

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 SHIRE COUNCIL CHAMBERS, SHORT STREET, WENTWORTH**, commencing at **7:00PM**.

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 26 JUNE 2024

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## 1 OPENING OF MEETING

THE MAYOR 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 15 May 2024 be confirmed as circulated.



# ORDINARY MEETING MINUTES

15 MAY 2024

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#### 1 OPENING OF MEETING

The Mayor opened the meeting with a prayer at 7:00pm.

## 2 PRAYER OR ACKNOWLEDGEMENT OF COUNTRY

#### PRESENT:

COUNCILLORS:	Councillor Daniel Linklater Councillor Brian Beaumont Councillor Steve Cooper Councillor Peter Crisp Councillor Jane MacAllister Councillor Susan Nichols Councillor Jo Rodda
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) Hannah Nicholas (Business Support Officer)

## 3 APOLOGIES AND LEAVE OF ABSENCE

#### Council Resolution

That Council notes the apology and grants the Leave of Absence Request from Cr Elstone for 15 May 2024 and grants a Leave of Absence Request from Cr Beaumont from 21 May – 12 June 2024.

#### Moved Cr Crisp, Seconded Cr. MacAllister

#### CARRIED UNANIMOUSLY

## 4 DISCLOSURES OF INTERESTS

Councillor Crisp advised that he had a less than significant non-pecuniary interest in Item 9.7 as he is a member of the Dareton Community Action Team.

Councillor Nichols advised that she had a less than significant non-pecuniary interest in Item 9.5 as she is the President of the Wentworth Bowling Club.

Councillor Nichols advised that she had a less than significant non-pecuniary interest in Item 9.7

as she is the President of the Wentworth Bowling Club.

## 5 CONFIRMATION OF MINUTES

#### **Recommendation**

That the Minutes of the Ordinary Meeting held 17 April 2024 be confirmed as circulated.

#### Council Resolution

That the Minutes of the Ordinary Meeting held 17 April 2024 be confirmed as amended.

Moved Cr Rodda, Seconded Cr. Nichols

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

#### **OUTSTANDING MATTERS FROM PREVIOUS MEETINGS** 6.1

File Number:	RPT/24/241
Responsible Officer: Responsible Division: Reporting Officer:	Ken Ross - General Manager Office of the General Manager Hannah Nicholas - Business Support Officer
Objective: Strategy:	<ul><li>4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner</li><li>4.2 A strong, responsible and representative government</li></ul>

#### Summary

The Outstanding Actions report provides details of activities raised at previous Council meetings that remain outstanding.

#### **Officer Recommendation**

That Council receives and notes the list of outstanding matters as at 9 May 2024.

#### **Council Resolution**

That Council receives and notes the list of outstanding matters as at 9 May 2024.

Moved Cr Rodda, Seconded Cr Cooper

## 7 MAYORAL AND COUNCILLOR REPORTS

### 7.1 MAYORAL REPORT

File Number: RPT/24/242

#### **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

#### Moved Cr Linklater, Seconded Cr Rodda

CARRIED UNANIMOUSLY

## 8 **REPORTS FROM COMMITTEES**

Nil

## 9 REPORTS TO COUNCIL

#### 9.1 GENERAL MANAGERS REPORT

File Number:	RPT/24/240

Responsible Officer: Responsible Division: Reporting Officer:	Ken Ross - General Manager Office of the General Manager 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

24-04

24-05

2. Meetings

As listed

3. <u>Upcoming meetings or events</u>

As listed

4. <u>Other items of note</u>

Nil

#### **Recommendation**

That Council receives and notes the information contained within the report from the General Manager.

#### **Council Resolution**

That Council receives and notes the information contained within the report from the General Manager.

#### Moved Cr Rodda, Seconded Cr Beaumont

#### 9.2 MONTHLY FINANCE REPORT - APRIL 2024

\_ \_ \_

File Number:	RPT/24/206
Responsible Officer: Responsible Division: Reporting Officer:	Simon Rule - Director Finance and Policy Finance and Policy 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 April 2024 were \$554,668.53. After allowing for pensioner subsidies, the total levies collected are now 81.49%. For comparison purposes 77.82% of the levy had been collected at the end of April 2023. Council currently has \$45,497,659.22 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 Rodda, Seconded Cr Crisp

#### 9.3 MONTHLY INVESTMENT REPORT - APRIL 2024

File Number:	RPT/24/217

Responsible Officer: Responsible Division: Reporting Officer:	Simon Rule - Director Finance and Policy Finance and Policy 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 April 2024, Council had \$41 million invested in term deposits and \$4,497,559.22 in other cash investments. Council received \$174,178.33 from its investments for the month of April 2024.

In April 2024 Council investments averaged a rate of return of 5.04% and it currently has \$8,275,858.15 of internal restrictions and \$34,997,066.61 of external restrictions.

#### **Recommendation**

That Council receives and notes the monthly investment report.

#### **Council Resolution**

That Council receives and notes the monthly investment report.

#### Moved Cr. Nichols, Seconded Cr Cooper

#### 9.4 MARCH QUARTERLY BUDGET REVIEW - THIRD QUARTER 2023 - 2024

File Number:	RPT/24/216
Responsible Officer: Responsible Division:	Simon Rule - Director Finance and Policy 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 March Quarter the result of net variances if approved are an unfavorable operational variance of \$5,764,000 and a favorable capital variance of \$4,814,000 resulting in a total unfavourable budget variation of \$950,000.

#### **Recommendation**

That Council:

- a) Note the 2023/2024 Third Quarter Budget Review
- b) Approve the proposed variations to the 2023/2024 Budget

That Council:

- a) Note the 2023/2024 Third Quarter Budget Review
- b) Approve the proposed variations to the 2023/2024 Budget

#### CARRIED

For the Motion :

# Clr.s Beaumont, Cooper, Crisp, Linklater, Nichols and Rodda.

Against the Motion: Clr. MacAllister.

#### 9.5 QUARTERLY OPERATIONAL PLAN PROGRESS REPORT

File Number:	RPT/24/198
Responsible Officer: Responsible Division: Reporting Officer:	Simon Rule - Director Finance and Policy Finance and Policy Simon Rule - Director Finance and Policy
Objective: Strategy:	<ul><li>4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner</li><li>4.2 A strong, responsible and representative government</li></ul>

#### <u>Summary</u>

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 complied on a quarterly basis.

#### **Recommendation**

That Council notes the report.

#### **Council Resolution**

That Council notes the report.

Moved Cr Rodda, Seconded Cr. Nichols

# 9.6 DRAFT 2024/2025 OPERATIONAL PLAN - ENDORSEMENT FOR PUBLIC EXHIBITION.

File Number:	RPT/24/196
Responsible Officer: Responsible Division: Reporting Officer:	Simon Rule - Director Finance and Policy Finance and Policy Simon Rule - Director Finance and Policy
Objective: Strategy:	<ul><li>4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner</li><li>4.3 An effective and efficient organisation</li></ul>

#### <u>Summary</u>

In accordance with the *Local Government Act 1993 (NSW)* (the Act), Council must have an annual Operational Plan adopted for each financial year, outlining the activities to be undertaken in that year, to achieve the commitments outlined in the Delivery Program.

The Operational Plan also includes the Statement of Council Revenue Policy and the Annual Fees and Charges in accordance with the Regulations.

Council is being asked to endorse the draft 2024/2025 Operational Plan for public exhibition. During the exhibition period the public are invited to provide feedback into the actions to be undertaken within the financial year. Public submissions are also invited on the proposed Rates and Annual Charges, as outlined in the Annual Statement of Revenue, and the Annual Fees and Charges.

The final version of all documents, together with all feedback received, will be presented to Council on the 26 June 2024.

#### **Recommendation**

That Council endorses the draft 2024/2025 Operational Plan

That Council gives notice of its intention to adopt the following rates and annual charges, which are contained within the draft 2024/2025 Operational Plan:

- To make and levy an Ordinary Rate to comprise of a base rate and an ad valorem rating structure for residential, business and farmland categories of rates;
- To increase the Ordinary Rate by the maximum 5.20% rate pegged amount determined by the Independent Pricing and Regulatory Tribunal of NSW (IPART);
- To increase waste water access charges by 5%;
- To increase raw and filtered water access charges by 5%;
- To increase water consumption charges by 5%;
- To increase domestic waste charges by 5%;
- To levy the fees and charges established in Part B of the Annual Statement of Revenue; and

• To charge the maximum interest on overdue rates and charges as determined by the Minister for local Government.

#### **Council Resolution**

That Council endorses the draft 2024/2025 Operational Plan for public consultation for 28 days.

That Council gives notice of its intention to adopt the following rates and annual charges, which are contained within the draft 2024/2025 Operational Plan:

- To make and levy an Ordinary Rate to comprise of a base rate and an ad valorem rating structure for residential, business and farmland categories of rates;
- To increase the Ordinary Rate by the maximum 5.20% rate pegged amount determined by the Independent Pricing and Regulatory Tribunal of NSW (IPART);
- To increase waste water access charges by 5%;
- To increase raw and filtered water access charges by 5%;
- To increase water consumption charges by 5%;
- To increase domestic waste charges by 5%;
- To levy the fees and charges established in Part B of the Annual Statement of Revenue; and
- To charge the maximum interest on overdue rates and charges as determined by the Minister for local Government.

Moved Cr Crisp, Seconded Cr Beaumont

#### CARRIED

For the Motion :	Clr.s Beaumont, Cooper, Crisp, Linklater, MacAllister and Rodda.
Against the Motion:	Clr. Nichols.

#### 9.7 AF003 REQUESTS FOR FINANCIAL ASSISTANCE

File Number: RPT/24/202

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 2023/24 financial year for the funding of requests from the community for financial assistance. In this financial year, \$112,974.00 has been granted to a variety of organisations through the annual fees and charges "Exemptions from the Application" process.

The total value of requests granted so far under delegated authority is \$3,124.00 and the total value of requests granted in full is \$55,680.42

The total value of requests received for the 30January – 30 April 2024 funding application period totals \$7,860.65, which if granted in full would leave a balance in the financial assistance program of \$20,360.93.

Financial Assistance Program starting balance 2023/24	\$200,000.00
Annual fees & charges annual exemptions granted	\$112,974.00
Granted under delegated authority to 29 January 2024	\$ 2,817.00
Value of approved requests August 2023 Council Meeting	\$ 33,374.80
Value of approved requests November 2023 Council Meeting	\$ 13,489.62
Value of approved requests February 2024 Council Meeting	\$ 4,816.00
Available balance after February Council Meeting	\$ 32,528.58
Wentworth Regional Community Project Association Inc granted \$4000 outside of quarterly financial assistance considerations. Approved by Council at the 13 December 2023 Council Meeting	\$ 4,000.00
Granted under delegated authority 30 January – 30 April 2024	\$ 307.00
Available balance as at 30 April 2024	\$ 28,221.58
Financial request applications received 30 January – 30 April 2024	\$ 7,860.65
Remaining balance if all approved	\$ 20,360.93

#### **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.

#### **Council Resolution**

That Council having considered the current requests for financial assistance grants the full value of all requests totalling \$7,860.65 from the Financial Assistance program.

Moved Cr. MacAllister, Seconded Cr Beaumont

#### 9.8 HELENA STREET TRANSFER & PART CLOSURE

File Number:	RPT/24/160
Responsible Officer: Responsible Division: Reporting Officer:	George Kenende - Acting Director Health & Planning Health and Planning 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

#### <u>Summary</u>

As part of Council's move to the Civic Centre there is a need to extend the existing car park providing additional parking to accommodate the patrons of the Wentworth Grand Resort, Council staff and public visiting local shops. The extension involves occupying the furthest eastern end of Helena Street which crosses Darling Street to the Darling River, currently used as the entrance to the carpark and access to the Darling River.

Helena Street has been traditionally maintained by the Wentworth Shire Council's and forms a part of Councils local road network, facilitating access in and around the township of Wentworth and providing access to public areas. However, there is a small portion of the street that has been identified as a Crown Road, whereby Council is not the current road authority (owner).

#### **Recommendation**

That Council

1. Makes an application to Crown Lands requesting a transfer of the remaining section of crown road identified as Helena Street to Council's ownership.

#### **Council Resolution**

That Council makes an application to Crown Lands requesting a transfer of the remaining section of crown road identified as Helena Street to Council's ownership.

#### Moved Cr Cooper, Seconded Cr. Nichols

# 9.9 DA2024/018 SWIMMING POOL WITH SAFETY BARRIER 14 RIVERVIEW RISE LOT 5 DP 1014535 GOL GOL

File Number:	RPT/24/211
Responsible Officer: Responsible Division: Reporting Officer:	George Kenende - Acting Director Health & Planning Health and Planning 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 (DA2024/018) was received by Council for a swimming pool with safety barrier to be located at 14 Riverview Rise Lot 5 DP 1014355 Gol Gol within the river front setback.

Under the *Wentworth Local Environmental Plan 2011* (*WLEP 2011*), this development is permitted with consent when located within the R5 Large Lot residential zone, as ancillary development to the existing dwelling.

The proposed swimming pool with safety barrier is to be located between the existing dwelling and the high bank of the Murray River. The proposed swimming pool safety barrier is to be located 17.78m from the high bank of the river at the closest point. The required river setback under clause 7.6 the WLEP 2011 is 30m from the high bank of the river. As part of the 7.6 assessment, a variation to the 30m river setback standard was required (usually referred to as a 4.6 variation).

Due to the variation being greater than 10%, the application cannot be determined under delegated authority, and must be determined by Council.

#### **Recommendation**

That Council:

- 1. Approve DA2024/018 being a swimming pool and safety barrier located at 14 Riverview Rise Lot 5 DP 1014355 Gol Gol.
- 2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

#### **Council Resolution**

That Council:

- 1. Approve DA2024/018 being a swimming pool and safety barrier located at 14 Riverview Rise Lot 5 DP 1014355 Gol Gol.
- 2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

#### Moved Cr Crisp, Seconded Cr Rodda

#### CARRIED

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

For the Motion : Clr.s Beaumont, Cooper, Crisp, Linklater and Rodda. Against the Motion: Clr.s MacAllister and Nichols.

#### 9.10 WENTWORTH LOCAL ENVIRONMENTAL PLAN 2011 AMENDED MAP TO BURONGA COMMERCIAL PRECINCT PLANNING PROPOSAL

**RDT**/2//225

The Number.	NI 1/24/223
Responsible Officer: Responsible Division: Reporting Officer:	George Kenende - Acting Director Health & Planning Health and Planning George Kenende - Acting Director Health & Planning
Objective: Strategy:	1.0 Wentworth Shire is a vibrant, growing and thriving Region 1.5 Encourage and support initiatives that improve local employment opportunities

#### <u>Summary</u>

File Number

Wentworth Shire Council resolved to proceed with a Planning Proposal to amend planning provisions in the Wentworth Local Environmental Plan 2011 (WLEP) that specifically relate to amendment to the Zoning.

The Department of Planning and Environment (DPE) (now the Department of Planning Housing and Infrastructure (DPHI)) issued a Gateway Determination to proceed on 15 June 2023.

The Planning Proposal sought to amend the following provisions:

- Rezone approximately 15 ha of land north of the Sturt Highway in Buronga from RU5 Village to E1 Local Centre
- Rezone Lot 1 DP 848480 from RU5 Village to SP2 Infrastructure

Public exhibition and state agency consultation to Transport for NSW (TfNSW) was conducted in accordance with the Gateway Determination. One (1) public submission was received. No submission was received from Transport for NSW.

A report was presented to Council at the 17 April 2024 ordinary council meeting where Council determined to proceed with finalisation amendment to the Wentworth Local Environmental Plan 2011.

During the finalization, a minor error was identified in the mapping, were land required to remain residential was included within the new proposed E1 zone. As the amended plan constitutes an amendment to the Planning Proposal, it will need Council endorsement.

This report seeks Council endorsement of the minor change to the Planning Proposal mapping to proceed with finalisation of the amendment to the Wentworth Local Environmental Plan 2011.

#### **Recommendation**

- a. That Council endorse the map amendment as outlined in this report.
- b. That Council, as the plan-making authority, resolve to proceed with the finalisation of the Planning Proposal in accordance with section 3.36 of the Environmental Planning and Assessment Act 1979.
- c. That Council call a division in accordance with S375A of the Local Government Act 1993 (NSW)

#### Council Resolution

That Council:

- a) Endorse the map amendment as outlined in this report
- b) As the plan-making authority, resolve to proceed with the finalisation of the Planning Proposal in accordance with section 3.36 of the Environmental Planning and Assessment Act 1979
- c) Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

#### Moved Cr Rodda, Seconded Cr Cooper

#### CARRIED UNANIMOUSLY

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

For the Motion :	<i>Clr.s Beaumont, Cooper, Crisp, Linklater, MacAllister, Nichols and Rodda.</i>

Against the Motion: Nil.

#### 9.11 FEE WAIVER REQUEST FOR PLANNING PROPOSAL

RPT/24/226
George Kenende - Acting Director Health & Planning Health and Planning George Kenende - Acting Director Health & Planning
3.0 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

#### **Summary**

Cadell Consulting, working pro-bono on behalf of their clients is seeking a waiver of the applicable fee for the lodgement of a planning proposal of \$7,885.90 – see Attachment 1.

Once lodged, the Planning Proposal aims to amend the Wentworth Local Environmental Plan 2011 by heritage listing a 2,500 year old Eucalyptus Oleosa tree (WOW Tree). This will be subject to a completed planning proposal document and report to Council at a later date.

#### **Recommendation**

That Council resolves to approve to waiver the LEP Amendment Fee of \$7,885.90.

#### **Council Resolution**

That Council resolves to approve to waiver the LEP Amendment Fee of \$7,885.90.

Moved Cr. MacAllister, Seconded Cr Beaumont

#### 9.12 PROJECT & WORKS UPDATE - MAY 2024

RPT/24/197
Geoff Gunn - Director Roads and Engineering Roads and Engineering Jamie-Lee Kelly - Administration Officer
3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
3.2 Ensure that community assets and public infrastructure are well maintained

#### <u>Summary</u>

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 April 2024 and the planned activities for May 2024.

#### **Recommendation**

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

#### **Council Resolution**

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

#### Moved Cr Crisp, Seconded Cr Beaumont

## 10 NOTICES OF MOTIONS / QUESTIONS WITH NOTICE

Nil

Cr Crisp thanked Council for the work, assistance and support for the Dareton Coomealla Centenary Celebrations.

Cr Nichols agreed with Cr Crisp and advised the Centenary alongside the ANZAC Day ceremony and Men in the Shed events went very well.

## 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 PT2324/12 Dareton to Namatjira Shared Path Solar Lighting. (RPT/24/243)

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 Cooper, Seconded Cr Rodda

## 12 OPEN COUNCIL - REPORT FROM CLOSED COUNCIL

### 12.1 PT2324/12 DARETON TO NAMATJIRA SHARED PATH SOLAR LIGHTING

File Number:	RPT/24/243
Responsible Officer: Responsible Division: Reporting Officer:	Geoff Gunn - Director Roads and Engineering Roads and Engineering Michael Hilliard - Project Engineer
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

#### 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 in accordance with the Local Government (General) Regulations 2021, section 178(1)(b), 178(3)(e) and 178(4)(a-b) declined to accept any submitted tenders for the tendered works and that Council will enter negotiations with Cummins and Noonan Electrical with the view to entering into a contract for a variation of the works tendered making allowance for approvals required by third parties including Transport for NSW and Essential Energy.

## 13 CONCLUSION OF THE MEETING

The meeting closed at 8:27pm.

## **NEXT MEETING**

26 June 2024

CHAIR

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

#### 6.1 OUTSTANDING MATTERS FROM PREVIOUS MEETINGS

File Number:	RPT/24/252
Responsible Officer: Responsible Division: Reporting Officer:	Ken Ross - General Manager Office of the General Manager Hannah Nicholas - Business Support Officer
Objective: Strategy:	<ul> <li>4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner</li> <li>4.2 A strong, responsible and representative government</li> </ul>

#### Summary

The Outstanding Actions report provides details of activities raised at previous Council meetings that remain outstanding.

#### **Officer Recommendation**

That Council receives and notes the list of outstanding matters as at 19 June 2024.

#### **Attachments**

1. Outstanding Actions as at 19 June 2024

Date From: Date To:	Printed: Wednesday, 19 June 2024 12:40:29 PM	Action Record (latest first)	<b>18 Jun 2024 11:32am Wall, Samantha</b> In person Community consultation process undertaken on 2nd & 3rd May. Online survey completed 18th May. Final report delayed until July council meeting, awaiting arborist assessment on potential tree root removal for asset protection.	19 Jun 2024 8:57am Marsden, Gayle The Heritage and History Advisory Committee meeting has been tentatively scheduled for 24 July 2024 at 5:30pm	<b>19 Jun 2024 12:39pm Marsden, Gayle</b> This will be considered as part of the review and update of the Companion Animals Management Plan which will be undertaken by the Office of the General Manager.	<b>19 Jun 2024 12:35pm Marsden, Gayle</b> This will be addressed as part of the review and update of the Companion Animals Management Plan which will be undertaken by the Office of the General Manager.	<b>19 Jun 2024 11:30am Wall, Samantha</b> User Group committee feedback, User Agreements & Management Plans for Pooncarie Sporting Reserve, Wentworth Showgrounds, Wentworth Sporting Complex & George Gordon Oval have been completed. Carramar Drive Sporting Complex User Agreement & Management Plan draft proposal to be presented at July Council meeting for review & comments.
Division: Committee: Ordinary Council Officer:	Outstanding Action Items Report	Item	Cr Brian Beaumont asked if Council should be focussing on the issue raised on Facebook with the pavers in Darling Street	Cr Brian Beaumont requested that the future of the PS Ruby be placed back on the outstanding action list to be discussed at a future meeting.	Cr Brian Beaumont requested that the installation of dog waste stations be investigated.	Cr Susan Nichols asked if an off leash dog park could be considered.	Cr Jo Rodda requested that the reviewing of user groups agreements be placed on the outstanding action list.
Division Commit Officer:		Title	Darling Street Pavers	PS RUBY	Dog Waste Stations	Off Leash Dog Park	Review of User Agreements for Crown Reserves
		ltem	10.5	10.1	9.15	10.4	10.4
		Meeting	Ordinary Council 20/07/202 2	Ordinary Council 16/11/202 2	Ordinary Council 20/09/202 3	Ordinary Council 20/09/202 3	Ordinary Council 15/11/202 3

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InfoCouncil

Ordinary     10.5     Lighting     Control       3.317/2/202     Sharedway     Essential Energy freed power pole lighting       3.31/2/202     Sharedway     Investigated.       3.31/2/202     Investigated.     Investigated.	Offic	Division: committee: Ordinary Council Officer: Outstanding Action Items Report	Date From: Date To: Printed: Wednesday, 19 June 2024 12:40:29 PM
	Lighting Sharedway Gol Gol	Cr Daniel Linklater requested that lighting along the Gol Gol sharedway be investigated.	<b>18 Jun 2024 11:06am Wall, Samantha</b> Essential Energy fixed power pole lighting to be installed following vegetation trimming being undertaken on 25 June. Tender for procurement of solar lights for Midway section finalised. Awaiting delivery of materials with expected installation to commence August 2024.

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## 7 MAYORAL AND COUNCILLOR REPORTS

#### 7.1 MAYORAL REPORT

File Number: RPT/24/250

#### <u>Summary</u>

The purpose of this report is to advise Council of meetings, conferences and appointments undertaken by Mayor Linklater for the period of 16 May 2024 – 26 June 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 16 May 2024 – 26 June 2024.

Date	Meeting	Location
21 May 2024	Mayoral Meeting	Wentworth
23 May 2024	Interview ABC Swan Hill Mildura Radio	Phone
23 May 2024	Elecnor Legacy 100 Graduation Ceremony	Buronga
24 May 2024	Murray Darling Association Region 4 Meeting	Video Conference
27 May 2024	Mayoral Meeting	Wentworth
27 May 2024	Meeting with Men in Shed Dareton	Wentworth
29 May 2024	LGNSW Housing Roundtable	Video Conference
29 May 2024	Pooncarie Sporting Reserve User Group Meeting	Buronga
30 May 2024	Lower Darling Flush Briefing	Video Conference
31 May 2024	Murray Darling Association Annual General Meeting	Video Conference
4 Jun 2024	Mayoral Meeting	Wentworth
4 Jun 2024	Meeting with BlueGas Technologies – Driving Mildura's Hydrogen Mobility	Mildura
4 Jun 2024	Prospective Councillor Information Night	Wentworth
5 Jun 2024	Prospective Councillor Information Night	Buronga
6 Jun 2024	Northen Mallee Leaders Program Launch	Wentworth
6 Jun 2024	CHAC Community Baaka Event	Wentworth
8 Jun 2024	Buronga Gol Gol & Districts Lions Club 50 year Anniversary Dinner	Dareton
11 Jun 2024	Mayoral Meeting	Wentworth
12 Jun 2024	ClubGrants Category 1 Meeting	Dareton
13-14 Jun 2024	Western Division of Councils Conference	Cobar
17 June 2024	Presentation by Richard Simon Buronga and Gol Gol Sporting Masterplan	Wentworth

18 June 2024	Mildura Heavy Vehicle Bypass Roundtable – Anne Webster	Mildura
18 June 2024	Mayoral Meeting	Wentworth
21 June 2024	Advisory Meeting Wentworth Aerodrome	Wentworth
24 June 2024	Mayoral Meeting	Wentworth
25 June 2024	Rotary Changeover Dinner	Wentworth
26 June 2024	Caravan Park Walk Through	Wentworth
26 June 2024	Meeting with Pioneer Homes	Wentworth
26 June 2024	Pre Meeting Briefing	Wentworth
26 June 2024	Ordinary Council Meeting	Wentworth

## **Attachments**

Nil

## 7.2 WESTERN DIVISION OF COUNCILS - COBAR

File Number: RPT/24/320

## Summary

The Western Division of Councils NSW 2024 mid-term Conference was held in Cobar on 13 - 14 June 2024.

### **Recommendation**

That the Western Division of Councils NSW Conference report from Councillor Crisp be received and noted.

## Additional Information

The guest speakers for the conference were as follows:

## Minister Tara Moriarty, Minister for Agriculture, Regional NSW, and Western NSW

- \$350m Regional Development Trust established in the last Budget
- \$15m for airport improvements. Administration by Public Works (this could be an opportunity for improvements at Pooncarie)
- \$10m for Western work force focusing on Child Care
- \$5m for Aboriginal enterprise package to grow Aboriginal businesses
- \$5m for small to medium businesses to grow the food & beverage sector

It should be noted that these programs have already been heavily subscribed to.

The Department has been reshaped into the Department of Regional Development.

The change will see grant funding targeting individual Council projects of best benefit to particular Councils.

The theme of the address to change from grants with universal criteria to targeted funding.

## Doug Walter, Director Office of Local Government

- Focusing on a new framework improving capacity for use
- Want to be more data driven (ie more reporting requirements)
- De-amalgamation legislation
- A new code of conduct & code of meeting practice
- State wide Pet registry new format
- Review into compulsory acquisitions

   (Question what involvement has the Office of Local Government had with the Valuer General on the cost of valuing compulsory acquisitions?
   Answer -The review is focusing on the unintended consequences affecting renewable projects)

## Ian George, Telstra Regional Engagement Manager

- 3G shut down issues
- Blackspots
- Network congestion
- Tower resilience in power outages

#### Crown Land and Public Spaces – Department of Planning Housing and Infrastructure

• Native Title – Slides be made available to those Councils that are interested. As a result of Councils' issues with Native Title, Crown Land and compensation it is hoped to organise, possibly in Broken Hill, a meeting with the Valuer General to clear up some of the issues.

#### Peter Adams Group Director, Department of Regional NSW

- Presentation on current projects at Wilcannia, Brewarrina and Lightning Ridge.
- Telecommunications towers will only be funded if they allow shared carriers. Expect a slow take up.

#### Cr Cameron Walters – Deputy Chair, Local Government NSW

This years' priorities are as follows:

- Financial stability
- Roads
- Natural disaster response
- Labour / skills shortages

## Alistair Lunn – Transport for NSW

- State budget very tight funding. Funding for projects like the Pooncarie to Menindee Road are behind us
- Many projects are on hold due to cost pressures
- Shifting emphasis to community transport "helping people get around "

#### Jerram Fairclough – Local Government Procurement

- Part of Local Government NSW
- Completing a service and performance update

#### Gavin Priestly, Public Works Advisory

- now a part of Department of Primary Industries
- function to support Local Government with projects either by staff involvement or peer review of projects
- RFDS upgrade from Kingair 200's to 300's and the impact that could have on the Pooncarie airstrip. (The General Manager & the Airport Manager are aware and will contact public works to discuss the issues)

I also talked about opportunities for low cost NAV aids now that "glass cockpits" are becoming more common.

## Superintendent Gerard Lawson, Commander North Central Police District (Not WSC area)

- Staffing issues approximately 25 short
- Recruitment and retention issues are Child Care and suitable housing

Overall, a worthwhile Conference on many fronts.

## Attachments

#### 7.3 DEPARTMENT OF CLIMATE CHANGE, ENERGY, THE ENVIRONMENT AND WATER FORUM - DRAFT MURRAY AND MURRUMBIDGEE REGIONAL WATER STRATEGIES

File Number: RPT/24/324

## Summary

Cr Beaumont attended the Department of Climate Change, Energy, the Environment and Water Forum – Draft Murray and Murrumbidgee Regional Water Strategies on behalf of Council at the Grande Resort 18 June 2024 and provided the following report.

#### **Recommendation**

That Council receives and notes the report from Councillor Beaumont.

## Additional Information

Presenters:

Mr Aaron Matsinos

Mr Andrew McCallum

Ms Jodie Orcher

Mr Steve Rossiter, (AFX Consulting)

The following is not intended to be a full account of the presentation or discussions held moreover an account of the brief notes taken. A full account of the Draft Murray and Murrumbidgee Regional Water Strategies can be viewed at the Department of Climate Change, Energy, the Environment and Water website.

https://water.dpie.nsw.gov.au/our-work/plans-and-strategies/regional-water-strategies

The above representatives of Department of Climate Change, Energy, the Environment and Water presented the 'Draft Regional Water Strategies – Murray/Murrumbidgee – Shortlisted Actions – Executive Summary' to a small audience consisting of Mr Howard Jones (South West Water Users and community member) and myself on behalf of Wentworth Shire Council.

The presentation which followed the purpose of the consultation paper and the aim to develop 13 regional water strategies that bring together the best and latest climate evidence with a wide range of tools and solutions to plan and manage each regions water needs over the next 20 to 40 years. The presentation was specifically relative to the Murray/Murrumbidgee Region however, there was discussion and comment/views expressed by those present which overlapped with our recent experiences with the Lower Darling, mismanagement, over extraction throughout the Murray Darling Basin, buybacks and continual development of high use irrigation enterprises.

In developing the Draft Strategies the department considered what the future climate could look like and where we should focus first.

<u>Future Climate</u> - More extreme events, changing rainfall patterns, higher temperatures, changes in river flows.

<u>Where should we Focus</u> – Balancing competing interests, improving the health and resilience of ecosystems, addressing barriers to Aboriginal water rights, supporting existing and emerging industries and livelihoods.

In addressing the challenges the following Priorities have been identified:

Priority 1: Continue to improve water management

Priority 2: Improve river and catchment health

Priority 3: Support sustainable economies and communities

Priority 4: Sustainable water management in the upper Murrumbidgee catchment

A critical feature of the Strategies was to clearly identify what actions and investments are needed now and those that will or may be needed further into the future.

An emphasis was placed on the importance of providing written feedback to the NSW Department of Climate Change, Energy, the Environment and Water via their website.

It was suggested WSC should apply particular reference to Action 3.4 'Support towns and local water utilities to understand and manage their future water security risks' should be addressed.

The above is a very brief account of discussions and the 'Draft' Strategic documents presented. I believe the 'Draft' documents should be considered for review by Council/ Management with consideration given to providing feedback as requested.

## Attachments

Nil

## 8 **REPORTS FROM COMMITTEES**

## 8.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE

File Number:	RPT/24/257
Responsible Officer: Responsible Division: Reporting Officer:	Simon Rule - Director Finance and Policy Finance and Policy 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

A meeting of the Audit, Risk and Improvement Committee was held on 13 May 2024 and the draft Minutes for the meeting have been separately circulated for the information of Councillors.

The Committee considered the following item of business:

- Audit Office of NSW Update
- Procurement & Contract Management Internal Audit and Internal Audit update
- 2024/2025 Budget & Operational Plan Update
- Internal Audit Extreme & High Risk Recommendations Update
- Quarterly Fraud Report
- Quarterly Operational Plan Progress Report
- Quarterly Budget Review Third Quarter 2023-2024
- Quarterly report on Legislative Updates
- Child Safe Standards Implementation Update

#### **Officer Recommendation**

That Council receives and notes the draft minutes of the Audit, Risk and Improvement Committee Meetings held on 13 May 2024

#### Additional Information

A meeting of the Audit, Risk & Improvement Committee was held on 13 May 2024. The agenda for the meeting covered the following areas of responsibilities as defined in the Committee's Terms of Reference:

#### **Internal Audit**

#### Principle

That Council has an effective internal audit function and receives maximum value from its

internal audit activities.

- Internal Auditors presented the final report on the outcomes of the Procurement and Contract Management Internal Audit and an overview of recent reports and publications by government agencies and other sources that may impact on public sector agencies.
- Management tabled a report outlining the progress on implementing Extreme & High Risk recommendations from previous audit reports.

## **External Audit**

#### Principle

That Council receives maximum value from its external audit activities.

• The committee considered a standard report item being an update from the Audit Office of NSW and its approved service provider Nexia Australia. Nexia and the Audit Office spoke to the recently released Annual Engagement Plan for the audit of the 2024/2025 Annual Financial Statements and a recently released Cyber Security in Local Government Performance Audit Report.

#### **Risk Management**

#### Principle

That Council has an effective risk management framework that successfully identifies and manages the risks it faces.

- Internal Auditors presented the final report on the outcomes of the Procurement and Contract Management Audit and an overview of recent reports and publications by government agencies and other sources that may impact on public sector agencies.
- The General Manager provided a quarterly fraud report.
- Quarterly report on Legislative Updates was tabled.
- An update on the implementation of the Child Safe Standards was provided to the Committee.
- The Audit Office discussed the recently released Cyber Security in Local Government Performance Audit report and key points for Council to consider.

#### Financial Management

### Principle

That Council has an effective financial management framework, sustainable financial position, and positive financial performance.

- The Committee reviewed the procedures for management review and consideration of the financial position and performance of Council by:
  - Considering the quarterly budget review for the third quarter of the 2024-2025 Financial Year
  - The Director Corporate Services provided an overview on the 2024-2025 budget and operational plan.

### Strategic Planning

### Principle

That Council has an effective framework that ensures it achieves its strategic plans and objectives under the Integrated Planning and Reporting (IP&R) Framework.

- The Committee reviewed and advised Council on whether Council is successfully implementing and achieving its IP&R objectives and strategies by
  - Considering the Quarterly Operational Plan Report for the period July 2023
     March 2024.

**Service Reviews and Business Improvement** 

#### Principle

That Council has an effective framework to ensure it is delivering services and conducting its businesses and functions to an expected standard.

Section 428A(2)(g) and Section 428A(3) of the *Local Government Act 1993* (NSW) (the Act) now requires Council to undertake regular service reviews to ensure that it is delivering services and conducting its business and functions to an expected level, and the community is receiving value for money for the services it receives.

• N/A

## Attachments

1. Minutes - Audit, Risk and Improvement Committee 13 May 2024 =>

## 9 **REPORTS TO COUNCIL**

## 9.1 GENERAL MANAGERS REPORT

File Number:	RPT/24/251
Responsible Officer: Responsible Division: Reporting Officer:	Ken Ross - General Manager Office of the General Manager Hannah Nicholas - Business Support Officer
Objective: Strategy:	<ul><li>4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner</li><li>4.2 A strong, responsible and representative government</li></ul>

## 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

Circulars 24-06, 24-07, 24-08, 24-09 and 24-10

2. Meetings

As listed.

3. Upcoming meetings or events

As listed.

4. Other items of note

Nil.

## **Recommendation**

That Council receives and notes the information contained within the report from the General Manager.

## **Detailed Report**

## 1. <u>Circulars</u>

24-06 - Privacy and the Mandatory Notification of Data Breach Scheme

## Key Points

- Personal information for the purposes of the Mandatory Notification of Data Breach Scheme includes 'health information'.
- Notifications to the Privacy Commissioner of a data breach or any updates must be made using the approved form/s.
- General managers should ensure that appropriate delegations are in place so that the right people have the authority to make decisions quickly.
- Information requirements when notifying affected individuals in relation to an eligible data breach are set out in the scheme.
- Under the Mandatory Notification of Data Breach Scheme, councils are to satisfy other data management requirements, including maintaining an internal data breach incident register, and having a publicly accessible data breach policy.
- Councils are required to ensure their data breach policy is publicly accessible which means Councils should publish their data breach policy on their website.
- The Mandatory Notification of Data Breach Scheme will improve public trust and help mitigate the impact of data breaches when they occur by providing greater

transparency, improving agencies' response to data breaches, and empowering affected individuals to take steps of their own to manage risks that might arise from a breach.

## 24-07 - End of Year Reporting Requirements for 2023-24 and Additional Information for 2024-25

## Key Points

- Councils and Joint Organisations need to review the attached end of year reporting information.
- Councils and Joint Organisations should familiarise themselves with the reporting timeframes when submitting their 2023-24 financial statements, FDR, and Financial Assistance Grant returns.
- Councils can access and download the FDR 2023-24, Financial Assistance Grant returns, the 2023-24 annual report checklist and the 2024-25 Calendar of Compliance from the Office of Local Government (OLG) website.
- Councils and Joint Organisations can use the respective annual report checklists to ensure that the information required under the Local Government Act 1993 (Act), the Local Government (General) Regulation 2005 and other relevant legislation and guidelines, is included within their annual report and annual performance statement.
- Councils should use the Calendar of Compliance and Reporting Requirements 2024-25 to assist in planning strategic and operational tasks throughout the year.

## 24-08 – 2024/25 Determination of the Local Government Remuneration Tribunal

## What's new or changing?

- The Local Government Remuneration Tribunal (the Tribunal) has determined an increase of 3.75% to mayoral and Councillor fees for the 2024-25 financial year, with effect from 1 July 2024.
- The Tribunal is required to determine the remuneration categories of councils and mayoral offices at least once every 3 years under section 239 of the Local Government Act 1993 (the Act). The Tribunal last undertook a significant review of the categories as part of its 2023 determination and will next review these categories in 2026.
- The Tribunal found that the allocation of most councils into the current categories continued to be appropriate having regard to the 2023 review, the current category model and criteria, and the evidence put forward in the submissions received.
- However, the Tribunal has reclassified both Hilltops Council and Muswellbrook Shire Council as Regional Rural councils based on changes to their combined resident and non-residential working population.

## 24-09 Amendments to the Local Government Act 1993 removing the option for councils to employ senior council executives under statutory contracts

- As of 1 September 2024, councils will no longer have the option to determine "senior staff positions" in their organisation structure.
- From this date, new employees in these former roles will be employed under an award or enterprise agreement approved by the IRC.
- Staff currently employed under the approved senior staff contract will continue to be employed under that contract until it expires. When the contract expires, senior staff's employment can continue under an award or enterprise agreement, and councils will need a valid and lawful reason not to continue their employment.
- Current senior staff may request to transition to employment under an award or enterprise agreement before the contract expiry date. Councils must not unreasonably refuse such a request. Senior staff may apply to the IRC for a review of a council's refusal of such a request.

- Where a senior staff member is transitioning off a contract into ongoing employment under an award or enterprise agreement, the usual requirement to advertise the position does not apply.
- Where the employment of senior staff is transitioned to employment under an award or enterprise agreement, their accrued entitlements will be preserved.
- The current provisions of the Act and Local Government (General) Regulation 2021 that apply to senior staff of councils will continue to apply to them while they continue to be employed under the senior staff contract.
- However, to ensure staff currently employed under the senior staff contract are not adversely affected in their employment, they will immediately have access to the jurisdiction of the IRC.
- Senior staff members' contracts are deemed to be an industrial instrument for the purposes of Part 6 of Chapter 2 of the Industrial Relations Act 1996, and it will be open to them or their union to seek orders and directions by the IRC, including in relation to unfair dismissal.

## 24-10 Resources for candidates standing at the local government elections

- The Office of Local Government (OLG) has a new dedicated webpage on its website for candidates at the upcoming local government elections called 'Become a Councillor'.
- The webpage contains a range of resources for potential candidates to assist them to understand what their role and responsibilities will be as a councillor if they are elected.
- The resources include:
  - o the "Stand for your Community Candidate Guide"
  - o an online learning tool for prospective candidates
  - o targeted candidate guides for women, Aboriginal and Torres Strait Islander people, people from culturally and linguistically diverse backgrounds, people with disability, and young people.

## 2. Meetings

Following is a list of meetings or events attended by the General Manager for the period of 16 May 2024 - 26 June 2024.

Date	Meeting	Location
17 May 2024	RAMJO Board Meeting	Video Conference
21 May 2024	Mayoral Meeting	Wentworth
21 May 2024	Country Mayors Squadron Energy Presentation	Video Conference
21 May 2024	FOSO Meeting	Video Conference
27 May 2024	Mayoral Meeting	Wentworth
28 May 2024	Far West REMC 2 <sup>nd</sup> Quarter Meeting	Video Conference
28 May 2024	PSG Light State and FOSO Meeting	Video Conference
29 May 2024	LGNSW Housing Roundtable	Video Conference
4 June 2024	Mayoral Meeting	Wentworth
4 June 2024	Meeting with BlueGas Technologies – Driving Mildura's Hydrogen Mobility	Mildura
4 June 2024	Prospective Councillor Information Night	Wentworth
5 June 2024	Prospective Councillor Information Night	Buronga
7 June 2024	PCG Light State and FOSO	Video Conference

11 June 2024	Mayoral Meeting	Wentworth
12 June 2024	ClubGrants Category 1 Meeting	Dareton
13 to 14 June 2024	Western Division of Councils Conference	Cobar
17 June 2024	BSC & WSC Economic Development Strategies Presentation	Video Conference
17 June 2024	Presentation by Richard Simon: Buronga and Gol Gol Sporting Masterplan	Wentworth
18 June 2024	Mildura Heavy Vehicle Bypass Roundtable – Anne Webster	Mildura
18 June 2024	Mayoral Meeting	Wentworth
19 June 2024	Meeting with Marc Coulter – SES Far West	Wentworth
21 June 2024	Advisory Meeting Wentworth Aerodrome	Wentworth
24 June 2024	Mayoral Meeting	Wentworth
24 June 2024	PSG Light State and FOSO	Video Conference
26 June 2024	Caravan Park Walk through	Wentworth
26 June 2024	Meeting with Pioneer Homes	Wentworth
26 June 2024	Pre Meeting Briefing	Wentworth
26 June 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 26 June 2024 –17 July 2024.

Date	Meeting	Proposed Attendees	Location
1 July 2024	Wentworth Regional Tourism Inc meeting	Cr Rodda	Wentworth
4 July 2024	Wentworth Showgrounds User Group Meeting	Cr Beaumont & Cr Nichols	Wentworth
6-7 July 2024	2024 Wentworth Junction Rally	Councillors	Wentworth
8-11 July 2024	MDA Conference 2024	Cr Linklater & Cr Nichols	Tamworth
9 July 2024	Wentworth Sporting Complex User Group Meeting	Cr Beaumont & Cr Cooper	Wentworth
9 July 2024	Australian Inland Botanic Gardens Meeting	Cr MacAllister	Mildura
12 July 2024	Pooncarie Sporting Reserve User Group Meeting	Cr Rodda & Cr Elstone	Pooncarie
17 July 2024	Ordinary Council Meeting	Councillors	Wentworth

## 4. Other Items of Note

Nil.

## **Attachments**

- 1. Circular 24-06
- 2. Circular 24-07
- 3. Circular 24-08
- 4. Circular 24-09
- 5. Circular 24-10

Office of Local Government



## **Circular to Councils**

Circular Name	Privacy and the Mandatory Notification of Data Breach Scheme
Circular Details	24-06 / 29 May 2024 / A900321
Previous Circular	N/A
Who should read this	Councillors / General Managers / governance and records staff / all council staff
Contact	Council Governance Team / 02 4428 4100 / <u>olg@olg.nsw.gov.au</u>
Action required	Council to Implement

## What's new or changing?

• The Mandatory Notification of Data Breach Scheme (MNDB Scheme) commenced on 28 November 2023 following a 12-month transition period.

## What will this mean for council?

- The MNDB Scheme is a mandatory notification requirement under the *Privacy and Personal Information Protection Act 1998* for NSW public sector agencies (including councils) in the event of an 'eligible data breach'.
- Any officer or employee of a public sector agency with reasonable grounds to suspect that an eligible data breach has occurred must immediately report the suspected breach to the head of the agency or their delegate.
- The agency head must then carry out an assessment of whether there are reasonable grounds to believe that the suspected data breach is in fact an eligible data breach. This assessment must be completed within 30 days.
- Under the MNDB Scheme, an agency must notify the affected individuals and the Privacy Commissioner when there has been an eligible data breach.

T 02 4428 4100 TTY 02 4428 4209, E <u>olg@olg.nsw.gov.au</u> Locked Bag 3015 NOWRA NSW 2541 www.olg.nsw.gov.au



Circular 24-06

## Key points

- Personal information for the purposes of the MNDB Scheme includes 'health information'.
- Notifications to the Privacy Commissioner of a data breach or any updates must be made using the approved form/s.
- General managers should ensure that appropriate delegations are in place so that the right people have the authority to make decisions quickly.
- Information requirements when notifying affected individuals in relation to an eligible data breach are set out in the scheme.
- Under the MNDB Scheme, councils are to satisfy other data management requirements, including maintaining an internal data breach incident register, and having a publicly accessible data breach policy (DBP).
- Councils are required to ensure their DBP is publicly accessible which means Councils should publish their DBP on their website.
- The MNDB Scheme will improve public trust and help mitigate the impact of data breaches when they occur by providing greater transparency, improving agencies' response to data breaches, and empowering affected individuals to take steps of their own to manage risks that might arise from a breach.

## Where to go for further information

• Further information about the details of the scheme, councils' obligations and resources available to assist are available from the Information and Privacy Commission at its <u>MNDB Resources page</u>.

