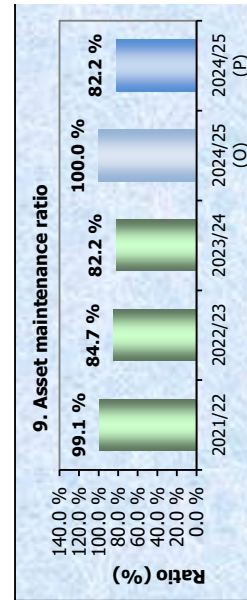
Actual asset maintenance  
Required asset maintenance

3213  
3911

82.2 %

100.0 %

82.2 % 84.7 %



Compares actual vs. required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the Infrastructure Backlog growing.

Benchmark is > 100.00%

## Wentworth Shire Council

# Quarterly Budget Review Statement

for the period 01/07/24 to 30/09/24.

## Key performance indicators budget review statement - Industry KPI's (OLG)

Budget review for the quarter ended 30 September 2024

(\$000's)	Current projection		Original budget	Actuals prior periods
	Amounts	Indicator		
	24/25	24/25	24/25	23/24 22/23

NSW Local Government Infrastructure Asset Performance Indicators (OLG):

### 10. Cost to bring assets to agreed service level

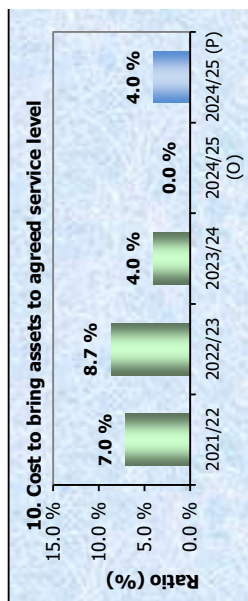
Estimated cost to bring assets to an agreed service level set by council

Gross replacement cost

32556	4.0 %
821954	

4.0 %	8.7 %
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0.0 %
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This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship.

### 11. Capital expenditure ratio

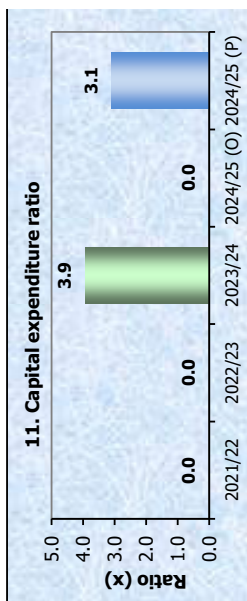
Annual capital expenditure

Annual depreciation

7176	3.1
2327	

3.9	0.0
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0.0
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To assess the extent to which a Council is expanding its asset base thru capital expenditure on both new assets and the replacement and renewal of existing assets.

## Quarterly Budget Review Statement for the period 01/07/24 to 30/09/24

Wentworth Shire Council

### Contracts budget review statement

Budget review for the quarter ended 30 September 2024

#### Part A - Contracts listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract value	Start date	Duration of contract	Budgeted (Y/N)	Notes
Sunraysia Civil Pty Ltd	Arumpo Road Installation of Culverts	\$ 90,684	01/07/24	6 Weeks	Y	
Wayfound	Tourism Signage Audit & Strategy	\$ 55,000	04/07/24	3 Months	Y	
Karym Cleaning	Provision of Cleaning for Public Amenities & Rest Areas	\$ 260,734	18/07/24	3 Years	Y	1
Johnsons Truck & Coach Service	Supply & Delivery of UD Tipper and Dog Trailer	\$ 470,000	22/07/24	3 Weeks	Y	
Waste & Management Services Pty Ltd	Waste Management Consultancy Services	\$ 252,450	24/07/24	3 Years	N	2
Branded Assets	Wentworth Visitor Centre Signage and Branding	\$ 110,264	01/08/24	12 Weeks	N	3
Tonkin Consulting	Project Management of the Buronga Landfill Expansion	\$ 307,950	05/08/24	to 14 March 2025	Y	
Waters Excavations	Buronga Landfill Expansion	\$ 11,001,366	05/08/24	to 14 March 2025	Y	
Waters Excavations	Dareton Sewer Pump Station #2 Upgrade	\$ 389,643	07/08/24	8 Weeks	Y	
NSW Audit Office	Audit Services for Year End 2024	\$ 69,879	13/08/24	to 31 October	Y	
Vanessa Field	Legal Advice Regarding Compulsory Acquisitions & Native Title	\$ 51,579	22/08/24	2 Months	Y	
Data #3 Limited	Microsoft 365 Software Licencing Renewal	\$ 59,093	23/08/24	12 Months	Y	
Capogreco Excavations	Rose Street Stormwater Stage 1	\$ 233,422	23/08/24	12 Weeks	Y	
KW Earthmoving & Concreting	Shoulder Grading - Silver City Highway	\$ 183,013	27/08/24	1 Month	Y	
Oasis Unmatched	Caravan Park Turf - Eastern End	\$ 76,560	29/08/24	6 Weeks	Y	
Coates Hire Operations Pty Ltd	Bulldozer Hire - Arumpo and Anabranch Mail Road	\$ 75,900	02/09/24	12 Weeks	Y	
Fulton Hogan Industries Pty Ltd	Moontongue Drive Sharedways	\$ 58,117	03/09/24	8 Weeks	Y	
ASI Solutions	Sophos MDR Complete & Phish Threat 36 Month Renewal	\$ 87,390	08/09/24	36 Months	Y	
Cummins & Noonan Electrical	Dareton to Namatjira Shared Path Lighting	\$ 363,688	09/09/24	16 weeks	Y	
Martin Earthmoving & Contracting	Wilga Road - 200mm water main (filtered & raw) upgrade (155m)	\$ 55,626	11/09/24	6 Weeks	Y	
Flo-Max Pumps	Replacement Turbine Pump for Wentworth Raw Water Pump Station	\$ 72,292	16/09/24	8 Weeks	Y	
Bott Earthmoving	Supply of 2x50,000l Water Trucks for Petro Mail Road	\$ 114,000	19/09/24	6 Weeks	Y	
CG Resources Pty Ltd	Shredding Services - Stockpiled Problematic Waste at Landfill	\$ 65,000	24/09/24	3 Months	Y	
KW Earthmoving & Concreting	Arumpo Road - Hire of Tip Truck & Super Dog	\$ 554,400	25/09/24	12 Weeks	Y	

Notes:

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 30/09/2024 and should be read in conjunction with the total QBRs report



Wentworth Shire Council

**Quarterly Budget Review Statement**

for the period 01/07/24 to 30/09/24

**Contracts budget review statement****Comments & explanations relating to contractors listing****Notes Details**

- |   |  |
|---|--|
| 1 | <b><u>Karym Cleaning</u></b><br><b>Provision of Cleaning for Public Amenities &amp; Rest Areas</b><br><i>The contracts register lists the amount for the first year of cleaning. The contract amount is subject to increases in line with CPI in the following years.</i>  |
| 2 | <b><u>Waste &amp; Management Services Pty Ltd</u></b><br><b>Waste Management Consultancy Services</b><br><i>Contract is for an hourly rate for services rendered, for confidentiality an estimate of the total contract value has been listed in the contracts register. The contract was originally unbudgeted, a variation is proposed within this QBRs.</i> |
| 3 | <b><u>Branded Assets</u></b><br><b>Wentworth Visitor Centre Signage and Branding</b><br><i>Contract value not budgeted - Included in the value of the Civic Centre Carry forward variation in this quarters QBRs</i>   |
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Wentworth Shire Council

**Quarterly Budget Review Statement**

for the period 01/07/24 to 30/09/24

**Consultancy & legal expenses budget review statement**

Consultancy &amp; legal expenses overview

<b>Expense</b>	<b>YTD expenditure (actual dollars)</b>	<b>Budgeted (Y/N)</b>
Consultancies	301,660	Y
Legal Fees	13,145	Y

**Definition of a consultant:**

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

**Comments**

Expenditure included in the above YTD figure but not budgeted includes:

**Details**


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## Contract Register 2024-25

Contract Class	Contractor Name and Business Address	Contract Partners	Commencement Date / Amendment Date	Contract Duration	Contract Description	Contract Amount (including GST) 5.25% of Total Project Cost (Ex GST)	Method of Procurement	Criteria of Contract Evaluation	Provision for Re-Negotiation or Variation of Contract	Provision for Operational or Maintenance Service
Class 1	GSD ARCHITECTS, 111 WADDEN AVENUE, MILDURA VIC 3500	No	11/03/2020	15 Months	Project Management of Civic Centre Redevelopment		Public Tender	<ul style="list-style-type: none"> <li>• Tender Lump Sum</li> <li>• Delivery Time &amp; Methodology</li> <li>• Technical Skills</li> <li>• Relevant Experience</li> <li>• Local Benefit</li> </ul>	No	No
Class 2	PUBLIC WORKS ADVISORY, LEVEL 3, BLOCK E, 84 CROWN STREET, WOOLONGONG NSW 2500	No	10/06/2021	Until Completion	Integrated Water Cycle Management Plan	\$ 500,870.30	Direct Negotiation	Statutory Body Exemption	No	No
Class 1	CPM BUILDING CONTRACTORS PTY LTD, 28 WADDEN AVE, MILDURA VIC 3500	No	4/04/2022	4 Months	Wentworth Civic Centre Redevelopment - Stage 1 Court Yard	\$ 647,148.00	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Program</li> <li>• Capability &amp; Experience</li> <li>• WHS, risk management and quality</li> <li>• Environment &amp; Community</li> <li>• Local Benefit</li> </ul>	No	No
Class 1	CPM BUILDING CONTRACTORS PTY LTD, 28 WADDEN AVE, MILDURA VIC 3500	No	27/11/2022	Until 30 June 2024	Reconstruction of Wentworth Civic Centre	\$ 11,239,256.45	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Program</li> <li>• Capability &amp; Experience</li> <li>• WHS, risk management and quality</li> <li>• Environment &amp; Community</li> <li>• Local Benefit</li> </ul>	No	No
Class 1	SUNRAYSIA PETROLEUM, PO BOX 817, IRITWIPLE VIC 3498	No	1/01/2023	5 Years	Supply of Bulk Automotive Fuel Tender	Based on approved schedule of rates per location	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Delivery times, performance and experience</li> <li>• Capacity and Capability</li> <li>• Specification and Quality Conformance</li> <li>• Local Content</li> </ul>	No	No
Class 2	REGIONAL POWER SERVICES PTY LTD, 2468 SILVER CITY HIGHWAY, CURLWAA NSW 2648	No	1-Feb-23	16 weeks	Installation of remaining Electrical Scope at Wentworth Caravan Park (post 1 February 2024)	\$ 300,816.56	Direct Negotiation	Continuation of Works	Yes	No
Class 1	REGIONAL POWER SERVICES PTY LTD, 2468 SILVER CITY HIGHWAY, CURLWAA NSW 2648	No	8/02/2023	12 Months + Possible 12 Month Extension	Wentworth Shire Council Bridge Lifts and Maintenance - 12 month period	\$410.00 per lift	Public Tender	<ul style="list-style-type: none"> <li>• Tenderer has the capacity including financial capacity</li> <li>• WHS, risk management and quality systems in place</li> <li>• Tender Lump Sum</li> <li>• Program Methodology</li> <li>• Capability and Experience</li> <li>• H&amp;S, Risk Management and Quality</li> <li>• Local Benefit</li> </ul>	No	Yes
Class 1	WALL CONSTRUCTION PTY LTD, 221 CREEK ROAD, CURLWAA NSW 2648	No	30/06/2023	6 Months	Supply & Construct Amenities Blocks (Shire Wide)	\$ 907,715.05	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Delivery Times</li> <li>• Previous Performance</li> <li>• Experience of Tenderer and personnel proposed</li> <li>• Methodology</li> <li>• Compliance with Conditions of Tendering</li> <li>• Local Content</li> </ul>	No	No
Class 1	BELGRAVIA HEALTH & LEISURE GROUP, 20 LONGSTAFF ROAD, BAYSWATER VIC 3153	No	30/06/2023	5 years with an option for a further 5 years	Management and Operations of Dareton & Wentworth Swimming Pool	\$ 1,560,669.00	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Pool Program Offered</li> <li>• Capability &amp; Experience</li> <li>• OH&amp;S, Risk Management &amp; Quality Systems</li> <li>• Environment &amp; Community</li> <li>• Local Benefit</li> </ul>	Yes	Yes

## Contract Register 2024-25

Contract Class	Contractor Name and Business Address	Contract Partners	Commencement Date / Amendment Date	Contract Duration	Contract Description	Contract Amount including GST	Method of Procurement	Criteria of Contract Evaluation	Provision for Re-Negotiation or Variation of Contract	Provision for Operational or Maintenance Service
Class 1	YALL & ASSOCIATES CONSULTING SUITE 601, LEVEL 6 8 WEST STREET NORTH SYDNEY NSW 2060	No	16/08/2023	12 Months	Wentworth Flood Study	\$ 181,555.00	Public Tender	<ul style="list-style-type: none"> <li>• Tender Lump Sum</li> <li>• Delivery Time &amp; Methodology</li> <li>• Technical Skills</li> <li>• Relevant Experience</li> <li>• Local Benefit</li> </ul>	No	No
Class 1	MERIDIAN URBAN PTY LTD 93 WHITE STREET WAVELL HEIGHTS QLD 4012	No	21/09/2023	9 Weeks	Regional drought resilience plan	\$ 161,590.00	Request for Quotation	<ul style="list-style-type: none"> <li>• Price</li> <li>• Demonstrated Experience</li> <li>• Capacity &amp; Capability</li> <li>• Local Content</li> <li>• LGP Approved Panel</li> </ul>	No	No
Class 1	DOWNER ED WORKS PTY LTD PO BOX 1823 NORTH RYDE NSW 2113	No	14/03/2024	Panel Contract	Supply of Emulsion	\$ 192,000.00	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Fit for Purpose</li> <li>• Fleet Standardisation</li> <li>• Local Serviceability</li> <li>• Previous Delivery Performance</li> </ul>	No	No
Class 1	MILDURA TRUCK CENTRE, PO BOX 2100 MILDURA VIC 3502	No	25/03/2024	12 Weeks	Supply & Delivery of one ISUZU NPR 45/25 AMT MWB with Crane and Tray made to order.	\$ 146,536.50	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Fit for Purpose</li> <li>• Fleet Standardisation</li> <li>• Local Serviceability</li> <li>• Previous Delivery Performance</li> </ul>	No	No
Class 1	SA TRACTORS 32/160 CHURCHILL ROAD NORTH CAVAN SA 5094	No	25/03/2024	12 Weeks	Supply and Delivery of one CASE 821G Loader	\$ 528,000.00	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Fit for Purpose</li> <li>• Fleet Standardisation</li> <li>• Local Serviceability</li> <li>• Previous Delivery Performance</li> </ul>	No	No
Class 1	MALLEE EARTHMOVING & EXCAVATIONS PTY LTD 753/759 KOORLONG AVENUE IRRYMPLE VIC 3458	No	7/05/2024	120,000 Tonnes in line with Council Extraction	Arumpo Road Reconstruction - Supply Road Base Material	\$ 1,073,600.00	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Quality</li> <li>• Capability and Experience</li> <li>• WH&amp;S: Risk Management and Quality</li> <li>• Local Benefit</li> </ul>	No	No
Class 1	BOTT EARTHMOVING PTY LTD PO BOX 484 MERBEIN VIC 3505	No	13/05/2024	10 Weeks	Arumpo Road Reconstruction - Hire of Land Plane / Earth Scoops	\$ 272,000.00	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Quality and Age of Plant</li> <li>• Capability and Experience</li> <li>• WH&amp;S: Risk Management and Quality</li> <li>• Local Benefit</li> </ul>	No	No
Class 1	BOTT EARTHMOVING PTY LTD PO BOX 484 MERBEIN VIC 3505	No	13/05/2024	10 Weeks	Arumpo Road Reconstruction - Hire of Water Trucks	\$ 240,000.00	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Quality and Age of Plant</li> <li>• Capability and Experience</li> <li>• WH&amp;S: Risk Management and Quality</li> <li>• Local Benefit</li> </ul>	No	No
Class 1	KARYM CLEANING BOX 2596 MILDURA VIC 3502	No	1/07/2024	3 Years	Provision of Cleaning Services for Public Amenities and Transport for NSW Rest Areas	\$ 243,573.60	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Capability and experience</li> <li>• OH&amp;S: Risk management and Quality</li> <li>• Environment and Community</li> <li>• Local Benefit</li> </ul>	Yes	Yes
Class 1	WASTE AND MANAGEMENT SERVICES PO BOX 394 WALKERVILLE SA 5081	No	23/07/2024	3 Years	Waste Management Consultancy Services	Rate for Service	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Capability and experience</li> <li>• OH&amp;S: Risk management and Quality</li> <li>• Local Benefit</li> </ul>	Yes	Yes
Class 1	WATERS EXCAVATIONS PO BOX 10015 MILDURA VIC 3502	No	7/08/2024	8 Weeks	Dareton SP22 Pump Station Upgrade	\$ 389,643.77	Public Tender	<ul style="list-style-type: none"> <li>• Price</li> <li>• Capability and experience</li> <li>• OH&amp;S: Risk management and Quality</li> <li>• Environment and Community</li> <li>• Local Benefit</li> </ul>	No	No

## Contract Register 2024-25

Contract Class	Contractor Name and Business Address	Contract Partners	Commencement Date / Amendment Date	Contract Duration	Contract Description	Contract Amount (including GST)	Method of Procurement	Criteria of Contract Evaluation	Provision for Re-Negotiation or Variation of Contract	Provision for Operational or Maintenance Service
Class 1	CAPORECO EXCAVATIONS PO BOX 1355CP MILDURA VIC 3501	No	14/08/2024	12 weeks - 6 November 2024	Rose Street Stormwater	\$233,422.00	Public Tender	<ul style="list-style-type: none"> <li>Price</li> <li>Capability and experience</li> <li>OH&amp;S, Risk management and Quality</li> <li>Environment and Community</li> <li>Local Benefit</li> </ul>	No	No
Class 1	CUMMINS & NOONAN ELECTRICAL PO BOX 3149 MILDURA VIC 3502	No	9/09/2024	16 weeks	Direton to Namatjira Shared Path Lighting & Variation to Include - Midway to Gool Gool Sharedway Solar Lighting	\$383,687.50	Public Tender	<ul style="list-style-type: none"> <li>Price</li> <li>Capability and experience</li> <li>OH&amp;S, Risk management and Quality</li> <li>Environment and Community</li> <li>Local Benefit</li> </ul>	No	No
Class 1	KW EARTHMOVING & CONCRETING, PO BOX 3300 MILDURA VIC 3502	No	25/09/2024	12 Weeks	Arumpo Road - Hire of Tip Truck & Super Dog	\$554,400.00	Public Tender	<ul style="list-style-type: none"> <li>Price</li> <li>Demonstrated Experience</li> <li>Capacity &amp; Capability</li> <li>Local Content</li> </ul>	No	No
Class 1	TONKIN CONSULTING PTY LTD 97 PINE AVENUE MILDURA VIC 3500	No	5/08/2024	As Per duration of the Construction Project	Project Management for the Buronga Landfill Expansion	Rate for Service	Public Tender	<ul style="list-style-type: none"> <li>Price</li> <li>Capability and experience</li> <li>OH&amp;S, Risk management and Quality</li> <li>Local Benefit</li> </ul>	No	No
Class 1	WATERS EXCAVATIONS PO BOX 1001S MILDURA VIC 3502	No	1/08/2024	To 14 March 2025	Buronga Landfill Expansion	\$ 11,001,366.30	Public Tender	<ul style="list-style-type: none"> <li>Price</li> <li>Capability and experience</li> <li>OH&amp;S, Risk management and Quality</li> <li>Environment and Community</li> <li>Local Benefit</li> </ul>	No	No

## 9.6 QUARTERLY OPERATIONAL PLAN PROGRESS REPORT

File Number: RPT/24/724

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Simon Rule

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 A strong, responsible and representative government

### **Summary**

In accordance with the Local Government Integrated Planning and Reporting Framework, Council develops a Four Year Delivery Program and a One Year Operational Plan, which details the actions to be undertaken by Council to implement the strategies established in the Community Strategic Plan.

The *Local Government Act 1993* requires that progress is reported to Council with respect to the principal actions detailed in its Operational Plan at least every six months. To better align with the Quarterly Budget Review Process, the Operational Plan progress report is also compiled on a quarterly basis.

During the 1st Quarter, the following has occurred:

- The following Specific Actions from the 2023-2024 were added:
  - 1.2.4 – Willowbend Caravan Park Redevelopment
  - 2.2.6 – Get Active NSW Project – Silver City Highway Dareton Sharedway
  - 2.3.9 – RFS Boree Spring Hill Station
  - 2.5.2 – Reserves Upgrades
  - 2.5.3 – Buronga Riverfront Toilet Block
  - 2.5.4 – Pooncarie Toilet Block
  - 2.5.9 – James King Park Riverfront
  - 3.2.4 – Wentworth Civic Centre Redevelopment
  - 3.2.9 – Pothole Repair Program
  - 3.2.17 – Dareton Main Street
  - 3.2.22 – Dareton Men in a Shed Fire Services Upgrade
  - 3.2.23 – Wentworth Civic Centre Redevelopment – Footpath Replacement
  - 3.4.11 – Water Leakage & District Metering Program
  - 3.4.12 – Wentworth Raw Water Pump Station
  - 3.4.13 – Dareton Raw Water Pump Station
  - 3.4.14 – Gol Gol Water Treatment Plant
  - 3.4.15 – Wentworth Water Treatment Plant
  - 3.5.6 – Wentworth Aerodrome Facilities Upgrade
- The following actions have been completed

- 2.3.9 – RFS Boree Spring Hill Station
- 2.5.2 – Reserves Upgrades
- 2.5.9 – James King Park Riverfront
- 3.2.22 – Dareton Men in a Shed Fire Services

### **Recommendation**

That Council receives and notes the report.

### **Detailed Report**

#### **Purpose**

The purpose of this report is to detail Council's progress on implementing the 2024-2025 Operational Plan.

#### **Background**

In accordance with the Local Government Integrated Planning and Reporting Framework, Council develops a Four Year Delivery Program and a One Year Operational Plan which details the actions to be undertaken by Council to implement the strategies established in the Community Strategic Plan.

The *Local Government Act 1993* requires that progress is reported to Council with respect to the principal actions detailed in its Operational Plan at least every six months. To better align with the Quarterly Budget Review Process, the Operational Plan progress report is also compiled on a quarterly basis.

#### **Matters under consideration**

Council's 2024-2025 Operational Plan commenced with 96 actions aligned with the four themes of:

- A vibrant, growing and thriving region
- A great place to live
- A community that works to enhance and protect its physical and natural environment
- Is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner.

Each action has been allocated to a Department who is accountable for its progress. The responsible officer is required to assess the status of the action as follows:

Status Option	Definition	Legend
Annual Action Completed	Annual Action completed for the year	
Specific Action Completed	Specific Action completed for the year	
Annual Action Progressing	Annual Action underway and is progressing as planned	
Specific Action	Specific Action underway and is progressing as planned	

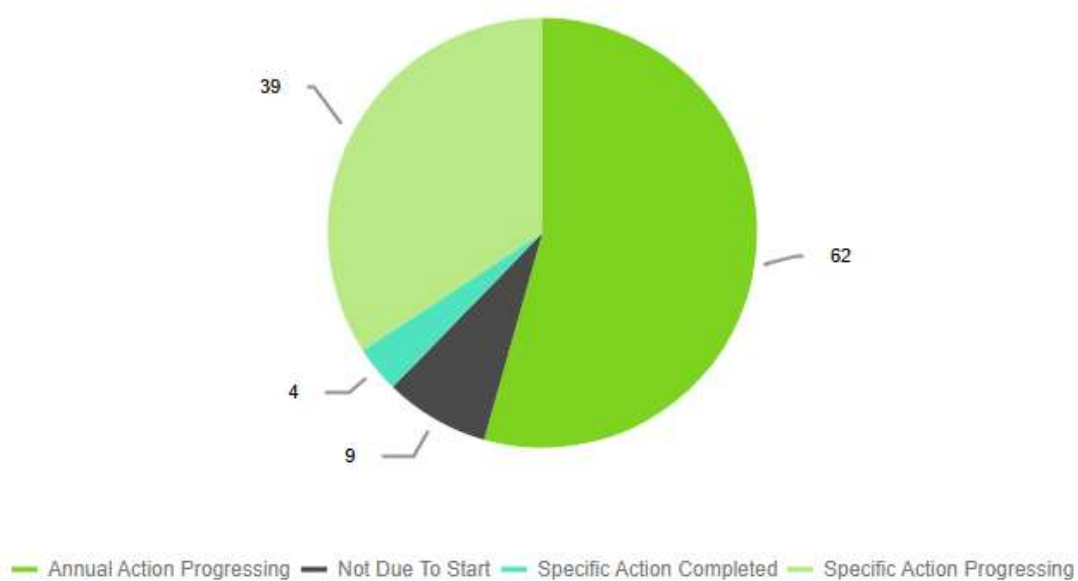
Progressing		
Stalled	There is an issue that has delayed progress with this action	
Not due to start	Action not scheduled to start until later in the year	
Deferred	Action will not happen this year	

The Wentworth Shire Council's Quarterly Operational Plan Progress Report (refer attachment 1) the progress for the period July 2024 to September 2024 is as follows:

Status Option	Action Status – 1 <sup>st</sup> Quarter	Action Status – 2 <sup>nd</sup> Quarter	Action Status – 3 <sup>rd</sup> Quarter	Action Status – 4 <sup>th</sup> Quarter
Annual Action Completed	0			
Specific Action Completed	4			
Annual Action Progressing	65			
Specific Action Progressing	36			
Stalled	0			
Not due to Start	9			
Deferred	0			

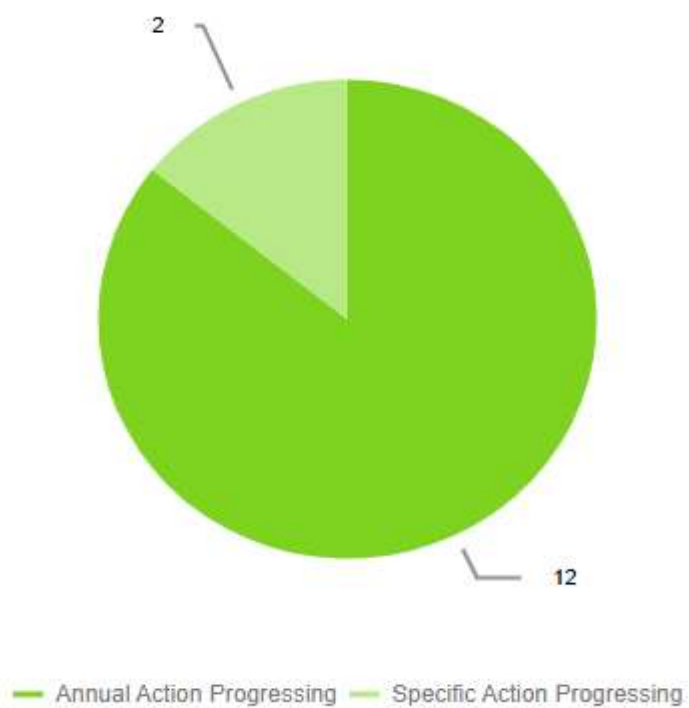
**Actions added during the quarter: 18**

**All Actions**



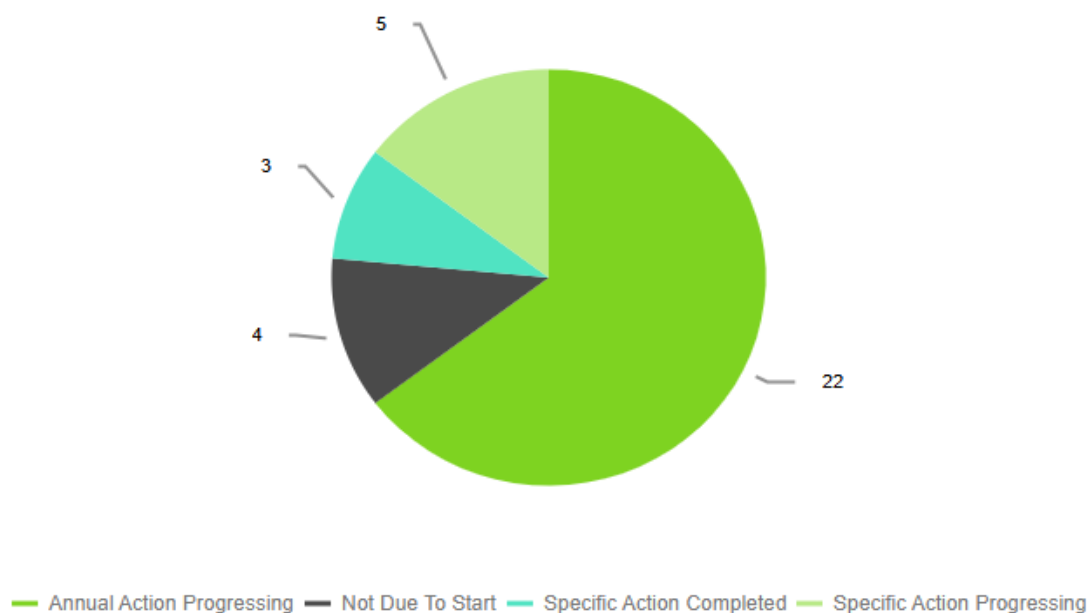
## Strategic Direction

### *Our Economy*

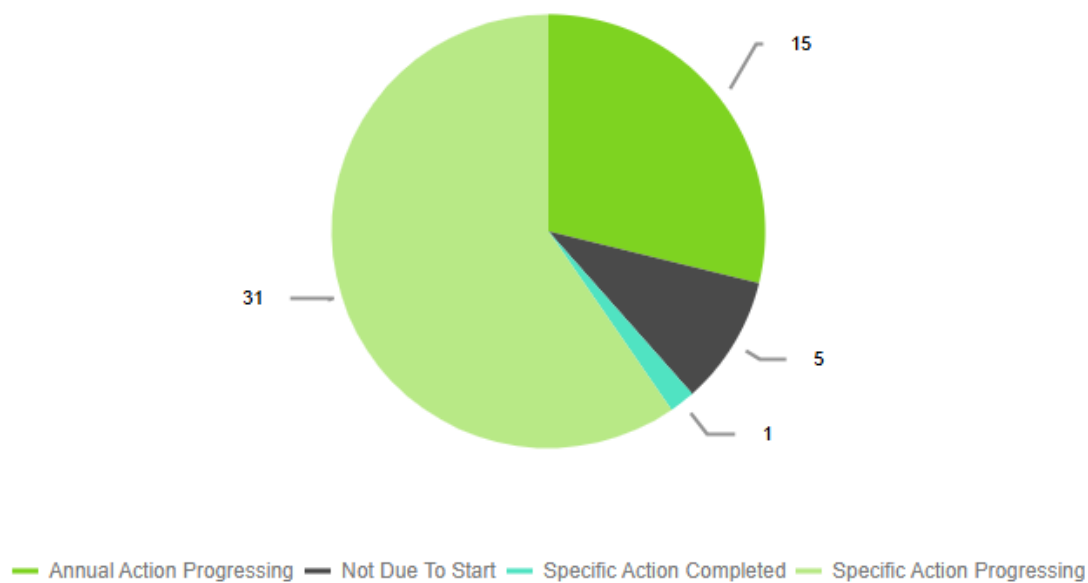




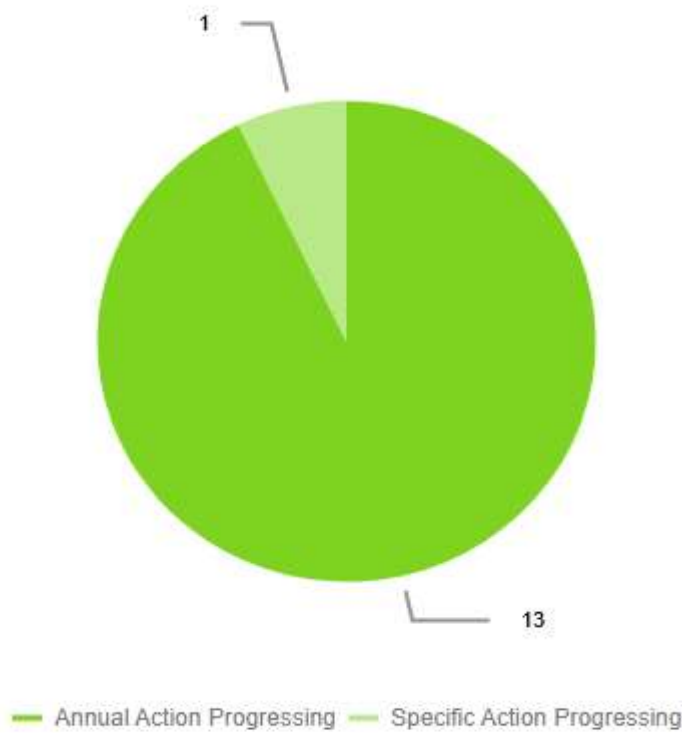
### Our Community



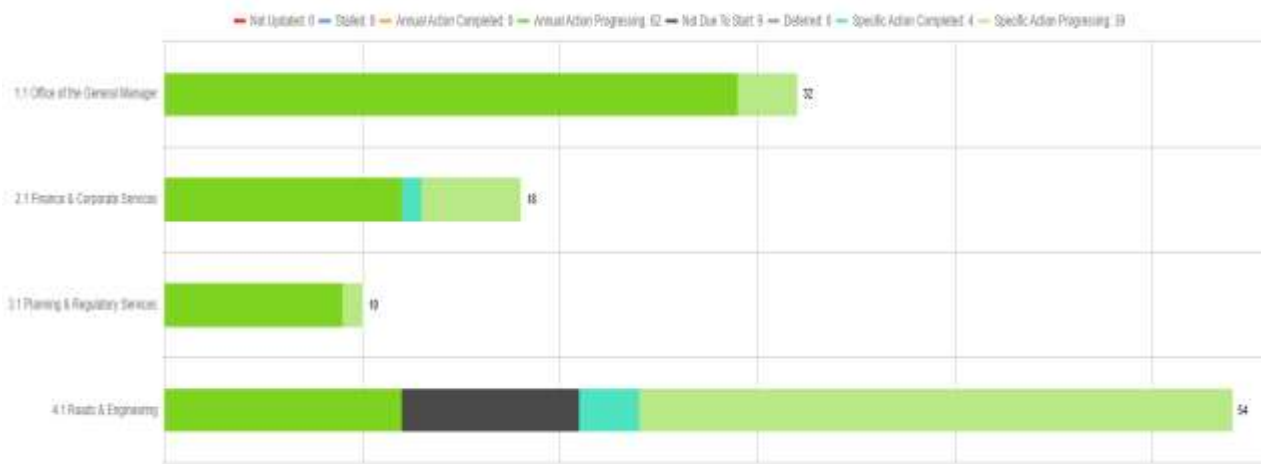
### Our Environment



### Our Leadership



Department



Quarterly Highlights

- The following Specific Actions from the 2023-2024 were added:
  - 1.2.4 – Willowbend Caravan Park Redevelopment
  - 2.2.6 – Get Active NSW Project – Silver City Highway Dareton Sharedway
  - 2.3.9 – RFS Boree Spring Hill Station
  - 2.5.2 – Reserves Upgrades

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- 2.5.3 – Buronga Riverfront Toilet Block
  - 2.5.4 – Pooncarie Toilet Block
  - 2.5.9 – James King Park Riverfront
  - 3.2.4 – Wentworth Civic Centre Redevelopment
  - 3.2.9 – Pothole Repair Program
  - 3.2.17 – Dareton Main Street
  - 3.2.22 – Dareton Men in a Shed Fire Services Upgrade
  - 3.2.23 – Wentworth Civic Centre Redevelopment – Footpath Replacement
  - 3.4.11 – Water Leakage & District Metering Program
  - 3.4.12 – Wentworth Raw Water Pump Station
  - 3.4.13 – Dareton Raw Water Pump Station
  - 3.4.14 – Gol Gol Water Treatment Plant
  - 3.4.15 – Wentworth Water Treatment Plant
  - 3.5.6 – Wentworth Aerodrome Facilities Upgrade
  - The following actions were completed:
    - 2.3.9 – RFS Boree Spring Hill Station
    - 2.5.2 – Reserves Upgrades
    - 2.5.9 – James King Park Riverfront
    - 3.2.22 – Dareton Men in a Shed Fire Services

Legal, strategic, financial or policy implications

By tabling this report Council is complying with its legislative requirements

Conclusion

The Quarterly Operational Plan Progress report details Council's overall progress against all 114 Operational Plan actions for the period July 2024-September 2024.

Attachments

1. Quarterly Operational Plan Progress Report - September 2024 [↓](#)



# Wentworth

SHIRE COUNCIL

## Operational Plan Quarterly Progress Report September 2024



About this report




This progress report is for the three-month period 1 July 2024 to 30 September 2024 and has been prepared in accordance with the requirements of Section 404(5) of the *Local Government Act 1993*, (NSW) which states that the General Manager must ensure that regular progress reports are provided to the Council, reporting as to its progress with respect to the principal activities detailed in its delivery program. Progress reports must be provided at least every 6 months.



Each action has been allocated to a Department who is accountable for its progress. The responsible officer is required to assess the status of the action as follows:

Status Option	Definition	Legend
Annual Action Completed	Annual Action completed for the year	
Specific Action Completed	Specific Action completed for the year	
Annual Action Progressing	Annual Action underway and is progressing as planned	
Specific Action Progressing	Specific Action underway and is progressing as planned	
Stalled	There is an issue that has delayed progress with this action	
Not due to start	Action not scheduled to start until later in the year	
Deferred	Action will not happen this year	

## Strategic Direction: Our Economy

Wentworth Shire is a vibrant, growing and thriving Region.



Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
1.1	Promote the Shire as an ideal location for investment and the establishment of innovative, sustainable and diversified industries.	1.1.1	Advocate for local businesses on issues which further business and career opportunities for all	Annual Action Progressing	General Manager	Council continues to develop a new Economic Development Strategy that will be tabled with the new Council for endorsement.	
		1.1.2	Ensure that land is suitably zoned, sized and located to facilitate a variety of development that is supported by strategic and affordable infrastructure.	Annual Action Progressing	Acting Director Health & Planning	This is an ongoing annual action of Council.	
		1.1.3	Develop, review and update Strategic Planning documents as required.	Annual Action Progressing	Acting Director Health & Planning	Acting Director Health & Planning is currently seeking quotes to update the Buronga Golf Structure Plan.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
1.2	Promote the Wentworth Region as a desirable visitor and tourism destination.	1.2.1	Provide Visitor Information Centre Services	Annual Action Progressing	Team Leader Visitor Information Centre	This is an ongoing annual action of Council. Staff have been actively preparing for the move into the new Visitor Information space in the New Civic Centre building.	
		1.2.2	PS Ruby	Annual Action Progressing	General Manager	The General Manager tabled a report on the PS Ruby to the Heritage & History Advisory Committee meeting held on 24 July. The Committee recommended that Council apply to Heritage NSW to have the PS Ruby registered as a State Heritage Item and to investigate funding opportunities to support the future preservation of the PS Ruby.	



Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		1.2.3	Support the activities of Murray Regional Tourism, Destination NSW Riverina-Murray, and Wentworth Regional Tourism Inc.	Annual Action Progressing	Manager Tourism & Promotion	This is an ongoing annual action of Council.	
		1.2.4	Willowbend Caravan Park Redevelopment	Specific Action Progressing	Manager Engineering Services	Final handover of the site to the new tenants is scheduled for the end of October.	



Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		1.2.5	Fibre Optic Symphonic Orchestra - Bruce Munro Art Installation	Specific Action Progressing	General Manager	At the July Council Meeting, Council endorsed a business case for the creation of an events space to support the FOSO Art Installation. A Capital Expenditure Review Report is being prepared for the Office of Local Government as required by the Local Government Act. Council is currently preparing a grant application to the Growing Regions Program to assist with the funding of the project.	
1.3	High quality connectivity across the region.	1.3.1	Advocate for the ongoing provision of quality transport and freight links	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	



Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		1.3.2	Advocate for improved region-wide internet and mobile connectivity	Annual Action Progressing	General Manager	This is an ongoing annual action of Council	



1.4	Encourage lifelong learning opportunities.	1.4.1	Undertake a program of activities and services that facilitate learning opportunities at Council's library services	Annual Action Progressing	Team Leader Library Services	<p>Visitation number for the quarter</p> <ul style="list-style-type: none"> <li>- Buronga - 2066</li> <li>- Dareton - 515</li> <li>- Wentworth - 691</li> </ul> <p>(N.B. - numbers for Wentworth are down as the library was closed from August 7 to allow for the relocation to the new library space in the Visitor Centre.)</p> <p>Key Activities for the quarter:</p> <ul style="list-style-type: none"> <li>- Book Clubs as Buronga, Dareton and Gol Gol</li> <li>- 'Storytime at Wentworth &amp; Buronga</li> <li>- Social Sewing</li> <li>- Seniors Midday Movie</li> <li>- Book Week sessions in August</li> <li>- Ongoing outreach sessions/visitations from Preschools in the region and Hive/Home School Group</li> </ul>
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Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		1.4.2	Advocate for community access to a wide range of learning spaces, resources and activities for education and employment pathways that support local growth.	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	
1.5	Encourage and support initiatives that improve local employment opportunities.	1.5.1	Promote Wentworth Council as an employer of choice	Annual Action Progressing	Manager Human Resources	This is an ongoing annual action of Council.	
		1.5.2	Advocate for and promote initiatives that promote sustainable and resilient economic growth.	Annual Action Progressing	Director Corporate Services	Ongoing discussions with potential Renewable Energy and Critical Mineral projects.	




## Strategic Direction: Our Community

Wentworth Shire is a great place to live.

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
2.1	Continue to create opportunities for inclusion where all people feel welcome and participate in community life.	2.1.1	Acknowledge and celebrate the contribution that people from all backgrounds make to our community	Annual Action Progressing	Manager Tourism & Promotion	This is an ongoing action of Council.	
		2.1.2	Support opportunities to promote and celebrate Wentworth Shire as a welcome and inclusive community focusing on diversity, access, inclusion and capacity building.	Annual Action Progressing	Director Corporate Services	This is an ongoing annual action of Council.	





Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.1.3	Actively engage with and include the perspectives and knowledge of the local indigenous community	Annual Action Progressing	Director Corporate Services	Ongoing consultation with the Indigenous community to finalise the interpretative space at the Wentworth Civic Centre.	
		2.1.4	Support a broad program of Civic and Community events	Annual Action Progressing	General Manager	Councils has support the following events: - Sunraysia Safari Rally - Wentworth Show	
		2.1.5	Support cultural, recreational and community interaction opportunities through the Financial Assistance Program	Annual Action Progressing	Director Corporate Services	Council approved \$31,342.22 of financial assistance to the community for this quarter through the financial assistance program.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
2.2	Work together to solve a range of social and health issues that may impact community wellbeing and vulnerable people.	2.1.6	Implement actions outlined in the Disability Action Plan	Annual Action Progressing	Director Corporate Services	Council is finalising the update of the Dareton to Namitjira Sharedway and is working with Essential Energy to install additional lighting on the Shareway between Buronga and Gol Gol.	
		2.2.1	Deliver a program of activities and services that facilitate opportunities for vulnerable members of the community at Council's library services.	Annual Action Progressing	Team Leader Library Services	see 1.4.1	
		2.2.2	Collaborate with Government Agencies and other organisations to support the provision of health services across the Region	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	



Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.2.3	Advocate for the provision of social services that meet the needs of all our community including families, children, youth, people with disability and the aged	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	
		2.2.4	Our buildings and spaces are designed to be inclusive and accessible to all community members	Annual Action Progressing	Manager Engineering Services	Council is finalising the update of the Dareton to Namitjira Sharedway and is working with Essential Energy to install additional lighting on the Shareway between Buronga and Gal Gol.	




Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.2.5	Work with the community to implement recommendations of the Wentworth & Balranald Brought Resilience Plan	Specific Action Progressing	Director Corporate Services	The Plan has been approved by the NSW Government and is now awaiting approval by the Federal Government. Meeting to be arranged to consider which projects can be delivered by 30 November 2025 with the available funds.	
		2.2.6	Implement recommendations of the Pedestrian Access Mobility Plan - Get Active NSW Projects - Silver City Highway Dareton Sharedway	Specific Action Progressing	Manager Engineering Services	This is a carry over project from the previous financial year. Relevant approvals have been received from Essential Energy. Contractor has been appointed to install new street lights. Once this has been achieved the project will be complete.	






Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
2.3	To have a safe community	2.3.1	Provide Public Health Function	Annual Action Progressing	Acting Director Health & Planning	This is an ongoing annual action of Council.	
		2.3.2	Companion Animals & Buronga Pound Operations	Annual Action Progressing	Acting Director Health & Planning	This is an ongoing annual action of Council.	
		2.3.3	Provide Building Compliance Function	Annual Action Progressing	Acting Director Health & Planning	Councils Building Surveyor carried out the following inspections for the period: Plumbing - 67 Building - 21 Swimming Pool - 8 Infrastructure - 36 Total - 132.	
		2.3.4	In partnership with the RFS undertake hazard reduction works	Annual Action Progressing	Manager Works	This is an ongoing annual action of Council.	
		2.3.5	Continue to engage with the Local Area Command on key community safety issues	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	



Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.3.6	Facilitate the Local Emergency Management Committee to ensure a co-ordinated approach by all agencies having responsibilities and functions in emergencies	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	

		2.3.7	In partnership with Transport for NSW continue to identify and resolve road and pedestrian safety issues	Annual Action Progressing	Manager Works	<p>Commenced stakeholder engagement in relation to road safety issues. Assisted in applications to TfNSW for submissions to the Country Passenger Transport Infrastructure Grathn and the Safer Local Roads and Infrastructure Program. Attended a regional RSO forum in Parkes. Attended the quarterly Local Traffic Committee meeting in August. Next meeting is scheduled for November. In conjunction with TfNSW delivered a fatigue awareness session at the Wentworth Visitor Information Centre promoting</p>	
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Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
						awareness to incoming visitors.	
		2.3.8	Implement strategies to embed NSW Child Safe Standards across the organisation.	Specific Action Progressing	Director Corporate Services	Training was provided to Parks and Gardens staff via a toolbox meeting in August. Procurement Manual has been updated to reference child safe obligations when procuring services from contractors engaged in Children's activities.	
		2.3.9	RFS Boree Spring Hill Station	Specific Action Completed	Director Corporate Services	This is a carryover action from the previous financial year and has since been completed.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
2.4	A well informed, supported and engaged community	2.4.1	Communicate the role of Council to the community	Annual Action Progressing	Manager Tourism & Promotion	Council launched a series of 123 social media/website posts during the quarter to connect with the community and enhance public awareness. These posts included a variety of content types, each tailored to address key topics and issues relevant to the community.	





Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.4.2	Communicate information to relevant communities and stakeholders about Council achievements, activities, services, policies and plans through media liaison and external and internal publications and platforms	Annual Action Progressing	General Manager	See 2.4.1	
		2.4.3	Communicate funding opportunities available for the community	Annual Action Progressing	Director Corporate Services	This is an ongoing annual action of Council.	
		2.4.4	Work with communities to establish town plans	Annual Action Progressing	Director Corporate Services	Currently researching and developing a framework and its links to the Community Strategic Planning Process and the Community Engagement Strategy.	



Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
2.5	To have a strong sense of place.	2.5.1	Maintain and update the amenity of the Shire to meet community expectations for clean and well-presented public spaces and townships that enhance healthy living and promote active lifestyles	Annual Action Progressing	Team Leader Parks & Garden	This is an ongoing annual action of Council.	
		2.5.2	Undertake specific public spaces capital works projects - Reserves Upgrades	Specific Action Completed	Manager Engineering Services	This is a carryover action from the previous financial year and has since been completed.	



Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.5.3	Undertake specific public spaces capital works projects - Buronga Riverfront Toilet Block	Specific Action Progressing	Manager Engineering Services	This is a carryover action from the previous financial year. Toilet block has been completed. The tender for the connection to services has been awarded with works commencing in October.	
		2.5.4	Undertake specific public spaces capital works projects - Pooncarie Toilet Block	Specific Action Progressing	Manager Engineering Services	This is a carryover action from the previous financial year. Toilet block as been completed. Contract to deliver and install on site has been awarded. Connection to services will then be completed.	







Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.5.5	Undertake specific public spaces capital works projects - Ski Reserve Rehabilitation project	Not Due To Start	Manager Engineering Services	Due to commence in October.	●
		2.5.6	Undertake specific public spaces capital works projects - Buronga Pump Track Stage 2	Not Due To Start	Manager Engineering Services		●
		2.5.7	Undertake specific public spaces capital works projects - Open Spaces Development	Not Due To Start	Manager Engineering Services		●
		2.5.8	Undertake specific public spaces capital works projects - Greater Junction Viewing Platform	Not Due To Start	Manager Engineering Services		●









Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.5.9	Undertake specific public open spaces capital works projects - James King Park Riverfront	Specific Action Completed	Manager Engineering Services	This is a carryover action for the previous financial year and has since been completed.	

## Strategic Direction: Our Environment

Wentworth is a community that works to enhance and protect its physical and natural environment.




Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
3.1	Ensure our planning decisions and controls ensure the community benefits from development.	3.1.1	Deliver timely services for the assessment of Development Applications and planning proposals.	Annual Action Progressing	Acting Director Corporate Services	This is an ongoing annual action of Council.	
		3.1.2	Develop, review and update Strategic Planning documents as required.	Annual Action Progressing	Acting Director Corporate Services	See 1.1.3	
3.2	Ensure that community assets and public infrastructure are well maintained.	3.2.1	Land Tenure Program	Annual Action Progressing	Property & Land Tenure Officer	This is an ongoing annual action of Council.	
		3.2.2	Maintain transport network including Roads, Bridges & Footpaths	Annual Action Progressing	Team Leader Roads	This is an ongoing annual action of Council.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.3	Maintain community facilities including halls, ovals, pools and other sporting facilities	Annual Action Progressing	Manager Works	This is an ongoing annual action of Council.	
		3.2.4	Wentworth Civic Centre Redevelopment	Specific Action Progressing	General Manager	This is a carryover action from the previous financial year. Awaiting sign-off of the fire services by Fire & Rescue NSW before the occupancy certificate can be issued. Building to be open for business on October 8th.	
		3.2.5	Prioritise and implement recommendations of Asset Management Plans - Fixing Local Roads - Log Bridge Road	Not Due To Start	Team Leader Roads	This is scheduled to commence once the Arumpo Road Project has been completed in November.	




Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.6	Prioritise and implement recommendations of Asset Management Plans - Flood Recovery Activities - Roads, Bridges, Footpaths	Specific Action Progressing	Team Leader Roads	The Roads team continue to work through the approved schedule of works.	
		3.2.7	Prioritise and implement recommendations of Asset Management Plans - Remote Roads Pilot Upgrade Program - Arumpo Road Upgrade	Specific Action Progressing	Team Leader Roads	Project is on track for completion in November.	
		3.2.8	Prioritise and implement recommendations of Asset Management Plans - Regional Emergency Road Repair Program	Specific Action Progressing	Team Leader Roads	Works have commenced on projects nominated for this financial year.	










Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.9	Prioritise and implement recommendations of Asset Management Plans - Pothole Repair Program	Specific Action Progressing	Team Leader Roads	Roads Maintenance team are working though the projects nominated for this year.	
		3.2.10	Prioritise and implement recommendations of Asset Management Plans - Darling Street Footpaths	Specific Action Progressing	Manager Works	Outcome of the public consultation process was reported to Council at the July Council meeting. The plans are being revised to reflect the outcome of the consultation process with the aim to go out to tender in November.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.11	Prioritise and implement recommendations of Asset Management Plans - Loop Road	Not Due To Start	Director Corporate Services	Project is scheduled to be completed in conjunction with the Log Bridge Road project following the completion of the Arumpo Road works.	
		3.2.12	Prioritise and implement recommendations of Asset Management Plans - Wambera Road	Specific Action Progressing	Manager Works	Final design has been completed, with the tender process to commence in November.	
		3.2.13	Prioritise and implement recommendations of Asset Management Plans - Alcheringa Drive	Specific Action Progressing	Manager Works	Final design has been completed. Tender process to commence in November.	



Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.14	Prioritise and implement recommendations of Asset Management Plans - Wentworth Rowing Club Extension	Specific Action Progressing	Manager Works	Internal works on the existing building have been completed. Tender for the construction of the extension to commence in October, to be reported to Council for approval at the December meeting.	
		3.2.15	Prioritise and implement recommendations of Asset Management Plans - Showgrounds Kitchen Upgrade	Specific Action Progressing	Manager Works	Tender to commence in October, to be reported to the December Council meeting.	
		3.2.16	Prioritise and implement recommendations of Asset Management Plans - Pooncarie Reserve Kitchen Upgrade	Specific Action Progressing	Manager Works	Procurement process commenced in early October.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.17	Prioritise and implement recommendations of Asset Management Plans - Dareton Main Street	Specific Action Progressing	Manager Works	This is a carryover project from the previous financial year. Currently seeking quotations for the demolition of the Old Toilet Block in Kuhn square. Remaining works to be completed in house.	
		3.2.18	Prioritise and implement recommendations of Asset Management Plans - Wentworth Depot Upgrade	Specific Action Progressing	Manager Works	Final designs being completed.	
		3.2.19	Prioritise and implement recommendations of Asset Management Plans - George Gordon Oval Lighting Upgrade	Specific Action Progressing	Manager Engineering Services	Tenders have closed and currently being assessed. Will be reported to the October Council meeting for a decision.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.20	Prioritise and implement recommendations of Asset Management Plans - Wentworth Riverfront Mooring Sites	Specific Action Progressing	Manager Engineering Services	Final design has been completed. Procurement process to commence in October.	
		3.2.21	Prioritise and implement recommendations of Asset Management Plans - Buronga to Gol Gol Shared Ways	Specific Action Progressing	Manager Engineering Services	finalising the design with the tender process to commence in November. Working with Essential Energy to install additional lighting along the path.	
		3.2.22	Dareton Men in a Shed Fire Services Upgrade (LRCIP)	Specific Action Completed	Manager Engineering Services	This is a carryover action for the previous financial year and has since been completed.	
3.5	Infrastructure meets the needs of our growing Shire.	3.2.23	Finalise Civic Centre Project - Footpath Replacement (LRCIP)	Specific Action Progressing	General Manager	This action is a carryover action from the previous financial year and has since been completed.	



Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
3.3	Minimise the impact on the natural environment	3.3.1	Undertake actions identified in the Western Weeds Action Plan	Annual Action Progressing	Manager Works	This is an ongoing annual action of Council.	
		3.3.2	Monitor and investigate Illegal Dumping Activities as required	Annual Action Progressing	Acting Director Health & Planning	This is an ongoing annual action of Council.	
		3.3.3	Support the activities of the Murray Darling Association	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	
		3.3.4	Advocate for the sustainable management of the Darling-Barka River and the Menindee Lakes	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	






Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.3.5	Wentworth Shire Council Flood Study	Specific Action Progressing	Acting Director Corporate Services	An update on the modelling of Riverine Flooding will be presented to the Flood Risk Management Committee in December. Still waiting on approval from the Department of Planning to expand the scope of the project to include overland flooding as suggested by the Committee.	
3.4	Use and manage our resources wisely.	3.4.1	Provide best practice water, waste water and stormwater management infrastructure	Annual Action Progressing	Team Leader Water & Waste Water	This is an ongoing annual action of Council.	






Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.4.2	Provide and promote resource recovery and recycling initiatives.	Annual Action Progressing	Team Leader Landfill Operations	Council officers continue to work with RAMJO to roll out an education program to the community regarding future FOGO collection.	
		3.4.3	Encourage businesses and the community to be socially and environmentally responsible	Annual Action Progressing	Manager Tourism & Promotion	This is an ongoing annual action of Council	
		3.4.4	Buronga Landfill Expansion	Specific Action Progressing	Manager Engineering Services	Contractor has commenced work on site. Ongoing communication with the Department ensuring that Council complies with the conditions of the Development Consent.	



Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.4.5	Review energy efficiency and the use of renewable resources across Council facilities and assets.	Annual Action Progressing	Director Corporate Services	Council has been successful in receiving funding to install 3 EV Chargers at various locations across the Shire. Still awaiting outcome of grant application for installation of Solar Panels on a number of Council buildings.	
		3.4.6	Prioritise and implement recommendations of the Integrated Water Cycle Management Plan - Fotherby Park SPS # 8	Not Due To Start	Manager Engineering Services	Is due to commence are completion of the Dareton SPS#2. project.	




Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.4.7	Prioritise and implement recommendations of the Integrated Water Cycle Management Plan - Dareton SPS # 2	Specific Action Progressing	Manager Engineering Services	Contract has been awarded. Materials being deliver in Mid October with construction to commence at the end of October in line with the agreed construction schedule.	
		3.4.8	Prioritise and implement recommendations of the Integrated Water Cycle Management Plan - Sewer Main Refurbishments	Specific Action Progressing	Manager Engineering Services	Tender process to commence in October with a report to go to the November Council meeting for approval.	
		3.4.9	Prioritise and implement recommendations of the Integrated Water Cycle Management Plan - Buronga Waste Water Treatment Plant	Specific Action Progressing	Manager Engineering Services	Bill of quantities being finalised to enable procurement process to commence.	






Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.4.10	Prioritise and implement recommendations of the Integrated Water Cycle Management Plan - Wentworth Waste Water Treatment Plant	Specific Action Progressing	Manager Engineering Services	see 3.4.9	
		3.4.11	Water Leakage & District Metering Program	Specific Action Progressing	Manager Engineering Services	This is a carryover action from the previous financial year. Flow meter installation plan being finalised. Project is on track to be completed by 30 June in line with the funding agreement.	
		3.4.12	Wentworth Raw Water Pump Station	Specific Action Progressing	Manager Engineering Services	New pump has been order and contractor has been appointed to install. Pump due to be delivered onsite at the end October.	



Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.4.13	Dareton Raw Water Pump Station	Specific Action Progressing	Manager Engineering Services	Scope of works have been completed. Procurement process to commence in October.	
		3.4.14	Gol Gol Water Treatment Plant	Specific Action Progressing	Manager Engineering Services	Scope of works have been completed. Procurement process to commence in October.	
		3.4.15	Wentworth Water Treatment Plant	Specific Action Progressing	Manager Engineering Services	Scope of works have been completed. Procurement process to commence in October.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
3.5	Infrastructure meets the needs of our growing Shire.	3.5.1	Advocate to the Federal and State governments for adequate funding for the delivery of key projects and the provision of essential infrastructure for the region.	Annual Action Progressing	Acting Director Corporate Services	This is an ongoing annual action of Council.	
		3.5.2	Plan for appropriate infrastructure and services that support current and future needs	Annual Action Progressing	Director Roads & Engineering	This is an ongoing annual action of Council. Council has received funding from the Safe and Secure Water Fund to progress planning and designs for the upgrade of critical water infrastructure.	
		3.5.3	Progress actions from the Buronga/Gol Gol Structure Plan - Rose Street Stowater	Specific Action Progressing	Manager Engineering Services	Final plans have been completed. Materials to be delivered on site in Mid October with construction to commence by the end of October.	




Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.5.4	Progress actions from the Buronga/Gol Gol Structure Plan - 3 Sisters Stormwater	Not Due To Start	Manager Engineering Services		
		3.5.5	Progress actions from the Buronga/Gol Gol Structure Plan - Crane Drive Stormwater	Not Due To Start	Manager Engineering Services		
		3.5.6	Wentworth Aerodrome Facilities Upgrade	Specific Action Progressing	Team Leader Civil Projects	This is a carryover action from the previous financial year. CASA certification flight of the proposed RNAV flight path took place in the late September. Minor adjustments have been made in conjunction with Mildura Airport. Waiting final CASA certification before the RNAV can be installed.	










Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.5.7	Undertake a review of current and future sporting needs within the Shire - Buronga/Gol Gol Sporting Master Plan	Specific Action Progressing	Acting Director Corporate Services	Draft Concept Plan being developed based on feedback received during the first round of consultation to be included in draft master plan being prepared for endorsement by Council for further community consultation.	

## Strategic Direction: Our Leadership

Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner.

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
4.1	Consistently engage and consult the whole community to ensure feedback is captured and considered as part of decision making and advocating processes.	4.1.1	Support local decision making through transparent communication and inclusive community engagement	Annual Action Progressing	General Manager	See 2.4.1	
4.2	A strong, responsible and representative government.	4.2.1	Ensure that Council is accountable to the community, meets legislative requirements and supports the Councilors to undertake their civic responsibilities	Annual Action Progressing	General Manager	This is an ongoing annual action of Council. New Councilors to undertake compulsory induction training in Mid October.	
		4.2.2	Support Councilors to undertake ongoing professional development	Annual Action Progressing	General Manager	See 4.2.1	


Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
4.3	An effective and efficient organisation.	4.3.1	Engage the community on a regular basis to ensure that Council is providing services that deliver value for money and are relevant in meeting the changing needs of the community.	Annual Action Progressing	Director Corporate Services	Quotations have been received to undertake an asset management service review in line with Council's requirement to undertake at least one service review per year.	
		4.3.2	Staff are supported to deliver high quality services to the community	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	
		4.3.3	Ensure the organisation is well led and managed through the implementation of Good Governance, Risk Management and Compliance Frameworks	Annual Action Progressing	Director Corporate Services	The Internal Auditors presented the results of the WHS Internal Audit to the August Audit, Risk & Improvement Committee meeting.	


Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		4.3.4	Monitor compliance with NSW Modern Slavery obligations	Specific Action Progressing	Director Corporate Services	Council continues to implement various aspects into procurement and contract management practices.	
4.4	Provide strong leadership and work in partnership to strategically plan for the future.	4.4.1	Support the work of the Wentworth Interagency Group	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	
		4.4.2	Foster strong partnerships with all levels of government, peak bodies, agencies and the community	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	
4.5	Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency.	4.5.1	Maintain a strong financial position that supports the delivery of services and strategies and ensures long term financial sustainability	Annual Action Progressing	Director Corporate Services	This is an ongoing annual action of Council.	





Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		4.5.2	Provide accurate and timely financial reports, monthly, quarterly and annually	Annual Action Progressing	Director Corporate Services	4th Quarter 23/23 Budget Review Statement presented to Council and the Audit, Risk and Improvement Committee in August. Auditors commenced final audit of the 23/24 Annual Financial Statement in Mid September.	
		4.5.3	Be the best employer that we can be by attracting, developing and retaining skilled staff to ensure a capable and effective workforce	Annual Action Progressing	Manager Human Resources	This is an ongoing annual action of Council.	

		4.5.4	Implement actions outlined in the Workforce Management Plan	Annual Action Progressing	Manager Human Resources	 <p>HR and WHS activities for the September Qtr: Crystalline Silica awareness sessions - Civil &amp; Water Teams Statewide Mutual Continuous Improvement self audits - Footpaths, Swimming Pools, Enterprise Risk Management Attended the Statewide Mutual Annual Conference - Sydney Training sessions for the new safety management reporting system 8 x new employee inductions Attended Jobs Fair - Wentworth Sporting Complex Attended the Coomealla High School students information day</p>
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Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
						Attended a Diversity and Inclusion seminar (Australian Human Resources Institute)	
		4.5.5	Implement sound asset management practices to ensure adequate provision is made for the maintenance and long-term replacement of Council's infrastructure assets	Annual Action Progressing	Manager Engineering Services	Currently assessing quotes to undertake a service review of the asset management function. An Internal Audit is also planned for March 2025.	

## 9.7 PRESENTATION OF ANNUAL FINANCIAL STATEMENTS

File Number: RPT/24/716

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Simon Rule - Director Finance and Policy

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

### **Summary**

The annual audit of Council's Financial Statements was carried out by Nexia Australia on behalf of the Audit Office of New South Wales. Brett Hanger, Director, Audit and Assurance Services from Nexia Australia and Manuel Moncada from the Audit Office will join the meeting via video conference to assist in the presentation about the 2023/2024 audit to Council and the public.

Public notice of the presentation was given by advertising in the Sunraysia Daily, with the audited Financial Statements and the Auditor's Report made available at the Wentworth Shire Office's and on Council's website as required under Section 418 of the *Local Government Act 1993 (NSW)* (the Act).

### **Recommendation**

That Council notes the presentation of the Annual Financial Statements and the movements in Council's internal and external reserves.

### **Detailed Report**

#### **Purpose**

The purpose of this report is to inform Council that, in accordance with Section 418(1)(b) of the Act, public notice has been given that the audited Financial Statements of the Wentworth Shire Council for the period ending 30 June 2024 will be presented at the Ordinary Council meeting on 20 November 2024.