HT MQIDD

Brett Whitworth Deputy Secretary, Local Government

**Office of Local Government** 



## **Circular to Councils**

Circular Name	End of Year Reporting Requirements for 2023-24 and Additional Information for 2024-25
Circular Details	24-07 / 29 May 2024 / A895462
Previous Circular	23-10
Who should read this	General Managers / All council staff / Executive Officers / Councillors
Contact	Performance Team / 02 4428 4142 / <u>olg@olg.nsw.gov.au</u>
Action required	Councils & Joint Organisations to Implement / Information

## What's new or changing?

- End of year reporting information for the 2023-24 financial year
- Updated Financial Data Return (FDR) 2023-24
- Updated Annual Report checklist for 2023-24
- Calendar of Compliance for 2024-25
- Local Government Grants Commission annual returns

## What will this mean for council?

- Councils and Joint Organisations (JOs) need to review the attached end of year reporting information.
- Councils and JOs should familiarise themselves with the reporting timeframes when submitting their 2023-24 financial statements, FDR, and Financial Assistance Grant returns.
- Councils can access and download the FDR 2023-24, Financial Assistance Grant returns, the 2023-24 annual report checklist and the 2024-25 Calendar of Compliance from the Office of Local Government (OLG) website.

T 02 4428 4100 TTY 02 4428 4209, E <u>olg@olg.nsw.gov.au</u> Locked Bag 3015 NOWRA NSW 2541 www.olg.nsw.gov.au

Office of Local Government



Circular 24-07

- Councils and JOs can use the respective annual report checklists to ensure that the information required under the *Local Government Act 1993* (Act), the Local Government (General) Regulation 2005 and other relevant legislation and guidelines, is included within their annual report and annual performance statement.
- Councils should use the Calendar of Compliance and Reporting Requirements 2024-25 to assist in planning strategic and operational tasks throughout the year.

## Key points

- Annexure 1 provides information to assist councils in submitting their 2023-24 financial statements and FDR.
- Annexure 2 provides information to assist JOs in submitting their 2023-24 financial statements and FDR.
- The FDR is available on the OLG Council Portal <u>here</u> and this circular <u>here</u>.
- The financial statements and FDR are to be sent electronically to OLG by 31 October 2024.
- Under the Act, councils must prepare an annual report and JOs an annual performance statement within 5 months after the end of the financial year. An annual report checklist is available <u>here</u>.
- Councils and JOs must upload a copy of the annual report to their website and provide a copy to the Minister for Local Government and such other persons and bodies as regulations require. Councils and JOs should notify the Minister by providing a URL link to OLG (olg@olg.nsw.gov.au).
- Councils should ensure they report performance against targets, outcomes, efficiency and cost effectiveness over time.
- JOs should ensure they report as to their progress in implementing strategies and plans for delivering strategic regional priorities.
- The Financial Assistance Grants general return is to be submitted by 30 August 2024. The National Local Roads Return is due by 29 November 2024.
- The Calendar of Compliance and Reporting Requirements 2024-25 includes key statutory and other reporting deadlines for councils.
- Councils' statutory and other reporting deadlines are not limited to those included in the Calendar of Compliance and Reporting Requirements 2024-25.
- Councils are required to submit the permissible income working papers following the auditing process (issued 11 April 2024).

Circular to Councils

Office of Local Government



Circular 24-07

- Instructions on where to email the returns are included on the cover sheet of the respective returns.
- Councils are reminded that they must place their Operational Plan, Revenue Policy and Fees and Charges on council's website within 28 days of adoption, with the Community Strategic Plan, Resourcing Strategy and Delivery Program.

## Where to go for further information

- The Local Government Code of Accounting Practice and Financial Reporting (the Code) for 2023-24 is available on OLG's website <u>here</u>.
- The 2023-24 annual report checklist is available here.
- The 2024-25 Calendar of Compliance can be accessed at <u>here</u>.
- The FDR, Financial Assistance Grant returns and Permissible Income Workpapers can be sourced from the Council Portal <u>here</u>

Brett Whitworth Deputy Secretary, Local Government

Office of Local Government



## Annexure 1: Information to assist councils prepare 2023-24 Financial Statements

## **Submission of Financial Statements**

- The general purpose financial reports, special purpose financial reports, special schedules and the Auditor's Reports are to be formatted into a single PDF document, titled using the format: "Council name Financial Statements 2023-24".
- All councils, county councils and joint organisations must lodge their financial statements by **31 October 2024**.
- The financial statements should be sent to <u>finance@olg.nsw.gov.au</u>.
- Statements received after this date will be considered as being submitted late and not in accordance with the *Local Government Act 1993* (the Act).
- Should council require an extension to lodge their financial statements, these should be requested by the general manager prior to 17 October 2024 and are to be forwarded to <u>olg@olg.nsw.gov.au</u>.

## The Code – Update 2023-24

- The Code must be used to prepare the annual financial statements in accordance with the Act and the *Local Government (General) Regulation 2021* (Regulation).
- The Code and supporting materials are available on the OLG website here.

## Communications during the preparation of financial statements and audit process

- Finance professionals are encouraged to communicate with the Audit Service Providers/Audit Office representatives in relation to any matters that may arise.
- Audit, Risk and Improvement Committees may consider engaging committee members early to review the financial statements, key accounting estimates and accounting issues prior to audit.

#### FDR

- The 2023-24 FDR will be emailed under separate cover.
- This is to be submitted by 31 October 2024 to <u>fdr@olg.nsw.gov.au</u> in Excel format only.
- The FDR should be accurate and align with the audited financial statements. The FDR will be returned to council should there be any errors, discrepancies or worksheets not completed.
- The return can also be accessed via the Council Portal on the OLG website.
- Information/data from the FDR is published in the Time Series Data, Your Council website and for the monitoring of council's performance. Data is also used in the calculation of councils FA grants.

#### Asset valuations and fair value assessments

- Councils should ensure early commencement and completion of asset revaluations.
- Fair value assessments need to be conducted annually.
- Adequate documentation, including position papers need to be readily available for the auditors, if requested.
- The necessary documentation should be agreed with the auditor prior to year-end.
- Restrictions on asset use, especially for community land and land under roads, should be taken into account when assessing valuation.

Circular to Councils

Office of Local Government



- NSW Valuer General's valuations may be used to represent the fair value of community land.
- Councils will then need to separately consider any improvements made to community land in the overall fair value assessment.

## **Council Borrowings**

- The Proposed Borrowing Return should be completed and forwarded to OLG (loans@olg.nsw.gov.au) by 5 July 2024 (to be issued shortly).
- The return can be accessed via the Council Portal/Council survey and data returns on • the OLG website.
- Councils must advise the Deputy Secretary, Local Government of amounts borrowed • within 7 days when loans are drawn in accordance with section 230 of the Regulation.
- Notification can be emailed to finance@olg.nsw.gov.au.
- Councils are also reminded of the need to complete the capital expenditure review requirements, as per OLG Circular 10/34, prior to the commencement of projects greater than \$1 million or 10% or council rating revenue. Please contact OLG's Performance Team if you have any questions in relation to this review on (02) 4428 4100.

Circular to Councils

Office of Local Government



## Annexure 2: Information to assist JOs prepare 2023-24 Financial Statements

## **Submission of Financial Statements**

- The general purpose financial reports and the Auditor's Reports are to be formatted into a single PDF document, titled using the format: "JO name – Financial Statements – 2023-24".
- All JOs must lodge their financial statements by **31 October 2024.**
- The financial statements are to be sent to finance@olg.nsw.gov.au.
- Statements received after this date will be considered to be submitted late and not in accordance with the Act.
- Should the JO require an extension to lodge their financial statements, these are to be requested by the Chief Executive Officer prior to 17 October and must be forwarded to <a href="https://olig.org/align.nsw.gov.au">olig@olig.nsw.gov.au</a>.

## JOs Supplement to Local Government Code of Accounting Practice and Financial Reporting (Supplement)

- The Supplement must be used to prepare the annual financial statements in accordance with the Act and the Regulation.
- The Supplement is available on the OLG's website at here.

## JO FDR

- The 2023-24 JO FDR will be emailed under separate cover
- This is to be submitted by 31 October 2024 to jofdr@olg.nsw.gov.au in Excel format only.
- The JO FDR should be accurate and align with the audited financial statements. The FDR will be returned to the JO should there be any errors, discrepancies or worksheets not completed.
- The return can also be accessed via the Council Portal on the OLG website.

**Office of Local Government** 



## **Circular to Councils**

Circular Name	2024/25 Determination of the Local Government Remuneration Tribunal
Circular Details	24-08 / 29 May 2024 / A899914
Previous Circular	23-03 2023/24 Determination of the Local Government Remuneration Tribunal
Who should read this	Councillors / General Managers
Contact	Council Governance Team / 02 4428 4100 / <u>olg@olg.nsw.gov.au</u>
Action required	Council to Implement

## What's new or changing?

- The Local Government Remuneration Tribunal (the Tribunal) has determined an increase of 3.75% to mayoral and councillor fees for the 2024-25 financial year, with effect from 1 July 2024.
- The Tribunal is required to determine the remuneration categories of councils and mayoral offices at least once every 3 years under section 239 of the *Local Government Act 1993* (the Act). The Tribunal last undertook a significant review of the categories as part of its 2023 determination and will next review these categories in 2026.
- The Tribunal found that the allocation of most councils into the current categories continued to be appropriate having regard to the 2023 review, the current category model and criteria, and the evidence put forward in the submissions received.
- However, the Tribunal has reclassified both Hilltops Council and Muswellbrook Shire Council as Regional Rural councils based on changes to their combined resident and non-residential working population.

## What will this mean for council?

• Sections 248 and 249 of the Act require councils to fix and pay an annual fee to councillors and mayors from 1 July 2024 based on the Tribunal's determination for the 2024-25 financial year.

T 02 4428 4100 TTY 02 4428 4209, E <u>olg@olg.nsw.gov.au</u> Locked Bag 3015 NOWRA NSW 2541 www.olg.nsw.gov.au



## Key points

- The level of fees paid will depend on the category the council is in.
- A council cannot fix a fee higher than the maximum amount determined by the Tribunal.
- If a council does not fix a fee, the council must pay the minimum fee determined by the Tribunal.

## Where to go for further information

- The Tribunal's report and determination is available <u>here</u>.
- For further information please contact the Council Governance Team on
- 02 4428 4100 or by email at <u>olg@olg.nsw.gov.au</u>.

NOT TIMELOOP

Brett Whitworth Deputy Secretary, Local Government

**Office of Local Government** 



## **Circular to Councils**

Subject/title	Amendments to the <i>Local Government Act</i> 1993 removing the option for councils to employ senior council executives under statutory contracts.
Circular Details	24-09 / 12-06-2024 / A901423
Previous Circular	22-27 Discussion paper – Senior staff employment
Who should read this	Councillors / General Managers / Senior staff / Council human resources staff
Contact	Council Governance Team / (02) 4428 4100/ olg@olg.nsw.gov.au
Action required	Council to Implement

## What's new or changing?

- The Local Government Act 1993 (the Act) has been amended by the Local Government Amendment (Employment Arrangements) Act 2024 (the amending Act). The amending Act received assent on **31 May 2024**.
- As a result of the amendments, as of 1 September 2024, councils will no longer have the option to determine positions within their organisation structure as "senior staff positions" and to employ the holders of those positions under the statutory contract approved by the "departmental chief executive" of the Office of Local Government (OLG).
- The amendments mean that the governing bodies of councils and the general manager will have the following responsibilities in determining the organisation structure of a council:
  - the governing body is required to approve the resources to be allocated to the employment of staff after consulting the general manager, and
  - the general manager is in turn responsible for determining the organisation structure of the council after consulting with the governing body.

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Circular 24-09

• Subject to the transitional arrangements set out below, the amendments will ultimately see the terms and conditions of employment of all council staff other than the general manager, regulated under an award or enterprise agreement approved by the Industrial Relations Commission of New South Wales (IRC).

## What will this mean for council?

- As noted above, as of 1 September 2024, councils will no longer have the option to determine "senior staff positions" in their organisation structure.
- From this date, new employees in these former roles will be employed under an award or enterprise agreement approved by the IRC.
- Staff currently employed under the approved senior staff contract will continue to be employed under that contract until it expires. When the contract expires, senior staff's employment can continue under an award or enterprise agreement, and councils will need a valid and lawful reason not to continue their employment.
- Current senior staff may request to transition to employment under an award or enterprise agreement before the contract expiry date. Councils must not unreasonably refuse such a request. Senior staff may apply to the IRC for a review of a council's refusal of such a request.
- Where a senior staff member is transitioning off a contract into ongoing employment under an award or enterprise agreement, the usual requirement to advertise the position does not apply.
- Where the employment of senior staff is transitioned to employment under an award or enterprise agreement, their accrued entitlements will be preserved.
- The current provisions of the Act and Local Government (General) Regulation 2021 that apply to senior staff of councils will continue to apply to them while they continue to be employed under the senior staff contract.
- However, to ensure staff currently employed under the senior staff contract are not adversely affected in their employment, they will immediately have access to the jurisdiction of the IRC.
- Senior staff members' contracts are deemed to be an industrial instrument for the purposes of Part 6 of Chapter 2 of the *Industrial Relations Act 1996*, and it will be open to them or their union to seek orders and directions by the IRC, including in relation to unfair dismissal.



## Key points

- When transitioning from employment under a senior staff contract to employment under an award or enterprise agreement, employers and employees must act reasonably. Employees should not suffer a net loss as a result of the transition.
- In the event of a dispute about transitioning employment, assistance may be sought from the IRC, who can determine the outcome by ordering the council to transition the staff member's employment to employment under an award or enterprise agreement on the terms and conditions specified in the order, within the time specified in the order.

## Where to go for further information

- For further information, contact the Council Governance Team on 02 4428 4100 or <u>olg@olg.nsw.gov.au</u>.
- For practical guidance on implementation of the amendments, councils that are members of Local Government NSW (LGNSW) should contact LGNSW's Workplace Relations team.
- For support and assistance in transitioning to employment under an award or enterprise agreement, council staff should contact their union.

## Brett Whitworth Deputy Secretary, Office of Local Government

**Office of Local Government** 



## **Circular to Councils**

Subject/title	Resources for candidates standing at the local government elections
Circular Details	24-10 / 13-06-2024 / Doc A896197
Previous Circular	24-04 New local government elections webpage launched on the Office of Local Government's website
Who should read this	Councillors / General Managers / All council staff
Contact	Council Governance Team / 02 4428 4100 / <u>olg@olg.nsw.gov.au</u>
Action required	Council to Implement

## What's new or changing?

- The Office of Local Government (OLG) has a new dedicated webpage on its website for candidates at the upcoming local government elections called 'Become a Councillor'.
- The webpage contains a range of resources for potential candidates to assist them to understand what their role and responsibilities will be as a councillor if they are elected.
- The resources include:
  - o the "Stand for your Community Candidate Guide"
  - o an online learning tool for prospective candidates
  - targeted candidate guides for women, Aboriginal and Torres Strait Islander people, people from culturally and linguistically diverse backgrounds, people with disability, and young people.

## What will this mean for council?

• It is important that prospective candidates at the upcoming local government elections understand what will be expected of them should they be elected, and the legislative boundaries they must work within.

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Office of Local Government



Circular 24-10

- OLG's Councillor Induction and Professional Development Guidelines encourage councils to conduct information campaigns and information sessions for prospective candidates within their areas.
- By conducting information campaigns and sessions for prospective candidates, councils can ensure that candidates who nominate have seriously considered whether they have the personal attributes required to fulfil the responsibilities of civic office and can effectively meet the demands of representing their community on a council.
- OLG's Councillor Induction and Professional Development Guidelines provide detailed guidance to councils on how to conduct candidate information sessions.
- The candidate resources published on OLG's website have been designed to assist councils in conducting candidate information campaigns in their areas and have been made available for use by councils.

## Key points

• Further information and resources will be uploaded to OLG's 'Become a councillor' webpage over the coming weeks.

## Where to go for further information

- OLG's Councillor Induction and Professional Development Guidelines are available here.
- For more information, visit the <u>Become a councillor</u> page on OLG's website.
- For further information, contact the Council Governance Team on 4428 4100 or <u>olg@olg.nsw.gov.au</u>.

Brett Whitworth Deputy Secretary Office of Local Government

## 9.2 CONSOLIDATING CURRENT VISITORS INFORMATION CENTRE WITH THE ROTARY OP SHOP AND MANAGEMENT OF THE OLD WENTWORTH GAOL

RPT/24/280

Responsible Officer: Responsible Division: Reporting Officer:	Ken Ross - General Manager Office of the General Manager Hannah Nicholas - Business Support Officer Lexi Stockman - Manager Tourism and Promotion
Objective: Strategy:	1.0 Wentworth Shire is a vibrant, growing and thriving Region 1.2 Promote the Wentworth Region as a desirable visitor and tourism destination

## <u>Summary</u>

File Number:

At the end of June, the current caretaker of the Old Wentworth Gaol, Paul Swarbrick, will be retiring from his duties and handing the caretaking role of the Gaol back to Council. Council have received a letter from the Rotary Club of Wentworth Inc, expressing their interest in operating the Gaol following Mr Swarbrick's departure. The letter also proposes the that the Rotary Club of Wentworth Inc Op Shop utilise the area that currently houses the Visitor Information Centre.

## **Recommendation**

That Council:

- a) Appoints the Rotary Club of Wentworth Inc as the future operators of the Old Wentworth Gaol
- b) Accept the Rotary Club of Wentworth Inc's proposal to utilize the current Visitor Information Centre site for the Op Shop.

## **Detailed Report**

#### <u>Purpose</u>

The purpose of this report is to both establish:

- the advantages of the Rotary Club of Wentworth Inc undertaking the caretaking duties of the Old Wentworth Gaol; and
- to determine if the Rotary Club of Wentworth Inc Op Shop should expand its site to include the current Visitor Information Centre.

#### Report Detail

With respect to Council appointing the Rotary Club of Wentworth Inc as the operators of the Old Wentworth Gaol, the advantages of this arrangement are listed as follows:

- There are currently limited options available for the caretaking position of the Gaol as financial reports indicate the tourist attraction does not overturn any profit, making it a less than desirable facility. With the Rotary Club of Wentworth being a not-for-profit organisation, the financial reports would not be a concern, and instead would be a hobby for the many volunteers involved
- If the Rotary Club of Wentworth were to take over the running of the Gaol, this
  removes the need for Council to take on the operational needs of the Gaol, which
  includes both customer service and maintenance. With no operational requirements
  from Council, this reduces the pressure to employ and train staff. The labour market
  is tight in current times, which presents many recruitment issues.

- The opportunity to manage the Gaol also comes around the same time as the move into the new Wentworth Visitors Centre. With Rotary taking on the Gaol operations, this gives our Visitor Information Centre team a chance to adapt to their new space which is significantly bigger than the current space with many new technological inclusions and ways of working to be introduced.
- Rotary have committed to opening the Gaol 7 days a week, which is two days more than the current opening hours. This provides more opportunities for tourists to visit, with many tourists disappointed to find the Gaol is closed if they visit Wentworth on a Thursday or Friday.
- No issues have been presented with the running of the Pioneer Museum, which is also run by the Rotary. This gives confidence that they will be very capable of operating the Gaol.
- The Visitor Information Centre staff also have a great working relationship with the Rotary due to their current presence within the town, therefore the working relationship can be continued through the operations of the Gaol.

With regards to the request for expansion of the Rotary Club of Wentworth across the current Visitor Information site, this option could be of benefit to both Council and ratepayers for the following reasons:

- The Op Shop already occupies the area adjacent to the Visitor Information Centre, for ease of transition across to the proposed site
- The Rotary Club of Wentworth Inc have offered to clean and maintain both their existing site and the current Visitor Information Centre site, including the Public Toilets, the meeting room and kitchen if the expansion is approved
- In the last year, the Rotary Club of Wentworth Inc donated over \$30,000 to various groups within the local community, which was raised through the Op Shop's revenue
- The Op Shop provides clothing, bedding and households items to the local community, particularly the more vulnerable residents of the Wentworth Shire area
- The Rotary Club of Wentworth Inc are a well respected local charity group, who have supported the local community in various ways to date.

## **Conclusion**

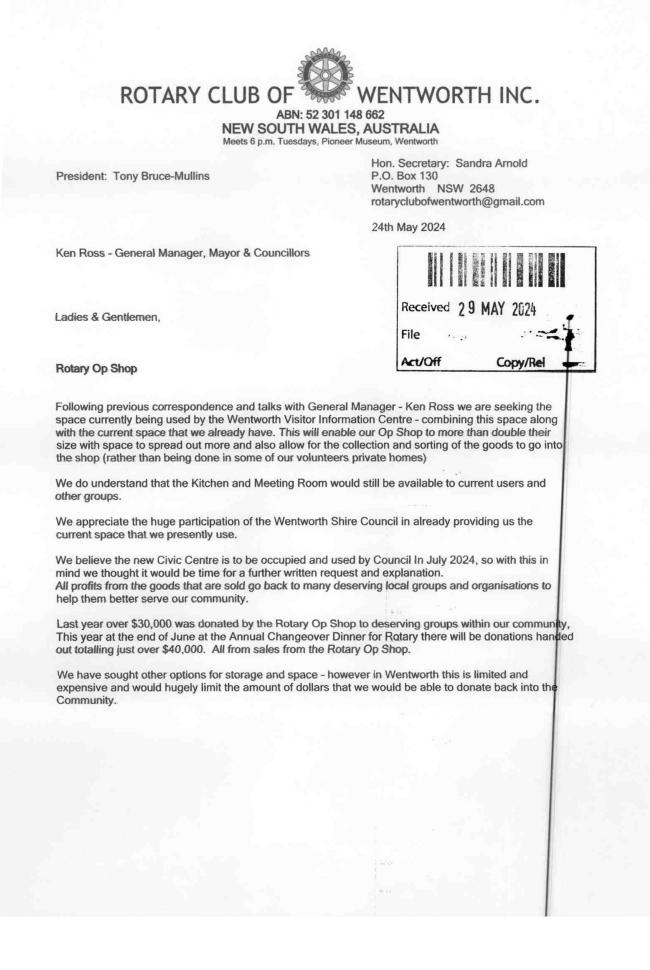
In conclusion:

- with regards to the Rotary Club of Wentworth Inc being appointed as the operators of the Wentworth Gaol, the arrangement would be advantageous to both Council and the community
- with regards to the proposal of the Rotary Club of Wentworth Inc utilising the current Visitor Information Centre site for the Op Shop, the community will benefit from the expanded operations and the site in its entirety will be cleaned and maintained by the Rotary Club of Wentworth Inc.

In turn, Council should appoint the Rotary Club of Wentworth Inc as the operators of the Wentworth Gaol and support the Rotary Club of Wentworth Inc's proposal to expand its operations within the current Visitor Information Centre site.

## **Attachments**

1. Rotary Club of Wentworth correspondence



#### Old Gaol

It has come to our notice that Paul is finishing up from his time with the Old Gaol in Wentworth. For a long time we at our Rotary Club have spoken of the possibility of, if and when the time comes for a change of management of this facility, that our Club with our band of volunteers would be more than willing to take over the running of the Gaol.

We would be looking at having this open 7 days a week with the exception of Christmas Day from the hours of 10am - 4pm daily. This will then run very nicely in conjunction with our Pioneer Museum directly opposite.

A wonderful outcome for the tourists who continually come to Wentworth to be able to visit any day of the week rather than limited times and days.

Once again we would use this as another avenue of revenue that will be put back into our community.

We welcome any further discussion that you may want with us on both of these items and we look forward to your response on both.

You will also receive an Invitation to the Rotary Changeover Dinner which is going to be held on 25th June 2024. Details will be forwarded in another couple of weeks.

Regards

de 5-

Sandra Arnold Ph: 0418 571 682 SECRETARY info@murraydarlingtours.com

### 9.3 DRAFT WENTWORTH REGION TOURISM & EVENTS STRATEGY 2024-2029

RPT/24/291

Responsible Officer: Responsible Division: Reporting Officer:	Ken Ross - General Manager Office of the General Manager Lexi Stockman - Manager Tourism and Promotion
Objective: Strategy:	1.0 Wentworth Shire is a vibrant, growing and thriving Region 1.2 Promote the Wentworth Region as a desirable visitor and tourism destination

## <u>Summary</u>

File Number:

The draft *Wentworth Region Tourism & Events Strategy 2024-2029* has been developed after it was identified that Wentworth Shire Council does 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.

## **Recommendation**

That Council endorses the draft Wentworth Region Tourism & Events Strategy 2029 for community consultation for 28 days.

#### **Detailed Report**

#### <u>Purpose</u>

The purpose of this report is to for Council to consider the draft *Wentworth Region Tourism & Events Strategy 2024-2029* and endorsement for community consultation, produced by Customer Frame in conjunction with Wentworth Shire Council staff.

#### **Background**

For the past six months, Wentworth Shire Council staff have been working with Customer Frame, the consultants who were successful in the panel review completed in November 2023. To produce the five-year strategy, multiple surveys and workshops were undertaken with local community members who own or work at a tourism-related business, or who are part of a tourism-based organisation. The various community consultation sessions helped to recognise the main challenges faced within the industry in the Wentworth region and ways that they could be overcome. An action plan was then formed based on this feedback, highlighting various tasks to be completed by various stakeholders to encourage positive change in regards to economic growth within the tourism sector.

#### <u>Report Detail</u>

The draft *Wentworth Region Tourism & Events Strategy 2024-2029* provides a consistent and collaborative approach to ensure that the challenges faced within the industry are recognised and aspirations for the future are set as realistic goals, to be achieved within a five year timeframe.

The strategy includes five strategic pillars which focus on closing the gaps from where the region is today and where it wants to be in the future.

The strategic pillars consist of:

- Awareness & Education: gain a clear, shared value proposition for the region to promote a unique space across the Murray/Darling offerings.
- Customer Focus: get clear on who the customers are, what they need and improve the connection to drive advocacy
- Industry Development: improve industry knowledge and collaboration to create new experiences to meet the needs of customers
- Immersive Events: elevate existing efforts in using events to drive region awareness, engagement, and growth of the visitor economy.
- Enhanced Partnerships: extend region impact and awareness through defining and owning its place, using this to raise awareness at greater scale for greater reach

## **Conclusion**

In conclusion, the draft *Wentworth Region Tourism & Events Strategy 2024-2029* should be endorsed for community consultation, to move towards the finalisation and implementation of the strategy within the next financial year. Endorsing the new strategy will create consistency, work towards overcoming the current challenges faced and improve processes within the tourism sector.

## Attachments

1. DRAFT - Wentworth Region Tourism & Events Strategy 2024-2029



# Wentworth Region Tourism & Events Strategy 2029

MAY 2024

C T AUTHO

UTHORS: ETER TURNER & SUEANNE CARR, CUSTOMER FRAME D04

## Purpose

This Strategy aims to reinvigorate and reposition the approach to growing the visitor economy for the Wentworth region.

To meet the needs of customers, both existing and emerging, a new shared vision and strategic focus is required to put in the solid foundations to leverage the region's assets and provide the structures for enhanced collaboration within and across the region.

This is not only a strategy for Council, but for all invested stakeholders to co-own and drive forward.

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Implementation for action plan	
Thanks & acknowledgements	

WENTWORTH, WENTWORTH REGION & LOCAL GOVERNMENT AREA (LGA) Any reference to 'Wentworth' or 'Wentworth region' throughout this document represents all towns within the Wentworth Shire LGA, unless otherwise specified.

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## Introduction

This Tourism and Events Strategy is designed to unlock and elevate the unique charm and allure of Wentworth, enticing visitors to explore its hidden treasures and participate in exciting events.

Through strategic partnerships, focused actions and innovative initiatives, this strategy seeks to position the Wentworth region as a must-visit destination, fostering sustainable tourism growth while preserving the region's authenticity and charm.

# Background

#### ABOUT THE REGION

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The Wentworth region in New South Wales, Australia, is a captivating blend of history, natural beauty, and vibrant community life. Situated at the confluence of the Murray and Darling Rivers, Wentworth offers a unique glimpse into Australia's pioneering past while embracing modern amenities and recreational opportunities.



At its heart lies the town of Wentworth, a charming settlement with a rich heritage dating back to the mid-19th century. Named after the colonial explorer and politician William Charles Wentworth, the town boasts well-preserved historic buildings, including the iconic Old Wentworth Gaol, which once housed convicts and now serves as a museum detailing the area's convict history.

The region's natural splendour is evident in its vast landscapes, characterised by sweeping riverbanks, lush wetlands, and expansive national parks. The junction of the Murray and Darling Rivers forms a picturesque backdrop for outdoor activities such as boating, fishing, and birdwatching.

The nearby Perry Sandhills, a striking expanse of sand dunes resembling a desert oasis, offers further opportunities for exploration and photography.

Wentworth's agricultural sector plays a vital role in the region's economy, with citrus orchards, vineyards, and pastoral land dotting the countryside. Visitors can sample locally grown produce or indulge in fine wines at cellar doors scattered throughout the area. Cultural events and festivals add vibrancy to Wentworth's community spirit, with annual celebrations like the Wentworth Show showcasing the region's agricultural prowess and fostering a sense of camaraderie among residents and visitors alike.

In addition to its historical and natural attractions, Wentworth serves as a gateway to the iconic Outback, with nearby attractions including the World Heritage-listed Mungo National Park.

Whether exploring its storied past, immersing oneself in its natural wonders, or simply enjoying the warmth of its community, the Wentworth region offers a memorable experience that captures the essence of rural Australia.

#### THE APPROACH TO STRATEGY DEVELOPMENT

Collaboration has been central to the development of the Tourism & Events Strategy for the region. Through an intentional process of key stakeholder engagement, the approach has included elements to engage both widely across the stakeholder landscape, then focusing in on key areas with relevant parties to explore the nuances.

Each part of the strategy development process included representatives from:

- Wentworth Shire Council (WSC)
- Wentworth Regional Tourism Incorporated (WRTI)
- Mildura Rural City Council (MRCC)
- Murray Regional Tourism (MRTB)
- Destination Riverina Murray (DRM)
- Local tourism operators across accommodation, hospitality, experiential, arts and cultural providers

A list of those involved are included in the Thank you and Acknowledgement section on page 22.



The key steps of strategy development have included:

- An expert review of existing strategies, plans and documents relevant to the region
- An input survey was shared with the entire region, live in field from 31 January 2024 to 14 February 2024, with the results heuristically analysed to reveal sentiment, key themes and needs for the strategy to address
- An industry input workshop, conducted in region with relevant representatives from across the stakeholder community, held on 12 March 2024 in Coomealla.
- An action workshop, building on the foundations of the strategy, conducted virtually to enhance reach, engagement, input and buy-in to the strategic actions required to make the vision and strategy a reality.

#### **REVIEW OF RELATED STRATEGIES & DOCUMENTS**

In developing the new Tourism & Events Strategy to support the growth of the Wentworth region visitor economy, the following documents were reviewed and are considered central to the main 'library' for reference and input:

• Wentworth region VIC statistics

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- National Visitor Survey & Regional Expenditure Model, TRA (09/23)
- Mildura Region Events Strategy (2020)
- Murray Region Visitor Servicing Strategy (2019)
- Murray Region Visitor Servicing Transformation Blueprint (2019)
- Murray Region Customer Journey Map (2019)

These documents are available from their relevant source publisher.

As the primary author and architect of the visitor servicing and tourism transformation work across the Murray region, the Customer Frame team also brought subject matter knowledge and expertise to enrich the width and depth of thinking.

#### STAKEHOLDER PERCEPTIONS & INPUT SURVEY

Open to all industry delegates across a range of operations and geographies, the input survey was designed to understand the perceptions of where we are today, what's holding the region back in terms of growing the visitor economy and where to focus effort in the future.

Key points:

- In field from 31 January 2024 to 14 February 2024
- 36 responses
- Range of perspectives from Council, tourism organisations and operators (accommodation, attractions, food and beverage, events), non-tourism businesses and Visitor centre team
- Covered the challenges, strengths, weaknesses, perceptions of current approach and insights into where the issues are and where to focus next
- Responses gave insight into the some of the specific internal and external strategic gaps facing the region.

The survey outcomes indicated a range of consistent issues, both common to other regions as well as some specific challenges within the Wentworth region.

The outcomes from the survey provided a solid foundation for robust discussions in the subsequent interactive 'input' and 'action' workshops.

#### STRATEGY INPUT WORKSHOP

The strategy input workshop was conducted on 12 March 2024, with a range of representatives across industry and the region.

The input workshop focused on setting a clear vision for where stakeholders want tourism and events to be, with a view to gaining a clear alignment and consistency on the overall context and direction.

Set within the context of a common vision, the group of cross-industry representatives explored the four strategic questions that surfaced from the input survey findings.

These outcomes then formed the basis of refining the vision for Wentworth region's tourism and events approach and the shape of the overall strategy.



Strategic questions arising from input survey for input workshop

#### STRATEGY ACTION WORKSHOP

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This final step of the strategy development process, conducted on 17 April 2024, presented the draft vision, strategy focus and strategic initiatives. Then the stakeholder group worked collaboratively with these to discuss the implications and actions required to close the gap between strategy and reality.

The outcomes of the action workshop formed the basis for the implementation actions that form a part of this strategy.

### **Challenges & strategic considerations**

Whilst there is a level of positive sentiment towards the existing approach, throughout the strategy process a range of issues were raised by stakeholders.

These included perceptions of:

- No shared and clear customer value proposition for the region
- Lack of shared understanding of what the whole region offers
- Limited resources / structures in place to share knowledge
- No clear target customer groups (scattered)
- Special interest tourism is an opportunity for the region
- Customer experience is not of a consistent standard across the region
- Limited shared knowledge of what is available to increase referrals
- Some assets in region require investment to become sought after attractions

- Indigenous product is limited and is a big opportunity
- Events are good, but not fully integrated with local businesses
- A need to define Council's role in delivering and fostering events for the region
- Single-product, disconnected experience
- Opportunity for greater impact through multi-region partnerships (Far West etc)
- Limited representation of region with clear CVP at all levels of tourism value chain

In processing the key findings from the survey, the perspectives and views were clustered together to present the following topics to be addressed within the strategy:

- Knowledge knowing what we have internally and externally
- Customers who they are and their needs
- Latent opportunities existing assets and new ones (indigenous)
- Cross-region sharing information, scheduling and consistency
- Joined-up and working together WSC, WRTI, DRM, MRTB, MRCC, VIC, Events, Industry and Community
- Variability in service delivery across industry with room for improvement
- Experience product focus, not integrated
- Vision where are heading = not a shared view

Overall, there is a need to create a strong region identity and solid customer foundations to direct industry collaboration and aligned activity.

# **Our Vision: Tourism & Events**

To be the meeting point where people and place come together

Captain John Egge eer, Paddle Steamer Captain, Businessman Born Shanghai, China, c.1830 Lived in Wentworth 1859-1901 Died 11 September 1901

# Vision, mission, goals & strategic approach

#### VISION FOR TOURISM & EVENTS

#### "To be the meeting point where people and place come together."

The vision is one of synergy between pristine natural beauty and curated experiences, where every visitor finds their own unforgettable journey. We envision a destination that celebrates its rich history, diverse culture, and stunning landscapes, inviting visitors to immerse themselves in authentic encounters and create lasting memories.

The Wentworth region will own its place as the 'meeting point' within the Darling and Murray River regions, with 'meeting point' grounded in the confluence of Australia's two iconic rivers. Visitors, industry and community will be connected, with each playing their part in delivering a vibrant, sustainable and growing visitor economy.

#### MISSION

#### "To drive economic gains for the region by expanding the visitor economy"

Through our tourism and events activities, we engage with every visitor who considers Wentworth with the intent to a valued, long-term relationship - not a one-off transaction to generate high customer advocacy and drive growth.

#### STRATEGIC GOALS

Whilst the vision sets out where we are heading, the following four strategic goals underpin the commercial and cultural impacts that need to be met.

- 1. **Increase visitation** provide more reasons for day-tripper and overnight visitors to choose the Wentworth region
- 2. Increase visitor spend within the region enable a greater level of spend through increased engagement by aligning customer needs with region offerings
- 3. Enhance industry collaboration improve partnership opportunities and ability to leverage resources through a shared vision, strategy and common working model
- 4. **Improve customer advocacy** ensure more visitors leave with positive sentiment towards the Wentworth region, telling others of their experience to drive greater volume of visitation.

#### STRATEGIC APPROACH

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The strategic approach is to create a shared foundation, leveraging existing efforts in a more coordinated manner with stakeholders across the region and beyond.

The focus is to build a solid industry foundations that establish the Wentworth region with, and alongside, partnering regions to enhance the overall tourism proposition.

#### STRATEGIC APPROACH

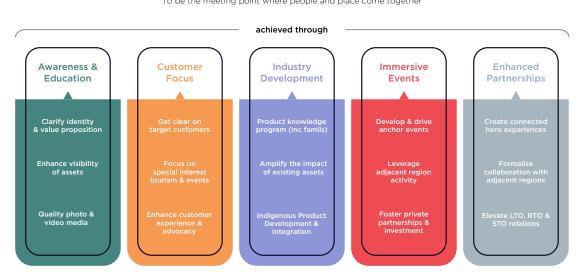
- ✓ Get clear on the offering
- ✓ Understand target customers and their needs
- Engage proactively with industry through partnerships
- Expand industry capability to amplify connection

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# Realising the vision: Strategy focus for Tourism & Events

To realise the vision, a transformational strategy is required to align existing activities and focus on closing the strategic gaps from where the region is today and where it wants to be in the future. The strategy is focused on five core areas to help invigorate the growth of the visitor economy across the short, medium and long-term.



OUR VISION
To be the meeting point where people and place come together

For success, it requires a new level of thinking using existing resources, whilst providing for targeted and focused investment to fill the gaps that meet customer needs and drive region prosperity. It presents a range of new opportunities, founded in a greater level of industry participation, collaboration and partnership. It is a reinvention of sorts, with each strategy pillar combining to drive collective growth and success.

Specifically, the five strategy areas are focused on:

AWARENESS & EDUCATION	Gain a clear, shared value proposition for the region to own a unique space across the Darling/Murray offerings and have that shared across the region				
CUSTOMER FOCUS	Get clear on who our customers are, what they need and improve our connection to drive advocacy				
INDUSTRY DEVELOPMENT	Improve industry knowledge and collaboration to create new experiences to meet the needs of customers				
IMMERSIVE EVENTS	Elevate existing efforts in using events to drive region awareness, engagement and growth of the visitor economy				
ENHANCED PARTNERSHIPS	Extend region impact and awareness through defining and owning its place, using this to raise awareness at greater scale for greater reach				

## 1. Awareness & Education

Gain a clear, shared value proposition for the region to own a unique space across the Darling/Murray offerings and have that shared across the region.

Responding to stakeholder issues of: *No shared and clear customer value proposition for the region; lack of shared understanding of what whole region offers; limited resources / structures in place to share knowledge.* 



# CLARIFY IDENTITY & VALUE PROPOSITION

One of the largest strategic challenges for the region is to be collectively clear on what the region offers and how it is positioned alongside neighbouring regions and the wider tourism landscape across State and National levels.

By investing in a process to define and develop the identity and customer value proposition for the region, the Wentworth region will be able to own a unique position that is valued by customers and take its place within 'family portrait' of the Murray, Darling and Far West regional areas.

By codifying the identity, it helps stakeholders internally and externally to make informed decisions that impact investment choices, co-promotional opportunities with adjacent regions and helps the right customer audiences to find and value the region for what it can provide for them.

As such, a clear identity is the key foundation piece to build from and set the region up for sustainable, long-term success.

#### ENHANCE VISIBILITY OF ASSETS

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The Wentworth region is adorned with a large volume and variety of natural, cultural, indigenous and historical assets, with stakeholders clearly expressing a need to improve the awareness and physical visibility of what is available throughout the region. Customers are seeking multi-point experiences and will choose a region that is perceived to have 'more to see and do' over another.

By reviewing and doing a 'stocktake' of what is available, and the current level of customer engagement afforded by each experience, it is possible to increase the collective awareness and, in turn, open up new opportunities for connected experiences throughout the region.

#### QUALITY PHOTO & VIDEO MEDIA

The Wentworth region has some amazing and enticing scenery, with some of the most iconic and unique views to share with the world.

Whilst some resources exist for photo and video media, stakeholders have suggested that there is variability in the quality and consistency of imagery used to promote the visitor economy to intermediaries and customers.

The opportunity is to create a shared library of quality resources that can be curated and added to for use by all stakeholders in promoting the region.

The intent is not to 'lock down' to a select few images that then get repeated, overused and exhausted, but to create a quality library of images that tell the Wentworth region story – the people and the place – that align to the core identity and value proposition.

## **2. Customer Focus**

Get clear on who our customers are, what they need and improve our connection to drive advocacy

Responding to stakeholder issues of: *No clear target customer groups (scattered); special interest tourism is an opportunity for the region; customer experience is not a consistent standard across the region.* 



#### GET CLEAR ON TARGET CUSTOMERS

Customers are the backbone of every visitor economy, for without them, there would be no revenue flow. Trying to attract 'everyone' to the region is proven to be ineffective in growing yield and sustainability and requires a targeted approach.

Whilst there are a range of customers currently visiting the region, stakeholders expressed that there are no clear target customer groups that have been defined or shared. As such, it makes alignment and the multiplied effect of collaborative marketing and experiences somewhat limited.

The strategy aims to codify the target customer groups, enabling the region to align efforts to maximise impact and depth of connection, increasing tourism revenue and overall customer advocacy to drive referral visitation.

#### FOCUS ON SPECIAL INTEREST TOURISM & EVENTS

Working in harmony alongside the region's offerings, the Wentworth region is well placed to attract and retain the custom of special interest tourism groups. For example, the region is well placed for 'dark sky' tourism offerings, as well as nature, history and indigenous culture.

The strategy seeks to begin this journey of focus by identifying and aligning the region's offerings with the needs of special interest groups.

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This focused approach will require a shift in collective and collaborative experience development and marketing, focusing in to reach specific groups through their various associations and membership organisations.

# ENHANCE CUSTOMER EXPERIENCE & ADVOCACY

Customers expect more and have seemingly infinite choice for spending their tourism dollars. No longer is it enough to simply fall back on the features of tourism product – customers are seeking integrated experiences (product and service) that meet and exceed their needs and expectations.

Basic customer service principles are no longer enough. These are a given. The baseline expectation needs to not only be met but exceeded through 'delight moments' for customers. The are moments that are consciously engineered into the whole customer experience to drive satisfaction and advocacy.

It is through intentionally creating these delight moments with customers that leads to improved customer satisfaction, that forms the basis for high levels of customer advocacy for the region and its operators.

The strategy seeks to address this by helping operators understand who their customers are, what they need, and how they can create delight moments to foster advocacy for the region.

# **3. Industry Development**

Improve industry knowledge and collaboration to create new experiences to meet the needs of customers

Responding to stakeholder issues of: *Limited knowledge of what is available to increase referrals; some assets in region require investment to become sought after attractions; indigenous product is limited and is a big opportunity.* 

# PRODUCT KNOWLEDGE PROGRAM (INC FAMILS)

The region has a lot to offer. To create the best experience for visitors, operators need to be armed with the knowledge of the breadth and depth of experiences available to share this with visitors to enhance their experience of the region.

Familiarisation programs (famils) have been a foundation of the tourism industry for many decades, used successfully to elevate the Queensland tourism industry in the 1990s. The need to experience it for yourself is something that reading brochures and informal discussions simply cannot achieve.

By constructing and formalising a knowledge and famil program, Wentworth can begin to build a new layer of understanding for the region's offerings, across operators, visitor servicing operations, region marketing and inter-business partnership opportunities. This approach would be initially inward facing, with the key purpose of building a deep knowledge and appreciation within the various stakeholder groups.

External famil programs would be specifically out of scope at this stage and would be seen as a logical progression for inclusion in the next strategy wave.

# AMPLIFY THE IMPACT OF EXISTING ASSETS

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In the region, stakeholders suggested that some offerings could be taken from

'good' to 'great' with focused resources and investment.

By improving these 'anchor assets', it is possible to influence the perceived customer experience of that attraction, providing a halo-effect on other operators and the region a whole.

This strategic focus aims to identify those attractions that can be levelled up through a targeted experience development program.

# INDIGENOUS PRODUCT DEVELOPMENT & INTEGRATION

The opportunity to leverage indigenous history across the region is immense. This is a largely untapped, dormant asset for the region, with a range of unique, compelling stories and experiences available to be unlocked and developed.

With Mungo National Park and a variety of natural features, a deep history can be unlocked to bring a new type of visitor to the region, and, to give previous visitors a reason to return.

The primary strategic challenge at this stage is to locate, engage and encourage first nations people to partner on this initiative from across the Wentworth region and adjoining regions.

A product development roadmap can then be developed to bring a new depth of genuine experiences to compliment the region's offerings.



## **4. Immersive Events**

Elevate existing efforts in using events to drive region awareness, engagement and growth of the visitor economy

Responding to stakeholder issues of: *Events are good, but not fully integrated with local businesses; A need to define Council's role in delivering and fostering events for the region.* 



#### DEVELOP & DRIVE ANCHOR EVENTS

Events play a pivotal role in tourism regions, acting as magnets that draw visitors and revenue. They inject vitality into local economies, driving business for hotels, restaurants, and shops.

Beyond economic impact, events enhance a region's cultural appeal, showcasing its heritage, traditions, and creativity.

Leveraging on the success of existing efforts in this space, the strategy poses to create a series of 'anchor events' that support the region identity and bolster the overall value proposition.

It is proposed that Council will play a critical role in delivering these events, in partnership with local suppliers and businesses. Furthermore, these main events will set the calendar and create space for new investments for complimentary events to flourish.

#### LEVERAGE ADJACENT REGION ACTIVITY

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As a tourism destination today, the Wentworth region does not have the scale of resources to compete with some other larger competitor destinations.

However, it is well placed to partner with adjacent regions and leverage their activities to economic advantage.

The strategy seeks to create the specific linkages with adjacent regions to align events activities and find new opportunities.

By ensuring minimal cannibalisation of the tourism dollar, with complimentary events that support both regions, the overall economic pie will increase to the betterment of all involved.

Furthermore, customers will perceive even greater reasons to visit the region and surrounds, meeting the strategic objective of increased visitation.

#### FOSTER PRIVATE PARTNERSHIPS & INVESTMENT

The role of Council in managing and delivering events was raised by stakeholders.

The consensus view was that Council should operate a set of core events (see anchor events), then provide support and leadership to bolster confidence in the private sector to run additional events that complement the realisation of the vision and value proposition, in line with the identity.

The strategy seeks to address this by creating a partnership framework for cooperative events, with support either monetary, skills or in-kind being made available to those supporting the events calendar.

# **5. Enhanced Partnerships**

Extend region impact and awareness through defining and owning its space, using this to raise awareness at greater scale for greater reach

Responding to stakeholder issues of: *Single-product, disconnected experience; Opportunity for greater impact through multi-region partnerships (Far West etc); Limited representation of region with clear CVP at all levels of tourism value chain.* 



#### CREATE CONNECTED HERO EXPERIENCES

Hero experiences play a crucial role in tourism by creating memorable moments that resonate deeply with customers. These experiences often revolve around unique encounters, adventurous activities, or cultural immersion that leave a lasting impact. They serve as powerful storytelling tools, inspiring others to embark on similar journeys and explore new destinations.

The opportunity for the Wentworth region is to connect up stand-alone single-product offerings into immersive 'hero experiences'.

The strategy seeks to put in the forum for these innovations to grow. These hero experiences would align to support the identity and value propositions, bringing the efforts of multiple smaller operators together to make a far greater impact.

#### FORMALISE COLLABORATION WITH ADJACENT REGIONS

Formalising collaboration with adjacent tourism regions will help maximise the economic, social, and environmental benefits of tourism.

It allows for the pooling of resources, expertise, and marketing efforts, amplifying the visibility and appeal of the entire area.

By working together, the region can create more comprehensive and attractive tourism packages, enticing

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visitors to explore a wider range of experiences and activities.

Wentworth is in an ideal position to foster positive collaborations across three states, reaching up and across the whole area to create new synergies and leverage collective resources. The strategy seeks to identify and engage with key partners to make this possible and open up a range of new untapped opportunities.

# ELEVATE LTO, RTO & STO RELATIONS

With a clear identity and customer value proposition, combined with having positive cross-region partnerships in place, the Wentworth region will be able to elevate its awareness and position in the wider tourism landscape.

By investing in relationships with upline tourism organisations, the region will gain new levels of insight and access to resources and opportunities.

These organisations serve as vital sources of information and support for the region, offering insights into market trends, visitor preferences, and industry standards.

By staying connected and more embedded with these bodies, the region can continue to adapt its offerings to meet evolving visitor demands and stay ahead of competitors.

## Implementation for action plan

The following Action Plan outlines the priority implementation of critical success initiatives for the Wentworth Region Tourism & Events Strategy to be enacted. It is intended as a working document that is regularly reviewed and updated.

#### TIMEFRAMES

The timeframes used for the suggested implementation actions are based on three primary timing groups:

- Short-range 2024 2025
- Mid-range 2025 2026
- Long-range 2027 2029

Notionally based on calendar year, these timeframes overlap to enable compatibility with Council and other partner budgetary cycles. The Long-range planning window is intentionally longer in duration, enabling greater flexibility for actions that are much further in the future and subject to greater estimation and unintended impacts.

#### CRITICAL STRATEGIC INITIATIVES FOR SUCCESS

1. AWARENESS & EDUCATION	2. CUSTOMER FOCUS	3. INDUSTRY DEVELOPMENT	4. IMMERSIVE EVENTS	5. ENHANCED PARTNERSHIPS
Clarify identity & value proposition	Get clear on target customers	Product knowledge program	Develop & drive anchor events	Create connected hero experiences
Enhance visibility of assets	Focus on special interest tourism & events	Amplify the impact of existing assets	Leverage adjacent region activity	Formalise collaboration with adjacent regions
Quality photo & video media	Enhance customer experience & advocacy	Indigenous Product Development & Integration	Foster private partnerships & investment	Elevate LTO, RTO & STO relations

#### ABBREVIATIONS

WSC - Wentworth Shire Council WVIC - Wentworth Visitor Information Centre WRTI - Wentworth Regional Tourism Incorporated MRCC - Mildura Rural City Council MRTB - Murray Regional Tourism Board DRM - Destination Riverina Murray DNSW - Destination New South Wales VV - Visit Victoria VTIC - Victorian Tourism Industry Council

The bolded organisation identified in the stakeholder column of the Action Plan is the lead agency, with other key stakeholders identified as potential partners to help facilitate the action.

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INITIATIVE AC	ACTION	STAKEHOLDERS	KPI'S	2024-25	2025-26	2027-29
Rev	Reveal the unique identity for the Wentworth and codify a clear customer value proposition	e proposition				
Unc ider	Undertake a collaborative process industry to reveal and document the region identity and share the identity back to the region	WSC WRTI Industry	Unique identity for Wentworth region Industry rollout comms plan			
identity & wo value wo	Work with industry to define the customer value proposition (CVP) for the Wentworth region	<b>WSC</b> Industry	Documented CVP for target customers (linked to focus #2)			
ân A Sing	Upskill industry leaders on how to apply the identity and CVP to their own businesses and operations to drive consistency in application	WSC WRTI Industry	Online/offline program for industry			
Arr	Amplify the impact of assets across the region to engage with customers and provide more reasons to visit	rovide more reasons	to visit			
	Do a stocktake of existing tourism assets across the region and gather this information into one place for review	WSC, WVIC MRCC Industry	WSC Tourism Assets Register			
visibility of Exa assets and	Examine the assets on the register, examining ways to improve the awareness and customer engagement potential for each asset (inc ATDW listings)	WSC WVIC Industry	Tourism Asset Visibility Improvements plan			
lde visi	Identify and prioritise key signage and signposting opportunities to direct visitor traffic to significant assets throughout the region	WSC WVIC	Tourism Wayfinding Improvements plan			
Cre	Create an ongoing industry library of quality images to showcase the region to drive quality and consistency in operations	drive quality and con	isistency in operations			
	Create an images/video bank for industry use, where anyone can use the high quality images for marketing, gathered from existed sources	WSC WVIC Industry	Wentworth Region Images Portal			
ouality photo & video media	Media Capture course/resources for industry - how to capture great images, what images create impact and emotion in viewers	WRTI WSC Industry	Media Course / resources rolled out			
Ph	Photography competition (possibly annual) to showcase the region, engaging pro-am photographers to the region and release their images into the portal	wsc	Photography Competition Event			

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2. CUSTOMER FOCUS Aim: Get clear on who our c	<ol> <li>CUSTOMER FOCUS</li> <li>Aim: Get clear on who our customers are, what they need and improve our connection to drive advocacy</li> </ol>					
INITIATIVE	ACTION	STAKEHOLDERS	KPI'S	2024-25	2025-26	2027-29
	Reveal the target customer groups for the region and share this knowledge across the industry	ne industry				
Get clear on	Review existing customer profiles developed by MRTB to identify matches and gaps in the existing and near-term visitor groups	¥SC ≪RTI	Gap analysis			
target customers	Partner with local university/TAFE to undertake visitor research to qualify primary customer data for the region (partner with MRCC)	MRCC WSC LaTrobe/TAFE	Primary Customer Research Findings			
	Gather existing data from industry and other sources to create the target customer profile set for the Wentworth region (aim for 5-6 profiles)	WSC WRTI Industry	Wentworth Region Customer Profiles Set			
	Identify special interest groups that align with the region's offerings, now and for the future, to grow visitation	e future, to grow visitatio	u			
Focus on	Research what special interests draw people to the region, using primary and secondary data from past events and other benchmarking	WSC WRTI MRTB	Special interest tourism target list			
special interest tourism & events	Identify top 3 special interest groups to create integrated campaigns for across events and direct tourism	wsc	Special Interest Campaign			
	Work with industry to create new experiences to serve the needs of the chosen special interest markets	WSC WRTI Industry	3x special interest offerings			
	Improve the level of customer experience across the industry, with a clear focus on driving customer advocacy for the region	driving customer advoca	icy for the region			
Enhance	Undertake an assessment of current customer sentiment using online reviews as the primary data source and share with industry. (Second time to re-benchmark)	wsc	Sentiment analysis report			
customer experience & advocacy	Deploy an integrated online training program for industry to upskill in the areas of customer service and customer experience	WSC WRTI Industry	CX Online Training Program			
	Deliver a workshop/masterclass on customer service, how to handle complaints, how to make people feel welcome, how to be open and collaborate	WSC WRTI Industry	Masterclass delivery			

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<b>3. INDUSTF</b> Aim: Improve	<b>3. INDUSTRY DEVELOPMENT</b> Aim: Improve industry knowledge and collaboration to create new experiences to meet the needs of customers	needs of customers				
INITIATIVE	ACTION	STAKEHOLDERS	KPI'S	2024-25	2025-26	2027-29
	Develop a product knowledge and famil program to support knowledge sharing across the industry to enhance the customer experience	oss the industry to enhar	nce the customer experience			
	Host industry networking events that showcase businesses in the region, what they have been doing to improve their offerings and encourage working together	<b>WRTI</b> Industry	Quarterly networking events, shared around the region			
Product knowledge program (inc famils)	Leverage the Visitor Inspiration Program format from MRCC to help educate and integrate all businesses in the tourism value chain, including newsletter	WSC MRCC Industry	VIP points set up within region			
	Construct a formal famil (familiarisation) program for operators and industry colleagues to experience each other's offerings, using existing best practice models	WRTI WSC Industry	Famil Program			
	Identify and improve existing assets to level up from 'good' to 'great'					
- ++ v	Assess existing assets (survey) to identify specific operational gaps and training needs, benchmarking where appropriate	WRTI WSC	Target List			
Ampliny the impact of existing assets	Create a training package for existing businesses, focused on taking the top 5 assets from 'good' to 'great' and level up their operations	WRTI WSC	Training package			
	Undertake external onsite 360 degree assessment to further refine. Create case studies to share back to the wider industry to engender growth and change	WRTI WSC	Case studies x 5			
	Reveal and develop the stories from indigenous heritage to create valued, unique, new experiences that bolster the region	ew experiences that bols	ter the region			
-	Identify target groups, reach out to Elders, to enable further empowerment over their heritage, and the opportunity to work together to share the stories	wsc	Indigenous Stakeholder Engagement Plan			
Indigenous Product Development & Integration	Create an Indigenous Tourism forum in which the Indigenous Community can create their own "Indigenous Tourism Strategy" within this strategy, that also stands alone	WSC WRTI Industry	Indigenous Tourism Strategy			
	ldentify 3x primary indigenous tourism offerings to develop, sourcing support funding where required, then integrating back into the wider region offering	WRTI WSC Industry	New indigenous tourism experiences			

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<b>4. IMMERS</b> Aim: Elevate e	4. IMMERSIVE EVENTS Aim: Elevate existing efforts in using events to drive region awareness, engagement and growth of the visitor economy	owth of the visitor eco	ymon			
INITIATIVE	ACTION	<b>STAKEHOLDERS</b>	KPI'S	2024-25	2025-26	2027-29
	Build on the current events structure to create a robust platform aligned with the identity and proposition	entity and proposition				
	Identify existing major events within region and adjacent regions to find gaps in the calendar and offerings that align with the region identity	WSC MRCC DRM MRTB	Events gap analysis			
Develop & drive anchor events	Define the parameters of anchor events for Wentworth region, consider combining smaller events and growing existing events to meet the needs	<b>WSC</b> Industry	Anchor events defined			
	Publish the annual events plan in close consultation with neighbouring regions to ensure alignment and low overlap for competing over tourism spend	WSC MRCC DRM MRTB	Events calendar published to stakeholders			
	Connect up with neighbouring regions, aligning to their events calendars to maximise reach and impact	ie reach and impact				
_	Actively participate in and initiate meetings with key parties in neighbouring regions including Mildura, Broken Hill and Balranald, sharing knowledge between regions	WSC DRM	Quarterly meeting with comms back to the industry			
Leverage adjacent region activity	Create a consolidate calendar for industry to understand what events are happening where. This is to be a live document that is electronic and updated as required.	wsc	Live events calendar			
	Identify co-operative event opportunities that have potential to be multi-region and cross-funded that support low visitation periods and in line with the overall identity	DRM MRTB MRCC WSC	New multi-region event			
	Council to be the facilitator for private events to increase private investment in tourism events and infrastructure	ism events and infrastruc	ture			
	Define the supporting event funding application process and policy to be shared with industry and investors	wsc	Policy document			
roster private artnerships & investment	Provide mentoring, leadership and in-kind support to co-partnered events that are supported by Council, ensuring their quality, consistency and success	<b>WSC</b> Industry	Industry satisfaction measure			
	Develop a prospectus for attracting event investment into the region as the destination for regional events (the meeting point)	wsc	Prospectus			

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Initiative         Action           Initiative         Foster industry expo event, where operators can share with industry what they offer. Facilitated to generate active outcomes and new connections offer. Facilitated to generate active outcomes and new connections industry, and codify them through an experiences that align with the region's identity and story, and codify them through an experiences that align with the region's identity and story, and codify them through an experiences that align with the region's identity and story, and codify them through an experiences that align with the region's identity and story, and codify them through an experiences that align with the region's identity and story. And codify them through an experience development process there are a monitor the development and implementation of hero experiences, using these as a template and case study to apply across the region's template and case study to apply across the region's template and case study to apply across the region's template are to a common vision for growing the collective visitor economy the adjoint for a common vision for growing the collective visitor economy form the dest to each respective region to improve knowledge and spark involution from the dest or each respective region to improve knowledge and spark involution	ž ž	STAKEHOLDERS duct focus and drive grv WSC Industry MRTB WSC WRTI MRCC MRTB WSC WRTI MRCC MRTB WSC WSC WRTI MRCS WSC WSC WRTI MRCS WSC WSC WSC WSC WSC WSC WSC WSC WSC W	KPI'S eater in-region spend Annual internal expo event	2024-25	2025-26	2027-29
	ate connected experiences, beyond the single-proc operators can share with industry what they outcomes and new connections wretiences that align with the region's identity an experience development process an e	Matt focus and drive gr WRTI WSC Matstry MRTB WSC MRTB MRCC MRTB MRCC MRTI MRCC MRTB MRCC MRTI MRCC MRTI MRCC	<b>iater in-region spend</b> Annual internal expo event			
	operators can share with industry what they outcomes and new connections experiences that align with the region's identity an experience development process an experience devel	WRTI WSC MSC MATB WRTB MRTB WRTC MRTB WRCC MRTB MRTB MRCC MRCC MRCC MRCC	Annual internal expo event			
	<pre>xperiences that align with the region's identity an experience development process mentation of hero experiences, using these as a ross the region/s ons to formalise collaborative partnerships and activ</pre>	MRTB WRT WRT MRCC MRTB MRTB MRTB MRCC MRTI MRCC MRTI MRCC				
	mentation of hero experiences, using these as a cross the region/s cross the region/s and active partnerships active partnerships active partnerships and active partnerships acti	MRTB WSC WRTI MRCC MRCC Mrcc Wsc	3x new hero experiences			
	ons to formalise collaborative partnerships and activ	ities for greater momer w.c.r	Connected Heroes Case Study			
	<u> </u>	W/SC	itum			
		MRTB MRCC C	Group established with Terms of Reference			
Collectively advocate for funding from	Create cross region packages for short-, medium- and longer-term tourism stays. Share these back to each respective region to improve knowledge and spark innovation	WSC DRM MRTB MRCC	3x cross region packages developed			
tourism developments	Collectively advocate for funding from state and other bodies to assist in cooperative to unism developments	DRM MRTB	Secured funding for 3x projects			
With a clear identity and CVP, invest in relationships with	st in relationships with TOs across the tourism ecosystem to raise awareness of the Wentworth region	ystem to raise awarene	ss of the Wentworth region			
	Share the Identity and CVPs with LTO, RTO and STO in a roadshow format to raise awareness of where the destination is today and where it is going	WSC WRTI, MRTB, DRM, DNSW, VV, VTIC	Completed roadshow			
Elevate LTO, RTO & STO Figage in key TO meetings and distri connect the Wentworth region with th agenda to include region offerings	Engage in key TO meetings and distribute information up and back from meetings to connect the Wentworth region with the wider tourism landscape, influencing the agenda to include region offerings	<b>WSC</b> WRTI, MRTB, DRM, DNSW, VV, VTIC	Wentworth region offerings included in upline TO campaigns and promotions			
Invite higher level organisations into fi and developments	Invite higher level organisations into famil programs to showcase latest experiences and developments	WSC WRTI RTOS, STOS	External famil program for TOs			

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## Thanks & acknowledgements

A special thank you to the people who gave time, input and advice into the development and creation of this collaborative strategy.

	ORGANISATION
Aaron Hawkins	Mildura Rural City Council
Alison Stone	Discover Mildura
Ashton McKenzie	Mildura Paddlesteamers
Brian Beaumont	Wentworth Regional Tourism Incorporated
Cherie Timmis	Fosseys Gin / Smoke on the Water
Cindy Heley	Monak Wine Co
Mayor Daniel Linklater	Wentworth Shire Council
David Fry	Wentworth Shire Council
Donna Scopelliti	Wentworth Regional Tourism Incorporated
Glenis Beaumont	Went Weaving
Hannah Gebert	Wentworth Visitor Information Centre
Hodi Beauliv	Department of Regional NSW
Jade Millard	The Van
Jo Lucas	Mildura Regional City Council
Jo Rodda	Wentworth Shire Council
Lexi Stockman	Wentworth Shire Council
Lyn McKenzie	Mildura Paddlesteamers
Mandip Khatri	Wentworth Central Motor Inn
Marina Durban	Mildura Houseboats
Matilda Szentpaly	Wentworth Shire Council
Russell James	Wentworth Military Collection
Sara Munday	Lock 10 Restaurant
Sarah Gilmore	Mildura Airport
Sarah Hope	Destination Riverina Murray
Sharon Morrell	Murray Regional Tourism
Susan Nichols	Wentworth Shire Council
Yvette Myhill	Destination Riverina Murray

And a final thank you to those across the industry who responded to initial input survey, in addition to those above. It is with your collective support that the Wentworth region can build a sustainable and prosperous visitor economy.

Developed in collaboration with industry for & on behalf of:



By the team at:

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#### 9.4 MONTHLY FINANCE REPORT - MAY 2024

File Number:	RPT/24/256
Responsible Officer: Responsible Division: Reporting Officer:	Simon Rule - Director Finance and Policy Finance and Policy 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 May 2024 were \$1,370,617.37. After allowing for pensioner subsidies, the total levies collected are now 91.96%. For comparison purposes 87.44% of the levy had been collected at the end of May 2023. Council currently has \$45,574,280.82 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 May 2024

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

Ś	
\$	2,215,153.29
\$	8,307,182.04
\$	8,234,919.62
\$	2,287,415.71
\$	758,562.12
Ś	42,528,302.99
ć	45,574,280.82
	\$ \$ \$ \$ \$

#### Collection of Rates and Charges

Rates and Charges collections for the month of May 2024 were \$1,370,617.37. After allowing for pensioner subsidies, the total levies collected are now 91.96%. A summary of the Rates and Charges situation as at 31 May 2024 is as follows:

<u>Note</u>: For comparison purposes 87.44% of the levy had been collected at the end of May 2023.

LEVIES	RATES & CHARGES	
Balance Outstanding at 30 June 2023 - Rates / Water	975,306.94	
Rates and Charges Levied 21 July 2023	10,341,585.36	\$ 11,316,892.30
+ Additional Water Charges	1,469,687.77	
+ Supplementary Rates and Charges	200,942.32	
+ Additional Charges	115,715.11	
- Credit Adjustments	33,068.45	
- Abandonments	35,942.36	\$ 13,034,226.69
DEDUCTIONS		
- Payments	11,829,505.16	
- Less Refunds of Payments	15,787.31	\$ 11,813,717.85
		\$ 1,220,508.84
- Pensioner Subsidy		
Government Subsidy	95,136.33	
Council Subsidy	77,838.81	\$ 172,975.14
RATES/WATER CHARGES OUTSTANDING 31 MAY 2024		\$ 1,047,533.70

#### 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 May 2024.

Account	Date	Amount	Comment
Water			
			Incorrectly charged for raw water - meter was assigned to the incorrect
1395-1	6.5.2024	\$ 293.80	property

#### Council Loans Report

Name	Institution	Purpose	Interest Rate	1	oan Amount		Amount Outstanding	Due Date
Loan 201	National Australia Bank	Buronga Landfill	4.55% Fixed	\$	920,000.00	\$	109,361.28	30/01/2025
Loan 202	ANZ Bank	Civic Centre	3.47% Fixed	\$	850,000.00	\$	532,748.13	21/10/2026
Loan 203	National Australia Bank	Midway Centre	3.586% Fixed	\$	1,900,000.00	\$	1,317,842.66	1/06/2033
Loan 204	Bendigo Bank	Buronga Landfill	5.29% Fixed	\$	1,500,000.00	\$	1,140,510.91	12/05/2037
CFWC310604	T-Corp	Trentham Cliffs Sewer	1.82% Fixed	\$	750,000.00	\$	574,888.68	4/06/2031
CFWC310624	T-Corp	Burong/Gol Gol Stormwater	1.79% Fixed	\$	1,250,000.00	\$	910,344.83	24/06/2031
Loan 205	National Australia Bank	Willowbend Caravan Park	2.2% Fixed	\$	1,500,000.00	\$	1,200,402.09	25/01/2027
Loan 206	Bendigo Bank	Buronga Landfill #3	1.85% Fixed	\$	900,000.00	\$	584,909.71	25/09/2028
Loan 207	National Australia Bank	Willowbend Caravan Park	1.933% Fixed	\$	1,500,000.00	5	1,319,079.01	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	\$	4,000,000.00	9/02/2044
CFWC440523	T-Corp	Stormwater	5.73% Fixed	\$	2,000,000.00	\$	2,000,000.00	23/05/2044
					TOTAL	\$	15,190,087.30	

#### Overtime and Travelling

Month	May-24	Pay Periods	22,23 & 24						ĺ			
Overtime from 13 April 20	24 to 24 M	ay 2024										
	Tim	e and a Half	Do	ubl	e Time	Dou	ble Ti	me 1/2		Total		2023/24
											Α	ccumulative
Department	Hours	Amount	Hours		Amount	Hours	1	Amount				Total
Animal Services	27.75	1,395.26	32.50	\$	2,147.36				\$	3,542.62	\$	28,118.08
Assets									\$	-	\$	302.45
Building Maintenance			1.00	\$	86.58				\$	86.58	\$	890.05
BioSecurity Officer									\$	-	\$	53.82
Civil	10.00	538.33	19.00	\$	1,230.82				\$	1,769.15	\$	10,998.84
Finance	1.00	81.43							\$	81.43	\$	1,226.13
GM's Office			5.50	\$	418.03				\$	418.03	\$	1,096.37
Health & Planning									\$	-	\$	280.84
Indoor Engineers	21.50	1,631.08	7.00	\$	759.97				\$	2,391.05	\$	20,308.95
IT Support	1.00	75.61							\$	75.61	\$	3,293.22
Landfill Transfer Stations	21.00	1,083.75	2.00	\$	123.45				\$	1,207.20	\$	18,868.68
Library	2.00	108.51	4.50	\$	325.54				\$	434.05	\$	2,458.48
Parks & Gardens	18.00	939.21	29.50	\$	2,098.48				\$	3,037.69	\$	23,071.65
Private Works	3.50	248.82							\$	248.82	\$	7,096.41
Roads - Council	464.00	22,672.53	222.00	\$	14,690.62				\$	37,363.15	\$	333,069.22
Roads - RMS	18.00	747.40	3.00	\$	165.98				\$	913.38	\$	34,832.44
Subdivision Officer									\$	-	\$	154.36
Tourism & Promotion	46.50	2,217.79	105.75	\$	6,875.23	1.00	\$	90.43	\$	9,183.45	\$	22,808.55
Water & Waste Water	74.75	4,058.84	97.50	\$	6,846.51	1.25	\$	148.11	\$	11,053.46	\$	92,953.19
Workshop Manager	7.50	448.53							\$	448.53	\$	5,158.67
Workshop/Mechanics									\$	-	\$	906.42
Total	716.50	36,247.09	529.25		35,768.57	2.25		238.54	\$	72,254.20	\$	607,946.82
Travel Allowance												
Department	Kms	Amount										
Water & Waste Water	134.6	63.94										
Total	134.6	63.94										
Grand Total		\$ 72,318.14										

#### **Conclusion**

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

#### **Attachments**

Nil

#### 9.5 **MONTHLY INVESTMENT REPORT - MAY 2024**

File Number:	RPT/24/276
Responsible Officer: Responsible Division: Reporting Officer:	Simon Rule - Director Finance and Policy Finance and Policy 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 May 2024, Council had \$41 million invested in term deposits and \$4,574,280.82 in other cash investments. Council received \$103.274.43 from its investments for the month of May 2024.

In May 2024 Council investments averaged a rate of return of 5.05% and it currently has \$8,011,465.14 of internal restrictions and \$34,653,579.53 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 31 May 2024, Council had \$45,574,280.82 invested with Ten (10) financial institutions and One (1) Treasury Corporation. This is an increase of \$76,721.60 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.

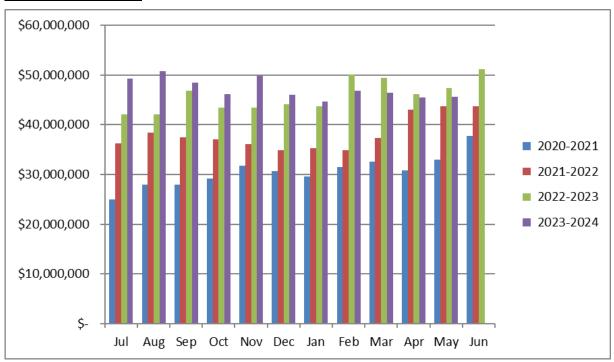
#### Interest Received from Cash Investments in May 2024

Two (2) deposits and One (1) other account matured or provided interest in May earning Council \$103,274.43 in interest. The budget for May was \$125,000. Year to date Council has received \$1,695,446.75 in interest based on cash accounting. 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 \$1,500,000.00. As shown in the attached report Council's investments are on track to return \$1,855,663.85 for the financial year.

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

#### **Restrictions**

Internal Restrictions		
- Employee Entitlements	\$2,308,162.00	
- Doubtful Debts	\$47,730.00	
- Future Development Reserve	\$1,076,217.20	
- Trust Account	\$1,726,806.25	
- Caravan Park Loan Facility	\$352,549.69	
- Capital Projects	\$1,000,000.00	
- Plant Replacement Reserve	\$1,500,000.00	\$8,011,465.14
External Restrictions		
- Water Fund	\$11,092,314.59	
- Sewer Fund	\$5,705,439.49	
- T-Corp Loan Balance	\$541,934.32	
- Developer Contributions Reserve	\$983,097.38	
- Unexpended Grants	\$15,544,332.57	
- Crown Reserves Reserve	\$208,296.22	
- Loan Guarantee Reserve	\$187.69	
- Prepayments Cemeteries	\$577,977.27	\$34,653,579.53
Day to Day Liquidity		\$2,909,236.15
Total Funds Available		\$45,574,280.82



#### Total Funds Invested

#### Summary – Unexpended Grants as at 31 May 2024

Grant	Amount
Crown Reserve Improvement Fund Astronomy Park	\$656,000.21
Fixing Local Roads Grants - Stage 3	\$211,305.90
Resources for Regions Round 8	\$168,768.46
Main Road Block Grant	\$358,711.90
Transport for NSW Pothole Repair Program	\$580,945.94
Resources for Regions Round 9	\$2,182,278.69
Rural Local Road Repair Program	\$7,502,419.05
NSW Office of Local Government Flood Grants	\$651,777.80
Strong Start Cadetship Program Grant	\$25,000.00
JEV Mosquito Eradication Grant	\$22,013.56
SCCF Female Jockey Changerooms	\$7,027.61
Regional Leakage Reduction Program - Local Water Utility	\$30,385.65
Regional Fire Services Levy	\$40,250.11
Local Roads & Community Infrastructure Program Phase 4	\$607,447.69
RRUPP Arumpo 24km Upgrade	\$2,500,000.00
Total	\$15,544,332.57

#### **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 - Monthly Investment Report - May 2024





s yieldhub

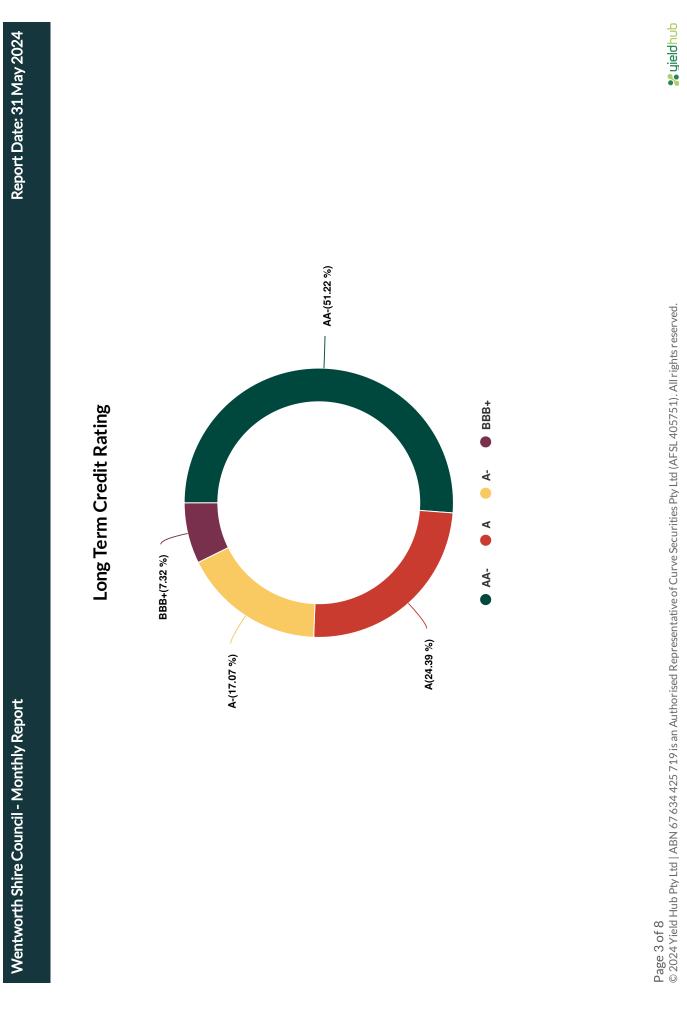
31 May 2024 Wentworth Shire Council - Monthly Report Item 9.5 - Attachment 1

# Summary

Total Cost	\$41,000,000.00
Total Portfolio Value	\$41,963,737.27
Weighted Average Term	222
Weighted Average Yield	5.03%
90 day BBSW	0.04 %
Unrealised Capital Gain/Loss	\$0
Total Monthly Accrued Interest	\$167,931.24
Total Interest Received this month	\$98,670.68
Total Interest Received this FY	\$1,622,487.42
Total Interest Expected this FY	\$1,855,663.85
Interest Payments this month	2
Matured Investments this month	2
Total Funds Matured this month	\$2,000,000.00
Investments this month	2
Total Funds Invested this month	\$2,000,000.00
Compliant Portfolio	Yes

stieldhub 💦





Investment Type	ADI/Security Name	Amount	Settlement Date	Maturity Date	Term in Days	Yield	Short Term Rating	Long Term Rating
Term Deposit	Westpac	\$1,000,000	06/06/2023	06/06/2024	366	5.04 %	A-1+	-AA-
Term Deposit	IMB	\$1,000,000	06/03/2024	11/06/2024	97	5.300 %	NR	NR
Term Deposit	ING Bank Australia	\$2,000,000	28/06/2023	27/06/2024	365	5.62 %	A-1	A
Term Deposit	Westpac	\$1,000,000	26/07/2023	26/07/2024	366	5.25 %	A-1+	-AA-
Term Deposit	Westpac	\$1,000,000	27/07/2023	29/07/2024	368	3.27 %	A-1+	-AA-
Term Deposit	Westpac	\$1,000,000	24/08/2023	26/08/2024	368	5.100 %	A-1+	-AA-
Term Deposit	Westpac	\$1,000,000	24/08/2023	26/08/2024	368	5.100 %	A-1+	-AA-
Term Deposit	NAB	\$1,000,000	29/08/2023	28/08/2024	365	5.200 %	A-1+	-AA-
Term Deposit	NAB	\$1,000,000	07/03/2024	03/09/2024	180	5.07 %	A-1+	-AA-
Term Deposit	NAB	\$1,000,000	04/09/2023	03/09/2024	365	5.12 %	A-1+	-AA-
Term Deposit	NAB	\$1,000,000	05/09/2023	04/09/2024	365	5.17 %	A-1+	-AA-
Term Deposit	Beyond Bank Australia	\$1,000,000	11/09/2023	10/09/2024	365	5.200 %	A-2	BBB+
Term Deposit	Bank Of Queensland	\$1,000,000	14/03/2024	10/09/2024	180	5.12 %	A-2	A-
Term Deposit	Bank Of Queensland	\$1,000,000	03/10/2023	02/10/2024	365	5.200 %	A-2	A-
Term Deposit	Hume Bank	\$1,000,000	05/10/2023	04/10/2024	365	5.25 %	NR	NR
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	23/02/2024	20/11/2024	271	5.02 %	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	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	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	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-

Investment Type	ADI/Security Name	Amount	Settlement Date	Maturity Date	Term in Days	Yield	Short Term Rating	Short Term Rating Long Term Rating
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	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	Rabobank Australia	\$1,000,000	24/05/2024	23/05/2025	364	5.33 %	NR	A
Term Deposit	ING Bank Australia	\$1,000,000	27/05/2024	27/05/2025	365	5.27 %	A-1	A
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
		\$41,000,000						

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Report Date: 31 May 2024

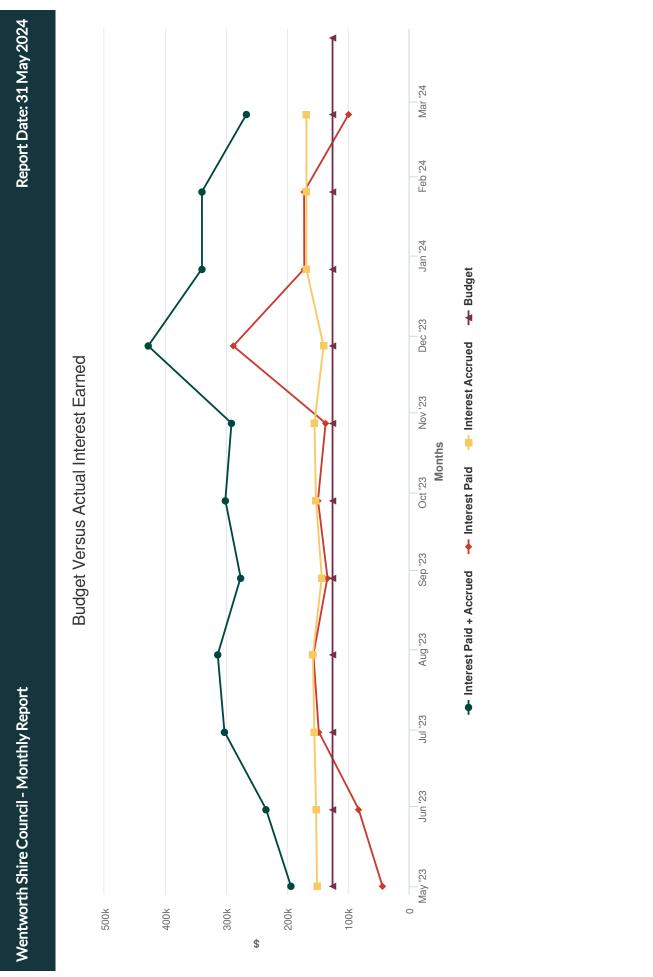
Wentworth Shire Council - Monthly Report

ay 2024		
Report Date: 31 May 2024 Maturity Date	27/05/2024	17/05/2024
Comments		
Designation Comments	Unclassified	Unclassified
Credit/Debit Long Term Rating	A	A
Sredit/Debit L	Debit	Debit
Amount C	\$49,670.68	\$49,000
Type	Interest	Interest
Transaction Date Contract Number ADI/Security Name	065121 ING Bank Australia	064962 ING Bank Australia
Transaction Date Contract Number ADI	065121	064962
	27/05/2024	17/05/2024

Wen

Wentworth Shire Council - Monthly Report						Report D	Report Date: 31 May 2024
			Acc	ount vs RBA Cas	h vs 3m BBSW	vs Bloomberg Aı	Account vs RBA Cash vs 3m BBSW vs Bloomberg AusBond Bank Bill Index
Account RBA Cash 5.01% 4.35 %	Outperformance	<b>3m BBSW</b> 4.37%	Outperformance 0.65 %	r <b>mance</b> 0.65 %	AusBond Bank Bill 4.32 %	<b>ank Bill</b> 4.32 %	Outperformance 0.69 %
	0.60%	4.36%	0.5	0.59%		4.33%	0.62 %
4.80% 4.35%	0.45 %	4.36%	0.2	0.45%		4.33%	0.47 %
4.62% 4.25%	0.37%	4.30%	0.0	0.33%		4.26%	0.37 %
4.4486% 4.38929% 4.38405% 4.217% 4.2569% 4.1% 4.16% 4.1% 2.3 Jul 2.3 Aug 2.3	4.49357% 4.54171% 4.49357% 4.54171% 4.19% 4.19% Sep 23 Oct 23 Sep 23 Oct 23	Month End Performance 4.62895% 4.35% 607% 4.35% 4.35% 23% ct 23 Nov 23 Dec 23 ct 23 Nov 23 Dec 23 BBA Cash - 3mBBSW -	mance 4.35% bec 23 SW - AusBo	Ce 95% 4.5538% 4 5% 4.35% 4 - AusBond Bank Bill	4.67229% Feb 24	4.35% A.35% Mar 24	5.00829% 5.02683% 4.35% Apr 24
Page / of 8 © 2024 Yield Hub Pty Ltd   ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.	ised Representative of C	urve Securities Pty Ltd (	(AFSL 405751). All r	ights reserved.			💦 yieldhub





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#### 9.6 DETERMINATION OF COUNCILLOR REMUNERATION FOR 2023/2024

File Number:	RPT/24/247
Responsible Officer: Responsible Division: Reporting Officer:	Simon Rule - Director Finance and Policy Finance and Policy 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

#### <u>Summary</u>

The Local Government Remuneration Tribunal has determined a 3.75% increase to the Mayoral and Councillor fees for the 2024/2025 financial year, with effect from 1 July 2024.

Sections 248 and 249 of the *Local Government Act 1993* require Councils to fix and pay an annual fee based on the Tribunal's determination for the 2024/2025 financial year. If a Council does not fix a fee, the Council must pay the minimum fee determined by the Tribunal.

The Remuneration Tribunal classifies the Wentworth Shire Council as a Rural Council. As such, the minimum fee for a Councillor is \$10,220 and the maximum allowable is \$13,520. In addition to the fee paid as a Councillor, the minimum fee payable to the Mayor is \$10,880 and the maximum fee is \$29,500.

In May 2023, Council resolved to increase the fees for the 2023/2024 to the maximum amount. The fees for 2023/2024 are \$13,030 for Councillors plus an additional \$28,430 for the Mayor.

#### **Recommendation**

That Council sets the level of fees to be paid to the Councillors and Mayor in accordance with the schedule of fees determined by the Local Government Remuneration Tribunals.

#### Detailed Report

#### <u>Purpose</u>

The purpose of this report is to advise Council of its obligation under the *Local Government Act 1993* (NSW) to determine and fix the annual fee payable to the Councillors and Mayor for the 2024/2025 financial year.

#### <u>Background</u>

The Local Government Remuneration Tribunal has determined there will be a 3.75% increase to Councillor and Mayoral fees for the 2024/2025 financial year. The levels of fees depend on which category the Council is in, with Wentworth being classified as a Rural Council.

### Matters under consideration

### General Purpose Councils - Non-Metropolitan

#### Councillor/Member Annual Fee (\$) effective 1 July 2024

Category	Minimum	Maximum
Major Regional City	20,500	35,620
Major Strategic Area	20,500	35,620
Regional Strategic Area	20,500	33,810
Regional Centre	15,370	27,050
Regional Rural	10,220	22,540
Rural Large	10,220	18,340
Rural	10,220	13,520

#### Mayor/Chairperson Additional Fee\* (\$) effective 1 July 2024

Category	Minimum	Maximum
Major Regional City	43,530	110,970
Major Strategic Area	43,530	110,970
Regional Strategic Area	43,530	98,510
Regional Centre	31,980	66,800
Regional Rural	21,770	49,200
Rural Large	16,330	39,350
Rural	10,880	29,500

\*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2))

In accordance with the schedule of fees shown above, the fee payable for each Councillor would range from \$10,220 to \$13,520. The fee payable to the Mayor would be an additional amount of between \$10,880 and \$29,500. If Council does not fix a fee, then Council must pay the minimum fee determined by the Tribunal.

### <u>Options</u>

Based on the information contained in this report, the options available to address this matter are to:

- a) Set the maximum fee allowable for Councillors and the Mayor; or
- b) Set an alternative fee for Councillors and the Mayor within the minimum and maximum range allowable.

### Legal, strategic, financial or policy implications

If Council does not fix a fee, then Council must pay the minimum fee determined by the Tribunal.

### <u>Conclusion</u>

In accordance with the *Local Government Act 1993* (NSW), Council is to set the annual fee to be paid to each of the Councillors and the Mayor. The schedule of fees shows the minimum and maximum amounts payable, with Wentworth being designated as a Rural Council.

### Attachments

Nil

### 9.7 ADOPTION OF THE 2022-2026 DELIVERY PROGRAM/2023-2024 OPERATIONAL PLAN

File Number:	RPT/24/255
Responsible Officer: Responsible Division: Reporting Officer:	Simon Rule - Director Finance and Policy Finance and Policy Simon Rule - Director Finance and Policy
Objective: Strategy:	<ul> <li>4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner</li> <li>4.2 A strong, responsible and representative government</li> </ul>
Chalogy.	

### Summary

Following the presentation of the Draft 2024/2025 Operational Plan to the May Ordinary Council Meeting, the Draft Plan was placed on public exhibition for 28 days as required under the *Local Government Act.* 

Council is now required to consider all submissions received prior to adopting the 2024/2025 Operational Plan. This includes the following:

- The 2024/2025 Annual Statement of Revenue and the Annual Fees and Charges.
- The making and levying of rates and charges including:
  - $\circ~~$  5.20% increase in the Ordinary Rate for 2024/2025
  - o 5.00% increase in Sewer Access Charges for 2024/2025
  - o 5.00% increase in Water Access Charges for 2024/2025
  - 5.00% increase in Domestic Waste Charges for 2024/2025
  - o 5.00% increase to Water Consumption Charges for 2024/2025
  - Charge the maximum interest rate on Overdue Rates and Charges

### **Recommendation**

- a) That Council adopts the 2024/2025 Operational Plan, as amended, having considered submissions received.
- b) That Council resolves to increase ordinary rate income for the 2023/2024 year by the maximum 5.20% rate pegged amount determined by the Independent Pricing and Regulatory Tribunal of NSW (IPART)
- c) That Council resolves to make and levy an ordinary rate to comprise of a base rate and an ad valorem rating structure for Residential, Business and Farmland categories of rates under Section 534, 535, 537 of the *Local Government Act 1993* (NSW) for the 2023/2024 year including:

### Farmland category

Includes all of the lands within the local government area of Wentworth categorised as Farmland except those parcels of rateable land sub categorised as Farmland, Dry Land Grazing and Farmland, Licence/Pump Site/Pipeline

### **Farmland**

• An ordinary rate of 0.00200372 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Farmland, in accordance with Section 515 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$600.00) for each assessment. The base

amount accounts for 32.96% of the estimated yield for this category. The estimated yield for this rate is \$1,281,704.

### Farmland – Dry Land Grazing

 An ordinary rate of 0.00160101 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Farmland, sub categorised Dry Land Grazing in accordance with Section 515 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$600.00) for each assessment. The base amount accounts for 19.21% of the estimated yield for this category. The estimated yield for this rate is \$827,783.

### Farmland, Licence/Pump Site/Pipeline

 An ordinary rate of 0.03526919 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Farmland, sub categorised Licence/Pump Site/Pipeline, in accordance with Section 515 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$95.00) for each assessment. The base amount accounts for 42.17% of the estimated yield for this category. The estimated yield for this rate is \$16,218.

### Residential Category

### <u>Wentworth</u>

• An ordinary rate of 0.00350233 cents in the dollar on the land value of all rateable lands with Wentworth Shire Council categorised as Residential, sub categorised Wentworth, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to base amount of (\$240.00) for each assessment. The amount accounts for 40.45% of the estimated yield for this category. The estimated yield for this rate is \$360,774.

### **Buronga**

 An ordinary rate of 0.00284856 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Buronga, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$260.00) for each assessment. The base amount accounts for 27.87% of the estimated yield for this category. The estimated yield for this rate is \$534,262.

### <u>Gol Gol</u>

 An ordinary rate of 0.00315362 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Gol Gol, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$260.00) for each assessment. The base amount accounts for 24.56% of the estimated yield for this category. The estimated yield for this rate is \$757,851.

### Gol Gol East

 An ordinary rate of 0.00300166 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Gol Gol East, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$360.00) for each assessment. The base amount accounts for 21.74% of the estimated yield for this category. The estimated yield for this rate is \$450,388

### **Pooncarie**

 An ordinary rate of 0.01556897 cents in the dollar on the land value of all rateable lands with Wentworth Shire Council categorised as Residential, sub categorised Pooncarie, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 44.88% of the estimated yield for this category. The estimated yield for this rate is \$24,801.

### **Dareton**

 An ordinary rate of 0.01920076 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Dareton, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 46.44% of the estimated yield for this category. The estimated yield for this rate is \$85,924.

### **Rural Residential**

 An ordinary rate of 0.0024780 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Rural, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 24.94% of the estimated yield for this category. The estimated yield for this rate is \$554,151.

### **Business Category**

Includes all of the lands within the local government area of Wentworth categorised as Business except those parcels of rateable land sub categorised as Business, Mourquong; Business, Trentham Cliffs; Business, Arumpo; Business, Wentworth; Business, Pooncarie (including all of the lands within the locality of Pooncarie sub categorised as Business Pooncarie except those lands within the township of Pooncarie).