#### **Background**

A draft set of Annual Financial Statements was reported to Council at the Ordinary Council meeting held on 15 October 2024. Nexia Australia on behalf of the Audit Office of New South Wales have completed the audit and the Annual Financial Statements for 2022/2023 are now ready to be presented to Council and the public as required by Section 418(1)(a) of the Act.

In accordance with Section 420 of the Act, any persons may make a submission in writing to Council with respect to the Annual Financial Statements or Auditor's Report within seven days after the date on which the statements are presented to the public. All submissions received will be referred to the auditor for consideration.

#### **Matters under consideration**

The income statement details a comparison with the previous financial year. The statement excludes capital expenditure and includes non-cash items such as depreciation and does not differentiate between income received for restricted or non-restricted purposes e.g. specific purpose grants and contributions.

Revenue for the year was \$2,772,000 down on the previous year. Notable revenue figures included:

User fees and charges exceeding budget expectations by \$3,020,000 as a result of increasing revenue from the Buronga Landfill operations and fee for service works for Transport for NSW on the State Highways.

Overall Grants and Contributions decreased by \$5,658,000 on last financial year, this included an decrease in operational grants of \$5,708,00 as a result of the 15% decrease in the prepayment of the 2024/2025 Financial Assistance Grants and the prepayment of the Regional and Local Roads Repair Program Grant that was received in 2023/2024. Capital Grants and Contributions remained stable but was \$9,171,000 less than budgeted as we work our way through the significant amount of grant funding.

Council's investment revenue increased by \$612,000 from the previous year as the official cash rate stayed at 4.35%, and Council's cash reserves remained higher than expected.

Overall operational expenditure for the year increased by \$672,000, the main contributor to this was the increase in depreciation expenses of \$774,000 due to ongoing asset revaluation increases.

#### Balance Sheet

The balance sheet details a summary of Council's total assets, liabilities and total equity as at 30 June 2024. The net assets of Council (total assets less total liabilities) have increased by \$47,798,000 during the 2023/2024 financial year.

Total current assets have increased by \$953,000. Infrastructure property plant and equipment increased by \$58,201,000, reflecting asset purchases, capital works and revaluations being greater than the increase in accumulated depreciation. Council's total infrastructure assets are written down to 66% of their current replacement value.

Current liabilities include payables, borrowings and employee leave entitlements. Overall current liabilities increased by 4,272,000. The main increases incurred in contract liabilities which increased by \$2,491,000 and payables which increased by \$1,664,000 which is reflective of the ongoing grants and capital expenditure program.

Non-current liabilities increased by \$7,022,000 as a result of the increase in approved borrowings that were drawn down during the financial year.

#### Available Cash and Cash Equivalents

The available working capital of Council has increased from \$5,092,000 at 30 June 2023 to \$9,950,000 at 30 June 2024. Investments decreased by \$6,587,000 to \$39,532,000. The main reason for this is due to the late \$6,628,000 prepayment of the 2024/2025 Financial Assistance Grant which didn't give Council time to invest those funds in longer term investments instead of remaining in cash on hand.

It is considered that Council's indicative work capital amount of \$3,322,000 is more than adequate to manage day to day operating requirements and provides Council with capacity to respond to unforeseen events and opportunities.

The spread of investments throughout a large number of financial institutions allows Council to spread its risk while endeavouring to maximise its returns. It also allows for ready access to funds due to multiple maturity dates.

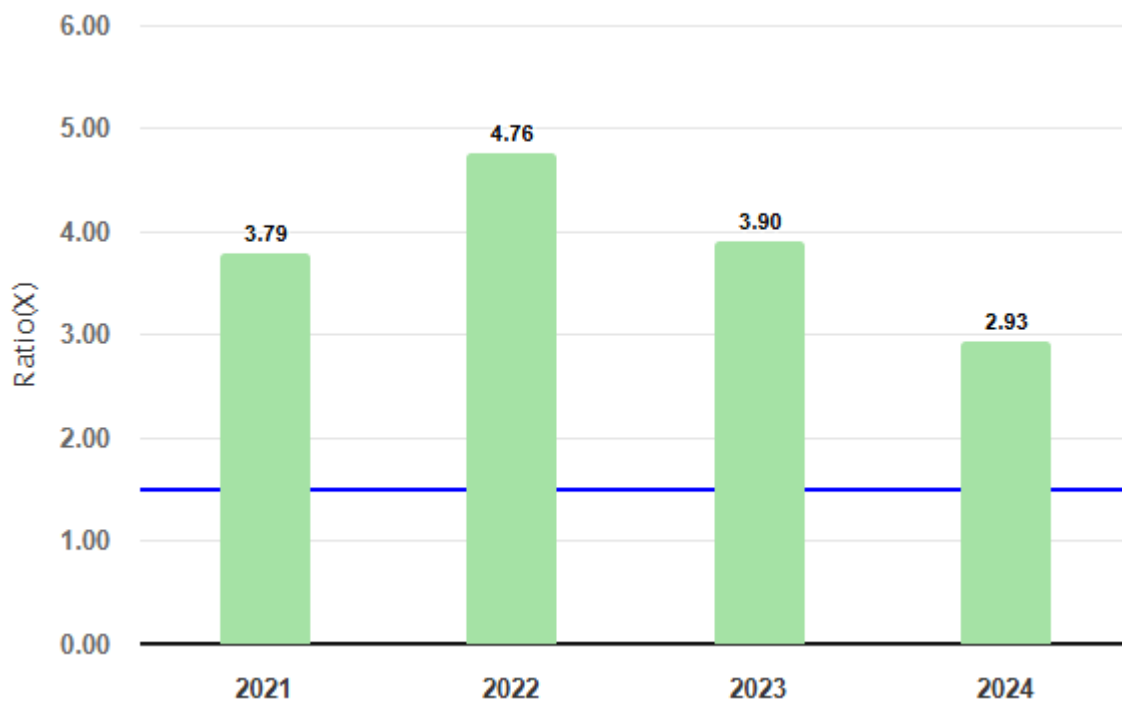
#### Financial Indicators

There are a number of key ratios included in the financial reports that provide an indication of liquidity and financial capacity of Council. These are presented below and graphically illustrate the movement over the last 4 years.

### Unrestricted Current Ratio

This ratio provides an assessment of the adequacy of working capital and the ability to satisfy obligations in the short term for the unrestricted activities of Council. The ratio measures current assets (less restricted assets) divided by current liabilities (less specific purpose liabilities).

The benchmark figure for this ratio is 1.50x. This ratio decreased during the 2023/2024 financial year to 2.93x however, it continues to be well above the benchmark ratio.

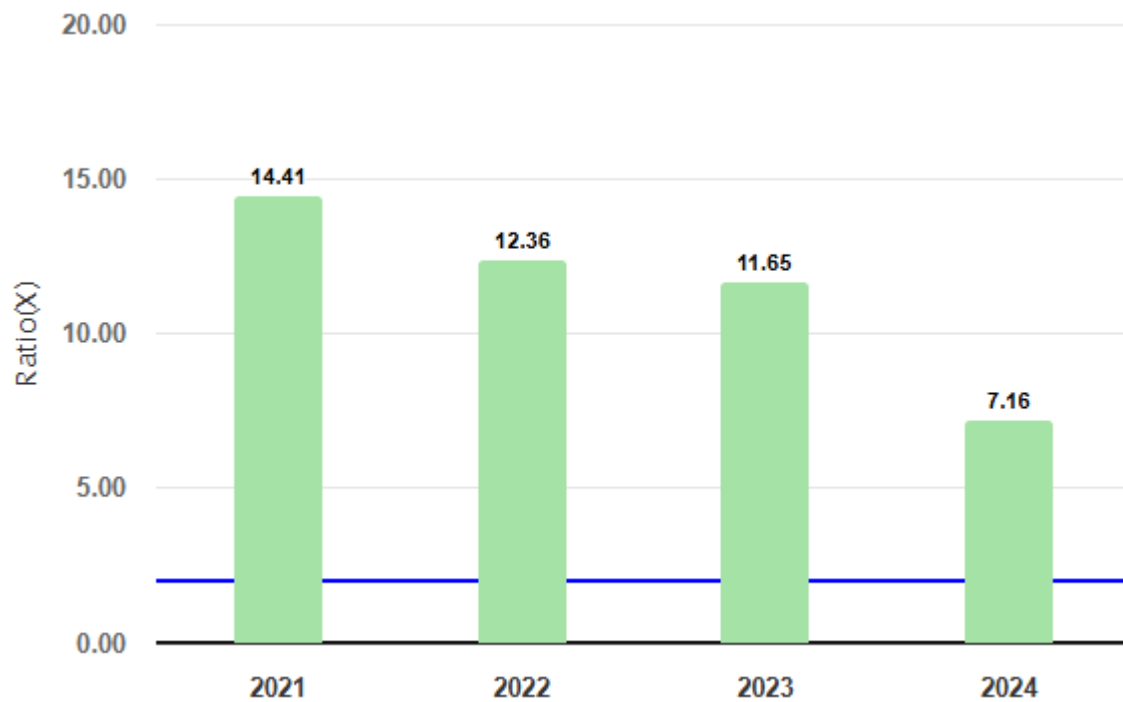


**Benchmark: > 1.50**

### Debt Service Cover Ratio

The Debt Service Cover Ratio measures the availability of operating cash to service debt including interest, principal and lease payments. The ratio is calculated by dividing the operating result before capital excluding interest and depreciation by total loan payments for the year (principal and interest).

The benchmark figure for this ratio is 2x. Council continues to have sufficient operating cash to service current debt levels.

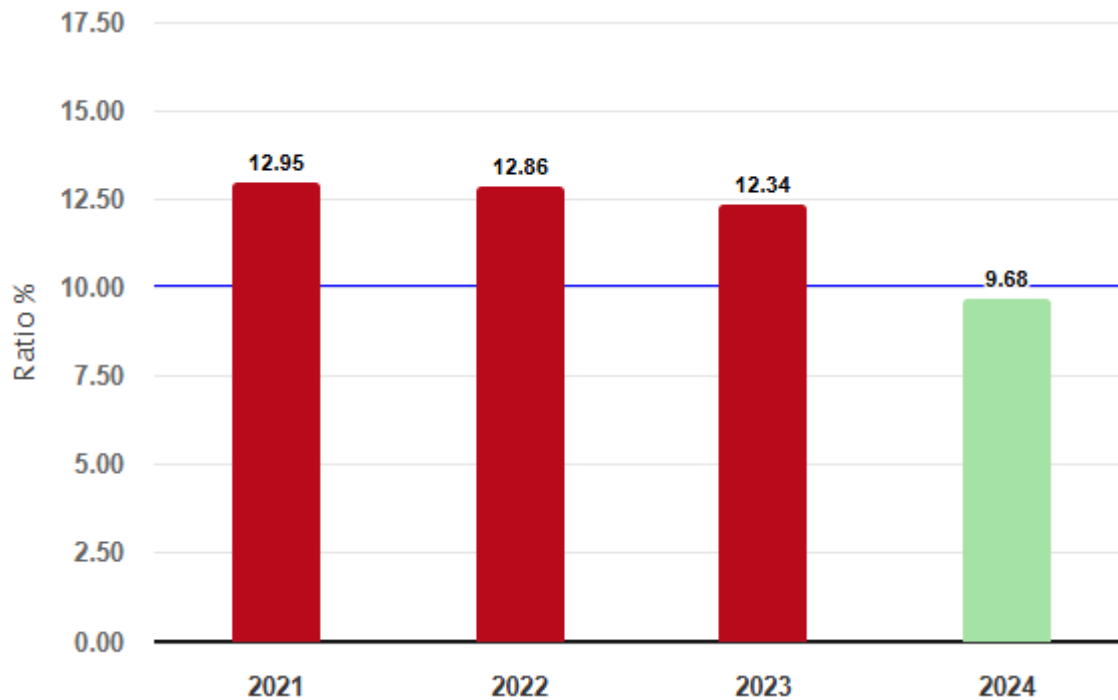


**Benchmark: >2.00**

Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage Ratio

This ratio assesses the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts. The ratio is calculated by dividing rates, annual & extra charges outstanding by rates, annual & extra charges collectible.

The benchmark figure for this ratio is 10%. Council's ratio decreased by 21.56% during 2023/2024 year to 9.68%.

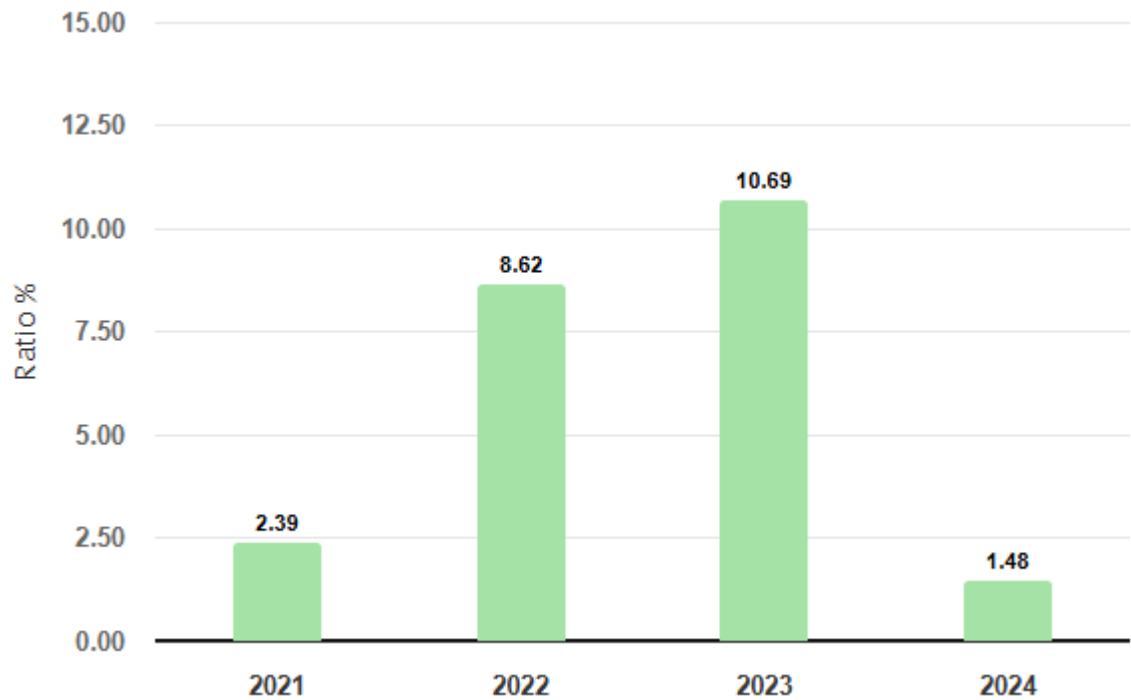


**Benchmark: <10%**



Operating Performance Ratio

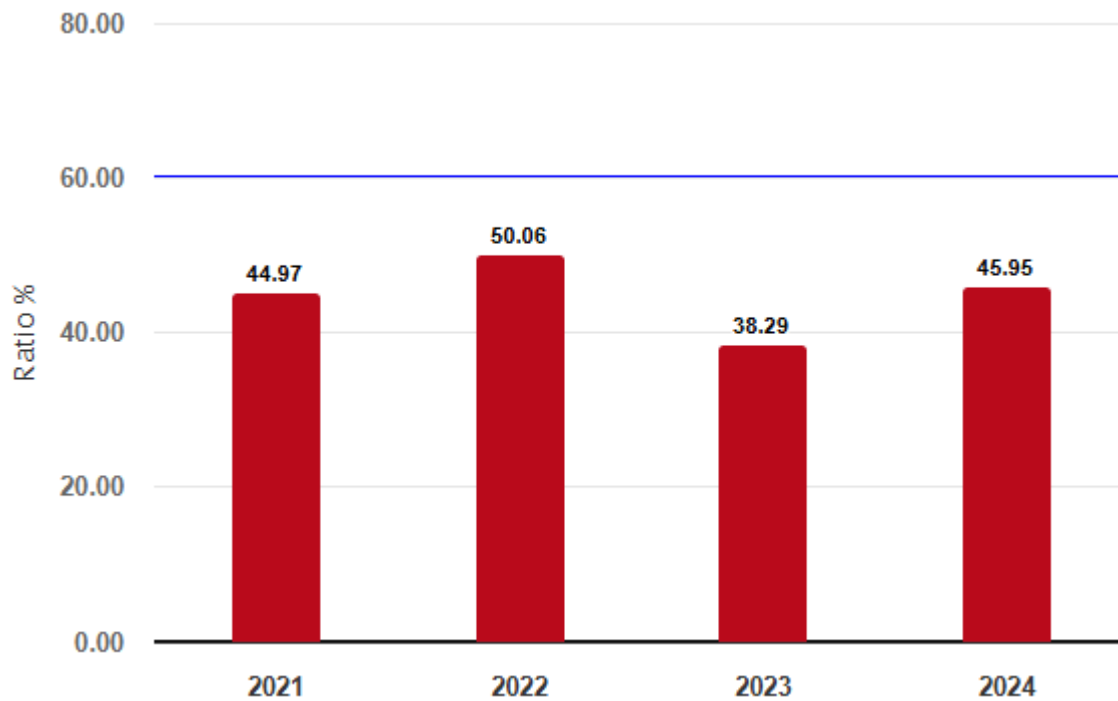
This ratio measures Council’s ability to contain operating expenditure within operating revenue. This ratio is calculated by dividing total continuing operating revenue excluding capital grants and contributions minus operating expenditure by totaling continuing operating revenue excluding capital grants. The benchmark figure for this rate is 0%. Council’s result for 2022/2023 was 1.48%.



**Benchmark: 0%**

### Own Source Operating Ratio

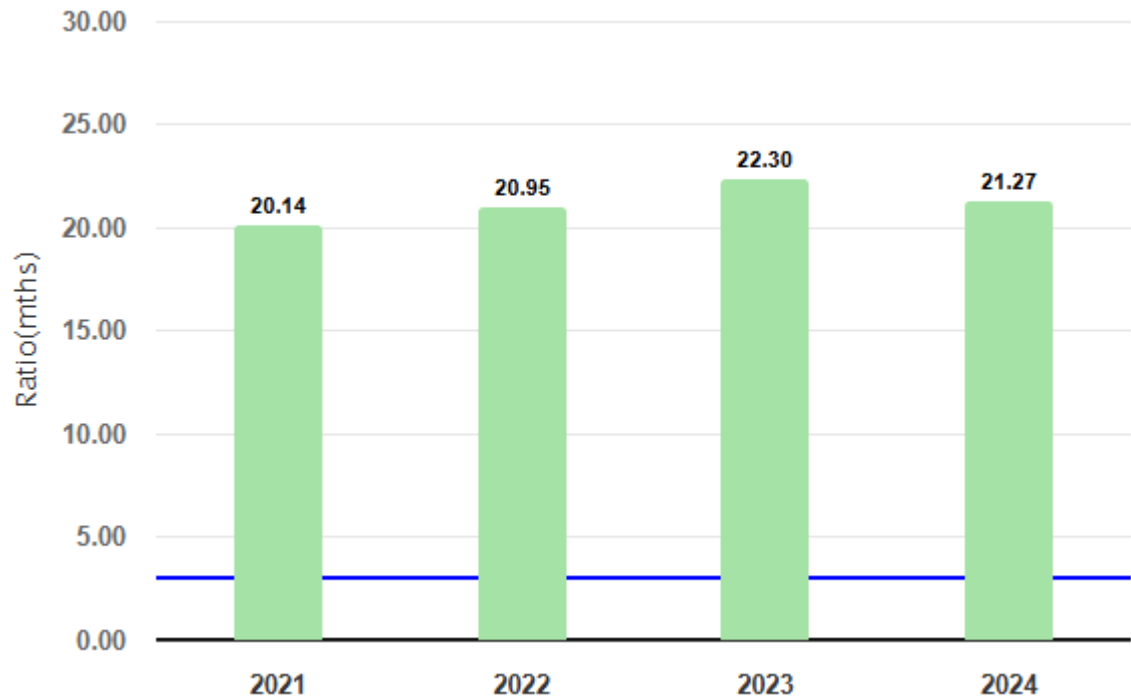
This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions. This ratio is calculated by dividing total contributing operating revenue less all grants by total continuing operating revenue. The benchmark figure for this ratio is 60%. The ratio for 2022/2023 increased to 45.95%.



**Benchmark: >60%**

Cash Expense Cover Ratio

This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow. The ratio is calculated by dividing the current year’s cash and cash equivalents plus deposits by payments from cash flow of operating and financing activities. The benchmark figure for this ratio is 3.0.



Benchmark: >3.00

## Reserves

The following table represents all transfers in and out of Council's reserves

Reserves Transfer Schedule 2023/2024				
Reserve	Opening Balance	Transfer to Reserve	Transfer from Reserve	Closing Balance
	\$'000	\$'000	\$'000	\$'000
Employee Leave Entitlements Reserve	2,308		7	2,301
Cemeteries Fees Received in Advance	547	22		569
Doubtful Debts	48		23	25
Developer Contribution Reserve	983	102		1,085
Plant Replacement Reserve	1,500			1,500
Future Development Reserve	1,076		500	576
Unexpended Grants Reserve	9,465	2,469		11,934
Trust Account	759	960		1,719
Capital & Major Project Reserve	1,000			1,000
Crown Land Reserve	214	12		226
T-Corp Loan Balance	534	1,964		2,498
	\$ 18,434	\$ 5,529	\$ 530	\$ 23,433

### Legal, strategic, financial or policy implications

By tabling this report Council has meet its statutory obligation as required by the *Local Government Act 1993*, (NSW).

### Conclusion

Council has satisfied all of its statutory financial reporting obligations for the 2023/2024 Financial Year. The auditor will be available to answer questions on the day.

## Attachments

1. Audited Annual Financial Statement 2023-2024 [📄](#)

# Wentworth Shire Council

ANNUAL FINANCIAL STATEMENTS  
for the year ended 30 June 2024

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# Wentworth Shire Council

## GENERAL PURPOSE FINANCIAL STATEMENTS for the year ended 30 June 2024

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## Wentworth Shire Council

### General Purpose Financial Statements

for the year ended 30 June 2024

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#### Overview

Wentworth Shire Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:

61 Darling Street  
Wentworth NSW 2648

Council's guiding principles are detailed in Chapter 3 of the LGA and includes:

- principles applying to the exercise of functions generally by council,
- principles to be applied when making decisions,
- principles of community participation,
- principles of sound financial management, and
- principles for strategic planning relating to the development of an integrated planning and reporting framework.

A description of the nature of Council's operations and its principal activities are provided in Note B1-2

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: [www.wentworth.nsw.gov.au](http://www.wentworth.nsw.gov.au).

## Wentworth Shire Council

### General Purpose Financial Statements

for the year ended 30 June 2024

### Understanding Council's Financial Statements

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#### Introduction

Each year NSW local governments are required to present audited financial statements to their council and community.

#### What you will find in the Statements

The financial statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2024.

The format of the financial statements is standard across all NSW Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and requirements as set down by the Office of Local Government.

#### About the Councillor/Management Statement

The financial statements must be certified by senior staff as 'presenting fairly' the Council's financial results for the year and are required to be adopted by Council – ensuring both responsibility for and ownership of the financial statements.

#### About the Primary Financial Statements

The financial statements incorporate five "primary" financial statements:

##### 1. The Income Statement

Summarises Council's financial performance for the year, listing all income and expenses. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

##### 2. The Statement of Comprehensive Income

Primarily records changes in the fair value of Council's Infrastructure, property, plant and equipment.

##### 3. The Statement of Financial Position

A 30 June snapshot of Council's financial position indicating its assets, liabilities and "net wealth".

##### 4. The Statement of Changes in Equity

The overall change for the year (in dollars) of Council's "net wealth".

##### 5. The Statement of Cash Flows

Indicates where Council's cash came from and where it was spent. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

#### About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the five primary financial statements.

#### About the Auditor's Reports

Council's financial statements are required to be audited by the NSW Audit Office.

In NSW the auditor provides 2 audit reports:

1. an opinion on whether the financial statements present fairly the Council's financial performance and position, and
2. their observations on the conduct of the audit, including commentary on the Council's financial performance and financial position.

#### Who uses the Financial Statements?

The financial statements are publicly available documents and must be presented at a Council meeting between seven days and five weeks after the date of the audit report.

The public can make submissions to Council up to seven days subsequent to the public presentation of the financial statements.

Council is required to forward an audited set of financial statements to the Office of Local Government.



## Wentworth Shire Council

## General Purpose Financial Statements

for the year ended 30 June 2024

## Statement by Councillors and Management

Statement by Councillors and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 15 October 2024.



Daniel Linklater

Mayor

15 October 2024



Timothy Elstone

Councillor

15 October 2024



Ken Ross

General Manager

15 October 2024



Simon Rule

Responsible Accounting Officer

15 October 2024

Wentworth Shire Council | Income Statement | for the year ended 30 June 2024

## Wentworth Shire Council

## Income Statement

for the year ended 30 June 2024

Original unaudited budget 2024 \$ '000		Notes	Actual 2024 \$ '000	Actual 2023 \$ '000
	<b>Income from continuing operations</b>			
10,187	Rates and annual charges	B2-1	10,410	9,755
7,089	User charges and fees	B2-2	10,109	8,807
964	Other revenues	B2-3	879	552
14,311	Grants and contributions provided for operating purposes	B2-4	10,816	16,524
26,314	Grants and contributions provided for capital purposes	B2-4	17,143	17,093
1,693	Interest and investment income	B2-5	2,318	1,706
40	Other income	B2-6	75	38
100	Net gain from the disposal of assets	B4-1	56	103
60,698	<b>Total income from continuing operations</b>		<b>51,806</b>	<b>54,578</b>
	<b>Expenses from continuing operations</b>			
11,078	Employee benefits and on-costs	B3-1	10,066	9,964
10,485	Materials and services	B3-2	12,665	13,118
478	Borrowing costs	B3-3	578	343
8,465	Depreciation, amortisation and impairment of non-financial assets	B3-4	10,083	9,309
662	Other expenses	B3-5	681	651
–	Net share of interests in joint ventures and associates using the equity method	D2	62	78
31,168	<b>Total expenses from continuing operations</b>		<b>34,135</b>	<b>33,463</b>
29,530	<b>Operating result from continuing operations</b>		<b>17,671</b>	<b>21,115</b>
29,530	<b>Net operating result for the year attributable to Council</b>		<b>17,671</b>	<b>21,115</b>
3,222	<b>Net operating result for the year before grants and contributions provided for capital purposes</b>		<b>528</b>	<b>4,022</b>

The above Income Statement should be read in conjunction with the accompanying notes.

Wentworth Shire Council | Statement of Comprehensive Income | for the year ended 30 June 2024

## Wentworth Shire Council

## Statement of Comprehensive Income

for the year ended 30 June 2024

	Notes	2024 \$ '000	2023 \$ '000
<b>Net operating result for the year – from Income Statement</b>		<b>17,671</b>	21,115
<b>Other comprehensive income:</b>			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-6	<b>29,072</b>	30,958
Impairment (loss) reversal relating to infrastructure, property, plant and equipment	C1-6	<b>1,055</b>	(2,279)
<b>Total items which will not be reclassified subsequently to the operating result</b>		<b>30,127</b>	28,679
<b>Total other comprehensive income for the year</b>		<b>30,127</b>	28,679
<b>Total comprehensive income for the year attributable to Council</b>		<b>47,798</b>	49,794

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

Wentworth Shire Council | Statement of Financial Position | as at 30 June 2024

## Wentworth Shire Council

## Statement of Financial Position

as at 30 June 2024

	Notes	2024 \$ '000	2023 \$ '000
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	C1-1	10,482	7,211
Investments	C1-2	39,000	44,000
Receivables	C1-4	8,320	5,771
Inventories	C1-5	306	248
Other	C1-8	276	201
<b>Total current assets</b>		<b>58,384</b>	<b>57,431</b>
<b>Non-current assets</b>			
Infrastructure, property, plant and equipment (IPPE)	C1-6	615,683	557,482
Intangible assets	C1-7	184	184
Investments accounted for using the equity method	D2-1	805	867
<b>Total non-current assets</b>		<b>616,672</b>	<b>558,533</b>
<b>Total assets</b>		<b>675,056</b>	<b>615,964</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables	C3-1	5,439	3,775
Contract liabilities	C3-2	12,503	10,012
Borrowings	C3-3	1,156	956
Employee benefit provisions	C3-4	2,066	2,149
<b>Total current liabilities</b>		<b>21,164</b>	<b>16,892</b>
<b>Non-current liabilities</b>			
Borrowings	C3-3	13,828	7,011
Employee benefit provisions	C3-4	235	158
Provisions	C3-5	2,963	2,835
<b>Total non-current liabilities</b>		<b>17,026</b>	<b>10,004</b>
<b>Total liabilities</b>		<b>38,190</b>	<b>26,896</b>
<b>Net assets</b>		<b>636,866</b>	<b>589,068</b>
<b>EQUITY</b>			
Accumulated surplus	C4-1	133,826	116,155
IPPE revaluation reserve	C4-1	503,040	472,913
<b>Council equity interest</b>		<b>636,866</b>	<b>589,068</b>
<b>Total equity</b>		<b>636,866</b>	<b>589,068</b>

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Wentworth Shire Council | Statement of Changes in Equity | for the year ended 30 June 2024

## Wentworth Shire Council

## Statement of Changes in Equity

for the year ended 30 June 2024

	Notes	2024			2023		
		Accumulated surplus \$ '000	IPPE revaluation reserve \$ '000	Total equity \$ '000	Accumulated surplus \$ '000	IPPE revaluation reserve \$ '000	Total equity \$ '000
Opening balance at 1 July		116,155	472,913	589,068	95,040	444,234	539,274
Net operating result for the year		17,671	–	17,671	21,115	–	21,115
<b>Other comprehensive income</b>							
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-6	–	29,072	29,072	–	30,958	30,958
– Impairment (loss) reversal relating to IPP&E	C1-6	–	1,055	1,055	–	(2,279)	(2,279)
<b>Other comprehensive income</b>		–	30,127	30,127	–	28,679	28,679
<b>Total comprehensive income</b>		17,671	30,127	47,798	21,115	28,679	49,794
<b>Closing balance at 30 June</b>		133,826	503,040	636,866	116,155	472,913	589,068

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Wentworth Shire Council | Statement of Cash Flows | for the year ended 30 June 2024

## Wentworth Shire Council

## Statement of Cash Flows

for the year ended 30 June 2024

Original unaudited budget 2024 \$ '000		Notes	Actual 2024 \$ '000	Actual 2023 \$ '000
<b>Cash flows from operating activities</b>				
<i>Receipts:</i>				
10,176	Rates and annual charges		10,714	9,873
6,976	User charges and fees		9,102	9,365
1,663	Interest received		2,130	995
43,578	Grants and contributions		25,212	30,660
917	Other		4,507	3,540
<i>Payments:</i>				
(11,059)	Payments to employees		(10,115)	(9,967)
(10,268)	Payments for materials and services		(15,119)	(14,456)
(457)	Borrowing costs		(351)	(222)
(662)	Other		(1,347)	(2,081)
40,864	<b>Net cash flows from operating activities</b>	G1-1	<b>24,733</b>	<b>27,707</b>
<b>Cash flows from investing activities</b>				
<i>Receipts:</i>				
–	Sale of investments		40,000	36,000
700	Proceeds from sale of IPPE		412	164
<i>Payments:</i>				
–	Purchase of investments		(35,000)	(42,000)
(45,564)	Payments for IPPE		(33,891)	(20,539)
(44,864)	<b>Net cash flows from investing activities</b>		<b>(28,479)</b>	<b>(26,375)</b>
<b>Cash flows from financing activities</b>				
<i>Receipts:</i>				
9,000	Proceeds from borrowings		8,000	1,000
<i>Payments:</i>				
(1,019)	Repayment of borrowings		(983)	(829)
7,981	<b>Net cash flows from financing activities</b>		<b>7,017</b>	<b>171</b>
3,981	<b>Net change in cash and cash equivalents</b>		<b>3,271</b>	<b>1,503</b>
–	Cash and cash equivalents at beginning of year		7,211	5,708
3,981	Cash and cash equivalents at end of year	C1-1	<b>10,482</b>	<b>7,211</b>
–	plus: Investments on hand at end of year	C1-2	<b>39,000</b>	<b>44,000</b>
3,981	<b>Total cash, cash equivalents and investments</b>		<b>49,482</b>	<b>51,211</b>

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

## Wentworth Shire Council

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## Wentworth Shire Council

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## A About Council and these financial statements

### A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 15 October 2024. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

The principal accounting policies adopted in the preparation of these financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993* (Act) and *Local Government (General) Regulation 2021* (Regulation), and the Local Government Code of Accounting Practice and Financial Reporting. Council is a not for-profit entity. The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

#### **Historical cost convention**

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment and investment property.

#### **Significant accounting estimates and judgements**

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

#### **Natural Disaster - Flooding**

Wentworth Shire Council was declared a natural disaster area in November 2022 as a result of extensive flooding through the Murray and Darling River systems. The overall impact on Council assets has been comparatively minor compared to other Councils, however, the event did result in a significant disruption to Council operations with most projects put on hold as either a direct impact of the flood waters or because Council staff were reassigned to flood preparation, clean-up and recovery efforts.

The potential impact of the natural disaster on financial reporting for the year end 30 June 2024 was assessed through an analysis of the following:

- Impairment of assets
- Preparation and Rehabilitation Costs
- Natural Disaster Funding
- Insurance recoveries
- Decommissioning obligations

Current estimates of the expected cost to Council as a result of the flood is still being assessed however, as at 30 June 2024 Council has spent approximately \$4,000,000 over the last 2 years on flood preparation, recovery and restoration. Council has received Commonwealth natural disaster funding to offset a significant portion of expenditure incurred. Negotiations are ongoing with various Government departments in regards to being able to recoup as much of the funds expended on flood preparation and recovery expenditure as possible. Despite this Council still expects to be out of pocket by an amount yet to be determined.

The impairment of Council assets included in these accounts is \$1,221,935 with the cost to restore these assets to their pre-flood condition to occur over the 2024-2025 financial years.

There have been no insurance recoveries received in relation to flood impact assets and there have been no assets that have been decommissioned or disposed off.

Council is not aware of any other balance day events which would result in additional disclosures or adjustments to the 30 June 2024 financial results.

#### **Critical accounting estimates and assumptions**

Council makes estimates and assumptions concerning the future.

The resulting accounting estimates will, by definition, seldom equal the related actual results.

## A1-1 Basis of preparation (continued)

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- (i) estimated fair values of infrastructure, property, plant and equipment – refer Note C1-6
- (ii) estimated tip remediation provisions – refer Note C3-5
- (iii) employee benefit provisions – refer Note C3-4

### **Significant judgements in applying the Council's accounting policies**

- (i) Impairment of receivables

Council has made a significant judgement about the impairment of a number of its receivables – refer Note C1-4

- (ii) Tip Remediation Provisions

Council has used significant judgement in determining future Tip Remediation Provisions - refer Note C3-5

### **Monies and other assets received by Council**

#### **The Consolidated Fund**

In accordance with the provisions of Section 409(1) of the Local Government Act 1993 (NSW), all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

Cash and other assets of the following activities have been included as part of the Consolidated Fund:

- General purpose operations
- Water service
- Sewerage service

#### **The Trust Fund**

In accordance with the provisions of Section 411 of the *Local Government Act 1993 (NSW)* (as amended), a separate and distinct Trust Fund is maintained to account for all money and property received by the Council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies.

Trust monies and property subject to Council's control have been included in these reports.

A separate statement of monies held in the Trust Fund is available for inspection at the Council office by any person free of charge.

### **Goods and Services Tax (GST)**

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities that are recoverable from, or payable to, the taxation authority, are presented as operating cash flows.

### **Volunteer services**

Council does not rely on volunteer services. Council has not recognised any volunteer services in the income statement as the value is immaterial, cannot be reliably measured and the services would not be purchased if not donated.

### **New accounting standards and interpretations issued but not yet effective**

#### **Standards issued not yet effective at 30 June 2024**

The followings standards have been issued but are not yet effective at 30 June 2024 and are relevant to Council.

Council has elected not to apply any of these pronouncements in these financial statements before their operative dates.

Council's assessment of these new standards and interpretations (where they have been deemed as having a material impact on Council's future financial performance, financial position and cash flows) are set out below:

## A1-1 Basis of preparation (continued)

### **AASB 2020-1 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-current** **AASB 2020-6 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-current** **- Deferral of Effective Date**

This standard amends AASB 101 Presentation of Financial Statements to clarify requirements for the presentation of liabilities in the statement of financial position as current or non-current.

For example the amendments clarify that a liability is classified as non-current if an entity has the right at the end of the reporting period to defer settlement of a liability for at least 12 months after the reporting period. The meaning of settlement of a liability is also clarified.

**Council does not expect any material impact from the above amendments and to its classification of liabilities as current or non-current.**

This standard has an effective date for the 30 June 2025 reporting period.

### **AASB 2022-5 Amendments to Australian Accounting Standards - Lease Liability in a Sale and Leaseback**

This standard amends AASB 16 to add subsequent measurement requirements for sale and leaseback transactions that satisfy the requirements in AASB 15 Revenue from Contracts with Customers to be accounted for as a sale.

AASB 16 already requires a seller-lessee to recognise only the amount of any gain or loss that relates to the rights transferred to the buyer-lessor. The amendments made by this Standard ensures that a similar approach is applied by also requiring a seller-lessor to subsequently measure lease liabilities arising from a leaseback in a way that does not recognise any amount of the gain or loss related to the right of use it retains.

**Council does not expect any material impact from the above amendment.**

This standard has an effective date for the 30 June 2025 reporting period.

### **AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities.**

This standard amends AASB 13, including adding authoritative implementation guidance and providing related illustrative examples, for application by non-for-profit public sector entities.

In particular, this standard provides guidance on:

- a. highest and best use
- b. financially feasible use
- c. use of assumptions
- d. nature of costs to include in the replacement cost of a reference asset and on the identification of economic obsolescence when using the cost approach.

**Council does not expect any material impact from the above amendment.**

This standard has an effective date for the 30 June 2025 reporting period.

### **AASB2014-10 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture. AASB2015-10 Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128. AASB 2017-5 Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections.**

The amendments address an acknowledged inconsistency between the requirements in AASB 10 and those in AASB 128 (2011) in dealing with the sale or contribution of assets between an investor and its associate or joint venture.

The main consequence of the amendments is that a full gain or loss is recognised when a transaction involves a business (whether it is housed in a subsidiary or not). A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if these assets are housed in a subsidiary.

AASB2015-10 has delayed the effective date of this standard.  
AASB 2017-5 defers the effective date of AASB 2014 -10 to 30 June 2023  
AASB 2021-7 defers the effective date of AASB 2014-10 to 30 June 2026

**Council does not expect any material impact from the above amendment.**

This standard has an effective date for the 30 June 2026 reporting period.

## A1-1 Basis of preparation (continued)

The following pronouncements are issued but not yet effective and are not expected to have relevance to Council but have been included for completeness:

### **AASB 17 Insurance Contracts and associated amendments**

Changes accounting for insurance contracts

This standard has an effective date for the 30 June 2027 reporting period.

### **AASB 2023-1 Amendments to Australian Accounting Standards - Supplier Finance Arrangements.**

Requires additional disclosures about an entity's supplier finance arrangements.

This standard has an effective date for the 30 June 2025 reporting period.

### **AASB 2023-5 Amendments to Australian Accounting Standards - Lack of Exchangeability.**

Requires consistency in determining whether a currency is exchangeable into another currency and the spot exchange rate to use when it is not exchangeable.

This standard has an effective date for the 30 June 2026 reporting period.

### **New accounting standards adopted during the year**

During the year Council adopted all accounting standards and interpretations (as issued by the Australian Accounting Standards Board) which were mandatorily effective from the first time at 30 June 2024.

The following new standard is effective for the first time at 30 June 2024:

- **AASB 2021-2 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies and Definition of Accounting Estimates**
- **Equivalent standard for JO's is AASB 2021-6 Disclosure of Accounting Policies: Tier 2 and Other Australian Accounting Standards**

The most significant change introduced by this standard is to remove the requirement to disclose significant accounting policies and instead require disclosure of material accounting policy information.

*“Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements.”*

In applying the new requirements, Council has after taking into account the various specific facts and circumstances applied professional judgement to ensure it discloses only material accounting policies as opposed to significant accounting policies throughout these financial statements.

**B Financial Performance****B1 Functions or activities****B1-1 Functions or activities – income, expenses and assets**

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023
	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000
<b>Functions or activities</b>										
1. Wentworth Shire is a vibrant, growing and thriving region	659	1,953	2,798	2,605	(2,139)	(652)	541	1,928	8,441	4,960
2. Wentworth Shire is a great place to live	3,286	2,405	3,735	3,435	(449)	(1,030)	2,918	2,205	20,570	16,120
3. Wentworth Shire is a community that works to enhance and protect its physical and natural environment	30,258	31,528	20,336	22,564	9,922	8,964	14,841	17,954	583,562	535,360
4. Wentworth Shire is supported by strong and ethical civil leadership with all activities conducted in an open, transparent and inclusive manner	17,603	18,692	7,266	4,859	10,337	13,833	9,659	11,530	62,483	59,524
<b>Total functions and activities</b>	<b>51,806</b>	<b>54,578</b>	<b>34,135</b>	<b>33,463</b>	<b>17,671</b>	<b>21,115</b>	<b>27,959</b>	<b>33,617</b>	<b>675,056</b>	<b>615,964</b>

## B1-2 Components of functions or activities

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Details relating to the Council's functions or activities as reported in B1-1 are as follows:

### **1. Wentworth Shire is a vibrant, growing and thriving Region.**

- 1.1 Promote the Shire as an ideal location for investment and the establishment of innovative, sustainable and diversified industries.
- 1.2 Promote the Wentworth Region as a desirable visitor and tourism destination.
- 1.3 High quality connectivity across the region.
- 1.4 Encourage lifelong learning opportunities.
- 1.5 Encourage and support initiatives that improve local employment opportunities.

### **2. Wentworth Shire is a great place to live.**

- 2.1 Continue to create opportunities for inclusion where all people feel welcome and participate in community life.
- 2.2 Work together to solve a range of social and health issues that impact community wellbeing and vulnerable people.
- 2.3 To have a safe community
- 2.4 A well informed, supported and engaged community.
- 2.5 To have a strong sense of place.

### **3. Wentworth Shire is a community that works to enhance and protect its physical and natural environment.**

- 3.1 Ensure our planning decisions and controls enable the community to benefit from development.
- 3.2 Ensure that community assets and public infrastructure are well maintained.
- 3.3 Minimise the impact on the natural environment.
- 3.4 Use and manage our resources wisely.
- 3.5 Infrastructure meets the needs of our growing Shire.

### **4. Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner.**

- 4.1 Consistently engage and consult the whole community to ensure that feedback is captured and considered as part of decision-making and advocating processes.
- 4.2 A strong, responsible and representative government.
- 4.3 An effective and efficient organisation.
- 4.4 Provide strong leadership and work in partnership to strategically plan for the future.
- 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency.

## B2 Sources of income

### B2-1 Rates and annual charges

	2024 \$ '000	2023 \$ '000
<b>Ordinary rates</b>		
Residential	2,533	2,250
Farmland	2,010	1,900
Business	1,513	1,528
Less: pensioner rebates (mandatory)	(42)	(41)
Less: pensioner rebates (Council policy)	(33)	(35)
<b>Rates levied to ratepayers</b>	<b>5,981</b>	<b>5,602</b>
Pensioner rate subsidies received	42	41
<b>Total ordinary rates</b>	<b>6,023</b>	<b>5,643</b>
<b>Special rates</b>		
Tourism	43	41
<b>Rates levied to ratepayers</b>	<b>43</b>	<b>41</b>
<b>Total special rates</b>	<b>43</b>	<b>41</b>
<b>Annual charges (pursuant to s496, 496A, 496B, 501 &amp; 611)</b>		
Domestic waste management services	927	879
Water supply services	1,510	1,384
Sewerage services	1,951	1,852
Less: pensioner rebates (mandatory)	(54)	(53)
Less: pensioner rebates (Council policy)	(44)	(45)
<b>Annual charges levied</b>	<b>4,290</b>	<b>4,017</b>
Pensioner annual charges subsidies received:		
– Water	18	18
– Sewerage	16	16
– Domestic waste management	20	20
<b>Total annual charges</b>	<b>4,344</b>	<b>4,071</b>
<b>Total rates and annual charges</b>	<b>10,410</b>	<b>9,755</b>

Council has used 2022 year valuations provided by the NSW Valuer General in calculating its rates.

#### Material accounting policy information

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

## B2-2 User charges and fees

	Timing	2024 \$ '000	2023 \$ '000
<b>Specific user charges (per s502 - specific 'actual use' charges)</b>			
Water supply services	2	1,606	1,342
<b>Total specific user charges</b>		<b>1,606</b>	<b>1,342</b>
<b>Other user charges and fees</b>			
<b>(i) Fees and charges – statutory and regulatory functions (per s608)</b>			
Inspection services	2	18	5
Planning and building regulation	2	357	241
Private works – section 67	2	41	23
Regulatory/ statutory fees	2	125	79
Section 10.7 certificates (EP&A Act)	2	61	64
Section 603 certificates	2	32	30
Tapping fees	2	65	86
<b>Total fees and charges – statutory/regulatory</b>		<b>699</b>	<b>528</b>
<b>(ii) Fees and charges – other (incl. general user charges (per s608))</b>			
Aerodrome	2	23	56
Cemeteries	1	126	116
Refuse and effluent disposal	2	3	–
RMS charges (state roads not controlled by Council)	2	2,756	2,658
Waste disposal tipping fees	2	4,868	4,080
Animal control	2	16	22
Other – road opening permits	2	12	5
Other - Water Licence	2	–	–
<b>Total fees and charges – other</b>		<b>7,804</b>	<b>6,937</b>
<b>Total other user charges and fees</b>		<b>8,503</b>	<b>7,465</b>
<b>Total user charges and fees</b>		<b>10,109</b>	<b>8,807</b>
<b>Timing of revenue recognition for user charges and fees</b>			
User charges and fees recognised over time (1)		126	116
User charges and fees recognised at a point in time (2)		9,983	8,691
<b>Total user charges and fees</b>		<b>10,109</b>	<b>8,807</b>

**Material accounting policy information**

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases such as caravan parks, the customer is required to pay on arrival or a deposit in advance. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as joining fees for the leisure centre the fee is recognised on a straight-line basis over the expected life of the membership.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than over the term of the licence.



## B2-3 Other revenues

	Timing	2024 \$ '000	2023 \$ '000
Legal fees recovery – rates and charges (extra charges)	2	6	–
Commissions and agency fees	2	19	19
Diesel rebate	2	227	149
Insurance claims recoveries	2	244	84
Sales – general	2	6	1
Facilities revenue	2	178	152
Insurance rebates	2	68	28
Sales – miscellaneous	2	18	15
Other – other public works	2	–	1
Other – meter readings	2	10	8
Other	2	103	95
<b>Total other revenue</b>		<b>879</b>	<b>552</b>
<b>Timing of revenue recognition for other revenue</b>			
Other revenue recognised over time (1)		–	–
Other revenue recognised at a point in time (2)		879	552
<b>Total other revenue</b>		<b>879</b>	<b>552</b>

**Material accounting policy information for other revenue**

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

## B2-4 Grants and contributions

	Timing	Operating 2024 \$ '000	Operating 2023 \$ '000	Capital 2024 \$ '000	Capital 2023 \$ '000
<b>General purpose grants and non-developer contributions (untied)</b>					
<b>General purpose (untied)</b>					
<b>Current year allocation</b>					
Financial assistance – general component	2	244	1,135	–	–
Financial assistance – local roads component	2	103	480	–	–
<b>Payment in advance - future year allocation</b>					
Financial assistance – general component	2	4,677	5,190	–	–
Financial assistance – local roads component	2	1,951	2,193	–	–
<b>Amount recognised as income during current year</b>		<b>6,975</b>	<b>8,998</b>	<b>–</b>	<b>–</b>
<b>Special purpose grants and non-developer contributions (tied)</b>					
<b>Cash contributions</b>					
Water supplies	2	–	–	89	–
Sewerage services	2	–	–	–	200
Bushfire and emergency services	2	204	254	–	–
Child care	2	–	–	117	7
Community services	2	3	10	–	–
Economic development	2	216	9	2,681	2,503
Employment and training programs	2	3	29	–	–
Heritage and cultural	2	–	–	–	23
Environmental programs	2	–	–	1,036	75
Library – per capita	2	61	56	–	–
Library	2	–	–	246	649
NSW rural fire services	2	–	–	96	35
Library – special projects	2	–	–	24	24
Noxious weeds	2	–	37	–	–
Recreation and culture	2	–	–	1,839	1,142
Street lighting	2	45	40	–	–
Transport (roads to recovery)	2	1,314	1,218	–	–
Transport (other roads and bridges funding)	2	–	3,561	6,291	4,604
Caravan Park	2	–	–	–	671
<b>Previously contributions:</b>					
Transport for NSW contributions (regional roads, block grant)	2	1,454	1,064	202	561
Tourism	2	541	1,248	–	–
Sewerage (excl. section 64 contributions)	2	–	–	–	111
Water supplies (excl. section 64 contributions)	2	–	–	–	111
<b>Total special purpose grants and non-developer contributions – cash</b>		<b>3,841</b>	<b>7,526</b>	<b>12,621</b>	<b>10,716</b>
<b>Non-cash contributions</b>					
Bushfire services	2	–	–	396	–
Dedications – subdivisions (other than by s7.4 and s7.11 – EP&A Act, s64 of the LGA)	2	–	–	3,473	5,519
Recreation and culture		–	–	417	–
<b>Total other contributions – non-cash</b>		<b>–</b>	<b>–</b>	<b>4,286</b>	<b>5,519</b>
<b>Total special purpose grants and non-developer contributions (tied)</b>		<b>3,841</b>	<b>7,526</b>	<b>16,907</b>	<b>16,235</b>
<b>Total grants and non-developer contributions</b>		<b>10,816</b>	<b>16,524</b>	<b>16,907</b>	<b>16,235</b>

Comprising:

continued on next page

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## B2-4 Grants and contributions (continued)

	Timing	Operating 2024 \$ '000	Operating 2023 \$ '000	Capital 2024 \$ '000	Capital 2023 \$ '000
– Commonwealth funding		8,292	9,027	4,421	2,096
– State funding		1,963	7,496	8,425	8,309
– Other funding		561	1	4,061	5,830
		<b>10,816</b>	<b>16,524</b>	<b>16,907</b>	<b>16,235</b>

## Developer contributions

	Notes	Timing	Operating 2024 \$ '000	Operating 2023 \$ '000	Capital 2024 \$ '000	Capital 2023 \$ '000
<b>Developer contributions:</b>						
<b>(s7.4 &amp; s7.11 - EP&amp;A Act, s64 of the LGA):</b>						
G4						
<b>Cash contributions</b>						
S 7.11 – Development Contributions Plan		2	–	–	51	115
S 64 – water supply contributions		2	–	–	16	279
S 64 – sewerage service contributions		2	–	–	159	317
Service Plan # 2		2	–	–	10	147
<b>Total developer contributions – cash</b>			<b>–</b>	<b>–</b>	<b>236</b>	<b>858</b>
<b>Total developer contributions</b>			<b>–</b>	<b>–</b>	<b>236</b>	<b>858</b>
<b>Total contributions</b>			<b>–</b>	<b>–</b>	<b>236</b>	<b>858</b>
<b>Total grants and contributions</b>			<b>10,816</b>	<b>16,524</b>	<b>17,143</b>	<b>17,093</b>
<b>Timing of revenue recognition for grants and contributions</b>						
Grants and contributions recognised over time (1)			–	–	–	–
Grants and contributions recognised at a point in time (2)			10,816	16,524	17,143	17,093
<b>Total grants and contributions</b>			<b>10,816</b>	<b>16,524</b>	<b>17,143</b>	<b>17,093</b>

## B2-4 Grants and contributions (continued)

### Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

	Operating 2024 \$ '000	Operating 2023 \$ '000	Capital 2024 \$ '000	Capital 2023 \$ '000
<b>Unspent grants and contributions</b>				
Unspent funds at 1 July	3,740	541	9,465	5,861
<b>Add:</b> Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	–	3,199	–	–
<b>Add:</b> capital grants received and transferred to contract liabilities	–	–	7,840	7,621
<b>Less:</b> Funds recognised as revenue in previous years that have been spent during the reporting year	(3,421)	–	–	–
<b>Less:</b> Funds received in prior year but revenue recognised and funds spent in current year	–	–	(5,371)	(4,017)
<b>Unspent funds at 30 June</b>	<b>319</b>	<b>3,740</b>	<b>11,934</b>	<b>9,465</b>

Unexpended Capital Grants Include:

- Local Roads and Community Infrastructure Grant Projects
- Resources for Regions Projects
- Pothole Repair Program
- OLG Flood Recovery Grant
- Regional Leakage Reduction Program
- Regional & Local Roads Repair Program.

### Contributions

Unspent funds at 1 July	982	700	–	–
<b>Add:</b> contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	103	282	–	–
<b>Unspent contributions at 30 June</b>	<b>1,085</b>	<b>982</b>	<b>–</b>	<b>–</b>

Unexpended Contributions include Contributions received from developers in relation to:

- Development Contribution Plan; and
- Servicing Plan # 2.

### Material accounting policy information

#### Grants and contributions - enforceable agreement with sufficiently specific performance obligations

Grants and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is satisfied.

The performance obligations vary according to the agreement but include:

- Refund in cash or kind is required when the agreed specific performance has not occurred;
- The customer, or another party acting on its behalf, has a right to enforce specific performance or claim damages;
- The customer has the right to take a financial interest in assets purchased or constructed by the entity with resources provided under the agreement;
- The parties to the agreement are required to agree on alternative uses of the resources provided under the agreement; and
- An administrative process exists to enforce agreements between sovereign States or between a State and another party.

Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

## B2-4 Grants and contributions (continued)

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Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods/services at a single time (e.g. completion of the project when a report/outcome is provided), where as over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community health services through the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

### Capital grants

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

### Developer Contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979*.

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but the Council may apply contributions according to the priorities established in work schedules for the contribution plan.

### Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

## B2-5 Interest and investment income

	2024 \$ '000	2023 \$ '000
<b>Interest on financial assets measured at amortised cost</b>		
– Overdue rates and annual charges (incl. special purpose rates)	116	136
– Cash and investments	2,202	1,570
<b>Total interest and investment income (losses)</b>	<b>2,318</b>	<b>1,706</b>
<b>Interest and investment income is attributable to:</b>		
<b>Unrestricted investments/financial assets:</b>		
Overdue rates and annual charges (general fund)	116	136
General Council cash and investments	1,467	1,080
<b>Restricted investments/funds – external:</b>		
Developer contributions		
– Section 7.11	41	20
Water fund operations	457	321
Sewerage fund operations	237	149
<b>Total interest and investment income</b>	<b>2,318</b>	<b>1,706</b>

**Material accounting policy information**

Interest income is recognised using the effective interest rate at the date that interest is earned.

## B2-6 Other income

	Notes	2024 \$ '000	2023 \$ '000
<b>Reversal of impairment losses on receivables</b>			
Other		23	–
<b>Total reversal of impairment losses on receivables</b>	C1-4	<b>23</b>	<b>–</b>
<b>Rental income</b>			
Lease income		52	38
<b>Total rental income</b>	C2-2	<b>52</b>	<b>38</b>
<b>Total other income</b>		<b>75</b>	<b>38</b>

## B3 Costs of providing services

### B3-1 Employee benefits and on-costs

	2024 \$ '000	2023 \$ '000
Salaries and wages	8,931	7,833
Employee termination costs (where material – other than vested leave paid)	68	–
Travel expenses	–	16
Employee leave entitlements (ELE)	1,354	1,655
Superannuation – defined contribution plans	1,025	864
Superannuation – defined benefit plans	48	61
Workers' compensation insurance	509	495
Fringe benefit tax (FBT)	15	18
Training costs	99	70
Uniforms	83	49
Recruitment	44	65
<b>Total employee costs</b>	<b>12,176</b>	<b>11,126</b>
Less: capitalised costs	(2,110)	(1,162)
<b>Total employee costs expensed</b>	<b>10,066</b>	<b>9,964</b>

#### Material accounting policy information

Employee benefit expenses are recorded when the service has been provided by the employee.

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note E3-1 for more information.

## B3-2 Materials and services

	Notes	2024 \$ '000	2023 \$ '000
Raw materials and consumables		3,485	3,549
Contractor costs		5,277	6,091
Audit Fees	F2-1	65	70
Councillor and Mayoral fees and associated expenses	F1-2	234	216
Advertising		24	33
Bank charges		43	41
Cleaning		138	112
Election expenses		–	7
Electricity and heating		793	622
Fire control expenses		31	39
Insurance		725	670
Office expenses (including computer expenses)		457	349
Postage		31	28
Printing and stationery		45	48
Street lighting		172	156
Subscriptions and publications		102	98
Telephone and communications		72	58
Tourism expenses (excluding employee costs)		565	658
Valuation fees		39	37
Travel expenses		16	12
Training costs (other than salaries and wages)		165	128
Other expenses		17	5
<b>Legal expenses:</b>			
– Legal expenses: debt recovery		32	53
– Legal expenses: other		137	38
<b>Total materials and services</b>		<b>12,665</b>	<b>13,118</b>
<b>Total materials and services</b>		<b>12,665</b>	<b>13,118</b>

**Material accounting policy information**

Expenses are recorded on an accruals basis as the Council receives the goods or services.

## B3-3 Borrowing costs

	Notes	2024 \$ '000	2023 \$ '000
<b>(i) Interest bearing liability costs</b>			
Interest on loans		450	221
<b>Total interest bearing liability costs</b>		<b>450</b>	<b>221</b>
<b>Total interest bearing liability costs expensed</b>		<b>450</b>	<b>221</b>
<b>(ii) Other borrowing costs</b>			
– Landfill Remediation Liability	C3-5	128	122
<b>Total borrowing costs expensed</b>		<b>578</b>	<b>343</b>

**Material accounting policy information**

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed as incurred.



## B3-4 Depreciation, amortisation and impairment of non-financial assets

	Notes	2024 \$ '000	2023 \$ '000
<b>Depreciation and amortisation</b>			
Plant and equipment		1,258	1,132
Office equipment		131	100
Furniture and fittings		4	3
Land improvements (depreciable)		611	481
<b>Infrastructure:</b>	C1-6		
– Buildings		1,082	1,049
– Roads		3,782	3,748
– Other structures		255	269
– Bridges		97	92
– Footpaths		91	80
– Stormwater drainage		272	225
– Water supply network		1,011	935
– Sewerage network		932	778
– Swimming pools		76	71
– Other open space/recreational assets		215	86
– Other infrastructure		184	171
<b>Other assets:</b>			
– Library books		15	22
<b>Reinstatement, rehabilitation and restoration assets:</b>			
– Tip assets	C1-6	67	67
<b>Total gross depreciation and amortisation costs</b>		<b>10,083</b>	<b>9,309</b>
Total depreciation and amortisation costs		<b>10,083</b>	<b>9,309</b>
<b>Impairment / revaluation decrement of IPPE</b>			
<b>Infrastructure:</b>	C1-6		
– Buildings		(94)	94
– Roads		(739)	1,963
– Other open space/recreational assets		(222)	222
<b>Total gross IPPE impairment / revaluation decrement costs</b>		<b>(1,055)</b>	<b>2,279</b>
Amounts taken through revaluation reserve	C1-6	1,055	(2,279)
Total IPPE impairment / revaluation decrement costs charged to Income Statement		–	–
Total depreciation, amortisation and impairment for non-financial assets		<b>10,083</b>	<b>9,309</b>

**Depreciation and amortisation**

Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives.

**Impairment of non-financial assets**

Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are not tested for impairment since these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Other non-financial assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units).

### B3-4 Depreciation, amortisation and impairment of non-financial assets (continued)

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Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

## B3-5 Other expenses

	Notes	2024 \$ '000	2023 \$ '000
<b>Impairment of receivables</b>			
Other		–	8
Bad Debt		3	–
Total impairment of receivables	C1-4	3	8
<b>Other</b>			
Contributions/levies to other levels of government			
– Emergency services levy		34	19
– Fire & Rescue NSW levy		35	30
– NSW rural fire service levy		393	393
Donations, contributions and assistance to other organisations (Section 356)		216	201
<b>Total other</b>		<b>678</b>	<b>643</b>
<b>Total other expenses</b>		<b>681</b>	<b>651</b>

**Material accounting policy information**

Other expenses are recorded on an accruals basis when Council has an obligation for the expenses.

Impairment expenses are recognised when identified.

**B4 Gains or losses****B4-1 Gain or loss from the disposal, replacement and de-recognition of assets**

	Notes	2024 \$ '000	2023 \$ '000
<b>Gain (or loss) on disposal of property (excl. investment property)</b>			
Proceeds from disposal – property		11	–
Less: carrying amount of property assets sold/written off		(170)	–
<b>Gain (or loss) on disposal</b>		<b>(159)</b>	<b>–</b>
<b>Gain (or loss) on disposal of plant and equipment</b>			
	C1-6		
Proceeds from disposal – plant and equipment		401	164
Less: carrying amount of plant and equipment assets sold/written off		(149)	(60)
<b>Gain (or loss) on disposal</b>		<b>252</b>	<b>104</b>
<b>Gain (or loss) on disposal of infrastructure</b>			
	C1-6		
Proceeds from disposal – infrastructure		–	–
Less: carrying amount of infrastructure assets sold/written off		(37)	(1)
<b>Gain (or loss) on disposal</b>		<b>(37)</b>	<b>(1)</b>
<b>Gain (or loss) on disposal of investments</b>			
	C1-2		
Proceeds from disposal/redemptions/maturities – investments		40,000	36,000
Less: carrying amount of investments sold/redeemed/matured		(40,000)	(36,000)
<b>Gain (or loss) on disposal</b>		<b>–</b>	<b>–</b>
<b>Net gain (or loss) from disposal of assets</b>		<b>56</b>	<b>103</b>

**Material accounting policy information**

Gains and losses on disposals are determined by comparing proceeds with carrying amount. The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

## B5 Performance against budget

### B5-1 Material budget variations

Council's original budget was adopted by the Council on 28 June 2023 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

**Material variations of more than 10%** between original budget and actual results or where the variance is considered material by nature are explained below.

**Variation Key:** **F** = Favourable budget variation, **U** = Unfavourable budget variation.

\$ '000	2024 Budget	2024 Actual	2024 ----- Variance -----	
Revenues				
Rates and annual charges	10,187	10,410	223	2% F
User charges and fees	7,089	10,109	3,020	43% F
Favourable variation can be attributed to additional revenue received form the Buronga Landfill and Transport for NSW for work on the State Highways.				
Other revenues	964	879	(85)	(9)% U
Operating grants and contributions	14,311	10,816	(3,495)	(24)% U
During the year the Regional Local Road Repair Program was renamed the Regional Emergency Road Repair Fund resulting in a reallocation from an operating grant to a capital grant.				
Capital grants and contributions	26,314	17,143	(9,171)	(35)% U
Capital works were less than expected during the year resulting in less income being claimable. The Regional Road Repair program was discontinued by Transport for NSW during the year.				
Interest and investment revenue	1,693	2,318	625	37% F
Interest rates remained higher than expected plus cash balances remained high due to less than expected capital expenditure on prepaid capital grants.				
Net gains from disposal of assets	100	56	(44)	(44)% U
Council disposed off an unbudgeted \$170,000 worth of Riverfront Parcels at nominal price as per previous Council resolution.				
Other income	40	75	35	88% F
Variation is due to the reversal of previous doubtful debt impairment.				

## B5-1 Material budget variations (continued)

\$ '000	2024 Budget	2024 Actual	2024 ----- Variance -----		
<b>Expenses</b>					
<b>Employee benefits and on-costs</b>	<b>11,078</b>	<b>10,066</b>	<b>1,012</b>	<b>9%</b>	<b>F</b>
<b>Materials and services</b>	<b>10,485</b>	<b>12,665</b>	<b>(2,180)</b>	<b>(21)%</b>	<b>U</b>
Higher than budget expenditure in the following areas:					
<ul style="list-style-type: none"> <li>• State Highway Expense (as per increase in corresponding revenue)</li> <li>• Buronga Landfill Operations (as per increase in corresponding revenue)</li> <li>• Water Operations</li> <li>• Information Technology expenditure</li> <li>• Aerodrome maintenance</li> <li>• Legal expenditure</li> </ul>					
<b>Borrowing costs</b>	<b>478</b>	<b>578</b>	<b>(100)</b>	<b>(21)%</b>	<b>U</b>
Variation is due to the Landfill Rehabilitation Provision Amortisation, which is an unbudgetd non cash expenses.					
<b>Depreciation, amortisation and impairment of non-financial assets</b>	<b>8,465</b>	<b>10,083</b>	<b>(1,618)</b>	<b>(19)%</b>	<b>U</b>
There is a timing difference between when the budget for 2023/2024 was set compared to the actual figure booked at 30 June. Depreciation expenses continues to grow due to ongoing revaluation increases.					
<b>Other expenses</b>	<b>662</b>	<b>681</b>	<b>(19)</b>	<b>(3)%</b>	<b>U</b>
<b>Joint ventures and associates – net losses</b>	<b>–</b>	<b>62</b>	<b>(62)</b>	<b>∞</b>	<b>U</b>
This expense represents Council's share of the decrease in equity of the Joint Organisation for the year. This is a requirement of Accounting Standard AASB11 - Joint Arrangements and will always be a post 30 June adjustment.					
<b>Statement of cash flows</b>					
<b>Cash flows from operating activities</b>	<b>40,864</b>	<b>24,733</b>	<b>(16,131)</b>	<b>(39)%</b>	<b>U</b>
Unfavourable variance due to receiving less operating and capital grants that budgeted for.					
<b>Cash flows from investing activities</b>	<b>(44,864)</b>	<b>(28,479)</b>	<b>16,385</b>	<b>(37)%</b>	<b>F</b>
Favourable variation is due to under expenditure in capital works.					
<b>Cash flows from financing activities</b>	<b>7,981</b>	<b>7,017</b>	<b>(964)</b>	<b>(12)%</b>	<b>U</b>
Variance is due to a timing difference between when we expected to draw down on loans and start making principal repayments for those loans during the year.					

## C Financial position

### C1 Assets we manage

#### C1-1 Cash and cash equivalents

	2024 \$ '000	2023 \$ '000
<b>Cash assets</b>		
Cash on hand and at bank	9,950	5,092
Cash equivalent assets		
– Deposits at call	532	2,119
<b>Total cash and cash equivalents</b>	<b>10,482</b>	<b>7,211</b>

#### Reconciliation of cash and cash equivalents

Total cash and cash equivalents per Statement of Financial Position	10,482	7,211
<b>Balance as per the Statement of Cash Flows</b>	<b>10,482</b>	<b>7,211</b>

#### Material accounting policy information

For Statement of Cash Flow presentation purposes, cash and cash equivalents include: cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

## C1-2 Financial investments

	2024 Current \$ '000	2024 Non-current \$ '000	2023 Current \$ '000	2023 Non-current \$ '000
<b>Debt securities at amortised cost</b>				
Long term deposits	39,000	–	44,000	–
<b>Total</b>	<b>39,000</b>	<b>–</b>	<b>44,000</b>	<b>–</b>
<b>Total financial investments</b>	<b>39,000</b>	<b>–</b>	<b>44,000</b>	<b>–</b>
<b>Total cash assets, cash equivalents and investments</b>	<b>49,482</b>	<b>–</b>	<b>51,211</b>	<b>–</b>

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

**Financial assets**

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

**Classification**

On initial recognition, Council classifies its financial assets into the following categories – those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income – equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

**Amortised cost**

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position. Term deposits with an initial term of more than 3 months are classified as investments rather than cash and cash equivalents.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.



## C1-3 Restricted and allocated cash, cash equivalents and investments

	2024 \$ '000	2023 \$ '000
<b>(a) Externally restricted cash, cash equivalents and investments</b>		
<b>Total cash, cash equivalents and investments</b>	<b>49,482</b>	51,211
Less: Externally restricted cash, cash equivalents and investments	(32,882)	(31,251)
<b>Cash, cash equivalents and investments not subject to external restrictions</b>	<b>16,600</b>	19,960
<b>External restrictions</b>		
<b>External restrictions – included in liabilities</b>		
External restrictions included in cash, cash equivalents and investments above comprise:		
Specific purpose unexpended grants – Contract Liabilities	11,934	9,465
<b>External restrictions – included in liabilities</b>	<b>11,934</b>	9,465
<b>External restrictions – other</b>		
External restrictions included in cash, cash equivalents and investments above comprise:		
Developer contributions – general	1,085	982
Specific purpose unexpended grants (recognised as revenue) – general fund	319	3,740
Water fund	11,127	11,162
Sewer fund	5,693	5,154
Council reserves – caravan park	226	214
Other - T-Corp Loan Balance	2,498	534
<b>External restrictions – other</b>	<b>20,948</b>	21,786
<b>Total external restrictions</b>	<b>32,882</b>	31,251

Cash, cash equivalents and investments subject to external restrictions are those which are only available for specific use by Council due to a restriction placed by legislation or third-party contractual agreement.

	2024 \$ '000	2023 \$ '000
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**(b) Internal allocations**

<b>Cash, cash equivalents and investments not subject to external restrictions</b>	<b>16,600</b>	19,960
Less: Internally restricted cash, cash equivalents and investments	(14,318)	(15,897)
<b>Unrestricted and unallocated cash, cash equivalents and investments</b>	<b>2,282</b>	4,063
<b>Internal allocations</b>		
At 30 June, Council has internally allocated funds to the following:		
Plant and vehicle replacement	1,500	1,500
Employees leave entitlement	2,301	2,308
Deposits, retentions and bonds	1,719	759
Capital projects	1,000	1,000
FAG received in advance	6,628	7,383
Future development	576	1,076
Other doubtful debts provision	25	48
Cemeteries Deposits	569	547
Caravan Park Loan	–	1,276
<b>Total internal allocations</b>	<b>14,318</b>	15,897

C1-3 Restricted and allocated cash, cash equivalents and investments (continued)

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or policy of the elected Council.

	2024 \$ '000	2023 \$ '000
(c) Unrestricted and unallocated		
Unrestricted and unallocated cash, cash equivalents and investments	2,282	4,063

## C1-4 Receivables

	2024 Current \$ '000	2024 Non-current \$ '000	2023 Current \$ '000	2023 Non-current \$ '000
Rates and annual charges	832	—	1,073	—
Interest and extra charges	323	—	321	—
User charges and fees	3,273	—	1,559	—
Accrued revenues				
– Interest on investments	927	—	741	—
Government grants and subsidies	2,741	—	1,811	—
Net GST receivable	249	—	314	—
<b>Total</b>	<b>8,345</b>	<b>—</b>	<b>5,819</b>	<b>—</b>
<b>Less: provision for impairment</b>				
Other debtors	(25)	—	(48)	—
<b>Total provision for impairment – receivables</b>	<b>(25)</b>	<b>—</b>	<b>(48)</b>	<b>—</b>
<b>Total net receivables</b>	<b>8,320</b>	<b>—</b>	<b>5,771</b>	<b>—</b>
<b>Externally restricted receivables</b>				
<b>Water supply</b>				
– Rates and availability charges	375	—	498	—
– Other	662	—	628	—
<b>Sewerage services</b>				
– Rates and availability charges	207	—	288	—
– Other	95	—	91	—
<b>Total external restrictions</b>	<b>1,339</b>	<b>—</b>	<b>1,505</b>	<b>—</b>
<b>Unrestricted receivables</b>	<b>6,981</b>	<b>—</b>	<b>4,266</b>	<b>—</b>
<b>Total net receivables</b>	<b>8,320</b>	<b>—</b>	<b>5,771</b>	<b>—</b>

	2024 \$ '000	2023 \$ '000
<b>Movement in provision for impairment of receivables</b>		
Balance at the beginning of the year	48	40
+ new provisions recognised during the year	—	8
– previous impairment losses reversed	(23)	—
<b>Balance at the end of the year</b>	<b>25</b>	<b>48</b>

**Material accounting policy information**

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

**Impairment**

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When estimating ECL, the Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

Council uses the simplified approach to trade receivables when the expected lifetime credit losses are recognised on day 1.

When considering the ECL for rates and annual charges debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold.

## C1-4 Receivables (continued)

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For non-rates debtors, Council uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

Credit losses are measured as the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

Council writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the receivables are over 2 years past due, whichever occurs first.

None of the receivables that have been written off are subject to enforcement activity.

Where the Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

## C1-5 Inventories

	2024 Current \$ '000	2024 Non-current \$ '000	2023 Current \$ '000	2023 Non-current \$ '000
<b>Inventories at cost</b>				
Stores and materials	306	—	248	—
<b>Total inventories at cost</b>	<b>306</b>	<b>—</b>	<b>248</b>	<b>—</b>
<b>Total inventories</b>	<b>306</b>	<b>—</b>	<b>248</b>	<b>—</b>

**Material accounting policy information****Raw materials and stores, work in progress and finished goods**

Raw materials and stores, work in progress and finished goods are stated at the lower of cost and net realisable value. Costs are assigned to individual items of inventory on the basis of weighted average costs. Costs of purchased inventory are determined after deducting rebates and discounts. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

## C1-6 Infrastructure, property, plant and equipment

	At 1 July 2023			Asset movements during the reporting period							At 30 June 2024		
	Gross carrying amount \$ '000	Accumulated depreciation and impairment \$ '000	Net carrying amount \$ '000	Additions renewals <sup>1</sup> \$ '000	Additions new assets \$ '000	Carrying value of disposals \$ '000	Depreciation expense \$ '000	Impairment reversal (recognised in equity) \$ '000	WIP transfers \$ '000	Revaluation increments to equity (ARR) \$ '000	Gross carrying amount \$ '000	Accumulated depreciation and impairment \$ '000	Net carrying amount \$ '000
<b>By aggregated asset class</b>													
Capital work in progress	17,086	–	17,086	14,930	–	(37)	–	–	(7,700)	–	24,279	–	24,279
Plant and equipment	25,864	(16,582)	9,282	2,094	603	(149)	(1,258)	–	–	–	27,434	(16,862)	10,572
Office equipment	932	(277)	655	325	468	–	(131)	–	–	–	1,725	(408)	1,317
Furniture and fittings	102	(80)	22	–	–	–	(4)	–	–	–	102	(84)	18
<b>Land:</b>													
– Operational land	9,851	–	9,851	–	–	(170)	–	–	–	–	9,681	–	9,681
– Community land	9,811	–	9,811	–	400	–	–	–	–	–	10,211	–	10,211
– Land under roads (post 30/6/08)	1,259	–	1,259	–	284	–	–	–	–	–	1,543	–	1,543
Land improvements – depreciable	16,529	(4,906)	11,623	1,761	76	–	(611)	–	720	943	20,413	(5,901)	14,512
<b>Infrastructure:</b>													
– Buildings	81,553	(45,149)	36,404	474	856	–	(1,082)	94	93	2,559	88,739	(49,341)	39,398
– Other structures	7,086	(2,549)	4,537	22	240	–	(255)	–	312	337	8,191	(2,998)	5,193
– Roads	238,606	(125,669)	112,937	8,968	870	–	(3,782)	739	3,273	6,082	263,417	(134,330)	129,087
– Bridges	14,824	(6,956)	7,868	300	–	–	(97)	–	406	455	16,363	(7,431)	8,932
– Footpaths	8,322	(4,023)	4,299	–	968	–	(91)	–	17	279	9,806	(4,334)	5,472
– Bulk earthworks (non-depreciable)	224,373	–	224,373	–	41	–	–	–	–	12,588	237,002	–	237,002
– Stormwater drainage	31,815	(12,761)	19,054	–	993	–	(272)	–	–	1,003	34,471	(13,693)	20,778
– Water supply network	76,140	(35,925)	40,215	1,498	490	–	(1,011)	–	1,828	2,181	84,010	(38,809)	45,201
– Sewerage network	51,871	(21,748)	30,123	1,050	457	–	(932)	–	1,051	1,610	57,188	(23,829)	33,359
– Swimming pools	3,335	(1,425)	1,910	42	–	–	(76)	–	–	130	3,612	(1,606)	2,006
– Other open space/recreational assets	1,422	(834)	588	253	–	–	(215)	222	–	59	1,791	(884)	907
– Other infrastructure	16,236	(3,871)	12,365	–	–	–	(184)	–	–	846	17,364	(4,337)	13,027
<b>Other assets:</b>													
– Library books	314	(138)	176	50	–	–	(15)	–	–	–	364	(153)	211
<b>Reinstatement, rehabilitation and restoration assets (refer Note C3-5):</b>													
– Tip assets	3,338	(294)	3,044	–	–	–	(67)	–	–	–	3,338	(361)	2,977
<b>Total infrastructure, property, plant and equipment</b>	840,669	(283,187)	557,482	31,767	6,746	(356)	(10,083)	1,055	–	29,072	921,044	(305,361)	615,683

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

## C1-6 Infrastructure, property, plant and equipment (continued)

	Asset movements during the reporting period										At 30 June 2023				
	Impairment loss /										Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals <sup>1</sup>	Additions new assets	Carrying value of disposals	Depreciation expense	Revaluation decrements (recognised in equity)	WIP transfers	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)				
	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	
By aggregated asset class															
	Capital work in progress	10,357	–	10,357	11,931	–	(1)	–	–	–	–	–	17,086	–	17,086
	Plant and equipment	24,997	(16,291)	8,706	1,768	–	(60)	(1,132)	–	–	–	–	25,864	(16,582)	9,282
	Office equipment	759	(177)	582	173	–	–	(100)	–	–	–	–	932	(277)	655
	Furniture and fittings	94	(78)	16	9	–	–	(3)	–	–	–	–	102	(80)	22
	Land:														
	– Operational land	4,057	–	4,057	–	–	–	–	–	–	–	5,794	9,851	–	9,851
	– Community land	7,228	–	7,228	–	–	–	–	–	–	–	2,583	9,811	–	9,811
	– Land under roads (post 30/6/08)	422	–	422	–	534	–	–	–	–	–	303	1,259	–	1,259
	Land improvements – depreciable	16,466	(5,531)	10,935	356	485	–	(481)	–	345	(17)	–	16,529	(4,906)	11,623
	Infrastructure:														
	– Buildings	85,583	(45,696)	39,887	183	640	–	(1,049)	(94)	720	(3,883)	–	81,553	(45,149)	36,404
	– Other structures	7,189	(2,609)	4,580	44	8	–	(269)	–	225	(51)	–	7,086	(2,549)	4,537
	– Roads	218,719	(113,055)	105,664	4,236	2,095	–	(3,748)	(1,963)	638	–	6,015	238,606	(125,669)	112,937
	– Bridges	13,997	(6,476)	7,521	–	–	–	(92)	–	–	–	439	14,824	(6,956)	7,868
	– Footpaths	7,635	(3,718)	3,917	–	235	–	(80)	–	–	–	227	8,322	(4,023)	4,299
	– Bulk earthworks (non-depreciable)	211,767	–	211,767	–	82	–	–	–	–	–	12,524	224,373	–	224,373
	– Stormwater drainage	27,191	(11,623)	15,568	90	1,913	–	(225)	–	525	–	1,183	31,815	(12,761)	19,054
– Water supply network	69,788	(32,419)	37,369	7	920	–	(935)	–	45	–	2,809	76,140	(35,925)	40,215	
– Sewerage network	44,872	(19,415)	25,457	291	613	–	(778)	–	2,635	–	1,905	51,871	(21,748)	30,123	
– Swimming pools	3,651	(1,705)	1,946	53	–	–	(71)	–	68	(86)	–	3,335	(1,425)	1,910	
– Other open space/recreational assets	1,093	(590)	503	–	–	–	(86)	(222)	–	–	393	1,422	(834)	588	
– Other infrastructure	15,087	(3,442)	11,645	71	–	–	(171)	–	–	–	820	16,236	(3,871)	12,365	
Other assets:															
– Library books	279	(116)	163	35	–	–	(22)	–	–	–	–	314	(138)	176	176
Reinstatement, rehabilitation and restoration assets (refer Note C3-5):															
– Tip assets	3,339	(228)	3,111	–	–	–	(67)	–	–	–	–	3,338	(294)	3,044	3,044
Total infrastructure, property, plant and equipment	774,570	(263,169)	511,401	19,247	7,525	(61)	(9,309)	(2,279)	–	(4,037)	34,995	840,669	(283,187)	557,482	557,482

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

## C1-6 Infrastructure, property, plant and equipment (continued)

### Material accounting policy information

#### Initial recognition of infrastructure, property, plant and equipment (IPPE)

IPPE is measured initially at cost. Costs includes the fair value of the consideration given to acquire the asset (net of discounts and rebates) and any directly attributable cost of bringing the asset to working condition for its intended use (inclusive of import duties and taxes).

When infrastructure, property, plant and equipment are acquired by Council at significantly below fair value, the assets are initially recognised at their fair value at acquisition date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

#### Useful lives of IPPE

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

<b>Plant and equipment</b>	<b>Years</b>	<b>Other equipment</b>	<b>Years</b>
Office equipment	5 to 10	Playground equipment	5 to 15
Office furniture	10 to 20	Benches, seats etc.	10 to 20
Computer equipment	4		
Vehicles	5 to 8	<b>Buildings</b>	
Heavy plant/road making equipment	5 to 8	Buildings: masonry	50 to 100
Other plant and equipment	5 to 15	Buildings: other	20 to 40
<b>Water and sewer assets</b>		<b>Stormwater assets</b>	
Dams and reservoirs	80 to 100	Drains	80 to 100
Bores	20 to 40	Culverts	50 to 80
Reticulation pipes: PVC	70 to 80	Flood control structures	80 to 100
Reticulation pipes: other	25 to 75		
Pumps and telemetry	15 to 20		
<b>Transportation assets</b>		<b>Other infrastructure assets</b>	
Sealed roads: surface	20	Swimming pools	50
Sealed roads: structure	50	Unsealed roads	20
Unsealed roads	20	Other open space/recreational assets	20
Bridge: concrete	100	Other infrastructure	20
Bridge: other	50		
Road pavements	60		
Kerb, gutter and footpaths	40		

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

#### Revaluation model

Infrastructure, property, plant and equipment are held at fair value. Comprehensive valuations are performed at least every 5 years, however the carrying amount of assets is assessed by Council at each reporting date to confirm that it is not materially different from current fair value.

Water and sewerage network assets are indexed at each reporting period in accordance with the Rates Reference Manual issued by Department of Climate Change, Energy, the Environment and Water.

Increases in the carrying amount arising on revaluation are credited to the IPPE revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against the IPPE revaluation reserve to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

#### Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.



## C1-6 Infrastructure, property, plant and equipment (continued)

Council has elected not to recognise land under roads acquired before 1 July 2008. Land under roads acquired after 1 July 2008 is recognised in accordance with the IPPE accounting policy.

### Crown reserves

Crown reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

### Rural Fire Service assets

Under Section 119 of the *Rural Fire Services Act 1997 (NSW)*, "all firefighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the council of the area for or on behalf of which the firefighting equipment has been purchased or constructed".

These Rural Fire Service assets are recognised as assets of the Council in these financial statements.

## Externally restricted infrastructure, property, plant and equipment

	as at 30/06/24			as at 30/06/23		
	Gross carrying amount \$ '000	Accumulated depn. and impairment \$ '000	Net carrying amount \$ '000	Gross carrying amount \$ '000	Accumulated depn. and impairment \$ '000	Net carrying amount \$ '000
<b>Water supply</b>						
WIP	435	–	435	2,047	–	2,047
Plant and equipment	43	22	21	43	21	22
Infrastructure	84,010	38,809	45,201	76,140	35,925	40,215
<b>Total water supply</b>	<b>84,488</b>	<b>38,831</b>	<b>45,657</b>	<b>78,230</b>	<b>35,946</b>	<b>42,284</b>
<b>Sewerage services</b>						
WIP	460	–	460	1,397	–	1,397
Land						
– Improvements – depreciable	35	21	14	33	16	17
Infrastructure	57,188	23,829	33,359	51,871	21,748	30,123
<b>Total sewerage services</b>	<b>57,683</b>	<b>23,850</b>	<b>33,833</b>	<b>53,301</b>	<b>21,764</b>	<b>31,537</b>
<b>Total restricted infrastructure, property, plant and equipment</b>	<b>142,171</b>	<b>62,681</b>	<b>79,490</b>	<b>131,531</b>	<b>57,710</b>	<b>73,821</b>

## Infrastructure, property, plant and equipment – current year impairments

	2024 \$ '000	2023 \$ '000
Impairment of Buildings due to flooding	(94)	(94)
Impairment of Playgrounds due to flooding	(222)	(222)
Impairment of Roads due to flooding	(1,963)	(1,963)
<b>Total impairment losses</b>	<b>(2,279)</b>	<b>(2,279)</b>
Reinstatement of Buildings Impairment	94	–
Reinstatement of Playgrounds Impairment	222	–
Reinstatement of Roads Impairment	739	–
<b>Total impairment reversals</b>	<b>1,055</b>	<b>–</b>
<b>Impairment of assets – direct to equity (ARR)</b>	<b>(1,224)</b>	<b>(2,279)</b>

## C1-7 Intangible assets

Intangible assets are as follows:

	2024 \$ '000	2023 \$ '000
<b>Goodwill</b>		
<b>Opening values at 1 July</b>		
Gross book value	184	184
<b>Net book value – opening balance</b>	<b>184</b>	<b>184</b>
<b>Closing values at 30 June</b>		
Gross book value	184	184
<b>Total Goodwill – net book value</b>	<b>184</b>	<b>184</b>
<b>Total intangible assets – net book value</b>	<b>184</b>	<b>184</b>

### Material accounting policy information

#### Intangible Assets

An intangible asset is an identifiable, non-monetary asset without physical substance. The identifiable criterion is met when the intangible asset is separable (ie it can be sold, transferred or licenced), or where it arises from contractual or other legal rights.

#### Acquired intangible assets

Intangible assets are measured initially at cost. Cost includes (a) the fair value of the consideration given to acquiring the asset; and (b) any costs directly attributable to the transaction, such as relevant professional fees or taxes.

#### Subsequent measurement

Intangible assets with definite useful lives are considered for impairment where there is an indication that the asset has been impaired. Intangible assets with indefinite useful lives should be tested annually for impairment, as well as whenever there is an indication of impairment.

## C1-8 Other

### Other assets

	2024 Current \$ '000	2024 Non-current \$ '000	2023 Current \$ '000	2023 Non-current \$ '000
Prepayments	276	–	201	–
<b>Total other assets</b>	<b>276</b>	<b>–</b>	<b>201</b>	<b>–</b>

## C2 Leasing activities

### C2-1 Council as a lessee

Council currently has no leases in place.

#### Leases at significantly below market value – concessionary / peppercorn leases

Council has no leases that are significantly below market value.

### C2-2 Council as a lessor

#### Operating leases

Council leases out a number of properties and /or plant and equipment to community groups; these leases have been classified as operating leases for financial reporting purposes and the assets are included as IPP&E in the Statement of Financial Position.

The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below:

	2024 \$ '000	2023 \$ '000
Lease income (excluding variable lease payments not dependent on an index or rate)	52	38
<b>Total income relating to operating leases for investment property assets</b>	<b>52</b>	<b>38</b>

#### (iii) Maturity analysis of undiscounted lease payments to be received after reporting date for all operating leases:

Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:

< 1 year	100	100
1–2 years	102	102
2–3 years	104	104
3–4 years	106	106
4–5 years	108	108
> 5 years	570	570
<b>Total undiscounted lease payments to be received</b>	<b>1,090</b>	<b>1,090</b>

#### Material accounting policy information

When Council is a lessor, the lease is classified as either an operating or finance lease at inception date, based on whether substantially all of the risks and rewards incidental to ownership of the asset have been transferred to the lessee. If the risks and rewards have been transferred then the lease is classified as a finance lease, otherwise it is an operating lease.

When Council has a sub-lease over an asset and is the intermediate lessor then the head lease and sub-lease are accounted for separately. The classification of the sub-lease is based on the right-of-use asset which arises from the head lease rather than the useful life of the underlying asset.

If the lease contains lease and non-lease components then the non-lease components are accounted for in accordance with AASB 15 *Revenue from Contracts with Customers*.

The lease income is recognised on a straight-line basis over the lease term.

## C3 Liabilities of Council

### C3-1 Payables

	2024 Current \$ '000	2024 Non-current \$ '000	2023 Current \$ '000	2023 Non-current \$ '000
Accrued expenses:				
– Borrowings	108	–	9	–
– Salaries and wages	211	–	178	–
– Other expenditure accruals	2,920	–	2,411	–
Trust account – money held in trust	1,719	–	759	–
Prepaid rates	481	–	418	–
<b>Total payables</b>	<b>5,439</b>	<b>–</b>	<b>3,775</b>	<b>–</b>

#### Payables relating to restricted assets

	2024 Current \$ '000	2024 Non-current \$ '000	2023 Current \$ '000	2023 Non-current \$ '000
<b>Externally restricted assets</b>				
Sewer	–	–	40	–
<b>Total payables relating to restricted assets</b>	<b>–</b>	<b>–</b>	<b>40</b>	<b>–</b>
<b>Total payables</b>	<b>5,439</b>	<b>–</b>	<b>3,775</b>	<b>–</b>

#### Material accounting policy information

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

#### Payables

Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

## C3-2 Contract Liabilities

		2024 Current \$ '000	2024 Non-current \$ '000	2023 Current \$ '000	2023 Non-current \$ '000
	Notes				
<b>Grants and contributions received in advance:</b>					
Unexpended capital grants (to construct Council controlled assets)	(i)	11,934	–	9,465	–
<b>Total grants received in advance</b>		<b>11,934</b>	<b>–</b>	<b>9,465</b>	<b>–</b>
<b>User fees and charges received in advance:</b>					
Other - Cemeteries Deposits	(ii)	569	–	547	–
<b>Total user fees and charges received in advance</b>		<b>569</b>	<b>–</b>	<b>547</b>	<b>–</b>
<b>Total contract liabilities</b>		<b>12,503</b>	<b>–</b>	<b>10,012</b>	<b>–</b>

**Notes**

(i) Council has received funding to construct assets including sporting facilities, bridges, library and other infrastructure. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) Council has received funds for Cemeteries Reservations prior to the satisfaction of the performance obligations.

**Contract liabilities relating to restricted assets**

	2024 Current \$ '000	2024 Non-current \$ '000	2023 Current \$ '000	2023 Non-current \$ '000
Unspent grants held as contract liabilities (excl. Water & Sewer)	11,934	–	9,465	–
<b>Contract liabilities relating to externally restricted assets</b>	<b>11,934</b>	<b>–</b>	<b>9,465</b>	<b>–</b>
Cemeteries Deposits	569	–	547	–
<b>Contract liabilities relating to internally restricted assets</b>	<b>569</b>	<b>–</b>	<b>547</b>	<b>–</b>
<b>Total contract liabilities relating to restricted assets</b>	<b>12,503</b>	<b>–</b>	<b>10,012</b>	<b>–</b>
<b>Total contract liabilities</b>	<b>12,503</b>	<b>–</b>	<b>10,012</b>	<b>–</b>

**Significant changes in contract liabilities**

Council has received significant grant funding in advance from the following funding programs:

- Local Roads and Community Infrastructure
- Resources for Regions
- Pothole Repair Program
- Regional & Local Roads Repair Program
- Office of Local Government (Natural Disaster Funding)

**Material accounting policy information**

Contract liabilities are recorded when consideration is received from a customer / fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

## C3-3 Borrowings

	2024 Current \$ '000	2024 Non-current \$ '000	2023 Current \$ '000	2023 Non-current \$ '000
Loans – secured <sup>1</sup>	1,156	13,828	956	7,011
<b>Total borrowings</b>	<b>1,156</b>	<b>13,828</b>	<b>956</b>	<b>7,011</b>

(1) Loans are secured over the general rating income of Council.

Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note E1-1.

**Borrowings relating to restricted assets**

	2024 Current \$ '000	2024 Non-current \$ '000	2023 Current \$ '000	2023 Non-current \$ '000
<b>Externally restricted assets</b>				
Sewer	73	466	72	539
Borrowings relating to externally restricted assets	73	466	72	539
<b>Total borrowings relating to restricted assets</b>	<b>73</b>	<b>466</b>	<b>72</b>	<b>539</b>
<b>Total borrowings relating to unrestricted assets</b>	<b>1,083</b>	<b>13,362</b>	<b>884</b>	<b>6,472</b>
<b>Total borrowings</b>	<b>1,156</b>	<b>13,828</b>	<b>956</b>	<b>7,011</b>

## C3-3 Borrowings (continued)

## (a) Changes in liabilities arising from financing activities

	2023		Non-cash movements				2024
	Opening Balance \$ '000	Cash flows \$ '000	Acquisition \$ '000	Fair value changes \$ '000	Acquisition due to change in accounting policy \$ '000	Other non-cash movement \$ '000	Closing balance \$ '000
Loans – secured	7,967	(983)	8,000	–	–	–	14,984
<b>Total liabilities from financing activities</b>	<b>7,967</b>	<b>(983)</b>	<b>8,000</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>14,984</b>

	2022		Non-cash movements				2023
	Opening Balance \$ '000	Cash flows \$ '000	Acquisition \$ '000	Fair value changes \$ '000	Acquisition due to change in accounting policy \$ '000	Other non-cash movement \$ '000	Closing balance \$ '000
Loans – secured	7,796	(829)	1,000	–	–	–	7,967
<b>Total liabilities from financing activities</b>	<b>7,796</b>	<b>(829)</b>	<b>1,000</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>7,967</b>

## (b) Financing arrangements

	2024 \$ '000	2023 \$ '000
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**Total facilities**

Total financing facilities available to Council at the reporting date are:

Credit cards/purchase cards	100	40
Bank Guarantee	54	54
<b>Total financing arrangements</b>	<b>154</b>	<b>94</b>

**Drawn facilities**

Financing facilities drawn down at the reporting date are:

**Undrawn facilities**

Undrawn financing facilities available to Council at the reporting date are:

– Credit cards/purchase cards	200	40
– Bank Guarantee	108	54
<b>Total undrawn financing arrangements</b>	<b>308</b>	<b>94</b>

**Additional financing arrangements information****Breaches and defaults**

During the current and prior year, there were no defaults or breaches on any of the loans.

**Security over loans**

Loans are secured over future cash flows.

**Bank overdrafts**

The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.

**Material accounting policy information**

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or borrowing costs.

## C3-4 Employee benefit provisions

	2024 Current \$ '000	2024 Non-current \$ '000	2023 Current \$ '000	2023 Non-current \$ '000
Annual leave	806	–	865	–
Long service leave	1,148	235	1,162	158
Gratuities	112	–	122	–
Total employee benefit provisions	2,066	235	2,149	158

## Current employee benefit provisions not anticipated to be settled within the next twelve months

	2024 \$ '000	2023 \$ '000
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The following provisions, even though classified as current, are not expected to be settled in the next 12 months.

Provisions – employees benefits	918	987
	918	987

## Description of and movements in provisions

	ELE provisions			
	Annual leave \$ '000	Long service leave \$ '000	Gratuities \$ '000	Total \$ '000
<b>2024</b>				
At beginning of year	865	1,320	122	2,307
Additional provisions	707	282	8	997
Amounts used (payments)	(766)	(219)	(18)	(1,003)
Total ELE provisions at end of year	806	1,383	112	2,301
<b>2023</b>				
At beginning of year	907	1,264	124	2,295
Additional provisions	715	223	10	948
Amounts used (payments)	(757)	(167)	(10)	(934)
Remeasurement effects	–	–	(2)	(2)
Total ELE provisions at end of year	865	1,320	122	2,307

## Material accounting policy information

Employee benefit provisions are presented as current liabilities in the statement of Financial Position if Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur and therefore all annual leave and vested long service leave (or that which vests within 12 months) is presented as current.

## Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

## Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.



### C3-4 Employee benefit provisions (continued)

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**On-costs**

The employee benefit provisions include the aggregate on-costs liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include superannuation, payroll tax and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

## C3-5 Provisions

	2024 Current \$ '000	2024 Non-Current \$ '000	2023 Current \$ '000	2023 Non-Current \$ '000
<b>Asset remediation/restoration:</b>				
Asset remediation/restoration (future works)	–	2,963	–	2,835
<b>Sub-total – asset remediation/restoration</b>	<b>–</b>	<b>2,963</b>	<b>–</b>	<b>2,835</b>
<b>Total provisions</b>	<b>–</b>	<b>2,963</b>	<b>–</b>	<b>2,835</b>
<b>Total provisions relating to unrestricted assets</b>	<b>–</b>	<b>2,963</b>	<b>–</b>	<b>2,835</b>
<b>Total provisions</b>	<b>–</b>	<b>2,963</b>	<b>–</b>	<b>2,835</b>

## Description of and movements in provisions

	Other provisions	
	Asset remediation \$ '000	Total \$ '000
<b>2024</b>		
At beginning of year	2,835	2,835
Unwinding of discount	128	128
Total other provisions at end of year	2,963	2,963
<b>2023</b>		
At beginning of year	2,713	2,713
Unwinding of discount	122	122
Total other provisions at end of year	2,835	2,835

## Nature and purpose of provisions

**Asset remediation**

Council has a legal/public obligation to make, restore, rehabilitate and reinstate the Buronga Landfill.

**Material accounting policy information**

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as a borrowing cost.

**Asset remediation – tips and quarries**

Close-down and restoration costs include the dismantling and demolition of infrastructure, and the removal of residual materials and remediation of disturbed areas. Estimated close-down and restoration costs are provided for in the accounting period when the obligation arising from the related disturbance occurs, whether this occurs during the development or during the operation phase, based on the net present value of estimated future costs. Provisions for close-down and restoration costs do not include any additional obligations which are expected to arise from future disturbance. The cost estimates are calculated annually during the life of the operation to reflect known developments, e.g. updated cost estimates and revisions to the estimated lives of operations, and are subject to formal review at regular intervals.

The ultimate cost of environmental remediation is uncertain and cost estimates can vary in response to many factors, including changes to the relevant legal requirements, the emergence of new restoration techniques, or experience at other locations. The expected timing of expenditure can also change, for example in response to changes in quarry reserves or production

### C3-5 Provisions (continued)

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rates. As a result, there could be significant adjustments to the provision for close down and restoration and environmental clean-up, which would affect future financial results.

Other movements in the provisions for close-down and restoration costs, including those resulting from new disturbance, updated cost estimates, changes to the estimated lives of operations, and revisions to discount rates, are capitalised within infrastructure, property, plant and equipment. These costs are then depreciated over the lives of the assets to which they relate.

## C4 Reserves

### C4-1 Nature and purpose of reserves

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#### **IPPE Revaluation reserve**

The infrastructure, property, plant and equipment (IPPE) revaluation reserve is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

## D Council structure

### D1 Results by fund

General fund refers to all Council activities other than water and sewer. All amounts disclosed in this note are gross i.e. inclusive of internal charges and recoveries made between the funds. Assets and liabilities shown in the water and sewer columns are restricted for use for these activities.

#### D1-1 Income Statement by fund

	General 2024 \$ '000	Water 2024 \$ '000	Sewer 2024 \$ '000
<b>Income from continuing operations</b>			
Rates and annual charges	7,010	1,478	1,922
User charges and fees	8,428	1,681	–
Interest and investment revenue	1,572	491	255
Other revenues	876	1	2
Grants and contributions provided for operating purposes	10,782	18	16
Grants and contributions provided for capital purposes	16,002	527	614
Net gains from disposal of assets	56	–	–
Other income	75	–	–
<b>Total income from continuing operations</b>	<b>44,801</b>	<b>4,196</b>	<b>2,809</b>
<b>Expenses from continuing operations</b>			
Employee benefits and on-costs	8,967	792	307
Materials and services	11,208	1,217	240
Borrowing costs	565	–	13
Depreciation, amortisation and impairment of non-financial assets	8,134	1,013	936
Other expenses	523	105	53
Share of interests in joint ventures and associates using the equity method	62	–	–
<b>Total expenses from continuing operations</b>	<b>29,459</b>	<b>3,127</b>	<b>1,549</b>
<b>Operating result from continuing operations</b>	<b>15,342</b>	<b>1,069</b>	<b>1,260</b>
<b>Net operating result for the year</b>	<b>15,342</b>	<b>1,069</b>	<b>1,260</b>
<b>Net operating result attributable to each council fund</b>	<b>15,342</b>	<b>1,069</b>	<b>1,260</b>
<b>Net operating result for the year before grants and contributions provided for capital purposes</b>	<b>(660)</b>	<b>542</b>	<b>646</b>

## D1-2 Statement of Financial Position by fund

	General 2024 \$ '000	Water 2024 \$ '000	Sewer 2024 \$ '000
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	(6,338)	11,127	5,693
Investments	39,000	—	—
Receivables	6,981	1,037	302
Inventories	306	—	—
Other	276	—	—
<b>Total current assets</b>	<b>40,225</b>	<b>12,164</b>	<b>5,995</b>
<b>Non-current assets</b>			
Infrastructure, property, plant and equipment	536,193	45,657	33,833
Investments accounted for using the equity method	805	—	—
Intangible assets	184	—	—
<b>Total non-current assets</b>	<b>537,182</b>	<b>45,657</b>	<b>33,833</b>
<b>Total assets</b>	<b>577,407</b>	<b>57,821</b>	<b>39,828</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables	5,439	—	—
Contract liabilities	12,503	—	—
Borrowings	1,083	—	73
Employee benefit provision	2,066	—	—
<b>Total current liabilities</b>	<b>21,091</b>	<b>—</b>	<b>73</b>
<b>Non-current liabilities</b>			
Borrowings	13,362	—	466
Employee benefit provision	235	—	—
Provisions	2,963	—	—
<b>Total non-current liabilities</b>	<b>16,560</b>	<b>—</b>	<b>466</b>
<b>Total liabilities</b>	<b>37,651</b>	<b>—</b>	<b>539</b>
<b>Net assets</b>	<b>539,756</b>	<b>57,821</b>	<b>39,289</b>
<b>EQUITY</b>			
Accumulated surplus	98,206	24,275	11,345
Revaluation reserves	441,550	33,546	27,944
<b>Council equity interest</b>	<b>539,756</b>	<b>57,821</b>	<b>39,289</b>
<b>Total equity</b>	<b>539,756</b>	<b>57,821</b>	<b>39,289</b>

## D2 Interests in other entities

	Council's share of net assets	
	2024	2023
	\$ '000	\$ '000
<b>Council's share of net income</b>		
<b>Net share of interests in joint ventures and associates using the equity method – expenses</b>		
Joint ventures	62	78
<b>Total net share of interests in joint ventures and associates using the equity method – expenses</b>	<b>62</b>	<b>78</b>
<b>Total Council's share of net income</b>	<b>(62)</b>	<b>(78)</b>
<b>Council's share of net assets</b>		
<b>Net share of interests in joint ventures and associates using the equity method – assets</b>		
Joint ventures	805	867
<b>Total net share of interests in joint ventures and associates using the equity method – assets</b>	<b>805</b>	<b>867</b>
<b>Total Council's share of net assets</b>	<b>805</b>	<b>867</b>

### D2-1 Interests in joint arrangements

#### Material joint ventures

The following information is provided for joint arrangements that are individually material to the Council. Included are the total amounts as per the joint arrangements financial statements, adjusted for fair-value adjustments at acquisition date and differences in accounting policies, rather than the Council's share.

Council is a member of the Far West Joint Organisation of Councils (FWJO). Details of Council's membership and participation is as follows:

The FWJO is a separately constituted entity pursuant to Part 7 (Sections 400O to 400ZH) of the Local Government Act (NSW) 1993, as amended and the Local Government (General) Regulation 2008.

The FWJO has the same year end date as the Council.

The principal functions of the Far West Joint Organisation will be to:

1. Establish strategic regional priorities for the joint organisation area and develop strategies and plans for delivering these priorities;
2. Provide regional leadership for the joint organisation area and to be an advocate for strategic regional priorities;
3. Identify and take up opportunities for intergovernmental cooperation on matters relating to the joint organisation area;
4. Enhancing strategic capacity to support member councils to deliver services to their communities; and
5. Service delivery to provide services directly to communities in the region.

The percentage ownership interest is equivalent to the percentage voting rights for all associates as follows:

FWJO comprises the Councils of the Shires of Balranald, Broken Hill, Central Darling and Wentworth. The Board of the FWJO comprises 4 voting members being the Mayors of the four member Councils, and non-voting members being the General Managers of the four member Councils, as well as three appointed members from the State Government and Cabinet (non-voting).

Wentworth Shire Council as a member of the FWJO, has a one quarter voting right (25%) in respect to the decisions of the Board.

For the 2023/2024 year, member Councils made no contributions to the FWJO.

Members of the FWJO are indemnified from liability for functions and duties carried out or omitted honestly, in good faith and with due care and diligence.

The FWJO has contracted the Executive Officer role to Broken Hill City Council.

There are no liability issues identified for Council in the short to medium term.

## D2-1 Interests in joint arrangements (continued)

<b>Far West Joint Organisation 2024</b>	
<b>Equity Method</b>	<b>\$'000</b>
<b>Summarised Statement of Financial Position</b>	
<b>Current assets</b>	3,467
<b>Non-current assets</b>	-
<b>Current liabilities</b>	245
<b>Non-current liabilities</b>	-
<b>Net assets</b>	3,222
<b>Summarised Statement of Income and other Comprehensive Income</b>	
Grant funding	-
Interest income	9
Gain on Disposal	-
Total Income from Continuing Operations	9
Employee benefits	-
Borrowing costs	-
Depreciation and amortisation	-
Administration expense	(253)
Other expenses	-
Total Expense from Continuing Operations	(253)
Profit/(loss) from continuing operations	(244)
Other Comprehensive Income	-
Total Comprehensive Income	(244)
<b>Summarised Statement of Cash Flows</b>	
Cash flows from operating activities	(10)
Cash flows from investing activities	-
Cash flows from financing activities	-
<b>Net Increase/(Decrease) in cash and cash equivalents</b>	<b>(10)</b>
<b>Reconciliation of carrying amount of interest in the joint arrangement to summarised financial information for FWJO accounted for using the Equity method:</b>	
Wentworth Shire Council's share of 25% of Net Assets	805
Carrying amount	805



## D2-1 Interests in joint arrangements (continued)

## Joint arrangement

			Interest in ownership		Interest in voting	
			2024	2023	2024	2023
Principal activity		Place of business				
Council is involved in the following joint arrangement						
Name of joint arrangement:						
Far West Joint Organisation	Local Government Joint Arrangement	240 Blende St Broken Hill NSW 2880	25%	25%	25%	25%

**Material accounting policy information**

The council has determined that it has a joint arrangement with Balranald Council, Broken Hill Council and Central Darling Council in the Far West Joint Organisation.

Interest in joint arrangements are accounted for using the equity method in accordance with AASB 128 Investments in Associates and Joint Ventures.

Under this method, the investment is initially recognised as at cost and the carrying amount is increased or decreased to recognise the Council's share of the profit or loss and other comprehensive income of the investee after the date of acquisition. If the Council's share of losses of a joint arrangement equals or exceeds its interest in the joint arrangement, the Council discontinues recognising its share of further losses.

The Council's share in the joint arrangements gains or losses arising from transactions between itself and its joint arrangement are eliminated.

Adjustments are made to the joint arrangements accounting policies where they are different from those of the Council for the purpose of the consolidated financial statements.

## E Risks and accounting uncertainties

### E1-1 Risks relating to financial instruments held

Council's activities expose it to a variety of financial risks including (1) price risk, (2) credit risk, (3) liquidity risk and (4) interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's finance section under policies approved by the Council.

The fair value of Council's financial assets and financial liabilities approximates their carrying amount.

	Carrying value 2024 \$ '000	Carrying value 2023 \$ '000	Fair value 2024 \$ '000	Fair value 2023 \$ '000
<b>Financial assets</b>				
<b>Measured at amortised cost</b>				
Cash and cash equivalents	10,482	7,211	10,482	7,211
Receivables	8,320	5,771	6,868	5,771
Investments				
– Debt securities at amortised cost	39,000	44,000	39,000	44,000
<b>Total financial assets</b>	<b>57,802</b>	<b>56,982</b>	<b>56,350</b>	<b>56,982</b>
<b>Financial liabilities</b>				
Payables	5,439	3,775	5,439	3,775
Loans/advances	14,984	7,967	14,984	7,967
<b>Total financial liabilities</b>	<b>20,423</b>	<b>11,742</b>	<b>20,423</b>	<b>11,742</b>

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital.

Council's finance area manages the cash and investments portfolio.

Council has an investment policy which complies with the Local Government Act 1993 and Minister's investment order 625. This policy is regularly reviewed by Council and its staff and an investment report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance as required by Local Government regulations.

The risks associated with the instruments held are:

- **Price risk** – the risk that the capital value of investments may fluctuate due to changes in market prices, whether there changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.
- **Interest rate risk** – the risk that movements in interest rates could affect returns and income.
- **Liquidity risk** – the risk that Council will not be able to pay its debts as and when they fall due.
- **Credit risk** – the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council – be it of a capital or income nature.

Council manages these risks (amongst other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees.

## E1-1 Risks relating to financial instruments held (continued)

## (a) Market risk – interest rate and price risk

	2024 \$ '000	2023 \$ '000
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The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.

Impact of a 1% movement in interest rates

– Equity / Income Statement	495	512
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## E1-1 Risks relating to financial instruments held (continued)

### (b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees.

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures. Council also encourages ratepayers to pay their rates by the due date through incentives.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk, other than Council has significant credit risk exposures in its local area given the nature of the business.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

The maximum exposure to credit risk at the reporting date is the carrying amount of each class of receivable in the financial statements.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors. There are no material receivables that have been subjected to a re-negotiation of repayment terms.

#### Credit risk profile

##### Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

	Not yet overdue \$ '000	overdue rates and annual charges < 5 years \$ '000	≥ 5 years \$ '000	Total \$ '000
<b>2024</b>				
Gross carrying amount	–	810	22	832
<b>2023</b>				
Gross carrying amount	–	989	84	1,073

##### Receivables - non-rates and annual charges and contract assets

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses, non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

	Not yet overdue \$ '000	0 - 30 days \$ '000	Overdue debts 31 - 60 days \$ '000	61 - 90 days \$ '000	> 91 days \$ '000	Total \$ '000
<b>2024</b>						
Gross carrying amount	6,718	261	–	76	458	7,513
Expected loss rate (%)	0.00%	0.45%	6.45%	0.27%	5.05%	0.33%
ECL provision	–	2	–	–	23	25
<b>2023</b>						
Gross carrying amount	4,038	299	–	–	409	4,746
Expected loss rate (%)	0.00%	2.23%	29.86%	16.91%	9.92%	1.00%
ECL provision	–	7	–	–	41	48

## E1-1 Risks relating to financial instruments held (continued)

## (c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk; that is, the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels, and by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk: the risk that movements in interest rates could adversely affect funding costs. Council manages this risk through diversification of borrowing types, maturities and interest rate structures.

The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(b) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

	Weighted average interest rate %	Subject to no maturity \$ '000	≤ 1 Year \$ '000	payable in:			Total cash outflows \$ '000	Actual carrying values \$ '000
				1 - 5 Years \$ '000	> 5 Years \$ '000			
<b>2024</b>								
<b>Payables</b>	<b>0.00%</b>	<b>1,719</b>	<b>3,720</b>	<b>–</b>	<b>–</b>	<b>5,439</b>	<b>5,439</b>	
<b>Borrowings</b>	<b>3.66%</b>	<b>–</b>	<b>2,880</b>	<b>10,799</b>	<b>22,222</b>	<b>35,901</b>	<b>14,984</b>	
<b>Total financial liabilities</b>		<b>1,719</b>	<b>6,600</b>	<b>10,799</b>	<b>22,222</b>	<b>41,340</b>	<b>20,423</b>	
<b>2023</b>								
<b>Payables</b>	<b>0.00%</b>	<b>759</b>	<b>3,016</b>	<b>–</b>	<b>–</b>	<b>3,775</b>	<b>3,775</b>	
<b>Borrowings</b>	<b>2.94%</b>	<b>–</b>	<b>1,196</b>	<b>3,546</b>	<b>5,896</b>	<b>10,638</b>	<b>7,967</b>	
<b>Total financial liabilities</b>		<b>759</b>	<b>4,212</b>	<b>3,546</b>	<b>5,896</b>	<b>14,413</b>	<b>11,742</b>	

## E2-1 Fair value measurement

The Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment
- Financial assets and liabilities

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

**Level 1:** Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

**Level 2:** Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

**Level 3:** Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Fair value measurement hierarchy									
\$ '000	Notes	Date of latest valuation		Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
		2024	2023	2024	2023	2024	2023	2024	2023
Recurring fair value measurements									
Infrastructure, property, plant and equipment	C1-6								
Plant and equipment				–	–	10,572	9,282	10,572	9,282
Office equipment				–	–	1,317	655	1,317	655
Furniture and fittings				–	–	18	22	18	22
Swimming Pools	30/06/2023	30/06/2023		–	–	2,006	1,910	2,006	1,910
Operational land	30/06/2024	30/06/2023		–	–	9,681	9,851	9,681	9,851
Community Land	30/06/2024	30/06/2023		–	–	10,211	9,811	10,211	9,811
Land improvements – depreciable	30/06/2023	30/06/2023		–	–	14,512	11,623	14,512	11,623
Buildings	30/06/2023	30/06/2023		–	–	39,398	36,404	39,398	36,404
Other structures	30/06/2023	30/06/2023		–	–	5,193	4,537	5,193	4,537
Roads, Bridges, Bulk Earthworks & Land Under Roads	30/06/2020	30/06/2020		–	–	376,564	346,437	376,564	346,437
Footpaths	30/06/2020	30/06/2020		–	–	5,472	4,299	5,472	4,299
Stormwater drainage	30/06/2022	30/06/2022		–	–	20,778	19,054	20,778	19,054
Water supply network	30/06/2022	30/06/2022		–	–	45,201	40,215	45,201	40,215
Sewerage network	30/06/2022	30/06/2022		–	–	33,359	30,123	33,359	30,123
Other recreational assets	30/06/2023	30/06/2023		–	–	907	588	907	588
Library books	30/06/2020	30/06/2020		–	–	211	176	211	176
Other Infrastructure	30/06/2020	30/06/2020		–	–	13,027	12,365	13,027	12,365
Tip Assets	30/06/2024	30/06/2020		–	–	2,977	3,044	2,977	3,044
Total infrastructure, property, plant and equipment				–	–	591,404	540,396	591,404	540,396

### Non-recurring fair value measurements

### Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

## E2-1 Fair value measurement (continued)

### Infrastructure, property, plant and equipment (IPPE)

Plant & Equipment, Office Equipment and Furniture & Fittings are valued at cost but are disclosed at fair value in the notes. The carrying amount of these assets is assumed to approximate fair value due to the nature of the items. The key unobservable inputs to the valuation are the remaining useful life and residual value. Council reviews the values of these assets against quoted prices for the gross current replacement cost of similar assets and by taking account of the pattern of consumption, estimated remaining useful life and the residual value. There has been no change to the valuation process during the reporting period.

Operational Land comprises all of Council land classified as Operational Land under the NSW Local Government Act 1993. The key unobservable input to the valuation is the price per square metre. The last valuation was undertaken at 30 June 2023 using the values provided by the NSW Valuer General's Office. Generally, fair value is the most advantageous price reasonably obtained by the seller and the most advantageous price reasonably obtained by the buyer. This is not necessarily the market selling price of the asset, rather, it is regarded as the maximum value that Council would rationally pay to acquire the asset if it did not hold it, taking into account quoted market price in an active and liquid market, the current market price of the same or similar asset, the cost of replacing the asset, if management intended to replace the asset, the remaining useful life and condition of the asset; and cash flows from future use and disposal.

Valuations of all Council's Community Land are based on the land values provided by the NSW Valuer General's Office. As these values are not considered to be observable market evidence they have been classified as Level 3. Community Land was revalued as at 30 June 2023.

Depreciable Land Improvements comprises land improvements such as spectator mounds, gardens, mulched areas streetscaping and landscaping. These assets may be located on parks, reserves and within road reserves. They were last revalued at 30 June 2023 by Marsh Valuations Pty Ltd. The cost approach has been utilised whereby the replacement cost was estimated for each asset by taking into account a range of factors. Inputs such as estimates of pattern of consumption, residual value, asset condition and useful life required extensive professional judgement and impacted significantly on the final determination of fair value. As such these assets were all classified as having been valued using Level 3 valuation inputs. Council undertook a desktop valuation of these assets utilising ABS Pricing Indices as at 30 June 2024.

Buildings were valued by Marsh Valuations Pty Ltd at 30 June 2023 using the cost approach. The approach estimated the replacement cost of each building by componentising the buildings into significant parts with different useful lives and taking into account a range of factors. While all buildings were physically inspected inputs such as estimates of residual value and pattern of consumption required extensive professional judgement and impacted significantly on the final determination of fair value. As such these assets were classified as having been valued using Level 3 valuation inputs. Council undertook a desktop valuation of these assets utilising ABS Pricing Indices as at 30 June 2024.

Other Structures comprises lighting systems, shade sails, shelters, tennis and netball courts, bbqs, etc. The cost approach has been utilised whereby the replacement cost was estimated for each asset by taking into account a range of factors. Inputs such as estimates of pattern of consumption, residual value, asset condition and useful life required extensive professional judgement and impacted significantly on the final determination of fair value. As such, these assets were classified as having been valued using Level 3 valuation inputs. These assets were valued by Marsh Valuations Pty Ltd at 30 June 2023. Council undertook a desktop valuation of these assets utilising ABS Pricing Indices as at 30 June 2024.

Roads comprises the road carriageway, bus shelters, carparks, guardrails, kerb & guttering, boat ramps, wharfs and traffic facilities. The road carriage way is defined as the trafficable portion of a road, between but not including the kerb & gutter. The cost approach using Level 3 inputs was used to value the road carriage way and other road infrastructure. The cost approach was utilised with inputs such as estimates of patterns of consumption, residual value, asset condition and useful life requiring extensive professional judgement which impacted significantly on the final determination of fair value. Additionally due to limitations in the historical records of very long lived assets there is some uncertainty regarding the actual design, specifications and dimensions of some assets. Council undertook a desktop valuation of these assets utilising ABS Pricing Indices as at 30 June 2024.

Footpaths have been valued using the fair value approach. Footpaths were segmented to match the adjacent road segment and no further componentisation was undertaken. Footpaths were originally assessed using physical inspections. Condition information is updated as changes in the network are observed through regular inspections. Council undertook a desktop valuation of these assets utilising ABS Pricing Indices as at 30 June 2024.

Stormwater Drainage assets comprises pits, pipes, headwalls, gross pollutant traps and various types of water quality devices. The cost approach estimated the replacement cost of each asset by componentising the assets into significant parts with different useful lives and taking into account a range of factors. The level of componentisation adopted by Council is in accordance with OLG Circular 09-09 and the Institute of Public Works Engineers Australia's International Infrastructure Management Manual (IIMM). Inputs such as estimates of the pattern of consumption, residual value, asset condition and useful life required extensive professional judgement and impacted significantly on the final determination of fair value. Accordingly due to limitations in the historical records of very long lived assets there is uncertainty regarding the actual design, specifications and dimensions of some assets. There has been no changes to the valuation process during the reporting period. These assets were valued by

## E2-1 Fair value measurement (continued)

Marsh Valuations as at 30 June 2022. In accordance with the requirements of the DPI-Water NSW Rates Reference Manual Stormwater assets had an annual indexation applied to them in between formal valuations as at 30 June 2024.

Sewerage Network and Water Supply Network assets comprises pump stations, reservoirs, treatment plants, reticulation mains, trunk mains, manholes, rising mains, pipes, valves, hydrants, standpipes. The cost approach estimated the replacement cost of each asset by componentising the assets into significant parts with different useful lives and taking into account a range of factors. The level of componentisation adopted by Council is in accordance with OLG Circular 09-09 and the Institute of Public Works Engineers Australia's International Infrastructure Management Manual (IIMM). Inputs such as estimates of the pattern of consumption, residual value, asset condition and useful life required extensive professional judgement and impacted significantly on the final determination of fair value. Accordingly, due to limitations in the historical records of very long lived assets, there is uncertainty regarding the actual design, specifications and dimensions of some assets. There has been no changes to the valuation process during the reporting period. These assets were revalued by Marsh Valuation at 30 June 2022. In accordance with the requirements of the DPI-Water NSW Rates Reference Manual these assets had an annual indexation applied to them in between formal valuations as at 30 June 2024.

Swimming pools were valued by Asset Val Pty Ltd at 30 June 2018 using the cost approach. Inputs such as estimates of the pattern of consumption, residual value, asset condition and useful life required extensive professional judgement which impacted significantly on the final determination of fair value. These assets were revalued by Marsh Valuations as at 30 June 2023. Council undertook a desktop valuation of these assets utilising ABS Pricing Indices as at 30 June 2024.

Other Open Space/Recreational Assets include all of Councils playground equipment. They were valued by Asset Val Pty Ltd at 30 June 2018 using the cost approach. Inputs such as estimates of the pattern of consumption, residual value, asset condition and useful life required extensive professional judgement which impacted significantly on the final determination of fair value. These assets were revalued by Marsh Valuations as at 30 June 2023. Council undertook a desktop valuation of these assets utilising ABS Pricing Indices as at 30 June 2024.

Bridges have previously been valued by Marsh Valuations Pty Ltd as at 30 June 2020 using the fair value approach. Bridges were originally assessed using physical inspections. Condition information is updated as changes in the condition are observed through regular inspections. Council undertook a desktop valuation of these assets utilising ABS Pricing Indices as at 30 June 2024.



## E2-1 Fair value measurement (continued)

## Fair value measurements using significant unobservable inputs (level 3)

A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

	Plant and equipment		Office equipment		Furniture and fittings		Operational land	
	2024	2023	2024	2023	2024	2023	2024	2023
	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000
<b>Opening balance</b>	<b>9,282</b>	<b>8,706</b>	<b>655</b>	<b>582</b>	<b>22</b>	<b>16</b>	<b>9,851</b>	<b>4,057</b>
<b>Total gains or losses for the period</b>								
<b>Other movements</b>								
Purchases (GBV)	2,697	1,768	793	173	–	9	–	–
Disposals (WDV)	(149)	(60)	–	–	–	–	(170)	–
Depreciation and impairment	(1,258)	(1,132)	(131)	(100)	(4)	(3)	–	5,794
<b>Closing balance</b>	<b>10,572</b>	<b>9,282</b>	<b>1,317</b>	<b>655</b>	<b>18</b>	<b>22</b>	<b>9,681</b>	<b>9,851</b>

	Library books		Community land		Land imp'mts depreciable		Buildings	
	2024	2023	2024	2023	2024	2023	2024	2023
	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000
<b>Opening balance</b>	<b>176</b>	<b>163</b>	<b>9,811</b>	<b>7,228</b>	<b>11,623</b>	<b>10,935</b>	<b>36,404</b>	<b>39,887</b>
<b>Total gains or losses for the period</b>								
<b>Other movements</b>								
Purchases (GBV)	50	35	400	–	2,557	1,186	1,423	1,543
Other movement (revaluation)	–	–	–	–	943	(17)	2,559	(3,883)
Depreciation and impairment	(15)	(22)	–	2,583	(611)	(481)	(988)	(1,143)
<b>Closing balance</b>	<b>211</b>	<b>176</b>	<b>10,211</b>	<b>9,811</b>	<b>14,512</b>	<b>11,623</b>	<b>39,398</b>	<b>36,404</b>

## E2-1 Fair value measurement (continued)

	Other structures		Roads		Footpaths		Stormwater drainage	
	2024 \$ '000	2023 \$ '000	2024 \$ '000	2023 \$ '000	2024 \$ '000	2023 \$ '000	2024 \$ '000	2023 \$ '000
<b>Opening balance</b>	<b>4,537</b>	<b>4,580</b>	<b>346,437</b>	<b>325,374</b>	<b>4,299</b>	<b>3,917</b>	<b>19,054</b>	<b>15,568</b>
<b>Total gains or losses for the period</b>								
<b>Other movements</b>								
Purchases (GBV)	574	277	14,142	7,585	985	235	993	2,528
Other movement (revaluation)	337	(51)	19,125	19,281	279	227	1,003	1,183
Depreciation and impairment	(255)	(269)	(3,140)	(5,803)	(91)	(80)	(272)	(225)
<b>Closing balance</b>	<b>5,193</b>	<b>4,537</b>	<b>376,564</b>	<b>346,437</b>	<b>5,472</b>	<b>4,299</b>	<b>20,778</b>	<b>19,054</b>

	Water supply network		Sewerage network		Swimming pools		Open space	
	2024 \$ '000	2023 \$ '000	2024 \$ '000	2023 \$ '000	2024 \$ '000	2023 \$ '000	2024 \$ '000	2023 \$ '000
<b>Opening balance</b>	<b>40,215</b>	<b>37,369</b>	<b>30,123</b>	<b>25,457</b>	<b>1,910</b>	<b>1,946</b>	<b>588</b>	<b>503</b>
<b>Total gains or losses for the period</b>								
<b>Other movements</b>								
Purchases (GBV)	3,816	972	2,558	3,539	42	121	253	—
Other movement (revaluation)	2,181	2,809	1,610	1,905	130	(86)	59	393
Depreciation and impairment	(1,011)	(935)	(932)	(778)	(76)	(71)	7	(308)
<b>Closing balance</b>	<b>45,201</b>	<b>40,215</b>	<b>33,359</b>	<b>30,123</b>	<b>2,006</b>	<b>1,910</b>	<b>907</b>	<b>588</b>

## E2-1 Fair value measurement (continued)

	Other Infrastructure		Tip Assets		Total	
	2024 \$ '000	2023 \$ '000	2024 \$ '000	2023 \$ '000	2024 \$ '000	2023 \$ '000
<b>Opening balance</b>	<b>12,365</b>	11,645	<b>3,044</b>	3,111	<b>540,396</b>	501,044
Purchases (GBV)	—	71	—	—	<b>31,283</b>	20,042
Other movement (revaluation)	<b>846</b>	820	—	—	<b>29,072</b>	22,581
Disposals (WDV)	—	—	—	—	<b>(319)</b>	(60)
Depreciation and impairment	<b>(184)</b>	(171)	<b>(67)</b>	(67)	<b>(9,028)</b>	(3,211)
<b>Closing balance</b>	<b>13,027</b>	12,365	<b>2,977</b>	3,044	<b>591,404</b>	<b>540,396</b>

## Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

## E3-1 Contingencies

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

### LIABILITIES NOT RECOGNISED

#### 1. Guarantees

##### (i) Defined benefit superannuation contribution plans

Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named The Local Government Superannuation Scheme – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB119 Employee Benefits for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer;
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer;
- Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer; and
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members). As such we do not believe that there is sufficient reliable information to allow each sponsoring employer to account for its proportionate share of the defined benefit obligation, sub-group assets and costs associated with the sub-group in the same way as it would for a single employer sponsored defined benefit plan.

##### *Description of the funding arrangements.*

Pooled employers are required to pay future service employer contributions and past service employer contributions to the fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current standard employer contribution rates are:

Division B	1.90 times employee contributions for non - 180 Point Members; Nil for 180 Point Members*
Division C	2.50% salaries
Division D	1.64 times employee contributions

\*For 180 Point Members, Employers are required to contribute 8.5% of salaries for the year ending 30 June 2024 (increasing to 9.0% in line with the increase in the Superannuation Guarantee) to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$20 million per annum from 1 January 2022 to 31 December 2024, apportioned according to each employer's share of the accrued liabilities as at 30 June 2023. These past service contributions are used to maintain the adequacy of the funding position for the accrued liabilities.

The adequacy of contributions is assessed at each triennial actuarial investigation, the next of which is due effective 30 June 2024, and monitored annually between triennials.

##### *Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan*

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding past service contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

## E3-1 Contingencies (continued)

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2024 was \$35,096.10. The last valuation of the fund was undertaken by Mr Richard Boyfield, FIAA as at 30 June 2023.

As previously notified, the past service contributions \$20M per annum remain in place and will continue to be reviewed on an annual basis or as required. The funding requirements for the defined benefit schemes are assessed by the Trustee on an annual basis with the outcome of each annual funding updated communicated in the new year. Council's expected contribution to the plan for the next annual reporting period is \$18,600.99.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2024 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	2,237.5	
Past Service Liabilities	2,141.9	104.5%
Vested Benefits	2,159.8	103.6%

\* excluding other accumulation accounts and reserves in both assets and liabilities.

The share of this deficit that is broadly attributed to Council is estimated to be in the order of 0.15%

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	6.0% per annum
Salary inflation	3.50% per annum
Increase in CPI	3.50% for FY23/24 2.5% per annum thereafter

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group. Please note that the estimated employer reserves financial position above is a preliminary calculation, and once all the relevant information has been received by the Funds Actuary, the final end of year review, the final end of year review will be completed by December 2024.

### (ii) Statewide Limited

Council is a member of Statewide Mutual, a mutual pool scheme providing liability insurance to local government.

Membership includes the potential to share in either the net assets or liabilities of the fund depending on its past performance. Council's share of the net assets or liabilities reflects Council's contributions to the pool and the result of insurance claims within each of the fund years.

The future realisation and finalisation of claims incurred but not reported to 30 June this year may result in future liabilities or benefits as a result of past events that Council will be required to fund or share in respectively.