### **Business**

 An ordinary rate of 0.00540767 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$270.00) for each assessment. The base amount accounts for 16.69% of the estimated yield for this category. The estimated yield for this rate is \$302,597.

### Business, Wentworth

 An ordinary rate of 0.00787116 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Wentworth, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$270.00) for each assessment. The base amount accounts for 38.54% of the estimated yield for this category. The estimated yield for this rate is \$38,528.

### **Business, Mourquong**

 An ordinary rate of 0.17286802 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Mourquong, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$100.00) for each assessment. The base amount accounts for 0.11% of the estimated yield for this category. The estimated yield for this rate is \$284,668.

### **Business, Trentham Cliffs**

 An ordinary rate of 0.00495035 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Trentham Cliffs, in accordance with Section 518 of the Local Government Act 1993, be now made for the 2024/2025 rating period, subject to a base amount of (\$120.00) for each assessment. The base amount accounts for 3.73% of the estimated yield for this category. The estimated yield for this rate is \$12,861.

### Business, Arumpo

• An ordinary rate of 0.06449843 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Arumpo, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 1.39% of the estimated yield for this category. The estimated yield for this rate is \$105,957.

### Business, Pooncarie

- An ordinary rate of 0.05613864 cents in the dollar on the land value of all rateable lands with Wentworth Shire Council categorised as Business, sub categorised Pooncarie, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$100.00) for each assessment. The base amount accounts for 0.03% of the estimated yield for this category. The estimated yield for this rate is \$789,790
- d) That Council resolves to make and levy fees and charges for Sewer Services for the 2024/2025 year as set out in the Annual Statement of Revenue.
- e) That Council resolves to make and levy fees and charges for Water Services for the 2024/2025 year as set out in the Annual Statement of Revenue.
- f) That Council resolves to make and levy a Domestic Waste Management charge for the 2024/2025 year under Section 496 of the *Local Government Act 1993* (NSW) on each parcel of rateable land of which the service is available as set out in the Annual Statement of Revenue.
- g) That Council resolves to fix the Fees and Charges schedule for the 2024/2024 year as set out in the Annual Statement of Revenue.
- h) That Council resolves to charge the maximum interest rate on overdue rates and charges.
- That Council resolves to approve Appendix A Bodies Granted Exemptions automatic fee waiver as part of the 2023/2024 Financial Assistance Program as set out in the Schedule of Fees and Charges.
- j) That Council resolves to approve borrowings for 2024/2025 of \$12,000,000 as outlined in the Annual Statement of Revenue.

### **Detailed Report**

### <u>Purpose</u>

The purpose of this report is to adopt the 2024/2025 Operational Plan which includes the Annual Statement of Revenue and the Annual Fees and Charges.

### <u>Background</u>

In accordance with the *Local Government Act,* Council must have an annual Operational Plan, adopted before the beginning of each financial year, outlining the activities to be undertaken in that year, as part of the Delivery Program.

The Operational Plan includes the Annual Statement of Revenue, in accordance with the Regulations.

The Operational Plan must be prepared as a sub-set of the Delivery Program. It must directly address the actions outlined in the Delivery Program and identify projects, programs or activities that the council will undertake within the financial year towards addressing these actions.

The Operational Plan must include a detailed budget for the activities to be undertaken in that year.

### Matters under consideration

Following the May Ordinary Council Meeting, the Draft 2024/2025 Operational Plan was placed on public exhibition for 28 days as required by the *Local Government Act 1993* (NSW).

Council is now required to consider all submissions received prior to formally resolving to adopt the 2024/2025 Operational Plan, make and levy Rates and Charges, and set the schedule of Fees and Charges for the 2024/2025 financial year.

Each rate and charge is to be made by resolution of Council and is to be made for a specified year. In order for the rate or charge to be collected it must have been made by a resolution of Council before 1 August in the year for which the rate or charge is made.

The making and levying of rates and charges are made in accordance with the *Local Government Act 1993* for the 2024/2025 financial year and includes the maximum rate of increase for the Ordinary rate which is the pegged amount of 5.20%

Council proposes to levy an ordinary rate for the following categories and sub-categories:

- Farmland
- Farmland Dry Land Grazing
- Farmland Licence/Pump Site/Pipeline
- Residential Wentworth
- Residential Buronga
- Residential Gol Gol
- Residential Gol Gol East
- Residential Pooncarie
- Residential Dareton
- o Residential Rural Residential
- o Business
- Business Wentworth

Council proposes to levy fees and charges for the following as set out in the annual statement of revenue:

- Sewer Services for the 2024/2025 year
- Water Services for the 2024/2025 year
- A Domestic Waste Management charge for the 2024/2025 year under Section 496 of the *Local Government Act 1993* (NSW) on each parcel of rateable land of which the service is available
- Fix the fees and charges schedule for the 2024/2025 year

The budget has been prepared taking into consideration the requirements of Section 8B of the LG Act – Principles of sound financial management including the following:

• Council spending should be responsible and sustainable, aligning general revenue and expenses

- Council should have regard to achieving intergenerational equity, including ensuring the following:
  - Policy decisions are made after considering their financial effects on future generations; and
  - The current generation funds the costs of its services.

The General Rate increase for each year is determined by the NSW Independent Pricing and Regulatory Tribunal (IPART). The rate increase consists of a base amount that applies to all Councils, for 2024/2025 this amount is 4.50%. Since 2022 IPART have also included an additional population increase factor to the rate peg that adjusts for the change in the residential population of a Council area. This provides Council with additional income to meet the costs associated with a growing population. The population factor is individual to each council and not all councils receive it.

For the 2024/2025 rate increase IPART have applied a 0.70% population increase factor to the base rate amount taking the total proposed rate increase to 5.20%. This is the first time that Council has received this additional rate factor increase based on the growing population base of the Shire as outlined in the 2021 Census data.

The approved rate peg for the last 3 financial years and its comparison to inflation for that year are outlined in the below table:

Financial Year	Rate Increase	Inflation
2021/2022	2.00%	6.10%
2022/2023	0.70%	6.00%
2023/2024	3.70%	3.50% (as at March 2024)

### N.B. The proposed 2024/2025 rate peg was determined in November 2023. At that time the most recent Inflation figures based on the Sep 2023 qtr was 5.40%

While inflation has been trending down over the last 12 months the cost inputs that drive Council's budget continue to increase by more than current inflation figures, this includes but not limited to Insurance, Electricity, Fuel, Petroleum based products used for road construction and maintenance. In addition, general contractors and suppliers are facing their own inflationary pressures which they are passing on to Council through the prices they charge.

### Annual Charges

The increase determined by IPART does not apply to Annual Charges increase for Domestic Waste Management, Water and Waste Water. These charges are only levied against those properties that receive the service and is limited by the Local Government Act to not exceed the reasonable costs to Council of providing those services. These services are facing the same cost pressures as mentioned above.

There has only been one submission received from the member of the public objecting to the increase in rates and annual charges for the 2024/2025 financial year.

There has been a number of changes made to the draft Operational Plan. These include the following:

Change	Impact
Budget Changes	
Wentworth Civic Centre Redevelopment	\$800,000 increase in capital expenditure

Roads to Recovery	\$638,800 increase in Capital Grants	
	\$638,800 increase in Capital Expenditure	
Wentworth Depot Upgrade	\$100,000 increase in Capital Expenditure	
Wentworth Landfill Expansion	\$2,750,000 decrease in Capital Expenditure	
	\$2,000,000 decrease in cash reserve funding	
	\$750,000 decrease in loan funding	
Pink Lake Stormwater	\$750,000 decrease in Capital Expenditure	
	\$750,000 decrease in restricted reserves funding	
Borrowing Costs	\$199,158 increase Operating Expenditure	
Principal Repayments	\$31,802 increase in Capital Expenditure	
Total Impact of Budget Changes	\$2,369,040 favourable Impact	
Fees & Charges		
Public Health & Regulatory Fees	Reformatted to reflect changes in Regulations	
Cemeteries	Updated to reflect new internment levy	
Operational Plan Actions		
1 Action removed	• Pink Lake Project has been pushed	
1 Action added	back to 2025/2026	
	Wentworth Civic Centre Redevelopment	

### **Conclusion**

Council is being asked to:

- a) Adopt the 2024-2025 Operational Plan, as amended, having considered submissions received.
- Resolve to increase the general rate income for the 2024-2025 year by the maximum 5.20% rate pegged amount determined by the Independent Pricing and Regulatory Tribunal of NSW (IPART).
- c) Resolve to make and levy an ordinary rate to comprise of a base rate and an ad valorem rating structure for Residential, Business and Farmland categories of rates under Section 534, 535 & 537 of the *Local Government Act 1993* for the 2024/2025 year as listed.
- d) Resolve to make and levy fees and charges for Sewer Services for the 2024/2025 year as set out in the Annual Statement of Revenue.
- e) Resolve to make and levy fees and charges for Water Services for the 2024/2025 year as set out in the Annual Statement of Revenue.
- f) Resolve to make and levy a Domestic Waste Management charge for the 2024/2025 year under Section 496 of the Local Government Act 1993 on each parcel of rateable land of which the service is available as set out in the Annual Statement of Revenue.
- g) Resolve to fix the fees and charges schedule for the 2024/2025 year as set out in Annual Statement of Revenue.
- h) Resolve to charge the maximum interest rate on overdue rates and charges.

- i) Resolve to approve Appendix A Bodies Granted Exemptions automatic fee waiver as part of the 2024/2025 Financial Assistance Program as set out in the schedule of fees and charges.
- j) Resolve to approve borrowings for the 2024/2025 year.

The final version of the Operational Plan must be uploaded to Council's website within 28 days of being approved.

### Attachments

1. 2024-2025 Operational Plan

# Wentworth SHIRE COUNCIL

ANABRANCH BURONGA COOMEALLA CURLWAA DARETON ELLERSLIE GOL GOL MONAK POMONA POONCARIE RUFUS RIVER TRENTHAM CLIFFS WENTWORTH

# **Operational Plan**

2024/2025



If you require assistance reading and understanding this document, please contact the Translating and Interpreting Service on 131 450 and ask them to call Wentworth Shire Council on 03 5027 5027.

### IMPORTANT | ENGLISH

If you require assistance reading and understanding this document, customer service staff of Wentworth Shire Council are happy to assist in the arrangement of a free interpretive service.

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Kung kailangan mo ng tulong sa pagbabasa at pag-unawa sa dokumentong ito, ang mga kawani ng customer service ng Wentworth Shire Council ay masaya na tumulong sa pag-aayos ng isang libreng serbisyo ng interpretive. Upang ayusin ang isang interpreter, mangyaring makipag-ugnayan sa Council sa 03 5027 5027, o bisitahin ang isang Council Office na nakalista sa ibaba.

#### **IMPORTANT | FRANÇAIS**

Si vous avez besoin d'aide pour lire et comprendre ce document, le personnel du service client du Wentworth Shire Council se fera un plaisir de vous aider à organiser un service d'interprétation gratuit. Pour organiser un interprète, veuillez contacter le Conseil au 03 5027 5027 ou visitez un bureau du Conseil indiqué cidessous.

#### ΣΗΜΑΝΤΙΚΟ | ΕΛΛΗΝΙΚΟ

Εάν χρειάζεστε βοήθεια για την ανάγνωση και την κατανόηση αυτού του εγγράφου, το προσωπικό εξυπηρέτησης πελατών του Wentworth Shire Council είναι πρόθυμο να σας βοηθήσει στη διευθέτηση μιας δωρεάν υπηρεσίας διερμηνείας. Για να κανονίσετε έναν διερμηνέα, επικοινωνήστε με το Δήμο στο 03 5027 5027 ή επισκεφθείτε ένα Γραφείο του Συμβουλίου που αναφέρεται παρακάτω.

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Se hai bisogno di assistenza per leggere e comprendere questo documento, il personale del servizio clienti del Wentworth Shire Council sarà lieto di assisterti nell'organizzazione di un servizio interpretativo gratuito. Per organizzare un interprete, contattare il Comune allo 03 5027 5027 o visitare uno degli uffici del Comune elencati di seguito.

#### PENTING | MELAYU

Jika anda memerlukan bantuan membaca dan memahami dokumen ini, kakitangan perkhidmatan pelanggan Wentworth Shire Council berbesar hati untuk membantu dalam pengaturan perkhidmatan tafsiran percuma. Untuk mengatur jurubahasa, sila hubungi Majlis di 03 5027 5027, atau lawati Pejabat Majlis yang disenaraikan di bawah.



Midway Community Centre 6 Midway Drive, Buronga NSW 2739

#### 重要 | 普通话(简体中文)

如果您在阅读和理解本文件时需要帮助,温特沃斯郡议会的 客户服务人员很乐意协助安排免费口译服务。如需安排口译 员,请致电 03 5027 5027 联系市议会,或前往下列市议会办 公室。

#### ਮਹੱਤਵਪੂਰਨ | ਅੰਗਰੇਜ਼ੀ

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਪੜ੍ਹਨ ਅਤੇ ਸਮਝਣ ਵੱਚਿ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਵੈਨਟਵਰਥ ਸਾਇਰ ਕਾਉਸਲਿ ਦੇ ਗਾਹਕ ਸੇਵਾ ਸਟਾਫ ਇੱਕ ਮੁਫ਼ਤ ਵਆਿਖਆਿ ਸੇਵਾ ਦੇ ਪ੍ਰਬੰਧ ਵੱਚਿ ਸਹਾਇਤਾ ਕਰਨ ਲਈ ਖੁਸ਼ ਹਨ। ਦੁਭਾਸ਼ੀਏ ਦਾ ਇੰਤਜਾਮ ਕਰਨ ਲਈ, ਕਰਿਪਾ ਕਰਕੇ 03 5027 5027 'ਤੇ ਕਾਉਸਲਿ ਨਾਲ ਸੰਪਰਕ ਕਰੋ, ਜਾਂ ਹੇਠਾਂ ਸੁਚੀਬੱਧ ਕਸਿੇ ਕਾਉਸਲਿ ਦਫ਼ਤਰ 'ਤੇ ਜਾਓ।

#### สำคัญ|แบบไทย

หากคุณต้องการความช่วยเหลือในการอ่านและทำความเข้าใจ เอกสารนิ้ เจ้าหน้าทีบริการลูกค้าของ Wentworth Shire Council ยินดีให้ความช่วยเหลือในการจัดการบริการล่ามฟรี หาก ต้องการจัดเตรียมล่าม โปรดติดต่อสภาที่ 03 5027 5027 หรือไป ที่สำนักงานสภาตามรายการด้านล่าง

#### ÖNEMLİ | TÜRKÇE

Bu belgeyi okuma ve anlama konusunda yardıma ihtiyacınız varsa, Wentworth Shire Belediyesi'nin müşteri hizmetleri personeli, ücretsiz tercümanlık hizmetinin ayarlanmasında yardımcı olmaktan mutluluk duyacaktır. Bir tercüman ayarlamak için lütfen 03 5027 5027 numaralı telefondan Belediye ile iletişime geçin veya aşağıda listelenen bir Belediye Ofisini ziyaret edin.

#### QUAN TRỌNG | TIẾNG VIỆT

Nếu bạn cần trợ giúp để đọc và hiểu tài liệu này, nhân viên dịch vụ khách hàng của Hội đồng Wentworth Shire sẵn lòng hỗ trợ sắp xếp dịch vụ thông dịch miễn phí. Để sắp xếp một thông dịch viên, vui lòng liên hệ với Hội đồng theo số 03 5027 5027 hoặc đến Văn phòng Hội đồng được liệt kê bên dưới.



Wentworth Shire Council Main Office 26-28 Adelaide Street, Wentworth NSW 2648



# **Our Objectives**



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### **Our Values**



ACCOUNTABILITY & TRANSPARENCY

RESPECT

QUALITY & COMMITMENT

Wentworth SHIRE COUNCIL

Images in this document were sourced from Council's Image Library unless otherwise stated. Cover image: Junction of the Murray (Dhungala) and Darling (Baaka) rivers at Wentworth.

The Annual Statement of Revenue forms part of the 2024/2025 Operational Plan and includes the 2024/2025 Fees and Charges. These documents have been prepared in accordance with Section 403(2) of the *Local Government Act* 1993.

The Annual Fees and Charges forms part of the 2024/2025 Operational Plan. These documents have been prepared in accordance with Section 403(2) of the *Local Government Act 1993*.

This document was compiled by Wentworth Shire Council. Copies of this program can be viewed online at wentworth.nsw.gov.au

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Wentworth Shire Council | Operational Plan 2024/2025

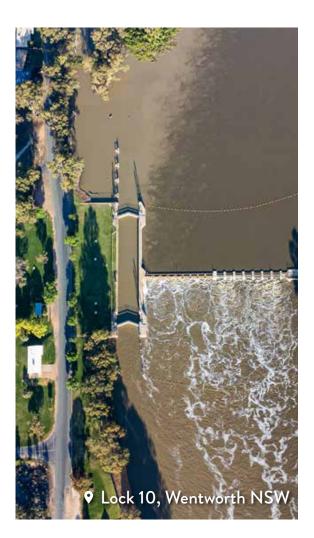
### Overview

Council's Operational Plan is created each financial year as a sub-plan of Council's fouryear Delivery Program.

The Operational Plan 2024-2025 is year three of Council's Delivery Program. It outlines the actions that Council will undertake in the financial year that contribute to achieving the commitments of Council's Delivery Program and Community Strategic Plan.

It also identifies the annual budget required to deliver the actions and the responsible service area within Council who will oversee and report progress and performance results achieve.

The Plan is accompanied by Council's 2024-2025 Annual Statement of Revenue and Schedule of Annual Fees and Charges which includes the proposed rates and annual charges.



### 2024/2025 Council Snapshot



### Achieving the vision for 2032



The consultation and engagement activities undertaken to inform the Wentworth Shire: Our Future in Focus - Community Strategic Plan 2022-2032 resulted in the formation of the following concise and ambitious vision for the region:

# Wentworth Shire will work together to create a thriving, attractive and welcoming community.

Quadruple Bottom Line

The quadruple bottom line underpins the Community Strategic Plan, helping to categorise the priorities that have been

identified by the community.

Our strategies link directly to the quadruple bottom line, which are as



Namatjira Raw Water Storage

## Es l

Wentworth Shire is a vibrant, ECONOMIC growing and thriving region Wentworth Shire is a great place SOCIAL to live Wentworth Shire is a community that works to enhance and **ENVIRONMENTAL** protect its physical and natural environment Wentworth Shire is supported by strong and ethical civil leadership with all activities conducted in an **CIVIC LEADERSHIP** open, transparent and inclusive manner

follows:

### Community strategies

Wentworth Shire Council | Operational Plan 2024/2025

### **Financial information**

Budgeted Income Statement Summary	2024/2025 Budget
Income from Continuing Opera	tions
Rates & Annual Charges	\$10,938,379
User Charges & Fees	\$8,457,840
Interest & Investment Revenue	\$2,220,250
Other Revenues	\$1,069,444
Grants - Operating	\$11,968,600
Grants - Capital	\$15,492,909
Net Gains from the disposal of assets	\$100,000
Total Income	\$50,247,422

Funding Requirements	2024/2025 Budget
Expenditure	
Operating Expenditure	\$30,519,997
Capital Expenditure	\$39,936,874
Total Expenditure	\$70,456,871
less depreciation (incl. in expenditure)	\$9,307,829
2024/2025 Cash Requirements	\$61,149,042

Cash Requirements funded from:		
Operational Revenue	\$40,135,983	
Borrowings	\$11,250,000	
Retained Earnings	\$0	
Council Restricted Reserves	\$9,763,059	
2024/2025 Total Funding	\$61,149,042	

Expenses from Continuing Operations		
Employee Benefits	\$11,277,280	
Borrowing Costs	\$1,401,229	
Materials & Contracts	\$4,457,447	
Depreciation & Amortization	\$9,307,829	
Other Expenses	\$4,076,213	
Total Expenses	\$30,519,997	
Operating Result from Continuing Operations	\$16,527,179	
Discontinued Operations	\$0	
Net Operating Result from Continuing Operations	\$16,527,179	

Projected Balances (Council Cash Reserves)		
Projected opening cash balance 01/07/2024	\$45,000,000	
Less projected Cash deficit	\$9,763,059	
Projected cash balance at 30/06/2025	\$35,236,941	
Represented as:		
- Cash on hand	\$5,236,941	
- Short Term Investments	\$4,000,000	
- Long Term Investments	\$26,000,000	

For Council to live within its means and achieve financial sustainability the annual budget must be balanced and in alignment to Council's longterm financial position. To ensure that Council lives within its means and that annual operations do not deplete financial reserves, Council's budget for 2024/2025 includes the following assumptions:

### **Rates and Annual Charges**

- The Ordinary Rate will be increased by the maximum 5.20% (as determined by the Independent Pricing and Regulatory Tribunal of NSW (IPART).
- Waste water access charges will be increased by 5.00%.
- Raw and filtered water access charges will be increased by 5.00%.
- Domestic waste charges will be increased by 5.00%.
- Water consumption charges will be increased by 5.00%.
- Interest will be charged on overdue rates and annual charges as approved by the Minister for Local Government.

### Borrowings

Borrowed funds enable the cost of acquiring assets to be spread over a longer period of time, thus easing the burden on current ratepayers. In the 2024/25 financial year there will be loan borrowings of \$12,000,000 to help fund capital requirements for the:

 Buronga Landfill Expansion (approval to loan funds via Council resolution March 2024. \$11,250,000 to be utilised in 2024/2025 & \$750,000 in 2025/2026)

### **Restricted Reserves**

Council will utilise the following restricted reserves to fund capital expenditure during the 2024/2025 financial year:

### Loan Reserve

\$950,000 from previously approved loan to fund stormwater infrastructure upgrades

### **Unexpected Grants Reserve**

\$8,813,059 of prepaid grants to fund capital projects.

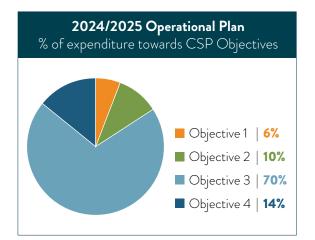


### **Contribution to CSP objectives**

In line with the Integrated Planning and Reporting Framework Council's expenditure has been aligned with the Objectives established within the Community Strategic Plan.

The financial expenditure figures depicted in the following table provide an indication of how Council's expenditure in 2024/2025 is aligned to the Community Strategic Plan.

The following pages provide the details of each Operational Plan action, including the description, the strategy that it is aligned to, the responsible officer, the source of funding and the budget amount for the financial year.



#### Strategy 1



Wentworth Shire is a vibrant, growing and thriving region

### Strategy 2



Wentworth Shire is a great place to live

### Strategy 3



### ENVIRONMENTAL

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

### Strategy 4



### CIVIC LEADERSHIP

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



### Capital Expenditure

The following major projects will be undertaken during 2024/2025:



Wentworth Shire Council | Operational Plan 2024/2025

### How to read this plan

This diagram explains the key headings and terminology used in the following pages of this Plan.

### **STRATEGIES**

These are the community's long-term priorities and aspirations for the Shire. They contribute to achieving the Shire's vision. Council has a custodial role in working towards realising these outcomes, however, is not wholly responsible for achieving them. Other partners, such as state agencies and community groups have an important role to play in achieving these strategies. S)

OBJECTIVES & ACTION

ECONOMIC

Wentworth Shire is a vibrant, growing and thriving region

### **OBJECTIVES**

Provides specific focus points to achieve the community strategies.

### ACTIONS

These are how we plan to achieve each objective. The Delivery Program & Operational Plan outline how the actions can be achieved.

### **ANNUAL ACTIONS**

Actions that Council will undertake across each year of the Delivery Program that contribute to achieving the longterm objectives.

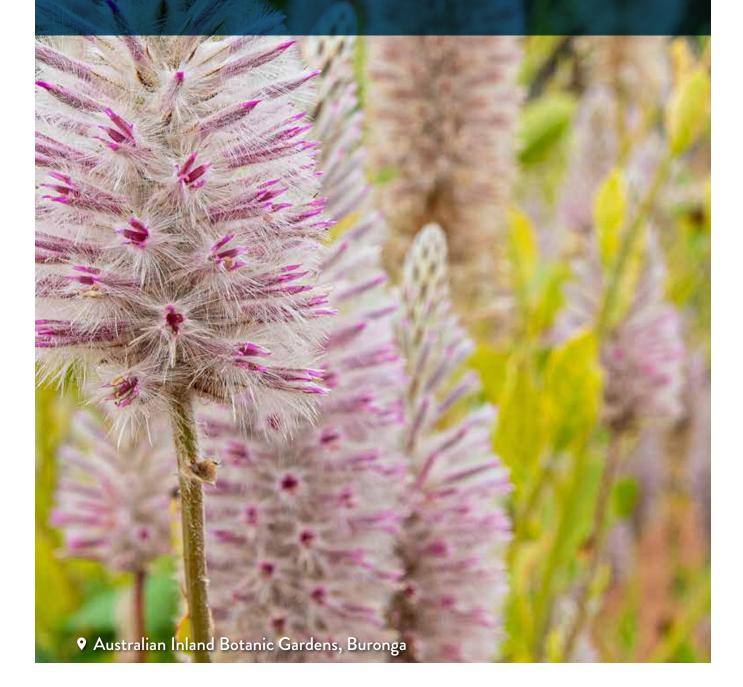
### **SPECIFIC ACTIONS**

Actions that Council will undertake in a specific year(s) over the four (4) years of the Delivery Program. These are reviewed and updated annually.

OBJECH	IVES & ACTIONS
	ote the Shire as an ideal location for investment and the establishment of innovative, sustainab ified industries.
Annual Actions	<ul> <li>Advocate for the local businesses on issues which further business and career opportunities for all</li> <li>Support economic growth and expansion across the Shire through improvement of local infrastructure and the identification of land for commercial and/or industrial use</li> </ul>
Specific Actions	Progress Actions from the Sustainable Wentworth Strategy     Progress Actions from the Local Strategic Planning Statement 2020     Progress Actions from the Buronga/Gol Gol Structure Plan     Progress Actions from the Dareton Revitalised Strategy
1.2- Prom	ote the Wentworth Region as a desirable visitor and tourism destination.
Annual Actions	Provide Visitor Information Centre Services     PS Ruby Operations     Contribute to the promotion of tourism in the Wentworth Region through the managemen     of Willowbend Caravan Park     Continue to engage with and support the activities of Murray Regional Tourism, Destinatio     NSW Riverina-Murray and Mildura Regional Development
Specific Actions	Develop promotional material to market the Shire as a conference and events destination     Develop a Destination Management Plan/Tourism Strategy     Willowbend Caravan Park Redevelopment     Promote investment in a variety of accommodation options     Finalise development of a Shire Events Manual
1.3 - High	quality connectivity across the region.
Annual Actions	Advocate for the ongoing provision of quality transport and freight links
Specific Actions	Advocate for improved region-wide internet and mobile phone connectivity
1.4 - Enco	ourage lifelong learning opportunities.
Annual Actions	<ul> <li>Undertake a program of activities and services that facilitate learning opportunities at Council's library services</li> <li>Advocate for the development and provision of local education, training and lifelong learnin opportunities</li> </ul>
Specific Actions	Advocate for improved school services across the Wentworth Shire

. . . .

# Operational Plan 2024/2025 Actions





# **STRATEGY 1**

# ECONOMIC

### Strategy 1 Our Economy



Wentworth Shire is a vibrant, growing and thriving region

OBJECT	IVES & ACTIONS	RESPONSIBLE OFFICER
	ote the Shire as an ideal location for investment and the establishme sified industries	ent of innovative, sustainable
Annual Actions	Advocate for the local businesses on issues which further business and career opportunities for all.	General Manager
	Ensure that land is suitably zoned, sized and located to facilitate a variety of development that is supported by a strategic and affordable infrastructure.	Director Health & Planning
	Develop, review and update Strategic Planning documents as required.	Director Health & Planning
Specific Actions	N/A	
1.2- Pron	note the Wentworth Region as a desirable visitor and tourism destina	ition
Annual	Provide Visitor Information Centre Services	Team Leader VIC
Actions	PS Ruby	General Manager
	Support the activities of Murray Regional Tourism, Destination NSW, Riverina-Murray, and Wentworth Regional Tourism Inc.	Manager Tourism & Promotion
Specific Actions	Fibre Optic Symphonic Orchestra – Bruce Munro Art Installation	General Manager
1.3 – Hig	h quality connectivity across the region	
Annual Actions	Advocate for the ongoing provision of quality transport and freight links	C 144
	Advocate for improved region-wide internet and mobile phone connectivity	General Manager
Specific Actions	N/A	
1.4 - Enc	ourage lifelong learning opportunities	
Annual Actions	Undertake a program of activities and services that facilitate learning opportunities at Council's library services.	Team Leader Library Services
	Advocate for community access to a wide range of learning spaces, resources and activities for education and employment pathways that support local growth	General Manager

Wentworth Shire Council | Operational Plan 2024/2025

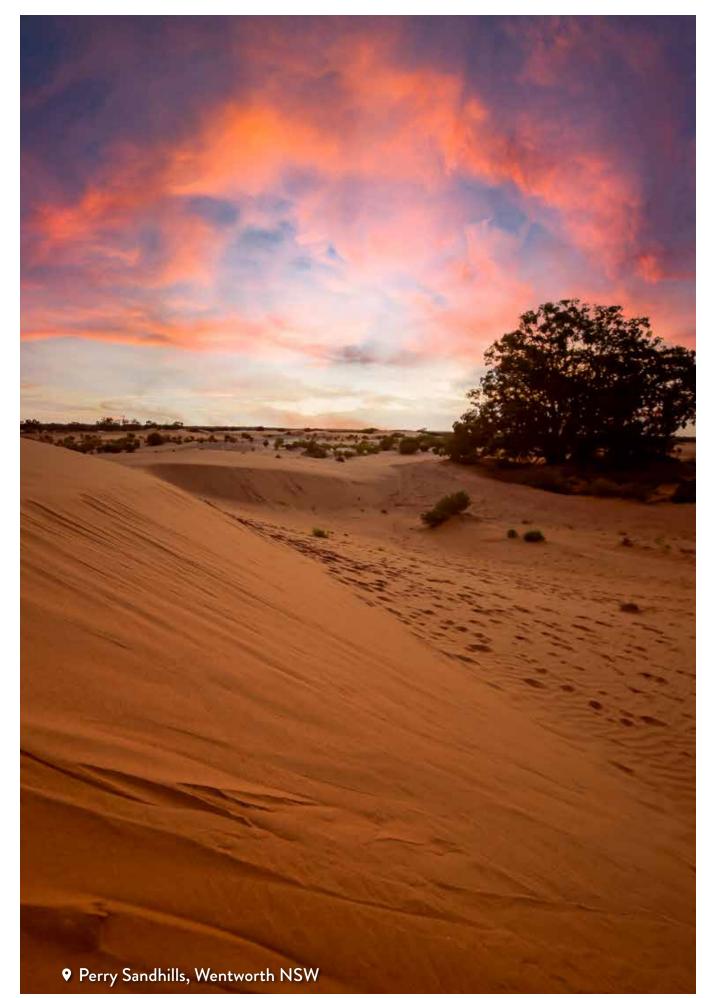
Specific Actions	N/A	
1.5 - Enc	ourage and support initiatives that improve local employment oppo	ortunities
Annual	Promote Wentworth Council as an employer of choice	Manager Human Resources
Actions	Advocate for and promote initiatives that promote sustainable and resilient economic growth	General Manager
Specific Actions	N/A	

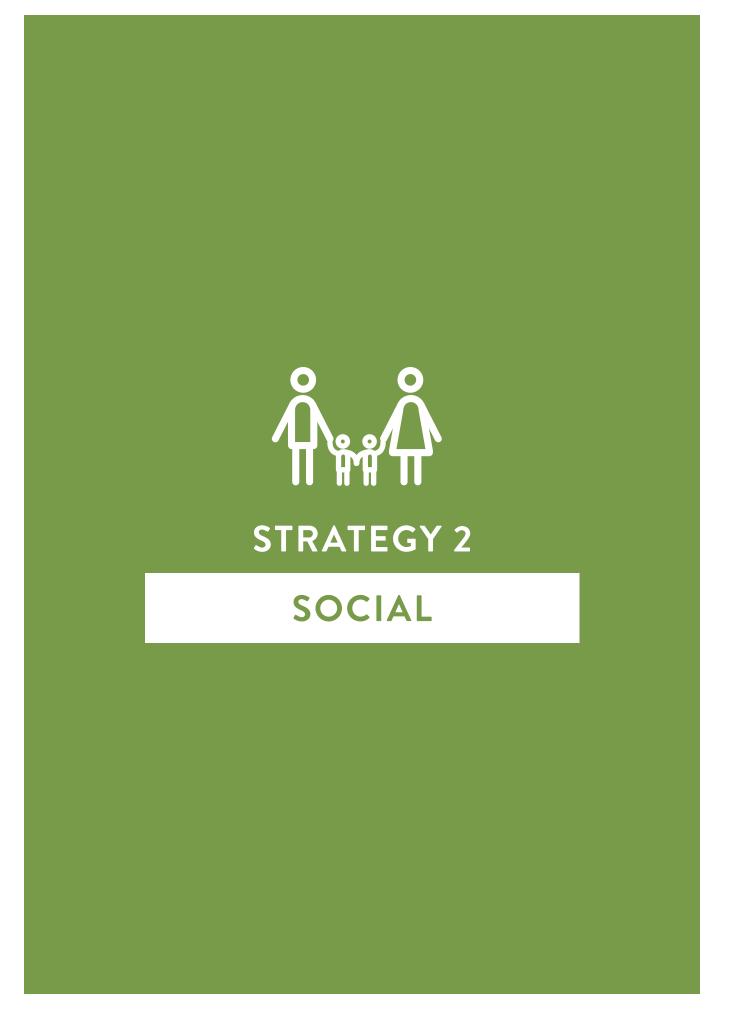
Total Council Operational Budget Committed to Strategy 1	\$1,740,328
Total Council Capital Budget Committed to Strategy 1	\$2,496,975

### Measuring Progress

- Average development application approval time
- Wentworth Shire Staff profile
- Number of Library Programs Delivered







### Strategy 2 Our Community



Wentworth Shire is a great place to live

OBJECTI	VES & ACTIONS	RESPONSIBLE OFFICER
2.1 – Cont communit	inue to create opportunities for inclusion where all people feel welcom y life	e and participate in
Annual Actions	Acknowledge and celebrate the contribution that people from all backgrounds make to our community.	Manager Tourism & Promotion
	Support opportunities to promote and celebrate Wentworth Shire as a welcome and inclusive community focusing on diversity, access, inclusion and capacity building.	Director Corporate Services
	Actively engage with and include the perspectives and knowledge of the local indigenous community.	General Manager
	Support a broad program of Civic and Community events	-
	Support cultural, recreational and community interaction opportunities through the Financial Assistance Program	Director Corporate Services
Specific Actions	Implement actions outlined in the Disability Action Plan	Director Corporate Services
2.2 – Wor vulnerable	k together to solve a range of social and health issues that impact comr people	nunity wellbeing and
Annual Actions	Deliver a program of activities and services that facilitate opportunities for vulnerable members of the community at Council's library services.	Team Leader Library Services
	Collaborate with Government Agencies and other organisations to support the provision of health services across the Region.	General Manager
	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.	General Manager
	Our buildings and spaces are designed to be inclusive and accessible to all community members.	Manager Engineering Services
Specific Actions	Work with the community to implement recommendations of the Wentworth & Balranald Drought Resilience Plan	Director Corporate Services

Wentworth Shire Council | Operational Plan 2024/2025

2.3 – To h	2.3 – To have a safe community		
Annual	Provide Public Health Function.		
Actions	Companion Animals & Buronga Pound Operations.	<ul> <li>Director Health &amp;</li> <li>Planning</li> </ul>	
	Provide Building Compliance Function.		
	In partnership with the RFS undertake hazard reduction works.	Manager Works	
	Continue to engage with the Local Area Command on key community safety issues.	General Manager	
	Facilitate the Local Emergency Management Committee to ensure a co-ordinated approach by all agencies having responsibilities and functions in emergencies.	General Manager	
	In partnership with Transport for NSW continue to identify and resolve road and pedestrian safety issues.	Manager Engineering Services	
Specific Actions	Implement strategies to embed NSW Child Safe Standards across the organisation.	Director Corporate Services	





Annual Actions	Communicate the role of Council to the community.	Manager Tourism & Promotion
	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.	General Manager
	Communicate funding opportunities available for the community.	Director Corporate Services
	Work with communities to establish town plans	Director Corporate Services
Specific Actions	N/A	
2.5 – To ł	nave a strong sense of place	
Annual Actions	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	Manager Works
Specific Actions	<ul> <li>Undertake specific public spaces capital works projects:</li> <li>Ski Reserve Rehabilitation project</li> <li>Buronga Pump Track Stage 2</li> <li>Open Spaces Development</li> <li>Greater Junction Viewing Platform</li> </ul>	Manager Engineering Services

Total Council Operational Budget Committed to Strategy 2	\$4,032,507
Total Council Capital Budget Committed to Strategy 2	\$2,627,300

### **Measuring Progress**

Number of community updates provided by Council Number of road safety initiatives implemented % of public health inspections completed within legislative timeframes Number of building inspections completed. Demographic profile of those attending library services Number of library programs completed Number of visitors to Council libraries Annual Financial Assistance Program completed



# **STRATEGY 3**

# **ENVIRONMENTAL**

### Strategy 3 Our Environment

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



OBJECT	IVES & ACTIONS	RESPONSIBLE OFFICER
3.1 - Ens	ure our planning decisions and controls enable the community to benef	it from development
Annual Actions	Deliver timely services for the assessment of Development Applications and planning proposals.	Director Health &
	Develop, review and update Strategic Planning documents as required.	Planning
Specific Actions	N/A	
3.2 – Ens	sure that community assets and public infrastructure are well maintaine	d
Annual Actions	Land Tenure Program.	Director Health & Planning
	Maintain transport network including Roads, Bridges and Footpaths.	_
	Maintain community facilities including halls, ovals, pools and other sporting facilities.	Manager Works
Specific	Wentworth Civic Centre Redevelopment	General Manager
Actions	<ul> <li>Prioritise and implement recommendations of Asset Management Plans <ul> <li>Fixing Local Roads - Log Bridge Road</li> <li>Remote Roads Pilot Upgrade Program - Arumpo Road</li> <li>Regional Emergency Road Repair Fund</li> <li>Darling Street Footpaths</li> <li>Loop Road</li> <li>Wamberra Road</li> <li>Alcheringa Drive</li> <li>Wentworth Rowing Club</li> <li>Wentworth Showgrounds Kitchen Upgrade</li> <li>Pooncarie Reserve Kitchen Upgrade</li> <li>Wentworth Depot Upgrade</li> </ul> </li> </ul>	Manager Works
	<ul> <li>Prioritise and implement recommendations of Asset Management Plans.</li> <li>George Gordon Oval Lighting</li> <li>Wentworth Riverfront Mooring Sites</li> <li>Buronga to Gol Gol Shared Ways</li> </ul>	Manager Engineering Services

Wentworth Shire Council | Operational Plan 2024/2025

Annual Actions	Undertake actions identified in the Western Weeds Action Plan.	Manager Works
	Monitor and investigate Illegal Dumping Activities as required.	Director Health & Planning
	Support the activities of the Murray Darling Association.	
	Advocate for the sustainable management of the Darling-Baaka River and the Menindee Lakes.	General Manager
Specific Actions	Wentworth Shire Council Flood Study	Director Health & Planning
3.4 – Use	and manage our resources wisely.	
Annual Actions	Provide best practice water, waste water and stormwater management infrastructure.	Manager Engineering Services
	Provide and Promote resource recovery and recycling initiatives	Manager Works
	Encourage businesses and the community to be socially and environmentally responsible.	Manager Tourism & Promotion
Specific Actions	Buronga Landfill Expansion	Director Roads & Engineering
	Review energy efficiency and the use of renewable resources across Council facilities and assets.	
	<ul> <li>Prioritise and implement recommendations of the Integrated Water</li> <li>Cycle Management Plan.</li> <li>Fotherby Park SPS # 8</li> <li>Dareton SPS # 2</li> <li>Sewer Main Refurbishments</li> <li>Buronga Waste Water Treatment Plant</li> <li>Wentworth Waste Water Treatment Plant</li> </ul>	– Manager Engineering Services



3.5 - Infrastructure meets the needs of our growing Shire		
Annual Actions	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.	General Manager
	Plan for appropriate infrastructure and services that support current and future needs.	Director Roads & Engineering
Specific Actions	<ul> <li>Progress actions from the Buronga/Gol Gol Structure Plan:</li> <li>Rose Street Stormwater</li> <li>3 Sisters Stormwater</li> <li>Crane Drive Stormwater</li> </ul>	Manager Engineering Services
	ncil Operational Budget Committed to Strategy 3 ncil Capital Budget Committed to Strategy 3	\$16,657,032 \$33,196,683

### Measuring Progress

% of Capital works projects completed on time and on budget Development Control Plan Reviewed and Updated accordingly Number of land acquisitions completed.



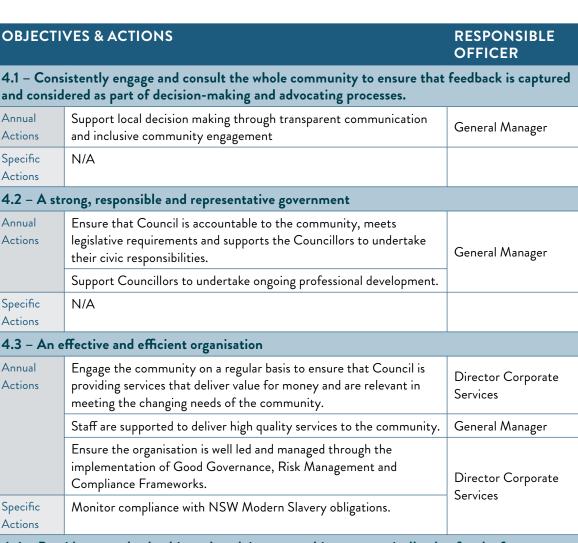
# **STRATEGY 4**

# **CIVIC LEADERSHIP**

### Strategy 4

# **Our Leadership**

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



4.4 – Provide strong leadership and work in partnership to strategically plan for the future		
Annual Actions	Support the work of the Wentworth Interagency Group	
	Foster strong partnerships with all levels of government, peak bodies, agencies and the community.	General Manager
Specific Actions	N/A	

Wentworth Shire Council | Operational Plan 2024/2025

4.5 – Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency.						
Annual Actions	Maintain a strong financial position that supports the delivery of services and strategies and ensures long term financial sustainability.	Director Corporate				
	Provide accurate and timely financial reports, monthly, quarterly and annually.	Services				
	Be the best employer that we can be by attracting, developing and retaining skilled staff to ensure a capable and effective workforce.	Manager Human Resources				
	Implement actions outlined in the Workforce Management Plan.	Resources				
	Implement sound asset management practices to ensure adequate provision is made for the maintenance and long-term replacement of Council's infrastructure assets.	Manager Engineering Services				
Specific Actions	N/A					

Total Council Operational Budget Committed to Strategy 4	\$8,090,130
Total Council Capital Budget Committed to Strategy 4	\$1,615,916

## Measuring Progress

Strong financial position maintained

Financial reporting obligations met

Number Service level reviews completed

Quarterly Progress Reports completed on time

Engagement activities undertaken as per Community Engagement Strategy

Continue to provide support for Wentworth Interagency Group

# Workforce requirements

On 20 March 2024 Council increased the organisational structure by 3.60 Full Time Equivalents (FTE) to 137.05 FTE's.

The adopted structure consists of the general manager and three (3) directors, with each of these positions the subject of a standard contract of employment for Senior Staff. All other staff are employed in accordance with the Local Government (State) Award.

For the 2024/25 financial year total employment costs are forecast to be \$11,277,890 which is a 1.80% increase on the previous financial year's budget.

The diagram on the following page depicts the Organisational Structure.



Wentworth Shire Council | Operational Plan 2024/2025

## EXECUTIVE LEADERSHIP REPORTING STRUCTURE

Our Organisational Structure is designed to deliver on the Communty's Strategic Objectives as outlined in the Community Strategic Plan 2022-2032.



# **REPORTING STRUCTURE**

As at 01 May 2024

GENERAL MANAGER

OFFICE OF THE GENERAL MANAGER

ROADS & ENGINEERING

CORPORATE SERVICES

HEALTH & PLANNING



Commenced journey with Council in November 2008. SIMON RULE DIRECTOR Appointed to role in May 2014	GEORGE KENENDE ACTING DIRECTOR Appointed to role in January 2024	Commenced journey with Council in November 2016.
CORPORATE SERVICES	HEALTH & PLANNING	ROADS & ENGINEERING
CUSTOMER SERVICES   Bendigo Bank Agency (Midway Service Centre)  Bridge lift bookings  Cemetery reservations & burials  Customer enquiries  Receipting (rates, water	BUILDING SURVEYING/ ENVIRONMENTAL HEALTH Bonds and Permits Building Certification Food Safety – annual inspections & temporary permits	ENGINEERING TEAM  Assets Engineering services Infrastructure Technical Services Water & Waste Water
accounts, applications) <ul> <li>Venue hire bookings</li> </ul> FINANCE & ACCOUNTING <ul> <li>Accounts payable/receivable</li> </ul>	Public Health/Skin Penetration/ Cooling Towers/UPSS     COMPANION ANIMALS	<ul> <li>WORKS TEAM</li> <li>Aerodrome operations</li> <li>Building maintenance</li> <li>Civil Works</li> <li>Fleet/Workshop</li> </ul>
<ul> <li>Accounts payable/receivable</li> <li>Accounting services</li> <li>Payroll</li> <li>Procurement</li> <li>Rates</li> </ul>	<ul> <li>Barking Dogs</li> <li>Nuisance/Aggressive Dogs</li> <li>Rehoming</li> <li>Shelter Management</li> <li>DEVELOPMENT ASSESSMENT</li> </ul>	<ul> <li>Landfill/Waste</li> <li>Operations</li> <li>Parks &amp; Gardens</li> <li>Roads</li> </ul>
ECONOMIC & COMMUNITY DEVELOPMENT INFORMATION TECHNOLOGY	<ul> <li>Development Determinations</li> <li>Planning Portal management &amp; assistance</li> <li>Pre-lodgement advice</li> </ul>	
<ul> <li>Business continuity</li> <li>Cyber security</li> <li>End-user support</li> <li>Geographic Information Systems (GIS)</li> <li>Hardware/software/ maintenance acquisition</li> </ul>	COMPLIANCE/REGULATORY SERVICES/LOCAL LAWS  Alcohol Free Zones Development compliance Education & enforcement Noise	
RECORDS	<ul><li>Noise</li><li>Pollution &amp; contaminated land</li></ul>	
Record management     RISK & GOVERNANCE     Audit, Risk & Improvement	RESERVES & LAND TENURE  Acquisition of land Crown land manager Native Title	
Committee Corporate Compliance Corporate Strategic Planning & Reporting Internal Audit Risk management	STRATEGIC DEVELOPMENT  Heritage Protection & Advice Planning Proposals & LEP Amendments Strategic Planning Projects	

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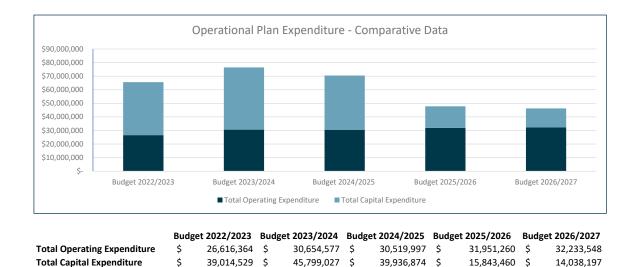
Strategic Planning Projects
 & Strategies

Wentworth Shire Council | Operational Plan 2024/2025

# Future year estimates

The following graph provides a comparison of previous budgeted amounts, compared with the budget for the upcoming financial year and the projected future budgets for 2025/2026 and 2026/2027.

Based on the current Delivery Program projects and forecasts from 2024/2025 onwards the level of capital expenditure reduces as the current four-year Delivery Program council comes to an end.



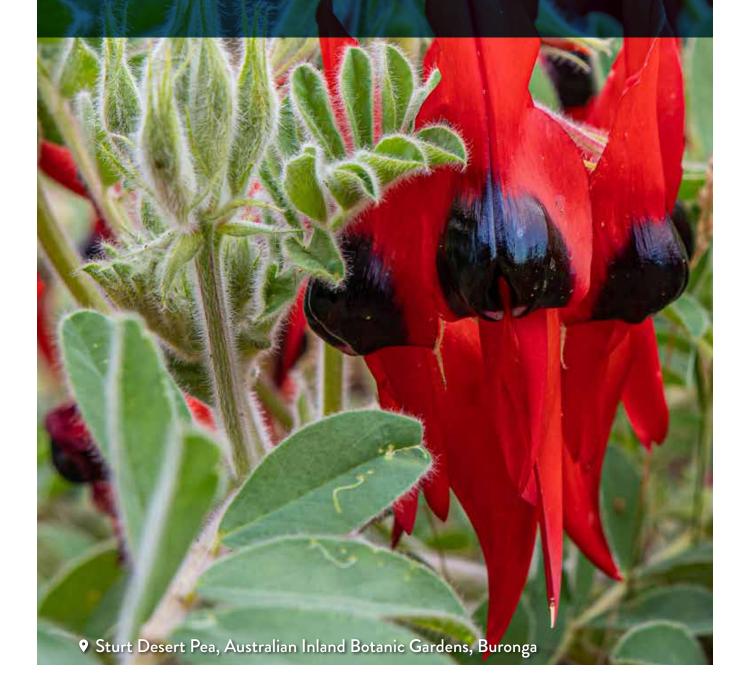
# Further information

The Annual Statement of Revenue provides a full breakdown of revenue and contains the following required statements;

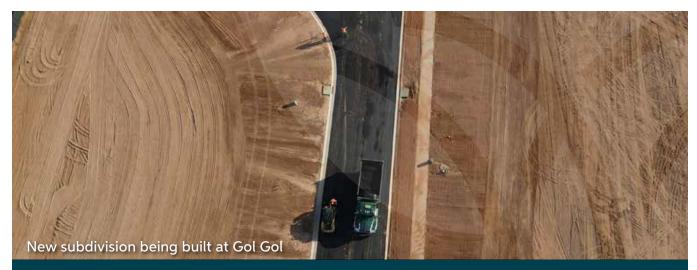
- a statement of the types of fees proposed to be charged by Council,
- a statement of Council's proposed pricing methodology for determining the prices of goods and the approved fees under for services provided by Council,
- the amounts of any proposed borrowings,
- the sources from which they are proposed to be borrowed, and
- the means by which they are proposed to be secured.

The Annual fees and charges document provides details of annual fees and charges for the 2024/2025 financial year.

# Operational Plan 2024/2025 Attachments



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# 2. Annual Statement of Revenue

The Annual Statement of Revenue forms part of the 2024/2025 Operational Plan and includes the 2024/2025 Fees and Charges.

These documents have been prepared in accordance with Section 403(2) of the *Local Government Act 1993*.

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# **Statement of Revenue Policy**

#### Introduction

The information pertained in this Statement of Revenue comes directly from Councils Long Term Financial Plan. The quality and quantity of services that Council provides to its citizens continue to grow despite an income that, in real terms, is decreasing. We are not alone in facing this predicament, but that does not lessen the size of the issue.

Despite these constraints, Council is determined to provide quality services at a level the community expects and at a price they are willing to pay. This will involve working closely with our community to provide services that best suit their needs.

In preparing the Long Term Financial Plan consideration was given to a range of economic and political factors that affect our finances and in turn our capability to maintain existing levels of service and long term financial sustainability.

#### Rating

Council rates are a form of taxation; they are not a fee-for-service. The Valuation of Land Act and the Local Government Act provide the legislative framework for valuing land and raising rates. All rateable land must be valued and rated. The Valuation of Land Act prescribes that the value of all properties be reassessed every 3 or 4 years to accommodate movements in land values. Council currently has its land revalued every 3 years. A revaluation establishes the value of a property relative to all other properties (ie: its market relativity).

Valuations in New South Wales are conducted by the NSW Valuer-General based on market movements and recent sales trends as required under the Valuation of Land Act. When a local government area has been revalued the property owner will be issued with a Notice of Valuation. Each Notice of Valuation contains both details of the property as they are recorded on the Valuer General's records and the land value at the common base date for all Valuer General valuations in the local government area.

The valuations are objective and impartial, and are based on the market for Land. The 'land value' represents the value that the 'fee simple' interest in the land, assumed to be vacant, would be if offered for sale. For 2024/2025, rates are based on property values as at 1 July 2022.

By virtue of section 494 of the Local Government Act, Council is required to make and levy an ordinary rate for each year on all rateable land in its area. This is a mandatory requirement.

A rate may, at Council's discretion, consist of:

- An ad valorem amount; which may be subject to a minimum amount of the rate; or
- A base amount to which an ad valorem amount is added.

#### The ad valorem amount of a rate

The ad valorem amount of a rate is to be levied on the land value of all land that is to be rateable to the rate and the rate in the dollar is to apply uniformly. The ad valorem amount of the ordinary rate may be the same for all classes or it may be different for different classes or sub classes.

# Base charges and minimum amounts of rates payable

The Local Government Act allows the use of both different minimums and/or different base charges for different land use/localities. This provides additional flexibility in determining the distribution of the rating burden. It potentially enables better accommodation of 'equity' considerations but at the expense of the criteria of "simplicity". Greater flexibility also leaves council more vulnerable to lobbying for favourable treatment by special interest groups.

A base charge is a fixed rate levied equally against all properties. Rates based on property value are then levied to provide the additional revenue required by Council. The effect is to reduce the influence that property values have in determining the relative amounts paid by different ratepayers. By contrast, a minimum rate applies only to those properties with a value below a set threshold. The amount of rates payable by all properties with a value above that threshold is therefore determined solely by relative property values.

The higher the amount of a base charge or a minimum rate the lower will be the ad valorem rate for any given revenue target. As a result higher valued properties may incur a greater or lesser share of the total rate burden depending on the level of the base charge or minimum rate. Applying a base rate charge will result in a different distribution between low, medium and high valued properties relative to the application of a minimum rate. The Local Government Act limits the amount of revenue that can be generated by a base charge or minimum rate. A base rate or minimum rate must not produce more than 50% of the total revenue derived for each class of property. Council has a base charge for each property class but currently does not levy a minimum charge.

Council must apply the ad valorem and base amount uniformly to every parcel of land within each property class but they can differ from property class to property class.

Annual rate increases in NSW are capped or "rate pegged as determined by the Independent Pricing and Regulatory Tribunal, is the maximum amount by which Council's total rate revenue can increase over the previous year without making application for a special rate variation. The rate peg for 2024/2025 for Wentworth Shire Council has been set at 5.2%. Council is proposing to increase rates by the full amount of the rate peg.

Rate increases over the last six years are detailed in the following table.

	Table of years and rate increases and % of total revenue							
Rating Year	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025		
Rate Pegging % Increase	2.70	2.60	2.00	0.70	3.70	5.2		
Rateable Value	518,336,290	862,040,158	879,598,432	885,520,951	1,555,890,730	1,583,196,330		
Total General Rate Income \$	5,324,988	5,460,635	5,673,409	5,724,454	6,039,427	6,428,258		
Increase \$	140,986	138,450	212,774	51,045	314,973	388,831		

# Budget analysis

This section provides comments on the main expenses and revenues, and capital expenditure for 2024/2025.

## **Operating Revenue**

Council has forecasted to generate \$47,047,176 in revenue for 2024/2025.

Extract of Operating Statement					
Operating Revenue	2025	2026	2027	2028	
Rates & Annual Charges	\$10,938,379	\$11,271,795	\$11,615,214	\$11,968,936	
User Charges & Fees	\$8,412,720	\$10,799,350	\$11,117,037	\$11,444,254	
Interest	\$2,220,250	\$2,286,858	\$2,335,463	\$2,426,127	
Grants & Contributions (Op)	\$11,968,600	\$12,657,749	\$13,358,126	\$13,812,673	
Grants & Contributions (Cap)	\$15,492,909	\$2,746,407	\$1,622,214	\$232,948	
Other Operating Revenue	\$1,114,482	\$1,155,936	\$1,160,251	\$1,144,696	
Net gain/loss Disposal of Assets	\$100,000	\$100,000	\$100,000	\$100,000	
TOTAL	\$50,247,422	\$41,018,095	\$41,328,305	\$41,129,633	

#### **Rating and Annual Charges**

The total income that can be raised from levying rates on property is capped by the State Government via the Independent Pricing and Regulatory Tribunal. The current rate structure for Wentworth Shire Council will be maintained; rate assessments will be based entirely upon property valuations (ad valorem) but with base rates applying where appropriate. The continuing constraint of rate pegging imposed by the State Government limits Council's ability to provide additional services or borrow additional funds and has focused considerable attention to the need for and efficiency of each service provided. Council expects to raise \$10,938,379 from rates and annual charges for 2024/2025. This includes a special variation for Tourism which was approved in 1998 for \$10 per assessment.

Pensioners who hold a Pensioner Concession card and own and occupy rateable property in Wentworth Shire receive a mandatory rebate on their rates and annual charges. The State Government funds 55% of the rebate. This is expected to cost Council \$76,000 in 2024/2025

Interest charges on unpaid rates and charges will accrue on a daily basis at the rate determined by the Minister for Local Government in accordance with Section 566 of the Local Government Act 1993.

### Hardship and ability to pay rates

Hardship is the difficulty in paying debts when repayment is due. Any person who cannot pay their rates or charges due to hardship can apply to Council for assistance at any time. Ratepayers are encouraged to seek assistance from Council as soon as practical. Council will consider each hardship application on its merits.

There are several ways Council may help a ratepayer who is experiencing financial hardship including, but not limited to:

- A payment plan or agreement (s564 of the Local Government Act) so that rates and charges (whether overdue or not) are paid on a weekly, fortnightly or monthly basis.
- Interest may be waived or reduced for a set period of time.
- A pensioner rebate (additional to the legislated rebate) may be given.
- Interest, rates or charges may be written off, waived, reduced, or deferred for eligible applicants (s564, s 577, 601 Local Government Act)

# Applications for a special variance to general income

The ability to introduce a special rate variation to General Income requires Ministerial Approval. The provision allows the raising of additional income over and above the rate cap for specific purposes and under strict guidelines.

Council can apply for additional income through these provisions, however at this stage there has been no thought given to doing so. In the future this option will be explored if deemed necessary.

## User Charges and Fees

Many of the services provided by Council are offered on a user pays basis. Fees and Charges relate mainly to the recovery of service delivery costs through the charging of fees to users. All fees in this category are annually reviewed and some of the general considerations for setting these fees include:

- Cost of the service or operation;
- Consumer Price Index;
- Other revenue sources which may fund the service;
- Laws and Regulations;
- Ability of the persons/groups using the service to pay;
- Benefit to the community (possible subsidy); or
- Benchmarking with others providing similar services

Council needs to be mindful of using fees and charges as an avenue to increase revenue to the extent that it can create issues around maintaining equitable access to services and facilities for residents. The Shire's relatively low population base does not provide a large market from which significant fees and charges can be obtained.

Statutory fees such as development assessment fees, planning certificates etc charged by Council are subject to direction through regulation and other state government controls. Council does not set these fees and does not have the power to vary the fee set. The majority of statutory charges do not provide for annual increase in line with CPI or the cost of providing the service and therefore excluding development related income, no growth in these fees has been included in the 2024/2025 budget.

The Roads and Maritime Services contract (RMCC) is classed as a fee for service and accounts for approx. \$1.9million of revenue annually. Council also operates the Buronga Landfill, it is expected that this operation will generate \$4,460,000 in revenue for 2024/2025. Overall Council expects to raise \$8,412,720 from user fees and charges for 2024/2025.

#### Interest on Investments Council has an investme

Council has an investment portfolio that varies in size from year to year however it is projected to be between \$35m and \$40m for the majority 2024/2025. These funds are a mixture of unspent grants, reserve funds and general revenue. All investments are placed in accordance with the Minister's Order and Councils adopted investment policy.

Interest earnings form a significant part of Council's revenue each year and are subject to fluctuations in interest rates as they respond to economic conditions. Approximately \$43,000,000 of Councils cash reserves are currently either internally or externally restricted, this means that they have been set aside to fund specific expenditure. This gives Council the ability to strategically invest these funds in order to gain maximum returns whilst minimising risk. The remaining funds make up Council's available working capital which is required to fund day to day operations. Council also receives interest on outstanding rates and annual charges.

Council expects to receive \$2,220,250 from investment activities in 2024/2025.

## **Grants and Contributions**

Council receives an annual Financial Assistance Grant from the Commonwealth as well as various grants from other State and Commonwealth Government departments. Council has assumed that it will continue to receive these grants, however, should these grants and subsidies be reduced Council's ability to provide the same level of service will be impacted.

Council also receives operating and capital grants from various funding bodies to help fund the following services:

- Roads maintenance and capital works
- Library services
- Weeds
- Youth week
- Rural Fire Services

Council will continue to seek grants and partnership funding for a range of well-aligned projects and programs, which will be reflected in the budgets as and when specific arrangements are confirmed.

Council collects monetary contributions from developers as a condition of consent on Development Applications to meet the demand for public amenities and public services created by new development. Authority to do this is provided by Sections 7.11 & 7.12 of the *Environmental Planning and Assessment Act 1979* (NSW).

This form of revenue is difficult to predict and Council has adopted the prudent position of making no assumption that this source of funds can be relied upon for the purpose of forward forecasting of resources and financial sustainability. Successful increases in revenue through, grants, partnerships and developer contributions will be treated as windfalls.

The Local Government Financial Assistance Grants are paid to local councils to help them deliver services to their communities. The funds are paid annually by the Australian Government. Councils are free to use these funds at their discretion and are accountable to their ratepayers.

Following the 2013 independent review of local government in NSW the State Government has been refining the funding model for the Financial Assistance Grants in order to channel additional support to council's and communities with the greatest needs. Generally, council's and communities with the greatest need have the following characteristics:

- Rural and remote councils;
- With small and declining populations;
- Have limited capacity to raise revenue;
- Have financial responsibility for sizeable networks of local roads/infrastructure & diminishing financial resources; and
- Relative isolation.

Funds are allocated by the State Government on the basis of the national principles as outlined in the Local Government (Financial Assistance) Act 1995 (Cth). The ongoing challenge facing the government has been how to allocate a fairer share of the grant to disadvantaged council's when a fixed 30% of the grant must be allocated based on population increases/ decreases.

Council has forecasted to receive \$27,461,509 in operating and capital grants in 2024/2025. Council will receive capital grants and contributions in 2024/2025 which will contribute to funding the following projects:

- Roads to Recovery Program
- Regional Roads Block Grant
- Local Roads & Community Infrastructure Projects
  - Loop Road
  - Wentworth Riverfront Mooring Site
  - George Gordon Oval Lighting
  - Wamberra Road
  - Alcheringa Road
- Fixing Local Roads
- Log Bridge Road
- Resources for Regions
- Buronga Pump Track Stage 2
- Greater Murray Darling Junction Viewing
   Platform
- Reserve Kitchen Upgrades
- Open Spaces Development
- Wentworth Shire Footpaths and Sharedways
- Crown Land Improvement Fund
  - Ski Reserve Rehabilitation
- Regional Roads Emergency Repair Fund
- Regional Tourism Activation Fund
  - Fibre Optic Symphonic Orchestra (FOSO)
- Remote Roads Pilot Upgrade
- 24.5km Arumpo Road Reconstruction
- Flood Plain Study
- Flood Recovery Works
- Wentworth Rowing Club

Council has an internally restricted fund of \$1,000,000 that can be used to contribute to funding applications as they become available. Should the grant application process be unsuccessful, Council will have to use external borrowings to finance the works.

## **Other Revenue**

Miscellaneous revenue is obtained from a variety of sources including insurance recoveries, property rentals, sale of assets etc. It is anticipated that other revenue will be maintained at current levels with an increase for CPI factored in. Council has budgeted to receive \$1,114,564 in 2024/2025.

## **Operating Expenditure**

Council has forecasted \$30,519,997 in operating expenditure for 2024/2025.

Extract of Operating Statement						
Operating Expenses	2025	2026	2027	2028		
Employee Costs	\$11,277,280	\$11,868,172	\$12,489,573	\$12,861,200		
Materials & Contracts	\$4,457,447	\$5,396,523	\$4,998,097	\$4,976,784		
Borrowings	\$1,401,229	\$1,350,426	\$1,305,183	\$1,230,614		
Depreciaton & Amortisation	\$9,307,829	\$9,307,829	\$9,307,829	\$9,307,829		
Other Operating Expenses	\$4,076,213	\$4,028,310	\$4,132,866	\$4,233,202		
TOTAL	\$30,519,997	\$31,951,260	\$32,233,548	\$32,609,629		

#### **Employee Expenses**

Employee expenses comprise approximately 40% of Council's operating costs with 137.05 Full Time Equivalent (FTE) Staff. The salaries and wages budget calculation include an assumption that staff will take four weeks annual leave. Throughout any year salary savings resulting from staff vacancies and efficiencies will occur naturally.

The superannuation Guarantee Levy is currently at 11.00% and will progressively increase to 12% starting in 2021-2022. Council has a number of staff in the defined benefit scheme and have been paying significantly increased contribution rates to fund this scheme.

Council Employee Leave Entitlements reserve is used to fund unanticipated changes in termination payments each year. The number of staff who might leave is difficult to predict and the budget has a provision added to represent the projected levels of retirements, to accommodate the challenges of an ageing workforce. Council's policy is to fully fund the leave entitlements of staff in the Employee Leave Entitlements Reserve. In recent years the reserve has been used to assist in the funding of costs associated with the resignation/retirement of a number of long serving employees. Council has been fortunate in recent years that it has had enough surplus cash to fund 100% of this reserve. It is projected that the reserve will maintain a balance of 100% through 2024/2025. However, if surplus funds were to decrease Council may choose to review this policy.

Workers Compensation premiums increase and decrease significantly with claims history. Council continues to be proactive in order to minimise any potential for claims.

#### **Organisational Structure**

The 2024/2025 Operational Plan is based on the figure of 137.05 equivalent fulltime employees (EFT's). Councils total employee costs for 2024/2025 is expected to be \$11,277,280.

## **Borrowing Costs**

Wentworth Shire Council in the past has been debt averse and viewed the achievement of a low level of debt or even a debt free status as a primary goal. However, Council appreciates that the use of loan funding can be a critical component of the funding mix to deliver much needed infrastructure to the community. The beneficiaries of these projects will assist in their funding as their rates will be applied in part to repaying the loans. This is in contrast to current ratepayers bearing the entire burden in one year, possibly at the expense of other worthwhile expenditure.

Debt is seen as a method of more fairly spreading capital costs to deliver intergenerational equity. Keeping this in mind there are limits to the amount the Council can borrow without impacting on its financial sustainability and Council is mindful of not wanting to impose excessive debt on current or future generations.

Council's borrowing strategy projected in the LTFP is to restrict the debt service ratio to less than the industry benchmark of 20%. Before embarking on any new debt Council will consider the following:

- Debt financing is only to be used for clearly identifiable major projects and the Capital Works Program;
- Debt finance will not be used to meet operational shortfalls; and
- The period of repayment of debt finance shall not exceed the period over which the benefits are received from a project, or the life of the asset whichever is lesser

The principles of intergenerational equity are supported in respect of the Council contribution to the funding of major projects, the benefits of which will be shared by future generations. Loans shall only be raised after taking into consideration future known specific capital funding requirements and, when raised, shall only fund the specific project or purpose approved.

Borrowing costs on current and projected loans and financing arrangements will total \$1,401,229 in 2024/2025.

#### **Materials and Contracts**

Materials and Contracts represent the principal costs used to deliver services to the community and are forecast to increase by 5% in 2024/2025 in line with increases in the Consumer Price Index. Materials and contracts are subject to variations in the market and particularly to petroleum prices. Such fluctuations impact on the price of petroleum and petroleum-based products (such as asphalt) and makes forecasting difficult. Budgeted expenditure for 2024/2025 is \$4,457,447.

## Depreciation

Depreciation reflects the fact that an asset's cost is proportionally expensed over the time during which it is used. Depreciation has been based on the estimated useful life of assets and will be reviewed every year. Council continues to thoroughly review its residual values and estimated useful lives. Budgeted depreciation for 2024/2025 is \$9,307,829.

#### Other Expenses

Includes items such as audit fees, valuation fees, office expenses, software licences, insurances, electricity costs etc. These costs count for approximately 10% of Council operating expenditure and have been forecast to increase in line with increases in CPI each year except for insurances, electricity costs and State Government Emergency Services levy which have been forecast to increase above CPI each year. Budgeted expenditure for 2024/2025 is \$4,076,213.

## **Expenditure Challenges**

As part of the process of preparing the operational plan each year, Council critically reviews operating expenditure in order to identify areas where it could reduce spending without compromising service delivery.

Community needs must be understood and are a key input into the annual operational plan, for many years Council has recognised the challenge of meeting community needs in a financially sustainable manner. This challenge has been divided into two elements (1) assess the gap in financial sustainability assuming community needs correspond to the current scope of services and service levels and (2) assess the impact of additional or enhanced services in line with changing or revised community needs.

#### **Capital Expenditure**

The challenge over the medium to long term is to achieve financial sustainability whilst still assisting the community to achieve its vision as established in the 10 year Community Strategic Plan. The challenge is to also adequately maintain existing assets before adding to the asset base, bearing in mind that new assets add to ongoing operational costs.

Substantial capital programs are in place to continue the renewal of Council's infrastructure network. The programs will ensure that these key asset groups meet or exceed Council's determined 'minimum' service levels and continue to provide the expected amenity to the community.

The capital works program prioritises projects based on asset condition, risk, community need and other opportunities as they arise with other entities. Over shorter periods, some areas of the Shire may require more capital works than others to reflect short term needs and opportunities. The need for new assets is constantly assessed and verified against current population and development projects, community feedback and alternative means of supplying services. A further consideration is the priority of refurbishing existing assets that provide community benefits or operational service that require regular refurbishment to enable the overall safety and quality of the facility to be maintained.

Apart from funding constraints, Council has capacity constraints which determine the capital works program delivery timeframe. The constraints in project delivery include community consultation, state government approvals, design, procurement processes and availability of labour resources to project manage and implement the projects.

In addition to the renewal and expansion of Council's asset base delivered through the capital works program, Council undertakes a replacement (and, where appropriate) upgrade/ expansion program for its plant and equipment assets including motor vehicles, furniture, plant and IT hardware.

The budget for 2024/2025 has been developed through a process of consultation and review with Council and staff. As required by the Integrated Planning and Reporting framework, the Operational Plan and Budget are for a one year period. The Long Term Financial Plan details Council's financial forecast for a 10 year period and budget estimates for the next four years are provided in the Delivery Program.

Capital Expenditure	2025	2026	2027	2028
Existing Infrastructure Renewals	\$12,182,908	\$12,671,731	\$11,832,305	\$11,095,323
Projects Carried forward from previous years	\$5,794,129	\$0	\$0	\$0
New Capital Expenditure	\$20,480,975	\$1,750,000	\$750,000	\$250,000
Capital loan repayments	\$1,478,862	\$1,421,729	\$1,455,892	\$1,493,916
TOTAL	\$39,936,874	\$15,843,460	\$14,038,197	\$12,839,239

The Major Projects and Capital Expenditure Program for 2024/25 will be \$39,936,874.

Capital works are funded from the following sources:

Loans/financing	\$11,250,000
Restricted Funds	\$9,763,059
Retained Earnings	\$O
Council Operations	\$6,531,405
Grants and contributions	\$12,392,410

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# Rate Levy 2024/2025

Council has received advice from the Minister for Local Government that the rate pegging limit for 2024/2025 is 5.20%. The maximum increase has been proposed.

The rating structure proposed is consistent with previous years and no changes have been forecast at this stage. Council has tried to spread its rate burden as evenly as possible across all ratepayers. While it is impossible to keep everyone satisfied, the proposed rating structure endeavours to make it as fair and equitable as possible.

The Tourism Special Rate will remain at \$10 per Assessment.

Statement with respect to each ordinary and each special rate proposed to be levied:

• No special Rates are proposed for 2024/2025.

In accordance with Sections 534, 535 & 537 of the *Local Government Act* 1993 Council resolves to make and levy an ordinary rate to comprise of a base rate and an ad valorem rating structure for 2023/2024 financial year for every parcel of rateable land within the Wentworth Shire Council as follows:

#### FARMLAND CATEGORY

Includes all of the lands within the local government area of Wentworth categorised as Farmland except those parcels of rateable land sub categorised as Farmland, Dry Land Grazing and Farmland, Licence/Pump Site/Pipeline.

#### Farmland

An ordinary rate of 0.00200372 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Farmland, in accordance with Section 515 of the *Local Government Act 1993* be now made for the 2024/2025 rating period, subject to a base amount of (\$600.00) for each assessment. The base amount accounts for 32.96% of the estimated yield for this category. The estimated yield for this rate is \$1,281,704.

#### Farmland - Dry Land Grazing

An ordinary rate of 0.00160101 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Farmland, sub categorised Dry Land Grazing in accordance with Section 515 of the *Local Government Act 1993* be now made for the 2024/2025 rating period, subject to a base amount of (\$600.00) for each assessment. The base amount accounts for 19.21% of the estimated yield for this category. The estimated yield for this rate is \$827,783.

#### Farmland, Licence/Pump Site/Pipeline

An ordinary rate of 0.03526919 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Farmland, sub categorised Licence/Pump Site/Pipeline, in accordance with Section 515 of the *Local Government Act* 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$95.00) for each assessment. The base amount accounts for 42.17% of the estimated yield for this category. The estimated yield for this rate is \$16,218.

#### **RESIDENTIAL CATEGORY**

#### Wentworth

An ordinary rate of 0.00350233 cents in the dollar on the land value of all rateable lands with Wentworth Shire Council categorised as Residential, sub categorised Wentworth, in accordance with Section 516 of the *Local Government Act* 1993 be now made for the 2024/2025 rating period, subject to base amount of (\$240.00) for each assessment. The amount accounts for 40.45% of the estimated yield for this category. The estimated yield for this rate is \$360,774.

#### Buronga

An ordinary rate of 0.00284856 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Buronga, in accordance with Section 516 of the *Local Government Act 1993* be now made for the 2024/2025 rating period, subject to a base amount of (\$260.00) for each assessment. The base amount accounts for 27.84% of the estimated yield for this category. The estimated yield for this rate is \$534,262.

#### Gol Gol

An ordinary rate of 0.00315362 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Gol Gol, in accordance with Section 516 of the *Local Government Act 1993* be now made for the 2024/2025 rating period, subject to a base amount of (\$260.00) for each assessment. The base amount accounts for 24.56% of the estimated yield for this category. The estimated yield for this rate is \$757,851.

#### Gol Gol East

An ordinary rate of 0.00300166 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Gol Gol East, in accordance with Section 516 of the *Local Government Act 1993* be now made for the 2024/2025 rating period, subject to a base amount of (\$360.00) for each assessment. The base amount accounts for 21.74% of the estimated yield for this category. The estimated yield for this rate is \$450,388.

#### Pooncarie

An ordinary rate of 0.01556897 cents in the dollar on the land value of all rateable lands with Wentworth Shire Council categorised as Residential, sub categorised Pooncarie, in accordance with Section 516 of the *Local Government Act 1993* be now made for the 2024/2025 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 44.88% of the estimated yield for this category. The estimated yield for this rate is \$24,801.

#### Dareton

An ordinary rate of 0.01920076 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Dareton, in accordance with Section 516 of the *Local Government Act 1993* be now made for the 2024/2025 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 46.44% of the estimated yield for this category. The estimated yield for this rate is \$85,924.

#### **Rural Residential**

An ordinary rate of 0.0024780 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Rural, in accordance with Section 516 of the *Local Government Act 1993* be now made for the 2024/2025 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 24.94% of the estimated yield for this category. The estimated yield for this rate is \$554,151.

#### **BUSINESS CATEGORY**

Includes all of the lands within the local government area of Wentworth categorised as Business except those parcels of rateable land sub categorised as Business, Mourquong; Business, Trentham Cliffs; Business, Arumpo; Business, Wentworth; Business, Pooncarie (including all of the lands within the locality of Pooncarie sub categorised as Business Pooncarie except those lands within the township of Pooncarie).

#### **Business**

An ordinary rate of 0.00540767 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, in accordance with Section 518 of the *Local Government Act 1993* be now made for the 2024/2025 rating period, subject to a base amount of (\$270.00) for each assessment. The base amount accounts for 16.69% of the estimated yield for this category. The estimated yield for this rate is \$302,597.

#### **Business**, Wentworth

An ordinary rate of 0.00787116 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Wentworth, in accordance with Section 518 of the *Local Government Act 1993* be now made for the 2024/2025 rating period, subject to a base amount of (\$270.00) for each assessment. The base amount accounts for 38.54% of the estimated yield for this category. The estimated yield for this rate is \$38,528.

#### **Business**, Mourquong

An ordinary rate of 0.17286802 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Mourquong, in accordance with Section 518 of the *Local Government Act 1993* be now made for the 2024/2025 rating period, subject to a base amount of (\$100.00) for each assessment. The base amount accounts for 0.11% of the estimated yield for this category. The estimated yield for this rate is \$284,668.

#### **Business, Trentham Cliffs**

An ordinary rate of 0.00495035 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Trentham Cliffs, in accordance with Section 518 of the *Local Government Act* 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$120.00) for each assessment. The base amount accounts for 3.73% of the estimated yield for this category. The estimated yield for this rate is \$12,861.

#### **Business**, Arumpo

An ordinary rate of 0.06449843 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Arumpo, in accordance with Section 518 of the *Local Government Act* 1993 be now made for the 2024/2025 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 1.39% of the estimated yield for this category. The estimated yield for this rate is \$105,957.

#### **Business**, Pooncarie

An ordinary rate of 0.05613864 cents in the dollar on the land value of all rateable lands with Wentworth Shire Council categorised as Business, sub categorised Pooncarie, in accordance with Section 518 of the *Local Government Act 1993* be now made for the 2024/2025 rating period, subject to a base amount of (\$100.00) for each assessment. The base amount accounts for 0.03% of the estimated yield for this category. The estimated yield for this rate is \$789,790.

#### WATER AND SEWER CHARGES

It is necessary to increase Water & Waste Water by 5.00% per property for 2024/2025 to cover the cost of operational and capital expenditure required to provide this service to the ratepayers.

- Water Access Charges will increase by 5.00% per rateable property in 2024/2025
- Sewer Access Charges will increase by 5.00% per rateable property in 2024/2025
- Water Consumption Charges will increase by 5.00% per rateable property in 2024/2025

In accordance with Section 501 of the *Local Government Act* 1993 Council resolves to make and levy the following Water and Sewer Charges for each rateable property within Wentworth Shire Council.

#### Water charges

Filtered Water	Charge	Unit			
Access Charge	\$334.00	per annum			
Water Cost - 0-250kl	\$1.38	per kl			
Water Cost - over 250kl	\$3.10	per kl			
Raw Water	Charge	Unit			
Access Charge	\$183.50	per annum			
Water Cost - 0-700kl	\$0.49	per kl			
Water Cost - over 700kl	\$1.22	per kl			
The above proposed charges are for a basic 20mm connection.					

#### **Flats and Units**

The access charge will apply to all connections and to Namatjira and resident complexes such as flats. Each flat or unit will be levied at 20mm access charge for raw and filtered water. The body corporate management committee will then be charged for actual water used. The body corporate will be responsible for the allocation of charges within the complex.

Access Charges are determined by the connection size as follows:						
Filtered Water	Size (mm)	Assessments	Filtered Water Access Charge	Filtered Water Allowance 1st Step	Notional Income	
Residential or	20	2,685	334	250 kl	\$896,790.00	
Non Residential	25	34	522	500 kl	\$17,748.00	
	32	8	855	750 kl	\$6,840.00	
	40	19	1,336	1,000 kl	\$25,384.00	
	50	17	2,088	1,750 kl	\$35,496.00	
	80	2	5,344	4,000 kl	\$10,688.00	
	100	1	8,350	6,250 kl	\$8,350.00	
	150	1	18,788	14,000 kl	\$18,788.00	
	200	0	30,750		\$0.00	
					\$1,020,084.00	

Raw Water Size (mm) Raw Water Allowance 1st Notional Income Assessments Access Charge Step 700 kl \$457,465.00 Residential or 20 2,493 183.50 Non Residential 25 46 287 1,400 kl \$13,202.00 32 470 2,100 kl \$5,640.00 12 40 19 734 2,800 kl \$13,946.00 50 17 1,147 4,900 kl \$19,499.00 80 3 2,936 11,200 kl \$8,808.00 1 4,587.50 17,500 kl \$4,587.50 100 150 10,322 39,200 kl \$0.00 0 200 0 18,350 \$0.00 \$523,148.00

Rural 1(c) Raw Water				
Size of Connection		Access Charge	First Step \$0.27	Second Step \$0.82
20mm	276	\$251.00	0-2,000kl	2,001+ kl
Rural Raw Water Only	23	\$251.00	0-2,000kl	2,001+ kl
				\$75,049.00
Industrial Water				
Filtered		Up to 4,000kl	\$1.21	per kl
		Next 4,000kl	\$1.99	per kl
		Next 4,000kl	\$1.89	per kl
		Over 12,000kl	\$1.78	per kl
			Total Water Access Charges	\$1,618,281.00

## Pensioner Concessions

Water pensioner concessions

\$32,000

## Sewerage Charges

Description	Assess	Charge	Notional Income	Pensioner Rebate
Sewerage Connected	1,923	915.00	\$1,759,545	\$29,500
Sewerage Unconnected	225	570.00	\$128,250	
Sewerage 1st Pedestal	32	915.00	\$29,280	
Sewerage Pedestal WC	747	128.00	\$95,616	
Sewerage Urinal	61	63.00	\$3,843	
Sewerage Church WC	38	68.00	\$2,584	
Sewerage 2 Flats	8	1,372.50	\$10,980	
Sewerage 3 Flats	3	1,830.00	\$5,490	
Sewerage 4 Flats	4	2,222.25	\$8,889	
Sewerage 5 Flats	4	2,658.00	\$10,632	
Sewerage 6 Flats	3	3,093.75	\$9,281	
Sewerage 7 Flats	3	3,529.50	\$10,589	
Sewerage 9 Flats	0	4,401.00	\$0.00	
Sewerage 10 Flats	1	5,032.50	\$5,033	
Sewerage 12 Flats	1	5,947.50	\$5,948	
Sewerage 14 Flats	0	6,862.50	\$0.00	
			\$2,085,959	\$29,500

#### **DOMESTIC WASTE**

Domestic Waste collection charges will increase by 5.00% per annum in order to keep up with the increased cost of collection.

In accordance with Section 496 of the *Local Government Act* 1993, Council resolves to charge the following Domestic Waste Management Charge for each rateable residential property within Wentworth Shire Council.

Garbage Charges				
Description	Access	Charge	Notional Income	Pensioner Rebate
Domestic Waste - Urban	2,326	274	\$637,324	\$26,000
Domestic Waste - Rural	1035	334	\$345,690	\$6,000
			\$983,014	\$32,000

In accordance with Section 532 of the *Local Government Act* 1993, Council will adopt its rates and charges after public notice is given and after due consideration of submissions received.

#### Statement of the types of fees to be charged by Council and the amounts of each such fee:

Section 612 of the Local Government Act 1993 prohibits Council from determining a fee until it has given public notice of its draft delivery and operational plans for the year in which the fee is to be made and has considered any submissions received. Council will adopt the 2024/2025 fees and charges schedule on 26 June 2024, after consideration of all written submissions by residents and ratepayers.

Refer to attached document for the fees and charges schedule.

#### Statement of Council's Pricing Policy with respect to the goods and services provided by it

Reference is made to Council's Pricing Policy in its Annual Fees and Charges 2024/2025. The Pricing Policy is related to the degree of cost recovery, having regard to the following factors:

- Equity objectives
- User pays principle
- Cross subsidisation objectives
- Financial objectives
- Customer objectives
- Resource use objectives
- GST

Council's broad policies on revenue are:

- Council will ensure all rates, fees and charges will be levied equitably;
- Council supports the user pays principle in assessing the levying of fees and charges and the amount to which they are set, while considering the needs of those in the community who are unable to meet their own needs; and
- Council will pursue all cost effective opportunities to maximise its revenue base.

The pricing policy referred to in the Annual Fees and Charges for 2024/2025 is based on a selection of one of the following choices:

- The pursuit of full cost recovery (100% of identified costs).
- The application of partial cost recovery (reflecting the impact of public good constraints and/or community service obligations).
- The application of zero cost recovery (reflecting an inability to charge a fee).
- The application of a reference price (a fee or charge set by statute or regulation).
- The pursuit of a commercial rate of return on capital invested (to reflect the capital risks involved in the provision of a particular service).

# Statement of the amounts or rates proposed to be charged for the carrying out by Council of work on private land

Council may by agreement with the owner or occupier of any private land, carry out on the land any kind of work that may lawfully be carried out on the land (Section 67(1) *Local Government Act 1993*).

Examples of private works are:

- Paving and road making;
- Kerbing and guttering;
- Fencing and ditching;
- Tree planting and maintenance;
- Demolition and excavation;
- Land clearing and tree felling;
- Water, sewerage and drainage connections; and
- Traffic Management Services.

This type of work is to be charged at cost with a percentage charge of 10% added for profit purposes. All profit is returned to Council's General Fund income.

#### Statement of proposed borrowings

The Wentworth Shire Council is proposing to utilise up to \$12,950,000 in 2024/2025 to help fund capital requirements for the redevelopment of the:

- Buronga Landfill Expansion \$12,000,000 (as approved by Council at the March 2024 Council meeting. \$11,250,000 to used in 2024/2025 & \$750,000 in 2025/2026)
- Stormwater Infrastructure Upgrades \$950,000 (previously approved by Council)

This is a combination of \$12,000,000 of new loans and \$950,000 of previously drawn down funds.



The Annual Fees and Charges forms part of the 2024/2025 Operational Plan. These documents have been prepared in accordance with Section 403(2) of the *Local Government Act 1993*.

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# Planning and Development Applications

## **Development and Construction**

Construction Certificates	Fee (Inc. GST)	GST
Class 1a Buildings (Dwellings)		
Up to \$5,000	\$504.00	0%
\$5,001 to \$20,000 of Building Value	\$617.00	0%
\$20,001 to \$100,000 of Building Value	\$1,230.00	0%
\$100,001 to \$250,000 of Building Value	\$1,962.00	0%
\$250,001 + of Building Value	\$2,344 plus \$2.07 per \$1,000 over \$250,000	0%
Class 10 Buildings (Sheds, Carports, Pools, Fences)		
Up to \$5,000	\$504.00	0%
\$5,001 to \$20,000 of Building Value	\$572.00	0%
\$20,001 to \$100,000 of Building Value	\$852.00	0%
\$100,001 to \$250,000 of Building Value	\$1,209.00	0%
\$250,001 + of Building Value	\$1,541 plus \$1.97 per \$1,000 over \$250,000	0%
Class 2 - 9 Buildings (Commercial, Industrial & Public Buildings)		
Up to \$5,000	\$617.00	0%
\$5,001 to \$20,000 of Building Value	\$1,230.00	0%
\$20,001 to \$100,000 of Building Value	\$1,962.00	0%
\$100,001 to \$250,000 of Building Value	\$2,463.00	0%
\$250,001 + of Building Value	\$2,989 plus \$2.21 per \$1,000 over \$250,000	0%
Contribution Plan (if applicable)		
Up to \$100,000	0%	0%
\$100,001 to \$200,000	0.50%	0%
\$200,001 and above	1%	0%

The Long Service Levy Corporation Fee is payable at 0.35% of the value of building and construction work where the cost of the building is \$25,000 or more (inclusive of GST). The levy calculator can be accessed at: longservice.my.site.com/bci/s/levy-calculator



Complying Development Certificates	Fee (Inc. GST)	GST
Class 1a Buildings (Dwellings)		
Up to \$5,000	\$504.00	0%
\$5,001 to \$20,000 of Building Value	\$617.00	0%
\$20,001 to \$100,000 of Building Value	\$1,230.00	0%
\$100,001 to \$250,000 of Building Value	\$1,962.00	0%
\$250,001 + of Building Value	\$2,344 plus \$2.07 per \$1,000 over \$250,000	0%
Class 10 Buildings (Sheds, Carports, Pools, Fences)		
Up to \$5,000	\$504.00	0%
\$5,001 to \$20,000 of Building Value	\$572.00	0%
\$20,001 to \$100,000 of Building Value	\$852.00	0%
\$100,001 to \$250,000 of Building Value	\$1,209.00	0%
\$250,001 + of Building Value	\$1,541 plus \$1.97 per \$1,000 over \$250,000	0%
Class 2 - 9 Buildings (Commercial, Industrial & Public Buildings)		
Up to \$5,000	\$617.00	0%
\$5,001 to \$20,000 of Building Value	\$1,230.00	0%
\$20,001 to \$100,000 of Building Value	\$1,962.00	0%
\$100,001 to \$250,000 of Building Value	\$2,463.00	0%
\$250,001 + of Building Value	\$2,989 plus \$2.21 per \$1,000 over \$250,000	0%
Contribution Plan (if applicable)		
Up to \$100,000	0%	0%
\$100,001 to \$200,000	0.50%	0%

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Subdivision Works	Fee (Inc. GST)	GST
Plan Checking Fee		
2 - 3 Lots	\$141.00	10%
4 - 20 Lots	\$421.00	10%
21 - 49 Lots	\$702.00	10%
50 Plus Lots	\$983.00	10%
Subdivision Construction Certificate	\$970.20 or 1.5% of total project cost whichever is greater	10%
Tapping Fee – to be determined on a case by case basis	Actual Cost	10%
Street Trees Contribution – per tree	\$100.00	
Contribution Plan (if applicable)		
Up to \$100,000	0%	0%
\$100,001 to \$200,000	0.50%	0%
\$200,001 and above	1%	0%
Headworks Charges (Servicing Plans 1 & 2)		
Filtered water fee (per Lot)	\$1,759.00	0%
Filtered water fee (per Lot) – Trentham	\$5,000.00	0%
Unfiltered water fee (per Lot)	\$1,905.00	0%
Sewerage Fee (per Lot)	\$9,195.00	0%
Sewerage Fee (per Lot) – Trentham	\$5,000.00	0%
Stormwater Fee	\$0.94 per sqm of original area to be subdivided	0%

The Long Service Levy Corporation Fee is payable at 0.35% of the value of building and construction work where the cost of the building is \$25,000 or more (inclusive of GST). The levy calculator can be accessed at: **longservice.my.site.com/bci/s/levy-calculator** 



Sundry Building Fees	Fee (Inc. GST)	GST
Certificate and progress reports on buildings under construction	\$197.00	10%
Minor amendments to Construction Certificates / Complying Development Certificates	\$197.00	0%
Amendment > 50% of plan – Construction / Complying Development Certificates	50% of fee for new application	0%
Re-inspection for a critical stage building inspection	\$116.00	10%
Subscriber fee for provision of ABS data – full year	\$251.00	0%
Private Certifier lodgement fee (EP&A Regulation 2021 Schedule 4)	\$40.00	0%
Submitting application for construction certificate, subdivision works certificate, occupation certificate, subdivision certificate, building information certificate or modification of development consent on the NSW planning portal. (EP&A Regulation 2021 Schedule 4)	\$45.00	0%
Building Information Certificate – Class 1 & 10 where work involves no additional floor space (Fee determined under Part 10 of the <i>Local Government Act 1993</i> )	\$288.00	0%
Building Information Certificate – Class 2-9 Buildings where works not exceeding 200m <sup>2</sup> (cl 260 EP&A Reg 2000)	\$288.00	0%
Building Information Certificate – Class2-9 Buildings where works between 200m <sup>2</sup> -2000m <sup>2</sup> (Fee determined under Part 10 of the <i>Local Government Act 1993</i> )	\$288 + \$0.50 per m <sup>2</sup> over 200m <sup>2</sup>	10%
Building Information Certificate – Class2-9 Buildings where works exceed 2000m <sup>2</sup> (Fee determined under Part 10 of the Local Government Act 1993)	\$1,000 + \$0.50 per m² over 2000m²	0%
Inspection Fee where more than one inspection is required prior to issuing a Building Information Certificate (Fee determined under Part 10 of the <i>Local Government Act 1993</i> )	\$115.00	0%
Building Information Certificate where a DA, CDC or CC was required for the erection of the building (Fee determined under Part 10 of the <i>Local Government Act</i> 1993)	\$288.00 + the maximum fee payable if the application was an application for Development Consent & Construction Certificate or Complying Development Certificate	0%
Infrastructure Protection Permit Fee (includes inspections)	\$232.00	0%
Infrastructure Bond (Refundable) – This bond applies to all construction works \$25,000 and above.	\$3,000.00	

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## **Development and Construction**

Swimming Pool Fence Inspection Fee	Fee (Inc. GST)	GST
Audit inspection initiated by Council – 1st Inspection	\$0.00	0%
Mandatory inspection for a swimming pool (cl 19 Swimming Pool Reg 2018)	\$150.00	0%
Follow up inspection when 1st inspection not compliant (cl 19 Swimming Pool Reg 2018)	\$100.00	10%
Local Government Act Approvals	Fee (Inc. GST)	GST
Application to install on-site Sewerage Management System (Septic Tank/AWTS)	\$525.00	0%
Application to alter on-site Sewerage Management System (Septic Tank/AWTS)	\$525.00	0%
Application to amend existing approval to install an on-site sewerage management system	\$249.00	0%
Install Grey Water System	\$301.00	0%
Amend Grey Water System	\$171.00	0%
Raw Water Sign	\$7.00	10%
Trade Waste Discharge Application Fee	\$742.00	10%
Industrial Sewerage Management System (20 plus persons)	\$742.00	0%
Amendment to Industrial Sewerage Management System (20 plus persons)	\$742.00	0%
Application for approval to connect to sewer	\$525.00	0%
Application to alter existing sewer plan	\$525.00	0%
Re-inspection for a mandatory plumbing inspection stage	\$116.00	0%
Section 68 Installation of a Relocatable Home, Moveable Dwelling or A	ssociated Structur	e
Up to \$5,000 of Building Value	\$64 + 0.5%*	10%
\$5,001 - \$100,000 of Building Value	\$95 + 0.3%*	10%
\$100,001 - \$250,000 of Building Value	\$458 + 0.2%*	10%
>\$250,001 of Building Value	\$728 + 0.1%*	10%
Stormwater Legal Point of Discharge	\$88.00	0%
Caravan Parks – Inspection fee + (per site) 5 year fee	\$315 + \$5 (per site)	0%
Caravan Parks noncompliance re-inspection fee (per hour)	\$212.00	0%
Section 68 Local Government Approvals not otherwise listed – Refer Appendix B	\$282.00	0%

\* of total development costs

Development Applications	Fee (Inc. GST)	GST
Schedule 4, Part 2, EP&A Regulation 2021		
Up to \$5,000	\$143.60	0%
From \$5,001 to \$50,000	\$220.41 plus \$3 per \$1,000 (or part of \$1,000) of the estimated cost	0%
From \$50,001 to \$250,000	\$458.64 plus \$3.64 per \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000	0%
From \$250,001 to \$500,000	\$1,509.50 plus \$2.34 per \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000	0%
From \$500,001 to \$1,000,000	\$2,272.00 plus \$1.64 per \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000	0%
From \$1,000,001 to \$10,000,000	\$3,404.17 plus \$1.44 per \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000	0%
More than \$10,000,001	\$20,666.56 plus \$1.19 per \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000	0%
Development application for advertising signs where the lodgement fee based on the cost of work is more than the development application fee calculated as above	\$370.7 plus \$93.00 for each additional advertisment	0%
Development application for development not involving the erection of a building, the carrying out of a work, the subdivison of land or the demolition of a work or building	\$429.70	0%
Development application for development involving the erection of a dwelling house with an estimated development cost, including GST, of \$100,000 or less	\$592.22	0%
Additional fee for development application that is referred to design review panel for advice	\$3,905.11	0%

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Fees for Application for Modification of Consent Schedule 4 Part 4 EP&A Reg 2021	Fee (Inc. GST)	GST
Modification under section 4.55 (1)	\$92.40	0%
Modification of DA under S4.55(1A) or & S4.56(1) minimal environmental impact	50% of original DA fee up to the maximum fee of \$839.34 - whichever is the lesser.	0%
Modification of DA under S4.55(2) or S4.56(1) that does not involve minimal environmental impact if the fee for the original application was less than 1 fee unit	50% of original fee	0%
Modification of DA under S4.55(2) or S4.56(1) that does not involve minimal environmental impact if the fee for the original application was 1 fee unit or more if the application did not involve erection of a building, carrying out of work or demolition of work or building	50% of original fee	0%
Modification of DA under S4.55(2) or S4.56(1) that does not involve minimal environmental impact if the fee for the original application was 1 fee unit or more and the original development application involved the erection of a dwelling house with an estimated development cost of \$100,000 or less	\$247.13	0%
Additional fee where Council is required to give notice under S4.55(2) or S4.56(1) of the Act.	\$866.07	
Additional fee for modification application that is referred to design review panel for advice	\$3,905.11	0%
Additional fee for modification application that is accompanied by statement of qualified designer	\$989.63	0%

Modification for S4.55(2) or S4.56(1) that does not involve minimal environmental impact and the original application fee was 1 unit or more and application relates to an original development application.