### (iii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

Council has a contingent liability to contribute further equity in the event of the erosion of the company's capital base as a result of the company's past performance and/or claims experience or as a result of any increased prudential requirements from APRA.

These future equity contributions would be required to maintain the company's minimum level of net assets in accordance with its licence requirements.

## E3-1 Contingencies (continued)

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### (iv) Other guarantees

Council has provided no other guarantees other than those listed above.

## 2. Other liabilities

### (i) Third party claims

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

### (ii) Potential land acquisitions due to planning restrictions imposed by Council

Council has classified a number of privately owned land parcels as local open space or bushland.

As a result, where notified in writing by the various owners, Council will be required to purchase these land parcels.

At reporting date, reliable estimates as to the value of any potential liability (and subsequent land asset) from such potential acquisitions has not been possible.

## ASSETS NOT RECOGNISED

### (i) Land under roads

As permitted under AASB 1051, Council has elected not to bring to account land under roads that it owned or controlled up to and including 30/6/08.

### (ii) Infringement notices/fines

Fines and penalty income, the result of Council issuing infringement notices is followed up and collected by the Infringement Processing Bureau.

Council's revenue recognition policy for such income is to account for it as revenue on receipt.

Accordingly, at year end, there is a potential asset due to Council representing issued but unpaid infringement notices.

Due to the limited information available on the status, value and duration of outstanding notices, Council is unable to determine the value of outstanding income.

**F People and relationships****F1 Related party disclosures****F1-1 Key management personnel (KMP)**

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly.

The aggregate amount of KMP compensation included in the Income Statement is:

	2024 \$ '000	2023 \$ '000
<b>Compensation:</b>		
Short-term benefits	1,733	1,428
Post Employment Benefits	198	141
<b>Total</b>	<b>1,931</b>	<b>1,569</b>

**Other transactions with KMP and their related parties**

Council has determined that transactions at arm's length between a KMP and Council as part of Council delivering a public service objective (e.g. access to library or Council swimming pool by KMP) will not be disclosed.

Nature of the transaction	Ref	Transactions during the year \$ '000	Outstanding balances including commitments \$ '000	Terms and conditions	Impairment provision on outstanding balances \$ '000	Impairment expense \$ '000
<b>2024</b>						
Property Management Fees	1	1	-	-	-	-
Fees and Charges	2	101	4	4	-	-
Donations, Grants and Contributions	3	12	2	2	-	-
Tree/Weed Removal, Construction and Demolition work	4	119	61	61	-	-
Document Destruction Services, Native Nursery & Employment	5	3	-	-	-	-
Cleaning Services	6	81	-	-	-	-
Construction Works & Supply of Material	9	4,244	40	40	-	-
Contribution to Building Construction	10	100	-	-	-	-
AV/Telecommunications	11	81	-	-	-	-
Freight Services	12	1	-	-	-	-
Electrical Services	14	56	-	-	-	-

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## F1-1 Key management personnel (KMP) (continued)

Nature of the transaction	Ref	Transactions during the year \$ '000	Outstanding balances including commitments \$ '000	Terms and conditions	Impairment provision on outstanding balances \$ '000	Impairment expense \$ '000
2023						
Property Management Fees	1	1	—		—	—
Fees and Charges	2	25	11		—	—
Donations, Grants and Contributions	3	15	—		—	—
Tree/Weed Removal, Construction and Demolition work	4	203	40		—	—
Document Destruction Services, Native Nursery & Employment	5	2	—		—	—
Cleaning Services	6	88	—		—	—
Construction Works	7	1,039	28		—	—
Maintenance & Construction Works	8	14	—		—	—
Construction Works & Supply of Material	9	525	5		—	—
Contribution to Building Construction	10	193	—		—	—
AV/Telecommunications	11	—	—		—	—
Freight Services	12	—	—		—	—
Event Management and Safety Services	13	8	—		—	—
Electrical Services	14	8	1		—	—

1 Council has an investment property that is managed by Wentworth District Real Estate Pty Ltd, a company directly controlled by a Council KMP. Commission was paid under standard industry terms following Council's procurement process

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## F1-1 Key management personnel (KMP) (continued)

2 Planning Fees were received from the Greater Murray Darling Junction Inc, an organisation that is jointly controlled by a Council KMP. Licence Fees for the use of a Crown Reserve was received from Wentworth District Community Medical Inc, Wentworth District Racing Club, Wentworth Makers and Dareton Men in a Shed, organisations that are jointly controlled by two Council KMP's. Licence Fee for the use of a Crown Reserve was received from the Wentworth Bowls Club, an organisation jointly controlled by a Council KMP. Council charges Landfill fees to Wall Construction, Waters Excavations and Mallee Sheds, business controlled by close family members of three Council KMP's. Planning Fees were received from Roberts Family Superannuation and Roberts Partners Gol Gol, property developers controlled by close family members of a Council KMP. Planning fees were received from Waters Excavations, an organisation controlled by a close family member of a Council KMP. Fees were charged at normal trading terms following an arms length transaction.

3 Council approved Financial Assistance Contributions to Greater Murray Darling Junction Inc, Wentworth District Community Medical Inc, Wentworth Regional Tourism Inc, Wentworth Makers, Dareton Men in a Shed and Wentworth Bowls Club as part of Council's annual Financial Assistance program. All of these organisations are jointly controlled by Council KMP's.

4 Council incurred transactions during the year with XCAV8IT, a business that is directly controlled by a close family member of a Council KMP. Amounts were billed based on normal rates for such supplies and were due and payable under normal payment terms following Council's procurement process.

5 Council incurred transactions with the Christie Centre Inc, an organisation that is jointly controlled by a Council KMP. Amounts were billed based on normal rates for such supplies and were due and payable under normal payment terms following Council's procurement process. The Christie Centre also employs a close family member of a Council KMP.

6 Council incurred transactions with KNH Cleaning Services, a business owned by a close family member of a Council KMP. Amounts were billed based on normal rates for such supplies and were due and payable under normal payment terms following Council's procurement process.

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## F1-1 Key management personnel (KMP) (continued)

- 7 Council incurred transactions with Mallee Sheds a family owned company of a close family member of a Council KMP. Amounts were billed based on normal rates for such supplies and were due and payable under normal payment terms following Council's procurement process.
- 8 Council incurred transactions with Stockman's Plumbing a family owned company of a close family member of a Council KMP. Amounts were billed based on normal rates for such supplies and were due and payable under normal payment terms following Council's procurement process.
- 9 Council incurred transactions with Wall Constructions and Waters Excavations Pty Ltd, companies owned by close family members of Council KMP's. Amounts were billed based on normal rates for such supplies and were due and payable under normal payment terms following Council's procurement process.
- 10 Dareton Men in a Shed is jointly controlled by a close family member of a Council KMP. Council has assisted the organisation in securing funding to construct a new shed to operate from. Payments from Council to the organisation are being made in line with the payment schedule outlined in the funding agreement between Council and the funding provider. Payments were made based on standard commercial arrangements.
- 11 Council incurred transactions with A2ZAV, a business owned by a close family member of a Council KMP. Amounts were billed based on normal rates for such supplies and were payable under normal payment terms following Council's procurement process.
- 12 Council incurred transactions with GTS Freight Management, a business that employess the partner of a Council KMP. Amounts were billed based on normal rates for such supplies and were payable under normal payment terms following Council's procurement process.

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F1-1 Key management personnel (KMP) (continued)

- 13

Council incurred transactions with Event Management, Admin and Safety Services a business owned by a Council KMP. Amounts were billed based on normal rates for such supplies and were payable under normal payment terms following Council's procurement process.
- 14

Council incurred transactions with BRW Electrical, a business owned by a close family member of a Council KMP. Amounts were billed based on normal rates for such supplies and were payable under the normal payment terms following Council's procurement process.

## F1-2 Councillor and Mayoral fees and associated expenses

	2024	2023
	\$ '000	\$ '000

The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:

Mayoral fee	28	28
Councillors' fees	112	113
Other Councillors' expenses (including Mayor)	94	75
<b>Total</b>	<b>234</b>	<b>216</b>

## F2 Other relationships

### F2-1 Audit fees

	2024	2023
	\$ '000	\$ '000

During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms

#### Auditors of the Council - NSW Auditor-General:

##### Audit and other assurance services

Audit and review of financial statements

<b>Remuneration for audit and other assurance services</b>	<b>65</b>	<b>70</b>
<b>Total Auditor-General remuneration</b>	<b>65</b>	<b>70</b>
<b>Total audit fees</b>	<b>65</b>	<b>70</b>

## G Other matters

### G1-1 Statement of Cash Flows information

#### (a) Reconciliation of Operating Result

	2024 \$ '000	2023 \$ '000
<b>Net operating result from Income Statement</b>	<b>17,671</b>	<b>21,115</b>
<b>Add / (less) non-cash items:</b>		
Depreciation and amortisation	10,083	9,309
(Gain) / loss on disposal of assets	(56)	(103)
Non-cash capital grants and contributions	(4,286)	(5,519)
Unwinding of discount rates on reinstatement provisions	128	122
Share of net (profits)/losses of associates/joint ventures using the equity method	62	78
<b>Movements in operating assets and liabilities and other cash items:</b>		
(Increase) / decrease of receivables	(2,526)	(1,288)
Increase / (decrease) in provision for impairment of receivables	(23)	8
(Increase) / decrease of inventories	(58)	(24)
(Increase) / decrease of other current assets	(75)	10
Increase / (decrease) in accrued interest payable	99	(1)
Increase / (decrease) in other accrued expenses payable	206	423
Increase / (decrease) in other liabilities	1,023	(36)
Increase / (decrease) in contract liabilities	2,491	3,601
Increase / (decrease) in employee benefit provision	(6)	12
<b>Net cash flows from operating activities</b>	<b>24,733</b>	<b>27,707</b>

#### (b) Non-cash investing and financing activities

Bushfire assets	396	—
Developer contributions 'in kind'	3,473	5,519
Other dedications	417	—
<b>Total non-cash investing and financing activities</b>	<b>4,286</b>	<b>5,519</b>

## G2-1 Commitments

### Capital commitments (exclusive of GST)

	2024 \$ '000	2023 \$ '000
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
<b>Property, plant and equipment</b>		
Sewerage and water infrastructure	462	1,313
Buildings	1,876	9,226
Plant and equipment	613	441
Other	1,205	1,746
Road infrastructure	1,441	1,767
<b>Total commitments</b>	<b>5,597</b>	<b>14,493</b>
<b>These expenditures are payable as follows:</b>		
Within the next year	5,597	14,493
<b>Total payable</b>	<b>5,597</b>	<b>14,493</b>
<b>Sources for funding of capital commitments:</b>		
Unrestricted general funds	1,646	3,365
Unexpended grants	2,878	5,754
Externally restricted reserves	60	233
Unexpended loans	1,013	5,141
<b>Total sources of funding</b>	<b>5,597</b>	<b>14,493</b>

## G3-1 Events occurring after the reporting date

Council is unaware of any material or significant 'non-adjusting events' that should be disclosed.

Wentworth Shire Council | Notes to the Financial Statements 30 June 2024

## G4 Statement of developer contributions

### G4-1 Summary of developer contributions

	Opening balance at 1 July 2023 \$ '000	Contributions received during the year		Non-cash Other \$ '000	Interest and investment income earned \$ '000	Amounts expended \$ '000	Internal borrowings \$ '000	Held as restricted asset at 30 June 2024 \$ '000	Cumulative balance of internal borrowings (to)/from \$ '000
		Cash \$ '000	Non-cash Land \$ '000						
Development Contribution Plan Service Plan # 2	329 653	51 10	- -	- -	14 27	- -	- -	394 691	- -
<b>S7.11 contributions – under a plan</b>	982	61	-	-	41	-	-	1,085	-
<b>Total S7.11 and S7.12 revenue under plans</b>	982	61	-	-	41	-	-	1,085	-
<b>Total contributions</b>	982	61	-	-	41	-	-	1,085	-

Under the *Environmental Planning and Assessment Act 1979*, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

### G4-2 Developer contributions by plan

	Opening balance at 1 July 2023 \$ '000	Contributions received during the year		Non-cash Other \$ '000	Interest and investment income earned \$ '000	Amounts expended \$ '000	Internal borrowings \$ '000	Held as restricted asset at 30 June 2024 \$ '000	Cumulative balance of internal borrowings (to)/from \$ '000
		Cash \$ '000	Non-cash Land \$ '000						
<b>CONTRIBUTION PLAN 1</b>									
Development Contribution Plan	329	51	-	-	14	-	-	394	-
Service Plan # 2	653	10	-	-	27	-	-	691	-
<b>Total</b>	982	61	-	-	41	-	-	1,085	-

## G5 Statement of performance measures

### G5-1 Statement of performance measures – consolidated results

\$ '000	Amounts 2024	Indicator 2024	Indicators 2023      2022		Benchmark
<b>1. Operating performance ratio</b>					
Total continuing operating revenue excluding capital grants and contributions less operating expenses <sup>1,2</sup>	<b>511</b>	<b>1.48%</b>	10.69%	8.62%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions <sup>1</sup>	<b>34,584</b>				
<b>2. Own source operating revenue ratio</b>					
Total continuing operating revenue excluding all grants and contributions <sup>1</sup>	<b>23,768</b>	<b>45.95%</b>	38.29%	50.06%	> 60.00%
Total continuing operating revenue <sup>1</sup>	<b>51,727</b>				
<b>3. Unrestricted current ratio</b>					
Current assets less all external restrictions	<b>24,163</b>	<b>2.93x</b>	3.90x	4.76x	> 1.50x
Current liabilities less specific purpose liabilities	<b>8,239</b>				
<b>4. Debt service cover ratio</b>					
Operating result before capital excluding interest and depreciation/impairment/amortisation <sup>1</sup>	<b>11,172</b>	<b>7.16x</b>	11.65x	12.36x	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	<b>1,561</b>				
<b>5. Rates and annual charges outstanding percentage</b>					
Rates and annual charges outstanding	<b>1,155</b>	<b>9.68%</b>	12.34%	12.86%	< 10.00%
Rates and annual charges collectable	<b>11,926</b>				
<b>6. Cash expense cover ratio</b>					
Current year's cash and cash equivalents plus all term deposits	<b>49,482</b>	<b>21.27</b>	22.30	20.95	> 3.00
Monthly payments from cash flow of operating and financing activities	<b>2,326</b>	<b>months</b>	months	months	months

(1) Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

(2) Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method



## G5-2 Statement of performance measures by fund

\$ '000	General Indicators <sup>3</sup>		Water Indicators		Sewer Indicators		Benchmark
	2024	2023	2024	2023	2024	2023	
<b>1. Operating performance ratio</b>							
Total continuing operating revenue excluding capital grants and contributions less operating expenses <sup>1,2</sup>							
Total continuing operating revenue excluding capital grants and contributions <sup>1</sup>	(2.35)%	9.80%	14.77%	9.34%	29.43%	27.54%	> 0.00%
<b>2. Own source operating revenue ratio</b>							
Total continuing operating revenue excluding capital grants and contributions <sup>1</sup>	40.11%	33.59%	87.01%	70.31%	77.57%	62.46%	> 60.00%
Total continuing operating revenue <sup>1</sup>							
<b>3. Unrestricted current ratio</b>							
Current assets less all external restrictions	2.93x	3.90x	∞	∞	82.12x	49.40x	> 1.50x
Current liabilities less specific purpose liabilities							
<b>4. Debt service cover ratio</b>							
Operating result before capital excluding interest and depreciation/impairment/amortisation <sup>1</sup>	5.18x	9.55x	∞	∞	122.69x	111.83x	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)							
<b>5. Rates and annual charges outstanding percentage</b>							
Rates and annual charges outstanding	6.72%	7.48%	25.37%	36.83%	10.77%	15.81%	< 10.00%
Rates and annual charges collectable							
<b>6. Cash expense cover ratio</b>							
Current year's cash and cash equivalents plus all term deposits	15.61	16.70	63.16	76.67	99.44	83.58	> 3.00
Monthly payments from cash flow of operating and financing activities	months	months	months	months	months	months	months

(1) - (2) Refer to Note G6-1 above.

(3) General fund refers to all of Council's activities except for its water and sewer activities which are listed separately.

**End of the audited financial statements**

## H Additional Council disclosures (unaudited)

### H1-1 Council information and contact details

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**Principal place of business:**

61 Darling Street  
Wentworth NSW 2648

**Contact details****Mailing Address:**

PO Box 81  
Wentworth NSW 2648

**Telephone:** 03 5027 5027

**Facsimile:** 03 5027 5000

**Opening hours:**

8:30am - 5:00pm  
Monday to Friday

**Internet:** [www.wentworth.nsw.gov.au](http://www.wentworth.nsw.gov.au)

**Email:** [council@wentworth.nsw.gov.au](mailto:council@wentworth.nsw.gov.au)

**Officers****General Manager**

Ken Ross

**Responsible Accounting Officer**

Simon Rule

**Public Officer**

Deborah Zorzi

**Auditors**

Audit Office of NSW  
Darling Park Tower 2, Level 19  
201 Sussex Street  
Sydney NSW 2000

**Elected members****MAYOR**

Tim Elstone - 01/07/2023 - 19/09/2023  
Daniel Linklater - 20/09/2023 - 30/06/2024

**COUNCILLORS**

Brian Beaumont  
Steve Cooper  
Peter Crisp  
Tim Elstone  
Steve Heywood - till 07/02/2024  
Daniel Linklater  
Jane MacAllister  
Susan Nichols  
Jo Rodda

**Other information**

**ABN:** 96 283 886 815



## INDEPENDENT AUDITOR'S REPORT

### Report on the general purpose financial statements

#### Wentworth Shire Council

To the Councillors of Wentworth Shire Council

### Opinion

I have audited the accompanying financial statements of Wentworth Shire Council (the Council), which comprise the Statement by Councillors and Management, the Income Statement and Statement of Comprehensive Income for the year ended 30 June 2024, the Statement of Financial Position as at 30 June 2024, the Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information.

In my opinion:

- the Council's accounting records have been kept in accordance with the requirements of the *Local Government Act 1993*, Chapter 13, Part 3, Division 2 (the Division)
- the financial statements:
  - have been prepared, in all material respects, in accordance with the requirements of this Division
  - are consistent with the Council's accounting records
  - present fairly, in all material respects, the financial position of the Council as at 30 June 2024, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- all information relevant to the conduct of the audit has been obtained
- no material deficiencies in the accounting records or financial statements have come to light during the audit.

My opinion should be read in conjunction with the rest of this report.

### Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

OFFICIAL

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I have fulfilled my other ethical responsibilities in accordance with APES 110.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

### Other Information

The Council's annual report for the year ended 30 June 2024 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the special purpose financial statements and Special Schedules (the Schedules).

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the special purpose financial statements and Special Schedule - Permissible income for general rates.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

### The Councillors' Responsibilities for the Financial Statements

The Councillors are responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards and the *Local Government Act 1993* and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

### Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

SYDNEY

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: [www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf). The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- on the Original Budget information included in the Income Statement, Statement of Cash Flows, and Note B5-1 'Material budget variations
- on the Special Schedules. A separate opinion has been provided on Special Schedule - Permissible income for general rates
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Manuel Moncada  
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

31 October 2024  
SYDNEY



Cr Daniel Linklater  
Mayor  
Wentworth Shire Council  
PO Box 81  
Wentworth NSW 2648

Contact: Manuel Moncada  
Phone no: 02 9275 7333  
Our ref: R008 – 2124742775 - 8638

31 October 2024

Dear Mayor

### Report on the Conduct of the Audit for the year ended 30 June 2024 Wentworth Shire Council

I have audited the General Purpose financial statements (GPFS) of the Wentworth Shire Council (the Council) for the year ended 30 June 2024 as required by section 415 of the *Local Government Act 1993* (the Act).

I expressed an unmodified opinion on the Council's GPFS.

This Report on the Conduct of the Audit (the Report) for the Council for the year ended 30 June 2024 is issued in accordance with section 417 of the Act. This Report should be read in conjunction with my audit opinion on the GPFS issued under section 417(2) of the Act.

## INCOME STATEMENT

### Operating result

	2024 \$m	2023 \$m	Variance %
Rates and annual charges revenue	10.4	9.8	6.1
Grants and contributions revenue	28.0	33.6	16.7
Operating result from continuing operations	17.7	21.1	16.1
Net operating result before capital grants and contributions	0.5	4.0	87.5

Rates and annual charges revenue (\$10.4 million) increased by \$0.6 million (6.7 per cent) in 2023–2024 due to a rate peg increase of 3.7 percent and increased annual charges.

Grants and contributions revenue (\$28.0 million) decreased by \$5.7 million (16.8 per cent) in 2024–2025 due to:

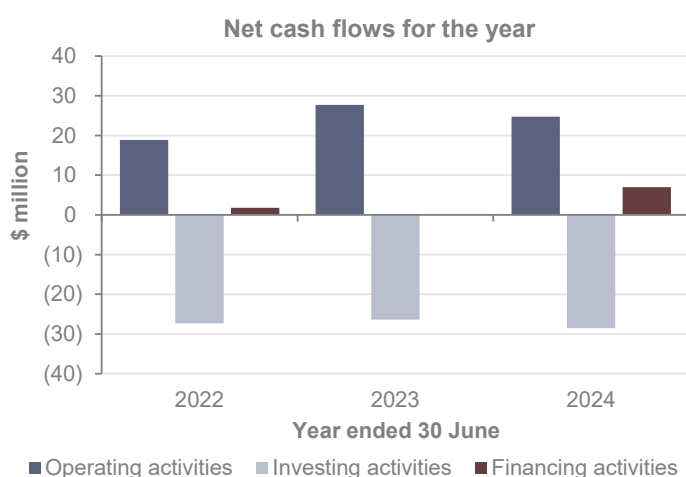
- a decrease of \$3.6 million of grants recognised received for operating purposes, including transport grants.
- receiving 85 per cent of the financial assistance grants for 2024-25 in advance (100 per cent in 2022-23).

Council's operating result from continuing operations (\$17.7 million including the effect of depreciation and amortisation expense of \$10.1 million) was \$3.4 million lower than the 2022–23 result. This was mainly due to the reduction in grant income.

The net operating result before capital grants and contributions (\$0.5 million) was \$3.5 million lower than the 2022–23 result.

## STATEMENT OF CASH FLOWS

- The Statement of Cash Flows illustrates the flow of cash and cash equivalents moving in and out of Council during the year and reveals that cash increased by \$3.3 million to \$10.5 million at the close of the year.



## FINANCIAL POSITION

### Cash and investments

Cash and investments	2024	2023	Commentary
	\$m	\$m	
<b>Total cash, cash equivalents and investments</b>	<b>49.5</b>	<b>51.2</b>	Externally restricted balances comprise mainly of unspent specific purpose grants, contributions and loans, and water and sewerage funds.
Restricted cash and investments:			Internal allocations are determined by council policies or decisions, which are subject to change.
• External restrictions	32.9	31.3	
• Internal allocations	14.3	15.9	

### Debt

After repaying principal and interest and taking up new borrowings of \$8 million, total debt as at 30 June 2024 was \$15 million (2023: \$8 million).



## PERFORMANCE

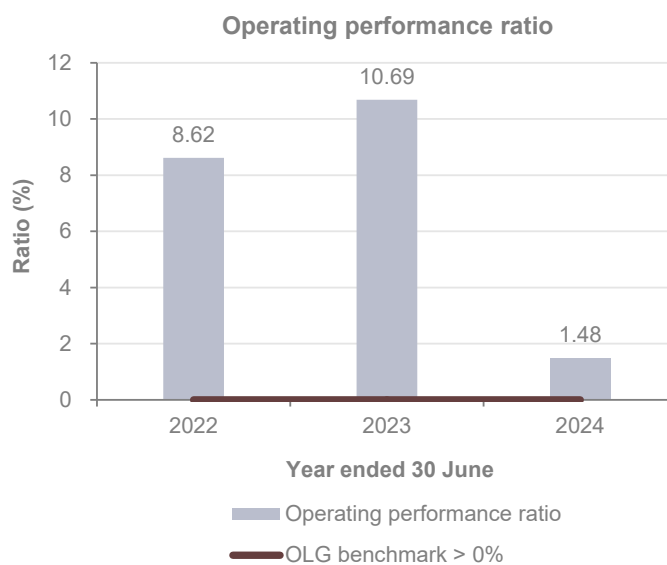
### Performance measures

The following section provides an overview of the Council's performance against the performance measures and performance benchmarks set by the Office of Local Government (OLG) within the Department of Planning, Housing and Infrastructure.

#### Operating performance ratio

The Council met the OLG benchmark for the current reporting period.

The 'operating performance ratio' measures how well council contained operating expenditure within operating revenue (excluding capital grants and contributions, fair value adjustments, and reversal of revaluation decrements). The benchmark set by OLG is greater than zero per cent.



#### Own source operating revenue ratio

The Council did not meet the OLG benchmark for the current reporting period.

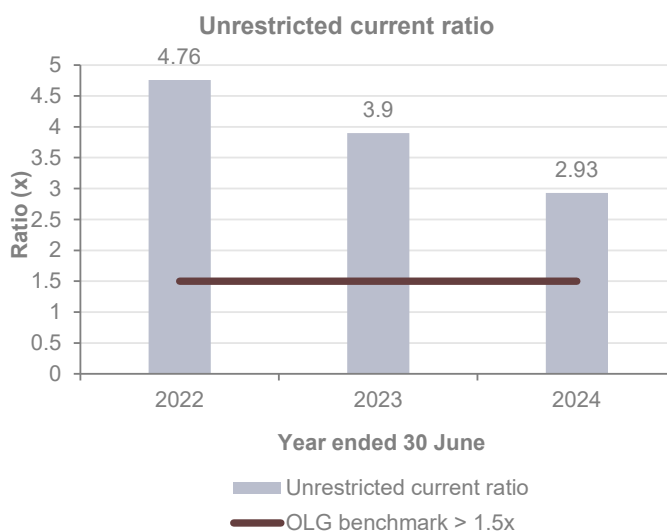
The 'own source operating revenue ratio' measures council's fiscal flexibility and the degree to which it relies on external funding sources such as operating grants and contributions. The benchmark set by OLG is greater than 60 per cent.



### Unrestricted current ratio

The Council met the OLG benchmark for the current reporting period.

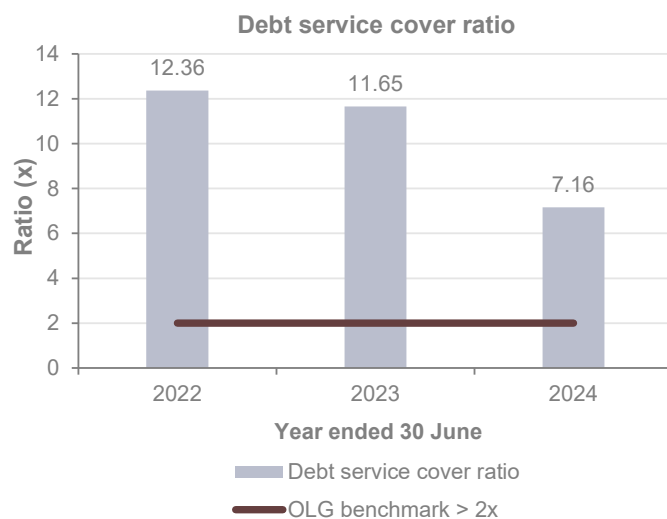
The 'unrestricted current ratio' is specific to local government and represents council's ability to meet its short-term obligations as they fall due. The benchmark set by OLG is greater than 1.5 times.



### Debt service cover ratio

The Council met the OLG benchmark for the current reporting period.

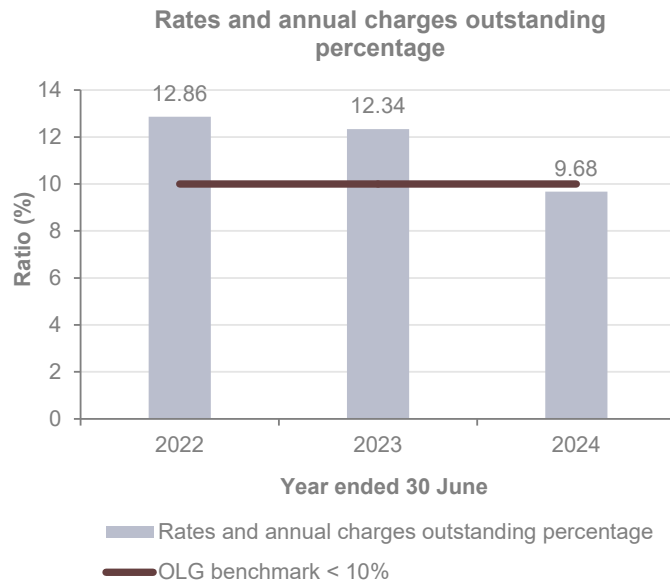
The 'debt service cover ratio' measures the operating cash to service debt including interest, principal and lease payments. The benchmark set by OLG is greater than two times.



### Rates and annual charges outstanding percentage

The Council met the OLG benchmark for the current reporting period.

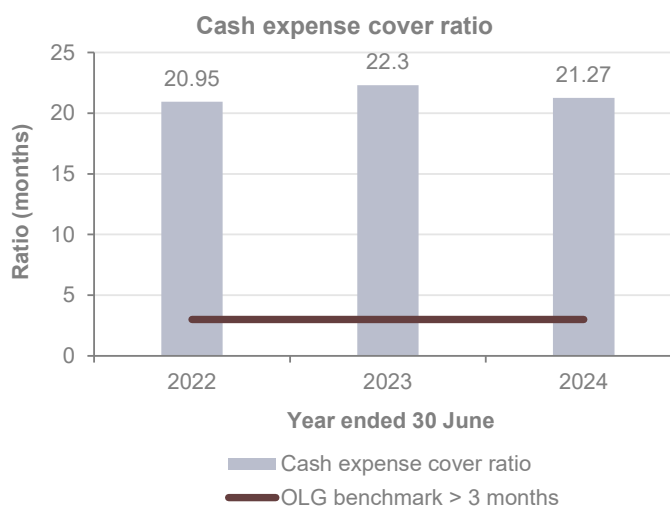
The 'rates and annual charges outstanding percentage' assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts. The benchmark set by OLG is less than 10 per cent for regional councils.



### Cash expense cover ratio

The Council met the OLG benchmark for the current reporting period.

This liquidity ratio indicates the number of months the council can continue paying for its immediate expenses without additional cash inflow. The benchmark set by OLG is greater than three months.



### Infrastructure, property, plant and equipment renewals

- Council's asset renewal additions for the year were \$31.8 million compared \$19.2 million for the prior year
- The level of asset renewals during the year represented 167 percent of the total depreciation expense (\$10.1 million) for the year.

## OTHER MATTERS

### Legislative compliance

My audit procedures did not identify any instances of non-compliance with legislative requirements or a material deficiency in the Council's accounting records or financial statements. The Council's:

- accounting records were maintained in a manner and form to allow the GPFS to be prepared and effectively audited

- staff provided all accounting records and information relevant to the audit.

The Council's:

- accounting records were maintained in a manner and form that facilitated the preparation and the effective audit of the GPFS
- staff provided all accounting records and information relevant to the audit.



Manuel Moncada  
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

# Wentworth Shire Council

## SPECIAL PURPOSE FINANCIAL STATEMENTS for the year ended 30 June 2024

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## Wentworth Shire Council

### Special Purpose Financial Statements

for the year ended 30 June 2024

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Statement of Financial Position of sewerage business activity	7
<b>Note – Material accounting policy information</b>	<b>8</b>
<b>Auditor's Report on Special Purpose Financial Statements</b>	<b>11</b>

#### Background

- i. These Special Purpose Financial Statements have been prepared for the use by both Council and the Office of Local Government in fulfilling their requirements under National Competition Policy.
- ii. The principle of competitive neutrality is based on the concept of a 'level playing field' between persons/entities competing in a market place, particularly between private and public sector competitors.

Essentially, the principle is that government businesses, whether Commonwealth, state or local, should operate without net competitive advantages over other businesses as a result of their public ownership.

- iii. For Council, the principle of competitive neutrality and public reporting applies only to declared business activities.

These include **(a)** those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation, and **(b)** those activities with a turnover of more than \$2 million that Council has formally declared as a business activity (defined as Category 1 activities).

- iv. In preparing these financial statements for Council's self-classified Category 1 businesses and ABS-defined activities, councils must **(a)** adopt a corporatisation model and **(b)** apply full cost attribution including tax-equivalent regime payments and debt guarantee fees (where the business benefits from Council's borrowing position by comparison with commercial rates).

## Wentworth Shire Council

Special Purpose Financial Statements  
for the year ended 30 June 2024

## Statement by Councillors and Management

## Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached special purpose financial statements have been prepared in accordance with:

- NSW Government Policy Statement, *Application of National Competition Policy to Local Government*
- Division of Local Government Guidelines, *Pricing and Costing for Council Businesses: A Guide to Competitive Neutrality*
- The Local Government Code of Accounting Practice and Financial Reporting
- Sections 3 and 4 of the NSW Department of Climate Change, Energy, the Environment and Water's (DCCEEW) *Regulatory and assurance framework for local water utilities, July 2022*

To the best of our knowledge and belief, these statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year,
- accord with Council's accounting and other records; and
- present overhead reallocation charges to the water and sewerage businesses as fair and reasonable.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 15 October 2024.



Daniel Linklater  
Mayor  
15 October 2024



Timothy Elstone  
Councillor  
15 October 2024



Ken Ross  
General Manager  
15 October 2024



Simon Rule  
Responsible Accounting Officer  
15 October 2024

Wentworth Shire Council | Income Statement of water supply business activity | for the year ended 30 June 2024

## Wentworth Shire Council

Income Statement of water supply business activity  
for the year ended 30 June 2024

	2024 \$ '000	2023 \$ '000
<b>Income from continuing operations</b>		
Access charges	1,478	1,352
User charges	1,606	1,342
Fees	75	94
Interest and investment income	491	353
Grants and contributions provided for operating purposes	18	18
Other income	1	1
<b>Total income from continuing operations</b>	<b>3,669</b>	<b>3,160</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	792	687
Materials and services	1,211	1,168
Depreciation, amortisation and impairment	1,013	937
Water purchase charges	6	6
Other expenses	105	67
<b>Total expenses from continuing operations</b>	<b>3,127</b>	<b>2,865</b>
<b>Surplus (deficit) from continuing operations before capital amounts</b>	<b>542</b>	<b>295</b>
Grants and contributions provided for capital purposes	527	1,309
<b>Surplus (deficit) from continuing operations after capital amounts</b>	<b>1,069</b>	<b>1,604</b>
<b>Surplus (deficit) from all operations before tax</b>	<b>1,069</b>	<b>1,604</b>
Less: corporate taxation equivalent (25%) [based on result before capital]	(136)	(74)
<b>Surplus (deficit) after tax</b>	<b>933</b>	<b>1,530</b>
<b>Plus accumulated surplus</b>	<b>23,206</b>	<b>21,602</b>
<b>Plus adjustments for amounts unpaid:</b>		
– Corporate taxation equivalent	136	74
<b>Closing accumulated surplus</b>	<b>24,275</b>	<b>23,206</b>
<b>Return on capital %</b>	<b>1.2%</b>	<b>0.7%</b>
<b>Subsidy from Council</b>	<b>1,421</b>	<b>1,405</b>
<b>Calculation of dividend payable:</b>		
Surplus (deficit) after tax	934	1,530
Less: capital grants and contributions (excluding developer contributions)	(527)	(1,309)
<b>Surplus for dividend calculation purposes</b>	<b>407</b>	<b>221</b>
<b>Potential dividend calculated from surplus</b>	<b>203</b>	<b>111</b>



Wentworth Shire Council | Income Statement of sewerage business activity | for the year ended 30 June 2024

## Wentworth Shire Council

Income Statement of sewerage business activity  
for the year ended 30 June 2024

	2024 \$ '000	2023 \$ '000
<b>Income from continuing operations</b>		
Access charges	1,922	1,822
Interest and investment income	255	163
Grants and contributions provided for operating purposes	16	16
Other income	2	–
<b>Total income from continuing operations</b>	<b>2,195</b>	<b>2,001</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	307	171
Borrowing costs	13	12
Materials and services	240	399
Depreciation, amortisation and impairment	936	779
Other expenses	53	89
<b>Total expenses from continuing operations</b>	<b>1,549</b>	<b>1,450</b>
<b>Surplus (deficit) from continuing operations before capital amounts</b>	<b>646</b>	<b>551</b>
Grants and contributions provided for capital purposes	614	1,177
<b>Surplus (deficit) from continuing operations after capital amounts</b>	<b>1,260</b>	<b>1,728</b>
<b>Surplus (deficit) from all operations before tax</b>	<b>1,260</b>	<b>1,728</b>
Less: corporate taxation equivalent (25%) [based on result before capital]	(162)	(138)
<b>Surplus (deficit) after tax</b>	<b>1,098</b>	<b>1,590</b>
<b>Plus accumulated surplus</b>	<b>10,085</b>	<b>8,357</b>
<b>Plus adjustments for amounts unpaid:</b>		
– Corporate taxation equivalent	162	138
<b>Closing accumulated surplus</b>	<b>11,345</b>	<b>10,085</b>
<b>Return on capital %</b>	<b>1.9%</b>	<b>1.8%</b>
<b>Subsidy from Council</b>	<b>796</b>	<b>705</b>
<b>Calculation of dividend payable:</b>		
Surplus (deficit) after tax	1,099	1,590
Less: capital grants and contributions (excluding developer contributions)	(614)	(1,177)
<b>Surplus for dividend calculation purposes</b>	<b>485</b>	<b>413</b>
<b>Potential dividend calculated from surplus</b>	<b>242</b>	<b>207</b>

Wentworth Shire Council | Statement of Financial Position of water supply business activity | as at 30 June 2024

## Wentworth Shire Council

## Statement of Financial Position of water supply business activity

as at 30 June 2024

	2024 \$ '000	2023 \$ '000
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	11,127	11,162
Receivables	1,037	1,126
<b>Total current assets</b>	<b>12,164</b>	12,288
<b>Non-current assets</b>		
Infrastructure, property, plant and equipment	45,657	42,284
<b>Total non-current assets</b>	<b>45,657</b>	42,284
<b>Total assets</b>	<b>57,821</b>	54,572
<b>Net assets</b>	<b>57,821</b>	54,572
<b>EQUITY</b>		
Accumulated surplus	24,275	23,206
Revaluation reserves	33,546	31,365
<b>Total equity</b>	<b>57,821</b>	54,571

Wentworth Shire Council | Statement of Financial Position of sewerage business activity | as at 30 June 2024

## Wentworth Shire Council

## Statement of Financial Position of sewerage business activity

as at 30 June 2024

	2024 \$ '000	2023 \$ '000
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	5,693	5,154
Receivables	302	379
<b>Total current assets</b>	<b>5,995</b>	<b>5,533</b>
<b>Non-current assets</b>		
Infrastructure, property, plant and equipment	33,833	31,537
<b>Total non-current assets</b>	<b>33,833</b>	<b>31,537</b>
<b>Total assets</b>	<b>39,828</b>	<b>37,070</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Payables	–	40
Borrowings	73	72
<b>Total current liabilities</b>	<b>73</b>	<b>112</b>
<b>Non-current liabilities</b>		
Borrowings	466	539
<b>Total non-current liabilities</b>	<b>466</b>	<b>539</b>
<b>Total liabilities</b>	<b>539</b>	<b>651</b>
<b>Net assets</b>	<b>39,289</b>	<b>36,419</b>
<b>EQUITY</b>		
Accumulated surplus	11,345	10,085
Revaluation reserves	27,944	26,334
<b>Total equity</b>	<b>39,289</b>	<b>36,419</b>

## Note – Material accounting policy information

A statement summarising the supplemental accounting policies adopted in the preparation of the special purpose financial statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, the Council is a non-reporting not-for-profit entity.

The figures presented in these special purpose financial statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these special purpose financial statements have been prepared in accordance with the *Local Government Act 1993* (Act), the *Local Government (General) Regulation 2021* (Regulation) and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, fair value of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

The Statement of Financial Position includes notional assets/liabilities receivable from/payable to Council's general fund. These balances reflect a notional intra-entity funding arrangement with the declared business activities.

### National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government. The framework for its application is set out in the June 1996 NSW Government Policy statement titled 'Application of National Competition Policy to Local Government'. *The Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality* issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to activities and provide a standard for disclosure requirements. These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, and returns on investments (rate of return and dividends paid).

### Declared business activities

In accordance with Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality, Council has declared that the following are to be considered as business activities:

#### Category 1

(where gross operating turnover is over \$2 million)

##### a. Wentworth Shire Council Combined Water Supplies

Comprising the whole of the operations and net assets of Council's water supply activities servicing the towns of Wentworth, Dareton, Gol Gol, Pooncarie and Buronga, which is established as a separate Special Rate Fund.

##### b. Wentworth Shire Council Combined Sewerage Service

Comprising the whole of the operations and net assets of Council's sewerage reticulation and treatment activities servicing the towns of Wentworth, Dareton, Gol Gol, Pooncarie and Buronga, which is established as a Special Rate Fund.

#### Category 2

(where gross operating turnover is less than \$2 million)

Nil

### Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs.

However, where Council does not pay some taxes which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in Special Purpose Financial Statements.

## Note – Material accounting policy information (continued)

For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

### Notional rate applied (%)

Corporate income tax rate – **25%**

Land tax – the first \$755,000 of combined land values attracts **0%**. For the combined land values in excess of \$755,000 up to \$4,616,000 the rate is **1.6% + \$100**. For the remaining combined land value that exceeds \$4,616,000 a premium marginal rate of **2.0%** applies.

Payroll tax – **4.85%** on the value of taxable salaries and wages in excess of \$1,200,000.

In accordance with DCCEEW's regulatory and assurance framework, a payment for the amount calculated as the annual tax equivalent charges (excluding income tax) must be paid from water supply and sewerage business activities.

The payment of taxation equivalent charges, referred to in the regulatory and assurance framework as a 'dividend for taxation equivalent', may be applied for any purpose allowed under the *Local Government Act, 1993*.

Achievement of substantial compliance to DCCEEW's regulatory and assurance framework is not a prerequisite for the payment of the tax equivalent charges, however the payment must not exceed \$3 per assessment.

### Income tax

An income tax equivalent has been applied on the profits of the business activities.

Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested.

Accordingly, the return on capital invested is set at a pre-tax level - gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the corporate income tax rate, currently 25%.

Income tax is only applied where a gain/ (loss) from ordinary activities before capital amounts has been achieved.

Since the taxation equivalent is notional – that is, it is payable to Council as the 'owner' of business operations - it represents an internal payment and has no effect on the operations of the Council. Accordingly, there is no need for disclosure of internal charges in the SPFS.

The rate applied of 25% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

### Local government rates and charges

A calculation of the equivalent rates and charges for all Category 1 businesses has been applied to all assets owned, or exclusively used by the business activity.

### Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that Council business activities face 'true' commercial borrowing costs in line with private sector competitors. In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

#### (i) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed. Subsidies occur where Council provides services on a less than cost recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations. The overall effect of subsidies is contained within the Income Statements of business activities.

#### (ii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses 'would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

## Note – Material accounting policy information (continued)

Such funds are subsequently available for meeting commitments or financing future investment strategies.

The actual rate of return achieved by each business activity is disclosed at the foot of each respective Income Statement.

The rate of return is calculated as follows:

**Operating result before capital income + interest expense**

**Written down value of I,PP&E as at 30 June**

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 4.30% at 30/6/24.

### (iii) Dividends

Council is not required to pay dividends to either itself (as owner of a range of businesses) or to any external entities.

Local government water supply and sewerage businesses is permitted to pay an annual dividend from its water supply or sewerage business surplus.

Each dividend must be calculated and approved in accordance with the DCCEEW's regulatory and assurance framework and must not exceed:

- 50% of the relevant surplus in any one year, or
- the number of water supply or sewerage assessments at 30 June 2024 multiplied by \$30 (less the payment for tax equivalent charges, not exceeding \$3 per assessment).

In accordance with DCCEEW's regulatory and assurance framework, statement of compliance and statement of dividend payment, dividend payment form and unqualified Independent Financial Audit Report and Compliance Audit Report are required to be submitted to DCCEEW.



## INDEPENDENT AUDITOR'S REPORT

### Report on the special purpose financial statements

#### Wentworth Shire Council

To the Councillors of Wentworth Shire Council

### Opinion

I have audited the accompanying special purpose financial statements (the financial statements) of Wentworth Shire Council's (the Council) Declared Business Activities, which comprise the Statement by Councillors and Management, the Income Statement of each Declared Business Activity for the year ended 30 June 2024, the Statement of Financial Position of each Declared Business Activity as at 30 June 2024 and the Material accounting policy information note.

The Declared Business Activities of the Council are:

- Water Supply
- Sewerage

In my opinion, the financial statements present fairly, in all material respects, the financial position of the Council's declared Business Activities as at 30 June 2024, and their financial performance for the year then ended, in accordance with the Australian Accounting Standards described in the Material accounting policy information note and the Local Government Code of Accounting Practice and Financial Reporting 2023–24 (LG Code).

My opinion should be read in conjunction with the rest of this report.

### Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as the auditor of councils
- precluding the Auditor-General from providing non-audit services.

I have fulfilled my other ethical responsibilities in accordance with APES 110.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

OFFICIAL

**Emphasis of Matter - Basis of Accounting**

Without modifying my opinion, I draw attention to the Material accounting policy information note to the financial statements which describes the basis of accounting. The financial statements have been prepared for the purpose of fulfilling the Council's financial reporting responsibilities under the LG Code. As a result, the financial statements may not be suitable for another purpose.

**Other Information**

The Council's annual report for the year ended 30 June 2024 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements and Special Schedules (the Schedules).

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the general purpose financial statements and Special Schedule 'Permissible income for general rates'.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

**The Councillors' Responsibilities for the Financial Statements**

The Councillors are responsible for the preparation and fair presentation of the financial statements and for determining that the accounting policies, described in the Material accounting policy information note to the financial statements, are appropriate to meet the requirements in the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

**Auditor's Responsibilities for the Audit of the Financial Statements**

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: [www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf). The description forms part of my auditor's report.



SYDNEY

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Manuel Moncada

Director, Financial Audit  
Delegate of the Auditor-General for New South Wales

31 October 2024  
SYDNEY

# Wentworth Shire Council

**SPECIAL SCHEDULES**  
for the year ended 30 June 2024

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Wentworth Shire Council

Special Schedules  
for the year ended 30 June 2024

Contents	Page
<b>Special Schedules:</b>	
Permissible income for general rates	3
Report on infrastructure assets as at 30 June 2024	7

Background

These Special Schedules have been designed to meet the requirements of special purpose users such as:

- the NSW Grants Commission
- the Australian Bureau of Statistics (ABS)
- the NSW Office of Water (NOW), and
- the Office of Local Government (OLG)

The financial data is collected for various uses including:

- the allocation of Financial Assistance Grants,
- the incorporation of Local Government financial figures in national statistics,
- the monitoring of loan approvals
- the allocation of borrowing rights, and
- the monitoring of the financial activities of specific services

Wentworth Shire Council | Permissible income for general rates | for the year ended 30 June 2024

## Wentworth Shire Council

## Permissible income for general rates

	Notes	Calculation 2023/24 \$ '000	Calculation 2024/25 \$ '000
<b>Notional general income calculation <sup>1</sup></b>			
Last year notional general income yield	a	5,723	6,039
Plus or minus adjustments <sup>2</sup>	b	69	182
<b>Notional general income</b>	c = a + b	<b>5,792</b>	<b>6,221</b>
<b>Permissible income calculation</b>			
Percentage increase	d	3.70%	5.20%
Less expiring special variation amount	e	—	(129)
Plus percentage increase amount <sup>3</sup>	f = d x (c + e)	214	317
<b>Sub-total</b>	g = (c + e + f)	<b>6,006</b>	<b>6,409</b>
Plus (or minus) last year's carry forward total	h	89	56
<b>Sub-total</b>	j = (h + i)	<b>89</b>	<b>56</b>
<b>Total permissible income</b>	k = g + j	<b>6,095</b>	<b>6,465</b>
Less notional general income yield	l	6,039	6,427
<b>Catch-up or (excess) result</b>	m = k - l	<b>57</b>	<b>38</b>
<b>Carry forward to next year <sup>4</sup></b>	p = m + n + o	<b>57</b>	<b>38</b>

**Notes**

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916 (NSW)*.
- (3) The 'percentage increase' is inclusive of the rate-peg percentage, and/or special variation and/or Crown land adjustment (where applicable).
- (4) Carry-forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the Act. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

Wentworth Shire Council | Permissible income for general rates | for the year ended 30 June 2024



## INDEPENDENT AUDITOR'S REPORT

### Special Schedule – Permissible income for general rates

#### Wentworth Shire Council

To the Councillors of Wentworth Shire Council

### Opinion

I have audited the accompanying Special Schedule – Permissible income for general rates (the Schedule) of Wentworth Shire Council (the Council) for the year ending 30 June 2025.

In my opinion, the Schedule is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting 2023–24 (LG Code) and is in accordance with the books and records of the Council.

My opinion should be read in conjunction with the rest of this report.

### Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Schedule' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I have fulfilled my other ethical responsibilities in accordance with APES 110.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

### Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to the special purpose framework used to prepare the Schedule. The Schedule has been prepared for the purpose of fulfilling the Council's reporting obligations under the LG Code. As a result, the Schedule may not be suitable for another purpose.

## Other Information

The Council's annual report for the year ended 30 June 2024 includes other information in addition to the Schedule and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements, special purpose financial statements and Special Schedule 'Report on infrastructure assets as at 30 June 2024.

My opinion on the Schedule does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the general purpose financial statements and the special purpose financial statements.

In connection with my audit of the Schedule, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Schedule or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

## The Councillors' Responsibilities for the Schedule

The Councillors are responsible for the preparation of the Schedule in accordance with the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation of the Schedule that is free from material misstatement, whether due to fraud or error.

In preparing the Schedule, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

## Auditor's Responsibilities for the Audit of the Schedule

My objectives are to:

- obtain reasonable assurance whether the Schedule as a whole is free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the Schedule.

A description of my responsibilities for the audit of the Schedule is located at the Auditing and Assurance Standards Board website at: [www.auasb.gov.au/auditors\\_responsibilities/ar8.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar8.pdf). The description forms part of my auditor's report.

Wentworth Shire Council | Permissible income for general rates | for the year ended 30 June 2024

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited Schedule on any website where it may be presented
- about any other information which may have been hyperlinked to/from the Schedule.



Manuel Moncada

Director, Financial Audit  
Delegate of the Auditor-General for New South Wales

31 October 2024  
SYDNEY

## Wentworth Shire Council

## Report on infrastructure assets as at 30 June 2024

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard		Estimated cost to bring to the agreed level of service set by Council		2023/24 Actual maintenance	Net carrying replacement amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
		\$ '000	\$ '000	\$ '000	2023/24 Required maintenance <sup>a</sup>	\$ '000	\$ '000	\$ '000	1	2	3	4	5
<b>Buildings</b>	Buildings	6,698	15,086	355	355	411	39,398	88,739	47.0%	8.0%	11.0%	32.0%	2.0%
	<b>Sub-total</b>	<b>6,698</b>	<b>15,086</b>		<b>355</b>	<b>411</b>	<b>39,398</b>	<b>88,739</b>	<b>47.0%</b>	<b>8.0%</b>	<b>11.0%</b>	<b>32.0%</b>	<b>2.0%</b>
<b>Other structures</b>	Other structures	831	1,311	8	8	9	5,193	8,191	11.0%	21.0%	36.0%	18.0%	14.0%
	<b>Sub-total</b>	<b>831</b>	<b>1,311</b>		<b>8</b>	<b>9</b>	<b>5,193</b>	<b>8,191</b>	<b>11.0%</b>	<b>21.0%</b>	<b>36.0%</b>	<b>18.0%</b>	<b>14.0%</b>
<b>Roads</b>	Sealed roads	1,252	2,555	959	959	503	125,214	255,515	41.0%	49.0%	8.0%	1.0%	1.0%
	Unsealed roads	503	1,027	1,486	1,486	1,180	3,873	7,902	9.0%	42.0%	23.0%	14.0%	12.0%
	Bridges	45	82	9	9	4	8,932	16,363	44.0%	54.0%	1.0%	1.0%	0.0%
	Footpaths	—	—	193	193	148	5,472	9,806	58.0%	39.0%	3.0%	0.0%	0.0%
	Bulk earthworks	—	—	—	—	—	237,002	237,002	100.0%	0.0%	0.0%	0.0%	0.0%
	<b>Sub-total</b>	<b>1,800</b>	<b>3,664</b>	<b>2,647</b>	<b>2,647</b>	<b>1,835</b>	<b>380,493</b>	<b>526,588</b>	<b>67.5%</b>	<b>26.8%</b>	<b>4.3%</b>	<b>0.7%</b>	<b>0.7%</b>
<b>Water supply network</b>	Water supply network	3,164	5,881	551	551	659	45,201	84,010	9.0%	58.0%	19.0%	10.0%	4.0%
	<b>Sub-total</b>	<b>3,164</b>	<b>5,881</b>		<b>551</b>	<b>659</b>	<b>45,201</b>	<b>84,010</b>	<b>9.0%</b>	<b>58.0%</b>	<b>19.0%</b>	<b>10.0%</b>	<b>4.0%</b>
<b>Sewerage network</b>	Sewerage network	2,502	4,289	178	178	95	33,359	57,188	28.0%	44.0%	13.0%	6.0%	9.0%
	<b>Sub-total</b>	<b>2,502</b>	<b>4,289</b>		<b>178</b>	<b>95</b>	<b>33,359</b>	<b>57,188</b>	<b>28.0%</b>	<b>44.0%</b>	<b>13.0%</b>	<b>6.0%</b>	<b>9.0%</b>
<b>Stormwater drainage</b>	Stormwater drainage	936	1,551	60	60	128	20,798	34,471	30.0%	29.0%	32.0%	7.0%	2.0%
	<b>Sub-total</b>	<b>936</b>	<b>1,551</b>		<b>60</b>	<b>128</b>	<b>20,778</b>	<b>34,471</b>	<b>30.0%</b>	<b>29.0%</b>	<b>32.0%</b>	<b>7.0%</b>	<b>2.0%</b>
<b>Open space / recreational assets</b>	Swimming pools	—	—	68	68	55	2,006	3,612	0.0%	76.0%	24.0%	0.0%	0.0%
	Playgrounds	172	340	22	22	8	907	1,791	17.0%	15.0%	30.0%	30.0%	8.0%
	<b>Sub-total</b>	<b>172</b>	<b>340</b>	<b>90</b>	<b>90</b>	<b>63</b>	<b>2,913</b>	<b>5,403</b>	<b>5.6%</b>	<b>55.8%</b>	<b>26.0%</b>	<b>9.9%</b>	<b>2.7%</b>

continued on next page ...

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Wentworth Shire Council

Report on infrastructure assets as at 30 June 2024 (continued)

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard		Estimated cost to bring to the agreed level of service set by Council		2023/24 Actual maintenance	Net carrying replacement amount	Gross (GRC)	Assets in condition as a percentage of gross replacement cost				
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
Other infrastructure assets	Weir, Wharf Banks	326		434		13	13,027	17,364	35.0%	55.0%	5.0%	5.0%	0.0%
	Sub-total	326		434		13	13,027	17,364	35.0%	55.0%	5.0%	5.0%	0.0%
	Total – all assets	16,429		32,556		3,213	540,362	821,954	53.3%	30.0%	8.8%	6.0%	1.9%

(a) Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	Excellent/very good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Satisfactory	Maintenance work required
4	Poor	Renewal required
5	Very poor	Urgent renewal/upgrading required

## Wentworth Shire Council

## Report on infrastructure assets as at 30 June 2024

## Infrastructure asset performance indicators (consolidated) \*

\$ '000	Amounts 2024	Indicator 2024	Indicators 2023      2022		Benchmark
Buildings and infrastructure renewals ratio					
Asset renewals <sup>1</sup>	22,926	330.25%	161.91%	162.10%	> 100.00%
Depreciation, amortisation and impairment	6,942				
Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory standard	16,429	2.91%	12.77%	10.50%	< 2.00%
Net carrying amount of infrastructure assets	564,641				
Asset maintenance ratio					
Actual asset maintenance	3,213	82.15%	84.67%	99.10%	> 100.00%
Required asset maintenance	3,911				
Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	32,556	3.96%	8.65%	7.02%	
Gross replacement cost	821,954				

(\*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

Wentworth Shire Council | Report on infrastructure assets as at 30 June 2024

## Wentworth Shire Council

## Report on infrastructure assets as at 30 June 2024

## Infrastructure asset performance indicators (by fund)

\$ '000	General fund		Water fund		Sewer fund		Benchmark
	2024	2023	2024	2023	2024	2023	
<b>Buildings and infrastructure renewals ratio</b>							
Asset renewals <sup>1</sup>	<b>405.38%</b>	150.58%	<b>148.17%</b>	214.44%	<b>124.79%</b>	216.32%	> 100.00%
Depreciation, amortisation and impairment							
<b>Infrastructure backlog ratio</b>							
Estimated cost to bring assets to a satisfactory standard	<b>2.21%</b>	9.25%	<b>7.00%</b>	41.64%	<b>7.50%</b>	25.83%	< 2.00%
Net carrying amount of infrastructure assets							
<b>Asset maintenance ratio</b>							
Actual asset maintenance	<b>77.28%</b>	75.38%	<b>119.60%</b>	118.29%	<b>53.37%</b>	146.75%	> 100.00%
Required asset maintenance							
<b>Cost to bring assets to agreed service level</b>							
Estimated cost to bring assets to an agreed service level set by Council	<b>3.29%</b>	6.51%	<b>7.00%</b>	22.00%	<b>7.50%</b>	15.00%	
Gross replacement cost							

<sup>(1)</sup> Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

## 9.8 CODE OF CONDUCT COMPLAINT STATISTICS FOR THE PERIOD ENDING 31 AUGUST 2024

File Number: RPT/24/712

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Simon Rule - Director Finance and Policy

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 A strong, responsible and representative government

### **Summary**

The Procedures for the Administration of the Model Code of Conduct requires a report to be presented to Council within three months of the end of September each year on Code of Conduct complaints.

The information contained in the report pertains to the period ended 31 August 2024.

### **Recommendation**

That Council notes the reporting of the Code of Conduct complaints statistics for the period ending 31 August 2024.

### **Detailed Report**

#### **Purpose**

The purpose of this report is to inform Council on Code of Conduct complaints received from 1 September 2023 to 31 August 2024.

#### **Background**

As required under section 11.1 of the Procedures for Administration of the Model Code of Conduct a report must be prepared and tabled with Council annually within three months of the end of September.

#### **Report Detail**

The Code of Conduct report is sent to the Office of Local Government and has been attached to this report for the information of Councilors and the public.

#### **Conclusion**

Council has complied with its Code of Conduct reporting obligations.

### **Attachments**

1. Code of Conduct Return 2024 [↓](#)

## Model Code of Conduct Complaints Statistics 2023-24 Wentworth Shire Council

### Number of Complaints

- |     |   |   |
|-----|---|---|
| 1   | The total number of complaints <b>received</b> in the reporting period about councillors and the General Manager (GM) under the code of conduct from the following sources: |   |
| i   | Community   | 0 |
| ii  | Other Councillors   | 0 |
| iii | General Manager   | 0 |
| iv  | Other Council Staff   | 0 |
| 2   | The total number of complaints <b>finalised</b> about councillors and the GM under the code of conduct in the following periods:  |   |
| i   | 3 Months  | 0 |
| ii  | 6 Months  | 0 |
| iii | 9 Months  | 0 |
| iv  | 12 Months   | 0 |
| v   | Over 12 months  | 0 |

### Overview of Complaints and Cost

- |   |     |  |   |
|---|-----|--|---|
| 3 | a   | The number of complaints <b>finalised at the outset</b> by alternative means by the GM or Mayor  | 0 |
|   | b   | The number of complaints <b>referred to the Office of Local Government (OLG)</b> under a special complaints management arrangement           | 0 |
|   | c   | The number of code of conduct complaints <b>referred to a conduct reviewer</b>   | 0 |
|   | d   | The number of code of conduct complaints <b>finalised at preliminary assessment</b> by conduct reviewer                                      | 0 |
|   | e   | The number of code of conduct complaints <b>referred back to GM or Mayor</b> for resolution after preliminary assessment by conduct reviewer | 0 |
|   | f   | The number of finalised code of conduct complaints <b>investigated by a conduct reviewer</b>   | 0 |
|   | g   | Cost of dealing with code of conduct complaints via preliminary assesment  | 0 |
|   | h   | Progressed to <b>full investigation by a conduct reviewer</b>  | 0 |
|   | i   | The number of finalised complaints investigated where there was found to be <b>no breach</b>   | 0 |
|   | j   | The number of finalised complaints investigated where there was found to be <b>a breach</b>  | 0 |
|   | k   | The number of complaints referred by the GM or Mayor <b>to another agency</b> or body such as the ICAC, the NSW Ombudsman, OLG or the Police |   |
|   | i   | ICAC   | 0 |
|   | ii  | NSW Ombudsman  | 0 |
|   | iii | OLG  | 0 |
|   | iv  | Police   | 0 |

v	Other Agency (please specify)	0
	<input type="text"/>	
l	The number of complaints being investigated that are <b>not yet finalised</b>	0
m	The <b>total cost</b> of dealing with code of conduct complaints within the period made about councillors and the GM including staff costs	0

Preliminary Assessment Statistics		
4	The number of complaints determined by the conduct reviewer at the preliminary assessment stage by each of the following actions:	
a	To take no action (clause 6.13(a) of the 2020 Procedures)	0
b	To resolve the complaint by alternative and appropriate strategies (clause 6.13(b) of the 2020 Procedures)	0
c	To refer the matter back to the GM or the Mayor, for resolution by alternative and appropriate strategies (clause 6.13(c) of the 2020 Procedures)	0
d	To refer the matter to another agency or body such as the ICAC, the NSW Ombudsman, OLG or the Police (clause 6.13(d) of the 2020 Procedures)	0
e	To investigate the matter (clause 6.13(e) of the 2020 Procedures)	0
f	Other action (please specify)	0
	<input type="text"/>	

Investigation Statistics		
5	The number of investigated complaints resulting in a determination that there was <b>no breach</b> , in which the following recommendations were made:	
a	That the council revise its policies or procedures	0
b	That a person or persons undertake training or other education (clause 7.40 of the 2020 Procedures)	0
6	The number of investigated complaints resulting in a determination that there <b>was a breach</b> in which the following recommendations were made:	
a	That the council revise any of its policies or procedures (clause 7.39 of the 2020 Procedures)	0
b	In the case of a breach by the GM, that action be taken under the GM's contract for the breach (clause 7.37(a) of the 2020 Procedures)	0
c	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 (clause 7.37(b) of the 2020 Procedures)	0
d	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 and that the matter be referred to OLG for further action (clause 7.37(c) of the 2020 Procedures)	0
7	Matter referred or resolved after commencement of an investigation (clause 7.20 of the 2020 Procedures)	0

Categories of misconduct		
8	The number of investigated complaints resulting in a determination that there was a breach with respect to each of the following categories of conduct:	
a	General conduct (Part 3)	0

b	Non-pecuniary conflict of interest (Part 5)	0
c	Personal benefit (Part 6)	0
d	Relationship between council officials (Part 7)	0
e	Access to information and resources (Part 8)	0
<b>Outcome of determinations</b>		
9	The number of investigated complaints resulting in a determination that there was a breach in which the council:	
a	Adopted the independent conduct reviewers recommendation	0
b	Failed to adopt the independent conduct reviewers recommendation	0
10	The number of investigated complaints resulting in a determination where:	
a	The external conduct reviewers decision was overturned by OLG	0
b	Council's response to the external conduct reviewers recommendation was overturned by OLG	0
11	Date Code of Conduct data was presented to council	20-Nov-24

## 9.9 AF003 REQUESTS FOR FINANCIAL ASSISTANCE

File Number: RPT/24/741

Responsible Officer: Simon Rule - Director Finance and Policy  
 Responsible Division: Finance and Policy  
 Reporting Officer: Annette Fraser - Team Leader Customer Service

Objective: 2.0 Wentworth Shire is a great place to live  
 Strategy: 2.4 A well informed, supported and engaged community

### Summary

Council has provided an allocation of \$200,000.00 for the 2024/25 financial year for the funding of requests from the community for financial assistance. In this financial year, \$110,337.00 has been granted to a variety of organisations through the annual fees and charges "Exemptions from the Application" process (refer 2024/2025 annual fees & charges).

The total value of requests granted this financial year so far under delegated authority is \$4,301.25.