Up to \$5,000	\$71.25	0%
\$5,001 to \$250,000	\$110.21 plus \$1.50 per \$1,000 by which the estimate cost exceeds \$5,000	0%
\$250,001 to \$500,000	\$651.22 plus \$0.85 per \$1,000 by which estimated cost exceeds \$250,000	0%
\$500,001 to \$1,000,000	\$927.30 plus \$0.50 per \$1,000 by which estimated cost exceeds \$500,000	0%
\$1,000,0001 to \$10,000,000	\$1,284.63 plus \$0.40 per \$1,000 by which estimated cost exceeds \$1,000,000	0%
More than \$10,000,000	\$6,167.13 plus \$0.27 per \$1,000 by which estimated cost exceeds \$10,000,000	0%
Request for LEP Amendment	\$8,280.00	0%
Request for s8.2(1) (C) review of decision to rej 2021.	iect an application - Schedule 4 Part 7 EP&A	Reg
Where the estimated cost of development is less than \$100,000	\$71.25	0%
Where the estimated cost of development is more than \$100,000 but is less than or equal to \$1,000,000	\$194.81	0%
Where the estimated cost of development is more than \$1,000,000	\$325.05	0%
Request for Review of Determination - Schedu	ıle 4 Part 7 EP&A Reg 2021	
Review of development application not involve the erection of building, the carrying out of a work or the demolition of a work or building.	50% of the original lodgment fee	0%
Review of development application involving the erection of a dwelling-house with an estimated cost of construction of \$100,000 or less	\$247.13	0%

Estimated development costs up to \$5,000	\$71.25	0%
Estimated development costs of between \$5,001 - \$250,000	\$111.32, plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost	0%
Estimated development costs of between \$250,001 - \$500,000	\$651.22, plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000	
Estimated development costs of between \$500,001 - \$1,000,000	\$927.30, plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated costs exceeds \$500,000	0%
Estimated development costs of between \$1,000,001 - \$10,000,000	\$1,284.63, plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000	0%
Estimated development costs in excess of \$10,000,000	\$6,167.13, plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000	0%
Where Council is required to give notice under S8.3 of the Act	Up to \$770.70	0%
Subdivision Substitute 4 D 1 2 ED9 A D		
	Fee (Inc. GST)	GST
<b>2021</b> Development Application Lodgement without	Fee (Inc. GST) \$429.70 plus \$53 for every additional lot created by the subdivision	GST 0%
<b>2021</b> Development Application Lodgement without road opening	\$429.70 plus \$53 for every additional lot	
2021 Development Application Lodgement without road opening Involving opening of a public road	\$429.70 plus \$53 for every additional lot created by the subdivision \$864.96 plus \$65 for every additional lot	0%
2021 Development Application Lodgement without road opening Involving opening of a public road Strata Subdivision	<ul> <li>\$429.70 plus \$53 for every additional lot created by the subdivision</li> <li>\$864.96 plus \$65 for every additional lot created by the subdivision</li> <li>\$429.70 plus \$65 for every additional lot</li> </ul>	0% 0%
2021 Development Application Lodgement without road opening Involving opening of a public road Strata Subdivision Subdivision Certificate Application Fee	<ul> <li>\$429.70 plus \$53 for every additional lot created by the subdivision</li> <li>\$864.96 plus \$65 for every additional lot created by the subdivision</li> <li>\$429.70 plus \$65 for every additional lot created by the subdivision</li> </ul>	0% 0% 0%
2021 Development Application Lodgement without road opening Involving opening of a public road Strata Subdivision Subdivision Certificate Application Fee Section 10.7 Certificates Certificate under Section 10.7 (2) & (5)	<ul> <li>\$429.70 plus \$53 for every additional lot created by the subdivision</li> <li>\$864.96 plus \$65 for every additional lot created by the subdivision</li> <li>\$429.70 plus \$65 for every additional lot created by the subdivision</li> <li>\$260.4 plus \$5.25 per additional lot</li> </ul>	0% 0% 0% 10%
2021 Development Application Lodgement without road opening Involving opening of a public road Strata Subdivision Subdivision Certificate Application Fee Section 10.7 Certificates Certificate under Section 10.7 (2) & (5) - Per Lot	<ul> <li>\$429.70 plus \$53 for every additional lot created by the subdivision</li> <li>\$864.96 plus \$65 for every additional lot created by the subdivision</li> <li>\$429.70 plus \$65 for every additional lot created by the subdivision</li> <li>\$260.4 plus \$5.25 per additional lot</li> <li>Fee (Inc. GST)</li> </ul>	0% 0% 0% 10% GST
2021 Development Application Lodgement without road opening Involving opening of a public road Strata Subdivision Subdivision Certificate Application Fee Section 10.7 Certificates Certificate under Section 10.7 (2) & (5) - Per Lot Certificate under Section 10.7 (2) - Per Lot	<ul> <li>\$429.70 plus \$53 for every additional lot created by the subdivision</li> <li>\$864.96 plus \$65 for every additional lot created by the subdivision</li> <li>\$429.70 plus \$65 for every additional lot created by the subdivision</li> <li>\$260.4 plus \$5.25 per additional lot</li> <li>Fee (Inc. GST)</li> <li>\$173.64</li> </ul>	0% 0% 0% 10% GST 0%
2021 Development Application Lodgement without road opening Involving opening of a public road Strata Subdivision Subdivision Certificate Application Fee Section 10.7 Certificates Certificate under Section 10.7 (2) & (5) - Per Lot Certificate under Section 10.7 (2) - Per Lot Certificate under Section 10.7 Urgent Fee	<ul> <li>\$429.70 plus \$53 for every additional lot created by the subdivision</li> <li>\$864.96 plus \$65 for every additional lot created by the subdivision</li> <li>\$429.70 plus \$65 for every additional lot created by the subdivision</li> <li>\$260.4 plus \$5.25 per additional lot</li> <li>Fee (Inc. GST)</li> <li>\$173.64</li> <li>\$69.00</li> </ul>	0% 0% 0% GST 0%
Subdivisions Schedule 4 Part 2 EP&A Reg 2021 Development Application Lodgement without road opening Involving opening of a public road Strata Subdivision Subdivision Certificate Application Fee Section 10.7 Certificates Certificate under Section 10.7 (2) & (5) - Per Lot Certificate under Section 10.7 (2) - Per Lot Certificate under Section 10.7 Urgent Fee Sewer Diagram Provision of document map or plan	<ul> <li>\$429.70 plus \$53 for every additional lot created by the subdivision</li> <li>\$864.96 plus \$65 for every additional lot created by the subdivision</li> <li>\$429.70 plus \$65 for every additional lot created by the subdivision</li> <li>\$260.4 plus \$5.25 per additional lot</li> <li>Fee (Inc. GST)</li> <li>\$173.64</li> <li>\$69.00</li> <li>\$158.00</li> </ul>	0% 0% 0% 10% GST 0% 0%

Designated Development Schedule 4 Part 3 EP&A Reg 2021	Fee (Inc. GST)	GST
In addition to any other fees payable for a development application an additional fee is payable for a designated development.	\$1,197.80	0%
Designated Development Advertising Fee	\$2,889.88	0%
Integrated Development Schedule 4 Part 3 – item 3.1 EP&A Reg 2021	Fee (Inc. GST)	GST
In addition to any other fees payable for a development application an additional fee is payable for an integrated development (cl 253 EP&A Reg 2000)	\$182.57	0%
Giving notice for nominated integrated development, threatened species development or Class 1 aquaculture development.	\$1,438.25	0%
Note: Applicants are required to pay an additional	\$416.34 to each concurrence Authority.	
Any Development Requiring Concurrence not assumed by Council	Fee (Inc. GST)	GST
Fee to Council as consent authority	\$182.57	0%
Note: Applicants are required to pay an additional	\$416.34 to each concurrence Authority.	
Giving Notice of Prohibited Development	Fee (Inc. GST)	GST
Fee to give notice of Prohibited development	\$1,438.25	0%
Provision of Certified copy of Documents, maps or plans – Schedule 4 Part 9 – item 9.9	Fee (Inc. GST)	GST
Fee to give notice of Prohibited development	\$69.00	0%
Permissive Occupancy Licence Fees	Fee (Inc. GST)	GST
Application Fee (new or transfer)	\$245.00	0%
Annual Rent Payable	\$252.00	0%

## **Regulatory Functions**

**Public Health Fees** 

Public Health Act 2010 & Public Health Regulations 2022 Fees - Schedule 5	Fee (Inc. GST)	GST
Skin Penetration Premises		
Registration/Change of Details Fee	\$197.00	0%
Administration fee (yearly)	\$207.00	10%
Fee per inspection	\$164.00	0%
Notification of carrying out skin penetration procedure (new premises) Note - no fee is required for a change of details	\$105.00	0%
Accommodation Premises		
Registration/Change of Details Fee	\$128.00	0%
Fee per inspection	\$164.00	0%
Cooling Water System/Cooling Towers		
Notification of installation of a cooling water system (cooling tower)	\$120.00	0%
lssue of improvement notice or prohibition order given to occupier of premises at which there is a regulated system	\$635.00	0%
Warm Water Systems		
Application for approval of a warm water system in a hospital	\$190.00	0%
Notification of installation of a warm water system	\$120.00	0%
lssue of improvement notice or prohibition order given to occupier of premises at which there is a regulated system	\$635.00	0%
Swimming Pool and/or Spa Pool		
Registration/Change of Details Fee	\$128.00	0%
Administration fee (yearly)	\$207.00	10%
Fee per inspection	\$164.00	0%
Notification of public swimming pool or public spa (new public pool or spa). Note - no fee is required for a change of details	\$105.00	0%
Note: A minimum of 1 inspection conducted annually, depending on hazard ro Some premises may have up to 4 scheduled inspection per year.	iting.	
Issue of improvement notice or prohibition order given under the <i>Public</i> <i>Health Act 2010</i> or <i>Public Health Regulations 2022</i> to occupier of premises other than premises that have a regulated system.	\$295.00	0%
Reinspection of premises subject to a prohibition order given under the <i>Public Health Act 2010 or Public Health Regulations 2022</i> - per hour.	\$255.00	0%
Application for approval to exhume remains	\$380.00	0%
Application for exemption for cremation documentation	\$105.00	0%
Notification of registration of mortuaries	\$105.00	0%

NSW Food Regulation 2015 - Regulation 11 & 15 Fees	Fee (Inc. GST)	GST
Food Shop Administration Charge (yearly)		
Up to 5 FTE food handling staff	\$221.00	10%
6 - 50 FTE food handling staff	\$310.00	10%
>50 FTE food handling staff	\$410.00	10%
Food shop / mobile food vendor inspection fee per hour (Note - minimum fee 1/2 hour and fees to be charged calculated in 1/2 hr increments)	\$176.00	0%
Maximum fee for issuing improvement notice under the Food Act 2003 or Food Regulations 2015.	\$330.00	0%
Note: A minimum of 1 inspection conducted annually, depending on hazard rating	g. Some premises m	ay

have up to 4 scheduled inspections per year.

Section 68 Local Government Act and Local Government Regulation Fees (Related to Public Health and Food Related Items)	Fee (Inc. GST)	GST
Part F(7) - Use a standing vehicle (mobile food vehicle) or any article for th article (including food) in a public place (Public place - includes a public roa park or the like)		
Approval to sell food at a single event / temporary event	\$72.00	0%
Approval to sell food at multiple events - annual approval	\$72.00	0%
Part F(10) - Carry out an activity prescribed by the regulations or an activit description prescribed by the regulations	y of a class or	
Shared Accommodation Premises - inspection fee per inspection	\$164.00	0%
Hairdressers - Inspection fee per inspection	\$164.00	0%
Skin Penetration Premises - inspection fee per inspection	\$164.00	0%
Public Swimming Pool or Public Spa Pool - inspection fee per inspection	\$164.00	0%

### **Companion Animal Fees**

Other Regulatory Function Charges	Fee (Inc. GST)	GST
Micro-chipping Service	\$68.00	10%
Surrender Fees	\$116.00	0%
Release Fee - Cats	\$116.00	0%
Release Fee - Dogs	\$116.00	0%
Release Fee - Livestock (per animal)	\$116.00	0%
Livestock Sustenance - per day	\$20.00	10%
Trap Hire - Refundable Deposit	\$30.00	0%
Impounded Vehicles	\$596.00	10%
Animal Services Officer - After hours attendance (in addition to any fines imposed)	\$320.00	10%

Fee (Inc. GST)	GST
\$75.00	0%
\$32.00	0%
Free	0%
\$252.00	0%
\$75.00	0%
\$75.00	0%
Free	0%
Free	0%
Free	0%
\$65.00	0%
\$32.00	0%
Free	0%
\$65.00	0%
\$65.00	0%
\$21.00	0%
	\$75.00 \$32.00 Free \$252.00 \$75.00 \$75.00 \$75.00 Free Free Free Free \$65.00 \$32.00 Free \$65.00 \$65.00 \$65.00

Annual Permits	Fee (Inc. GST)	GST
Cats under 4 months not desexed	\$92.00	0%
Restricted Breed and Dangerous Dogs	\$221.00	0%
Permit late fee	\$21.00	0%

Note 1: The lifetime registration fees are set by the Office of Local Government and subject to change by the office of Local Government. The fees shown reflect amendments effective from 1 July 2023.

Note 2: The Annual Permit fees are set by the Office of Local Government and subject to change by the Office of Local Government and are payable in addition to the one-off lifetime registration fee. The fees shown reflect amendments effective 1 July 2023.

## Waste Management Charges

Landfill Charges	Unit of measure	Fee (Inc. GST)	GST
1 Bag of Rubbish		\$8.00	10%
Station wagon / car boot		\$19.00	10%
240 ltr MGB		\$19.00	10%
Domestic (Home) Waste			
6 x 4 Trailer / Utility	Water Level	\$24.00	10%
	Heaped	\$44.00	10%
	Caged	\$65.00	10%
7 x 4 Tandem Trailer or larger	Water Level	\$48.00	10%
	Heaped	\$74.00	10%
	Caged	\$101.00	10%
Commercial/Industrial (Work) Waste			
6 x 4 Trailer / Utility	Water Level	\$38.00	10%
	Heaped	\$66.00	10%
	Caged	\$96.00	10%
7 x 4 Tandem Trailer or larger	Water Level	\$72.00	10%
	Heaped	\$111.00	10%
	Caged	\$152.00	10%
Green Waste (Domestic)			
6 x 4 Trailer / Utility	Water Level	\$6.00	10%
	Heaped	\$9.00	10%
	Caged	\$14.00	10%
7 x 4 Tandem Trailer or larger	Water Level	\$9.00	10%
	Heaped	\$14.00	10%
	Caged	\$18.00	10%
Green Waste (Commercial/Industrial)			
6 x 4 Trailer / Utility	Heaped	\$14.00	10%
	Caged	\$20.00	10%
7 x 4 Tandem Trailer or larger	Water Level	\$14.00	10%
	Heaped	\$20.00	10%

Landfill Charges	Unit of measure	Fee (Inc. GST)	GST
Commercial Green Waste > 2m³	Per tonne	\$150.00	10%
Commercial, Industrial, Construction & Demolition Waste > 2m <sup>3</sup>	Per tonne	\$170.00	10%
Concrete - excluding concrete pipes	Per tonne	\$132.00	10%
Asbestos	Per tonne	\$248.00	10%
Problematic Waste	Per tonne	\$231.00	10%
Clean Fill	Per tonne	\$11.00	10%
Contaminated Fill	Per tonne	\$170.00	10%
Disposal of car bodies		NIL	0%
Car and Motorbike Tyres	Per tyre	\$11.00	10%
Small Truck Tyres	Per tyre	\$26.00	10%
Large Truck Tyres	Per tyre	\$48.00	10%
Super Single Tyres	Per tyre	\$48.00	10%
Tractor Tyres	Per tyre	\$194.00	10%
Large Earthmoving Tyres	Per tyre	\$236.00	10%
Waste Oil - petroleum oils only (Buronga & Wentworth only)		NIL	0%
Scrap Metal - clean fill		NIL	0%
Chemical Drums (clean and dry)		NIL	0%
Recycling (paper, cans, plastic bottles, glass)		NIL	0%
Cardboard, batteries, gas cylinders		NIL	0%
Mattress - Single	Per item	\$22.00	10%
Mattress - Double or bigger	Per item	\$42.00	10%
Unspecified Waste	Per tonne	\$231.00	10%
Weighbridge Certification Fee	Per vehicle	\$22.00	10%
Commercial Recycling (cardboard & Comingle)	Per cubic metre	\$16.00	10%
Contractor Discount – Application approval to be determined on a case by case basis on application to Council		Increased in line with the increase to the per tonne gate rate.	10%

### Trade Waste Charges

Trade Waste Fees and Usage Charges	Fee (Inc. GST)	GST
Annual Trade Waste Fee		
Category 1 Discharger	\$145.00	10%
Category 2 Discharger	\$288.00	10%
Large Discharger	\$968.00	10%
Industrial Discharger	\$288.00	10%
Re-inspection Fee	\$135.00	10%
Trade Waste Usage Charges per kL		
Category 1 Discharge with appropriate equipment <sup>1</sup>	\$0.00	10%
Category 1 Discharge without appropriate pre- treatment	\$7.00	10%
Category 2 Discharge with appropriate equipment <sup>1</sup>	\$25.00	10%
Category 2 Discharge without appropriate pre- treatment	\$270.00	10%
Food Waste Disposal	\$46.00	10%
Non-compliance pH charge		
Value of coefficient K in equation 3 of Liquid Trade Waste Policy	\$6.00	10%
•		

<sup>1</sup> Only applies to liquid trade waste dischargers with appropriately and/or maintained pre-treatment facilities.

Excess Mass Charges	Fee (Inc. GST)	GST
Substance price per kg		
Aluminium	\$6.00	10%
Ammonia (as N)	\$7.00	10%
Arsenic	\$122.00	10%
Barium	\$60.00	10%
Biochemical oxygen demand (BOD)	\$122.00	10%
Boron	\$122.00	10%
Bromide	\$25.00	10%
Cadmium	\$561.00	10%
Chloride	\$6.00	10%
Chlorinated hydrocarbons	\$60.00	10%
Chlorinated phenolics	\$2,428.00	10%
Chlorine	\$7.00	10%
Chromium	\$40.00	10%
Cobalt	\$25.00	10%
Copper	\$25.00	10%
Cyanide	\$122.00	10%
Fluoride	\$9.00	10%
Formaldehyde	\$7.00	10%
Oil and Grease (Total O&G)	\$6.00	10%
Herbicides/defoliants	\$1,214.00	10%
Iron	\$7.00	10%
Lead	\$60.00	10%
Lithium	\$15.00	10%
Manganese	\$15.00	10%
Mercaptans	\$122.00	10%
Mercury	\$4,047.00	10%
Methylene blue active substances (MBAS)	\$122.00	10%
Molybdenum	\$122.00	10%
Nickel	\$40.00	10%
Nitrogen (Total Kjeldahl Nitrogen - Ammonia) as N	\$29.00	10%

Organoarsenic compounds	\$1,214.00	10%
Pesticides general (excludes organochlorines and organophosphates)	\$1,214.00	10%
Petroleum hydrocarbons (non-flammable)	\$8.00	10%
Phenolic compounds (non-chlorinated)	\$16.00	10%
Phosphorous (Total PP)	\$7.00	10%
Polynuclear aromatic hydrocarbons	\$25.00	10%
Selenium	\$86.00	10%
Silver	\$6.00	10%
Sulphate (SO4)	\$6.00	10%
Sulphide	\$7.00	10%
Sulphite	\$7.00	10%
Suspended Solids (SS)	\$6.00	10%
Thiosulphate	\$6.00	10%
Tin	\$15.00	10%
Total dissolved solids (TDS)	\$5.00	10%
Uranium	\$15.00	10%
Zinc	\$25.00	10%

Charges for Tankered Waste Fees <sup>1</sup>	Fee (Inc. GST)	GST
Chemical Toilet (per kL)	\$26.00	0%
Septic Tank Waste		
Per load (up to 5kL) - minimum charge	\$34.00	0%
Per kL thereafter	\$7.00	0%

<sup>1</sup> Only applies to liquid trade waste dischargers with appropriately and/or maintained pre-treatment facilities.

Charges for use of Riverboat Pump-Out Stations (per each dump)	Fee (Inc. GST)	GST
Disposal of effluent from riverboats	\$34.00	10%
Use of key to access pump out facility (refundable deposit)	\$30.00	0%

## Finance and Customer Service Fees

Government Information (Public Access) Act 2009	Unit of Measure	Fee (Inc. GST)	GST
Formal Access Application Fee (as per the Act)		\$30.00	0%
Formal Access Processing Charges (1st hour included, cost thereafter - as per the Act)	per each hour	\$30.00	0%
Informal Request (1 <sup>st</sup> hour included, cost per each hour the	reafter)	\$33.00	10%
Subpoenas			
Conduct money on initial lodgement of Subpoena to Produce (includes 1st 2 hours of processing charge)	Each	\$120.00	10%
Provision of documents for a Subpoena Processing Charges (1 <sup>st</sup> 2 hours no additional charge, cost per each hour thereafter		\$75.00	10%
Misc. Rates Charges	Unit of Measure	Fee (Inc. GST)	GST
603 Certificate		\$100.00	0%
603 Certificate Urgent Request		\$155.00	0%
Special Meter Reading - 603 Certificate		\$86.00	0%
Meter Check - Fault Report		\$146.00	0%
Copy of Rates Notice (per request)		\$10.00	0%
General Administration Fee		\$25.00	0%
Extraction from Valuation Book		\$26.00	0%
Rural Addressing - Provision of new address plate or replacement plate		\$54.00	10%
Account review administration fee		\$163.00	10%
Dishonour Fee (Bpay, Bill Pay & Direct Debit)		\$29.00	10%
		10.50%	0%

Note: These fees are GST exempt if associated with the provision of regulatory information

Sundry Charges	Unit of Measure	Fee (Inc. GST)	GST
Photocopying/laminating/scanning			
Photocopying	per A4	\$0.25	10%
	per A3	\$0.50	10%
Colour Photocopying	per A4	\$1.00	10%
	per A3	\$2.00	10%
Map Copy Charges - Full Colour	per A2	\$8.00	10%
	per A1	\$12.00	10%
	per A0	\$16.00	10%
Map Copy Charges - Line Art	per A2	\$4.00	10%
	per A1	\$7.00	10%
	per A0	\$8.00	10%
Map Copy Charges - Imagery	per A2	\$12.00	10%
	per A1	\$20.00	10%
	per A0	\$23.00	10%
Laminating	per A4	\$5.00	10%
	per A3	\$9.00	10%
Scanning - small black & white logos etc.		\$7.00	10%
Scanning - colour photos (standard size)		\$9.00	10%
Grants			
Grants – Preparation of funding applications on behalf of others	per hour	\$123.00	10%
Grants – Auspice of grant funds on behalf of others (this covers preparation of reports for funding body & audit certificate)		\$1,796 plus 1% of funding amount	10%
Licenses and Permits	Unit of Measure	Fee (Inc. GST)	GST
Tent Erection Fees - outside licensed Caravan Parks		\$137.00	0%
Tent Erection / Clearing		\$786.00	0%
Deposits - Tents for Circus, travelling shows and other commercial enterprises		\$600.00	0%
Valuer General's Insertion into Rates Notices	per hour	\$86.00	0%

## Library Fees

Service	Fee (Inc. GST)	GST
Inter-library Loans, Late returns and Damages		
Inter-library Loans	\$3.00	10%
Lost or Damaged Items	Original Cost + \$7.00	10%
Book Covering		
Plastic / contact (small)	\$4.00	10%
Plastic / contact (medium)	\$5.00	10%
Plastic / contact (large)	\$5.00	10%
Dust jacket (small)	\$5.00	10%
Dust jacket (medium)	\$5.00	10%
Dust jacket (large)	\$6.00	10%
Photocopying / Printing / Scanning		
A4 photocopy or print	\$0.25	10%
A4 photocopy - coloured print	\$1.00	10%
A3 photocopy or print	\$0.50	10%
A3 photocopy - coloured print	\$2.00	10%
Laminating		
Business card	\$5.00	10%
A4	\$5.00	10%
A3	\$9.00	10%
Replacement Library Card		
Adult	\$3.00	0%
Child	\$3.00	0%
Visitor Deposit (refundable)	\$20.00	0%

# Roads and Engineering Support

Service	Fee (Inc. GST)	GST
Road Opening Permits		
Permit	\$188.00	0%
Refundable deposits <sup>1</sup>		
Road opening fee	\$525.00	0%
For works in a constructed nature strip with concrete footpath	\$370.00	0%
For works in an unpaved constructed nature strip	\$210.00	0%
New works which may affect Council assets such as footpaths, sewer, drainage & water supply	\$1,420.00	0%
Traffic Management Plans		
Plan Preparation Fee	\$188.00	10%
Plan Assessment Fee	\$171.00	0%
Hire Fee per day - Signs / Bollards / Traffic Cones	\$36.00	10%
Refundable Deposit <sup>2</sup>		
Hire of Signs / Bollards / Traffic Cones	\$210.00	0%
Bins		
Bin Hire (per bin, per day - includes 1 emptying/cleaning)	\$27.00	10%
Each additional empty/clean (per bin)	\$27.00	10%
Replacement of Mobile Garbage Bin	\$125.00	10%
Miscellaneous Services		
Hire of barbeque - per day	\$225.00	10%
Access permits - Heavy Vehicle National Law	\$116.00	10%

Weeds Inspections		
Inspections within the built-up horticultural areas (i.e. Wentworth to Monak)	\$212.00	10%
Inspections in rural areas (travel is calculated to and from the property)	\$212 plus \$55/hr after the first 2 hours + .85c per km	10%
Grid Replacement (refer to Fencing and Grid Policy)	added 18/03/2020	
Co-contribution towards fencing when removal of a grid has been agreed to in writing.	Up to \$2,500 per km of fencing for a maximum amount of 5km per grid.	10%

Notes:

1. On completion of the job, the deposit will be refunded, less the restoration charges and any additional costs which may be required to restore the trench.

2. The restoration charge covers sealing and relaying of concrete surfaces and the top surface for gravel and earth. Any additional works are an extra charge. If the costs are greater than the deposit, a charge will be made.

## Hire of Plant Items

Plant Item (refer notes) (Price p	er hour unless otherwise st	tated)	Fee (Inc. GST)	GST
CAT 12M	533 & 534	per hour	\$396.00	10%
Tractors and Implements	34, 39 & 51	per hour	\$277.00	10%
CAT Backhoe	30	per hour	\$247.00	10%
CAT 910F FEL	31	per hour	\$253.00	10%
John Deere Tractor & Implements	41	per hour	\$316.00	10%
CAT D6 Dozer	36	per hour	\$396.00	10%
JCB Loadalls	44	per hour	\$286.00	10%
CAT 938F FEL	47	per hour	\$258.00	10%
Low Loader	75	per hour	\$396.00	10%
Bitelli MT Rollers	56 & 57	per hour	\$277.00	10%
CAT 613B scraper	55	per hour	\$316.00	10%
Bomag Vib Roller	58	per hour	\$247.00	10%
Mobile Street Sweeper	65	per hour	\$247.00	10%
Bobcat & Attachments	62	per hour	\$416.00	10%
CAT mini excavator	67	per hour	\$416.00	10%
Water Carts	513, 519 & 523	per hour	\$228.00	10%
Truck and Dogs	483 & 520	per hour	\$307.00	10%
Truck and Dogs	531 & 771	per hour	\$307.00	10%
Tip Truck	536	per hour	\$247.00	10%

Notes:

1. The above rates include the hire of the equipment and a qualified operator.

2. These rates are for weekday work only. Any works required to be done out of normal working hours or on weekend will incur additional penalty rates.

3. The above hire charges have been set so as to be similar to, or above the rate of, local contractors

### Cemeteries

Lawn Section Wentworth, Gol Gol, Pooncarie and Coomealla	Fee (Inc. GST)	GST
Purchase of burial plot	\$1,283.00	10%
* 1 <sup>st</sup> internment	\$1,778.00	10%
* 2 <sup>nd</sup> interment	\$1,778.00	10%
* Basic Burial (includes purchase of burial plot, plus 1st interment)	\$3,061.00	10%
Placement of infant in existing grave site (shelved grave)	\$1,105.00	10%
Removal or exhumation of body (Court consent if necessary)	Actual Cost	10%
Removal of ashes - Consent required	Actual Cost	10%
* Placement of ashes in a burial plot	\$492.00	10%
Affixing a plaque	\$310.00	10%

Monumental (Denominational) Wentworth, Gol Gol, Pooncarie and Cal Lal	Fee (Inc. GST)	GST
Purchase of burial plot	\$1,283.00	10%
* 1 <sup>st</sup> internment	\$1,976.00	10%
* 2 <sup>nd</sup> interment	\$2,165.00	10%
* Basic Burial (includes purchase of burial plot, plus 1st interment)	\$3,259.00	10%
Placement of infant in existing grave site (shelved grave)	\$1,105.00	10%
Removal or exhumation of body (Court consent if necessary)	Actual Cost	10%
Removal/replacement of monument for excavation (works to be undertaken by a Monumental Mason	Actual Cost	10%
Removal of ashes - Consent required	Actual Cost	10%
* Placement of ashes in plot	\$492.00	10%
Affixing a plaque	\$310.00	10%
Cal Lal Cemetery – all purchases and interments quoted on a case by case basis	Actual Cost	10%

Niche Wall - Coomealla Memorial Gardens	Fee (Inc. GST)	GST
Purchase Plot in Niche Wall - includes purchase of standard size black stone tile (maximum of 2 sets of ashes per plot)	\$801.00	10%
* Placement of ashes in Niche Wall & fixing of stone tile (per set of ashes). NB Engraving of stone tile is not included. Must be a black tile – Halls Memorial to engrave.	\$536.00	10%
* Re-open of existing Niche	\$492.00	10%
Location and consent to place Monument or Headstone	\$189.00	10%
Amendment to Headstone	\$49.00	10%
Removal of ashes - Consent required	Actual Cost	10%
Ground Plots (placement of plaques or memorial items)	Fee (Inc. GST)	GST
* Coomealla, Wentworth and Gol Gol – Basic Ashes Interment (includes ground ashes plot plus, placement of ashes)	\$1,085.00	10%
* Placement of ashes in ground plots	\$492.00	10%
* Re-open of existing Ground Plot	\$492.00	10%
Removal of ashes - Consent required	Actual Cost	10%
Ashes Columbarium	Fee (Inc. GST)	GST
* Gol Gol and Wentworth (maximum of 2 sets of ashes per columbarium)	\$801.00	10%
* Placement of ashes in Columbarium (per set of ashes) NB: engraving of stone tile is not included – contact Davis Monumental	\$536.00	10%
* Re-open of existing ashes columbarium compartment	\$492.00	10%

\* All internments are subject to an additional internment services levy as from 01 July 2024. This is to be charged on top of the charges (indicated by an asterisk), except for internment services for children under twelve (12) years old, stillborn and miscarriages and destitute people. For further information, scan the QR code.



\$156.00 per bodily burial

\$63.00 per ashes internment

Plot Selection	Fee (Inc. GST)	GST
On-site attendance by WSC Officer to assist in plot selection	\$97.00	10%
Cemetery Administration Fee	\$97.00	10%
Memorial seating – purchase & installation of approved memorial seat	Actual Cost	10%
Additional Notes (all cemeteries and memorials)	Fee (Inc. GST)	GST
Memorial seating – purchase & installation of approved engraving by purchaser. NB There is the option to halv on one seat.		
engraving by purchaser. NB There is the option to halv		
engraving by purchaser. NB There is the option to halv on one seat. Additional fee – internments conducted on weekends and public holidays (only available between 9.00am	e the cost by installing two	memorial plaques

## **Recreational Facilities**

### Casual Hire of Shire Owned Halls, Meeting Rooms and Sporting Pavilions/Stadiums (NB Midway Centre fees are listed separately)

Pooncarie Hall, Curlwaa Hall, Anabranch Hall, Pomona Hall, Wentworth Memorial Room, Dareton Senior Citizens Room, Community Meeting Room, Wentworth Showgrounds Community Pavilion

Hire Type - Building only with access to any amenities	Fee (Inc. GST)	GST
Community Use		
Community (not for profit) 4 hours or less <sup>1</sup>	\$56.00	10%
Community (not for profit) more than 4 hours <sup>1</sup>	\$123.00	10%
Bond Community Group <sup>2</sup>	\$100.00	0%
Per day fee for use of Anabranch Hall amenities in relation to camping on the Anabranch. Please note a bond of \$500 will apply. Does not include use of the Hall.	\$56.00	10%
Business or Private Function use - Includes reunions or other private ga related functions where no entry fees are charged.	atherings or busine	ess/trade
4 hours or less	\$142.00	10%
4 hours to 24 hour period	\$284.00	10%
Bond Business or Private Function	\$500.00	0%
Commercial Function per 24 hour period <sup>3</sup> - Includes any event where t charged or any Trade Show, Fair, Field Day or other event at which goo		trance fee
4 hours or less	\$284.00	10%
4 hours to 24 hour period	\$469.00	10%
Bond Commercial Function (GST Free)	\$500.00	0%
Weekly Rate - Any Single Hirer		
Discount applied to Daily rate x 5 or 7 days	10% discount	10%
Additional Charges (all hirings)		
Cleaning & Rubbish removal – NB: The cost for cleaning & rubbish removal will be deducted from the bond. An invoice will be raised for amounts in excess of the bond paid.	Cost	10%
		-

### Hire of Council venues for School & Community Service Organisations from within WSC

Registered Schools (including pre-schools, kindergartens and School P&C if they are raising money for registered school) operating within the Wentworth Shire are granted automatic fee waivers for the hire of any Council venue (hall, meeting room).

Any preparation costs (such as line marking of ovals) will be charged at standard cost. Bookings must still be made.

#### Hire Type - Park, Oval and Reserve with access to any amenities

Carramar Drive Sporting Complex, George Gordon Sporting Complex, Pooncarie Multi-Purpose, Golf Course & Public Reserve, McLeod Oval, Junction Park, Strother Park, Wentworth Rowing Club & Wharf Lawns, Fotherby Park, Sturt Park, James King Park, Perry Sandhills, Tapio Park, Buronga Wetlands, Coomealla Pioneer & Lions Parks, Dareton Boat Ramp Rotunda & Town Square, O'Donnell Park, Pooncarie Sporting Complex, Two Rivers Ski Recreation Reserve

Hire Type - Park, Oval and Reserve with access to any amenities	Fee (Inc. GST)	GST
Community Use		
Community (not for profit) Half Day Hire – hire cost is for each designated area per 0-4 hour period.	\$56.00	10%
Community (not for profit) Day Hire more than 4 hours – hire cost is for each designated area per each 24 hour period.	\$123.00	10%
Bond - Community Group.	\$100.00	0%
Multi area discount	25%	10%
<b>Business or Private Function per 24 hour period</b> NB - Includes reunions or other private gatherings or business/trade related are charged.	functions where no	entry fees
4 hours or less – hire cost is for each designated area per 0-4 hour period	\$142.00	10%
Day Hire more than 4 hours – hire cost is for each designated area per each 24 hour period.	\$284.00	10%
Bond – Business or Private Hire.	\$500.00	0%
Bond - Small civil ceremonies, no items to be erected and no catering.	\$100.00	0%
Multi-area discount	25%	10%
<b>Commercial Events, Circus or other performances</b> NB - Includes any event for which there will be an entrance fee or ticket sold Field Days or other event at which goods will be sold.	d, or any Trade Shov	ws, Fairs,
4 hours or less – hire cost is for each designated area 0-4 hour period	\$236.00	10%
Day Hire more than 4 hours – hire cost is for each designated area per each 24 hour period	\$469.00	10%
Bond Commercial Events, Circus or Other Performance	\$1,000.00	0%
Weekly Rate - Any Single Hirer		
Discount applied to Daily rate x 5 or 7 days	10% discount	10%
Multi-area discount	25%	10%
Cleaning & Rubbish removal (all hirings) NB - The cost for cleaning & rubbish removal will be deducted from the bond. An invoice will be raised for amounts in excess of the bond paid.	Cost	10%

Hire Type – Primitive Camping on any reserve (per 24 hour period) NB: Camping is only permissible in conjunction with an event being staged at the site	Fee (Inc. GST)	GST
Unpowered Site – per person x 2 people	\$28.00	10%
Extra Child	\$7.00	10%
Extra Adult	\$12.00	10%
Family	\$116.00	10%
Powered Site – per person x 2 people	\$40.00	10%
Extra Child	\$7.00	10%
Extra Adult	\$12.00	10%
Family	\$130.00	10%

#### Hire of Council venues for School & Community Service Organisations from within WSC

Registered Schools (including pre-schools, kindergartens and School P&C if they are raising money for Registered School) operating within the Wentworth Shire are granted automatic fee waivers for the hire of any Council venue (hall, meeting room). Any preparation costs (such as line marking of ovals) will be charged at standard cost. Bookings must still be made.

For Community/Private Use the above charge will only apply in the following instances:

- There are expected to be more than 50 people to attend.
- The use of the facility includes the use of inflatable/amusement devices etc.
- The use of the facility requires the use of onsite power or the supply of bins.
- The use of the facility requires road closures.

Cancellation or no show

•	Greater than 90 days prior to event	Full refund less deposit paid
•	Less than 90 days prior to event	50% refund
•	Less than 1 week prior or no show	Full forfeiture
•	Bond	Fully refundable

N.B: No Primitive camping fees will be charge where a licensed User of the Reserve is holding an event.

### Wentworth Showgrounds Hire

The following areas are available for hire:

- Horse Yards & Stalls
- Festival Parade
- Arena
- Dog Show Parkland

Camping is not permitted at the showgrounds unless it is in conjunction with an event.

	•		
Hire Type – Casual Hire of Showgrounds	Unit of Measure	Fee (Inc. GST)	GST
Hire of Designated Areas and amenities. Hire cost is for each designated area per each 24 hour period.		\$188.00	10%
Bond		\$500.00	0%
Cleaning & Rubbish removal (all hirings) Note: The cost for cleaning & rubbish removal will be deducted from the bond. An invoice will be raised for amounts in excess of the bond paid.		Cost	10%
Camping (per 24 hour period) NB: Camping is only permissible in conjunction with an event being staged at	Unit of Measure	Fee (Inc. GST)	GST

permissible in conjunction with an event being staged at the site	Measure	(Inc. GST)	
Unpowered Site		\$28.00	10%
Extra Child		\$7.00	10%
Extra Adult		\$12.00	10%
Powered Site		\$40.00	10%
Extra Child		\$7.00	10%
Extra Site		\$13.00	10%
A cancellation fee will be charged as follows:			

Cancellation or no show

- Greater than 90 days prior to event
- Less than 90 days prior to event
- Less than 1 week prior or no show
- Bond

Full refund less deposit paid 50% refund Full forfeiture Fully refundable

Reserve Annual Use Fees and Charges	Unit of Measure	Fee (Inc. GST)	GST
Reserve Lease Application/Administration Fee (Commercial Lease) Note: If legal advice is required, this is charged at cost price.		\$284.00	10%
Reserve Licence Application/Administration Fee (Commercial Licence) Note: If legal advice is required, this is charged at cost price.		\$284.00	10%
Annual Licence to occupy the reserve		\$284.00	10%
Local Markets – Stallholders and Food Vendors	Unit of Measure	Fee (Inc. GST)	GST
Stallholders – Public Liability Provided by Stallholder			
Single Site	Per Site	\$16.00	10%
Double Site	Per Site	\$21.00	10%
Stallholders – Public Liability Provided by Council			
Single Site	Per Site	\$21.00	10%
Double Site	Per Site	\$26.00	10%
Food Vendors			
Refundable Deposit	Per Event	\$100.00	0%
Sundry Fees and Charges	Unit of Measure	Fee (Inc. GST)	GST
Event Management Fee - for groups without public liability insurance	Per hire	\$56.00	10%
Power - access and any use within 24 hour period from time of access	Per day per unit accessed	\$36.00	10%
Key Replacement - lost key or not returned	Per key	\$36.00	10%
Event Advertising - relates to any road closure, fireworks display, or other event with the potential to cause disruption to traffic, noise or other public disturbance	Per event	\$284.00	10%
Hire of Pooncarie Depot Quarters	Per person, per night	\$86.00	10%

Swimming Pools	Unit of Measure	Fee (Inc. GST)	GST
Admission Charges			
Children		\$5.00	10%
Adults		\$6.00	10%
Non-swimming adults		\$5.00	10%
Swimming Carnivals			

Admission charges for swimming carnivals and out of session groups are by arrangement between Belgravia Leisure and group representatives

Season Tickets			
Family		\$124.00	10%
Adults		\$83.00	10%
Children		\$62.00	10%
Aerodrome	Unit of Measure	Fee (Inc. GST)	GST
Airport Landing Charge (ALC)	Per tonne	\$18.00	10%
Aircraft Parking Charge (APC) – short term	Per day or part day	\$13.00	10%
Aircraft Parking Charge (APC) – long term	Per month	\$255.00	10%
Aircraft Parking Charge (APC) – Non Lease/Apron/Tie Down Areas	Per day or par day	\$6.00	10%
Training Aerodrome Circuits (TAC) – Day Rate	Per hour	\$42.00	10%
Training Aerodrome Circuits (TAC) – Night Rate	Per hour	\$63.00	10%
Airside Supervision Charge (ASC) – Business Hours	Per ARO	\$128.00	10%
Airside Supervision Charge (ASC) – After Hours	Per ARO	\$185.00	10%
Airside Environmental Charge (AEC) – Minimum Charge		\$257.00	10%
Aircraft Hanger Charge (AHC) – New	Per year	On application	10%
Aircraft Hanger Charge (AHC) – Kevin J Thomas Hanger	Per year	\$1,691.00	10%
Call Out Fee (COF) – minimum 2 hour charge	Per hour	\$128.00	10%
Vehicle Parking Charge (VPC)	Per day or part day	\$3.00	10%

# Midway Community Centre

Midway Centre Hire Fees	Unit of Measure	Fee (Inc. GST)	GST
Midway Function Centre & meeting rooms			
Stadium (includes stage area)	per hour	\$153.00	10%
Function Room and shared foyer	per hour	\$128.00	10%
Service kitchen (includes crockery, cutlery & glassware for 250 persons)	per use	\$192.00	10%
Meeting Room 1 with shared foyer and shared kitchenette	per hour	\$50.00	10%
Meeting Room 2 with shared foyer and shared kitchenette	per hour	\$50.00	10%
Foyer / Gallery Space (as a stand-alone space)	per hour	\$40.00	10%
Midway Serviced Offices			
Health Services Room with shared foyer & shared kitchenette	per hour	\$50.00	10%
Office 1 or 2 with shared foyer & shared kitchenette	per hour	\$40.00	10%
Service Centre Facilities			
NB these facilities are only available during centre opening hou	rs		
Service Centre Officer 1 or 2	per hour	\$48.00	10%
Craft Room	per hour	\$48.00	10%
Bond and cleaning charges	On room hire	25%	
Bond - groups of 30 people or more	no discount	\$750.00	0%
Bond - Not for Profit Groups/groups of less than 30 people	no discount	\$200.00	0%
One-off Cleaning Charge (if required). Minimum charge \$200.00 deducted from the bond. An invoice will be raised for amounts in excess of the bond paid.	per clean	Min. \$200.00	10%

Midway Centre – Hire Packages & discounts	Unit of Measure	Fee (Inc. GST)	GST
Daily Rate			
Stadium, Function Room, Service kitchen, Meeting Rooms 1 & 2 and Foyer/Gallery Space.	24 hours	\$4,787.00	10%
Stadium, Function Room, Service kitchen and Foyer/ Gallery Space.	24 hours	\$3,563.00	10%
Stadium	24 hours	\$1,838.00	10%
Function Room, Service kitchen and shared foyer/gallery space	24 hours	\$1,723.00	10%
Multi-day Discount			
Hire package for 2 full consecutive days. For events booked before 30 June 2024 to be held before 30 June 2025.	discount applied to daily rate	15%	10%
Hire package for 3 full consecutive days. For events booked before 30 June 2024 to be held before 30 June 2025.	discount applied to daily rate	20%	10%
Not for Profit Groups (Refer definitions) – 75% Discount for Not for Profit Community Groups based in WSC. 50% Discount for all other Not for Profit Groups. NB cannot be used in conjunction with any other discounts.	maximum discount	75%	10%
Regular User Discount (12 month user agreement as negotiated by Council)	from standard hourly rate	75%	10%
Equipment & labour hire	Unit of Measure	Fee (Inc. GST)	GST
Teleconference equipment	Each use	\$45.00	10%
Portable data projector & stand	Each use	\$25.00	10%
Whiteboard & whiteboard markers	Each use	\$15.00	10%
Urn (20 litre capacity)	Each Use	\$15.00	10%
Labour hire (assistance with set up and pull down) – if required	per person/ per hour	\$40.00	10%
Event facilitation and coordination (if required)	per hour	\$192.00	10%
On-site IT support (if required)	per hour	\$192.00	10%

### Midway Centre Hire Fees - Additional Notes

#### **Midway Centre Stadium**

- Stadium court with permanent line marking for basketball and netball
- Stage area, with maximum seating capacity of 700
- Full sound system

#### **Function Room**

- Carpet floor
- Audio Visual Equipment
- Tables & Chairs included in hire charge
- Maximum seating capacity of 250

#### Function Room Kitchen

• Service Kitchen with crockery & cutlery for 250 people

### Meeting Rooms

- Carpet Floor
- Tables & Chairs included in hire charge
- Maximum seating capacity (each room) 40

#### Kitchenette (shared)

- Service or bar kitchen
- Limited quantity of crockery & cutlery

#### Offices

- Office with desk/ meeting table and 4 chairs
- Access to shared kitchen facilities

#### Not for profit discount

The discount can only be applied to Registered Not for Profit Organisations, Government and Semi-Government users, State and Federal Members of Parliament. The discount cannot be added to any other discounts.

#### Regular User discount

The discount can only be applied to users who have entered into a 12 month signed agreement approved by Council.

#### Additional cleaning charge

Failure to leave the venue clean and tidy, with floors mopped and or vacuumed, toilets cleaned, benches wiped and bins emptied will result in an additional cleaning charge being applied.

#### **Bookings and cancellations**

- A 20% non-refundable deposit must accompany all bookings, including bookings for community groups who are making application through Council for fee reductions or waivers.
- Unless otherwise agreed, an invoice will be raised and must be paid in full within 30 days. Any fee waiver or reduction granted by Council after payment of the invoice will be refunded to the hirer.
- Payment of the bond must be made before access permissions are issued for the facility.

A cancellation fee will be charged as follows:

Cancellation or no show	Amount
Greater than 90 days prior to the event	Full refund less deposit paid
Less than 90 days prior to the event	50% refund
Less than 1 week prior to the event or no show	Full forfeiture
Bond	Fully refundable

## Wentworth Civic Centre Function Room

Function Room Hire Fees	Unit of Measure	Fee (Inc. GST)	GST
Function Room (business & commercial use)	per half day	\$1,100.00	10%
	per day	\$2,200.00	10%
Bond and cleaning charges	On hire	25%	
Bond	no discount	\$750.00	0%
One-off Cleaning Charge (if required). Minimum charge \$200.00 deducted from the bond. An invoice will be raised for amounts in excess of the bond paid.	per clean	Min. \$200.00	10%
<b>Visitor Centre – Hire Packages &amp; discounts</b> For events booked before 30 June 2024 to be held before 30 June 2025.	Unit of Measure	Fee (Inc. GST)	GST
Multi-day Discount: Hire package for 2 full consecutive days.	discount	15%	10%
Multi-day Discount: Hire package for 3 full consecutive days.	applied to daily rate	20%	10%
Equipment & labour hire	Unit of Measure	Fee (Inc. GST)	GST
Labour hire (assistance with set up and pull down) – if required	per person/ per hour	\$40.00	10%
Event facilitation and coordination (if required)	per hour	\$192.00	10%
On-site IT support (if required)	per hour	\$192.00	10%

### Wentworth Visitor Centre Auditorium Hire Fees - Additional Notes

#### Auditorium

- Large area overlooking the Darling River
- Carpet floor
- Full sound system / Audio Visual Equipment
- Tables & Chairs included in hire charge
- Maximum seating capacity of 150

#### Audiorium Service Kitchen

• Service Kitchen with crockery & cutlery for 150 people

#### Additional cleaning charge

Failure to leave the venue clean and tidy, with floors mopped and or vacuumed, toilets cleaned, benches wiped and bins emptied will result in an additional cleaning charge being applied.

#### **Bookings and cancellations**

 A 20% non-refundable deposit must accompany all bookings, including bookings for community groups who are making application through Council for fee reductions or waivers.

- Unless otherwise agreed, an invoice will be raised and must be paid in full within 30 days. Any fee waiver or reduction granted by Council after payment of the invoice will be refunded to the hirer.
- Payment of the bond must be made before access permissions are issued for the facility.
- A cancellation fee will be charged as follows:

Cancellation or no show	Amount
Greater than 90 days prior to the event	Full refund less deposit paid
Less than 90 days prior to the event	50% refund
Less than 1 week prior to the event or no show	Full forfeiture
Bond	Fully refundable

## Water & Waste Water

25mm 32mm	\$530.00 \$663.00 \$848.00 \$1,019.00	0% 0% 0%
25mm 32mm	\$663.00 \$848.00 \$1,019.00	0%
32mm	\$848.00 \$1,019.00	
	\$1,019.00	0%
	· •	
40mm		0%
50mm	\$1,274.00	0%
80mm	\$2,038.00	0%
100mm	\$2,547.00	0%
150mm	\$3,821.00	0%
Meter Charges - Filtered		
20mm	\$354.00	0%
25mm	\$442.00	0%
32mm	\$566.00	0%
40mm	\$678.00	0%
50mm	\$848.00	0%
80mm	\$1,358.00	0%
100mm	\$1,697.00	0%
150mm	\$2,545.00	0%
Meter Charges - Unfiltered		
20mm	\$378.00	0%
25mm	\$473.00	0%
32mm	\$605.00	0%
40mm	\$726.00	0%
50mm	\$907.00	0%
80mm	\$1,451.00	0%
100mm	\$1,814.00	0%
150mm	\$2,722.00	0%

Misc. Water and Sewer Charges	Fee (Inc. GST)	GST
Standpipe fee	\$3,571.00	0%
Flow control valve - for unfiltered water to subdivisions - East of Gol Gol creek and at Wentworth Aerodrome	\$70.00	0%
Cut in new sewer junction (supervision fee only - applicant to supply all fittings)	\$223.00	0%
<ul> <li>Notes:</li> <li>Meter Charge is from the meter to inside of building</li> <li>Meter Charge includes inspection fee</li> <li>Unfiltered water includes "Y" strainer</li> </ul>	g/property	

# Appendix A - Bodies Granted Exemptions

The following list represents the known value of pre-approved Financial Assistance that have been granted to Organisations for the 2024/2025 financial year

Organisation	Purpose	Qty	\$ Waived
Australian Inland Botanic Gardens	Contribution to operational costs	1	\$53,940.00
Buronga Go Gol Senior Citizens Club	Contribution towards photocopying done at the Buronga Library	1	\$195.00
Buronga Gol Gol Senior Citizens Club	Regular hiring of Midway Meeting Rooms, Kitchen and Foyer @ 3 hours per week	N/a	\$4,992.00
Coomealla Senior Citizens Club	Regular hiring of Dareton Senior Citizens Rooms (bond waived)	N/a	\$12,318.00
Coomealla Senior Citizens Club	Refund of public liability insurance premium up to maximum of \$702.00	1	\$702.00
Dareton Community Creative Centre Inc.	Waiver of hire costs for the use of the Dareton Activity Centre	1	\$4,887.00
Gol Gol Hawks Football Netball Club	Use of James King Park for annual Easter fundraising activities	1	\$469.00
Gol Gol Primary School	Hiring of wheelie bins for annual country fair	10	\$280.00
Koori Kids	Donation	1	\$250.00
Murray House Aged Care	Subsidy against annual water rates	1	\$5,000.00
Rotary Wentworth Op Shop	Exclusive use of Council controlled building	N/a	\$13,229.00
St John's Anglican Ladies Guild	2 Annual Hire Fees for War Memorial Rooms	2	\$106.00
Wentworth District R.S.L Sub Branch	Hiring of Wentworth Wharf Lawns (bond waived) for annual ANZAC day lunch	1	\$123.00
Wentworth District R.S.L Sub Branch	Hiring of wheelie bins for annual ANZAC day lunch	4	\$112.00
Wentworth District R.S.L Sub Branch	Exclusive use of Council controlled building	N/a	\$8,894.00
Wentworth District R.S.L Sub Branch Women's Auxiliary	Annual licence fee for meetings held in Memorial Rooms	1	\$284.00
Wentworth Rotary Club	Hire of Rubbish Bins for Christmas Eve Street Party	8	\$216.00

Wentworth Shire Council | Operational Plan 2024/2025: Part Three - Annual Fees & Charges

Wentworth Senior Citizens Club	Regular hiring of Wentworth Memorial Rooms (bond waived) 12 uses @ \$117 per day and 24 uses @ \$53 (1/2 day)	N/a	\$2,820.00
Wentworth Senior Citizens Club	Refund of public liability insurance premium up to maximum of \$1,124	1	\$1,124.00
Wentworth Shire Interagency Group	Hire of Dareton Senior Citizen's Room	12	\$378.00
Total amount of funds granted from Donations, Contributions and Grants \$110,337.0 Program			\$110,337.00

Notes:

(1) Registered Schools (including pre-schools, kindergartens and School P&C raising money for registered School) operating within the Wentworth Shire are granted automatic fee waivers for the hire of any Council venue (hall, meeting room). Any preparation costs (such as line marking of ovals) will be charged at standard cost. Bookings must still be made.

(2) Public Schools operating within the Wentworth Shire end of year presentation day, up to a maximum of \$300.00 per school

# Appendix B – Section 68 Local Government Act Approvals Not Otherwise Listed Health & Planning Division

# Public Roads

- 1. Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway.
- 2. Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road.

### Other Activities

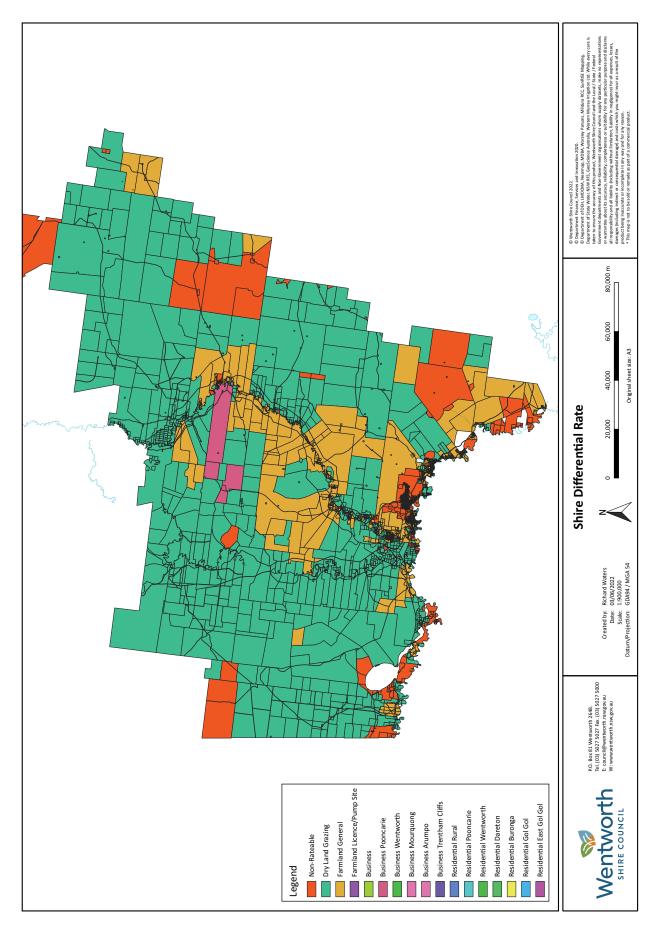
- 1. Operate a public car park.
- 2. Operate a manufactured home estate.
- 3. Install a domestic oil or solid fuel heating appliance, other than a portable appliance.
- 4. Install or operate amusement devices.
- 5. Use a standing vehicle or any article for the purpose of selling any article in a public place.
- 6. Carry out an activity prescribed by the regulations or an activity of a class or description prescribed by the regulations.

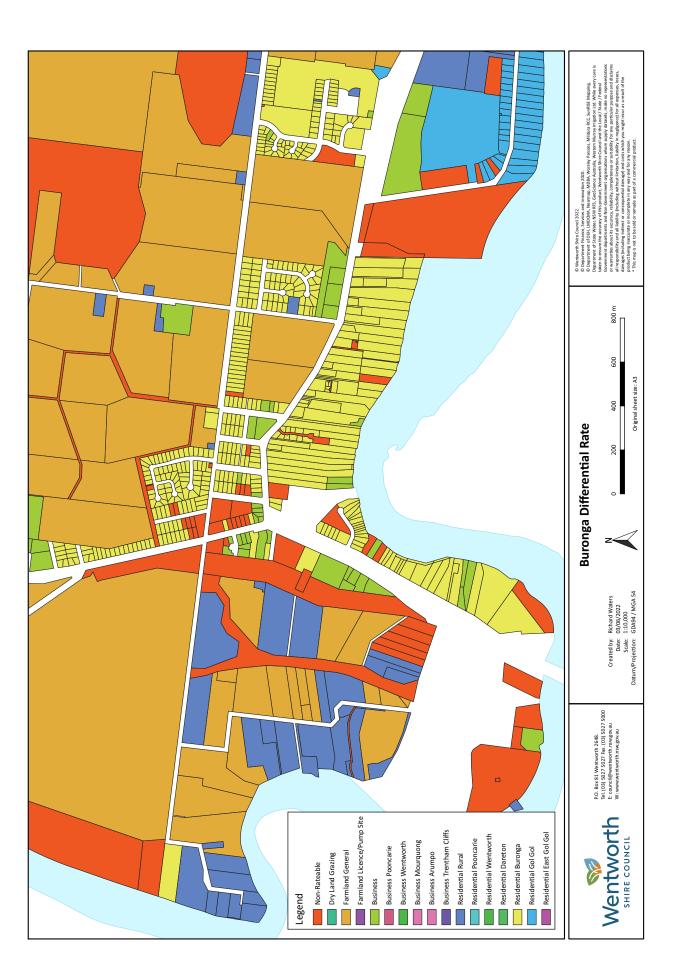
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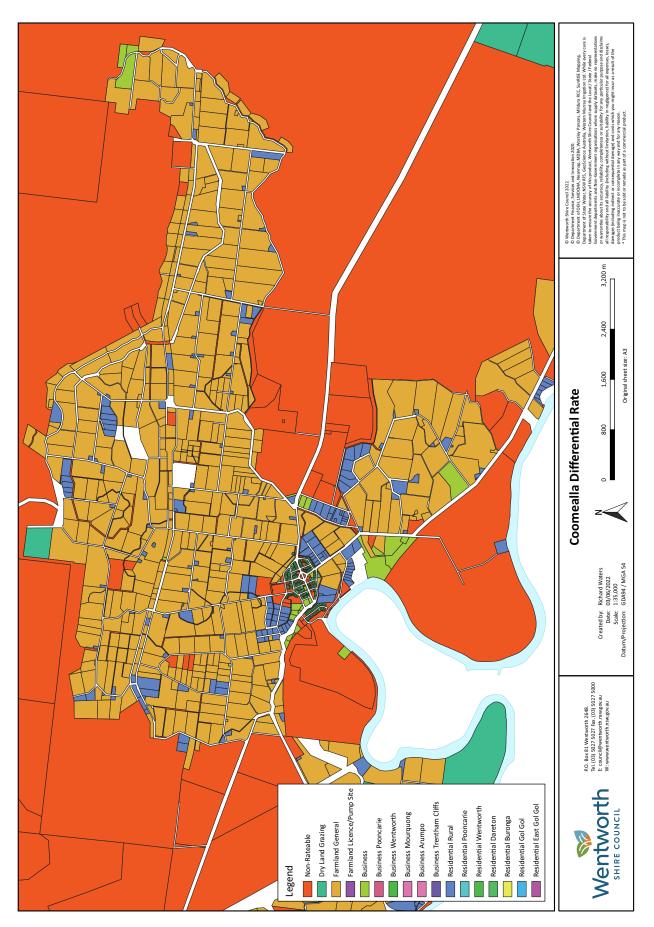


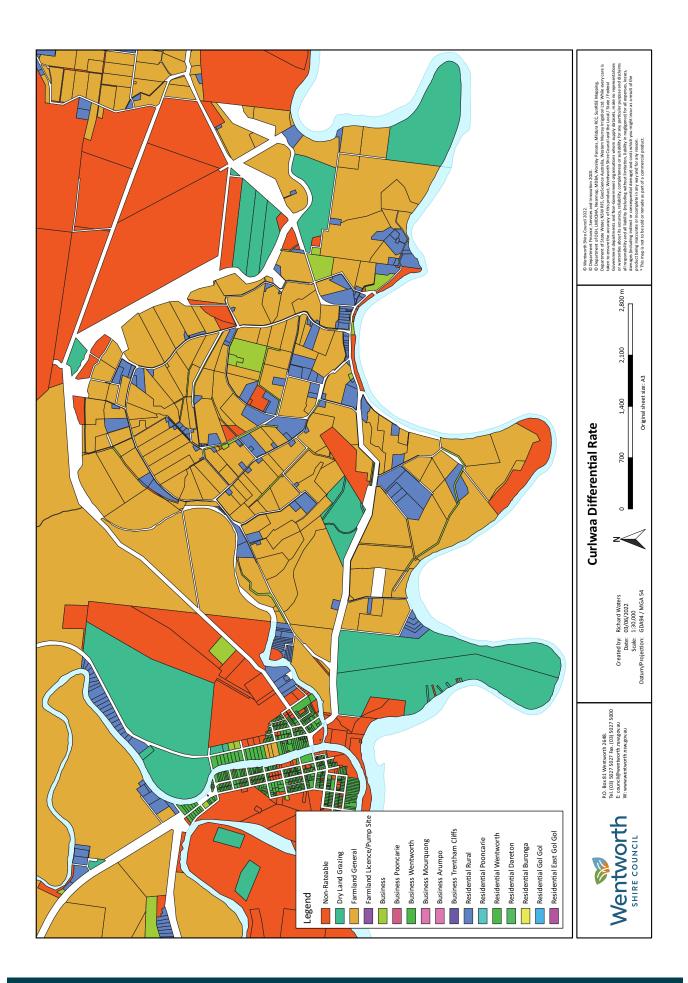
# 4. Rating Maps

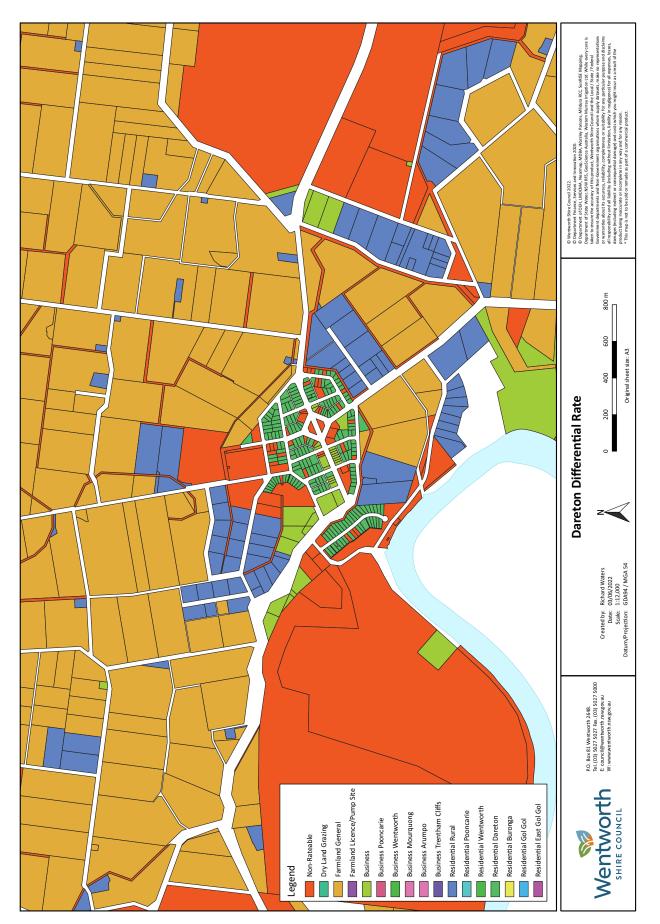
Shire Differential Rate	100
Buronga	101
Coomealla	102
Curlwaa	103
Dareton	104
Ellerslie	105
Gol Gol	106
Pomona	107
Pooncarie	108
Wentworth	109

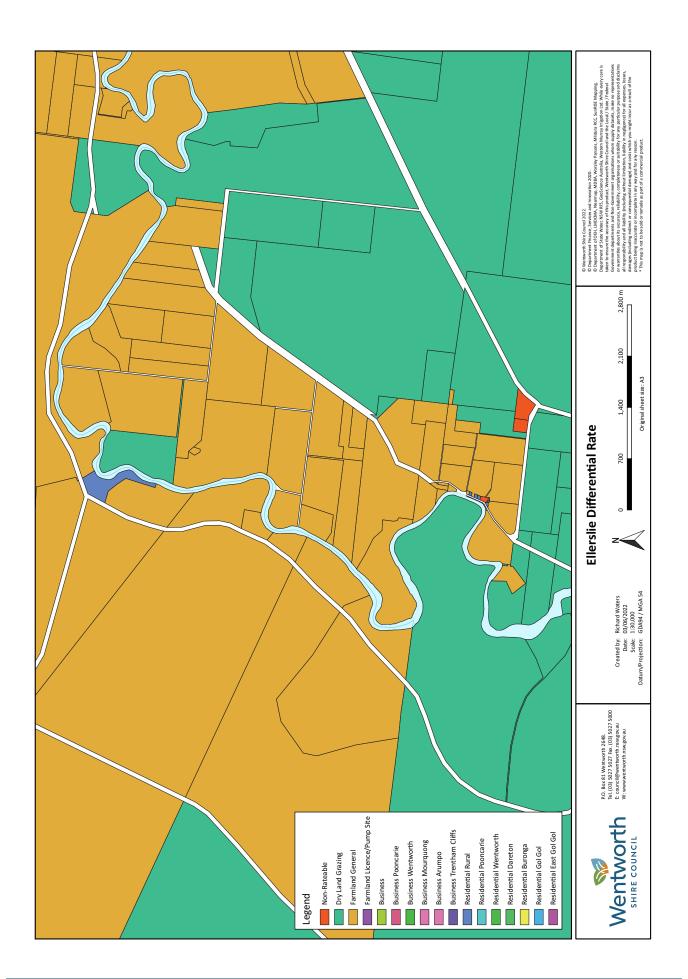


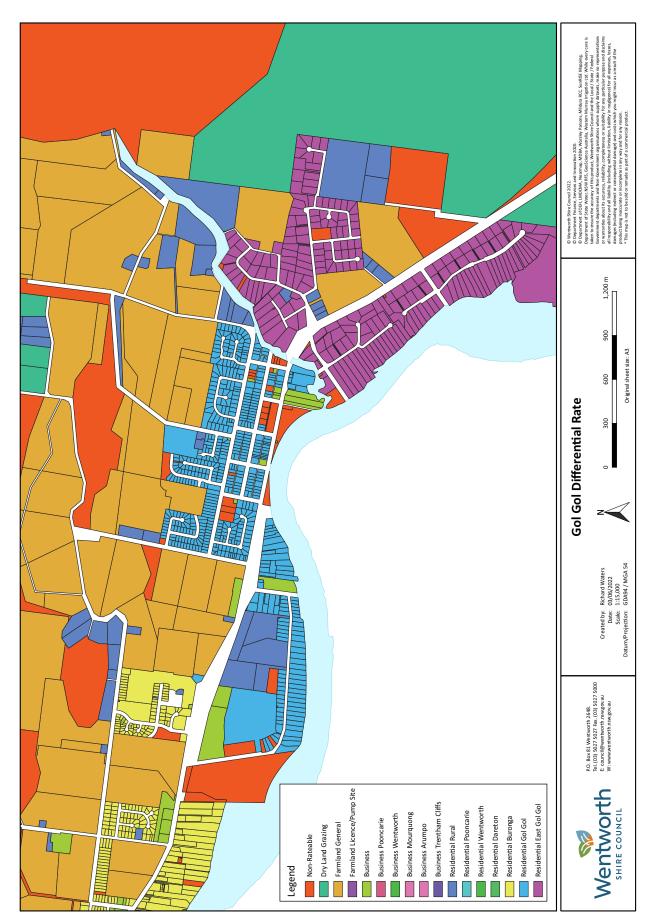


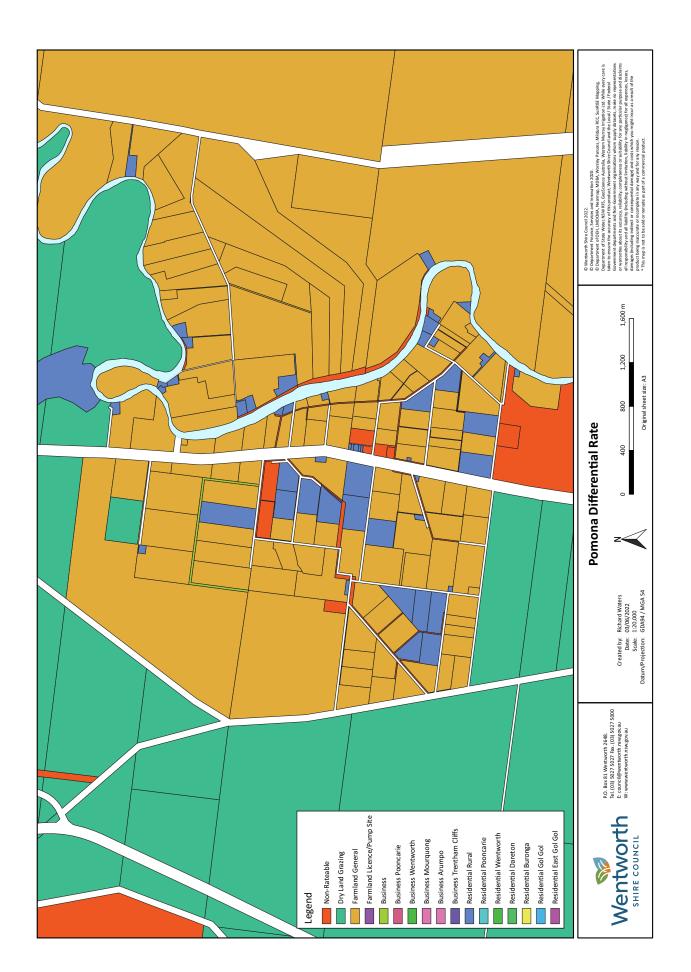


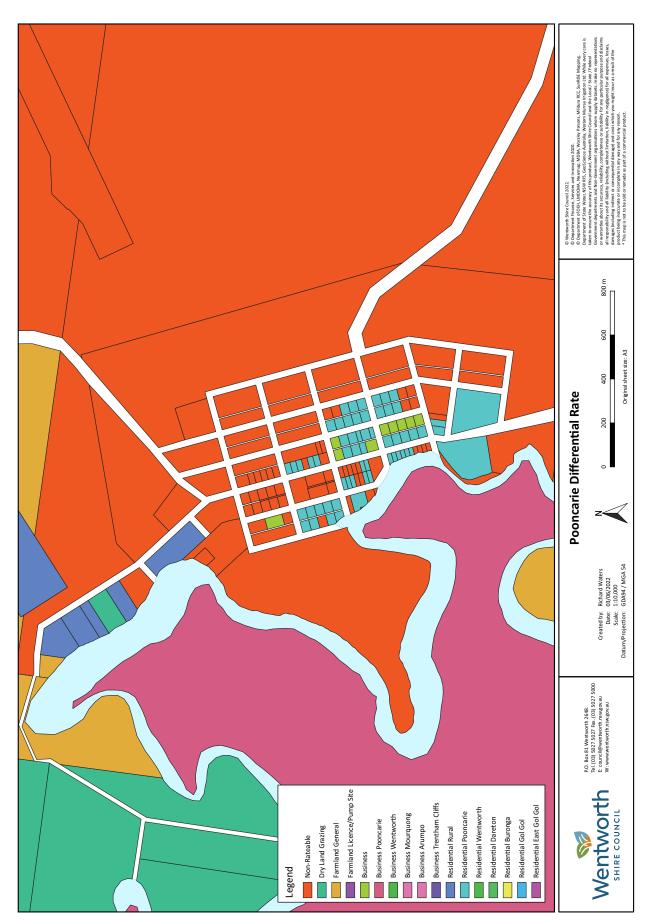


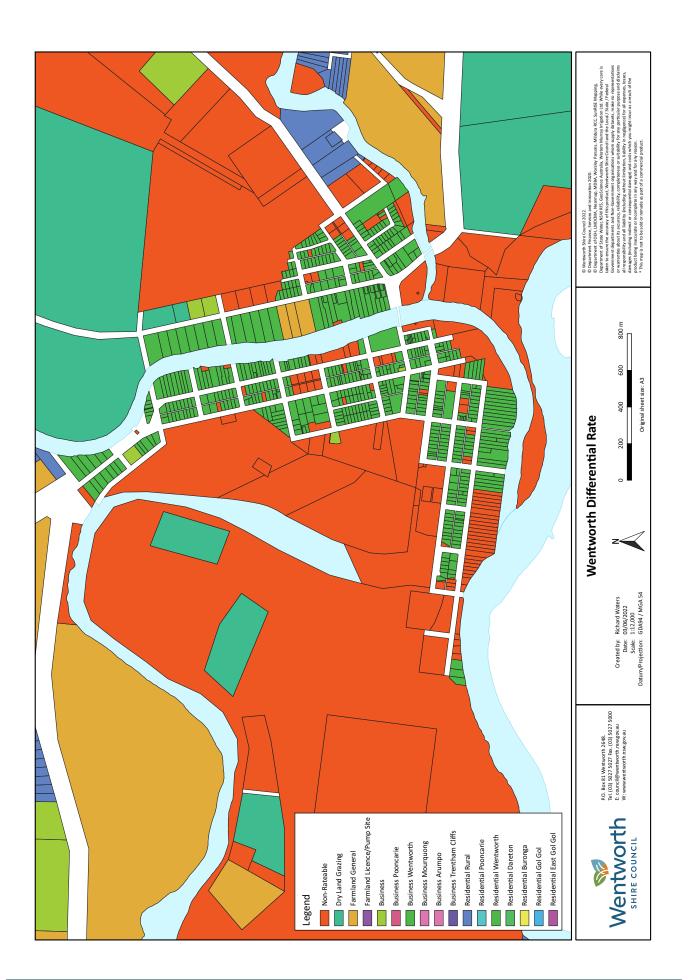














# Wentworth Shire Council

26-28 Adelaide Street, Wentworth NSW 2648 P: 03 5027 5027 | E: council@wentworth.nsw.gov.au wentworth.nsw.gov.au

### 9.8 DISCLOSURE OF INTEREST RETURNS

File Number:	RPT/24/292
Responsible Officer: Responsible Division: Reporting Officer:	Simon Rule - Director Finance and Policy Finance and Policy Deborah Zorzi - Governance Officer
Objective: Strategy:	<ul><li>4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner</li><li>4.2 A strong, responsible and representative government</li></ul>

### **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.

In addition to the annual lodgement of returns within three (3) months following 30 June, a Councillor or Designated Person must make and lodge with the General Manager a return disclosing a new interest as specified in schedule 1 of the Code of Conduct Policy within 3 months after becoming aware of that interest.

These returns are required to be lodged with the General Manager and tabled at the next meeting of Council after the return is lodged.

### **Recommendation**

That Council notes the tabling of updated Disclosure of Interest Returns for Councillor MacAllister and for Councillor Rodda.

#### Detailed Report

#### <u>Purpose</u>

The purpose of this report is to table Disclosure of Interest Returns for Councillors MacAllister and Rodda, made and lodged as required under the Code of Conduct Policy.

#### <u>Background</u>

Council's Code of Conduct Policy requires Councillors and Designated Persons to complete and lodge returns of interest within 3 months after:

- a) becoming a Councillor;
- b) 30 June of each year; and
- c) the Councillor or designated person becoming aware of an interest they are required to disclose under schedule 1 of the Policy that has not been previously disclosed in a return lodged under paragraphs a) or b).

The Government Information (Public Access) Act 2009 (GIPA Act) and the Government Information (Public Access) Regulation 2018 (GIPA Regulation) require that Council publish Disclosure of Interest Returns on its website as open access information.

#### <u>Report Detail</u>

Disclosures of Interest have been received from Councillor MacAllister and Councillor Rodda and are now tabled for noting by Council.

Follow tabling of the disclosures, Council will update its website with these returns.

# **Conclusion**

By tabling this report Council has met its compliance obligations as required by the Code of Conduct Policy. Tabling the report facilitates publishing the returns and, in so doing, compliance with the GIPA Act and GIPA Regulation.

# **Attachments**

- 1. Disclosure of Interest Return Councillor MacAllister
- 2. Disclosure of Interest Return Councillor Rodda

# DISCLOSURE OF INTEREST FORM

**REQUIRED TO BE LODGED UNDER CLAUSE 4.21 OF THE** MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW

Disclosure of pecuniary interests and other matters by

Jane MacAllister

[full name of councillor or designated person]

as at 04/03/2024 in respect of the period from 01/07/2023

to 04/03/2024

[insert return date]

Signed:

achlight

Date: 15/5/2024

[councillor's or designated person's signature]

# A. Real Property

Street address of each parcel of real property in which I had an interest at the return date/at any time since 30 June	Nature of interest
68 William Street Gol Gol	50% Mortgagee

# **B. Sources of income**

- 1. Sources of income I:
  - reasonably expect to receive from an occupation in the period commencing on the first day after the return . date and ending on the following 30 June
  - Sources of income I received from an occupation at any time since 30 June .

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
Board Administrator (from 8 January 2024)	Mallee District Aboriginal Services (MDAS) 120 Madden Ave Mildura VIC 3500	
Acting Company Secretary (from 4 March 2024)	MDAS 120 Madden Ave Mildura VIC 3500	

C/19/17082: Template: Public Record: Disclosure return for period ended 30 June

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- 2. Sources of income I:
  - reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June
  - Sources of income I received from a trust since 30 June

Name and address of settlor	Name and address of trustee

- 3. Sources of other income I
  - reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June
  - Sources of other income I received at any time since 30 June

Source	Amount
Child Support	\$20 / month

# C. Gifts

Description of each gift I received at any time since 30 June	Name and address of donor
Nil	

# **D.** Contributions to travel

Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time since 30 June	Name of States, Territories of the Commonwealth and overseas countries in which travel was undertaken
Nil	

# E. Interests and positions in corporations

Name and address of each corporation in which I had an interest or held a position at the return date/at any time since 30 June	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
North West Rail Alliance Inc.	President		
-		v	

# F. Were you a property developer or a close associate of a property developer on the return date? (Y/N)

NO

# G. Positions in trade unions and professional or business associations

Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) at the return date/at any time since 30 June	Description of position

DOC/19/17082: Template: Public Record: Disclosure return for period ended 30 June

# H. Debts

Name and address of each person to whom I was liable to pay any debt at the return date/at any time since 30 June

Bendigo Bank Wentworth

Mercedes Benz Finance

# I. Dispositions of property

1. Particulars of each disposition of real property by me (including the street address of the affected property) at any time since 30 June as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to reacquire the property at a later time

Nil

2 Particulars of each disposition of property to a person by any other person under arrangements made by me (including the street address of the affected property), being dispositions made at any time since 30 June, as a result of which I obtained, either wholly or in part, the use and benefit of the property

Nil		

# J. Discretionary disclosures

Nil			

DOC/19/17082: Template: Public Record: Disclosure return for period ended 30 June

# DISCLOSURE OF INTEREST FORM

REQUIRED TO BE LODGED UNDER CLAUSE 4.21 OF THE MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW



Disclosure of pecuniary interests and other matters by			у	Jo Rodda			
			[full nam	e of co	uncill	lor or designated p	erson]
as at	30/5/2024	in respect of the period from	1//7/20	23	to	9/4/2024	
[insert return date]							
Signe	d: J.M.A	Podda		Date	e:	30/5/2024	

[councillor's or designated person's signature]

# **A. Real Property**

Street address of each parcel of real property in which I had an interest at the return date/at any time since 30 June	Nature of interest
10 Rosedale Court Buronga NSW 2739	Own Home

# **B.** Sources of income

- 1. Sources of income I:
  - reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June
  - Sources of income I received from an occupation at any time since 30 June

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
Event Coordinator		Event Management, Administration & Safety Services (EMASS)
Administration	CoreStaff 324 Argent St Broken Hill NSW	

DOC/19/17082: Template: Public Record: Disclosure return for period ended 30 June

Page 1 of 4

- 2. Sources of income I:
  - reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June
  - Sources of income I received from a trust since 30 June

Name and address of settlor	Name and address of trustee
Nil	

- 3. Sources of other income I
  - reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June
  - Sources of other income I received at any time since 30 June

Source	Amount
Self Employment	\$40,000.00 2023-2024 FY
PAYG	\$20,000.00

# C. Gifts

Description of each gift I received at any time since 30 June	Name and address of donor
Nil	

DOC/19/17082: Template: Public Record: Disclosure return for period ended 30 June

Page 2 of 4

# **D.** Contributions to travel

Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time since 30 June	Dates on which travel was undertaken	Name of States, Territories of the Commonwealth and overseas countries in which travel was undertaken	

# E. Interests and positions in corporations

Name and address of each corporation in which I had an interest or held a position at the return date/at any time since 30 June	Nature of interest (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
N/A		

F. Were you a property developer or a close associate of a property developer on the return date? (Y/N)

NO

# G. Positions in trade unions and professional or business associations

Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) at the return date/at any time since 30 June	Description of position
Mildura Field Days	Contract Coordinator
Mildura Show Society	Contract Coordinator
Tronox	Administration
Mildura Entertainment	Sub-contractor

DOC/19/17082: Template: Public Record: Disclosure return for period ended 30 June

# H. Debts

Name and address of each person to whom I was liable to pay any debt at the return date/at any time since 30 June

CBA Home Loan

# I. Dispositions of property

1. Particulars of each disposition of real property by me (including the street address of the affected property) at any time since 30 June as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to reacquire the property at a later time

Nil

2 Particulars of each disposition of property to a person by any other person under arrangements made by me (including the street address of the affected property), being dispositions made at any time since 30 June, as a result of which I obtained, either wholly or in part, the use and benefit of the property

Nil

# J. Discretionary disclosures

Nil

DOC/19/17082: Template: Public Record: Disclosure return for period ended 30 June

Page 4 of 4

# 9.9 DA2024/008 TWO (2) LOT BOUNDARY ADJUSTMENT LOT 5 DP 1253993 AND LOT 3 DP 1250369 POMONA

File Number:	RPT/24/319
Responsible Officer: Responsible Division: Reporting Officer:	George Kenende - Acting Director Health & Planning Health and Planning 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

### <u>Summary</u>

A development application (DA2024/008) was received by Council for a two (2) lot boundary adjustment at Lot 5 DP 1253993 and Lot 3 DP 1250369 Pomona.

Under the Wentworth Local Environmental Plan 2011 (WLEP 2011), this development is permitted with consent when located within the RU1 Primary Production zone.

The proposed development will adjust the existing boundaries between allotments to 4,871.8ha and 19.24ha.

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.

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 DA2024/008 being a Two (2) lot boundary adjustment located at Lot 5 DP 1253993 and Lot 3 DP 1250369 Pomona.
- 2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

### **Detailed Report**

#### <u>Purpose</u>

The purpose of this report is to provide information to Council to determine Development Application DA2024/008, having consideration to the detail provided both within this report and the attachments provided.

#### <u>Background</u>

A Development Application was lodged with Council on 25 January 2024 seeking consent for a two (2) lot boundary adjustment of the subject lot.

The subject lot is located in the RU1 Primary Production zone under the Wentworth Local Environmental Plan (WLEP 2011).

DA2024/008 was publicly notified as per Council Community Participation Plan for 14 days, with a total of four (4) unique submissions, objecting to the proposal received during this time. These submissions can be found under attached documents.

As per Council delegations, any development applications with three (3) or more submission 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 meets the relevant provisions of Chapter 5 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.

The proposed development for two (2) lot boundary adjustment is listed as being permitted with consent and meets the zone objectives of the RU1 Primary Production zone under the WLEP 2011.

Due to the zoning and WLEP 2011 mapping impacting the land, the development application was assessed against clauses 7.1, 7.4, 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 5 of the Wentworth Development Control Plan (DCP) 2011. The development complies with provisions under this chapter.

During public notifications four (4) unique submissions were received.

#### Submission 1, 2, 3 and part 4 Summary of Issues

- Earthmoving business and its impact noise, traffic, access it will bring to adjoining lands
- Clarification regarding future use of the land after boundary adjustment. Will it be primary production as indicated in documentation
- Clarification regrading current land uses "irrigated agriculture purposes and remediation" as stated on the application documentation
- Land cannot be used for agricultural purposes due to native vegetation on land
- Existing land uses for existing lot 3 (agriculture, recreation and dwelling) have no approval
- The dwelling and outbuildings referred to in the SEE do not have Council approval

#### Submission 4 – Copy of part of submission

- This proposed boundary adjustment does not meet the above provisions of the above Wentworth local Environmental Plan provisions by way of the following:
  - The adjustment of boundaries will not lead to any enhancement of natural resource base as the land is not valuable or high-quality soil to be developed for horticultural/agricultural production.
  - The end result of the proposal will in no way encourage any additional feasible agricultural production.
  - The land of proposed Lot 2 located on the eastern side of our client's property is too narrow for any form of production.

- The proposal will result in increased land use conflict that our clients have detrimentally experienced over the past 3 years by the existing occupants of existing Lot 3 illegally.
  - The occupants have resided illegally for the past 3 years within an existing caravan within the illegal shed and utilise the existing illegal office amenities.
  - Furthermore, up until recently utilised the land for an earth moving business (as can be seen within the aerial photos within the statement of environmental effects lodged with the application) which Wentworth Shire Council has required the unauthorised residents of existing Lot 3 to remove.
  - Therefore, this is evidence that the existing illegal land uses on Lot 3 are causing conflicting uses with our clients residential dwelling and by enlarging Lot 3 to fully around our client's property will definitely cause further conflicting uses to the north, east and west of our client's property.
- The proposal will not lead to any intensive agricultural activities due to the poor soil quality and no water entitlements to the land.
- The proposal will not promote suitable land use and development and if the soil were prime type and water entitlements existed the land would have already been developed for table grape production by the current owners of the land, rather than purchasing other properties to increase their holdings.
- The proposal is seen to result in inappropriate impacts on the native vegetation on the land, and watercourses, being the Darling River.
- There is no additional economic potential by this proposal.
- In respect to Clause 4.2D it states that Council must not grant development Consent unless Council is satisfied that the subdivision will not create the potential for land use conflict.
  - Clearly, as detailed above, the end result of this proposal will create more land use conflict than that being experienced by surrounding neighbours.
- The re-alignment of boundaries is not seen to be compatible with the dominant land uses in the surrounding area, being our client's dwelling; and will have a significant adverse effect on their dwelling.
- The proposal is inappropriate given the natural features of the land and carriage easement existing through Lot 3 to our client's property, which will still dissect proposed Lot 2.