The total value of requests approved at the August 2024 Council Meeting \$37,042.22

The total value of requests for this October 2024 funding application period totals \$13,550.00, which if granted in full, would leave a balance in the financial assistance program of \$34,769.53.

<b>Financial Assistance Program starting balance 2024/25</b>	<b>\$200,000.00</b>
Annual fees & charges annual exemptions granted	\$110,337.00
Granted under delegated authority to 1 July – 31 July 2024	\$ 1,841.25
Value of approved requests August 2024 Council Meeting	\$ 37,042.22
Available balance after August 2024 Council Meeting	<b>\$ 50,779.53</b>
Granted under delegated authority to 1 August – 31 October 2024	\$ 2,460.00
Available balance as 31 October 2024	<b>\$ 48,319.53</b>
Financial request applications received 1 August - 31 October 2024	\$ 13,550.00
Remaining balance if all approved	<b>\$ 34,769.53</b>

### Recommendation

That Council having considered the current requests for financial assistance, makes appropriate recommendations on the level of funding to be provided to each of these applications from the Financial Assistance program.

### Options

Based on the information contained in this report, the options available to address this matter are to:

- (a) Granting the full value of all requests for a total of \$13,550.00 or
- (b) Consider partially funding the applications



## **Detailed Report**

### **Purpose**

The purpose of this report is to consider requests for financial assistance that have been received within the current application period.

### **Background**

Council's ability to make financial contribution and/or in-kind assistance are set out in Section 356 of the *Local Government Act 1993*. To assist Council in its compliance requirement, Council has adopted a Financial Assistance Policy (AF003) and has provided a funding allocation of \$200,000.00 for the 2024/25 financial year.

### **Report Detail**

In this current application period, (1 August – 31 October 2024), there has been three (3) requests for assistance received from community organisations. The total value of the requests under consideration is \$13,550.00

A review of the applications has determined that the applications meet the program guidelines

The Financial Assistance Policy (AF003) allows for requests for fee waivers up to the value of \$2,000 to be determined under delegated authority by either the Director Corporate Services, or the General Manager.

During this application period (1 August – 31 October 2024), the following nine (9) requests totalling \$2,460.00 were approved under delegated authority.

\$283.50 – Wentworth District Community Medical Centre Inc – Annual license fee Memorial Room Wentworth

\$283.50 - Vintage Machinery Society of Sunraysia - Annual license fee Wentworth Showgrounds Wentworth

\$246.00 - Spirit of Global Pty Ltd - Fee waiver McLeod Oval Wentworth

\$283.50 - Darling Junction CWA - Annual license fee Memorial Room Wentworth

\$123.00 - Wentworth District Community Medical Centre Inc - Fee waiver Wentworth Showgrounds Community Pavilion

\$246.00 - Maraura People - Rex Smith - Fee waiver request for hire of Wentworth Town Hall

\$123.00 - Contact Incorporated - Fee waiver request for hire of Pooncarie Hall

\$283.50 - Dareton Coomealla Namatjira Community Action Team - Annual license fee to occupy part of Coomealla Park Reserve

\$588.00 - Coomealla Health Aboriginal Corporation - Kumpa Kira Event Junction Park Wentworth

### **Legal, strategic, financial or policy implications**

If the requested total of \$13,550.00 is approved this would leave a balance of \$34,769.53 for the remaining period of the financial year.

### **Conclusion**

Council has received requests for financial assistance under this round of the program to the value of \$13,550.00. The sum of \$2,460.00 worth of fee waivers have been approved under delegated authority.

**Attachments**

1. Financial Assistance Program Request Applications (Under Separate Cover) - November 2024 [📎](#)
2. Financial Assistance Applications List - November 2024 [📎](#)

FINANCIAL ASSISTANCE APPLICATIONS - NOVEMBER 2024				
Organisation/Recipient	Type of Request	Request \$ Value	Amounts granted in 2023/24	Details of Request
Wentworth Area Landcare Inc	Grant	\$ 5,000.00	\$ 5,000.00	Catch a Carp Community Day, Clean Up Australia Day, National Tree Day 2025
Palinyewah Public School P & C	Grant	\$ 5,050.00	\$ 2,000.00	Seeking funding towards end of year presentation evening
Gol Gol Community Reference Group Inc	Grant	\$ 3,500.00	nil	Event costs World Wetlands Day - 2 February 2025
		<b>\$ 13,550.00</b>		

## 9.10 ASSET ACCOUNTING POLICY

File Number: RPT/24/805

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Deborah Zorzi - Governance Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

### **Summary**

The Asset Accounting Policy has been reviewed to incorporate minor administrative updates and to provide for an alternative disposal method available to the General Manager.

### **Recommendation**

That Council adopt the following reviewed policy:

- AF018 - Asset Accounting Policy

### **Detailed Report**

#### **Purpose**

The purpose of this report is to provide Council with an updated Asset Accounting Policy.

#### **Background**

The Asset Accounting Policy was last reviewed in April 2022 with the Asset Disposal Policy and the Asset Accounting Policy combined into the one policy to cover the full life-cycle management of non-current assets and associated financial governance.

#### **Report Detail**

The policy has been refreshed to reflect current legislative references and changes to the role title from Director Finance & Policy to Director Corporate Services. An additional non-current asset disposal method has been included to provide for the rare occasion where the otherwise described disposal methods would result in undue burden, cost or efficiency.

Any such use of this disposal method must be documented outlining the rationale for the deviation from the standard methods outlined in the policy and must be reported to the next available meeting of Council.

#### **Conclusion**

It is the recommendation of the responsible officer that this policy be adopted.

### **Attachments**

1. Working Document - Council Policy - Asset Accounting Policy - AF018 [↓](#)



## ASSET ACCOUNTING POLICY

<b>POLICY NUMBER &amp; TITLE:</b>	<b>AF018</b>	<b>ASSET ACCOUNTING POLICY</b>
<b>DOCUMENT ID:</b>	DOC/24/25995	
<b>VERSION:</b>	2.1	
<b>ADOPTED MEETING DATE:</b>	Click or tap to enter a date.	
<b>REVIEW DUE:</b>	Four yearly or following change of legislation or incident	
<b>VERSION AMENDMENTS:</b>	V2 Adopted by Council 20 April 2022	
	V1 Adopted by Council	
<b>RESPONSIBLE DEPARTMENT:</b>	Corporate Services	

## ASSET ACCOUNTING POLICY

### POLICY OBJECTIVE

Wentworth Shire Council (Council) is committed to ensuring that the value of its non-current assets is reported in a true and proper manner.

### 1. POLICY STATEMENT

The intent of this policy is to ensure that non-current assets controlled by Council reflect the value that they have in providing future economic benefits to the Wentworth Shire Community.

### 2. POLICY COVERAGE

Unless otherwise stated, this policy is applicable to all non-current assets held by Council.

### 3. STRATEGIC PLAN LINK

Objective: 4.0 Wentworth is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner.

Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long term sustainability and efficiency.

### 4. DEFINITIONS AND ABBREVIATIONS

Term/Word	Definition
<b>Accounting Standards</b>	A set of rules that govern the way in which financial statements are prepared to ensure that these statements are comparable through time for an entity and across similar entities.
<b>Asset</b>	An asset is a future economic benefit controlled by the entity as a result of a past transaction or other past events.
<b>Australian Accounting Standards Board (AASB)</b>	The AASB is an independent agency of the Australian Government with responsibility to make accounting standards under section 34 of the Corporations Act, to formulate accounting standards for other purposes and to participate in and contribute to the development of a single set of international accounting standards for worldwide use. The Chairman of the AASB reports to the responsible Minister regarding the organisation's operations.
<b>Carry amount</b>	Carrying amount includes to mean:

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## ASSET ACCOUNTING POLICY

	<p>(a) In relation to an asset, the amount at which the asset is recorded in the accounting records as at a particular date.</p> <p>(b) In application to a depreciating asset, carrying amount means the net amount after deducting accumulated depreciation; and</p> <p>In relation to a class of assets, the sum of the carrying amounts of the assets in the class.</p>
<b>Componentisation</b>	Componentisation is the segment of complex assets into identifiable components that have varying useful lives.
<b>Depreciation</b>	Depreciation is an expense representing the using up of an asset overtime in providing services. It is recognised systematically for the purpose of allocating the depreciable amount of a depreciable asset over its useful life.
<b>Future Economic Benefit</b>	Future Economic Benefit represents the service potential of non-current assets to provide goods and services to the community in accordance with Council's objectives.
<b>Impairment loss</b>	Impairment loss is the amount by which the carrying amount of an asset exceeds its recoverable amount.
<b>Land under roads</b>	Land under roads includes land under roadways and road reserves, including land under footpaths, nature strips and median strips.
<b>Maintenance expenditure</b>	Maintenance expenditure is a component of operating expenditure, specifically on an asset, which is periodically required as part of the anticipated schedule of works needed to ensure that the asset achieves its estimated useful life, and is normally relatively low cost compared to the asset value. Maintenance expenditure includes reactive maintenance and repair, or planned maintenance.
<b>Materiality</b>	Information is material if its omission, misstatement or nondisclosure has the potential, individually or collectively, to influence the economic decisions made by the users on the basis of the financial statements.
<b>Minor assets</b>	Minor assets are those items acquired for a cost less than the capital threshold for that applicable category.
<b>Non-current Assets</b>	All assets other than current assets, including assets held but not traded by Council in order to carry out its activities. Such assets are intended for use, not exchange, and normally include physical resources such as land, buildings, drains, parks, water supply and sewerage systems.
<b>Operating expenditure</b>	Operating expenditure is a recurrent expenditure such as power, fuel, telephone, employee's costs, materials, cleaning, minor equipment, overheads, maintenance and depreciation. These costs are the day to day expenses associated with providing the service during the year of operations.

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## ASSET ACCOUNTING POLICY

<b>Recognition</b>	Recognition is the decision to include an asset as capital expenditure.
<b>Useful life</b>	Useful life is the time period in which an asset is expected to be available for use.

### 5. POLICY CONTENT

It is the policy of Council that:

#### Classification of Councils Non-Current Assets

Councils Non-Current Assets are classified in accordance with Schedule 1.

#### Acquisition of Council's Non-Current Assets

Councils Non-Current Assets may be acquired by purchase, construction, donation or received free of charge (as in the case of infrastructure assets received from developers in new land divisions).

In all cases of acquisition by purchase or construction, the requirements of Council's procurement policy must be followed.

Assets constructed by Council will include, where relevant, an appropriate internal allocation amount to represent indirect labour overheads and the use of Council's internal plant & machinery on the job. Labour overheads to be based on labour hours worked and plant & machinery allocation to be based on usage (either kilometers or hours).

#### Capitalisation of Council's Non-Current Assets

A capitalisation policy sets the threshold or materiality value for recognising capital expenditure. Expenditure below the capital threshold is expensed in the period in which it is incurred. The policy is important towards ensuring that intergenerational equity is maintained whereby the expenses of capital acquisitions are spread over their useful life, through the mechanism of depreciation, so that those who have the benefit of the assets can be charged, through rates or fees and charged for their use.

Capital expenditure threshold limits are defined in Schedule 2.

#### Depreciation of Council's Non-Current Assets

Non-Current assets are depreciated annually on a straight-line basis over their expected useful life. The useful life of an asset will vary based on the nature of the asset.

Assets will be depreciated in accordance with the useful life ranges outlined in Schedule 3.

#### Revaluation of Council's Non-Current Assets

Pursuant to the accounting standard AASB 116 section 31 asset revaluations must be made with sufficient regularity to ensure that the carrying amount of each Asset in the class does not differ materially from its fair value at the reporting date.

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## ASSET ACCOUNTING POLICY

All assets will be revalued at their fair value, which is defined in accounting standard AASB13.

Consideration is also given to Circulars released by the Office of Local Government.

Comprehensive revaluations of Assets will be carried out at least every 5 years for selected asset classes and will be independently revalued where required, including the use of industry unit costs where relevant and available.

More frequent revaluations may be undertaken (via an indexation rate equivalent to the annual movement in the Local Government Cost Index, or in the case of land, annual movements in property valuations as provided by the Valuer General and/or qualified valuers) in instances where there is a material movement in the Fair Value of a class of Assets.

### Impairment

A Non-Current Asset is impaired if its carrying amount exceeds the amount to be recovered through use or sale of the asset. In such instances, the asset is described as impaired and accounting standard AASB 136 requires the Council to recognise an impairment loss.

An assessment of asset impairment will be undertaken on an annual basis as at the reporting date (30 June) in accordance with accounting standards including where previously recognised asset impairments no longer exist.

An impairment loss on a non-revalued asset is recognised as an impairment loss in the Statement of Comprehensive Income. An impairment loss on a revalued asset is recognised directly against any revaluation reserve for the asset to the extent that the impairment loss does not exceed the amount in the revaluation reserve for that same class of asset.

### Disposal of Assets and Write Offs

The sale of Land and Building assets must be authorised by Council.

The sale and/or trade-in of infrastructure/equipment/furniture and fittings is subject to budget approval from Council.

An asset disposal worksheet will be completed for each asset sold/auctioned/traded-in, reconciling the gain/loss on disposal, and authorised by the Director Corporate Services.

An asset is written off when:

- The asset is obsolete and/or beyond economic repair and cannot be sold;
- A physical stock take fails to locate the asset;
- The asset is known to be stolen; or
- The asset has been demolished.

Authority to process asset write-offs is restricted to the General Manager (or his delegate).

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## ASSET ACCOUNTING POLICY

An asset is of value to Council, only in so much as it continues to cost effectively support the delivery of the Council's services. Assets that are no longer needed should be disposed of promptly. The "disposal" must achieve best value for money such that Council obtains the best possible return for the assets it sells.

The disposal method that is chosen must promote fair and effective competition to the greatest extent possible, and disposals should be conducted in an ethical manner. The disposal process should be as follows:



Council staff should check and declare that there is no conflict of interest on their behalf prior to the commencement of each disposal activity. If there is a conflict of interest the staff member should seek advice from their Departmental Director or Manager.

Before any disposal action can be taken, it is necessary to seek approval that goods are appropriate for disposal from the Departmental Director. Council staff must consider the following common criteria for determining whether assets may be suitable for disposal:

- No longer required;
- Unserviceable or beyond economic repair;
- Technologically obsolete;
- Surplus to current or immediately foreseeable needs;
- Part of an asset replacement program; and/or
- Contains any environmentally sensitive or hazardous material.

The disposal method chosen must be appropriate to the value, nature, quantity and location of the goods, and to promote fair and effective competition to the greatest extent possible. Negotiated assets sales and internal expressions of interest for sales of asset to staff will not be allowed. To help achieve these objectives the following methods are to be utilised:

- Destruction / Land filling – where items are of no value.
- Verbal quotes – Goods valued up to \$5,000 GST Inc. may be disposed of by verbal quotes. A minimum of 3 quotes must be obtained.

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## ASSET ACCOUNTING POLICY

- Written quotes - Goods valued up to \$50,000 GST Inc. may be disposed of by written quotes. Trade-ins are considered as equivalent in process to written quotes. A minimum of 3 quotes must be obtained.
- Auction – Goods valued up to \$250,000 GST Inc. may be disposed of by public auction.
- Tender – Goods over \$250,000 GST Inc. The tendering process must be utilised pursuant to the Local Government Act and Regulation.

It is recognised that on occasion there may be individual circumstances where the standard asset disposal process would result in undue burden, cost or efficiency. In these rare circumstances and where the action is justified in the best interests of Council, the General Manager has delegated authority to otherwise approve the disposal of an asset. Any such disposal must be documented outlining the rationale for the deviation from policy and must be reported to the next available meeting of Council. This authority is approved with the understanding that all other Council policies will still be adhered to.

Having chosen the most appropriate method of disposal, the council officer must seek approval from the appropriate Director or manager for permission to proceed with the disposal. This must be in writing via an appropriate email or file note.

Regardless of the method of disposal, probity must be maintained and any changes to the disposal process, terms and conditions must be communicated to all potential participating parties.

Irrespective of the disposal method applied, all prospective buyers must be advised in writing that items are disposed of, at the buyer's risk ('buyer beware'). Buyers are to rely on their own investigations regarding the condition and workability of the items and Council will not be responsible for any repairs or maintenance of the asset.

For all disposals, irrespective of whether the goods are written off, the asset registers must reflect the relevant details and the accounting records must be adjusted.

### Donations to Community Groups/Charities

Donations of assets with a value of less than \$5,000 may only be made with the authority of the relevant Director and only after exploring all avenues for recouping a fair value for Council. Council staff should only consider donations in response to a formal written request. In considering any request, staff should keep in mind the following:

- Community groups should receive equitable treatment to avoid possible claims of bias.
- A check should be made to ensure the group is not a disguised business operation providing funds or remuneration to the principals.
- A check should be made to ensure the group is non-profit and that the intended use of the asset is non-commercial (i.e. non-profit)
- Where the donation is seen as appropriate but there is a potential claim of bias the matter should be referred to the General Manager.
- The charity/community group must remove the asset themselves and at no cost to Council.

Donations of assets with a value exceeding \$5,000 can only be approved by Council.

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## ASSET ACCOUNTING POLICY

### Physical Inspection / Safekeeping

All members of staff to whom assets are assigned are responsible for the safeguarding of assets provided for their use. The person responsible for the asset is required to notify the Director Finance & Policy of any movement of, damage to, or loss of assets.

A physical Stocktake of Plant & Equipment and Furniture & Fitting assets is undertaken periodically. Such stocktakes ensure that such assets continue to be appropriately accounted for.

### Insurance

Council will ensure that its Non-current Assets are appropriately insured.

The Director Corporate Services will ensure that asset acquisitions and disposals are accurately accounted for in Council's asset insurance schedule.

The Director Corporate Services is responsible for negotiating appropriate insurance values with Council's insurers.

## 6. RELATED DOCUMENTS AND LEGISLATION

### Legislation

- *Local Government Act 1993 (NSW)*
- *Local Government (General) Regulation 2021*

### Council Policies

- AF005 – Plant Replacement Policy
- AF016 – Asset Management Policy
- GOV005 – Procurement Policy
- GOV009 – Delegations Policy
- GOV020 – Code of Conduct Policy
- GOV022 – Legislative Compliance Policy
- GOV023 – Conflicts of Interest Policy

### Council Documents

- Legislative Compliance Framework
- Governance Framework
- Asset Management Plans
- Asset Management Strategy
- Delegations Manual
- Conflict of Interests Register

## 7. ATTACHMENTS

Schedule 1 – Classification of Non-Current Assets

Title: AF018	ASSET ACCOUNTING POLICY	V2.1	Version date: XX/XX/XXXX
DOC ID: DOC/24/25995	Do not use this policy in printed form without first checking it is the current version		



## ASSET ACCOUNTING POLICY

Schedule 2 – Capital Expenditure Threshold Limits

Schedule 3 – Depreciation Schedule

### 8. DOCUMENT APPROVAL

This Council Policy is the latest version of the official policy of the Wentworth Shire Council, as adopted by Council on [Click or tap to enter a date](#). All previous versions of this policy are null and void. This policy may be amended or revoked by Council at any time.

Title: AF018	ASSET ACCOUNTING POLICY	V2.1	Version date: XX/XX/XXXX
DOC ID: DOC/24/25995	Do not use this policy in printed form without first checking it is the current version		



## ASSET ACCOUNTING POLICY

### Schedule 1

#### CLASSIFICATION OF NON-CURRENT ASSETS

##### Asset Class

- Plant and equipment
- Office equipment
- Furniture and fittings
- Land
  - Operational Land
  - Community Land
  - Land under roads (post 30/06/2008)
- Land improvements
- Infrastructure
  - Buildings
  - Other structures
  - Roads
  - Bridges
  - Footpaths
  - Bulk earthworks
  - Stormwater drainage
  - Water supply network
  - Sewerage network
  - Swimming pools
  - Other open spaces/recreational assets
  - Other infrastructure
- Other assets
  - Library Books
- Reinstatement, rehabilitation and restoration assets
  - Tip assets

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## ASSET ACCOUNTING POLICY

### Schedule 2

#### TABLE OF CAPITAL EXPENDITURE THRESHOLD LIMITS

Asset Type	Capital
Sealed Roads	<ul style="list-style-type: none"> <li>All resealing</li> <li>All other reconstruction and renewal work &gt; \$10,000</li> <li>Any new assets acquired (e.g. from land developments)</li> </ul>
Unsealed Roads – Road shoulders	<ul style="list-style-type: none"> <li>Estimated work &gt; \$10,000</li> </ul>
Unsealed Roads – Patch / Repairs	<ul style="list-style-type: none"> <li>Projects requiring &gt; 200 tonnes of materials</li> </ul>
Unsealed Roads – Resheeting	<ul style="list-style-type: none"> <li>All resheeting</li> </ul>
Footpaths / Kerbs / Stormwater / Drainage	<ul style="list-style-type: none"> <li>All (re)construction work &gt; \$10,000</li> <li>Any new assets acquired (e.g. from land developments)</li> </ul>
Street Furniture	<ul style="list-style-type: none"> <li>All Bus shelter &gt;\$10,000</li> <li>All Guard rails &gt;\$10,000</li> <li>All Cattle grids &gt;\$10,000</li> </ul>
Water Supply and Sewer	<ul style="list-style-type: none"> <li>All reconstruction / replacement work on existing assets &gt; \$10,000</li> <li>Any new assets acquired (e.g. from land developments)</li> </ul>
Bridges and Culverts	<ul style="list-style-type: none"> <li>Construction work &gt; \$20,000</li> <li>All bridge barrier replacement is deemed to be maintenance</li> </ul>
Parks, Gardens & Reserves	<ul style="list-style-type: none"> <li>All development of existing reserves &gt; \$10,000</li> <li>Value of all new assets acquired (e.g. from land developments)</li> </ul>
Buildings	<ul style="list-style-type: none"> <li>New buildings</li> <li>Replacing whole of a building</li> <li>Replacing a component of a building (e.g. roof, ceiling replacement) &gt; \$10,000</li> <li>All repainting is deemed to be maintenance</li> </ul>
Plant & Equipment	<ul style="list-style-type: none"> <li>Individual assets &gt; \$5,000</li> </ul>
Streetscaping	<ul style="list-style-type: none"> <li>Individual assets &gt; \$5,000</li> </ul>
Furniture & Fittings	<ul style="list-style-type: none"> <li>Individual assets &gt; \$5,000</li> </ul>
Land	<ul style="list-style-type: none"> <li>Landfill &gt; \$10,000</li> <li>Improvement &gt; \$10,000</li> <li>Value of all new assets acquired (e.g. from land developments)</li> </ul>
All Other Assets	<ul style="list-style-type: none"> <li>Swimming Pools &gt; \$10,000</li> <li>Fences &gt;\$10,000</li> <li>Other Open space / Recreational Assets &gt;\$10,000</li> </ul>

*NB: All expenditure on assets not meeting the above criteria will be treated as maintenance and expensed to Council's Income Statement.*

### Schedule 3

Title: AF018 ASSET ACCOUNTING POLICY	V2.1	Version date: XX/XX/XXXX
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## ASSET ACCOUNTING POLICY

### DEPRECIATION SCHEDULE

Sch No.	Asset Type	Useful Life Range	Determining Factor
<b>1</b>	<b>Transport</b>		
	Sealed Pavement	Up to 100 years	Road Hierarchy and Construction Type
	Unsealed Pavement	Up to 100 years	Road Hierarchy and Construction Type
	Sealed Surface	15 to 25 years	Road Hierarchy and Construction Type
	Formation (Sealed & Unsealed)	infinite	
	Footpaths / Sharedpaths	Up to 60 years	Construction Type
	Kerb and Gutters	Up to 100 years	Construction Type
	Bridges - Concrete	80 to 100 years	Construction Type
	Bridges - Others	Up to 50 years	Construction Type
	Culverts	60 to 80 years	Construction Type
	Cattle Grids	Up to 50 years	Construction Type
	Bus Shelters	25 to 40 years	Construction Type
	Guard Rails	Up to 30 years	Construction Type
<b>2</b>	<b>Stormwater Drainage</b>		
	Drainage Pits	Up to 100 years	Construction Type
	Drainage Pipes	Up to 100 years	Construction Type
<b>3</b>	<b>Water Supply and Sewer</b>		
	Dams and Reservoirs	80 to 100 years	Construction Type
	Bores	20 to 40 years	Construction Type
	Reticulation Pipes	25 to 80 years	Construction Type
	Trunk Mains	Up to 80 years	Construction Type
	Pumps and Telemetry	15 to 20 years	Construction Type
	Stand Pipes	Up to 20 years	Construction Type

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## ASSET ACCOUNTING POLICY

	Rising Mains	Up to 70 years	Construction Type
	Treatment Plants	Up to 50 years	Construction Type
<b>4</b>	<b>Buildings</b>		
	Council owned / controlled buildings	20 to 100 years	Construction Type
<b>5</b>	<b>Other Infrastructure Assets</b>		
	Landfill Sites	50 to 100 years	Construction Type
	Land Improvements	10 to 100 years	Construction Type
	Swimming Pools	30 to 40 years	Construction Type
	Playground Equipment	5 to 15 years	Construction Type
	Fences	Up to 40 years	Construction Type
	Other Structures	10 to 50 years	Construction Type
<b>6</b>	<b>Plant and Equipment</b>		
	Motor Vehicles (sedans, utes, vans trucks etc.)	Up to 10 years	Asset Type
	Minor plants	Up to 10 years	Asset Type
	Major Plants (Grader, backhoe, loaders etc.)	5 to 10 years	Asset Type
	Computer Equipment	3 to 5 years	Asset Type
	Office Furniture and Fittings	Up to 10 years	Asset Type
	Communication Equipment	2 to 10 years	Asset Type

Title: AF018 ASSET ACCOUNTING POLICY	V2.1	Version date: XX/XX/XXXX
DOC ID: DOC/24/25995	Do not use this policy in printed form without first checking it is the current version	



### 9.11 LOCAL GOVERNMENT ACT 1993 - CLASSIFICATION OF LAND SITUATED AT 152 LOG BRIDGE ROAD, WENTWORTH (LOT 2 IN DP1308132) AS OPERATIONAL LAND

File Number: RPT/24/745

Responsible Officer: George Kenende - Acting Director Health & Planning

Responsible Division: Health and Planning

Reporting Officer: Allan Graham - Property Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

#### **Summary**

At its Ordinary Meeting, held on the 15 November 2023, Wentworth Shire Council (Council) resolved to acquire Lot 2 in DP1308132, known as 152 Log Bridge Road, Wentworth (the Land), by private treaty for the purpose of creating a suitable event space to host the Light State Installation project. Council took formal ownership of the Land on the 13 September 2024.

Relevantly, s. 31(2) of the *Local Government Act 1993* (the LG Act) provides that a council may classify land it acquires as “community land” or “operational land” within three (3) months from the date of acquisition. To give effect to purpose for which Council has acquired the Land, the Land is required to be classified “operation land” pursuant to the LG Act.

Should the Land not be classified “operational Land” within the statutory three (3) month time frame, the Land will default to the “community land” classification significantly impacting the delivery of the required event space to host the Light State Installation project.

#### **Recommendation**

That Council:

Resolves to classify Lot 2 Deposited Plan 1308132, known as 152 Log Bridge Road, Wentworth, Operational Land, as provided for by s. 31(2) of the *Local Government Act 1993*.

#### **Detailed Report**

##### **Purpose**

The purpose of this report is for Council to resolve to classify the Land “operational land”, in accordance with the LG Act and within the three (3) month statutory time frame, so that Council may bring to fruition the event space for hosting the Light State Installation project, being the purpose for which the Land has been acquired by Council.

##### **Background**

As outlined in the report summary, Council, at its Ordinary Meeting held on the 15 November 2023, resolved to acquire Lot 2 in DP1308132, known as 152 Log Bridge Road, Wentworth for the purpose of creating a suitable event space to host the Light State Installation project.

In addition to Council’s resolution of the 15 November 2023 to acquire the Land, Council at the same time determined that the Land was to be classified as “operational land”.

Council took formal ownership of the Land on the 13 September 2024, and under s. 31(2) of the LG Act has three (3) months from this date to resolve to classify the Land.

### The Classification of Land

The LG Act requires that all land owned by Council must be classified either “community” or “operation” land. The main effect of classifying land is to determine how council owned land is used.

Land that is classified “community land” is land that a council makes available for the use of that land by the general public such as parks, reserves and sports grounds. Land classified as “community land” places certain restrictions and limitations on the way a council is able to grant leases, licences (and other estates) and the way “community land” can be used.

Land that is classified “operational land” has no special restrictions on the way the land is used other than those restrictions that may apply to any piece of land. Land that is classified “operational land” gives a council the flexibility to deal or use the land for its day-to-day functions or for specific purposes which may be limited under the “community land” classification. In order for Council to progress the implementation of the Light State Installation, the Land must be classified “operational”.

### Public Notification

Proposals to classify land are required to be publicly notified.

Having regard to Council’s previous resolution of the 15 November 2023, and the intention to classify the land “operational”, Council officers have given public notice in accordance with s. 34 of the LG Act, of Council’s proposed resolution to classify the Land as “operational land”.

Council’s public notice was placed in the Sunraysia Daily’s Community Noticeboard and posted on Council’s website allowing twenty-eight (28) days for written submissions. In this regard, the required twenty-eight (28) day notification period commenced on the 27 September 2024 and closed on the 25 October 2024.

### Submissions

In response to the public notification, Council has received one (1) submission from a neighbouring land holder. A summary of this submission is as follows:

- The land west of Wentworth from the Sandhills to the Anabranche should permit tourism/tourism accommodation
- Large scale grazing and tourism not compatible
- De facto rezoning by “operational” classification
- Council’s actions to establish the Light State Installation on the Land are contrary ratepayer’s interest
- Council’s public notice is deficient

Council officers have considered the issues raised in the submission and have concluded that all, but one, of these issues are not directly related to the process of classifying the Land as “operational land” under the LG Act.

In respect to the land use issues raised in the submission, Council officers consider that these are ‘town planning’ matters irrelevant to Council’s land classification process. The proposed classification of the Land does not vary, alter or change the permitted use or the type of development that is permissible on the Land under current Planning controls.

Furthermore, the classification of the land under the *Local Government Act 1993*, does not expressly or by implication rezone land. Council, like any other landowner, can only use the Land in accordance with the Planning controls that apply to the Land under the *Environmental Planning and Assessment Act 1979*.

The complaint in the submission in respect to Council's use of ratepayers funds regarding the arrangements between Council and Mildura Regional Development for the use of the Land for the Light State Installation project appears to have been made from a commercial competitor perspective.

The commercial arrangements between Mildura Regional Development and Council for the use of the Land to host the Light State Installation are discrete and distinct matters separate to the statutory requirement for Council to classify the Land.

Relevant to this matter, however, is the contention contained in the submission that Council's public notice does not include the terms of the proposed resolution as required by s. 34(2) of the LG Act. In this regard, it is Council officers' view that whilst the public notice does not contain the proposed resolution *verbatim*, the 'Notice' makes clear that Council, by resolution, is proposing to classify the Land "Operational". It is Council officers' view that the public notice complies with the requirements contained in s. 34(2) of the LG Act and is not defective.

#### Matters under consideration

A resolution of Council within the three (3) month statutory time frame as prescribed by s. 31(2) of the LG Act, is required to classify the Land as "operational land".

Should the classification process not be completed within this statutory timeframe, the land will default to the "community land" classification and therefore be incorrectly classified and will restrict Council using the Land for the purpose for which it has been acquired.

Land that is incorrectly classified will require reclassification. This involves amending the *Wentworth Shire Local Environmental Plan 2011*, in accordance with the *Environmental Planning and Assessment Act 1979*, which would be both time and cost prohibitive.

#### Options

Based on the information contained in this report, the options available to address this matter are to:

- a) Classify the land as Operational Land.
- Or
- b) Do nothing and the land will default to Community Land.

#### Legal, strategic, financial or policy implications

The classification of Council owned land is a statutory requirement pursuant to the *Local Government Act 1993*. The classification of the Land as "operational land" is necessary to allow the Land to be used to create the event space for the purpose of hosting the Light State Installation project.

#### Conclusion

After considering the information provided in this report the most appropriate course of action is for Council to resolve to classify Lot 2 Deposited Plan 1308132, known as 152 Log Bridge Road, Wentworth as "operational land", as provided for by s. 31(2) of the *Local Government Act 1993*.

#### Attachments

1. NSW Certificate of Title - Lot 2 DP 1308132 - Land Registry Title Search - 152 Log Bridge Road Wentworth [🔗](#)
2. Lots in Plan Map - DP1308132 - 152 Log Bridge Road Wentworth [🔗](#)
3. Copy of Public Notice to classify Land situated at Lot 2 in DP1308132 (152 Log Bridge Road, Wentworth) as Operational Land [🔗](#)

4. Submission - Classification of Land situated at Lot 2 DP1308132 - 152 Log Bridge Road Wentworth (Under Separate Cover) [⇒](#)

LAND  
REGISTRY  
SERVICES

Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----FOLIO: 2/1308132  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
20/9/2024	10:35 AM	2	13/9/2024

LAND  
-----

LOT 2 IN DEPOSITED PLAN 1308132  
AT WENTWORTH  
LOCAL GOVERNMENT AREA WENTWORTH  
PARISH OF NEILPO COUNTY OF WENTWORTH  
PARISH OF WENTWORTH COUNTY OF WENTWORTH  
TITLE DIAGRAM DP1308132

FIRST SCHEDULE  
-----

WENTWORTH SHIRE COUNCIL (T AU413467)

SECOND SCHEDULE (2 NOTIFICATIONS)  
-----

- 1 LAND EXCLUDES MINERALS (S.13.2 CROWN LAND MANAGEMENT ACT 2016)
- 2 LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

Atkinson

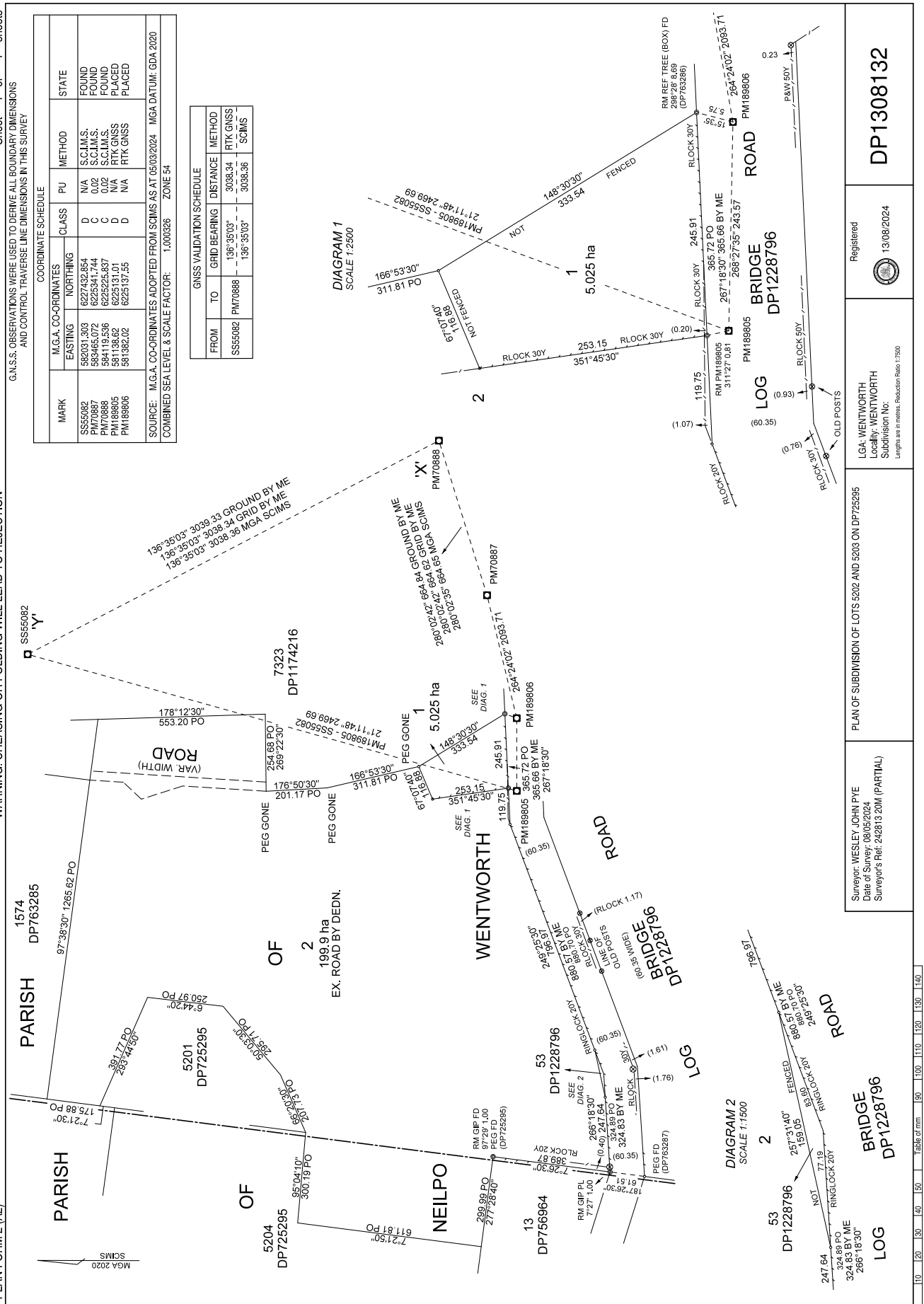
PRINTED ON 20/9/2024

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

COORDINATE SCHEDULE						
MARK	M.G.A. CO-ORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
55S082	582031.303	622743.854	D	0.02	S.C.I.M.S.	FOUND
PM70887	593465.072	625341.754	C	N/A	S.C.I.M.S.	FOUND
PM70888	584119.536	6225225.837	C	0.02	S.C.I.M.S.	FOUND
PM16885	584118.632	6225131.01	C	N/A	RTK GNSS	PLACED
PM16886	58162.02	6225107.35	D	N/A	RTK GNSS	PLACED

SOURCE: M.G.A. CO-ORDINATES ADAPTED FROM SCIMS AT 05/03/2024 MGA DATUM: GDA 2020  
 COMBINED SEA LEVEL & SCALE FACTOR: 1.000036 ZONE 54

GNSS VALIDATION SCHEDULE				
FROM	TO	GRID BEARING	DISTANCE	METHOD
SS55082	PM70888	136° 35'03"	3038.34	RTK GNSS
		136° 35'03"	3038.36	SCIMS



Copy of Public Notice to classify Land situated at Lot 2 in DP1308132 (152 Log Bridge Road, Wentworth) as Operational Land, as appeared in the Sunraysia Daily and on the Wentworth Shire Council website allowing twenty-eight (28) days for written submissions from the 27 September 2024 to the 25 October 2024 (Inclusive).

## PUBLIC NOTICES

### NOTICE OF PUBLIC EXHIBITION

#### Classification of Land

In accordance with Section 34 of the *Local Government Act 1993* (LGA), Wentworth Shire Council hereby gives notice of a resolution to classify the land described in the following schedule as Operational, pursuant to section 31 of the LGA Act.

**Legal Description:** Lot 2 DP1308132

**Locality:** Wentworth

**Purpose:** Wentworth Shire Events Space

Submissions may be made in writing to the General Manager, Wentworth Shire Council, PO Box 81, Wentworth NSW 2648 or by email to [council@wentworth.nsw.gov.au](mailto:council@wentworth.nsw.gov.au) up to and including Friday 25 October 2024.

## 9.12 DA2024/016 LAND USE FOR A DEPOT 372 LOW DARLING ROAD LOT 3 DP 1250369

File Number: RPT/24/792

Responsible Officer: George Kenende - Acting Director Health & Planning  
 Responsible Division: Health and Planning  
 Reporting Officer: George Kenende - Acting Director Health & Planning

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

### **Summary**

A development application (DA2024/016) was received by Council on 06 February 2024 for use of the land as a depot and use of existing jetty built without planning approval to be located at 372 Low Darling Road Lot 3 DP 1250369, Wentworth.

Under the *Wentworth Local Environmental Plan 2011 (WLEP 2011)*, this development is permitted with consent within the RU1 Primary Production zone.

The application was publicly notified for 14 days as per the Council Community Participation Plan. During the public notification four (4) submissions were received by Council objecting to the proposed development. The applicant amended the development application in response to the 4 objection.

The amended application was publicly re-notified for 14 days as per the Council Community Participation Plan. During the public notification three (3) submissions were received by Council objecting to the proposed development. The applicant provided a response to the issues in the objections.

As per Council delegations, any development applications with three (3) or more submissions cannot be determined under delegated authority, and must be determined by Council.

### **Recommendation**

That Council:

1. Approve DA2024/016 for use of the land as a depot only to be located at 372 Low Darling Road Lot 3 DP 1250369, Wentworth.
2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

### **Detailed Report**

#### **Purpose**

The purpose of this report is to provide information to Council to determine Development Application DA2024/016, having consideration to the detail provided both within this report and the attachments provided.

#### **Background**

A Development Application was lodged with Council on 6 February 2024 seeking consent for use of the land as a depot and use of existing jetty built without planning approval.



The subject lot is in the RU1 Primary Production zone under the Wentworth Local Environmental Plan (WLEP 2011).

DA2024/016 was publicly notified as per Council Community Participation Plan for 14 days, with a total of four (4) submission, objecting to the proposal received during this period. The applicant amended the development application in response to the objections. The amended application was re-notified for 14 days, with three (3) submissions, objecting to the development being received. These submissions can be found under attached documents.

As per Council delegations, any development applications with three (3) or more submissions cannot be determined under delegated authority and must be determined by Council.

Refer to attachment 1 – Development Application

Refer to attachment 2 – Site Plan

Refer to attachment 3 – Statement of Environmental Effects

Matters under consideration

In determining a development application that requires consent, the consent authority must take into consideration matters prescribed in Section 4.15 of the *Environmental Planning and Assessment Act 1979* as relevant to the development.

The proposed development was assessed and complies with relevant provisions of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* and *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

The proposed development for a depot and usage of the jetty is permitted with consent and meets the zone objectives under the WLEP 2011.

Due to the zoning and WLEP 2011 mapping impacting the land, the development application was assessed against clauses 7.1, 7.2, 7.4 and 7.5. The development application was able to satisfy the matters for consideration under these clauses.

Public notification of the development application and amended development application was conducted as per Council Community Participation Plan for 14 days. Four submissions were received during the first public notification and three during the second public notification.

The following are the main issues identified by the objectors:

- *Illegal building on land*
- *Noise, dust from use and vehicle*
- *Devaluing of surrounding properties*
- *Application does not meet zone objectives*
- *Environmental Impacts*
- *Land owners illegally residing on the land*
- *Processing and storage of materials onsite*
- *Neighbourhood dispute*

A response from Assessing Officer to concerns raised are as follows:

- *The illegal buildings are being managed under s separate process and do not form part of this development. Illegal structures on land are not a viable reason for refusing a development application on the land for a land use not related to them.*
- *Due to the small scale nature of the development and location of the depot on the land noise, dust are not anticipated to be a major issue. However, condition of consent will be used to ensure any emissions from the development will be to a satisfactory level.*

- *Noted. Devaluing of surrounding land is not a matter that can be considered when assessing a development application.*
- *Assessment of the application against zone objection has shown compliance with these objectives*
- *These matters have been addressed within this assessment report*
- *Noted. Not a matter for consideration in assessing this development application.*
- *Based on assessment and document provided, no processing of materials will occur as part of this development application. This will form part of conditions of consent*
- *Noted. A dispute between neighbours is not a matter for consideration during assessment of a development application.*

The application and amended application was referred to the following agencies:

- **Essential Energy** - Raised concern regarding power lines for any future buildings
- **DPI – Fisheries** – No objection
- **DPE-Water** – Could not provide a response as the jetty structure was already existing on the land. Indicated that the matter would be sent to NRAR for investigation.
- **Transport for NSW (maritime)** – No objection
- **EPA** – rejected referral
- **DPE** – Biodiversity division – rejected referral

Due to the response from DPE-Water, Council cannot approve use of the jetty until such time as NRARs investigation has been conducted and completed. As such, the jetty will be removed from the application and only the depot recommended for approval.

Based on the assessment of the application, it is determined that the proposed development is compliant with the relevant objectives of the RU1 Primary Production zone. The development is consistent with planning matters for consideration of the Wentworth Local Environmental Plan 2011, the State Environmental Planning Policy (Biodiversity and Conservation) 2021 and the State Environmental Planning Policy (Transport and Infrastructure) 2021

Refer to attachment 4 – Submissions to first public notification

Refer to attachment 5 – Submissions to second public notification

Refer to attachment 6 – Agency responses

Refer to attachment 7 – Further information from applicant to both submissions

Refer to attachment 8 – 4.15 Assessment report

Refer to attachment 9 – Draft conditions of consent

### Options

Based on the information contained in this report, the options available to address this matter are to:

- Approve Development Application DA2024/016 subject to conditions.

### Legal, strategic, financial or policy implications

Should Council issue a determination to the application, the applicant has the right to submit a request for review of determination to Council under Section 8.2 of the Environmental Planning & Assessment Act 1987.

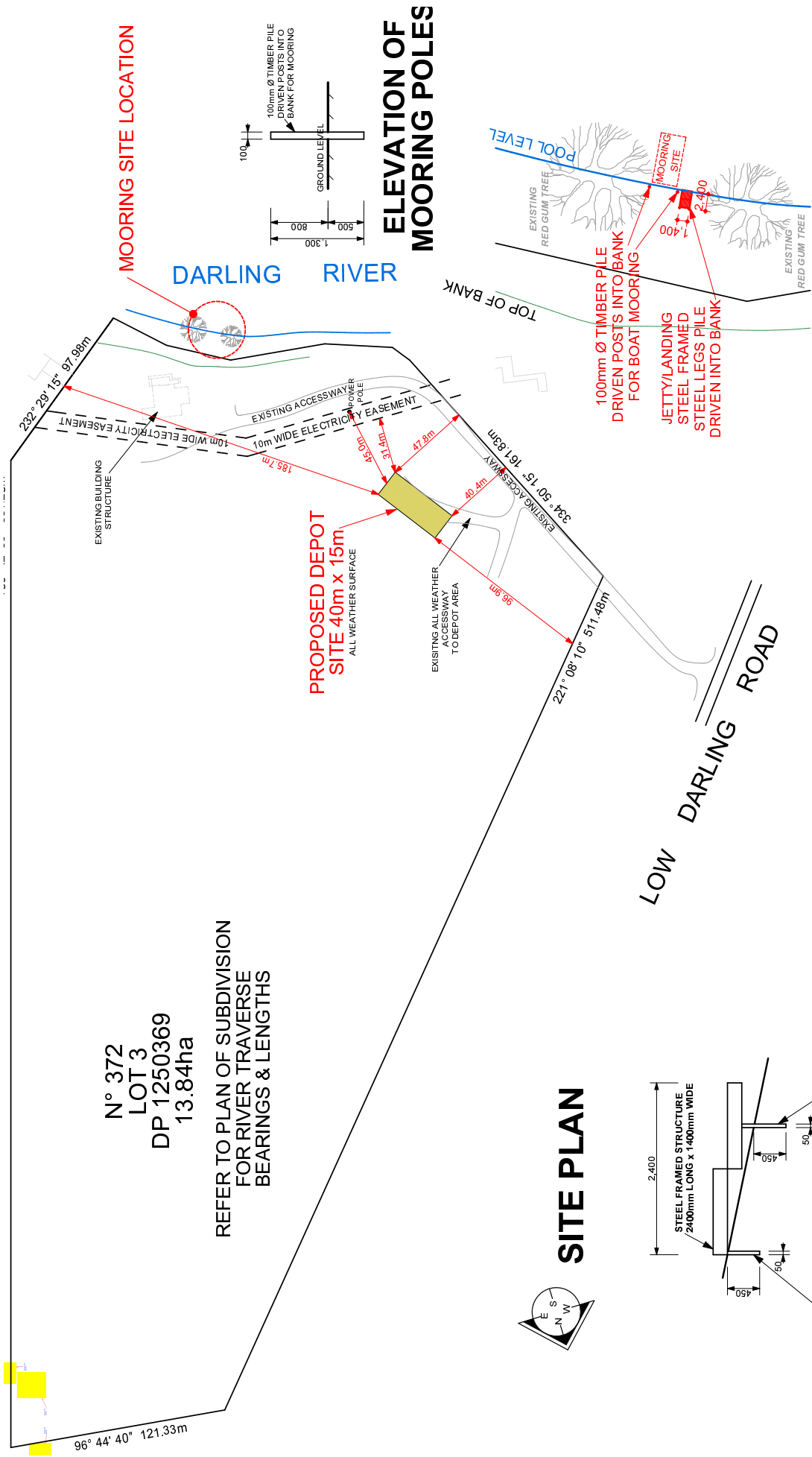
The applicant also has the right to appeal the decision made by Council to the Land and Environment Court pursuant to Section 8.7 of the Environmental Planning & Assessment Act 1987.

Conclusion

Having consideration of the consent of this report it is concluded that the appropriate course of action is to approve DA2024/016 subject to conditions.

Attachments

1. Development Application (under separate cover)⇒
2. Site Plan↓
3. Statement of Environmental Effects↓
4. Submissions to first public notification (under separate cover)⇒
5. Submissions to second public notification (under separate cover)⇒
6. Agency responses (under separate cover)⇒
7. Further information from applicant responding to submissions (under separate cover)⇒
8. 4.15 Assessment report (under separate cover)⇒
9. Draft Conditions↓



MOORING SITE PLAN

JETTY ELEVATION

 <b>Rigby Designs</b> BUILDING DESIGN & DRAFTING SERVICES P.O. BOX 60, MILDURA - 3650 E-MAIL: info@rigbydesigns.com.au	<b>BUILDING PRACTITIONER</b> GLENN RIGBY DPAD 18183 PHONE : 03 5021 5121 MOBILE : 0427 215120	<b>PROJECT :</b> AS CONSTRUCTED VESSELL MOORING, JETTY & PROPOSED DEPOT <b>ADDRESS :</b> N° 372, LOT 3 IN DP1250369 LOW DARLING ROAD, WENTWORTH <b>CLIENT :</b> T. MARTIN & A. SPEDD	<b>1 OF 1</b>
			<b>AUG 24</b>
			<b>1:50,500,2000</b>
			<b>22 AUG 2000</b>



# Statement of Environmental Effects

372 Low Darling Road Wentworth

August 2024

environmental, planning & development consultants

[www.jgconsult.com.au](http://www.jgconsult.com.au)





**James Golsworthy Consulting**

140 Pine Avenue Mildura VIC 3500  
PO Box 1650 Mildura VIC 3502

t 03 5022 8411  
e admin@jgconsult.com.au

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## Introduction

This Statement of Environmental Effects (SEE) has been prepared to seek approval for the use of the land for a depot and the development of a mooring site and jetty at 372 Low Darling Road Wentworth, legally described as Lot 3 DP1250369.

This SEE addresses all relevant matters for consideration under section 4.15(1) of the EP&A Act 1979. This application is prepared in accordance and consistent with the contents of:

- ♦ State Environmental Planning Policies (SEPPs)
- ♦ Wentworth Shire Local Environmental Plan (LEP)
- ♦ Wentworth Shire Development Control Plan (DCP) 2011

The supporting documentation accompanying this SEE includes:

- ♦ Plans prepared by Rigby Designs and Mildura Survey Solutions
- ♦ AHIMS search
- ♦ Certificate of title and Deposited Plan of the land
- ♦ Landowner's Consent – Department of Planning, Housing and Infrastructure





## Proposal

### Use of land

Development approval is sought for the use of land for a depot. The depot is to be located on private property and is to utilise an existing cleared area and existing accessways.

The proposed depot is for the storage of equipment, machinery and vehicles associated with a small, sole owner/operator earthworks business. The equipment involved in the business includes a grader, water truck, back hoe, excavator, and truck and trailer.

The earthworks business is conducted by a sole owner/operator with no additional employees involved in the transportation of the equipment, machinery or vehicles. The earthworks business undertakes services related to road and driveway preparations, drainage preparations, channel trenching, post hole boring, water cartage, and quarry product supply. All works associated with the earthworks business are conducted off-site. The scope of works for the majority of contracts involves the equipment, machinery and/or vehicles to be located at work sites for long periods of time with infrequent trips to the depot required during contract periods.

An existing cleared area is to be utilised for the depot with direct connection to the existing driveway running along the south-western boundary. The area is approximately 40m x 15m with a total area of 600m<sup>2</sup>. The area is located at the following minimum setbacks:

- ◆ South-western boundary – 40.40m
- ◆ North-western boundary – 96.90m
- ◆ South-eastern boundary – 185.70m
- ◆ Southern boundary – 69.20m
- ◆ Electricity easement – 31.40m
- ◆ Power pole – 45.0m

Any movement/transportation of vehicles to off-site locations are likely to be limited to one return trip per day with the movements to only occur between the hours of 7am and 6pm – Monday to Friday.

The proposal will not result in the removal of any vegetation or any changes to the landform and does not require the installation of signage.

### Mooring and boating facilities site

Development approval is also sought for the establishment of a private mooring site and jetty. The proposal includes a single, private mooring comprised of two timber posts with a diameter of 100mm and a height above ground level of 800mm located at the riverbank to allow for a vessel to be secured on the Darling River. The vessel to be secured is a pontoon boat with an approximate length of 7.0 metres and an approximate width of 3.5 metres, see figure 1.

The proposed jetty is to have a length of 2.40 meters and a width of 1.40 meters. The jetty includes three galvanised steel posts with 50mm diameter embedded into the riverbank to support a steel frame and timber slats.

The landowner intends to establish the mooring for their private vessel to moor at the river's edge. It is considered that mooring the vessel at their property will ensure it remains safe and secure when not in use on the river. Access to the vessel is proposed via a removable ramp.

The proposal will not result in the removal of any vegetation or any changes to the landform.



Figure 1 Vessel to be moored



**Figure 2** Existing cleared area for depot



## Planning controls

### Definition

The use is defined as a depot for which the LEP provides the following definition:

**Depot** means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

The works are defined as a mooring and a jetty for which the LEP provides the following definitions:

**Mooring** means a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen.

**Jetty** means a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a piered or piled foundation.

### Environmental Planning and Assessment Act 1979

The statutory process under the Environmental Planning and Assessment Act, 1979 requires an evaluation in accordance with the provisions of Section 4.15. The matters for consideration include:

- ♦ The provisions of:
  - ♦ any environmental planning instrument,
  - ♦ any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
  - ♦ any development control plan,
  - ♦ any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4,
  - ♦ the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

that apply to the land to which the development application relates,

- ♦ the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- ♦ the suitability of the site for the development,
- ♦ any submissions made in accordance with this Act or the regulations, and
- ♦ the public interest.

### Relevant State Environmental Planning Policies (SEPPs)

#### SEPP (Biodiversity and Conservation) 2021

Chapter 5 River Murray lands of the SEPP (Biodiversity and Conservation) 2021 aims to conserve and enhance the riverine environment of the River Murray for the benefit of all users.

The objectives of the Chapter are:

- (a) to ensure that appropriate consideration is given to development with the potential to adversely affect the riverine environment of the River Murray, and
- (b) to establish a consistent and co-ordinated approach to environmental planning and assessment along the River Murray, and
- (c) to conserve and promote the better management of the natural and cultural heritage values of the riverine environment of the River Murray.

As per Clause 5.3 of Part 5.1, the Chapter applies to the riverine land of the River Murray within the areas of Wentworth.

In relation to this Chapter, Clause 5.5 provides the following definition:

**“River Murray** means the Murray River, the waters and the beds and banks of its tributaries and associated water bodies (including related anabranches, creeks, lagoons, billabongs and wetlands), as shown on the map.”

As the Darling River is a tributary of the Murray River, the Chapter applies to this application.



Part 5.2 of the Chapter outlines general and specific principles that must be considered when a consent authority determines a development application. Responses to the relevant matters are outlined in the planning assessment below.

## Zoning

In accordance with the Wentworth LEP zoning maps the land is contained within zone RU1 – Primary Production with the zone W1 – Natural Waterways in proximity of the activity area.



Figure 3 Zone map

### Zone RU1 Primary Production

Objectives:

- ♦ To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- ♦ To encourage diversity in primary industry enterprises and systems appropriate for the area.
- ♦ To minimise the fragmentation and alienation of resource lands.
- ♦ To minimise conflict between land uses within this zone and land uses within adjoining zones.
- ♦ To encourage and promote the growth and diversification of economic and employment opportunities in agriculture, horticulture and tourism.
- ♦ To enable the development of restaurants and cafes and kiosks as part of agritourism development.

Development consent is required for the use of land for a depot and for the development of a mooring site and jetty.

### Zone W1 Natural Waterways

While the LEP mapping does not show any of the activity area as being within the Zone W1 Natural Waterways, it is uncertain whether the alignment of the zone should follow the course of the waterway. Discussion of the zone has therefore been included as a matter of due diligence.

Objectives:

- ♦ To protect the ecological and scenic values of natural waterways.
- ♦ To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- ♦ To provide for sustainable fishing industries and recreational fishing.

Development consent is required for a mooring site and a jetty under zone W1.

## Relevant provisions of LEP

In addition to the requirements of the zone, additional provisions and relevant mapping affecting the subject land include:

### 5.21 Flood planning

Wentworth Shire Council has advised that there is no available flood mapping for the subject land due to its location. Further discussion of potential flood risk has been included below and is based on aerial imagery of recent flood events.

Objective:

- ♦ To minimise the flood risk to life and property associated with the use of land,
- ♦ To allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,
- ♦ To avoid adverse or cumulative impacts on flood behaviour and the environment,
- ♦ To enable the safe occupation and efficient evacuation of people in the event of a flood.

### 7.1 Earthworks

Objective:

- ♦ To ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.
- ♦ To allow earthworks of a minor nature without requiring separate development consent.

An assessment of the relevant matters is outlined in the planning assessment below.

### 7.4 Terrestrial biodiversity

The south of the subject land is affected by the terrestrial biodiversity mapping.

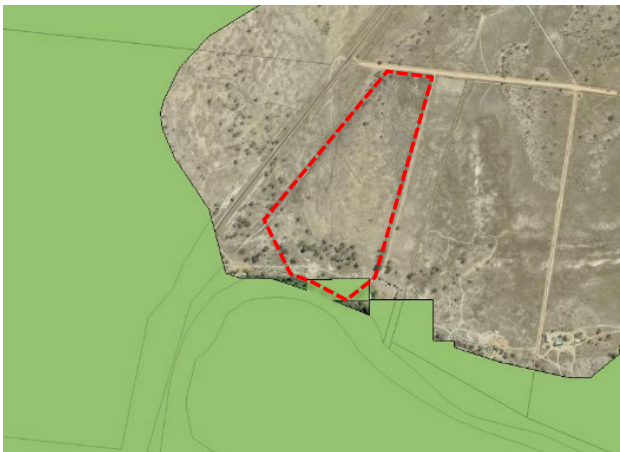


Figure 4 Terrestrial biodiversity map

Objectives:

- ♦ Protecting native fauna and flora, and
- ♦ Protecting the ecological processes necessary for their continued existence, and
- ♦ Encouraging the conservation and recovery of native fauna and flora and their habitats.

An assessment of the relevant matters is outlined in the planning assessment below.

### 7.5 Wetlands

The south of the subject land is affected by the wetlands map.

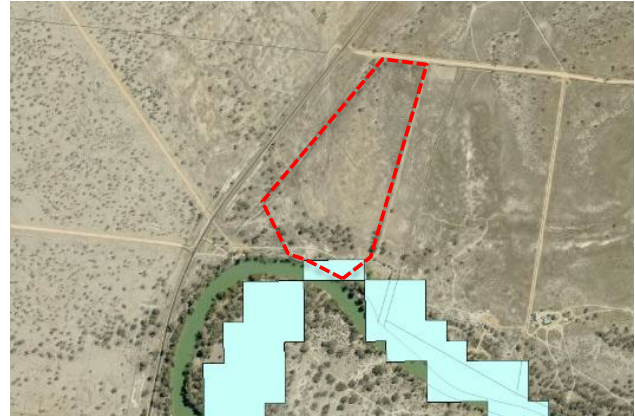


Figure 5 Wetlands map

Objective:

- ♦ To ensure that natural wetlands are preserved and protected from the impacts of development.

An assessment of the relevant matters is outlined in the planning assessment below.

### 7.6 Development on river front areas

Objectives:

- ♦ To support natural riverine processes, including the migration of the Murray River's channels.
- ♦ To protect and improve the bed and bank stability of the Murray River.
- ♦ To maintain and improve the water quality of the Murray River.
- ♦ To protect the amenity, scenic landscape values and cultural heritage of the Murray River and to protect public access to its riverine corridors.
- ♦ To conserve and protect the riverine corridors of the Murray River, including wildlife habitat.

An assessment of the relevant matters is outlined in the planning assessment below.

### 7.7 Riparian land and Murray River and other watercourses

The south of the subject land is affected by the riparian lands and watercourse map.



**Figure 6** Riparian lands and watercourse map

**Objectives:**

- ♦ Water quality within the Murray River and watercourses.
- ♦ The stability of the bed and banks of the Murray River and other watercourses.
- ♦ Aquatic riparian habitats.
- ♦ Ecological processes within the Murray River and other watercourses and riparian areas.

This clause applies to the proposal as the location of the mooring and jetty is situated within 40m from the top of the bank of the watercourse.

An assessment of the relevant matters is outlined in the planning assessment below.

#### **7.14 Self-storage units, transport depots, truck depots and vehicle repair stations in Zone RU1 and RU4**

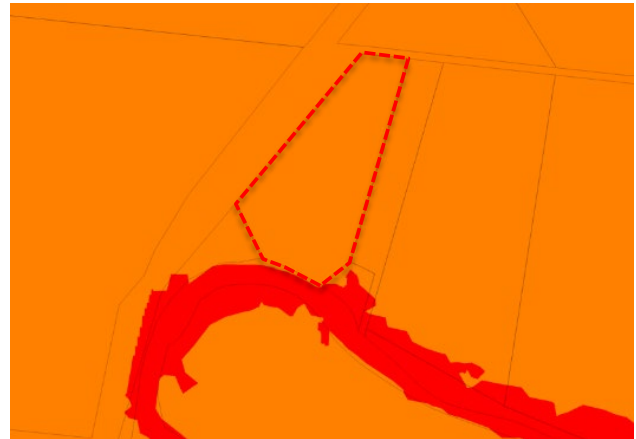
The Clause applies to development on land in Zone RU1 Primary Production or Zone RU4 Primary Production Small Lots for the following purposes:

- (a) Self-storage units,
- (b) Transport depots,
- (c) Truck depots,
- (d) Vehicle repair stations.

An assessment of the relevant matters is outlined in the planning assessment below.

#### **Bushfire prone land**

The subject land is within the bushfire prone land mapping with the categorisation of Vegetation Category 3.



**Figure 7** Bushfire Prone Land map

#### **Wentworth Shire Development Control Plan 2011**

The DCP provides a number of development controls. The following are of particular relevance to this application:

#### **Chapter 3 – General Development Controls**

##### **2.1 Murray River and Darling River**

**Objective:**

*To provide bed and bank stability. Protect water quality, maintain viability of riparian vegetation and to provide continuity and connectivity of the River.*

##### **2.2 Mooring**

*Mooring of private and/or commercial vessels along the foreshore to the Murray River and Darling River requires development consent from Council and an additional mooring licence from NSW Maritime.*

*The mooring development consent is issued per lot, effectively consent to run with the adjoining land.*

##### **2.3 Erosion Control – Murray River and Darling River**

*Erosion of banks along the river can have detrimental impacts on the whole of River ecosystems, river tidal flows and abiotic losses resulting in unusual occurrences of algal bloom on the River. Erosion of banks can also have*



*consequential impacts on aquatic habitat on a long term basis.*

#### **5 Vehicular Access and Parking**

*This development control aims to provide sufficient and convenient parking for residents, visitors and service vehicles; to ensure vehicular and pedestrian safety and to encourage access design to form part of the overall landscape design.*

##### **5.8.1 Buffer distances**

The DCP provides an outline of buffer distances between rural dwellings and certain development. The proposed use of land is not specified in the appendix and therefore no specific buffer requirements apply.

##### **5.8.3 Vegetation buffers**

The DCP provides requirements for the use of vegetation buffers to reduce buffer distances.

### **Chapter 7 – Industrial Development Controls**

While it is considered that the proposed use of land does not comfortably fit into the category of industrial development, responses to some of the assessment criteria as follows may provide relevant information.

#### **7.1.2 Site Analysis**

The DCP provides an outline of site analysis details that should be addressed.

#### **7.1.9 Noise and Vibration**

Of relevance to this application is the following:

- ♦ *Design logistically efficient business practices to minimise the use of equipment, movements per site and number of vehicle movements per site per day.*





## Aboriginal cultural heritage

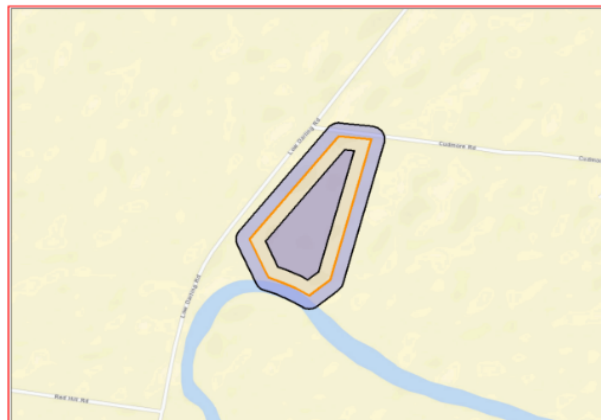
### Due Dilligence

All Aboriginal cultural heritage is protected by the *NSW National Parks and Wildlife Act, 1974* (the Act). Responsibility rests with the proponent of development to demonstrate that due care and diligence have been taken to identify and avoid impacts on archaeological sites through construction works.

*Division 1 of Part 6 - Aboriginal Objects and Aboriginal Places*, of the Act provides defences to a prosecution for an offence. Item (2) of Section 87 includes whether the defendant has exercised due diligence to determine whether the act or omission constituting the alleged offence would harm an Aboriginal object and reasonably determined that no Aboriginal object would be harmed.

The *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (DECCW), provides an outline of due diligence measures to determine whether an Aboriginal Heritage Impact Permit (AHIP) is required. A search of the *Aboriginal Heritage Information Management System* (AHIMS) has been undertaken which confirms that there are no Aboriginal sites or places within a 50m radius of the subject land (see Figure 8 and the attached AHIMS report). Additionally, the subject land is not listed within the heritage conservation area (Refer to Wentworth Shire LEP Heritage Map HER\_002 and AHIMS report).

The part of the riverbank that is subject to this application has a slight gradient and is on land which is low-lying and subject to flooding. This makes it unlikely that cultural heritage objects will be located within the activity area.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Figure 8 AHIMS search





## Site and surrounding area

### Subject site

The subject land is located within a rural area approximately 14km due north of the Wentworth township. The subject lot is irregular in shape with a total area of 13.84 hectares. The lot shares a boundary with Low Darling Road for a distance of 511.48m and a boundary with Cudmore Road for a distance of 121.33m. The lot is bordered on the south by the Darling River.

The lot benefits from direct access to Low Darling Road with a well-formed internal accessway of approximately 6.5m width along the western boundary leading to the south of the lot, see figures 12, 13 & 14 below. The land includes numerous internal tracks between defined paddocks. The lot includes existing structures toward the south. The existing structures are not associated with this application.

The remainder of the lot is used for small-scale grazing with potential for the expansion of agricultural operations in the future.

The land includes sparsely scattered, native canopy trees throughout the property with a concentration toward the south of the lot. A mixture of native canopy trees and small shrubbery is located along the southern section of the shared boundary to the east, see figure 18 below.

While relatively level to the north, the land begins to slope at the south of the lot toward the river.

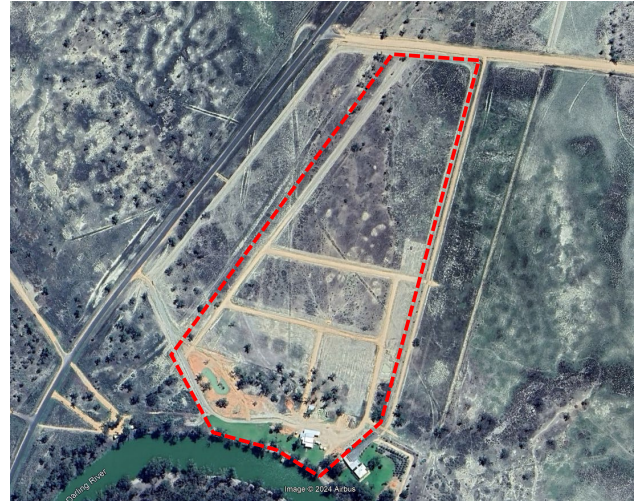
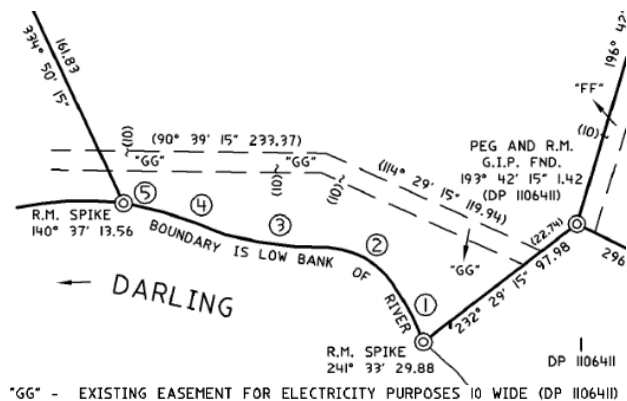


Figure 9 Aerial image of the site

### Easements

The lot includes a 10m wide easement "GG" located toward the south of the lot, see figure 10 below. The easement is for electricity purposes.



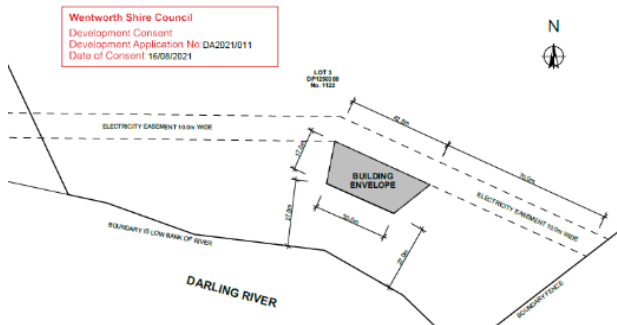
"GG" - EXISTING EASEMENT FOR ELECTRICITY PURPOSES 10 WIDE (DP 1106411)

Figure 10 Easement "GG" at south of lot

### Previous Development Consent

Development consent for a dwelling (deferred commencement) was granted on 16 August 2021 with reference DA2021-011. The consent lapses on 15 August 2026. The dwelling is to be located toward the south of the lot within the approved building envelope, see figure 11 below.





**Figure 11** Approved building envelope for dwelling



**Figure 12** Direct access along western boundary to Low Darling Road



**Figure 13** Access into property from Low Darling Road



**Figure 14** Existing access toward Low Darling Road



**Figure 15** Location of mooring and jetty



**Figure 16** Cleared area to west of lot



## Locality

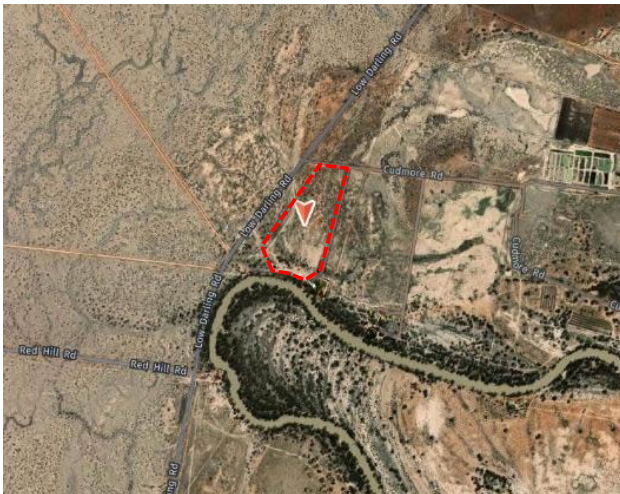
The subject land is within a rural locality with the majority of surrounding land used for dryland farming and/or grazing. A number of dwellings are located along the Darling River to the east of the subject land with further dwellings located to the west toward irrigated areas.

The subject land benefits from access to Low Darling Road with a direct connection to Pomona and the Silver City Highway approximately 10km to the south.

The surrounding area includes varied lot sizes with lots along the Darling River typically smaller than those to the west. Remnant native vegetation is scattered throughout the area with concentrations along the Darling River.



**Figure 19** View south along Low Darling Road



**Figure 17** Aerial image of the locality



**Figure 18** View north along Low Darling Road



## Planning assessment

### Environmental Planning and Assessment Act 1979

In response to the provision of Section 4.15, the following is provided:

- ♦ An assessment against the relevant environmental planning instruments has been provided below.
- ♦ At the time of this submission, no proposed instrument that is or has been the subject of public consultation under the Act or that has been notified to the consent authority has been identified.
- ♦ Responses to the relevant provision of the Wentworth Development Control Plan are provided below.
- ♦ There has not been a planning agreement entered into or a draft agreement offered under section 7.4 of the act.
- ♦ Part 4, Division 1 of the Environmental Planning and Assessment Regulations, 2021, provides further items of consideration in relation to s4.15. No items under Part 4, Division 1 are applicable to this application.
- ♦ The proposed development of a mooring and jetty are unlikely to have environmental impacts due to the minor nature of the works required and the setbacks from native vegetation achieved. The structures are easily removable with the land able to be reinstated. The proposed use of land is also unlikely to have environmental impacts due to the setbacks of the site area to native vegetation, the limited number of equipment, machinery and vehicles and the infrequent transportation required between contracts. The proposed use of land contributes to the economic activity of the locality by supporting a small earthworks business enterprise that undertakes contracts within the local area. The ability to utilize existing land holding that is fit for purpose also removes the need to occupy other land that may be better utilized.
- ♦ The site is considered suitable for the proposed mooring and jetty due to the direct relationship with the Darling River. The land is also considered to be suitable for the proposed use due to the minimal impacts to the surrounding environment, neighbouring properties and agricultural uses on the

remaining land. The established internal access and the direct connection to Low Darling Road provide convenient access to Wentworth and surrounding areas.

### SEPP (Biodiversity and Conservation) 2021

Clause 5.9 of Part 5.2 of Chapter 5 of the SEPP (Biodiversity and Conservation) outlines specific principles that must be considered when determining a development application. The following includes responses to the principles considered relevant to this application.

#### Access

In relation to the access principles of the SEPP, the proposed mooring will not result in alienation or obstruction of the Darling River. The length of the vessel is 7.0 metres which is unlikely to have an impact on waterway use when moored. The land immediately adjoining the river is privately owned and occupied with public access to this specific area of the river by boat only. The location of the mooring allows for the vessel to be positioned to avoid interference upon river use.

The principles require that moorings in the main channel of the River Murray should be for the purposes of short stay occupation. As the Darling River is not the main channel of the River Murray, it is considered that longer occupation is appropriate.

The use of land for a depot is unlikely to have any impact upon access within the waterway.

#### Bank disturbance

The installation of the 100mm diameter timber posts for mooring are unlikely to impact upon the shape of the bank due to the small-scale and low-impact of the works. The location and scale of the mooring is considered to be of an adequate size and set back to avoid any impacts to the existing canopy trees at the site.

The proposed jetty includes fixings to the bank in three locations. The steel posts used to secure the jetty have a diameter of 50mm with limited bank disturbance to occur.

As the existing access is to be utilised for the use of land for a depot and the site area of the depot is located

approximately 69.20m from the bank of the waterway, no further bank disturbance will be caused by the proposed use of land.

#### Flooding

The mooring and jetty are unlikely to have a significant impact upon the flow of floodwater due to the minor nature of the works and the lack of components able to cause obstruction. Management of the vessel during variation of river levels will also be undertaken through the alteration of the lengths to the tether which will ensure minimal movement of the vessel on the bank.

The proposed use of land is reliant upon suitable access to and from the land. The existing access is well constructed and fit for purpose. Figure 21 shows the internal access and depot site area clear of flood water during the late-2022 flood event. It is considered that the proposed use of land does not present a significant hazard risk or pollution threat due to the generous setback of 69.20m from the river and potential flood area.



**Figure 20** Internal access and Low Darling Road during 2022 flood event – image date 24/12/2022

#### Land degradation

The mooring and jetty are unlikely to cause land degradation through erosion, native vegetation decline, pollution of ground or surface water, groundwater accession, salinity or soil acidity, or adverse effects on the quality of terrestrial and aquatic habitats due to the minor nature of works and the limited bank and waterway disturbance.

The use of land for a depot is also unlikely to result in land degradation as no additional works are proposed in association with the use.

#### Landscape

No vegetation will be impacted by the proposed mooring or jetty. The small-scale of the mooring and jetty is unlikely to visually impact upon the landscape.

The site area of the depot is well setback from boundaries with some vegetation near the site area and throughout the lot providing a visual buffer.

#### River related uses

The proposed mooring and jetty have a direct relationship with the Darling River. No public access will be impacted at this section of the river due to the adjacent land being in private ownership.

#### Water quality

The water quality of the River Murray is unlikely to be impacted by the mooring or jetty as no pollution caused by salts or nutrients will occur.

The proposed use of land is well-setback from the River Murray area.

#### Wetlands

The LEP mapping shows a small area of the subject land within wetlands mapping. The minor nature of works and the low-impact scale of the use are unlikely to cause negative impacts upon the areas mapped wetlands.

#### Wentworth LEP

The proposed development and use of land are considered acceptable and do not significantly impact upon the intent of the zone. The proposed development and the proposed use of land will occupy a small portion of the land toward the south with the remainder of the lot to continue providing small-scale grazing with the potential for expansion of agricultural operations maintained.

The vehicle movements associated with the use of land for a depot are to be infrequent due to the landowner being a sole operator of the associated earthworks business and





the nature of the earthworks involving equipment, machinery and vehicles left on work sites during contract periods. As such, any transportation required is unlikely to impact upon existing or future agricultural uses being the primary focus of the zone.

Part 5 of the Wentworth LEP provides miscellaneous provisions with responses to relevant clauses provided below:

#### 5.21 Flood planning

The Clause outlines areas to be considered during assessment of proposals within a flood planning area. As discussed above, the extent of flooding on the subject land during the late-2022 flood event was limited to the river front area. The proposed mooring and jetty will not impact upon the projected changes to flood behaviour due to the small scale of the works and the limited obstruction caused by the works.

The proposed use of land does not involve any additional buildings or works to the land. The construction quality and elevation of the internal access road provides an adequate opportunity for egress should a flood event require this.

Part 7 of the Wentworth LEP provides additional local provisions with response to relevant clauses provided below:

#### 7.1 Earthworks

The development of the proposed mooring and jetty involves the installation of posts into the river bank. As the diameter of the posts are 100mm or less, the earthworks are unlikely to cause disruption or detrimental effect on existing drainage patterns, soil stability, adjoining properties or the watercourse.

The proposed use of land does not require any additional earthworks.

#### 7.4 Terrestrial biodiversity

The location and scale of the proposed mooring and jetty are unlikely to cause impacts to the terrestrial biodiversity of the area.

The proposed use of land does not require any additional works or vegetation removal. The existing access track is

to be utilised with only infrequent transportation of equipment, machinery or vehicles required due to the nature of the earthworks business.

#### 7.5 Wetlands

The minor nature of the proposed mooring and jetty, and the low-impact nature of the proposed use is unlikely to impact upon the growth or survival of native flora or fauna, or surface and groundwater characteristics.

#### 7.6 Development on river front areas

While the clause appears to be specific to impacts upon the Murray River, it was considered relevant to note that the proposed mooring, jetty or use of land will not visually impact or cause environmental harm upon the Darling River due to the small-scale of the works and low-impact nature of the use.

#### 7.7 Riparian land and Murray River and other watercourses – general principles

It is considered that the establishment of the mooring and jetty is an appropriate response to the general principles of the clause for the following reasons:

- ♦ The works are limited to two timber posts and a small jetty which are not intrusive to the environment.
- ♦ The appearance of the mooring posts and jetty, when not in use, will be inconspicuous from both the river and the surrounding land. The works will be limited to where the mooring and jetty are proposed.
- ♦ No works are required for the use of land. The site area of the depot is well setback from boundaries to avoid visual disruption from the river and surrounding land.
- ♦ No pollution will result from the proposal and the vessel being moored will be required to meet the necessary regulations of the NSW Waterways.
- ♦ Flora and fauna impacts have been considered through the siting of the proposal and the methods used to moor the vessel.
- ♦ The development and use will not cause soil erosion as the posts will be located appropriately to limit such erosion and driven directly into the ground similar to a fence post.
- ♦ No loss of scenic amenities or loss of important vegetation systems will occur as a result of the development or use, nor will there be any impact upon



the water quality as no facilities for repairs or fuelling are offered at this location.

The location of the mooring and jetty is considered to be appropriate as view lines both upstream and downstream are not obscured ensuring boats can continue to manoeuvre safely within the waterway.

#### 7.14 Self storage units, transport depots and vehicle repair stations in Zone RU1 and RU4

The Clause provides matters required for consideration. Responses to relevant items are as follows:

- ♦ The subject land includes all-weather vehicular access suitable for the nature of the proposed use. The internal access has a direct connection with Low Darling Road.
- ♦ It is considered that the proposed use will not have a significant impact on the rural environment or surrounding agricultural production due to the limited number of trips required between the depot and work sites. Additionally, the majority of the internal accessway is located toward the western boundary away from agricultural uses.
- ♦ It is considered that land use conflict is minimised as the proposed depot involves one operator with the majority of equipment, machinery and vehicles to be retained on external work sites for the duration of contract periods. The number of daily return trips is generally not expected to exceed one-per-day.
- ♦ The proposed use is not expected to have a significant adverse impact on the scenic amenity, significant natural features or biodiversity of the area as the site area of the depot is located away from property boundaries with all storage of vehicles/equipment/machinery to be confined to a 600m<sup>2</sup> area when not in use on external sites. The existing access track removes the need for any additional works that may result in further impacts.
- ♦ The subject land has access to electricity, includes an operational wastewater treatment system, and adequate water supply managed through on-site water tanks.
- ♦ As discussed above, the Wentworth Shire Council does not hold flood data for the area with an understanding of flood potential limited to historic aerial imagery. As shown in figure 20 above, the

location of the proposed use and internal access was not affected by the recent flood event of late-2022.

#### Bushfire prone land

The subject land is within the bushfire categorisation of Vegetation Category 3. Vegetation Category 3 is considered to be medium bush fire risk vegetation. Section 4.14 of the EP&A Act refers to *Planning for Bush Fire Protection*, NSW Rural Fire Service. In response to Bushfire Protection Measures the following is provided:

- ♦ The location of the proposed use is within an existing cleared area with direct access to the internal driveway and Low Darling Road. The vegetation in proximity to the depot site area is well managed and the numerous internal tracks provide fuel breaks. The location of the use allows for adequate access/egress and an adequate supply of water for firefighting purposes is available.

#### Wentworth Shire DCP

The Wentworth Shire Development Control Plan 2011 provides general development controls including specific controls relating to development on the Darling River and to the mooring of private vessels on the Darling River. Responses to the considerations of development on the Darling River are as follows:

- ♦ No native vegetation will be impacted by the proposed mooring or jetty.
- ♦ The minor development will not cause impacts to abiotic factors.
- ♦ No invasive species are to be introduced to the riparian corridor.
- ♦ As private land abuts the river frontage, there is to be no impact to the adjoining buffer corridor or effect upon regional connectivity of the area.
- ♦ The small-scale of works are unlikely to result in the potential for erosion of the riverbank.
- ♦ The minor earthworks required to secure the mooring and jetty posts will not require mound fill placement with no impact upon the flow of floodwaters likely.

Overall, the proposed mooring and jetty is considered consistent with policy and worthy of support due to its location and limited impact on the waterway and surrounding areas.



Responses to other general development controls are as follows:

- ♦ The subject land and existing cleared area ensure that adequate space is available for the parking of vehicles. As the business operations are conducted by a sole operator and the equipment, machinery and vehicles are limited to a grader, water truck, backhoe, excavator, truck and trailer and the landowners usual vehicles with no additional employees or visitors to the site, the provision of a formal car parking areas is not considered necessary.
- ♦ The internal access and the connection to Low Darling Road are of a high quality with appropriate sightlines to ensure safety during access and egress.
- ♦ While no buffer distances are specified for the proposed land use, the site area of the depot is setback 185.7m from the neighbouring property to the east.
- ♦ While some vegetation currently exists along the shared boundary to the east, there is the opportunity for further vegetation to provide an additional buffer level if required.

equipment, machinery and/or vehicles to remain on work sites for the duration of contract periods. Reducing transportation requirements provides efficiency for the business while also minimising impacts to surrounding properties through noise, vibration and dust generation. The site area of the depot is proximate to the internal driveway and to the connection with Low Darling Road. The short distance between the site area and Low Darling Road will limit dust generation and impacts on neighbouring properties.

Chapter 7 of the Wentworth DCP provides specific controls relating to industrial development. While the proposed use of land does not fit directly within the category of industrial development, responses to controls that may be considered relevant to the application are as follows:

#### 7.1.2 Site Analysis

A detailed outline of site features has been provided under the sub-heading of 'Subject Site' with further details provided in the attached plans. In summary, the subject land is of an adequate size to accommodate the low-impact, small-scale, proposed use without compromising the future agricultural opportunities of the land. The existing access and internal tracks are suitable for the proposed use and provide adequate manoeuvrability of the vehicles to be stored and transported to and from the proposed depot. No vegetation removal is required to accommodate the proposed use.

#### 7.1.9 Noise and Vibration

As previously discussed, the nature of the contracts undertaken by the earthworks business often involve



## Conclusion

It is considered that the proposed mooring and jetty and the proposed use of land for a depot respond appropriately to the subject land and locality. The proposed development and use are considered to be generally consistent with the relevant controls and provisions.

The proposal is considered appropriate for the site for the following reasons:

- ♦ The proposal is generally consistent with the Wentworth LEP and DCP.
- ♦ The proposal is consistent with State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- ♦ There will be no impacts to native vegetation, natural features or the biodiversity of the area.
- ♦ The mooring responds to the site characteristics and opportunities and has considered potential impacts upon the locality and the Darling River.
- ♦ Landowner's consent has been granted for the mooring and jetty from the Minister for Lands and Property.
- ♦ The proposed depot is of a small-scale with low-impact operation being essentially limited to the parking of vehicles, equipment and machinery.
- ♦ The proposals involve a small portion of the subject land with the remainder of the land available for future agricultural uses.



**James Golsworthy Consulting**


140 Pine Avenue Mildura VIC 3500  
PO Box 1650 Mildura VIC 3502

telephone 03 5022 8411

email [admin@jgconsult.com.au](mailto:admin@jgconsult.com.au)

[www.jgconsult.com.au](http://www.jgconsult.com.au)



 <p><b>Wentworth</b> SHIRE COUNCIL</p>	<p><b>Health &amp; Planning Department</b> 26-28 Adelaide Street PO Box 81 WENTWORTH NSW 2648  Tel: 03 5027 5027 <a href="mailto:council@wentworth.nsw.gov.au">council@wentworth.nsw.gov.au</a></p>	<p><b>TEMPLATE CONDITIONS</b></p>
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DA2024/016 LAND USE (DEPOT) 372 LOW DARLING ROAD LOT 3 DP 1250369

### GENERAL CONDITIONS

1.	<p><b>Approved development</b></p> <p>Approval is for usage of the land as a depot (land use only).</p> <p><b>Condition reason:</b> To ensure all parties are aware of the approved development.</p>
2.	<p><b>Approved Plans and Documentation</b></p> <p>The development shall be in accordance with the following plans, documentation and recommendations made there in:</p> <ul style="list-style-type: none"> <li>• <b>Site Plan</b> by Rigby Designs; 23-048-DA1; 1 of 1; Au 24.</li> </ul> <p>In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.</p> <p>Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.</p> <p><b>Condition reason:</b> To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>
3.	<p><b>Lapsing of Approval</b></p> <p>Without the further consent of the Wentworth Shire Council, in writing, this permit shall lapse and have no force or effect unless the use or development hereby permitted is physically commenced within 5 years of the date of this permit.</p> <p><b>Condition reason:</b> Ensure everyone is aware of the lapsing of the approval.</p>
4.	<p><b>Works outside the property boundary</b></p> <p>This development consent does not authorise works outside the property boundaries on adjoining lands.</p> <p><b>Condition reason:</b> To ensure all approved works occur within the property boundaries.</p>

### OCCUPATION AND ONGOING USE

5.	<p><b>Access Point</b></p> <p>Before use of the development commences, the beneficiary of this consent must build a driveway crossing for the subject land (if one doesn't exist) to Council standards.</p> <p>Access during construction shall only be through the driveway crossing of the subject land.</p> <p><b>Condition reason:</b> To control vehicular movement on road crossings.</p>
6.	<p><b>Works in Road Reserve</b></p> <p>A Road Opening Permit is required from the Wentworth Shire Council prior to any works or excavation within the road reserve including but not limited to: water tapping, sewer, driveway crossings, tree planting or removal etc.</p> <p>Please contact Councils Roads &amp; Engineering Department on Tel: (03) 5027 5027 to arrange a permit.</p> <p><b>Condition reason:</b> To control development in the road reserve.</p>
7.	<p><b>Natural drainage</b></p> <p>Any works undertaken in the subject land including filling shall not cause alteration to the previous drainage in the subject land or adjacent land. Any remedies required to discharge drainage water caused to be accumulated by the works associated with this permit shall be the responsibility of the beneficiary of this consent.</p> <p><b>Condition reason:</b> To ensure natural drainage is maintained where possible.</p>
8.	<p><b>Additional structures</b></p> <p>No additional structures are to be built or installed on the site without permission from the Wentworth Shire Council.</p> <p><b>Condition reason:</b> To ensure only approved work is carried out.</p>
9.	<p><b>Amenity of the neighbourhood</b></p> <p>The operation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, waste water, waste products, grit, oil or other harmful products.</p> <p><b>Condition reason:</b> To ensure the amenity of the neighbourhood is not compromised unreasonably.</p>
10.	<p><b>Ongoing Use</b></p> <p>The depot shall at all times be operated as follows:</p> <ul style="list-style-type: none"> <li>• The depot must only be used between the hours of 7am and 6pm, Monday to Friday</li> <li>• Equipment to be stored within the depot area at any one time is limited to only:             <ul style="list-style-type: none"> <li>a. 1 grader,</li> </ul> </li> </ul>

- b. 1 water truck,
- c. 1 back hoe,
- d. 1 excavator,
- e. 1 truck and trailer

Compliance with these conditions will be reviewed periodically.

**Condition reason:** To ensure the depot is used in a safe manner and kept in a safe and functional state.

### 9.13 DA2024/080 TWO (2) LOT SUBDIVISION 53 - 57 WENTWORTH STREET LOT 1 DP 740949 WENTWORTH

File Number: RPT/24/746

Responsible Officer: George Kenende - Acting Director Health & Planning

Responsible Division: Health and Planning

Reporting Officer: Kerrie Copley - Planning Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

#### **Summary**

A development application (DA2024/080) was received by Council on 27 June 2024 for a Two (2) Lot subdivision to be located at 53 – 57 Wentworth Street Lot 1 DP 740949, Wentworth.

Under the *Wentworth Local Environmental Plan 2011 (WLEP 2011)*, this development is permitted with consent within the RU5 Village zone.

The proposed subdivision seeks development approval to subdivide the existing single lot with an area of 1.487ha, into two smaller lots. The proposed new Lot 1 containing the existing dwelling, shed and other structures associated with the residential dwelling, and proposed new Lot 2 a battle axe shaped lot of vacant land suitable for a future dwelling.

Lot 1 will have an area of 5600m<sup>2</sup>, and lot 2 9270m<sup>2</sup>. It should be noted that there is no minimum lot size for land within the RU5 Village zone.

The application was publicly notified for 14 days as per the Council Community Participation Plan. During the public notification four (3) submissions were received by Council objecting to the proposed development

As per Council delegations, any development applications with three (3) or more submissions cannot be determined under delegated authority, and must be determined by Council.

#### **Recommendation**

That Council:

1. Approve DA2024/080 for a Two (2) lot subdivision to be located at 53 – 57 Wentworth Street Lot 1 DP 740949, Wentworth.
2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

#### **Detailed Report**

##### **Purpose**

The purpose of this report is to provide information to Council to determine Development Application DA2024/080, having consideration to the detail provided both within this report and the attachments provided.

##### **Background**

A Development Application was lodged with Council on 27 June 2024 seeking consent for a two (2) lot subdivision on the subject lot.

The subject lot is in the RU5 Village zone under the Wentworth Local Environmental Plan (WLEP 2011).

DA2024/080 was publicly notified as per Council Community Participation Plan for 14 days, with a total of three (3) unique submission, objecting to the proposal received during this period. These submissions can be found under attached documents.

As per Council delegations, any development applications with three (3) or more submissions cannot be determined under delegated authority and must be determined by Council.

**Refer to attachment 1 – Development Application**

**Refer to attachment 2 – Plans**

**Refer to attachment 3 – Statement of Environmental Effects**

*Matters under consideration*

In determining a development application that requires consent, the consent authority must take into consideration matters prescribed in Section 4.15 of the Environmental Planning and Assessment Act 1979 as relevant to the development.

The proposed development was assessed and complies with relevant provisions of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.

The proposed development for a two (2) lot subdivision is permitted with consent and meets the zone objectives of the RU5 Village zone under the WLEP 2011.

Due to the zoning and WLEP 2011 mapping impacting the land, the development application was assessed against clauses 4.1, 5.16, 5.21, 7.1, 7.2, 7.4, 7.5, 7.6, and 7.7. The development application was able to satisfy the matters for consideration under these clauses.

Due to the nature of the proposed development, it was assessed against Chapter 3 of the Wentworth Development Control Plan (DCP) 2011. The development complies with provisions under this chapter.

Public notification of the development application was conducted as per Council Community Participation Plan for 14 days. Three submissions were received during the public notification period.

During public notification three (3) unique submissions were received.

*Summary of concerns raised in submissions:*

- Inadequate site plan
- Easements missing from site plan
- Possible future retail and residential development
- Relocating access to lot 2 to the north boundary
- Access and increased traffic
- Fencing
- Amenity of the neighbourhood

*A response from Assessing Officer to concerns raised are as follows:*

- An amended site plan was provided with additional details of the site including easements.

- Possible future development of a retail or residential nature is hypothetical and does not need to be considered during the assessment
- The relocation of access to the Northern boundary would cause further environmental impact, while use of the existing access along the southern boundary already exists.
- The increase traffic due to the subdivision of land will be minimal as only one additional lot is to be created. Traffic increase would not be anticipated to increase until development upon the site occurs.
- Any concerns regarding boundary fencing are a civil matter between the two property owners under the *Dividing Fences Act 1991*.
- No change to the amenity of the neighbourhood is proposed as part of this approval. Further approvals would be required for development of the land following completion of the subdivision process.

Based on the assessment of the application, it is determined that the proposed development is compliant with the relevant objectives of the RU5 Village zone. The development meets the relevant provisions of the Wentworth Development Control Plan (DCP) 2011, and is consistent with planning matters for consideration of the Wentworth Local Environmental Plan 2011, and the State Environmental Planning Policy (Biodiversity and Conservation) 2021.

**Refer to attachment 4 - Submissions**

**Refer to attachment 5 – 4.15 Assessment report**

**Refer to attachment 6 – 4.6 Variation Assessment report**

**Refer to attachment 7 – Conditions of consent**

#### Options

Based on the information contained in this report, the options available to address this matter are to:

- Approve Development Application DA2024/080 subject to conditions.

#### Legal, strategic, financial or policy implications

Should Council issue a determination to the application, the applicant has the right to submit a request for review of determination to Council under Section 8.2 of the *Environmental Planning & Assessment Act 1987*.

The applicant also has the right to appeal the decision made by Council to the Land and Environment Court pursuant to Section 8.7 of the *Environmental Planning & Assessment Act 1987*.

#### Conclusion

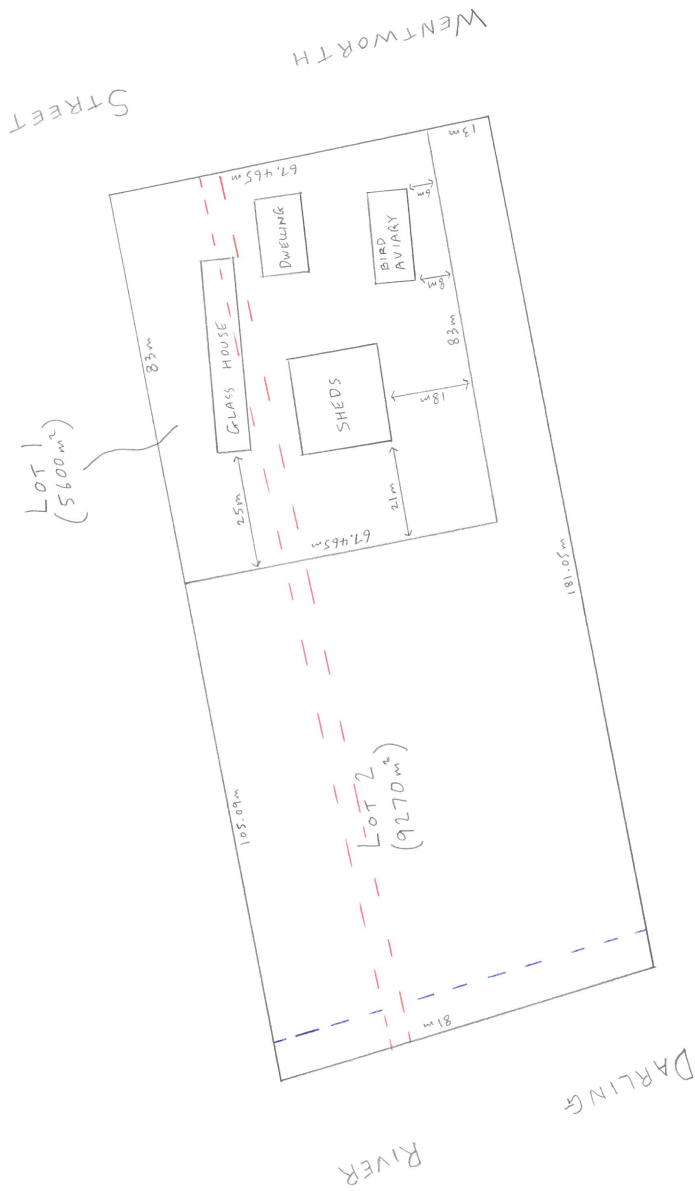
Having consideration of the consent of this report it is concluded that the appropriate course of action is to approve DA2024/080 subject to conditions.

#### Attachments

1. Development Application (Under Separate Cover)⇒
2. Plan of subdivision↓
3. Statement of Environmental Effects↓
4. Submissions (Under Separate Cover)⇒
5. Applicants response to submissions↓
6. Conditions of consent↓
7. 4.15 Assessment report (Under Separate Cover)⇒



2 Lot Subdivision
Lot 1
DP 740949
Wentworth Street
Wentworth



SCALE  
1:1,000

KEY  
== EXISTING POWER LINE  
-- EXISTING LEVEL BANK



Health & Planning Department  
26-28 Adelaide Street  
PO Box 81  
WENTWORTH NSW 2648  
Tel: 03 5027 5027  
[council@wentworth.nsw.gov.au](mailto:council@wentworth.nsw.gov.au)

## Statement of Environmental Effects

Attachment C to the Development Application

made under the Environmental Planning & Assessment Regulation 2000

### INTRODUCTION

To assist Council in assessing your development application, in accordance with relevant legislative requirements, it is necessary for you to answer the following questions and provide justification of your responses. These questions relate to common matters that need to be addressed in order to mitigate potential impacts resulting from your development.

Please note: Incomplete or insufficient information may lead to your application be delayed or rejected.

### PERMISSIBILITY

- |  |   |                             |
|--|---|-----------------------------|
| • Is your proposal permissible in the zone?                                  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal consistent with the zone objectives?                      | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal in accordance with the relevant development control plan? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a member of the Health & Planning Division before lodging a development application.

Please justify your answers below:

The subject land is zoned RU5 - Village, which has no minimum lot subdivision size.  
All necessary services are available for the proposed 2 Lot Subdivision.  
Residential development exists upon surrounding properties.

### DESCRIPTION OF DEVELOPMENT

This needs to include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development details of any demolition and other works etc.

The proposal is to subdivide the existing 1.487 hectare title into 2 lots.  
Lot 1 is to be square in shape and be 5600m<sup>2</sup> in area and contain the existing dwelling, sheds and bird aviary.  
Lot 2 is to be a battle-axe shape lot and be 9270m<sup>2</sup> in area and be vacant for the construction of a future dwelling.  
Both lots will have access to Wentworth Street.  
The proposal is delineated on the plans associated with this application.

**DESCRIPTION OF SITE**

1. Describe the site including any physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

The site is 1.487 hectares in area and contains a dwelling, sheds and bird aviary.  
The land has a 80.465 metre frontage to Wentworth Street and a depth of over 180 metres.  
The rear of the land has frontage of 81 metres to the Darling River.

2. What is the present use and previous uses of the site?

As above.

3. Is the development site subject to any of the following natural hazards: (e.g. bushfire prone, salinity, flooding or stormwater inundation etc.)

No.

4. What other constraints exist on the site? (e.g. vegetation, easements, sloping land, drainage lines contamination, etc.)

No constraints exist upon the land.

5. What types of land use and development exist on surrounding land?

Residential development exists upon surrounding land, with the rear of the land fronting the Darling River.

**CONTEXT AND SETTING**

- Will the development be:
 

○ Visually prominent in the surrounding area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
○ Inconsistent with the existing streetscape?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
○ Out of character with the surrounding area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
○ Inconsistent with surrounding land uses?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Please justify your answers below:

This proposal is for a 2 Lot Subdivision with no development.  
 Therefore the land will be visually the same once the subdivision is completed.  
 In addition, once a future dwelling is constructed upon Lot 2 the visual appearance of the site from Wentworth Street will remain the same as the new dwelling will be located behind the existing dwelling upon proposed Lot 1.

**PRIVACY, VIEWS AND OVERSHADOWING**

- Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space, etc.? ☐ Yes ☒ No
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? ☐ Yes ☒ No
- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.? ☐ Yes ☒ No
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths? ☐ Yes ☒ No

Please justify your answers below:

This proposal is for a subdivision only with no development.

**ACCESS, TRAFFIC AND UTILITIES**

- Is legal and practical access available to the development? ☒ Yes ☐ No
- Will the development increase local traffic movements / volumes?  
If yes, by how much? ☒ Yes ☐ No
- Are additional access points to a road network required? ☐ Yes ☒ No
- Has vehicle manoeuvring and onsite parking been addressed in the design? ☒ Yes ☐ No
- Are power, water, sewer and telecommunication services readily available to the site? ☒ Yes ☐ No

Please justify your answers below:

Access to both proposed allotments already exist via Wentworth Street as can be seen on the plans associated with this application.  
 The traffic movements eventually will only be increased marginally once a new dwelling is constructed upon proposed Lot 2.  
 All vehicles will be able to enter and leave each allotment in a forward direction.  
 All necessary services are available to each allotment.

**ENVIRONMENTAL IMPACTS**

- |   |   |  |
|---|---|--|
| • Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?                                       | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| • Does the development have the potential to result in any form of water pollution (eg. sediment run-off)?                          | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| • Will the development have any noise impacts above background noise levels (eg. swimming pool pumps)?                              | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| • Does the development involve any significant excavation or filling?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| • Could the development cause erosion or sediment run-off (including during the construction period)?                               | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| • Is there any likelihood in the development resulting in soil contamination?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| • Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?        | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| • Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| • Is the development likely to disturb any aboriginal artefacts or relics?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |

Please justify your answers below:

The proposal is for subdivision only with no development.

**FLORA AND FAUNA IMPACTS**

- |   |                              |  |
|---|------------------------------|--|
| • Will the development result in the removal of any native vegetation from the site?    | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is the development likely to have any impact on threatened species or native habitat? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

For further information on threatened species, visit [www.threatenedspecies.environment.nsw.gov.au](http://www.threatenedspecies.environment.nsw.gov.au)

Please justify your answers below:

Proposal is for subdivision only with no development.

**WASTE AND STORMWATER DISPOSAL**

- How will effluent be disposed of?
  - ☐ To Sewer                      ☐ Onsite
- How will stormwater (from roof and hard standing) be disposed of:
  - ☐ Council Drainage System    ☐ Other (please provide details)
- Will liquid trade waste be discharged to Council's sewer? ☐ Yes                      ☐ No
- Will the development result in any hazardous waste or other waste disposal issue? ☐ Yes                      ☐ No
- Does the development propose to have rainwater tanks? ☐ Yes                      ☐ No
- Have all potential overland stormwater risks been considered in the design of the development? ☐ Yes                      ☐ No

Please justify your answers below:

N/A

**SOCIAL AND ECONOMIC IMPACTS**

- Will the proposal have any economic or social consequences in the area? ☐ Yes                      ☐ No
- Has the development addressed any safety, security or crime prevention issues? ☐ Yes                      ☐ No

Please justify your answers below:

N/A

**CONCLUSION**

Cumulative effects of all factors.

As detailed above, the proposal is for a subdivision only.  
 Therefore there will be no adverse effects caused by this subdiviison in any way to the site or surrouding area.

**ROY COSTA PLANNING & DEVELOPMENT**

164 Eighth Street Mildura  
PO Box 2925 Mildura 3502  
Phone (03) 50210031 Email: admin@roycosta.com.au

Our Ref: 24-041  
Your Ref: PAN-439209

20 August 2024

George Kenende  
Acting Director Health & Planning  
Wentworth Shire Council  
PO Box 81  
WENTWORTH NSW 2648

Dear George,

**DEVELOPMENT APPLICATION 2024/080 (PAN-439209)**  
**2 LOT SUBDIVISION**  
**53-57 WENTWORTH STREET WENTWORTH**

We refer to Wentworth Shire Council's recent request for further information in respect to the above Development Application.

In respect to the submissions lodged against the proposed subdivision we hereby submit the following:

- An amended plan is attached delineating current details of the land.
- There is no proposed development associated with this application or further subdivision proposed.

Any proposed future subdivision or development, such as shops would be subject to a future development application.

It should be noted that a developer could purchase the lot as exists now and propose the developments stipulated within the submissions.

Any traffic matters would be considered at the time of such development.

However, it should be noted that the new allotment is for a dwelling to be erected upon it.

- The proposed access along the southern boundary, where access already exists will not cause any adverse effects to the surrounding area in any way for one additional dwelling allotment.
- As there will only be one new dwelling located upon the proposed lot, there will not be increased traffic to the extent that will adversely affect the surrounding area.

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- Fencing between the properties is a fencing matter between the two property owners.
- If there is an issue with an existing concrete slab between the two property owners, then such is again a matter between the property owners.
- There is no intention to undertake any additional subdivision of the land; however if contemplated, then a new development application would be required.
- In respect to the Statement of Environmental Effects; we hereby submit the following additional information:
  - In respect to constraints over the land, there is a levee bank along the rear of the land and overhead power lines running through the property.  
  
These will be considered when a future dwelling is erected upon the proposed new allotment.
  - At the rear of the site, on the western side of the levee bank, exist the Darling River, with this area subject to flooding.

We now request Council to further process this application and issue the Development Approval for the 2 Lot Subdivision.


If you have any queries in relation to the above, please contact Mr. Roy Costa from our office who will be pleased to assist.

Yours sincerely,

*Roy Costa*

ROY COSTA RPIA  
ROY COSTA PLANNING & DEVELOPMENT



 <p><b>Wentworth</b> SHIRE COUNCIL</p>	<p><b>Health &amp; Planning Department</b> 26-28 Adelaide Street PO Box 81 <b>WENTWORTH NSW 2648</b>  Tel: 03 5027 5027 <a href="mailto:council@wentworth.nsw.gov.au">council@wentworth.nsw.gov.au</a></p>	<p><b>TEMPLATE CONDITIONS</b></p>
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**DA2024/080 TWO (2) LOT SUBDIVISION 53-57 WENTWORTH STREET LOT 1 DP 740949**

**WENTWORTH**

### GENERAL CONDITIONS

1.	<p><b>Approved Plans and Documentation</b></p> <p>The development shall be in accordance with the following plans, documentation and recommendations made there in:</p> <ul style="list-style-type: none"> <li>• <b>2 Lot Subdivision Plan</b> provided by the applicant; No Date; No Page Number.</li> </ul> <p>In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.</p> <p>Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.</p> <p><b>Condition reason:</b> To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>
2.	<p><b>Compliance with relevant legislation and Australian standards</b></p> <p>The proponent shall comply with all relevant Australian Standards and Codes (including Building Code of Australia) and obtain all necessary approvals required by State and Commonwealth legislation in undertaking a development described in this approval.</p> <p><b>Condition reason:</b> To ensure other relevant legislation and standards are complied with.</p>
3.	<p><b>Development Description</b></p> <p>Planning Approval is granted for the following works:</p> <ul style="list-style-type: none"> <li>• Two (2) Lot subdivision</li> <li>• Associated bulk earthworks;</li> <li>• Infrastructure works including, drainage works and utility services provision;</li> </ul> <p>The development hereby authorised shall be carried out strictly in accordance with the conditions of this approval.</p> <p><b>Condition reason:</b> To ensure the development complies with conditions of approval.</p>

4.	<p><b>Erection of signs</b></p> <ol style="list-style-type: none"> <li>1. This section applies to a development consent for development involving building work, subdivision work or demolition work.</li> <li>2. 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:             <ol style="list-style-type: none"> <li>a. showing the name, address and telephone number of the principal certifier for the work, and</li> <li>b. 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>c. stating that unauthorised entry to the work site is prohibited.</li> </ol> </li> <li>3. The sign must be-             <ol style="list-style-type: none"> <li>a. maintained while the building work, subdivision work or demolition work is being carried out, and</li> <li>b. removed when the work has been completed.</li> </ol> </li> <li>4. This section does not apply in relation to-             <ol style="list-style-type: none"> <li>a. 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</li> <li>b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</li> </ol> </li> </ol> <p><b>Condition reason:</b> Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
5.	<p><b>Essential Energy - Conditions</b></p> <ul style="list-style-type: none"> <li>• If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.</li> <li>• Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.</li> <li>• As part of the subdivision, an easement/s are/is created for any existing electrical infrastructure (located within the property or adjoining the property as required). The easement/s is/are to be created using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision. Refer Essential Energy's Contestable Works Team for requirements via email <a href="mailto:contestableworks@essentialenergy.com.au">contestableworks@essentialenergy.com.au</a>.</li> <li>• In addition, Essential Energy's records indicate there is electricity infrastructure located within close proximity of the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as <i>ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure</i>. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure. Development Applications (<a href="http://essentialenergy.com.au">essentialenergy.com.au</a>)</li> <li>• 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).</li> </ul>

	<ul style="list-style-type: none"> <li>Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (<a href="http://www.safework.nsw.gov.au">www.safework.nsw.gov.au</a>) 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.</li> </ul> <p><b>Condition reason:</b> To ensure essential energy requirements are met.</p>
6.	<p><b>Lapsing of Approval</b></p> <p>Without the further consent of the Wentworth Shire Council, in writing, this permit shall lapse and have no force or effect unless the use or development hereby permitted is physically commenced within 5 years of the date of this permit.</p> <p><b>Condition reason:</b> Ensure everyone is aware of the lapsing of the approval.</p>
7.	<p><b>Mediation</b></p> <p>Where this approval requires further consent from Council or another Authority, the parties shall not act unreasonably, preventing an agreement from being reached. In the event that an agreement is unable to be reached within 3 months or a timeframe otherwise agreed to by the General manager, the matter is to be referred to the General Manager for resolution. All areas of disagreement and the position of each party are to be clearly stated to facilitate resolution.</p> <p><b>Condition reason:</b> To ensure timely mediation.</p>
8.	<p><b>Staging</b></p> <p>This consent does not provide for any staging.</p> <p><b>Condition reason:</b> To identify all staging being approved.</p>
9.	<p><b>Works outside the property boundary</b></p> <p>This development consent does not authorise works outside the property boundaries on adjoining lands.</p> <p><b>Condition reason:</b> To ensure all approved works occur within the property boundaries.</p>

## SUBDIVISION WORK

### BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

10.	<p><b>Certificates / Engineering Details – General</b></p> <ol style="list-style-type: none"> <li>Prior to the issue of a Subdivision Works Certificate, the proponent must apply under section 305 of the Water Management Act 2000 to Council as the Water Supply Authority for any works and contributions required for the obtaining of a section 307 Certificate of Compliance.</li> </ol>
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	<p>2. Prior to preparation of any engineering design plans, the consultant preparing the design plans shall consult Council's Roads &amp; Engineering Division to discuss the extent and scope of all works and details required on the design plans to meet the requirements of Council.</p> <p><b>Condition reason:</b> To ensure appropriate servicing works conducted to service the new allotment/s.</p>
11.	<p><b>Construction Management Plan</b></p> <p>1. Prior to the issue of a Subdivision Works Certificate, a Construction Management Plan shall be submitted to and approved by the Principal Certifying Authority. The Plan shall address, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>a. Hours of work;</li> <li>b. Nominated site supervisor</li> <li>c. Contact details of site manager;</li> <li>d. Written notice to the Principle Certifying Authority and Council if Council is not the PCA prior to commencement of works on site;</li> <li>e. Induction procedures for all site workers on measures to protect aboriginal heritage;</li> <li>f. Integration of the following management plans: <ul style="list-style-type: none"> <li>i. Construction traffic management</li> <li>ii. Construction Waste management</li> <li>iii. Environmental Management Plan</li> <li>iv. Construction Stormwater Management Plan</li> </ul> </li> </ul> <p>2. The Construction Management Plan shall document the proposed method of work within the construction site boundaries with regard to the health and safety of the public and the effect on the road reserve must be submitted to and approved by the Principal Certifying Authority prior to the issue of the Subdivision Works Certificate. If any part of the road reserve or public land is proposed for long term (exceeding 24 hours) inclusion in the construction site boundaries, this area must be identified in the Construction Management Plan. The proponent shall submit a copy to Council.</p> <p><b>Condition reason:</b> To ensure construction works are adequately managed to protect the surrounding amenity.</p>
12.	<p><b>Construction Traffic Management Plan</b></p> <p>1. Prior to the issue of a Subdivision Works Certificate, a Construction Traffic Management Plan (CTMP) prepared in consultation with Council by a suitably qualified person shall be submitted to and approved by the Principal Certifying Authority. The Plan shall address, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> <li>a. Proposals for reducing any impact of the construction site on the adjacent traffic network;</li> <li>b. Dayworks</li> </ul>

	<ul style="list-style-type: none"> <li>c. Dayworks with traffic control</li> <li>d. After care traffic control plans</li> <li>e. Traffic management of short term activities such as delivery of materials;</li> <li>f. Accessing, exiting and parking in and near the work site by trucks, tradesmen work vehicles and the like;</li> <li>g. Mitigation measures to ensure that delivery trucks and trade vehicles do not deposit any spoil on public roadways;</li> <li>h. Loading and unloading, including construction zones;</li> <li>i. Pedestrian and traffic management methods;</li> <li>j. Public consultation procedures – procedures to be put in place for notification of surrounding residents of the relevant details of the CTMP and details of complaint handling procedures.</li> </ul> <p>The traffic control Plans shall be prepared in accordance with Traffic for NSW (TfNSW) “Traffic Control at Worksites Technical Manual” as current.</p> <p>2. The proponent shall submit a copy to Council.</p> <p><b>Condition reason:</b> To ensure traffic from the construction works is adequately managed to protect the surrounding amenity.</p>
13.	<p><b>Construction Waste Management</b></p> <ul style="list-style-type: none"> <li>1. Prior to the issue of a Subdivision Works Certificate, the proponent shall submit a Construction Waste Management Plan prepared by a suitably qualified person to the Principal Certifying Authority for approval. An onsite storage area for reuse, recycling and disposal of materials is to be provided during construction.</li> <li>2. During construction, materials must be reused, recycled or disposed of in accordance with the Construction Waste Management Plan.</li> </ul> <p><b>Condition reason:</b> To ensure waste from the construction works is adequately managed to protect the surrounding amenity.</p>
14.	<p><b>Contact person</b></p> <p>The beneficiary of this consent is to nominate a person (with technical experience acceptable to Council) to be the point of contact for all construction works prior to any start of the development.</p> <p><b>Condition reason:</b> To ensure a contact person is nominated.</p>
15.	<p><b>Contract Agreement</b></p> <p>A Contract Agreement for the performance of Certification Work must be completed and returned to Wentworth Shire Council prior to lodgement of the Subdivision Work Certification Application.</p> <p><b>Condition reason:</b> To ensure appropriate agreements are in place between developer and Certifier.</p>

16.	<p><b>Dilapidation report for Council infrastructure</b></p> <p>A dilapidation report must be submitted to Council, being the roads authority, prior to the issue of the subdivision works certificate.</p> <p>The report must document and provide photographs that clearly depict any existing damage to the road, kerb and gutter, footpath, driveways, water supply, sewer works, street trees, street signs or any other council assets in the vicinity of the development.</p> <p><b>Condition reason:</b> To ensure council infrastructure is protected from the impact of the Development.</p>
17.	<p><b>Environmental Management Plan</b></p> <p>Prior to the issue of a Subdivision Works Certificate, the proponent is to submit an Environmental Management Plan to the Principal Certifying Authority for approval. The plan is to include the following management plans to ensure their implementation will complement each other and maximise the environmental outcomes of their performance.</p> <p><b>Construction Stormwater Management Plan</b></p> <p>The provision of a stormwater system with water quality control facilities required to treat stormwater runoff from the development site in accordance with Australian Runoff Quality Guidelines.</p> <p><b>Erosion and Sediment Control plan</b></p> <p>Design Plans for the control of soil erosion on the site and the prevention of silt discharge into drainage systems during subdivision works.</p> <p><b>Condition reason:</b> To ensure construction work is adequately managed to protect the surrounding environment.</p>
18.	<p><b>Hydraulic Strategy</b></p> <p>A hydraulic strategy and plans are required from a hydraulic consultant for the whole of the development on the site. Water service sizing is then to be determined by the hydraulic consultant to suit the proposed residential components of the development, as well as addressing fire service requirements to AS 2419.</p> <p><b>Condition reason:</b> To ensure hydraulic designs meet requirements.</p>
19.	<p><b>Performance bond</b></p> <p>A Performance Bond for the sum to be determined by Council at lodgement of the subdivision works certificate, must be paid to Council by the beneficiary of this consent prior to the commencement of subdivision works, to be held in Trust by Council.</p> <p>50% of the performance bond will be released at practical completion of the works. The remaining 50% will be released on completion of the 12 month maintenance period.</p>

	<p><b>Condition reason:</b> To ensure timely completion on subdivision works and maintenance as conditioned.</p>
20.	<p><b>Plumbing and Drainage</b></p> <p>A Plumbing and Drainage Approvals Application under Section 68 of the <i>Local Government Act NSW 1993</i> is to be submitted to and approved by Council's Roads and Engineering Division prior to the issue of a Subdivision Works Certificate for the proposed plumbing and drainage works including tapings (water, stormwater).</p> <p>Note: Tappings include any under pressure tapping, and individual property connections to Council's existing services.</p> <p><b>Condition reason:</b> To ensure plumbing and drainage works are carried out appropriately.</p>
21.	<p><b>Road Access</b></p> <p>Access to a public road is to be provided to all new allotments.</p> <p>Separate approval from Wentworth Shire Council must be obtained under the Roads Act 1993 (Road opening permit) prior to any works occurring within the road reserve. Design plans must be submitted to and approved by Council as part of the road opening process.</p> <p><b>Condition reason:</b> To ensure access to all allotments to Council standards is provided.</p>
22.	<p><b>Security Fencing</b></p> <p>An adequate security fence is to be erected around the perimeter of the site prior to commencement of any excavation or subdivision works, and this fence is to be maintained in a state of good repair and condition until completion of subdivision works.</p> <p><b>Condition reason:</b> To ensure site safety during subdivision works.</p>
23.	<p><b>Sewer service / infrastructure</b></p> <p>The Principal Certifier is to be provided with plans and specifications for all sewerage works required to service all lots created within the subdivision, drawn by a suitably qualified person.</p> <p>Design Plans for Reticulated Sewer are to be submitted to Council's Road and Engineering Department for review and approval prior to the issue of a Subdivision Works Approval. Design plans are to include a system overview depicting branch and reticulated mains; catchment analysis and flow modelling to determine equivalent tenements and hydraulic loads; detail of proposed detention times, odour and any septicity controls; ventilation; maintenance structures proposed including dimension, channel and drop details; and a product specification. Flow modelling is to include detail of minimum and maximum flow estimates, and projected air space at peak dry weather flow. The product specification is to include detail of materials or products proposed i.e. concrete or polypropylene structures, pit lids etc. and nomination of embedment details i.e. either aggregate or sand for bedding, side support and overlay, and backfill materials.</p> <p>These plans are to meet the Water Services Association of Australia (WSAA) and Gravity</p>

	<p>Sewerage Code of Australia and Council standards.</p> <p>The beneficiary of this consent is to prepare a full services layout with offsets approved by relevant authorities prior to issue of the Subdivision Works Certificate.</p> <p>The beneficiary of this consent is required to obtain and pay costs associated with the creation of any easement required for services associated with the development. Service easement shall be a minimum of three metres wide.</p> <p><b>Condition reason:</b> To ensure an appropriate sewage management system is used on the new allotments.</p>
24.	<p><b>Stormwater Management Plan</b></p> <p>A Stormwater Management Plan, inclusive of a Stormwater Drainage Report and detailed design documentation, is to be provided to Council for approval with the lodgement of the subdivision works certificate.</p> <p>Infrastructure is to be constructed for the drainage of stormwater. Consideration is to be given to the catchment area for the overall development, existing infrastructure, installation of new infrastructure to convey flows, the outlet inclusive of any pre-treatment facility i.e. Gross Pollutant Trap, and relevant agency approvals for the installation of infrastructure and the disposal of stormwater. Stormwater modelling and reports are to be submitted to Council with the Subdivision Works Application to support the proposed sizing of any retention / detention basin proposed by the applicant.</p> <p><b>Condition reason:</b> To ensure stormwater drainage provided to the new allotments are adequately designed.</p>
25.	<p><b>Water Services / Infrastructure</b></p> <p>All water works impacting on water assets are to be designed and constructed to the requirements of Wentworth Shire Council being the water supply authority under the Water Management Act 2000. The requirements of section 306 of the Water Management Act 2000 apply to this development, and all requirements by Council in this regard must be shown on the design plans. The design plans for filtered water must be submitted to and be approved by Council prior to the issue of a Subdivision Works Certificate.</p> <p>The beneficiary of this consent is to design a water reticulation to supply filtered water to all lots created by the proposed subdivision. Design plans including a product specification are to be submitted to Council's Roads and Engineering Department for review prior to the issue of a Subdivision Works Approval. The product specification is to include detail of materials proposed for reticulation and property service mains including class and colour, fittings, marking tape, and the nominated sand for backfill i.e. bedding, side support and overlay, and marker posts including hydrant markers. All valves are to be clockwise close.</p> <p>The design is to be approved by the Council prior to any work takes place on the site, drawn by a suitably qualified person meeting the Water Services Association of Australia (WSAA) and Water Supply Code of Australia and Council standards. All work as detailed by the approved design is to</p>



	<p>be constructed by the beneficiary of this consent under the supervision of the Council. All work is to be carried out at the beneficiary of this consent's expense.</p> <p>The beneficiary of this consent is to prepare a full services layout with offsets approved by relevant authorities prior to issue of the Subdivision Works Certificate.</p> <p>The beneficiary of this consent is required to obtain and pay costs associated with the creation of any easement required for services associated with the development. Service easement shall be a minimum of three metres wide.</p> <p><b>Condition reason:</b> To ensure water services provided to the new allotments are adequately designed.</p>
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### BEFORE SUBDIVISION WORK COMMENCES

26.	<p><b>Heritage due diligence</b></p> <p>The results of a recent search of the NSW Government - Department of Environment and Heritage, Aboriginal Heritage Information Management System (AHIMS), is to be submitted to Council prior to the commencement of subdivision works.</p> <p><b>Condition reason:</b> To ensure due diligence is taken to protect heritage items.</p>
27.	<p><b>Subdivision works certificate</b></p> <p>A Subdivision Works Certificate is to be issued by the Principle Certifying Authority prior to the commencement of any works related to this subdivision approval. The application for this certificate is to satisfy all of the requirements of the Environmental Planning and Assessment Regulation 2021.</p> <p>A priced schedule of quantities, program of construction works, and a list of principal representatives (bulk earthworks, civil, plumbing, road works and electrical) is to be submitted to the Principal Certifying Authority with the application for a Subdivision Works Certificate.</p> <p><b>Condition reason:</b> To ensure subdivision works complies with relevant legislation, other codes and condition of this consent.</p>
28.	<p><b>Pre-construction Meeting</b></p> <p>Prior to the commencement of any works, a pre-construction meeting shall be coordinated by the beneficiary of this consent. This meeting is to be attended by the beneficiary of this consent or consultants representing the owners, principal contractor and Council's Director Roads and Engineering or his representative.</p> <p><b>Condition reason:</b> To ensure requirements are communicated.</p>
29.	<p><b>Security fencing</b></p>

	<p>An adequate security fence is to be erected around the perimeter of the site prior to commencement of any excavation or subdivision works, and this fence is to be maintained in a state of good repair and condition until completion of subdivision works.</p> <p><b>Condition reason:</b> To ensure site safety during subdivision works.</p>
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### DURING SUBDIVISION WORK

30.	<p><b>Approved Plans</b></p> <p>A copy of the stamped approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on site for the duration of site works and be made available upon request to either the Council or other Government Agencies.</p> <p><b>Condition reason:</b> To ensure all parties are aware of the approved works to be conducted.</p>
31.	<p><b>Construction Noise Management</b></p> <p>The proponent shall:</p> <p>Schedule impact noise making activities between the following hours unless approved in a construction management plan:</p> <ul style="list-style-type: none"> <li>• 9 AM to 12 PM Monday to Friday;</li> <li>• 2 PM to 5 PM, Monday to Friday;</li> <li>• 9 AM to 12 PM, Saturday.</li> </ul> <p><b>Condition reason:</b> To protect the amenity of the surrounding area.</p>
32.	<p><b>Contamination discovered during works</b></p> <ol style="list-style-type: none"> <li>1. If during works on the land comprising the lot, the land is found to be contaminated, within the meaning of the Contaminated Land Management Act 1997: <ol style="list-style-type: none"> <li>a. All works must stop immediately, and</li> <li>b. The Environment Protection Authority and the council must be notified of the contamination.</li> </ol> </li> <li>2. Land is found to be contaminated for the purposes of this clause if the person having the benefit of the complying development certificate or the principal certifying authority knows or should reasonably suspect the land is contaminated.</li> </ol> <p>Note: Depending on the nature and level of the contamination, remediation of the land may be required before further work can continue.</p> <p><b>Condition reason:</b> To ensure contaminated land is managed appropriately.</p>

33.	<p><b>Dust Control</b></p> <p>Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:</p> <ul style="list-style-type: none"> <li>• Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from directly generating dust emissions;</li> <li>• Earthworks and scheduling activities shall be managed to minimize the amount of time the site is left clear or exposed;</li> <li>• The surfaces should be damp to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs;</li> <li>• All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material and wheels washed before leaving the site;</li> <li>• Truck gates to be securely closed between vehicle movements and shall be fitted with shade cloth and cleaning footpath and roadways shall be carried out regularly.</li> </ul> <p><b>Condition reason:</b> To protect the amenity of the neighbourhood.</p>
34.	<p><b>Emission Management</b></p> <p>Any noise, vibrations and dust emanating from the subject land during subdivision works must meet the relevant EPA guidelines, Protection of the Environment Operations Act and any other relevant guidelines, standards, Acts and Regulations.</p> <p><b>Condition reason:</b> To protect the amenity of the neighbourhood.</p>
35.	<p><b>Erosion and Sediment Control</b></p> <p>The provision of soil erosion and sediment controls must be installed on the site in accordance with Council's requirements and the approved development plans prior to any work commencing on the site.</p> <p><b>Condition reason:</b> To ensure the required erosion and sediment control measures are implemented during subdivision works.</p>
36.	<p><b>Existing Drainage</b></p> <p>Any existing agricultural water mains and drainage lines are to be located and removed or, if required, redirected to Council's satisfaction.</p> <p><b>Condition Reason:</b> To ensure existing drainage is appropriately managed.</p>
37.	<p><b>Hours of Work</b></p> <p>The hours of construction of the project, including delivery of materials to and from site shall be restricted as follows:</p>

	<ul style="list-style-type: none"> <li>• Between 7 AM and 6 PM. Monday to Fridays inclusive;</li> <li>• Between 8 AM and 1 PM, Saturday;</li> <li>• No works on Sundays or public holidays.</li> </ul> <p>Works may be undertaken outside these hours where:</p> <ul style="list-style-type: none"> <li>• The delivery of materials is required outside these hours by the police or other authorities;</li> <li>• Is required in emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;</li> <li>• The work is approved through the construction management plan; and</li> <li>• Residents likely to be affected by the works are notified in the timing and duration of these works at least 48 hours prior to commencement of the works.</li> </ul> <p><b>Condition Reason:</b> to protect the amenity of the surrounding area.</p>
38.	<p><b>Infrastructure Inspection Hold Points</b></p> <p>Development works on public property and/or works to be accepted by Council as an infrastructure asset are not to proceed past hold points specified within the Subdivision Works Certificate, without inspection and approval of Council. Notice to Council of the required inspection must be given 48 hours prior to the inspection.</p> <p>Please contact Council's Roads and Engineering Division on (03) 5027 5027 to arrange an inspection. You must quote your Subdivision Works Certificate number and property description to ensure your inspection is confirmed.</p> <p>All works at each hold point shall be certified as compliant in accordance with the requirements of Australian Standards for provision of public infrastructure and any other Council approval, prior to proceeding to the next hold point.</p> <p><b>Condition reason:</b> To ensure that infrastructure inherited by council is appropriately constructed.</p>
39.	<p><b>Notice of Work Commencing</b></p> <p>A minimum of one (1) weeks' notice in writing of the intention to commence works on public land is required to be given to Council together with the name of the principal contractor and any major subcontractors engaged to carry out works.</p> <p><b>Condition Reason:</b> To ensure Council is aware that works will be commencing.</p>
40.	<p><b>Uncovering relics or Aboriginal objects</b></p> <p>While subdivision work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work</p>

	<p>may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.</p> <p>In this condition:</p> <ul style="list-style-type: none"> <li>• “relic” means any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) is of State or local heritage significance; and</li> <li>• “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.</li> </ul> <p><b>Condition Reason:</b> To ensure the protection of objects of potential significance during works.</p>
41.	<p><b>Work Costs</b></p> <p>All works associated with the subdivision are to be constructed at beneficiary of this consent’s costs as per approved design plan to Council’s requirements.</p> <p><b>Condition Reason:</b> To ensure works associated with the developer are paid by the appropriate person.</p>

#### BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

42.	<p><b>As constructed detailed documents</b></p> <p>“As Constructed” data indicates the surveyed locations of infrastructure installed as a part of the physical works to be taken over by the receiving entity. Final “As Constructed” data should accurately reflect material types, specifications and other asset specific information.</p> <p>Prior to the approval of the Subdivision Certificate, or any other time to which the responsible authority agrees, the following must be provided to the responsible authority:</p> <p>Copies of the “As Constructed” engineering drawings in both PDF and DWG format. Copies of constructed features in a GIS ready format (either shapefile or MapInfo TAB file). Data must contain relevant attribute information regarding each item, e.g. pipe size, pipe material.</p> <p>Location of any permanent survey marks.</p> <p>As Constructed Survey is to be submitted to Council by a licensed surveyor.</p> <p>CCTV inspection of all newly constructed sewer mains and drainage lines within the subdivision to</p>
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	verify quality, grades and deflection (ovality).
	Data supplied must be accompanied by a readme.txt file with relevant metadata. See below for minimum data example:
	Readme.txt
COMPANY	Company name taking responsibility for the data CONTACT
	Contact person for this project
TELEPHONE	Contact phone number
FACSIMILE	If applicable
EMAIL	Contact email address MAILING
ADDRESS	Regular postal address
PHYSICAL ADDRESS	Physical business address (or 'as above') A-
SPEC MEMBER	Participating Authority
DATE SUBMITTED	Date the digital data submitted
DOCUMENT VERSION	Version of the standard document used
SOFTWARE	The software/version used to create the digital data
PROJECT	Project or Subdivision name
STAGE	Subdivision Stage Name DESIGN
COMPANY	Design Company Name PLAN
NUMBER	As Constructed Plan Number
CONSTRUCTION COMPANY	Construction Company Name
CONSTRUCTION DATE	Date the asset was constructed
COORDINATES/DATUM	Must be GDA94 MGA Zone 54
DATUM	e.g. AHD
SOURCE OF DATA	The type of capture used (e.g. RTK GPS)
NOTES/COMMENTS	Important notes or information to be included here

	<p><b>Condition reason:</b> To ensure the work has been completed as per approved plans.</p>
43.	<p><b>As constructed documents</b></p> <p>Beneficiary of this consent to supply (at completion of works) “as constructed” plans for Council records, in both digital AutoCAD and PDF formats. This is to include finished level checking by a licensed surveyor and shown on plan. As Constructed Survey is to be submitted to Council by a licensed surveyor.</p> <p><b>Condition reason:</b> To ensure electricity has been constructed to the satisfaction of the relevant electricity authority.</p>
44.	<p><b>Compliance with conditions</b></p> <p>All conditions set out in this application are to be fulfilled prior to Council releasing the subdivision plans and the issuance of the subdivision certificate.</p> <p><b>Condition reason:</b> To ensure all conditions have been complied with prior to issue of a subdivision certificate.</p>
45.	<p><b>Development Contribution</b></p> <p>The beneficiary of this consent will be required to pay the Development Contribution Levy under the Wentworth Shire Council 7.12 Development Contribution Plan based on the total costs of the Civil Works before the issuance of the Subdivision Certificate.</p> <p>The beneficiary of this consent must provide Council with a cost summary report of the Civil Works, before the issuance of the Subdivision Certificate, for Council to determine if the Development Contribution Plan is applicable.</p> <p><b>Condition reason:</b> To ensure appropriate contributions are paid.</p>
46.	<p><b>Drainage (Stormwater)</b></p> <p>An appropriately qualified and practicing consultant is required to furnish a Compliance Certificate to the Principal Certifying Authority confirming:</p> <ul style="list-style-type: none"> <li>• All drainage lines have been located within the respective easements;</li> <li>• Any other drainage structures are located in accordance with the Subdivision Works Certificate;</li> <li>• All stormwater has been directed to a council approved drainage system;</li> <li>• All conditions of consent / Subdivision Works Certificate approval have been complied with;</li> <li>• Any on site detention system will function hydraulically in accordance with the approved</li> </ul>

	<p>Subdivision Works Certificate.</p> <p><b>Condition reason:</b> To ensure compliant management of stormwater.</p>
47.	<p><b>Electricity Compliance</b></p> <p>Prior to the issue of a Subdivision Certificate, written advice (Notice of Arrangement) is to be submitted to Wentworth Shire Council from Essential Energy that its requirements for the provisions of electricity services have been satisfied.</p> <p><b>Condition reason:</b> To ensure electricity has been constructed to the satisfaction of the relevant electricity authority.</p>
48.	<p><b>Removal of concrete</b></p> <p>Prior to issue of a subdivision certificate, the existing concrete slab located along the boundary between Lot 64 DP 756994 and Lot 1 DP 740949 is to be removed. The concrete slab must be cut neatly at the boundary and removed so as not to damage or detrimentally affect the structural integrity of the remaining concrete slab located on Lot 64 DP 756994.</p> <p><b>Condition reason:</b> To remove this structure that is over the boundary and into the adjoining property.</p>
49.	<p><b>Services</b></p> <p>Prior to the issue of a Subdivision Certificate the proponent shall provide to each lot an underground connection to the following reticulated services in accordance with their respective requirements:</p> <ul style="list-style-type: none"> <li>• Telecommunications</li> <li>• Electrical Supply</li> <li>• National Broadband Network</li> </ul> <p><b>Condition reason:</b> To ensure services are provided to the new allotments.</p>
50.	<p><b>Subdivision certificate application</b></p> <p>An application for a Subdivision Certificate, complying with the conditions of this Development Approval is to be lodged (and issued) before the Council of the Shire of Wentworth will sign the subdivision plans that are to be lodged with the Titles Office for registration,</p> <p>Or</p> <p>An application for a Subdivision Certificate, complying with the requirements of the Building Code of Australia, the Local Government Act 1993, and the conditions of this approval is to be obtained from the Principal Certifier before the Shire of Wentworth will sign the Subdivision Plan to permit the plan of subdivision to be registered.</p> <p><b>Condition reason:</b> To ensure development is certified.</p>



51.	<p><b>Subdivision certificate application documentation</b></p> <p>The application for a Subdivision Certificate for Council official endorsement shall be accompanied by all relevant documentation.</p> <p><b>Condition reason:</b> To ensure development is certified.</p>
52.	<p><b>Transfer of water</b></p> <p>The applicant is to transfer to the Shire of Wentworth 0.25 mega liters of permanent high security water entitlement to provide for the ongoing water that will be used by the occupants of the lots created by the proposed subdivision. The cost of the water at the time of the transfer to Council will be credited to the Water head works account. The transfer is to be paid prior to the issue of the subdivision certificate.</p> <p><b>Condition reason:</b> To ensure security of water supporting development is process prior to subdivision certificate approval.</p>

#### ONGOING USE FOR SUBDIVISION WORK

53.	<p><b>Maintenance period</b></p> <p>A maintenance period of twelve (12) months shall apply from the time of practical completion, when a statement of approval by the Principal Certifier is issued. The twelve (12) month period provides time for the beneficiary of this consent to maintain the development.</p> <p><b>Condition reason:</b> To ensure the developer properly maintains the development for the maintenance period set out in the condition.</p>
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#### 9.14 DA2024/127 DEFERRED COMMENCEMENT FOR A DWELLING LOT 5 DP 1056364 95 RESERVE ROAD WEST COOMEALLA

File Number: RPT/24/767

Responsible Officer: George Kenende - Acting Director Health & Planning

Responsible Division: Health and Planning

Reporting Officer: Georgie Martin - Cadet Planner

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

#### **Summary**

A development application (DA2024/127) was received by Council on 16 September 2024 for a deferred commencement dwelling to be located on Lot 5 DP 1056364, 95 Reserve Road West, Coomealla, on a lot under the minimum lot size (MLS) requirement for the RU4 Primary Production Small Lot (RU4) zoning.

The deferred commencement dwelling is to be located on an allotment that contains outbuilding structures (shed, cabin, shipping containers) and has been historically utilised for agricultural purposes but is under the prescribed MLS at only 8872m<sup>2</sup>.

Under the *Wentworth Local Environmental Plan (WLEP) 2011*, this development can be permitted with consent when located within the RU4 – Primary Production Small Lots zone, despite the lot being below the required MLS of 10ha, as dwellings are permitted with consent in the zoning.

The required MLS under Clause 4.2B of the WLEP for erection of dwellings on the land is 10ha, as such, as part of the assessment, a variation to the MLS standard is required (referred to as a 4.6 variation).

Due to the variation being 91%, greater than 10%, the application cannot be determined under delegated authority, and must be determined by Council.

#### **Recommendation**

That Council

1. Approve DA2024/127 being a deferred commencement dwelling located Lot 5 DP 1056364, 95 Reserve Road West, Coomealla.
2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

#### **Detailed Report**

##### **Purpose**

The purpose of this report is to provide information and recommendations to Council to aid in the determination of DA2024/127, having consideration to the detail provided both within this report and the attachments provided.

##### **Background**

A Development Application was lodged with Council on 16 September 2024 seeking consent for a deferred commencement dwelling upon the site.

The subject lot is located within the RU4 – Primary Production Small Lots zone under the Wentworth Local Environmental Plan (WLEP) 2011. Under Clause 4.2B of the WLEP: *Erection of dwelling houses on land in Zone RU1, RU4, R5, C3 and C4*, development consent must not be granted for the erection of a dwelling house on land zoned RU4 unless the lot meets the minimum lot size requirements.

Where an application cannot achieve the development standards required by a Local Environmental Plan (LEP), the applicant may apply to vary the development standards.

An application to vary development standards is made under Clause 4.6 of the WLEP 2011.

Under Clause 35B of the Environmental Planning and Assessment Regulation 2021, applications involving contravention of the development standards must be accompanied by a document that sets out the grounds on which the applicant seeks to demonstrate that –

- Compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- There are sufficient environmental planning grounds to justify the contravention of the development standard.

The consent authority must keep a record of its assessment carried out under subclause (3).

Due to changes made by the NSW Government, Clause 4.6 of the Standard Instrument LEP has been reformed to make the planning system faster, simpler, and more transparent. The reform came into effect on 1 November 2023 and removes the requirement to obtain the Planning Secretary's concurrence for a variation with new reporting framework. As such, Council has authority to approve or refuse 4.6 variation applications.

The WLEP 2011 prescribes an MLS of 10ha in the RU4 zoning, with the application proposing to depart from this standard, creating a variation of 99.9%, as this is greater than 10%, this application cannot be determined under delegated authority and is presented to Council for careful consideration.

Refer to attachment 1 – Development Application

Refer to attachment 2 – Statement of Environmental Effects with 4.6 Variation Request

Refer to attachment 3 – Site Plan

#### Matters under consideration

In determining a development application that requires consent, the consent authority must take into consideration matters prescribed in Section 4.15 of the *Environmental Planning and Assessment Act 1979* as relevant to the development.

The proposed development was assessed and complied with the relevant provisions of Chapter 5 of the State Environmental Planning Policy (Biodiversity & Conservation) 2021.

The proposed development is permitted with consent and meets the zone objectives of the RU4 – Primary Production Small Lots zoning under the WLEP 2011 as development of a dwelling will aid in the optimisation of agricultural practices and enhance security in the immediate area.

The subject site of the proposal does not meet the prescribed minimum lot size as per Clause 4.2B, however, the Clause 4.6 variation request provided by the applicant provides adequate justification for the contravention of development standards seen in Clause 4.2B.

Due to the zoning and WLEP 2011 mapping impacting the land, the development application was assessed against clauses 4.2B, 4.2D, 4.6, 5.16, 5.18, 7.1 and 7.2. The development application was able to satisfy the matters for consideration under these clauses.

Due to the nature of the proposed development, it was assessed against Chapter 3 and 5 of the Wentworth Development Control Plan (DCP) 2011. The development complies with provisions listed under Chapter 3 and 5.

Public notification of the development application was conducted as per the Council Community Participation Plan for 14 days. No submissions were received during the public notification period.

Based on the assessment of the application, it is determined that the proposed development is compliant with the relevant objectives of the RU4 – Primary Production Small Lots zone, relevant provisions of the Wentworth DCP 2011, and is consistent with planning matters for consideration of the WLEP 2011. Although the development is inconsistent with the Wentworth Local Environmental Plan 2011 MLS requirement, the non-compliance is acceptable and is to be managed through conditions of consent.

Refer to attachment 4 – 4.15 Assessment Report

Refer to attachment 5 – 4.6 Variation Report

Refer to attachment 6 – Conditions of Consent

### Options

Based on the information contained in this report, the options available to address this matter are to:

- Approve Development Application DA2024/127 subject to conditions

### Legal, strategic, financial or policy implications

Should Council issue a determination to the application, the applicant has the right to submit a request for review of determination to Council under Section 8.2 of the Environmental Planning & Assessment Act 1987.


The applicant also has the right to appeal the decision made by Council to the Land and Environment Court pursuant to Section 8.7 of the Environmental Planning & Assessment Act 1987.

### Conclusion

Having consideration of the content within this report, it is concluded that the appropriate course of action is to approve DA2024/127 subject to conditions in this report.

### Attachments

1. Development Application (under separate cover)⇒
2. Statement of Environmental Effects with 4.6 Variation Request (under separate cover)⇒
3. Site Plan (under separate cover)⇒
4. 4.15 Assessment Report (under separate cover)⇒
5. 4.6 Assessment Report (under separate cover)⇒
6. Conditions of Consent↓

 <p><b>Wentworth</b> SHIRE COUNCIL</p>	<p>Health &amp; Planning Department 26-28 Adelaide Street PO Box 81 WENTWORTH NSW 2648 Tel: 03 5027 5027 <a href="mailto:council@wentworth.nsw.gov.au">council@wentworth.nsw.gov.au</a></p>	<p><b>TEMPLATE CONDITIONS</b></p>
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**DA2024/127 DEFERRED COMMENCEMENT DWELLING 95 RESERVE ROAD WEST LOT 5 DP 1056364  
COOMEALLA**

### GENERAL CONDITIONS

1.	<p><b>Approved development</b></p> <p>Approval is for a deferred commencement dwelling.</p> <p><b>Reason:</b> To ensure all parties are aware of the approved development</p>
2.	<p><b>Approved Plans and Documentation</b></p> <p>The development shall be in accordance with the following plans, documentation and recommendations made there in:</p> <ul style="list-style-type: none"> <li>• <b>Proposed Dwelling Articulation (Site Plan):</b> Provided by Jackson Planning; no further information.</li> </ul> <p>In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.</p> <p>Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.</p> <p><b>Reason:</b> To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>
3.	<p><b>Compliance with Building Code of Australia and insurance requirements under 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</li> </ol>

	<p>construction certificate was made.</p> <p>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.</p> <p>6. This section does not apply-</p> <ol style="list-style-type: none"> <li>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>to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.</li> </ol> <p><b>Reason:</b> Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
4.	<p><b>Erection of signs</b></p> <p>1. This section applies to a development consent for development involving building work, subdivision work or demolition work.</p> <p>2. 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> <ol 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> </ol> <p>3. The sign must be-</p> <ol style="list-style-type: none"> <li>maintained while the building work, subdivision work or demolition work is being carried out, and</li> <li>removed when the work has been completed.</li> </ol> <p>4. This section does not apply in relation to-</p> <ol style="list-style-type: none"> <li>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</li> <li>Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</li> </ol> <p><b>Reason:</b> Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
5.	<p><b>Essential Energy - Conditions</b></p> <ul style="list-style-type: none"> <li>▪ Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;</li> <li>▪ 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;</li> <li>▪ Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in</li> </ul>

	<p>accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW); and</p> <ul style="list-style-type: none"> <li>It is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (<a href="http://www.safework.nsw.gov.au">www.safework.nsw.gov.au</a>) 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.</li> </ul> <p><b>Reason:</b> To ensure essential energy requirements are met</p>
6.	<p><b>Lapsing of Approval</b></p> <p>Without the further consent of the Wentworth Shire Council, in writing, this permit shall lapse and have no force or effect unless the use or development hereby permitted is physically commenced within 5 years of the date of this permit.</p> <p><b>Reason:</b> Ensure everyone is aware of the lapsing of the approval</p>
7.	<p><b>Notification of Home Building Act 1989 requirements</b></p> <ol style="list-style-type: none"> <li>This section applies to a development consent for development involving residential building work if the principal certifier is not the council.</li> <li>It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following- <ol style="list-style-type: none"> <li>for work that requires a principal contractor to be appointed <ol style="list-style-type: none"> <li>the name and licence number of the principal contractor, and</li> <li>the name of the insurer of the work under the Home Building Act 1989, Part 6,</li> </ol> </li> <li>for work to be carried out by an owner-builder <ol style="list-style-type: none"> <li>the name of the owner-builder, and</li> <li>if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989 the number of the owner-builder permit.</li> </ol> </li> </ol> </li> <li>If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</li> <li>This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</li> </ol> <p><b>Reason:</b> Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</p>
8.	<p><b>Works outside the property boundary</b></p> <p>This development consent does not authorise works outside the property boundaries on adjoining lands.</p> <p><b>Reason:</b> To ensure all approved works occur within the property boundaries</p>

## BUILDING WORK

### BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

9.	<p><b>Access Point</b></p> <p>Before the issue of a Construction Certificate, the beneficiary of this consent must build a driveway crossing for the subject land (if one doesn't exist) to Council standards.</p> <p>Access during construction shall only be through the driveway crossing of the subject land.</p> <p><b>Reason:</b> To control vehicular movement on road crossings.</p>
10.	<p><b>Building Material</b></p> <p>The proposed building/s and structure/s shall be clad in an approved non-reflective material e.g. Colourbond.</p> <p><b>Reason:</b> To ensure the materials of the building not impact the visual amenity of the surrounding character of the area.</p>
11.	<p><b>Construction Site Management Plan</b></p> <p>Before the issue of a construction certificate, the applicant must ensure a construction site management plan is prepared before it is provided to and approved by the certifier. The plan must include the following matters:</p> <ul style="list-style-type: none"> <li>• location and materials for protective fencing and hoardings to the perimeter on the site</li> <li>• provisions for public safety</li> <li>• pedestrian and vehicular site access points and construction activity zones</li> <li>• details of construction traffic management, including proposed truck movements to and from the site and estimated frequency of those movements, and measures to preserve pedestrian safety in the vicinity of the site</li> <li>• protective measures for on-site tree preservation (including in accordance with AS 4970-2009 Protection of trees on development sites) and trees in adjoining public domain</li> <li>• details of any bulk earthworks to be carried out</li> <li>• location of site storage areas and sheds</li> <li>• equipment used to carry out all works</li> <li>• a garbage container with a tight-fitting lid</li> <li>• dust, noise and vibration control measures</li> <li>• location of temporary toilets.</li> </ul> <p>The applicant must ensure a copy of the approved construction site management plan is kept on-site at all times during construction.</p> <p><b>Reason:</b> To ensure construction works are adequately managed to protect the surrounding amenity.</p>
12.	<p><b>Erosion and Sediment Control</b></p> <p>Before the issue of a construction certificate, the beneficiary of this consent is to ensure that an</p>



	<p>erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the certifier:</p> <ul style="list-style-type: none"> <li>the guidelines set out in the NSW Department of Housing manual Managing Urban Stormwater: Soils and Construction Certificate (the Blue Book), and</li> <li>the 'Do it Right On-Site, Soil and Water Management for the Construction Industry'; (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust).</li> </ul> <p>The applicant must ensure the erosion and sediment control plan is kept onsite at all times during site works and construction.</p> <p><b>Reason:</b> To ensure no substance other than rainwater enters the stormwater system and waterways.</p>				
13.	<p><b>Long Service Levy</b></p> <p>Before the issue of a construction certificate, the beneficiary of this consent is to ensure that the person liable pays the long service levy as calculated at the operational date of this consent to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier.</p> <p><b>Reason:</b> To ensure the long service levy is paid.</p>				
14.	<p><b>Payment of Security Deposits</b></p> <p><i>This condition applies to all construction works \$25,001 and above.</i></p> <p>Before the commencement of any works on the site or the issue of a construction certificate, the beneficiary of this consent must make all of the following payments to Council and provide written evidence of these payments to the certifier:</p> <table border="1"> <tr> <td>Infrastructure Bond (Security Deposit):</td><td>\$3,000.00</td></tr> <tr> <td>Infrastructure Protection Permit Fee (includes inspections)</td><td>\$232.00</td></tr> </table> <p>The payments will be used for the cost of:</p> <ul style="list-style-type: none"> <li>making good any damage caused to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates,</li> <li>completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and</li> <li>any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.</li> </ul> <p>The Infrastructure Bond will be returned on completion of the construction of the proposed development, subject to no damage being done to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates. The</p>	Infrastructure Bond (Security Deposit):	\$3,000.00	Infrastructure Protection Permit Fee (includes inspections)	\$232.00
Infrastructure Bond (Security Deposit):	\$3,000.00				
Infrastructure Protection Permit Fee (includes inspections)	\$232.00				

	<p>owner / developer is to arrange an inspection with an Officer of Wentworth Shire Council before any work commences on site. Any damage incurred to Council infrastructure will be repaired at the owners / developers expense and the balance of the Infrastructure Bond will be returned to the owner / developer on completion of the construction.</p> <p>Note: The inspection fee includes Councils fees and charges and includes the Public Road and Footpath Infrastructure Inspection Fee (under the Roads Act 1993). The amount payable must be in accordance with councils fees and charges at the payment date.</p> <p><b>Reason:</b> To ensure any damage to public infrastructure is rectified and public works can be created.</p>
15.	<p><b>Utilities and services</b></p> <p>Reticulated water is not available at the site, as such the beneficiary of this consent must ensure that the proposed dwelling is provided access to portable water.</p> <p>Note: Stock and domestic water entitlement may be attached to the proposed dwelling site.</p> <p><b>Reason:</b> To ensure the proposed dwelling is provided with appropriate servicing.</p>
16.	<p><b>Plumbing and Drainage - AWTs</b></p> <p>Before issuance of the Construction Certificate, a Plumbing and Drainage Approval Application under Section 68 of the Local Government Act NSW 1993 accompanied with a Land Capability Assessment (LCA), is to be submitted to and approved by Council before carrying out any plumbing and drainage work (water and sewerage).</p> <p>Note: All stormwater from the site is to be directed towards a legal point of discharge. All plumbing and drainage work is to be carried out by a plumber and drainer, or other authorised person, licensed with the New South Wales Department of Fair Trading.</p> <p><b>Reason:</b> To ensure plumbing and drainage works are carried out appropriately.</p>
17.	<p><b>Stormwater Management Plan</b></p> <p>Before the issue of a construction certificate the beneficiary of this consent is to design and submit to Council for approval a stormwater Management Plan for the development. The design is to be approved by Council before any work takes place on this site. All work detailed by the approved design is to be constructed by the beneficiary of this consent under supervision of the Principal Certifying Authority. All work is to be carried out at the beneficiary of this consent's expense.</p> <p>The plan is to include treatment measures for the water if it is to be discharged into a waterway.</p> <p><b>Reason:</b> To ensure stormwater run-off is appropriately managed.</p>
18.	<p><b>Waste management plan</b></p> <p>Before the issue of a construction certificate, the applicant is to ensure that a waste management plan is prepared in accordance with the EPA's Waste Classification Guidelines and the following requirements before it is provided to and approved by the certifier:</p>

	<p>Details the following:</p> <ul style="list-style-type: none"> <li>• the contact details of the person(s) removing the waste</li> <li>• an estimate of the waste (type and quantity) and whether the waste is expected to be</li> <li>• reused, recycled or go to landfill</li> <li>• the address of the disposal location(s) where the waste is to be taken</li> </ul> <p>The applicant must ensure the waste management plan is referred to in the construction site management plan and kept on-site at all times during construction.</p> <p><b>Reason:</b> To ensure resource recovery is promoted and local</p>
19.	<p><b>Works in Road Reserve</b></p> <p>A Road Opening Permit is required from the Wentworth Shire Council prior to any works or excavation within the road reserve including but not limited to: water tapping, sewer, driveway crossings, tree planting or removal etc.</p> <p>Please contact Councils Roads &amp; Engineering Department on Tel: (03) 5027 5027 to arrange a permit.</p> <p><b>Reason:</b> To control development in the road reserve.</p>

### BEFORE BUILDING WORK COMMENCES

20.	<p><b>Construction Certificates and Appointment of Principal Certifier</b></p> <p>Prior to the commencement of any building works, the following requirements must be complied with</p> <ul style="list-style-type: none"> <li>• A Construction Certificate must be obtained from the Council or an Accredited Certifier, in accordance with the provisions of the Environmental Planning &amp; Assessment Act 1979,</li> <li>• A Principal Certifier must be appointed, and Council must be notified in writing of the appointment irrespective of whether Council or a Registered Certifier is appointed; and notify Council in writing of their intention to commence work (at least two [2] days' notice is required).</li> </ul> <p><b>Reason:</b> To ensure building works complies with relevant legislation and other codes.</p>
21.	<p><b>Contractor details notification</b></p> <p>The certifying authority must advise Council, in writing of:</p> <ol style="list-style-type: none"> <li>1. The name and contractor licence number of the licensee who has been contracted to do or intends to do the work, or</li> <li>2. The name and permit of the owner-builder who intends to do the work.</li> </ol> <p>If these arrangements are changed, or if a contract is entered into for the work to be done by a different licensee, Council must be immediately informed.</p>

	<b>Reason:</b> To ensure building work is carried out by licensed contractor
22.	<p><b>Dial before you dig</b></p> <p>Underground assets may exist in the area that is subject to your application. In the interest of health and safety and in order to protect damage to third party assets please contact Dial before you dig at <a href="http://www.1100.com.au">www.1100.com.au</a> or telephone 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contact the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary.</p> <p>Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individuals responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities."</p> <p><b>Reason:</b> To ensure existing infrastructure is identified</p>
23.	<p><b>Erosion and sediment controls in place</b></p> <p>Before the commencement of any site or building work, the developer must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by Council) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).</p> <p><b>Reason:</b> To ensure runoff and site debris do not impact local stormwater systems and waterways</p>
24.	<p><b>Notice of commencement of works</b></p> <p>Subject to approval to commence works two days before any site works, building or demolition begins, the beneficiary of this consent must:</p> <ol style="list-style-type: none"> <li>1. Forward to Council notice of commencement of work and appointment of Principal Certifying Authority.</li> <li>2. Notify the adjoining owners that work will commence.</li> </ol> <p><b>Reason:</b> To provide notification of works commencing</p>
25.	<p><b>Rubbish/Waste Management</b></p> <p>Throughout the construction period, from commencement of work, a suitable rubbish containment structure is to be located on site and utilised.</p> <p><b>Reason:</b> To ensure the construction site is kept clean and safe at all times.</p>
26.	<p><b>Storage of materials</b></p> <p>Throughout the construction period, from commencement of work, the storage of materials is not permitted on footpaths, roadways or in reserves. Rubbish and building materials must be contained on the site.</p>

	<b>Reason:</b> To ensure the construction materials are stored on site in a tidy & safe manner.
27.	<p><b>Toilet facilities</b></p> <p>Toilet facilities are to be provided on or in the vicinity of the building site. The toilet must be connected to a public sewer, or if connection to a public sewer is not practicable, an approved chemical closet. The toilet facility must be installed on-site prior to the commencement of any other work.</p> <p><b>Reason:</b> To ensure workers and contractors have access to amenities on site.</p>
28.	<p><b>Tree protection measures</b></p> <p>Before the commencement of any site or building work, the principal certifier must ensure the measures for tree protection detailed in the construction site management plan are in place.</p> <p><b>Reason:</b> To protect and retain trees.</p>

### DURING BUILDING WORK

29.	<p><b>Approved Plans</b></p> <p>A copy of the stamped approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on site for the duration of site works and be made available upon request to either the Council or other Government Agencies.</p> <p><b>Reason:</b> To ensure all parties are aware of the approved works to be conducted</p>
30.	<p><b>Construction noise</b></p> <p>While work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.</p> <p><b>Reason:</b> To protect the amenity of the neighbourhood</p>
31.	<p><b>Contamination discovered during works</b></p> <p>If during works on the land comprising the lot, the land is found to be contaminated, within the meaning of the Contaminated Land Management Act 1997:</p> <ul style="list-style-type: none"> <li>• all works must stop immediately, and</li> <li>• the Environment Protection Authority and the council must be notified of the contamination.</li> <li>• Land is found to be contaminated for the purposes of this condition if the principal certifying authority knows or reasonably suspects the land is contaminated.</li> </ul> <p>Note: Depending on the nature and level of the contamination, remediation of the land may be required before further work can continue.</p>

	<b>Reason:</b> To ensure contaminated land is managed appropriately
32.	<p><b>Cut and fill (if applicable)</b></p> <p>While building work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>• All excavated material removed from the site must be classified in accordance with the EPAs Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier.</li> <li>• All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA.</li> </ul> <p><b>Reason:</b> To ensure soil removal &amp; replacement meets requirements</p>
33.	<p><b>Encroachment of easements</b></p> <p>No works are to encroach over any easements.</p> <p><b>Reason:</b> To ensure works are not carried out over easements</p>
34.	<p><b>Hours of work</b></p> <p>The developer must ensure that building work, demolition or vegetation removal is only carried out between:</p> <ul style="list-style-type: none"> <li>• 7.00am to 6.00pm on Monday to Friday</li> <li>• 8.00am to 1.00pm on Saturdays</li> </ul> <p>The developer must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.</p> <p>Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.</p> <p>Note: Any variation to the hours of work requires Councils approval.</p> <p><b>Reason:</b> To protect the amenity of the surrounding area</p>
35.	<p><b>Implementation of BASIX commitments</b></p> <p>While building work is being carried out, the applicant must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies.</p> <p><b>Reason:</b> To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under Section 75 EP&amp;A Regulation).</p>

36.	<p><b>Implementation of site management plans</b></p> <p>While vegetation removal, demolition and/or building work is being carried out, the applicant must ensure the measures required by the approved construction site management plan and the erosion and sediment control plan are implemented at all times. The applicant must ensure a copy of these approved plans is kept on site at all times and made available to Council officers upon request.</p> <p><b>Reason:</b> To ensure the required site management measures are implemented during construction.</p>
37.	<p><b>Natural drainage</b></p> <p>Any works undertaken in the subject land including building and filling shall not cause alteration to the previous drainage in the subject land or adjacent land. Any remedies required to discharge drainage water caused to be accumulated by the works associated with this permit shall be the responsibility of the beneficiary of this consent.</p> <p><b>Reason:</b> To ensure natural drainage is maintained where possible</p>
38.	<p><b>Procedure for critical stage inspections</b></p> <p>While building work is being carried out, any such work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.</p> <p><b>Reason:</b> To require approval to proceed with building work following each critical stage inspection</p>
39.	<p><b>Responsibility for changes to public infrastructure</b></p> <p>While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).</p> <p><b>Reason:</b> To ensure payment of approved changes to public infrastructure</p>
40.	<p><b>Security fencing</b></p> <p>An adequate security fence is to be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence is to be maintained in a state of good repair and condition until completion of the building project</p> <p><b>Reason:</b> To ensure the site is secured during construction</p>
41.	<p><b>Tree protection</b></p> <p>While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with:</p>

	<ol style="list-style-type: none"> <li>1. The construction site management plan</li> <li>2. The relevant requirements of any Australian Standard for the protection of trees on development sites This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.</li> </ol> <p><b>Reason:</b> To protect trees during site works</p>
42.	<p><b>Uncovering relics or Aboriginal objects</b></p> <p>While demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.</p> <p>In this condition:</p> <ul style="list-style-type: none"> <li>• “relic” means any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and a) is of State or local heritage significance; and</li> <li>• “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.</li> </ul> <p><b>Reason:</b> To ensure protection of objects of potential significance during works.</p>
43.	<p><b>Waste management</b></p> <p>While building work, demolition or vegetation removal is being carried out, the principal certifier must be satisfied all waste management is undertaken in accordance with the approved waste management plan.</p> <p>Upon disposal of waste, the applicant is to compile and provide records of the disposal to the principal certifier, detailing the following:</p> <ul style="list-style-type: none"> <li>• The contact details of the person(s) who removed the waste</li> <li>• The waste carrier vehicle registration</li> <li>• The date and time of waste collection</li> <li>• A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill</li> <li>• The address of the disposal location(s) where the waste was taken</li> <li>• The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.</li> </ul> <p>Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the applicant is to maintain all records in relation to that Order or Exemption and</p>



	<p>provide the records to the principal certifier and Council.</p> <p><b>Reason:</b> To require records to be provided, during construction, documenting that waste is appropriately handled.</p>
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#### BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

44.	<p><b>Completion of landscape and tree works</b></p> <p>Before the issue of an occupation certificate, the principal certifier must be satisfied that all landscape and tree-works, including pruning in accordance with AS 4373-2007 Pruning of amenity trees and the removal of all noxious weed species, have been completed in accordance with the approved plans and any relevant conditions of this consent.</p> <p><b>Reason:</b> To ensure the approved landscaping works have been completed before occupation, in accordance with the approved landscaping plan(s).</p>
45.	<p><b>Completion of public utility services</b></p> <p>Before the issue of the relevant occupation certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, is completed to the satisfaction of the relevant authority. Before the issue of the occupation certificate, the certifier must request written confirmation from the relevant authority that the relevant services have been completed.</p> <p><b>Reason:</b> To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.</p>
46.	<p><b>Occupation Certificate</b></p> <p>The building shall not be occupied or used until an Occupation Certificate is issued either by council or by an accredited certifier.</p> <p><b>Reason:</b> To ensure development is accredited</p>
47.	<p><b>Removal of waste upon completion</b></p> <p>Before the issue of an occupation certificate, the principal certifier must ensure all refuse, spoil and material unsuitable for use on-site is removed from the site and disposed of in accordance with the approved waste management plan. Written evidence of the removal must be supplied to the satisfaction of the principal certifier.</p> <p>Before the issue of a partial occupation certificate, the applicant must ensure the temporary storage of any waste is carried out in accordance with the approved waste management plan to the principal certifier's satisfaction.</p> <p><b>Reason:</b> To ensure waste material is appropriately disposed or satisfactorily stored.</p>

48.	<p><b>Repair of infrastructure</b></p> <p>Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.</p> <p>Note: If the council is not satisfied, the whole or part of the bond submitted will be used to cover the rectification work.</p> <p><b>Reason:</b> To ensure any damage to public infrastructure is rectified</p>
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### OCCUPATION AND ONGOING USE

49.	<p><b>Additional structures</b></p> <p>No additional structures are to be built or installed on the site without permission from the Wentworth Shire Council.</p> <p><b>Reason:</b> To ensure only approved work is carried out</p>
50.	<p><b>Amenity of the neighbourhood</b></p> <p>The operation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, waste water, waste products, grit, oil or other harmful products.</p> <p><b>Reason:</b> To ensure the amenity of the neighbourhood is not compromised unreasonably.</p>
51.	<p><b>Maintenance of wastewater and stormwater treatment device</b></p> <p>During occupation and ongoing use of the building, the beneficiary of this consent must ensure all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) are regularly maintained, to remain effective.</p> <p><b>Reason:</b> To protect sewerage and stormwater systems.</p>
52.	<p><b>Release of securities / bonds</b></p> <p>When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held. Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Councils requirements.</p> <p><b>Reason:</b> To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.</p>



**9.15 DA2024/128 DWELLING WITH GARAGE AND STORAGE SHED LOT 1 DP 1247262 BONNIE DOON ROAD MONAK**

File Number: RPT/24/768

Responsible Officer: George Kenende - Acting Director Health & Planning

Responsible Division: Health and Planning

Reporting Officer: Georgie Martin - Cadet Planner

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

**Summary**

A development application (DA2024/128) was received by Council on 18 September 2024 for a dwelling with garage and storage shed to be situated on Lot 1 DP 1247262, Bonnie Doon Road, Monak, on a lot under the minimum lot size (MLS) requirement for the RU1 Primary Production (RU1) zoning.

The development is to be located on an allotment that is vacant but was historically utilised for agricultural purposes but is under the prescribed MLS at only 1.214ha.

Under the Wentworth Local Environmental Plan (WLEP) 2011, this development can be permitted with consent when located within the RU1 – Primary Production zone, despite the lot being below the required MLS of 10,000ha, as dwellings are permitted with consent in the zoning.

The Minimum Lot Size under Clause 4.2B for erection of dwellings on the land is 10,000ha, as such, as part of the assessment, a variation to the Minimum Lot Size standard is required (referred to as a 4.6 variation).

Due to the variation being 99.9%, greater than 10%, the application cannot be determined under delegated authority, and must be determined by Council.

**Recommendation**

That Council:

- a) Approve DA2024/128 being a dwelling with garage and storage shed located at Lot 1 DP 1247262, Bonnie Doon Road, Monak.
- b) Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

**Detailed Report**

**Purpose**

The purpose of this report is to provide information and recommendations to Council to aid in the determination of DA2024/128, having consideration to the detail provided both within this report and the attachments provided.

**Background**

A Development Application was lodged with Council on 18 September 2024 seeking consent for a dwelling with garage and storage shed upon the site.

The subject lot is located within the RU1 – Primary production zone under the Wentworth Local Environmental Plan (WLEP) 2011. Under Clause 4.2B: *Erection of dwelling houses on land in Zone RU1, RU4, R5, C3 and C4*, development consent must not be granted for the erection of a dwelling house on RU1 zoned land unless the lot meets the minimum lot size requirements.

Where an application cannot achieve the development standards required by a Local Environmental Plan (LEP), the applicant may apply to vary the development standards.

An application to vary development standards is made under Clause 4.6 of the WLEP 2011.

Under Clause 35B of the Environmental Planning and Assessment Regulation 2021, applications involving contravention of the development standards must be accompanied by a document that sets out the grounds on which the applicant seeks to demonstrate that –

- Compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- There are sufficient environmental planning grounds to justify the contravention of the development standard.

The consent authority must keep a record of its assessment carried out under subclause (3).

Due to changes made by the NSW Government, Clause 4.6 of the Standard Instrument LEP has been reformed to make the planning system faster, simpler, and more transparent. The reform came into effect on 1 November 2023 and removes the requirement to obtain the Planning Secretary's concurrence for a variation with new reporting framework. As such, Council has authority to approve or refuse 4.6 variation applications.

The Wentworth Local Environmental Plan 2011 prescribes an Minimum Lot Size of 10,000ha in the RU1 zoning, with the application proposing to depart from this standard, creating a variation of 99.9%. As this variation is greater than 10%, this application cannot be determined under delegated authority and is presented to Council for careful consideration.

Refer to attachment 1 – Development Application

Refer to attachment 2 – Statement of Environmental Effects

Refer to attachment 3 – 4.6 Variation Request

Refer to attachment 4 – Site Plans

#### Matters under consideration

In determining a development application that requires consent, the consent authority must take into consideration matters prescribed in Section 4.15 of the *Environmental Planning and Assessment Act 1979* as relevant to the development.

The proposed development was assessed and complied with the relevant provisions of Chapter 5 of the State Environmental Planning Policy (Biodiversity & Conservation) 2021.

The proposed development is permitted with consent and meets the zone objectives of the RU1 – Primary Production zoning under the Wentworth Local Environmental Plan 2011 as development of a dwelling will aid in the optimisation of agricultural practices in the immediate area.

The dwelling with garage and storage shed does not meet the prescribed minimum lot size as per Clause 4.2B, however, the Clause 4.6 variation request provided by the applicant provides adequate justification for the contravention of development standards seen in Clause 4.2B.

Due to the zoning and Wentworth Local Environmental Plan 2011 mapping impacting the land, the development application was assessed against clauses 4.2B, 4.2C, 4.2D, 5.18, 7.1 and 7.2. The development application was able to satisfy the matters for consideration under these clauses.

Due to the nature of the proposed development, it was assessed against Chapter 5 of the Wentworth Development Control Plan (DCP) 2011. The development complies with provision under Chapter 5.

Public notification of the development application was conducted as per the Council Community Participation Plan for 14 days. No submissions were received during the public notification period.

Based on the assessment of the application, it is determined that the proposed development is compliant with the relevant objectives of the RU1 – Primary Production zone, relevant provisions of the Wentworth DCP 2011, and is consistent with planning matters for consideration of the Wentworth Local Environmental Plan 2011. Although the development is inconsistent with the Wentworth Local Environmental Plan 2011 Minimum Lot Size requirement, the non-compliance is acceptable and is to be managed through conditions of consent.

Refer to attachment 5 – 4.15 Assessment Report

Refer to attachment 6 – 4.6 Assessment Report

Refer to attachment 7 – Conditions of Consent

### Options

Based on the information contained in this report, the options available to address this matter are to:

- Approve Development Application DA2024/128 subject to conditions.

### Legal, strategic, financial or policy implications

Should Council issue a determination to the application, the applicant has the right to submit a request for review of determination to Council under Section 8.2 of the Environmental Planning & Assessment Act 1987.


The applicant also has the right to appeal the decision made by Council to the Land and Environment Court pursuant to Section 8.7 of the Environmental Planning & Assessment Act 1987.

### Conclusion

Having consideration of the consent of this report, it is concluded that the appropriate course of action is to approve the development approval for DA2024/128 subject to conditions in this report.

### Attachments

1. Development Application (under separate cover) [⇒](#)
2. Statement of Environmental Effects (under separate cover) [⇒](#)
3. 4.6 Variation Request (under separate cover) [⇒](#)
4. Site Plans (under separate cover) [⇒](#)
5. 4.15 Assessment Report (under separate cover) [⇒](#)
6. 4.6 Assessment Report (under separate cover) [⇒](#)

 <p><b>Wentworth</b> SHIRE COUNCIL</p>	<p><b>Health &amp; Planning Department</b> 26-28 Adelaide Street PO Box 81 WENTWORTH NSW 2648 Tel: 03 5027 5027 <a href="mailto:council@wentworth.nsw.gov.au">council@wentworth.nsw.gov.au</a></p>	<p><b>TEMPLATE CONDITIONS</b></p>
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**DA2024/128 DWELLING WITH GARAGE AND STORAGE SHED BONNIE DOON ROAD LOT 1 DP  
1247262 MONAK**

### GENERAL CONDITIONS

1.	<p><b>Approved development</b></p> <p>Approval is for a dwelling with garage and storage shed.</p> <p><b>Reason:</b> To ensure all parties are aware of the approved development</p>
2.	<p><b>Approved Plans and Documentation</b></p> <p>The development shall be in accordance with the following plans, documentation and recommendations made there in:</p> <ul style="list-style-type: none"> <li>• <b>Site Plan</b> by Lloyd Sage; Project Name: 24.40; Drawing No: DA01; Sheet: DA01 of DA10; Date: August 2024.</li> <li>• <b>Floor Plan – Residence</b> by Lloyd Sage; Project Name: 24.40; Drawing No: DA02; Sheet: DA02 of DA10; Date: August 2024.</li> <li>• <b>North &amp; West Residence Elevation</b> by Lloyd Sage; Project Name: 24.40; Drawing No: DA03; Sheet: DA03 of DA10; Date: August 2024.</li> <li>• <b>South &amp; East Elevation</b> by Lloyd Sage; Project Name: 24.40; Drawing No: DA04; Sheet: DA04 of DA10; Date: August 2024.</li> <li>• <b>Floor Plan – Shed</b> by Lloyd Sage; Project Name: 24.40; Drawing No: DA06; Sheet: DA06 of DA10; Date: August 2024.</li> <li>• <b>North &amp; West Shed Elevation</b> by Lloyd Sage; Project Name: 24.40; Drawing No: DA07; Sheet: DA07 of DA10; Date: August 2024.</li> <li>• <b>South &amp; East Shed Elevation</b> by Lloyd Sage; Project Name: 24.40; Drawing No: DA08; Sheet: DA08 of DA10; Date: August 2024.</li> <li>• <b>BASIX Certificate;</b> Singe Dwelling; Certificate Number: 1757610S; Date of issue: Monday, 29 July 2024; Pages: 1- 13.</li> </ul> <p>In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.</p> <p>Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.</p> <p><b>Reason:</b> To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>
3.	<p><b>Compliance with Building Code of Australia and insurance requirements under Home</b></p>

	<p><b>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><b>Reason:</b> Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
4.	<p><b>Erection of signs</b></p> <ol style="list-style-type: none"> <li>1. This section applies to a development consent for development involving building work, subdivision work or demolition work.</li> <li>2. 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: <ol style="list-style-type: none"> <li>a. showing the name, address and telephone number of the principal certifier for the work, and</li> <li>b. 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>c. stating that unauthorised entry to the work site is prohibited.</li> </ol> </li> <li>3. The sign must be- <ol style="list-style-type: none"> <li>a. maintained while the building work, subdivision work or demolition work is being carried out, and</li> <li>b. removed when the work has been completed.</li> </ol> </li> <li>4. This section does not apply in relation to-</li> </ol>



	<ul style="list-style-type: none"> <li>a. 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</li> <li>b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</li> </ul> <p><b>Reason:</b> Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
5.	<p><b>Fulfilment of BASIX commitments</b></p> <p>It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled</p> <ul style="list-style-type: none"> <li>1. BASIX development,</li> <li>2. BASIX optional development, if the development application was accompanied by a BASIX certificate.</li> </ul> <p><b>Reason:</b> Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.</p>
6.	<p><b>Lapsing of Approval</b></p> <p>Without the further consent of the Wentworth Shire Council, in writing, this permit shall lapse and have no force or effect unless the use or development hereby permitted is physically commenced within 5 years of the date of this permit.</p> <p><b>Reason:</b> Ensure everyone is aware of the lapsing of the approval</p>
7.	<p><b>Notification of Home Building Act 1989 requirements</b></p> <ul style="list-style-type: none"> <li>1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council.</li> <li>2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following- <ul style="list-style-type: none"> <li>a. for work that requires a principal contractor to be appointed <ul style="list-style-type: none"> <li>i. the name and licence number of the principal contractor, and</li> <li>ii. the name of the insurer of the work under the Home Building Act 1989, Part 6,</li> </ul> </li> <li>b. for work to be carried out by an owner-builder <ul style="list-style-type: none"> <li>i. the name of the owner-builder, and</li> <li>ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989 the number of the owner-builder permit.</li> </ul> </li> </ul> </li> <li>3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</li> <li>4. This section does not apply in relation to Crown building work certified to comply with</li> </ul>

	<p>the Building Code of Australia under the Act, Part 6.</p> <p><b>Reason:</b> Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</p>
8.	<p><b>Works outside the property boundary</b></p> <p>This development consent does not authorise works outside the property boundaries on adjoining lands.</p> <p><b>Reason:</b> To ensure all approved works occur within the property boundaries</p>

## BUILDING WORK

### BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

9.	<p><b>7.12 Contribution</b></p> <p>Before the issue of the relevant construction certificate, the applicant must pay a total contribution of \$9,790.00 as calculated at the date of this consent to Wentworth Shire Council pursuant to the adopted Section 7.12 Development Contributions Plan.</p> <p>Note: The total amount payable may be adjusted at the time payment is made per clause 3.10 of the Section 7.12 Development Contributions Plan.</p> <p><b>Condition reason:</b> To ensure the 7.12 Developer Contributions are paid.</p>
10.	<p><b>Access Point</b></p> <p>Before the issue of a Construction Certificate, the beneficiary of this consent must build a driveway crossing for the subject land (if one doesn't exist) to Council standards.</p> <p>Access during construction shall only be through the driveway crossing of the subject land.</p> <p><b>Reason:</b> To control vehicular movement on road crossings.</p>
11.	<p><b>Building Material</b></p> <p>The proposed building/s and structure/s shall be clad in an approved non-reflective material e.g. Colourbond.</p> <p><b>Reason:</b> To ensure the materials of the building not impact the visual amenity of the surrounding character of the area.</p>
12.	<p><b>Construction Site Management Plan</b></p> <p>Before the issue of a construction certificate, the applicant must ensure a construction site management plan is prepared before it is provided to and approved by the certifier. The plan must include the following matters:</p> <ul style="list-style-type: none"> <li>location and materials for protective fencing and hoardings to the perimeter on the site</li> </ul>

	<ul style="list-style-type: none"> <li>• provisions for public safety</li> <li>• pedestrian and vehicular site access points and construction activity zones</li> <li>• details of construction traffic management, including proposed truck movements to and from the site and estimated frequency of those movements, and measures to preserve pedestrian safety in the vicinity of the site</li> <li>• protective measures for on-site tree preservation (including in accordance with AS 4970-2009 Protection of trees on development sites) and trees in adjoining public domain</li> <li>• details of any bulk earthworks to be carried out</li> <li>• location of site storage areas and sheds</li> <li>• equipment used to carry out all works&lt;</li> <li>• a garbage container with a tight-fitting lid</li> <li>• dust, noise and vibration control measures</li> <li>• location of temporary toilets.</li> </ul> <p>The applicant must ensure a copy of the approved construction site management plan is kept on-site at all times during construction.</p> <p><b>Reason:</b> To ensure construction works are adequately managed to protect the surrounding amenity.</p>
13.	<p><b>Erosion and Sediment Control</b></p> <p>Before the issue of a construction certificate, the beneficiary of this consent is to ensure that an erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the certifier:</p> <ul style="list-style-type: none"> <li>• the guidelines set out in the NSW Department of Housing manual Managing Urban Stormwater: Soils and Construction Certificate (the Blue Book), and</li> <li>• the 'Do it Right On-Site, Soil and Water Management for the Construction Industry'; (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust).</li> </ul> <p>The applicant must ensure the erosion and sediment control plan is kept onsite at all times during site works and construction.</p> <p><b>Reason:</b> To ensure no substance other than rainwater enters the stormwater system and waterways.</p>
14.	<p><b>Long Service Levy</b></p> <p>Before the issue of a construction certificate, the beneficiary of this consent is to ensure that the person liable pays the long service levy as calculated at the operational date of this consent to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier.</p> <p><b>Reason:</b> To ensure the long service levy is paid.</p>
15.	<p><b>Payment of Security Deposits</b></p> <p><i>This condition applies to all construction works \$25,001 and above.</i></p>

	<p>Before the commencement of any works on the site or the issue of a construction certificate, the beneficiary of this consent must make all of the following payments to Council and provide written evidence of these payments to the certifier:</p> <table border="1" data-bbox="400 398 1469 557"> <tr> <td data-bbox="400 398 935 461">Infrastructure Bond (Security Deposit):</td><td data-bbox="935 398 1469 461">\$3,000.00</td></tr> <tr> <td data-bbox="400 461 935 557">Infrastructure Protection Permit Fee (includes inspections)</td><td data-bbox="935 461 1469 557">\$232.00</td></tr> </table> <p>The payments will be used for the cost of:</p> <ul style="list-style-type: none"> <li>• making good any damage caused to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates,</li> <li>• completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and</li> <li>• any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.</li> </ul> <p>The Infrastructure Bond will be returned on completion of the construction of the proposed development, subject to no damage being done to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates. The owner / developer is to arrange an inspection with an Officer of Wentworth Shire Council before any work commences on site. Any damage incurred to Council infrastructure will be repaired at the owners / developers expense and the balance of the Infrastructure Bond will be returned to the owner / developer on completion of the construction.</p> <p>Note: The inspection fee includes Councils fees and charges and includes the Public Road and Footpath Infrastructure Inspection Fee (under the Roads Act 1993). The amount payable must be in accordance with councils fees and charges at the payment date.</p> <p><b>Reason:</b> To ensure any damage to public infrastructure is rectified and public works can be created.</p>	Infrastructure Bond (Security Deposit):	\$3,000.00	Infrastructure Protection Permit Fee (includes inspections)	\$232.00
Infrastructure Bond (Security Deposit):	\$3,000.00				
Infrastructure Protection Permit Fee (includes inspections)	\$232.00				
16.	<p><b>Utilities and services</b></p> <p>Reticulated water is not available at the site, as such the beneficiary of this consent must ensure that the proposed dwelling is provided access to portable water.</p> <p>Note: Stock and domestic water entitlement may be attached to the proposed dwelling site.</p> <p><b>Reason:</b> To ensure the proposed dwelling is provided with appropriate servicing.</p>				
17.	<p><b>Plumbing and Drainage - AWTS</b></p> <p>Before issuance of the Construction Certificate, a Plumbing and Drainage Approval Application under Section 68 of the Local Government Act NSW 1993 accompanied with a Land Capability Assessment (LCA), is to be submitted to and approved by Council before carrying out any</p>				

	<p>plumbing and drainage work (water and sewerage).</p> <p>Note: All stormwater from the site is to be directed towards a legal point of discharge. All plumbing and drainage work is to be carried out by a plumber and drainer, or other authorised person, licensed with the New South Wales Department of Fair Trading.</p> <p><b>Reason:</b> To ensure plumbing and drainage works are carried out appropriately.</p>
18.	<p><b>Stormwater Management Plan</b></p> <p>Before the issue of a construction certificate the beneficiary of this consent is to design and submit to Council for approval a stormwater Management Plan for the development. The design is to be approved by Council before any work takes place on this site. All work detailed by the approved design is to be constructed by the beneficiary of this consent under supervision of the Principal Certifying Authority. All work is to be carried out at the beneficiary of this consent's expense.</p> <p>The plan is to include treatment measures for the water if it is to be discharged into a waterway.</p> <p><b>Reason:</b> To ensure stormwater run-off is appropriately managed.</p>
19.	<p><b>Waste management plan</b></p> <p>Before the issue of a construction certificate, the applicant is to ensure that a waste management plan is prepared in accordance with the EPA's Waste Classification Guidelines and the following requirements before it is provided to and approved by the certifier:</p> <p>Details the following:</p> <ul style="list-style-type: none"> <li>• the contact details of the person(s) removing the waste</li> <li>• an estimate of the waste (type and quantity) and whether the waste is expected to be</li> <li>• reused, recycled or go to landfill</li> <li>• the address of the disposal location(s) where the waste is to be taken</li> </ul> <p>The applicant must ensure the waste management plan is referred to in the construction site management plan and kept on-site at all times during construction.</p> <p><b>Reason:</b> To ensure resource recovery is promoted and local</p>
20.	<p><b>Works in Road Reserve</b></p> <p>A Road Opening Permit is required from the Wentworth Shire Council prior to any works or excavation within the road reserve including but not limited to: water tapping, sewer, driveway crossings, tree planting or removal etc.</p> <p>Please contact Councils Roads &amp; Engineering Department on Tel: (03) 5027 5027 to arrange a permit.</p> <p><b>Reason:</b> To control development in the road reserve.</p>

**BEFORE BUILDING WORK COMMENCES**

21.	<p><b>Construction Certificates and Appointment of Principal Certifier</b></p> <p>Prior to the commencement of any building works, the following requirements must be complied with</p> <ul style="list-style-type: none"> <li>• A Construction Certificate must be obtained from the Council or an Accredited Certifier, in accordance with the provisions of the Environmental Planning &amp; Assessment Act 1979,</li> <li>• A Principal Certifier must be appointed, and Council must be notified in writing of the appointment irrespective of whether Council or a Registered Certifier is appointed; and notify Council in writing of their intention to commence work (at least two [2] days' notice is required).</li> </ul> <p><b>Reason:</b> To ensure building works complies with relevant legislation and other codes.</p>
22.	<p><b>Contractor details notification</b></p> <p>The certifying authority must advise Council, in writing of:</p> <ol style="list-style-type: none"> <li>1. The name and contractor licence number of the licensee who has been contracted to do or intends to do the work, or</li> <li>2. The name and permit of the owner-builder who intends to do the work.</li> </ol> <p>If these arrangements are changed, or if a contract is entered into for the work to be done by a different licensee, Council must be immediately informed.</p> <p><b>Reason:</b> To ensure building work is carried out by licensed contractor</p>
23.	<p><b>Dial before you dig</b></p> <p>Underground assets may exist in the area that is subject to your application. In the interest of health and safety and in order to protect damage to third party assets please contact Dial before you dig at <a href="http://www.1100.com.au">www.1100.com.au</a> or telephone 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contact the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary.</p> <p>Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individuals responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities."</p> <p><b>Reason:</b> To ensure existing infrastructure is identified</p>
24.	<p><b>Erosion and sediment controls in place</b></p> <p>Before the commencement of any site or building work, the developer must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by Council) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).</p>

	<p><b>Reason:</b> To ensure runoff and site debris do not impact local stormwater systems and waterways</p>
25.	<p><b>Notice of commencement of works</b></p> <p>Subject to approval to commence works two days before any site works, building or demolition begins, the beneficiary of this consent must:</p> <ol style="list-style-type: none"> <li>1. Forward to Council notice of commencement of work and appointment of Principal Certifying Authority.</li> <li>2. Notify the adjoining owners that work will commence.</li> </ol> <p><b>Reason:</b> To provide notification of works commencing</p>
26.	<p><b>Rubbish/Waste Management</b></p> <p>Throughout the construction period, from commencement of work, a suitable rubbish containment structure is to be located on site and utilised.</p> <p><b>Reason:</b> To ensure the construction site is kept clean and safe at all times.</p>
27.	<p><b>Storage of materials</b></p> <p>Throughout the construction period, from commencement of work, the storage of materials is not permitted on footpaths, roadways or in reserves. Rubbish and building materials must be contained on the site.</p> <p><b>Reason:</b> To ensure the construction materials are stored on site in a tidy &amp; safe manner.</p>
28.	<p><b>Toilet facilities</b></p> <p>Toilet facilities are to be provided on or in the vicinity of the building site. The toilet must be connected to a public sewer, or if connection to a public sewer is not practicable, an approved chemical closet. The toilet facility must be installed on-site prior to the commencement of any other work.</p> <p><b>Reason:</b> To ensure workers and contractors have access to amenities on site.</p>
29.	<p><b>Tree protection measures</b></p> <p>Before the commencement of any site or building work, the principal certifier must ensure the measures for tree protection detailed in the construction site management plan are in place.</p> <p><b>Reason:</b> To protect and retain trees.</p>

#### DURING BUILDING WORK

30.	<p><b>Approved Plans</b></p> <p>A copy of the stamped approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on site for the duration of site works and</p>
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	<p>be made available upon request to either the Council or other Government Agencies.</p> <p><b>Reason:</b> To ensure all parties are aware of the approved works to be conducted</p>
31.	<p><b>Construction noise</b></p> <p>While work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.</p> <p><b>Reason:</b> To protect the amenity of the neighbourhood</p>
32.	<p><b>Contamination discovered during works</b></p> <p>If during works on the land comprising the lot, the land is found to be contaminated, within the meaning of the Contaminated Land Management Act 1997:</p> <ul style="list-style-type: none"> <li>• all works must stop immediately, and</li> <li>• the Environment Protection Authority and the council must be notified of the contamination.</li> <li>• Land is found to be contaminated for the purposes of this condition if the principal certifying authority knows or reasonably suspects the land is contaminated.</li> </ul> <p>Note: Depending on the nature and level of the contamination, remediation of the land may be required before further work can continue.</p> <p><b>Reason:</b> To ensure contaminated land is managed appropriately</p>
33.	<p><b>Cut and fill (if applicable)</b></p> <p>While building work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>• All excavated material removed from the site must be classified in accordance with the EPAs Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier.</li> <li>• All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA.</li> </ul> <p><b>Reason:</b> To ensure soil removal &amp; replacement meets requirements</p>
34.	<p><b>Encroachment of easements</b></p> <p>No works are to encroach over any easements.</p> <p><b>Reason:</b> To ensure works are not carried out over easements</p>
35.	<p><b>Hours of work</b></p>



	<p>The developer must ensure that building work, demolition or vegetation removal is only carried out between:</p> <ul style="list-style-type: none"> <li>• 7.00am to 6.00pm on Monday to Friday</li> <li>• 8.00am to 1.00pm on Saturdays</li> </ul> <p>The developer must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.</p> <p>Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.</p> <p>Note: Any variation to the hours of work requires Councils approval.</p> <p><b>Reason:</b> To protect the amenity of the surrounding area</p>
36.	<p><b>Implementation of BASIX commitments</b></p> <p>While building work is being carried out, the applicant must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies.</p> <p><b>Reason:</b> To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under Section 75 EP&amp;A Regulation)</p>
37.	<p><b>Implementation of site management plans</b></p> <p>While vegetation removal, demolition and/or building work is being carried out, the applicant must ensure the measures required by the approved construction site management plan and the erosion and sediment control plan are implemented at all times. The applicant must ensure a copy of these approved plans is kept on site at all times and made available to Council officers upon request.</p> <p><b>Reason:</b> To ensure the required site management measures are implemented during construction.</p>
38.	<p><b>Natural drainage</b></p> <p>Any works undertaken in the subject land including building and filling shall not cause alteration to the previous drainage in the subject land or adjacent land. Any remedies required to discharge drainage water caused to be accumulated by the works associated with this permit shall be the responsibility of the beneficiary of this consent.</p> <p><b>Reason:</b> To ensure natural drainage is maintained where possible</p>
39.	<p><b>Procedure for critical stage inspections</b></p> <p>While building work is being carried out, any such work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance</p>

	<p>with this consent and the relevant construction certificate.</p> <p><b>Reason:</b> To require approval to proceed with building work following each critical stage inspection</p>
40.	<p><b>Responsibility for changes to public infrastructure</b></p> <p>While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).</p> <p><b>Reason:</b> To ensure payment of approved changes to public infrastructure</p>
41.	<p><b>Security fencing</b></p> <p>An adequate security fence is to be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence is to be maintained in a state of good repair and condition until completion of the building project</p> <p><b>Reason:</b> To ensure the site is secured during construction</p>
42.	<p><b>Tree protection</b></p> <p>While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with:</p> <ol style="list-style-type: none"> <li>1. The construction site management plan</li> <li>2. The relevant requirements of any Australian Standard for the protection of trees on development sites</li> </ol> <p>This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.</p> <p><b>Reason:</b> To protect trees during site works</p>
43.	<p><b>Uncovering relics or Aboriginal objects</b></p> <p>While demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.</p> <p>In this condition:</p> <ul style="list-style-type: none"> <li>• “relic” means any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and             <ol style="list-style-type: none"> <li>a) is of State or local heritage significance; and</li> </ol> </li> </ul>

	<ul style="list-style-type: none"> <li>“Aboriginal object” means any deposit, object or material evidence (not being a handcraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.</li> </ul> <p><b>Reason:</b> To ensure protection of objects of potential significance during works.</p>
44.	<p><b>Waste management</b></p> <p>While building work, demolition or vegetation removal is being carried out, the principal certifier must be satisfied all waste management is undertaken in accordance with the approved waste management plan.</p> <p>Upon disposal of waste, the applicant is to compile and provide records of the disposal to the principal certifier, detailing the following:</p> <ul style="list-style-type: none"> <li>The contact details of the person(s) who removed the waste</li> <li>The waste carrier vehicle registration</li> <li>The date and time of waste collection</li> <li>A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill</li> <li>The address of the disposal location(s) where the waste was taken</li> <li>The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.</li> </ul> <p>Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the applicant is to maintain all records in relation to that Order or Exemption and provide the records to the principal certifier and Council.</p> <p><b>Reason:</b> To require records to be provided, during construction, documenting that waste is appropriately handled.</p>

#### BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

45.	<p><b>Completion of landscape and tree works</b></p> <p>Before the issue of an occupation certificate, the principal certifier must be satisfied that all landscape and tree-works, including pruning in accordance with AS 4373-2007 Pruning of amenity trees and the removal of all noxious weed species, have been completed in accordance with the approved plans and any relevant conditions of this consent.</p> <p><b>Reason:</b> To ensure the approved landscaping works have been completed before occupation, in accordance with the approved landscaping plan(s).</p>
46.	<p><b>Completion of public utility services</b></p> <p>Before the issue of the relevant occupation certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, is completed to</p>

	<p>the satisfaction of the relevant authority. Before the issue of the occupation certificate, the certifier must request written confirmation from the relevant authority that the relevant services have been completed.</p> <p><b>Reason:</b> To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.</p>
47.	<p><b>Occupation Certificate</b></p> <p>The building shall not be occupied or used until an Occupation Certificate is issued either by council or by an accredited certifier.</p> <p><b>Reason:</b> To ensure development is accredited</p>
48.	<p><b>Removal of waste upon completion</b></p> <p>Before the issue of an occupation certificate, the principal certifier must ensure all refuse, spoil and material unsuitable for use on-site is removed from the site and disposed of in accordance with the approved waste management plan. Written evidence of the removal must be supplied to the satisfaction of the principal certifier.</p> <p>Before the issue of a partial occupation certificate, the applicant must ensure the temporary storage of any waste is carried out in accordance with the approved waste management plan to the principal certifier's satisfaction.</p> <p><b>Reason:</b> To ensure waste material is appropriately disposed or satisfactorily stored.</p>
49.	<p><b>Repair of infrastructure</b></p> <p>Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.</p> <p>Note: If the council is not satisfied, the whole or part of the bond submitted will be used to cover the rectification work.</p> <p><b>Reason:</b> To ensure any damage to public infrastructure is rectified</p>

## OCCUPATION AND ONGOING USE

50.	<p><b>Additional structures</b></p> <p>No additional structures are to be built or installed on the site without permission from the Wentworth Shire Council.</p> <p><b>Reason:</b> To ensure only approved work is carried out</p>
51.	<p><b>Amenity of the neighbourhood</b></p>

	<p>The operation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, waste water, waste products, grit, oil or other harmful products.</p> <p><b>Reason:</b> To ensure the amenity of the neighbourhood is not compromised unreasonably.</p>
52.	<p><b>Maintenance of wastewater and stormwater treatment device</b></p> <p>During occupation and ongoing use of the building, the beneficiary of this consent must ensure all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) are regularly maintained, to remain effective.</p> <p><b>Reason:</b> To protect sewerage and stormwater systems.</p>
53.	<p><b>Ongoing use - dwelling with garage &amp; storage shed</b></p> <p>The storage shed and garage cannot be used for habitation.</p> <p>The storage shed is to be used for domestic purposes only, and any other activities proposed to be undertaken inside the shed shall be subject to a further development application.</p> <p><b>Reason:</b> To ensure appropriate use as per approval</p>
54.	<p><b>Release of securities / bonds</b></p> <p>When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held. Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Councils requirements.</p> <p><b>Reason:</b> To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.</p>

## 9.16 DA2024/130 DWELLING (DEFERRED COMMENCEMENT) TALLAWALLA ROAD LOT 953 DP 756961 COOMEALLA

File Number: RPT/24/773

Responsible Officer: George Kenende - Acting Director Health & Planning

Responsible Division: Health and Planning

Reporting Officer: Georgie Martin - Cadet Planner

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

### **Summary**

A development application (DA2024/130) was received by Council on 30 September 2024 for a deferred commencement dwelling to be situated on Lot 953 DP 756961, Tallawalla Road, Coomealla, on a lot under the minimum lot size (MLS) requirement for the RU4 Primary Production Small Lots (RU4).

The deferred commencement dwelling is to be located on an allotment that is presently utilised for agricultural / viticultural purposes but is under the prescribed MLS at only 1.68ha.

Under the Wentworth Local Environmental Plan (WLEP) 2011, this development can be permitted with consent when located within the RU4 – Primary Production Small Lots zone, despite the lot being below the required MLS of 10ha, as dwellings are permitted with consent in the zoning.

The MLS under Clause 4.2B for erection of dwellings on the land is 10ha, as such, as part of the assessment, a variation to the MLS standard is required (referred to as a 4.6 variation).

Due to the variation being 83%, greater than 10%, the application cannot be determined under delegated authority, and must be determined by Council.

### **Recommendation**

That Council

1. Approve DA2024/130 being a deferred commencement dwelling located at Lot 953 DP 756961, Tallawalla Road, Coomealla.
2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

### **Detailed Report**

#### **Purpose**

The purpose of this report is to provide information and recommendations to Council to aid in the determination of DA2024/130, having consideration to the detail provided both within this report and the attachments provided.

#### **Background**

A Development Application was lodged with Council on 30 September 2024 seeking consent for a dwelling (deferred commencement) upon the site.

The subject lot is located within the RU4 – Primary production Small Lots zone under the Wentworth Local Environmental Plan (WLEP) 2011. Under Clause 4.2B *Erection of dwelling*

houses on land in Zone RU1, RU4, R5, C3 and C4, development consent must not be granted for the erection of a dwelling house on land zoned RU4 unless the lot meets the minimum lot size requirements.

Where an application cannot achieve the development standards required by a Local Environmental Plan (LEP), the applicant may apply to vary the development standards.

An application to vary development standard standards is made under Clause 4.6 of the WLEP 2011.

Under Clause 35B of the Environmental Planning and Assessment Regulation 2021, applications involving contravention of the development standards must be accompanied by a document that sets out the grounds on which the applicant seeks to demonstrate that –

- Compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- There are sufficient environmental planning grounds to justify the contravention of the development standard.

The consent authority must keep a record of its assessment carried out under subclause (3).

Due to changes made by the NSW Government, Clause 4.6 of the Standard Instrument LEP has been reformed to make the planning system faster, simpler, and more transparent. The reform came into effect on 1 November 2023 and removes the requirement to obtain the Planning Secretary's concurrence for a variation with new reporting framework. As such, Council has authority to approve or refuse 4.6 variation applications.

The WLEP 2011 prescribes an MLS of 10ha in the RU4 zoning, with the application proposing to depart from this standard, creating a variation of 83%, as this is greater than 10%, this application cannot be determined under delegated authority and is presented to Council for careful consideration.

Refer to attachment 1 – Development Application

Refer to attachment 2 – Statement of Environmental Effects

Refer to attachment 3 – 4.6 Variation Request

Refer to attachment 4 – Site Plan

#### Matters under consideration

In determining a development application that requires consent, the consent authority must take into consideration matters prescribed in Section 4.15 of the *Environmental Planning and Assessment Act 1979* as relevant to the development.

The proposed development was assessed and complied with the relevant provisions of Chapter 5 of the State Environmental Planning Policy (Biodiversity & Conservation) 2021.

The proposed development is permitted with consent and meets the zone objectives of the RU4 – Primary Production Small Lots zoning under the WLEP 2011 as development of a dwelling will aid in the optimization of an agricultural / viticultural lot in such a locality as Coomealla.

The deferred commencement dwelling does not meet the prescribed minimum lot size as per Clause 4.2B, however, the Clause 4.6 variation request provided by the applicant provides adequate justification for the contravention of development standards seen in Clause 4.2B.

Due to the zoning and WLEP 2011 mapping impacting the land, the development application was assessed against clauses 4.2B, 4.2D, 7.1 and 7.2. The development application was able to satisfy the matters for consideration under these clauses.

Due to the nature of the proposed development, it was assessed against Chapter 5 of the Wentworth Development Control Plan (DCP) 2011. The development complies with provisions under Chapter 5.

Public notification of the development application was conducted as per the Council Community Participation Plan for 14 days. No submissions were received during the public notification period.

Based on the assessment of the application, it is determined that the proposed development is compliant with the relevant objectives of the RU4 – Primary Production Small Lots zone, relevant provisions of the Wentworth DCP 2011, and is consistent with planning matters for consideration of the WLEP 2011. Although the development is inconsistent with the Wentworth Local Environmental Plan 2011, the non-compliance is acceptable and is to be managed through conditions of consent.

Refer to attachment 5 – 4.15 Assessment Report

Refer to attachment 6 – 4.6 Variation Assessment Report

Refer to attachment 7 – Conditions of Consent

### Options

Based on the information contained in this report, the options available to address this matter are to:

- Approve Development Application DA2024/130 subject to conditions

### Legal, strategic, financial or policy implications

Should Council issue a determination to the application, the applicant has the right to submit a request for review of determination to Council under Section 8.2 of the Environmental Planning & Assessment Act 1987.

The applicant also has the right to appeal the decision made by Council to the Land and Environment Court pursuant to Section 8.7 of the Environmental Planning & Assessment Act 1987.

### Conclusion

Having consideration of the consent of this report, it is concluded that the appropriate course of action is to approve the development approval for DA2024/130 subject to conditions in this report.

### Attachments

1. Development Application (under separate cover)⇒
2. Statement of Environmental Effects↓
3. 4.6 Variation Request (under separate cover)⇒
4. Site Plan (under separate cover)⇒
5. 4.15 Assessment Report (under separate cover)⇒
6. 4.6 Assessment Report (under separate cover)⇒
7. Conditions of Consent↓





***STATEMENT OF ENVIRONMENTAL EFFECTS***

***PROPOSED DEVELOPMENT – 4.6 VARIATION TO DEVELOPMENT STANDARD  
4.2B(3)(a) & DEFERRED COMMENCEMENT FOR A DWELLING***

***ADDRESS – TALLAWALLA ROAD, COOMEALLA NSW 2717***

***PREPARED BY – MICHELE BOS, CADELL CONSULTING SERVICES***

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## 1. Introduction

Cadell Consulting Services has prepared this Statement of Environmental Effects report on behalf of the landowner of Tallawalla Road, Coomealla in accordance with the requirements of *Part 4 Development assessment and consent* of the *Environmental Planning and Assessment Act 1979*.

The application seeks a *Deferred commencement approval* in accordance with Section 76 of the *Environmental Planning and Assessment Regulation 2021*, Section 4.16 (3) of the *Environmental Planning and Assessment Act 1979* and Section 95 of the *Local Government Act 1993*, for the development of a dwelling on the subject site.

In order to enable the submission of the application, a Variation to Development Standards Request has also been prepared and is submitted with this development application.

## 2. Subject Site and Surrounding Area

### 2.1 Subject Site

Address	Tallawalla Road, Coomealla, NSW
Lot & DP	Lot 953 DP756961
Land size	1.7 hectares
Zone & MLS	RU4 Primary production small lots zone & 10 hectares MLS
Site description	The subject site is a triangular parcel of land with access from both Boronia Crescent and Tallawalla Road. The southern boundary is adjacent to Western Murray Irrigation owned land along Boronia Crescent. The norther boundary is also adjacent to land owned and operated by Western Murray Irrigation. Tallawalla Road is adjacent to the western boundary. The majority of the subject site contains existing horticultural crops.
Current use	The current use of the site is for horticultural purposes.
Natural hazards	The subject site is not located on flood prone land. The subject site is not identified as Bush Fire Prone Land.
Additional information	Power is accessible from both Tallawalla Road and Boronia Crescent. Provision of filtered and raw water is accessible from Tallawalla Road. Provision and access to a Western Murray Irrigation licence, with infrastructure located at the eastern corner of the subject site, off Boronia Crescent.

4



Figure 1 Subject site zone map (Source: NSW Planning Portal Spatial Viewer)

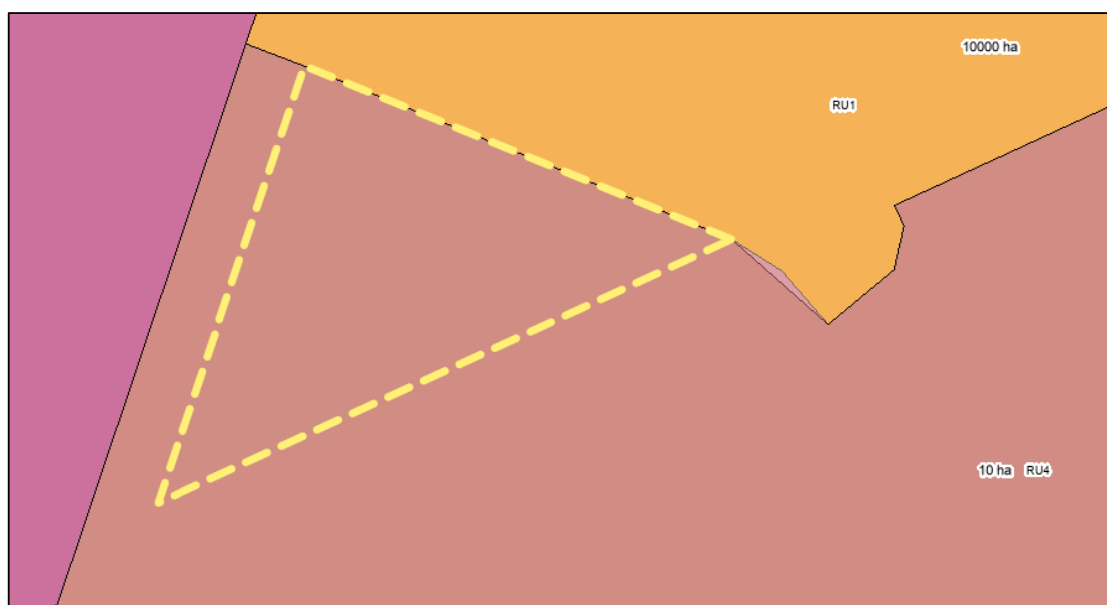


Figure 2 Subject site MLS map (Source: NSW Planning Portal Spatial Viewer)

## 2.2 Use & Development in Surrounding Area

The surrounding uses and development include a mix of light industrial and rural residential development on land zoned E4 General Industrial zone, located to the west of the subject site.

Directly north and south of the subject site the land is under horticultural crop.

The area to the east of the subject site is currently developed for rural residential purposes.



Figure 3 Surrounding land use & development (Source: Nearmap)

### 3. Proposed Development

<i>Proposed building(s)</i>	Dwelling (deferred commencement)
<i>Building materials</i>	TBC
<i>Colour scheme</i>	TBC
<i>Intended use</i>	Residential dwelling to support the continued agricultural use of the subject site
<i>Demolition works</i>	To enable the construction of a dwelling a small area of crop will need to be removed
<i>Staging of development</i>	Development would be commenced and completed in one stage
<i>Other works</i>	Works consistent with the construction of a dwelling

### 4. Relevant Planning Controls

#### 4.1 State Environmental Planning Policy

*Statement Environmental Planning Policy (Primary Production) 2021*

*Schedule 4 Part 2 Section 3 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones*

The objective of this SEPP is to minimise potential land use conflict on land that is used for rural purposes.

The following matters are to be taken into consideration when determining an application for a dwelling:

- The existing and approved uses of land within the vicinity of the proposed development
- Whether the proposed development will have a significant impact on the predominant land uses surrounding the subject site
- If the proposed development is incompatible with surrounding and predominant land uses
- Proposed methods to minimise incompatibility with surrounding and predominant land uses

#### Response

As shown in Figure 3 above, there is a general mix of land uses within the vicinity of the subject site.

Directly to the east and west of the subject site, the predominant land use is rural residential, with some minor light industrial activity further north.

The properties directly to the north and south are predominantly used for horticultural purposes.

An additional dwelling in this area will not cause any negative impact on the surrounding land uses, due to the current mix of uses within the vicinity of the subject site.

It is considered that the proposed dwelling will be compatible with the existing surrounding development and will not have any negative impact on the existing predominant land uses.

#### 4.2 Wentworth Local Environmental Plan 2011

##### *Permissibility of development in the zone*

Dwelling houses are permitted with consent within the RU4 Primary production small lots zone

##### *Consistency with zone objectives*

The proposed development does not compromise the objectives of the zone.

The proposed development will:

- Support the ongoing use of the site, while remaining compatible with the surrounding land uses
- Enable a landowner to supplement off farm income from the additional use of the subject site for residential purposes
- Not cause additional or new land use conflict with the adjoining industrial zone and current surrounding land uses.

##### *Applicable Principal development standards*

Clause 4.2B Erection of dwelling houses on land in Zones RU1, RU4, R5, C3 and C4

This clause requires land to be at least the minimum lot size that is specified in the Lot Size Map. The specified minimum lot size for the subject site is 10 hectares. The subject site is 1.7 hectares. As such, this development application also includes a Request to vary the development standard as specified in Clause 4.6 Exceptions to development standards and in accordance with the *Department of Planning and Environment Guide to Varying Development Standards November 2023*.

##### *Applicable Miscellaneous provisions*

Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones

This clause reflects the same objectives and matters that must be considered when determining an application, as those in the *Statement Environmental Planning Policy (Primary Production) 2021 Schedule 4 Part 2 Section 3 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones*

Response provided above in Section 4.1

##### *Applicable Additional local provisions*

Nil

#### 4.3 Wentworth Development Control Plan 2011

Chapter 5 Development Control Plan Rural Development Controls 5.3 Rural dwellings

The general requirements for dwellings in the RU4 Primary Production Small Lots zone, are:

- Orientation of living areas to the north
- Front setback of 15 metres
- Colours to be consistent with the rural character of the area
- Siting of dwelling is to respect the amenity of the site and neighbours
- Not to be developed near intensive agriculture development
- Avoid damage to, or removal of, environmental features, native vegetation, watercourses, drainage channels
- Removal of any existing illegal structures
- Provision of a minimum of 46,000 litres or more of potable water (rainwater)
- An approved wastewater management system
- Fences are to be sympathetic to the rural environment
- Dwelling setbacks from river is not applicable in this instance
- The land capability requirement is to be waived as the agricultural land use of horticulture, has been ongoing for many years and the site will continue to be used for agricultural purposes.



The above requirements will be considered in the preparation of development plans, subsequent to the consent for the deferred commencement of a dwelling.

The attached site plan shows compliance with the minimum setback requirements of 15 metres from Tallawalla Road.

## 5. Assessment

### Context Analysis

*Will the development be:*

- *Visually prominent in the surrounding area?*
- *Inconsistent with the existing streetscape?*
- *Out of character with the surrounding area?*
- *Inconsistent with surrounding land uses?*

#### Response

The proposed development will be visible from Boronia Crescent. However, due to the current development in the vicinity of the subject site, it will not be visually prominent or inconsistent with the existing surrounding land uses and development.

The proposed development will be consistent with the development within the surrounding area, in that, the majority of properties also contain dwelling houses.

### Privacy, view and overshadowing

*Will the development result in:*

- *Privacy issues?*
- *Overshadowing of adjoining properties?*
- *Acoustic issues from excessive noise?*
- *Impacts on views?*

#### Response

There will be no privacy, views, noise or overshadowing impacts on surrounding properties. This is due to the distance between the closest neighbouring dwellings, being approximately 200 metres to the east and west of the subject site.

The proposed setback of 15 metres will be consistent with the closest dwellings, located on Tallawalla Road.

### Access & Traffic

*Will the development:*

- *Have legal and practical, or require new access?*
- *Increase local vehicle movements?*
- *Require onsite vehicular manoeuvring and onsite parking?*
- *Require offsite parking?*

#### Response

The proposed development will require a new access to the property, which will be located on Tallawalla Road to provide a legal point of access to the proposed new dwelling.

The future vehicle movements will only be related to the residents of the proposed new dwelling and continued use of the site for horticultural purposes.

There is no requirement for offsite or additional onsite parking or vehicular manoeuvring.



**Infrastructure & Utilities**

*Will the development require:*

- Power?
- Water?
- Sewer?
- Stormwater?
- Telecommunication?

**Response**

Connection to power is available from both Tallawalla Road and Boronia Crescent.  
Raw and filtered water infrastructure is located on Tallawalla Road and there will also be an irrigation licence available for ongoing horticultural purposes.  
An onsite wastewater management system will be installed to support the proposed new dwelling.  
The management of stormwater will be contained on site.  
The provision of telecommunication services is accessible to the area.

**Environmental impacts**

*Will the development likely result in:*

- Air pollution?
- Water pollution?
- Noise impacts?
- Necessary excavation or filling?
- Erosion or sediment run-off?
- Soil contamination?
- Environmentally sustainable development, is a BASIX certificate required?
- Negative impacts on heritage items or items of cultural significance?
- Disturbance of aboriginal artefacts or relics?

**Response**

The proposed new dwelling will not cause or result in environmental impacts such as, air or water pollution, noise impact, excavation, erosions and sediment run-off or soil contamination.  
Noise applicable to the construction of a dwelling can be expected during construction period.  
There is no known heritage listed items or areas of cultural significance on or surrounding the subject site.  
Despite the soil on the subject site previously being disturbed through normal horticultural activities, should any aboriginal artefacts or relics be found, works will be ceased immediately and the Local Aboriginal Land Council will be notified.

**Biodiversity impacts**

*Will the development result in:*

- The removal of any native vegetation on the site?
- Any impact on threatened species or native habitat?

**Response**

The subject site does not contain native vegetation. Therefore, there will be no impact on native vegetation, threatened species or native habitat.

**Waste & Stormwater disposal**

- How will effluent be managed? Sewer or onsite?
- How will stormwater be disposed? Drainage system or other?
- Will liquid trade waste be discharged to Council's sewer?

- Will the development result in hazardous waste or disposal issues?
- Have all stormwater risks been considered?
- Will the development include rainwater tanks?

**Response**

Wastewater will be managed onsite through the installation of an approved system.  
Stormwater will be collected and retained onsite.  
The development will include adequate rainwater tanks for a potable water supply.

**Social and Economic impacts**

Will the development result in:

- Any economic impacts?
- Any social impacts?
- Any issues relating to safety, security or crime?

**Response**

There will be economic benefit to the landowner as the ability to reside on the site will enable improved monitoring, management and operation of the rural enterprise on the subject site, whilst supplementing off-farm income.

Additionally, the proposed dwelling will negate the necessity and cost or investment associated with living in alternative accommodation, increasing the ability for future investment and potential for expansion of the rural enterprise.


There are social benefits to the combined Coomealla and Dareton community, by increasing the number of residents within that locality.

There are security benefits from the proposed development to the subject site and surrounding landowners, through the presence of additional local residents. This will also assist with deterring theft and illegal trespassing in the area.

**6. Conclusion**

It is concluded that the Request to Vary a Development Standard and the application for the Deferred commencement of a Dwelling on the subject site, as outlined in this Statement of Environmental Effects report and the attached documentation, should be granted development consent by Wentworth Shire Council.

This conclusion is made on the basis that the proposed variation request and subsequent dwelling will not be out of character with the existing surrounding development, will not have a negative impact on surrounding agricultural land uses and will enable and support the continued small scale, intensive agricultural use of the subject site.

 <p><b>Wentworth</b> SHIRE COUNCIL</p>	<p><b>Health &amp; Planning Department</b> 26-28 Adelaide Street PO Box 81 WENTWORTH NSW 2648 Tel: 03 5027 5027 <a href="mailto:council@wentworth.nsw.gov.au">council@wentworth.nsw.gov.au</a></p>	<p><b>TEMPLATE CONDITIONS</b></p>
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**DA2024/130 DEFERRED COMMENCEMENT DWELLING TALLAWALLA ROAD LOT 953 DP 756961**

**COOMEALLA**

### GENERAL CONDITIONS

1.	<p><b>Approved development</b></p> <p>Approval is for a deferred commencement dwelling.</p> <p><b>Reason:</b> To ensure all parties are aware of the approved development</p>
2.	<p><b>Approved Plans and Documentation</b></p> <p>The development shall be in accordance with the following plans, documentation and recommendations made there in:</p> <ul style="list-style-type: none"> <li>• <b>Site Plan;</b> Lot 953 DP 756961 TALLAWALLA ROAD COOMEALLA; no further info.</li> </ul> <p>In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.</p> <p>Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.</p> <p><b>Reason:</b> To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>
3.	<p><b>Compliance with Building Code of Australia and insurance requirements under 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> </ol>

	<p>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.</p> <p>6. This section does not apply-</p> <ol style="list-style-type: none"> <li>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>to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.</li> </ol> <p><b>Reason:</b> Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
4.	<p><b>Erection of signs</b></p> <ol style="list-style-type: none"> <li>This section applies to a development consent for development involving building work, subdivision work or demolition work.</li> <li>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: <ol 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> </ol> </li> <li>The sign must be- <ol style="list-style-type: none"> <li>maintained while the building work, subdivision work or demolition work is being carried out, and</li> <li>removed when the work has been completed.</li> </ol> </li> <li>This section does not apply in relation to- <ol style="list-style-type: none"> <li>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</li> <li>Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</li> </ol> </li> </ol> <p><b>Reason:</b> Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
5.	<p><b>Fulfilment of BASIX commitments</b></p> <p>It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled</p> <ol style="list-style-type: none"> <li>BASIX development,</li> <li>BASIX optional development, if the development application was accompanied by a BASIX certificate.</li> </ol> <p><b>Reason:</b> Prescribed condition under section 75 of the Environmental Planning and Assessment</p>

	Regulation 2021.
6.	<p><b>Lapsing of Approval</b></p> <p>Without the further consent of the Wentworth Shire Council, in writing, this permit shall lapse and have no force or effect unless the use or development hereby permitted is physically commenced within 5 years of the date of this permit.</p> <p><b>Reason:</b> Ensure everyone is aware of the lapsing of the approval</p>
7.	<p><b>Notification of Home Building Act 1989 requirements</b></p> <ol style="list-style-type: none"> <li>1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council.</li> <li>2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following- <ol style="list-style-type: none"> <li>a. for work that requires a principal contractor to be appointed <ol style="list-style-type: none"> <li>i. the name and licence number of the principal contractor, and</li> <li>ii. the name of the insurer of the work under the Home Building Act 1989, Part 6,</li> </ol> </li> <li>b. for work to be carried out by an owner-builder <ol style="list-style-type: none"> <li>i. the name of the owner-builder, and</li> <li>ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989 the number of the owner-builder permit.</li> </ol> </li> </ol> </li> <li>3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</li> <li>4. This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</li> </ol> <p><b>Reason:</b> Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</p>
8.	<p><b>Works outside the property boundary</b></p> <p>This development consent does not authorise works outside the property boundaries on adjoining lands.</p> <p><b>Reason:</b> To ensure all approved works occur within the property boundaries</p>

## BUILDING WORK

### BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

9.	<p><b>7.12 Contribution</b></p> <p>Before the issue of the relevant construction certificate, the applicant must pay a total</p>
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	<p>contribution of \$3,700.00 as calculated at the date of this consent to Wentworth Shire Council pursuant to the adopted Section 7.12 Development Contributions Plan.</p> <p>Note: The total amount payable may be adjusted at the time payment is made per clause 3.10 of the Section 7.12 Development Contributions Plan.</p> <p><b>Condition reason:</b> To ensure the 7.12 Developer Contributions are paid.</p>
10.	<p><b>Access Point</b></p> <p>Before the issue of a Construction Certificate, the beneficiary of this consent must build a driveway crossing for the subject land (if one doesn't exist) to Council standards.</p> <p>Access during construction shall only be through the driveway crossing of the subject land.</p> <p><b>Reason:</b> To control vehicular movement on road crossings.</p>
11.	<p><b>Building Material</b></p> <p>The proposed building/s and structure/s shall be clad in an approved non-reflective material e.g. Colourbond.</p> <p><b>Reason:</b> To ensure the materials of the building not impact the visual amenity of the surrounding character of the area.</p>
12.	<p><b>Construction Site Management Plan</b></p> <p>Before the issue of a construction certificate, the applicant must ensure a construction site management plan is prepared before it is provided to and approved by the certifier. The plan must include the following matters:</p> <ul style="list-style-type: none"> <li>• location and materials for protective fencing and hoardings to the perimeter on the site</li> <li>• provisions for public safety</li> <li>• pedestrian and vehicular site access points and construction activity zones</li> <li>• details of construction traffic management, including proposed truck movements to and from the site and estimated frequency of those movements, and measures to preserve pedestrian safety in the vicinity of the site</li> <li>• protective measures for on-site tree preservation (including in accordance with AS 4970-2009 Protection of trees on development sites) and trees in adjoining public domain</li> <li>• details of any bulk earthworks to be carried out</li> <li>• location of site storage areas and sheds</li> <li>• equipment used to carry out all works</li> <li>• a garbage container with a tight-fitting lid</li> <li>• dust, noise and vibration control measures</li> <li>• location of temporary toilets.</li> </ul> <p>The applicant must ensure a copy of the approved construction site management plan is kept on-site at all times during construction.</p>

	<p><b>Reason:</b> To ensure construction works are adequately managed to protect the surrounding amenity.</p>				
13.	<p><b>Erosion and Sediment Control</b></p> <p>Before the issue of a construction certificate, the beneficiary of this consent is to ensure that an erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the certifier:</p> <ul style="list-style-type: none"> <li>the guidelines set out in the NSW Department of Housing manual Managing Urban Stormwater: Soils and Construction Certificate (the Blue Book), and</li> <li>the 'Do it Right On-Site, Soil and Water Management for the Construction Industry'; (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust).</li> </ul> <p>The applicant must ensure the erosion and sediment control plan is kept onsite at all times during site works and construction.</p> <p><b>Reason:</b> To ensure no substance other than rainwater enters the stormwater system and waterways.</p>				
14.	<p><b>Long Service Levy</b></p> <p>Before the issue of a construction certificate, the beneficiary of this consent is to ensure that the person liable pays the long service levy as calculated at the operational date of this consent to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier.</p> <p><b>Reason:</b> To ensure the long service levy is paid.</p>				
15.	<p><b>Payment of Security Deposits</b></p> <p><i>This condition applies to all construction works \$25,001 and above.</i></p> <p>Before the commencement of any works on the site or the issue of a construction certificate, the beneficiary of this consent must make all of the following payments to Council and provide written evidence of these payments to the certifier:</p> <table border="1"> <tr> <td>Infrastructure Bond (Security Deposit):</td><td>\$3,000.00</td></tr> <tr> <td>Infrastructure Protection Permit Fee (includes inspections)</td><td>\$232.00</td></tr> </table> <p>The payments will be used for the cost of:</p> <ul style="list-style-type: none"> <li>making good any damage caused to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates,</li> <li>completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and</li> </ul>	Infrastructure Bond (Security Deposit):	\$3,000.00	Infrastructure Protection Permit Fee (includes inspections)	\$232.00
Infrastructure Bond (Security Deposit):	\$3,000.00				
Infrastructure Protection Permit Fee (includes inspections)	\$232.00				

	<ul style="list-style-type: none"> <li>any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.</li> </ul> <p>The Infrastructure Bond will be returned on completion of the construction of the proposed development, subject to no damage being done to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates. The owner / developer is to arrange an inspection with an Officer of Wentworth Shire Council before any work commences on site. Any damage incurred to Council infrastructure will be repaired at the owners / developers expense and the balance of the Infrastructure Bond will be returned to the owner / developer on completion of the construction.</p> <p>Note: The inspection fee includes Councils fees and charges and includes the Public Road and Footpath Infrastructure Inspection Fee (under the Roads Act 1993). The amount payable must be in accordance with councils fees and charges at the payment date.</p> <p><b>Reason:</b> To ensure any damage to public infrastructure is rectified and public works can be created.</p>
16.	<p><b>Plumbing and Drainage</b></p> <p>Before issuance of the Construction Certificate, a Plumbing and Drainage Approval Application under Section 68 of the Local Government Act NSW 1993 accompanied with a Land Capability Assessment (LCA), is to be submitted to and approved by Council before carrying out any plumbing and drainage work (water and sewerage).</p> <p>Note: All stormwater from the site is to be directed towards a legal point of discharge. All plumbing and drainage work is to be carried out by a plumber and drainer, or other authorised person, licensed with the New South Wales Department of Fair Trading.</p> <p><b>Reason:</b> To ensure plumbing and drainage works are carried out appropriately.</p>
17.	<p><b>Stormwater Management Plan</b></p> <p>Before the issue of a construction certificate the beneficiary of this consent is to design and submit to Council for approval a stormwater Management Plan for the development. The design is to be approved by Council before any work takes place on this site. All work detailed by the approved design is to be constructed by the beneficiary of this consent under supervision of the Principal Certifying Authority. All work is to be carried out at the beneficiary of this consent's expense.</p> <p>The plan is to include treatment measures for the water if it is to be discharged into a waterway.</p> <p><b>Reason:</b> To ensure stormwater run-off is appropriately managed.</p>
18.	<p><b>Utilities and services - water</b></p> <p>Raw water and filtered water are available and are to be connected to Councils services. Dual water supply lines are to be provided from the front boundary of the property. One line is to convey filtered water to all fittings within the house and the other line to convey unfiltered water to all fittings outside the house i.e. garden taps, etc. A separate application is to be made to Council for approval to connect to Council's water mains prior to commencing any plumbing and drainage work.</p>



	<p><b>Reason:</b> To ensure relevant utility and service providers requirements are provided to the certifier.</p>
19.	<p><b>Waste management plan</b></p> <p>Before the issue of a construction certificate, the applicant is to ensure that a waste management plan is prepared in accordance with the EPA's Waste Classification Guidelines and the following requirements before it is provided to and approved by the certifier:</p> <p>Details the following:</p> <ul style="list-style-type: none"> <li>• the contact details of the person(s) removing the waste</li> <li>• an estimate of the waste (type and quantity) and whether the waste is expected to be</li> <li>• reused, recycled or go to landfill</li> <li>• the address of the disposal location(s) where the waste is to be taken</li> </ul> <p>The applicant must ensure the waste management plan is referred to in the construction site management plan and kept on-site at all times during construction.</p> <p><b>Reason:</b> To ensure resource recovery is promoted and local</p>
20.	<p><b>Works in Road Reserve</b></p> <p>A Road Opening Permit is required from the Wentworth Shire Council prior to any works or excavation within the road reserve including but not limited to: water tapping, sewer, driveway crossings, tree planting or removal etc.</p> <p>Please contact Councils Roads &amp; Engineering Department on Tel: (03) 5027 5027 to arrange a permit.</p> <p><b>Reason:</b> To control development in the road reserve.</p>

### BEFORE BUILDING WORK COMMENCES

21.	<p><b>Construction Certificates and Appointment of Principal Certifier</b></p> <p>Prior to the commencement of any building works, the following requirements must be complied with</p> <ul style="list-style-type: none"> <li>• A Construction Certificate must be obtained from the Council or an Accredited Certifier, in accordance with the provisions of the Environmental Planning &amp; Assessment Act 1979,</li> <li>• A Principal Certifier must be appointed, and Council must be notified in writing of the appointment irrespective of whether Council or a Registered Certifier is appointed; and notify Council in writing of their intention to commence work (at least two [2] days' notice is required).</li> </ul> <p><b>Reason:</b> To ensure building works complies with relevant legislation and other codes.</p>
22.	<p><b>Contractor details notification</b></p>

	<p>The certifying authority must advise Council, in writing of:</p> <ol style="list-style-type: none"> <li>1. The name and contractor licence number of the licensee who has been contracted to do or intends to do the work, or</li> <li>2. The name and permit of the owner-builder who intends to do the work.</li> </ol> <p>If these arrangements are changed, or if a contract is entered into for the work to be done by a different licensee, Council must be immediately informed.</p> <p><b>Reason:</b> To ensure building work is carried out by licensed contractor</p>
23.	<p><b>Dial before you dig</b></p> <p>Underground assets may exist in the area that is subject to your application. In the interest of health and safety and in order to protect damage to third party assets please contact Dial before you dig at <a href="http://www.1100.com.au">www.1100.com.au</a> or telephone 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contact the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary.</p> <p>Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individuals responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities."</p> <p><b>Reason:</b> To ensure existing infrastructure is identified</p>
24.	<p><b>Erosion and sediment controls in place</b></p> <p>Before the commencement of any site or building work, the developer must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by Council) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).</p> <p><b>Reason:</b> To ensure runoff and site debris do not impact local stormwater systems and waterways</p>
25.	<p><b>Notice of commencement of works</b></p> <p>Subject to approval to commence works two days before any site works, building or demolition begins, the beneficiary of this consent must:</p> <ol style="list-style-type: none"> <li>1. Forward to Council notice of commencement of work and appointment of Principal Certifying Authority.</li> <li>2. Notify the adjoining owners that work will commence.</li> </ol> <p><b>Reason:</b> To provide notification of works commencing</p>
26.	<p><b>Rubbish/Waste Management</b></p> <p>Throughout the construction period, from commencement of work, a suitable rubbish containment structure is to be located on site and utilised.</p>

	<b>Reason:</b> To ensure the construction site is kept clean and safe at all times.
27.	<p><b>Storage of materials</b></p> <p>Throughout the construction period, from commencement of work, the storage of materials is not permitted on footpaths, roadways or in reserves. Rubbish and building materials must be contained on the site.</p> <p><b>Reason:</b> To ensure the construction materials are stored on site in a tidy &amp; safe manner.</p>
28.	<p><b>Toilet facilities</b></p> <p>Toilet facilities are to be provided on or in the vicinity of the building site. The toilet must be connected to a public sewer, or if connection to a public sewer is not practicable, an approved chemical closet. The toilet facility must be installed on-site prior to the commencement of any other work.</p> <p><b>Reason:</b> To ensure workers and contractors have access to amenities on site.</p>
29.	<p><b>Tree protection measures</b></p> <p>Before the commencement of any site or building work, the principal certifier must ensure the measures for tree protection detailed in the construction site management plan are in place.</p> <p><b>Reason:</b> To protect and retain trees.</p>

### DURING BUILDING WORK

30.	<p><b>Approved Plans</b></p> <p>A copy of the stamped approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on site for the duration of site works and be made available upon request to either the Council or other Government Agencies.</p> <p><b>Reason:</b> To ensure all parties are aware of the approved works to be conducted</p>
31.	<p><b>Construction noise</b></p> <p>While work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.</p> <p><b>Reason:</b> To protect the amenity of the neighbourhood</p>
32.	<p><b>Contamination discovered during works</b></p> <p>If during works on the land comprising the lot, the land is found to be contaminated, within the meaning of the Contaminated Land Management Act 1997:</p> <ul style="list-style-type: none"> <li>all works must stop immediately, and</li> </ul>

	<ul style="list-style-type: none"> <li>the Environment Protection Authority and the council must be notified of the contamination.</li> <li>Land is found to be contaminated for the purposes of this condition if the principal certifying authority knows or reasonably suspects the land is contaminated.</li> </ul> <p>Note: Depending on the nature and level of the contamination, remediation of the land may be required before further work can continue.</p> <p><b>Reason:</b> To ensure contaminated land is managed appropriately</p>
33.	<p><b>Cut and fill (if applicable)</b></p> <p>While building work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>All excavated material removed from the site must be classified in accordance with the EPAs Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier.</li> <li>All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA.</li> </ul> <p><b>Reason:</b> To ensure soil removal &amp; replacement meets requirements</p>
34.	<p><b>Encroachment of easements</b></p> <p>No works are to encroach over any easements.</p> <p><b>Reason:</b> To ensure works are not carried out over easements</p>
35.	<p><b>Hours of work</b></p> <p>The developer must ensure that building work, demolition or vegetation removal is only carried out between:</p> <ul style="list-style-type: none"> <li>7.00am to 6.00pm on Monday to Friday</li> <li>8.00am to 1.00pm on Saturdays</li> </ul> <p>The developer must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.</p> <p>Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.</p> <p>Note: Any variation to the hours of work requires Councils approval.</p> <p><b>Reason:</b> To protect the amenity of the surrounding area</p>
36.	<p><b>Implementation of BASIX commitments</b></p>

	<p>While building work is being carried out, the applicant must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies.</p> <p><b>Reason:</b> To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under Section 75 EP&amp;A Regulation)</p>
37.	<p><b>Implementation of site management plans</b></p> <p>While vegetation removal, demolition and/or building work is being carried out, the applicant must ensure the measures required by the approved construction site management plan and the erosion and sediment control plan are implemented at all times. The applicant must ensure a copy of these approved plans is kept on site at all times and made available to Council officers upon request.</p> <p><b>Reason:</b> To ensure the required site management measures are implemented during construction.</p>
38.	<p><b>Natural drainage</b></p> <p>Any works undertaken in the subject land including building and filling shall not cause alteration to the previous drainage in the subject land or adjacent land. Any remedies required to discharge drainage water caused to be accumulated by the works associated with this permit shall be the responsibility of the beneficiary of this consent.</p> <p><b>Reason:</b> To ensure natural drainage is maintained where possible</p>
39.	<p><b>Procedure for critical stage inspections</b></p> <p>While building work is being carried out, any such work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.</p> <p><b>Reason:</b> To require approval to proceed with building work following each critical stage inspection</p>
40.	<p><b>Responsibility for changes to public infrastructure</b></p> <p>While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).</p> <p><b>Reason:</b> To ensure payment of approved changes to public infrastructure</p>
41.	<p><b>Security fencing</b></p> <p>An adequate security fence is to be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence is to be maintained in a state of good repair and condition until completion of the building project</p>

	<b>Reason:</b> To ensure the site is secured during construction
42.	<p><b>Tree protection</b></p> <p>While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with:</p> <ol style="list-style-type: none"> <li>1. The construction site management plan</li> <li>2. The relevant requirements of any Australian Standard for the protection of trees on development sites</li> </ol> <p>This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.</p> <p><b>Reason:</b> To protect trees during site works</p>
43.	<p><b>Uncovering relics or Aboriginal objects</b></p> <p>While demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.</p> <p>In this condition:</p> <ul style="list-style-type: none"> <li>• “relic” means any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and a) is of State or local heritage significance; and</li> <li>• “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.</li> </ul> <p><b>Reason:</b> To ensure protection of objects of potential significance during works.</p>
44.	<p><b>Waste management</b></p> <p>While building work, demolition or vegetation removal is being carried out, the principal certifier must be satisfied all waste management is undertaken in accordance with the approved waste management plan.</p> <p>Upon disposal of waste, the applicant is to compile and provide records of the disposal to the principal certifier, detailing the following:</p> <ul style="list-style-type: none"> <li>• The contact details of the person(s) who removed the waste</li> <li>• The waste carrier vehicle registration</li> <li>• The date and time of waste collection</li> <li>• A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill</li> </ul>

	<ul style="list-style-type: none"> <li>The address of the disposal location(s) where the waste was taken</li> <li>The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.</li> </ul> <p>Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the applicant is to maintain all records in relation to that Order or Exemption and provide the records to the principal certifier and Council.</p> <p><b>Reason:</b> To require records to be provided, during construction, documenting that waste is appropriately handled.</p>
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### BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

45.	<p><b>Completion of landscape and tree works</b></p> <p>Before the issue of an occupation certificate, the principal certifier must be satisfied that all landscape and tree-works, including pruning in accordance with AS 4373-2007 Pruning of amenity trees and the removal of all noxious weed species, have been completed in accordance with the approved plans and any relevant conditions of this consent.</p> <p><b>Reason:</b> To ensure the approved landscaping works have been completed before occupation, in accordance with the approved landscaping plan(s).</p>
46.	<p><b>Completion of public utility services</b></p> <p>Before the issue of the relevant occupation certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, is completed to the satisfaction of the relevant authority. Before the issue of the occupation certificate, the certifier must request written confirmation from the relevant authority that the relevant services have been completed.</p> <p><b>Reason:</b> To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.</p>
47.	<p><b>Occupation Certificate</b></p> <p>The building shall not be occupied or used until an Occupation Certificate is issued either by council or by an accredited certifier.</p> <p><b>Reason:</b> To ensure development is accredited</p>
48.	<p><b>Removal of waste upon completion</b></p> <p>Before the issue of an occupation certificate, the principal certifier must ensure all refuse, spoil and material unsuitable for use on-site is removed from the site and disposed of in accordance with the approved waste management plan. Written evidence of the removal must be supplied to the satisfaction of the principal certifier.</p>

	<p>Before the issue of a partial occupation certificate, the applicant must ensure the temporary storage of any waste is carried out in accordance with the approved waste management plan to the principal certifier's satisfaction.</p> <p><b>Reason:</b> To ensure waste material is appropriately disposed or satisfactorily stored.</p>
49.	<p><b>Repair of infrastructure</b></p> <p>Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.</p> <p>Note: If the council is not satisfied, the whole or part of the bond submitted will be used to cover the rectification work.</p> <p><b>Reason:</b> To ensure any damage to public infrastructure is rectified</p>

### OCCUPATION AND ONGOING USE

50.	<p><b>Additional structures</b></p> <p>No additional structures are to be built or installed on the site without permission from the Wentworth Shire Council.</p> <p><b>Reason:</b> To ensure only approved work is carried out</p>
51.	<p><b>Amenity of the neighbourhood</b></p> <p>The operation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, waste water, waste products, grit, oil or other harmful products.</p> <p><b>Reason:</b> To ensure the amenity of the neighbourhood is not compromised unreasonably.</p>
52.	<p><b>Maintenance of wastewater and stormwater treatment device</b></p> <p>During occupation and ongoing use of the building, the beneficiary of this consent must ensure all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) are regularly maintained, to remain effective.</p> <p><b>Reason:</b> To protect sewerage and stormwater systems.</p>
53.	<p><b>Release of securities / bonds</b></p> <p>When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held. Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Councils requirements.</p>



	<b>Reason:</b> To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.
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## 9.17 PROJECT & WORKS UPDATE - NOVEMBER 2024

File Number: RPT/24/755

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Jamie-Lee Kelly - Administration Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

### Summary

This report provides a summary of the projects and major works undertaken by the Roads and Engineering Department which have been completed during the months of October 2024 and the planned activities for November 2024.

### Recommendation

That Council receives and notes the major works undertaken in October 2024 and the scheduled works for the following month.

### Detailed Report

Refer below for updates of the works completed in October 2024, and the planned activities for November 2024.

#### **Projects and Works Completed in October 2024, and Scheduled for November 2024.**

#### **Roads**

##### **Maintenance Grading**

- Graders have recently undertaken works on the Ivanhoe, Dockerty, Arumpo and Top Hut Roads.

##### **Arumpo Road 24.5km Upgrade**

- Following approval of the earthworks machinery contract extension at the October Council Meeting, the earthmoving contractor will restart works with Council construction crews in late Nov to continue works North East towards Mungo National Park on the remaining 11kms of the project.
- Material supply contractor has completed approximately 80,000 of 120,000 tonnes of gravel supply for the project.
- Carting and placing of gravel has been completed on the first 13kms.
- External contractor will be installing the bitumen seal the week commencing 18 November 2024.
- It is anticipated the total project will be completed early March.

##### **Local Road Maintenance**

- General maintenance on our local roads has been undertaken including replacing guideposts, tree trimming, shoulder grading and pothole repairs.

##### **TfNSW Road Maintenance**

- As part of Councils RMCC Contract with TfNSW for maintaining the State Highways, Council recently completed bitumen re-surfacing and crack sealing in various locations along the Sturt and Silver City

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<p>(continued)</p>	<p><b><u>Sewer Rehabilitation Program</u></b></p> <ul style="list-style-type: none"> <li>• Tenders closed on Monday 4 November with 4 tenders received.</li> <li>• Tender assessment to be concluded by the end of November, likely to require a detailed technical review of different sewer rehabilitation products.</li> </ul> <p><b><u>District Bulk Metering</u></b></p> <ul style="list-style-type: none"> <li>• Award of bulk metering installation for Buronga Pump Station and Wentworth Water Treatment Plant to RDG Electrical. Works being scheduled.</li> <li>• Midway and Dareton standpipe bulk metering to be re-scoped prior to going back out for competitive quotes.</li> </ul> <p><b><u>3G to 4G Upgrade for Water and Wastewater Infrastructure</u></b></p> <ul style="list-style-type: none"> <li>• 3G network was turned off on 28 October, demonstrating that the infrastructure has been successfully upgraded.</li> <li>• Pooncarie Water Supply System SCADA upgrade resulted in a number of instruments also needing to be upgraded.</li> <li>• Awaiting switchboard audit report to conclude these works.</li> </ul> <p><b><u>Dareton Sewer Pump Station No. 2</u></b></p> <ul style="list-style-type: none"> <li>• Awaiting material deliveries prior to construction commencing on-site.</li> <li>• Construction commencement date scheduled for 11 November 2024.</li> </ul> <p><b><u>Rose Street Stormwater – Stage 1</u></b></p> <ul style="list-style-type: none"> <li>• Delivery of concrete pipes to site.</li> <li>• Construction commencement date scheduled for 11 November 2024.</li> </ul>
<p><b>Projects</b></p>	<p><b><u>Darling Street Wentworth Footpaths</u></b></p> <ul style="list-style-type: none"> <li>• Architects have been engaged to complete additional drawings to allow final design documents to be sent out for tender.</li> <li>• It is expected that documents will be out for tender in December and the contract be awarded at the February 2025 Council Meeting.</li> </ul> <p><b><u>Anabranche Mail and Wamberra Road Formation/Drainage Works</u></b></p> <ul style="list-style-type: none"> <li>• Tender documentation has been completed and advertised calling for pricing from suitable contractors.</li> <li>• The works are aimed at building up low lying areas to rectify water ponding issues, that cause road closures for long periods of time following heavy rain events.</li> </ul> <p><b><u>Anabranche Mail and Wamberra Road Resheeting Works</u></b></p> <ul style="list-style-type: none"> <li>• Tender documentation has been completed and advertised calling for pricing from suitable contractors.</li> <li>• The works are aimed at providing a safe, all weather access road which will minimize closure times following large rain events.</li> </ul> <p><b><u>Alcheringa Drive, Pooncarie Road &amp; River Road - Stabilisation Works</u></b></p> <ul style="list-style-type: none"> <li>• Tender documentation is currently being prepared, which will include stabilization and supply of road base material.</li> <li>• The projects are funded by the TfNSW RERF program.</li> </ul>

- The three projects will be run concurrently, and anticipated to commence in April 2025 and completed by 30 June 2025.

**Pooncarie Camp Kitchen**

- Out to quotation with responses due 19 November 2024.

**Rowing Club**

- Following the post flood clean up and repairs, the committee has requested that minor changes continue within the existing building footprint. These include:
  - Modifying the exiting men's toilet to an all-accessible toilet and shower.
  - Modify the men's change area to include new toilets.
  - Provide a reduced boat storage area as originally intended.
- These changes will need approval from the funding body prior to proceeding.

**Buronga Riverfront Toilet Block**

- Review of Environmental Factors has been prepared and approved.
- Awaiting material deliveries prior to construction commencing on-site.
- Construction commencement scheduled for late November.

**Pooncarie Toilet Block**

- Electrical installation complete.
- Contractor awarded the construction of the Sewer (2 x 4,500L underground tanks and reln drain) and water installation.
- Works have commenced on-site.
- Site works scheduled to be completed in November.

**Dareton to Namatjira Sharedway**

- Solar light poles in fabrication, due for delivery mid January.

**Buronga to Midway Sharedway**

- Solar light poles in fabrication, due for delivery mid January.
- Essential Energy delay to installation of fixed pole lighting due to ongoing industrial action.

**George Gordon Oval Lighting Upgrade**

- Request from Council to investigate additional funding avenues, report provided for Council consideration.

**Open Spaces – Dawn Ave Drainage Basin**

- Community consultation sessions held and community feedback surveys close 8 November 2024.
- Quotes for northern fencing updated.

**Wentworth Kerb Upgrades**

- Design to progress in November.

**Wentworth Riverfront Mooring Rectification**

- Concept design updated by external structural engineer.
- Approval documentation to be prepared in November.

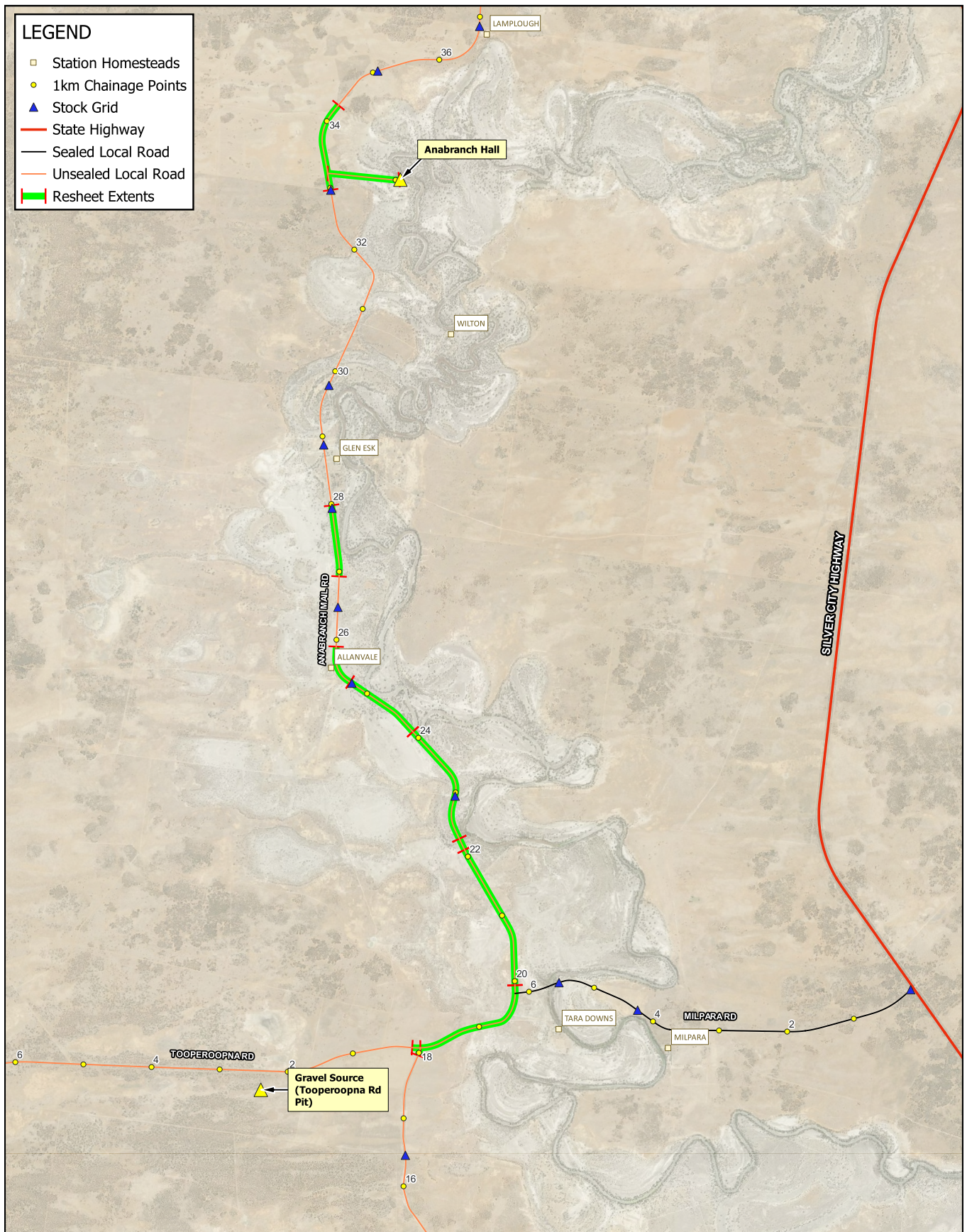
**Attachments**

1. Log Bridge Road [↓](#)
2. Anabranh Mail Road Resheet Map [↓](#)
3. Wamberra Road Resheets Map [↓](#)
4. Council Office Landscaping 1 [↓](#)
5. Council Office Landscaping 2 [↓](#)
6. Pooncarie Amenities Block 1 [↓](#)
7. Pooncarie Amenities Block 2 [↓](#)
8. Wentworth Caravan Park [↓](#)









P.O. Box 81 Wentworth 2648.  
Tel. (03) 5027 5027 Fax. (03) 5027 5000  
E: council@wentworth.nsw.gov.au  
W: www.wentworth.nsw.gov.au

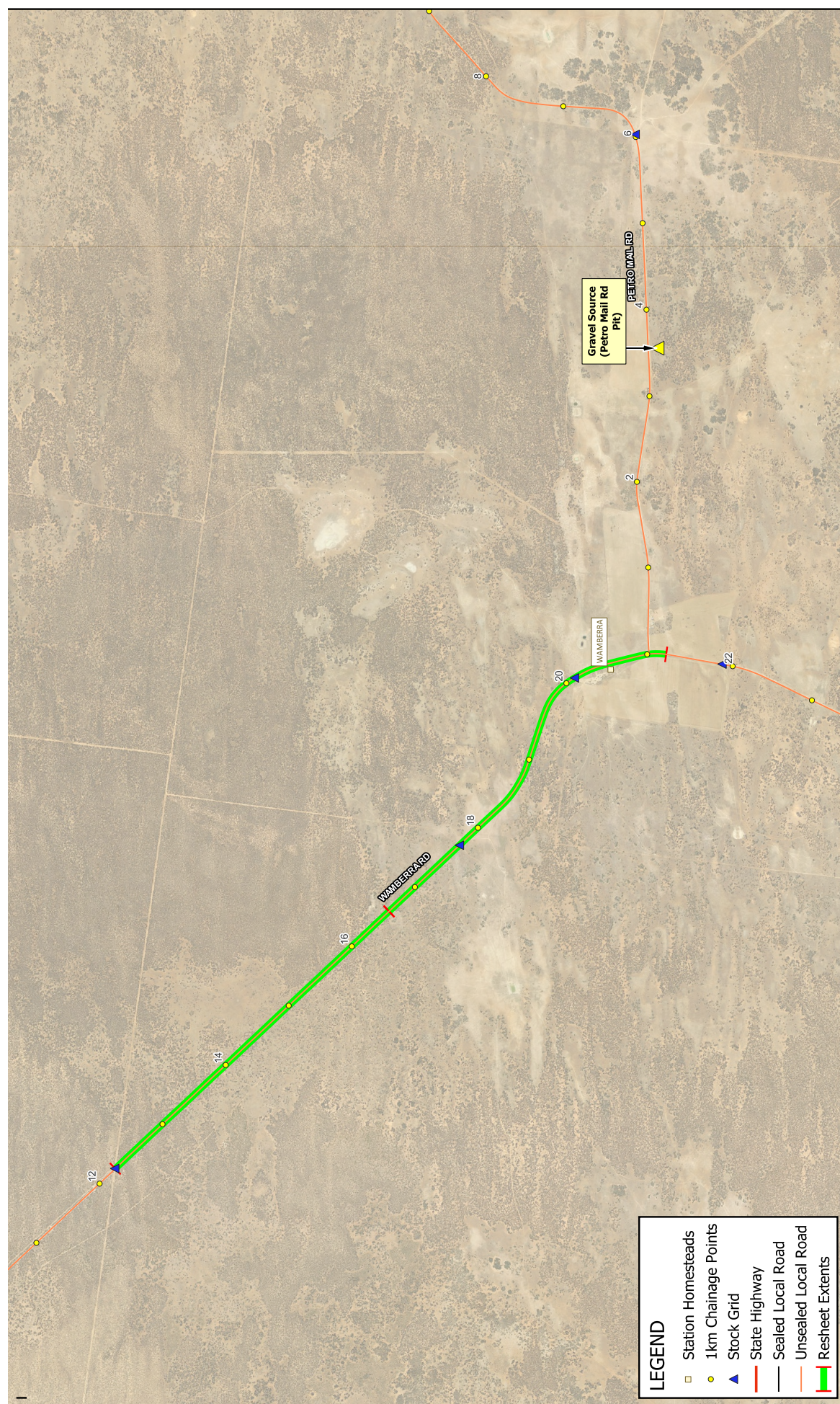
## ANABRANCH MAIL ROAD GRAVEL RESHEETING 2024/25 CAPITAL WORKS PROGRAM

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Original Sheet Size: A3

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Date: 01/11/2024  
Scale: 1:50,000  
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**WAMBERRA ROAD GRAVEL RESHEETING  
2024/25 CAPITAL WORKS PROGRAM**

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P.O. Box 81 Wentworth 2648.  
Tel. (03) 5027 5027 Fax. (03) 5027 5000  
E: [council@wentworth.nsw.gov.au](mailto:council@wentworth.nsw.gov.au)  
W: [www.wentworth.nsw.gov.au](http://www.wentworth.nsw.gov.au)



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7/11/2024 16:58



7/11/2024 16:55











## **10 NOTICES OF MOTIONS / QUESTIONS WITH NOTICE**

### **10.1 WENTWORTH DARLING RIVER BRIDGE**

File Number: RPT/24/754

Councillor Crisp has indicated his intention to move the following motion:

#### **Motion**

That Council write to Transport for NSW requesting remediation of the surface of the Wentworth Darling River Bridge.

#### **Background**

Councillor Crisp will speak to the motion.

#### **Attachments**

Nil

## 10.2 WILGA ROAD FOOTPATH

File Number: RPT/24/797

Responsible Officer: Ken Ross - General Manager  
 Responsible Division: Office of the General Manager  
 Reporting Officer: Gayle Marsden - Executive Assistant

Objective:

Strategy:

### **Summary**

#### **Question with Notice**

Cr Armstrong asked for an update on any plans to extend a footpath from the intersection of Moontongue Dr and Wilga Road through to Lewis Estate at the end of Wilga Road, where there has already been a bitumen footpath installed.

#### **Director Roads and Engineering reponse**

Council currently has 5 projects submitted for funding with The “Get Active” program from NSW Government (closing 23<sup>rd</sup> Nov 2024)

These prioritised jobs come from the Council’s “Pedestrian Access Mobility Plan” (PAMP’s) program list.

- Buronga Midway to IGA
- Burns St and Adelaide Sts Gol Gol (connection to Pre School)
- Cadell St Wentworth, to Junction Park
- Avoca St Dareton
- William St Gol Gol

Note that as part of the newly constructed sub division at the end of Wilga Rd an agreement with the developer is also in place to construct a new path on the Wilga Rd widening section to Modikerr Way.

The below request will be included in the PAMPs program list for assessment and included for the next round of external pathway funding.



## 11 CONFIDENTIAL BUSINESS – ADJOURNMENT INTO CLOSED SESSION

Despite the right of members of the public to attend meetings of a council, the council may choose to close to the public, parts of the meeting that involve the discussion or receipt of certain matters as prescribed under section 10A(2) of the Local Government Act.

With the exception of matters concerning particular individuals (other than councillors) (10A(2)(a)), matters involving the personal hardship of a resident or ratepayer (10A(2)(b)) or matters that would disclose a trade secret (10A(2)(d)(iii)), council must be satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

The Act requires council to close the meeting for only so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security being protected. (section 10B(1)(a))

Section 10A(4) of the Act provides that a council may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

Section 10B(4) of the Act stipulates that for the purpose of determining whether the discussion of a matter in an open meeting would be contrary to the public interest, it is irrelevant that:-

- (a) a person may misinterpret or misunderstand the discussion, or
- (b) the discussion of the matter may -
  - (i) cause embarrassment to the council or committee concerned, or to councillors or to employees of the council, or
  - (ii) cause a loss of confidence in the council or committee.

### **Recommendation**

That Council adjourns into Closed Session, the recording of the meeting be suspended, and members of the press and public be excluded from the Closed Session, and that access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld unless declassified by separate resolution.

This action is taken in accordance with Section 10A(2) of the Local Government Act, 1993 as the items listed come within the following provisions:-

#### **12.1 George Gordon Oval Lighting Upgrade PT 2324/22 (RPT/24/766)**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

#### **12.2 Renewal of Memorandum of Understanding between Wentworth Shire Council and Hidden Gems Victoria Pty Ltd for the Smoked Meats Event. (RPT/24/584)**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for

business relating to (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it. On balance, the public interest in preserving the confidentiality of information about the item outweighs the public interest in maintaining openness and transparency in council decision-making.

## 12 OPEN COUNCIL - REPORT FROM CLOSED COUNCIL

### 12.1 GEORGE GORDON OVAL LIGHTING UPGRADE PT 2324/22

File Number: RPT/24/766

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Scott Barnes - Manager Engineering Services

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

#### **REASON FOR CONFIDENTIALITY**

*This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.*

## 12.2 RENEWAL OF MEMORANDUM OF UNDERSTANDING BETWEEN WENTWORTH SHIRE COUNCIL AND HIDDEN GEMS VICTORIA PTY LTD FOR THE SMOKED MEATS EVENT

File Number: RPT/24/584

Responsible Officer: Ken Ross - General Manager

Responsible Division: Office of the General Manager

Reporting Officer: Lexi Stockman - Manager Tourism and Promotion

Objective: 1.0 Wentworth Shire is a vibrant, growing and thriving Region

Strategy: 1.2 Promote the Wentworth Region as a desirable visitor and tourism destination

### **REASON FOR CONFIDENTIALITY**

*This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it. On balance, the public interest in preserving the confidentiality of information about the item outweighs the public interest in maintaining openness and transparency in council decision-making.*

## **13 CONCLUSION OF THE MEETING**

### **NEXT MEETING**

18 December 2024