A response from Council officer to the concerns raised by submitters area as follows:

### • Land use of the land and impact on surrounding area

The matters raised regarding the current land use are separate matters which cannot impact the processing of the boundary adjustment. The boundary adjustment does not propose any new land uses but seeks to re-align boundaries.

Usually, as part of subdivision applications, future developments on the proposed allotments is not required. The Planning Principle assessment process was used to determine whether future developments on the new allotments would need some consideration as part of the assessment process for the subdivision.

Assessment was undertaken using the process set by Roseth CS in Parrot v Kiama [2004] NSWLEC 77 as follows:

• Smaller than usual – The new Lots are smaller than the MLS of 10,000ha, however they are in line with the allotment sizes in CUDMORE Road.

• Environmentally sensitive – Environmentally sensitive because of native vegetation and the nearby waterway. Any buildings near the river will trigger a planning approval. An approval for a dwelling near the river was already approved and went through the appropriate assessment process where environment impact were assessed. Vegetation clearing for any future uses will fall under existing vegetation clearing legislation.

• Significant impact on neighbours and needs careful design to minimise impacts – There is enough space in the proposed Lots for future development to occur without infringing on the existing allotments. Any new applications will be required to go through the appropriate assessment process where such impacts are investigated.

Based on the assessment, the applicant is not required to provide details regarding proposed development on the new allotments.

# • Land cannot be used for agriculture due to native vegetation, water and poor soil

The land is zoned RU1 which means uses such as agriculture can be performed without Council approval. If native vegetation is on the land it can be removed to make for the uses with the appropriate approvals. Other matters regrading poor soils and water are for the land owner to manage and are not matters for consideration for the boundary adjustment.

### • No approval for existing structure

The matter is noted. However, the legality of existing structures is not a matter for consideration for the proposed boundary adjustment as it does not relate to these buildings.

### • Non-compliance with WLEP 2011

Most of these matters are addressed within the WLEP 2011 assessment within this report.

#### Land use conflict

Land use conflicts occurs where a disagreement exists over how land is to be used where one party's actions involving land use are perceived as incompatible with the expectations and values of other people living and working in the area. DPI- Agriculture

The land within surrounding area is zoned RU1 used for rural residential and agriculture. Due to the zoning, agriculture related activities are the encourage land use with most dwellings used to support these activities. Due to this, agriculture activities are the dominant use given priority on RU1 zoned as seen by the 'Right To Farm Policy' drafted by the NSW government.

In regards to the earthmoving business, council is currently assessing a development application for this land use on the land. As part of the assessment, land use conflict will be addressed.

Based on this, no land use conflict is identified as the land in the are is zoned RU1 and agriculture uses are supported. Any other type of land uses that are not permitted without consent under an Environmental Planning Instrument will require Council consent.

#### Inappropriate development because of natural features and easement

The land in the area is relatively flat and begins to slope as you move towards the river. The boundary adjustment is for a boundary adjustment and does not proposed any earthworks which may impact land features. The easement through the land is not being removed as part of this boundary adjustment.

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. Meets the relevant provisions of the Wentworth Development Control Plan (DCP) 2011, is consistent with planning matters for consideration of the Wentworth Local Environmental Plan 2011, and is consistent with the State Environmental Planning Policy (Biodiversity and Conservation) 2021.

Refer to attachment 4 – Submissions

Refer to attachment 5 – Response to submission by applicant

Refer to attachment 6 – Conditions of consent

Refer to attachment 7 – 4.15 Assessment Report

### **Options**

Based on the information contained in this report, the options available to address this matter are to:

Approve Development Application 2024/008 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.* 

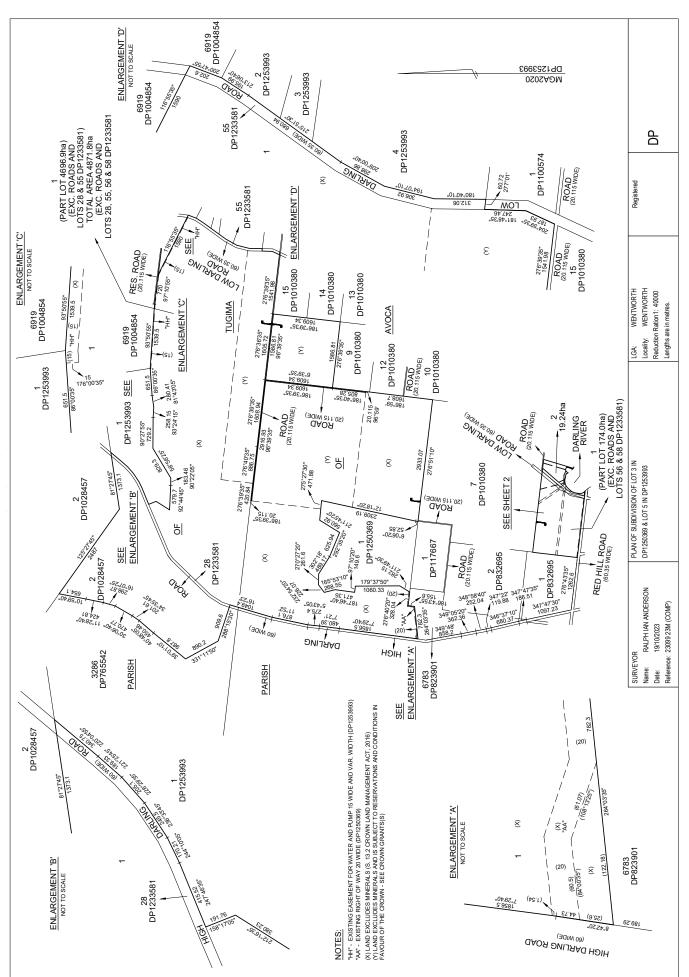
The applicant also has the right to appeal the decision made by Council to the Land and Environment Court pursuant to Section 8.7 of the *Environmental Planning & Assessment Act 1987.* 

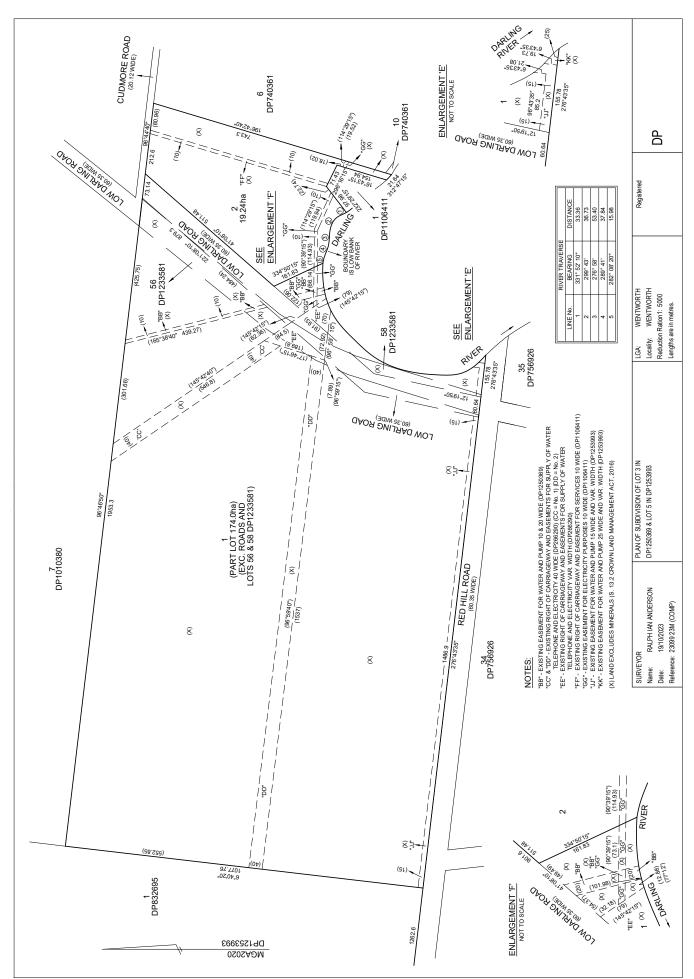
### **Conclusion**

Having consideration of the consent of this report it is concluded that the appropriate course of action is to approval DA2024/008 subject to conditions within the report.

### **Attachments**

- 1. Development Application (Under separate cover) ⇒
- 2. Plan
- 3. Statement of Environmental Effects
- 4. Submissions (Under separate cover) ⇒
- 5. Applicant response to Submissions (Under separate cover) ⇒
- 6. Draft Conditions of Consent
- 7. 4.15 Assessment Report







# Statement of Environmental Effects

372 Low Darling Road, Wentworth Lot 5 DP1253993 & Lot 3 DP1250369

January 2024

environmental, planning & development consultants

www.jgconsult.com.au

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James Golsworthy Consulting 140 Pine Avenue Mildura VIC 3500 PO Box 1650 Mildura VIC 3502

- t 03 5022 8411
- e james@jgconsult.com.au

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# Introduction

Development approval is sought for a two (2) lot subdivision (boundary re-alignment) of land which is known as Lot 5 on DP 1253993 and Lot 3 on DP1250369 in the Wentworth and Pomona localities.

The existing attributes of Lot 5 on DP 1253993 contain multiple parts which are connected by vinculum. The eastern most portion of the land is located east of the Low Darling Road between Cudmore Road and the Darling River. This portion of the land is remote from the main landholding of Junction Vineyards (our client) and not actively used or managed by Junction Vineyards.

It is proposed for this portion of the lot to be consolidated with Lot 3 DP1250369 by way of minor boundary realignment. The consolidation will enable the land to be utilised for agricultural purposes associated with Lot 3 DP1250369 and for it to be actively managed in association with its use. At present no land management activities can reasonably be undertaken due to its remoteness from the main Junction Vineyards operation.

The land located in the RU1 Zone – Primary Production is appropriate given the contents of the Wentworth Local Environment Plan (**LEP**) and Wentworth Development Control Plan (**DCP**):

- The proposed subdivision is permissible on the site with consent for the purpose of primary production and given the minute re-arrangement of property boundaries.
- No adverse impact on the existing character or amenity of the area will result.
- The proposed subdivision is consistent with the layout of the locality and functional aspects of the land.
- The re-alignment of the boundary will allow for efficient operations and management of the land which has been recently developed for irrigated horticulture.

As a result, the proposed boundary re-alignment should be supported.

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james golsworthy

# Proposal

The application seeks development approval for a two (2) lot subdivision (boundary re-alignment) upon the land known as Lot 5 on DP 1253993 and Lot 3 on DP 1250369, Low Darling Road, Pomona and spans across both west and east sides of High Darling Road to east of Low Darling Road.

It is proposed for this portion of the lot to be consolidated with Lot 3 DP1250369 by way of minor boundary realignment. The consolidation will enable the land to be utilised for agricultural purposes associated with Lot 3 DP1250369 and for it to be actively managed in association with its use. At present no land management activities can reasonably be undertaken due to its remoteness from the main Junction Vineyards operation.

The proposed configuration of sought by this application results in a pragmatic approach to the functioning and role of the agricultural layout and operations of the land.

The existing and proposed lot layout configurations are as follows:

#### Table 1 Existing conditions of the lots





Figure 1 Existing lot configuration - Lot 3 DP 1250369 and Lot 5 DP1253993

#### Table 2 Proposed conditions of the lots

	Area	Use
Lot 1	5,143.9 ha	Irrigated horticulture and remediation land
Lot 2	19.24 ha	Agriculture, recreation and dwelling.

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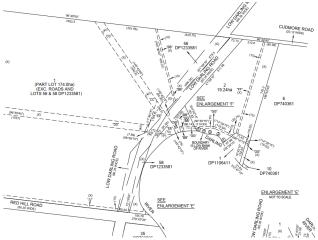


Figure 2 Proposed boundary re-alignment configuration



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# Planning controls

# Definition

#### Subdivision

Subdivision of land is defined at Section 6.2 (previous s4B) of the *Environmental Planning and Assessment Act* 1979 which defines subdivision as:

the division of land into two or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition. The division may (but need not) be affected:

- (a) by conveyance, transfer or partition, or
- (b) by any agreement, dealing, plan or instrument rendering different parts of the land available for separate occupation, use or disposition.

### Zoning

In accordance with the Wentworth LEP 2011 zoning maps the land is contained within the Zone RU1 Primary Production and is affected by W1 Natural Waterways (based on Tinghi Creek traversing the site).

There are no additional considerations relevant to W1 based on the type of proposal being for a boundary realignment.

The objectives of the RU1 relevant to this application are:

- 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 ensure the protection of both mixed dryland and irrigation agricultural land uses that together form the distinctive rural character of Wentworth.
- To ensure land is available for intensive plant agricultural activities.

 To encourage diversity and promote employment opportunities related to primary industry enterprises, including those that require smaller holdings or are more intensive in nature.

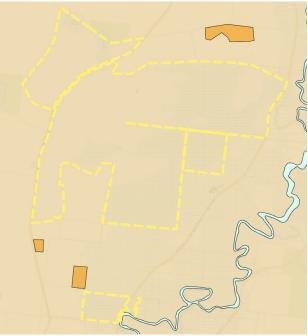


Figure 3 Zone map – Lot 5 DP1253993

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Figure 4 Zone Map – Lot 3 DP1250369

## Additional Planning Controls

In addition to this the land is also affected by the following mapping:

- Minimum Lot Size
- Riparian Lands and Watercourses
- Terrestrial Biodiversity
- Biodiversity Values
- Wetlands

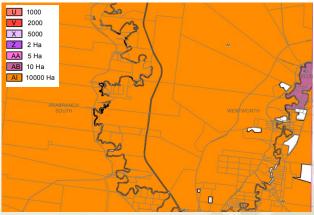
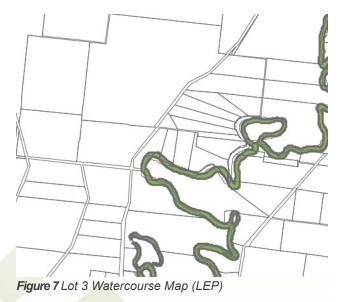


Figure 5 Minimum Lot Size (10,000 ha) (LEP)



Figure 6 Watercourse Map (LEP)



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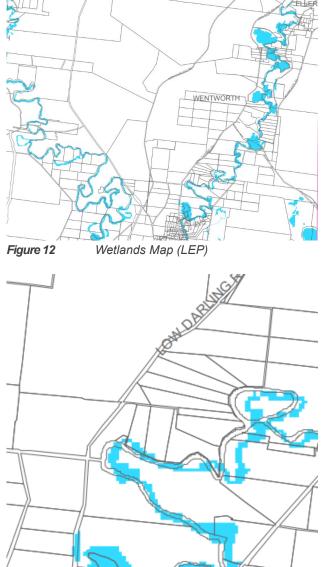


Figure 13

Lot 3 Wetlands Map (LEP)

## Wentworth LEP

#### Part 2 - Permitted or prohibited development

Clause 2.6 of the Wentworth LEP requires that land may be subdivided but only with development consent.

#### Part 4 - Principal development standards

Clause 4.1 (Minimum subdivision lot size) of the Wentworth LEP relates to the subdivision of land and the minimum subdivision size applicable. The clause seeks to ensure subdivision of land occurs in suitable manner and does not result in inappropriate environmental impacts.

The objectives are as follows:

(a) to ensure subdivision of land occurs in a manner that promotes suitable land uses and development,

(b) to ensure subdivision occurs in a staged manner that minimises the cost to the community from the provision of public infrastructure and services,

(c) to ensure rural lands are not fragmented in a manner that threatens their future use for agriculture or primary production,

(d) to ensure that subdivision is not likely to result in inappropriate impacts on the natural environment including native vegetation, natural watercourses and habitats for threatened species and populations and endangered ecological communities,

(e) to maximise the economic potential of, and provide for more intensive, small lot agricultural uses in areas able to access commercial quantities of irrigation water.

(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

Clause 4.2 (Rural Subdivision) relates to rural subdivision and applies to zone RUZ1 and seeks to provide flexibility for subdivision.

#### Part 4.2 states the following:

(3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.

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(4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.
(5) A dwelling cannot be erected on such a lot.

The proposal is for a boundary re-alignment of existing titles less than 10,000 hectares in area and therefore is able to be facilitated under the provisions of the LEP. The proposal does not facilitate the ability of a further dwelling to be constructed upon either title, with the proposal a slight modification of boundaries.

## Wentworth DCP

Chapter 5.2 (Subdivision) is relevant to the proposal and has the following objectives:

- Control the density of development in order to limit population growth and maintain the rural character of the area.
- Promote lots of sufficient size to conduct agriculture and other rural pursuits.

The following controls (as relevant) are outlined in the DCP in Chapter 5.2:

- The controls outlined in this DCP are additional to the compulsory requirements of State Environmental Planning Policy – Rural Lands 2008 as amended from time to time. In relation to the subdivision of land, the Rural Subdivision Principles must be addressed to the satisfaction of Council.
- Minimum lot sizes are specified in the lot size maps to the Wentworth Local Environmental Plan 2011.
- Lots should be designed to maximise useable areas of the site and have regard for the topography.
- Subdivision design should provide opportunity for the retention of significant landscape features including remnant vegetation, rocky outcrops, water elements, appropriate location of boundary lines and building envelopes.

#### State Environmental Planning Policies SEPP (Primary Production) 2021

As outlined in the Wentworth DCP (at Chapter 5.2) the controls of the DCP are additional to the controls of the State Environmental Planning Policy – Rural Lands 2008

(SEPP (Rural Lands) 2008, (replaced with the SEPP Primary Production 2021) with the Rural Subdivision Principles to be addressed.

There are no specific controls such as the Rural Subdivision Principles in the current SEPP relating to the subdivision (boundary re-alignment) or rural land like that of the proposed that is relevant to the proposal.

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# Site and surrounding area

## Subject site

The subject site consists of two parcels of land referred to as Lot 5 on DP 1253993, Pomona and Lot 3 on DP 1250369 (372 Low Darling Road, Wentworth), approximately 27 kilometres north-east of the township of Wentworth. The land contains irrigation farmland with areas of dedicated remediation vegetation located west of the Darling River spanning between High Darling Road (west) and Low Darling Road (east), with a section of Lot 5 located on the west side of High Darling Road.

Lot 3 has direct abuttal to its southern boundary to the Darling River and is accessible from Low Darling Road via Cudmore Road. The site is an irregular small portion of land, containing a dwelling at the southern portion of the land and associated outbuildings and sheds.

The land subject to the application has a combined area of 5,382.04 hectares (approx.) and frontage to Low Darling Road and High Darling Road and is traversed by Tinghi Creek.

The land is currently used for irrigated horticultural purposes and remediation with the remainder of the land not utilised in an agricultural capacity.

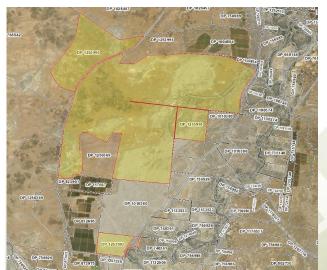


Figure 14

Aerial image of the site – Lot 5



Figure 15 Aerial of subject site – Lot 3

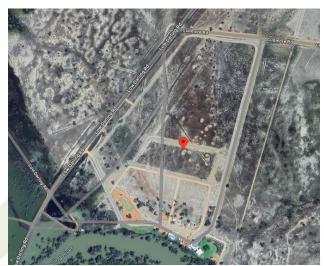


Figure 16Google Maps aerial of Lot 3 withdwelling and outbuildings

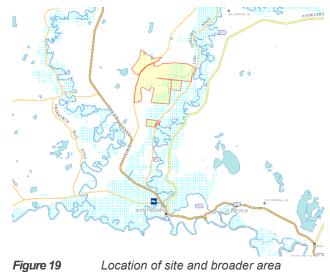
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Figure 17 Close up aerial of residential buildings on Lot 3



### Locality

The locality is largely used for horticultural purposes being vineyards and consists of a variety of lot sizes reflective of the land's proximity to the Darling River.

The general locality contains land used for irrigated agriculture which is due to the area's proximity to the Darling River. Larger parcels of land contain remnant vegetation and are utilised for livestock grazing.



Figure 18

Aerial image of the locality

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# Planning assessment

## Wentworth LEP

#### Zone RU1

The proposal is consistent with the policy direction of the Wentworth LEP. In consideration of the objectives of Zone RU1 Primary production and relevant Principal development standards contained in Part 4.1 and Part 4.2 of the LEP the following is noted:

- Fragmentation or alienation of land will not occur through the subdivision as the boundary re-alignment is for agricultural development and production ensuring activities are pragmatically located within a single parcel of land.
- The subdivision is being achieved by the re-aligning of existing boundaries, with no new lots created.
- No conflict will occur through the boundary realignment and the zoning of adjoining land. All adjoining land is included in Zone RU1.
- The re-alignment of property boundaries would result in greater opportunity for the land being used for commercial horticultural activities, increased economic development and the promotion of additional employment to the region.
- Clause 4.2 allows flexibility for subdividing land under the minimum lot size of 10,000ha as the subdivision will be creating lots for the purpose of primary production being agriculture and horticulture.
- No dwellings are proposed through the boundary realignment.

#### Minimum lot size

 The land is identified as having a minimum lot size of 10,000ha through the Lot Size map in the LEP, however, subdivisions of less than this area are permitted with consent for the use of primary production. The subdivision (boundary re-alignment) can be achieved and is supported through policy.

#### Part 4.2 states the following:

(3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of

primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.

(4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.

(5) A dwelling cannot be erected on such a lot.

The proposal is for a boundary re-alignment of existing titles less than 10,000 hectares in area. The proposed boundary re-alignment is permissible under the provisions of the LEP.

The proposal does not further result nor facilitate the ability of a dwelling to be constructed upon either title.

#### Terrestrial Biodiversity (Part 7.4)

 The proposed subdivision (boundary re-alignment) will have no immediate impact on terrestrial biodiversity as the use and functional components of the land generally remain unchanged.

#### Wetlands (Part 7.5)

 The proposed subdivision (boundary re-alignment) does not impede upon the ability of the preservation of natural wetlands based on the extent of the mapped wetlands and the proposed boundary modifications, with no new lots created.

#### Riparian land and Murray River and Other Watercourses – General Principles (Part 7.7)

 The proposed subdivision (boundary re-alignment) does not impede upon the existing characteristics of the riparian lands reflective of the site's proximity to the Darling River.

## Wentworth DCP

The proposed boundary re-alignment is consistent with the objectives of Chapter 5.2 relating to rural subdivisions as it aims to pragmatically consolidate existing farm enterprise activities on the same parcel whilst freeing up the other parcel for new agricultural pursuits.

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- The proposal is consistent with the Rural Subdivision Principles (SEPP Rural Lands) which are discussed in the below section.
- There are no dwellings proposed as part of the subdivision (boundary re-alignment).
- Although the LEP minimum lot size of the proposed land is 10,000Ha, the LEP allows for flexibility with both existing lot titles less than 10,000 hectares and the proposed re-alignment not creating a lot greater than 10,000 hectares.
- The re-aligned boundaries maintain the ability to conduct agriculture and or other rural pursuits.
- The re-aligned boundaries are consistent with the site and the typographical characteristics of the site.
- The boundary re-alignment does not impact nor intrude upon the landscape characteristics of the area relating to the waterways and wetlands environs associated with Tingh Creek and the Darling River.



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# Conclusion

The proposed boundary re-alignment is consistent with the objectives and requirements of the Wentworth LEP and DCP:

- The subdivision (boundary re-alignment) will not have negative impacts upon the environmental values of the land or the immediate locality.
- The subdivision (boundary re-alignment) is consistent with the Wentworth LEP and associated supporting documents.
- There will be no increase in the number of lots because of the subdivision (boundary re-alignment).
- The subdivision will promote the horticultural production of the locality and the ability to pragmatically function the parcels of land.

The subdivision is therefore considered to be generally consistent with the LEP and the DCP and associated planning framework and should be supported through the issue of a development approval.



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#### James Golsworthy Consulting

140 Pine Avenue Mildura VIC 3500 PO Box 1650 Mildura VIC 3502

telephone 03 5022 8411 email james@jgconsult.com.au

www.jgconsult.com.au





Health & Planning Department 26-28 Adelaide Street PO Box 81 WENTWORTH NSW 2648 Tel: 03 5027 5027

council@wentworth.nsw.gov.au

**TEMPLATE CONDITIONS** 

#### DA2024/008 2 LOT BOUNDARY ADJUSTEMENT LOT 5 DP 1253993 LOT 3 DP 1250369 POMONA

#### **GENERAL CONDITIONS**

1.	Approved Plans and Documentation
	The development shall be in accordance with the following plans, documentation and
	recommendations made there in:
	• Proposed plan of Subdivision by RALPH IAN ANDERSON; Reference: 23099 23M(COMP);
	Sheet: 1 of 2; Date: 19/10/2023
	<ul> <li>Proposed plan of Subdivision by RALPH IAN ANDERSON; Reference: 23099 23M(COMP); Sheet: 2 of 2; Date: 19/10/2023</li> </ul>
	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.
	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.
	<b>Reason</b> : To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.
2.	Compliance with relevant legislation and Australian standards
	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 condition A1 of this approval.
	Reason: To ensure other relevant legislation and standards are complied with
3.	Development Description
	Planning Approval is granted for the following works:
	2 Lot boundary adjustement
	The development hereby authorised shall be carried out strictly in accordance with the conditions of this approval.
	Reason: To ensure the development complies with conditions of approval
4.	Lapsing of Approval

Page 1 of 1

	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. <b>Reason</b> : Ensure everyone is aware of the lapsing of the approval
_	
5.	Mediation 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. <b>Reason</b> : To ensure timely mediation
6.	Staging
	This consent does not provide for any staging.
	Reason: To identify all staging being approved
7.	Works outside the property boundary
	This development consent does not authorise works outside the property boundaries on adjoining lands.
	<b>Reason</b> : To ensure all approved works occur within the property boundaries
8.	<ul> <li>Essential Energy Conditions</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 contestableworks@essentialenergy.com.au.</li> <li>In addition, Essential Energy's records indicate there is electricity infrastructure located within close proximity to 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.</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 <i>Electricity Supply Act 1995 (NSW)</i>.</li> <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.</li> </ul>

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SafeWork NSW ( <u>www.safework.nsw.gov.au</u> ) 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.

## **SUSBDIVISION WORK**

#### **BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE**

No additional conditions have been applied to this stage of development

### **BEFORE SUBDIVISION WORK COMMENCES**

No additional conditions have been applied to this stage of development

#### **DURING SUBDIVISION WORK**

No additional conditions have been applied to this stage of development

9.	Condition of consent requirements
	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.
	Reason: To ensure conditions of consent have been complied with
10.	Provision of electricity
	Prior to the issue of a Subdivision Certificate, written advice from the applicant is require
	choosing to comply with either option a, b or c under section 5.1.1 of Councils policy "PRO18
	Provision of electricity supply an telecommunications service for subdivisions" in relation t
	electricity supply to the allotments
	<b>Reason</b> : To ensure the appropriate provision of electricity to the development.
11.	Subdivision certificate application
	An application for a Subdivision Certificate, complying with the conditions of this Developmen
	Approval is to be lodged (and issued) before the Council of the Shire of Wentworth will sign th
	subdivision plans that are to be lodged with the Titles Office for registration,
	Or
	An application for a Subdivision Certificate, complying with the requirements of the Building Cod
	of Australia, the Local Government Act 1993, and the conditions of this approval is to be obtaine
	from the Principal Certifier before the Shire of Wentworth will sign the Subdivision Plan to perm
	the plan of subdivision to be registered.

### **BEFORE ISSUE OF A SUBDIVISION CERTIFICATE**

Page **3** of **1** 

	Reason: To ensure development is certified
12.	Subdivision certificate application documentation
	The application for a Subdivision Certificate for Council official endorsement shall be accompanied by all relevant documentation.
	Reason: To ensure development is certified

### **ONGOING USE FOR SUBDIVISION WORK**

No additional conditions have been applied to this stage of development

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Wentworth SHIRE COUNCIL	Health & Planning Department 26-28 Adelaide Street PO Box 81 WENTWORTH NSW 2648 Tel: 03 5027 5027 council@wentworth.nsw.gov.au	DA Assessment Report Section 4.15 Evaluation Environmental Planning & Assessment Act 1979 as amended	
File Reference:	DA2024/008 & PAN - 4	104841	
Property Title & Address:	High Darling Road Lot	5 DP 1253993 & 372 Low Darling Road	

Applicant(s):	
Proposal:	
Previous DAs:	

Lot 3 DP 1250369 Pomona P216/023 & P216/024

JAMES GOLSWORTHY CONSULTING - James Golsworthy 2 Lot Boundary Re-alignment

> P216/023 - DA2021/011 Deferred commencement of dwelling P216/024 – DA2021/057 Irrigation pump site & site assets for vineyard, DA2022/076 Addition to existing irrigation infrastructure adjacent, DA2022/077 Irrigation Infrastructure – 2 x pump rails & pontoons & pump room

Cost of proposed development: \$0.00

#### SITE AND SURROUNDING DEVELOPMENT

The subject site comprises of Lot 5 DP 1253993 and Lot 3 DP 1250369 Pomona, NSW. Lot 5 DP 1253993 will be accessed from Low Darling Road, Lot 3 DP 1250369 has the Darling River as its boundary to the south will be accessible via Cudmore Road onto Low Darling Road.

The subject sites are zoned RU1 Primary Production under the Wentworth Local Environmental Plan 2011 (WLEP 2011) and are irregularly shaped lots. The subject site is currently used for irrigated agriculture, recreational, a dwelling and remediation land. The site does not contain a heritage item, nor is it located within the heritage conservation area. The site is located within the terrestrial diversity and wetlands mapped area. Council does not have flood data for the area to determine whether it is flood impacted.

Lot No	Area	Existing use
Lot 3 DP 1250369	13.84ha	Agriculture, recreation, and dwelling
Lot 5 DP 1253993	4,877.2ha	Irrigated horticulture and remediation land
Proposed		
Lot 1	4,871.8ha	Irrigated horticulture and remediation land
Lot 2	19.24ha	Agriculture, recreation, and dwelling

#### **DESCRIPTION OF PROPOSAL**

Information from the SEE:

The application seeks development approval for a two (2) lot subdivision (boundary re-alignment) upon the land known as Lot 5 on DP 1253993 and Lot 3 on DP 1250369, Low Darling Road, Pomona and spans across both west and east sides of High Darling Road to east of Low Darling Road. It is proposed for this portion of the lot to be consolidated with Lot 3 DP1250369 by way of minor

boundary realignment. The consolidation will enable the land to be utilised for agricultural purposes associated with Lot 3 DP1250369 and for it to be actively managed in association with its use. At present no land management activities can reasonably be undertaken due to its remoteness from the main Junction Vineyards operation. The proposed configuration of sought by this application results in a pragmatic approach to the functioning and role of the agricultural layout and operations of the land.

#### HISTORY RELEVANT TO THE DEVELOPMENT APPLICATION

N/A

#### SECTION 4.15-MATTERS FOR CONSIDERATION

#### (1) The provisions of any environmental planning instrument and development control plan

#### State Environmental Planning Policy (Biodiversity and Conservation) 2021

The development is located on land over 1 ha in size with no native vegetation removal. No vegetation removal is proposed as part of this development, therefore, assessment against Chapters 3 & 4 of this SEPP will not be conducted.

No works form part of the application it is simply a boundary adjustment of 2 lots into 2.

#### State Environmental Planning Policy (Primary Production) 2021

Not applicable, matters for consideration located within clause 5.16 of the WLEP 2011.

#### State Environmental Planning Policy (Transport and Infrastructure) 2021

The application was referred to Essential Energy for comment under this SEPP.

#### Wentworth Local Environmental Plan (LEP) 2011

#### Zone objectives and permissibility

The proposed subdivision is permitted with consent as per clause 2.6. (1).

#### Zone Objectives

The subdivision complies with the zone objectives of the RU1 Primary Production zoning.

Zone objectives	Comments
To encourage sustainable primary industry	The proposed development will not impact the
production by maintaining and enhancing the	natural resource base
natural resource base.	
To encourage diversity in primary industry	No new industry proposed by the boundary
enterprises and systems appropriate for the area.	adjustment.
To minimise the fragmentation and alienation of	Boundary adjustment reduces alienated and rural
resource lands	land
To minimise conflict between land uses within this	No land use conflict as adjoining lands zoned rural
zone and land uses within adjoining zones.	
To encourage and promote the growth and	The increase in land area and removal of alienated
diversification of economic and employment	allotment provides opportunities for primary
opportunities in agriculture, horticulture and	production activities
tourism.	
To enable the development of restaurants and	n/a
cafes and kiosks as part of agritourism	
development	

#### Clause 4.1 Minimum subdivision lot size

The minimum lot sizes (MLS) for the lots is 10,000ha. Clause 4.1 requires all new allotments to comply with the MLS of the land, which means all new allotments must match or be above the MLS. The subject land is already below the MLS and the lots created from this subdivision will be below the MLS which does not comply with the clause.

However, other clauses within the WLEP provide additional pathways which allows subdivision for land that will be below the MLS.

#### Clause 4.2 Rural subdivision

Under this clause greater flexibility is afforded to land owners in rural zones, with subdivision of RU1 zoned land permitted for primary production to create allotments below the MLS.

However, due to the dwelling approval on the land, this may cause non-compliance with clause 4.2(5). If clause I used to facilitate the boundary adjustment, future dwellings may become prohibited on the land. However, clause 4.2D of the WLEP 2011 provides flexibility in line with the current approvals on the land.

#### Clause 4.2D Boundary adjustments in Zones RU1, RU4 and C3

This clause provides flexibility for boundary adjustement of rural zoned land were the allotment do not comply with the MLS.

Assessment against clause 4.2D(4) was conducted:

- a. The proposed boundary re-alignment will not create additional allotments with dwelling entitlements as new lots will be below the MLS.
- b. The number of dwellings on each lot will not change due to the boundary re-alignment
- c. The re-alignment will not create land use conflict as all land in the vicinity are used for hobby farming and/or rural residential and zone RU1. Land use conflict is addressed further within this report
- d. No impact on the agricultural viability on the land as not land use change is proposed by the boundary re-alignment
- e. N/a
- f. No increase in bushfire risk anticipated from the development

Assessment against clause 4.2D(4) was conducted:

- a. The dominant land use in the area is agricultural and rural residential. The proposed re-alignment is not incompatible with these land uses
- b. Will be inline with the dominant land uses of primary production activities and rural residential
- c. Is appropriate in regard to the natural and physical characteristics of the land
- d. Will not impact the environment as no works are proposed

#### Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones

The purpose of this subdivision is to re-align boundary between 2 allotment and remove an alienated allotment. The adjoining land in Cudmore Road are mainly used for hobby farming activities and rural residential. These are land uses encouraged within RU1 zoned lands. The existing uses of the land will not change due to the development. Based on this, and because no new dwelling form part of the development application, assessment against clause 5.16(4) was not conducted.

#### Clause 7.1 Earthworks

Any earthworks will form part of the main proposed development (boundary realignment). However, due to the nature of the development proposed, no earthworks are proposed.

#### Clause 7.2 Essential Services

The clause is not applicable to the development because it does not apply to RU1 zoned. However, the land does have adequate access to a public road. A right of carriageway existing on the land providing access to Lot 1 DP 1106411 will still be in place after the boundary adjustment.

#### Clause 7.4 Terrestrial Biodiversity

The proposed development will be for a 2 lot boundary re-adjustment with no native vegetation removal proposed. Access pathway already exists to the allotments. No further assessment against this clause is required.

#### Clause 7.5 Wetlands

Sections of the land located south of the highway is located within wetland mapped area. However, no works are proposed within the wetlands area.

#### **Clause 7.6 Development on river front areas**

No works are proposed within the river front area.

#### Wentworth Development Control Plan (DCP) 2011

The proposed development is acceptable against Chapter 5 Section 5.2 provisions of the Wentworth Development Control Plan (DCP) 2011.

- The allotments do not meet the MLS under the WLEP 2011. However, clause 4.2D provides flexibility by allowing boundary adjustments creating allotments below the MLS.

- Design of the development allows landscape features to be located on a single allotment

- The allotments are of a size big enough to accommodate dwellings and a dwelling approval is already in place on the land.

#### (2) The provisions of any draft environmental planning instrument

There is no Division 3.4 draft environmental planning instrument that affect the proposed development. (Post 1 July 2009 LEP amendments).

#### (3) Any matters prescribed by regulations

There are no further matters prescribed by regulations.

#### (4) The likely impacts of the development

There are no likely impacts from the proposal as discussed in the table below.

Impact item (insert an 'x' in the relevant section)	Acceptable	Not acceptable	Not relevant	Comment
Context and setting			Х	Not relevant as no physical changes to structures on the ground
Public domain & Streetscape			Х	N/A as application for subdivision only.
Landscaping			Х	Not part of this application
Stormwater			Х	No change to existing on site management

Heritage		Х	None known to exist on site
Soils & Soils Erosion		X	N/A as no works proposed
Air and microclimate		X	N/A as no change to existing impacts
Water Resources		x	N/A as no change to existing impacts
Biodiversity (Flora & Fauna)		x	N/A as no change to existing impacts
Land Resources	Х		None known at site
Utilities		X	N/A as no building works proposed
Access & Parking		x	N/A as no change to existing arrangements
Roads & Traffic		x	N/A as no change to existing proposed
Solar Access and Energy Efficiency		X	N/A as no new buildings form part of approval
Overshadowing		X	N/A
Privacy & Overlooking		Х	N/A
Flooding	Х		No flood data for the area. Not relevant due to nature of the development
Bushfire Prone Area	х		Land located within bushfire prone land. No assessment required due to the nature of the subdivision
Noise		х	N/A no impact anticipated as no new building work proposed
Technological hazards		Х	N/A as no impact anticipated
Safety, Security & Crime Prevention		x	N/A as no change to existing residential development & associated structures
Social and Economic Impacts		x	N/A as no social or economic impacts anticipated

### (5) The suitability of the site for development

The site is suitable for the proposed 2 lot boundary re-alignment as impacts of the development on the locality are minimal and will facilitate primary production uses on the land. The proposed development is permitted with consent under the Wentworth LEP 2011. The character and use of the newly created lots will facilitate uses encourages for the land by the zoning and objectives of that zone.

#### (6) Any submissions made in accordance with this Act or Regulation

The initial application plans were notified for 14 days as per the Wentworth Community Participation Plan. 4 submissions were received all being objections to the development.

The issues raised by the objectors were as follows:

- Earthmoving business and its impact noise, traffic, access it will bring to adjoining lands
- Clarification regrading future use of the land after boundary adjustment. Will it be primary production as indicated in documentation
- Clarification regrading current land uses "irrigated agriculture purposes and remediation" as stated on the application documentation
- Incorrect information in SEE:
  - Land cannot be used for agricultural purposes due to native vegetation on land
  - Existing land uses for existing lot 3 (agriculture, recreation and dwelling) have no approval
  - The dwelling and outbuildings referred to do not Council approval
- The application will not comply with the WLEP 2011 as per following:
  - The adjustment of boundaries will not lead to any enhancement of natural resource base as the land is not valuable or high-quality soil to be developed for horticultural/agricultural production.
  - The end result of the proposal will in no way encourage any additional feasible agricultural production.
  - The land of proposed Lot 2 located on the eastern side of our client's property is too narrow for any form of production.
  - The proposal will result in increased land use conflict that our clients have detrimentally experienced over the past 3 years by the existing occupants of existing Lot 3 illegally.
    - The occupants have resided illegally for the past 3 years within an existing caravan within the illegal shed and utilise the existing illegal office amenities.
    - Furthermore, up until recently utilised the land for an earth moving business (as can be seen within the aerial photos within the statement of environmental effects lodged with the application) which Wentworth Shire Council has required the unauthorised residents of existing Lot 3 to remove.
    - Therefore, this is evidence that the existing illegal land uses on Lot 3 are causing conflicting uses with our clients residential dwelling and by enlarging Lot 3 to fully around our client's property will definitely cause further conflicting uses to the north, east and west of our client's property.
  - The proposal will not lead to any intensive agricultural activities due to the poor soil quality and no water entitlements to the land.
  - The proposal will not promote suitable land use and development and if the soil were prime type and water entitlements existed the land would have already been developed for table grape production by the current owners of the land, rather than purchasing other properties to increase their holdings.
  - The proposal is seen to result in inappropriate impacts on the native vegetation on the land, and watercourses, being the Darling River.
  - There is no additional economic potential by this proposal.
  - In respect to Clause 4.2D it states that Council must not grant development Consent unless Council is satisfied that the subdivision will not create the potential for land use conflict.
    - Clearly, as detailed above, the end result of this proposal will create more land use conflict than that being experienced by Mr & Mrs Jardine.
  - The re-alignment of boundaries is not seen to be compatible with the dominant land uses in the surrounding area, being our client's dwelling; and will have a significant adverse effect on their dwelling.
  - The proposal is inappropriate given the natural features of the land and carriage easement existing through Lot 3 to our client's property, which will still dissect proposed Lot 2.

A request for further information was sent to the applicant to respond to the matters raised by the objectors on 21/02/2024. Their response received on 15/03/2024 was as follows:

A total of four (4) submissions have been received by Council. Please refer to the below response as requested:

- The application seeks the re-alignment of existing property boundaries in the RU1 Primary Production zone with no other land use or development proposed forming this application. Comments relating to other activities are not relevant to this application and outside the scope of the application consent being sought.
- The boundary re-alignment relates to the existing property titles with an insignificant change proposed to the land areas resulting from this.
- *Remediation works on Lot 5 relate to requirements of a former approval. The re-alignment does not impose any implications nor modifications to the ongoing requirement of this.*
- The alignment does not result in any significant modifications to that of the existing conditions with the proposal forming a slight refinement to align property boundaries.
- The submissions fail to demonstrate the impacts of the boundary re-alignment upon the amenity and environmental considerations within the scope of the approval sought and the relevant provisions of the Wentworth LEP and DCP.

#### (7) The public interest

The proposed development is consistent with public interest as it will remove an alienated rural allotment and complies with the EPIs.

Department	Referred Y/N	Comments
Building	Ν	
Subdivision Engineer	Ν	
Roads & Engineering	Ν	
Finance & Policy	Ν	
Heritage Advisor	Ν	
Environmental Health	Ν	
Local Laws	Ν	
Floodplain Mgt Committee	Ν	
Sustainable Infrastructure	Ν	

#### COMMENTS FROM COUNCIL INTERNAL DEPARTMENTS

#### DISCUSSION

Taking into account the issues raised by submitters and response from the applicant, Council have assessed the development and provide the following responses:

#### • Land use of the land and impact on surrounding area

The matters raised regarding the current land use are separate matters which cannot impact the processing of the boundary adjustment. The boundary adjustment does not propose any new land uses but seeks to re-align boundaries.

Usually, as part of subdivision applications, future developments on the proposed allotments is not required. The Planning Principle assessment process was used to determine whether future developments on the new allotments would need some consideration as part of the assessment process for the subdivision.

Assessment was done using the process set by Roseth CS in Parrot v Kiama [2004] NSWLEC 77 as follows:

• Smaller than usual – The new Lots are smaller than the MLS of 10,000ha, however they are in line with the allotment sizes in CUDMORE Road.

- Environmentally sensitive Environmentally sensitive because of native vegetation and the nearby waterway. Any buildings near the river will trigger a planning approval. An approval for a dwelling near the river was already approved and went through the appropriate assessment process where environment impact were assessed. Vegetation clearing for any future uses will fall under existing vegetation clearing legislation.
- Significant impact on neighbours and needs careful design to minimise impacts There is enough space in the proposed Lots for future development to occur without infringing on the existing allotments. Any new applications will be required to go through the appropriate assessment process were such impacts are investigated.

Based on the assessment, the applicant is not required to provide details regarding proposed development on the new allotments.

• Land cannot be used for agriculture due to native vegetation, water and poor soil The land is zoned RU1 which means uses such as agriculture can be performed without Council approval. If native vegetation is on the land it can be removed to make for the uses with the appropriate approvals. Other matters regrading poor soils and water are for the land owner to manage and are not matters for consideration for the boundary adjustment.

#### • No approval for existing structure

The matter is noted. However, the legality of existing structures is not a matter for consideration for the proposed boundary adjustment as it does not related to these buildings.

#### • Non-compliance with WLEP 2011

Most of these matters are addressed within the WLEP 2011 assessment within this report.

#### Land use conflict

Land use conflicts occurs where a disagreement exists over how land is to be used where one party's actions involving land use are perceived as incompatible with the expectations and values of other people living and working in the area. DPI-Agriculture

The land within surrounding area is zoned RU1 used for rural residential and agriculture. Due to the zoning, agriculture related activities are the encourage land use with most dwellings used to support these activities. Due to this, agriculture activities are the dominant use given priority on RU1 zoned as seen by the 'Right To Farm Policy' drafted by the NSW government.

In regards to the earthmoving business, council is currently assessing a development application for this land use on the land. As part of the assessment, land use conflict will be addressed.

Based on this, no land use conflict is identified as the land in the are is zoned RU1 and agriculture uses are supported. Any other type of land uses that are not permitted without consent under an Environmental Planning Instrument will require Council consent.

#### • Inappropriate development because of natural features and easement

The land in the area is relatively flat and begins to slope as you move towards the river. The boundary adjustment is for a boundary adjustment and does not proposed any earthworks which may impact land features. The easement through the land is not being removed as part of this boundary adjustment.

#### COMMENTS FROM EXTERNAL AGENCIES

#### ESSENTIAL ENERGY - Response received 19/02/2024. Provided general comments

#### CONCLUSIONS

- 1. General comments:
- 2. The proposal satisfies the points for consideration listed under Section 4.15 of the *Environmental Planning and Assessment Act.*
- 3. The proposal occurs on land zoned RU4 Primary Production Small Lots. The proposal is not considered to have detrimental impact on the site and surrounds.
- The proposal is consistent with the Wentworth Shire Development Control Plan (Dec 2011). The proposal is consistent with the development controls in Chapter 5 of the Wentworth Shire Development Control Plan (Dec 2011).
- 5. There is no draft local environmental plan affecting the proposed development.

#### Recommendation:

#### Approve the application subject to conditions

Delegate report author	
Signature:	
George Kenende	
Acting Director Health and Planning	
Date:	

#### 9.10 DA2024/034 DEFERRED COMMENCEMENT FOR A DWELLING CREEK ROAD LOT 2 DP 1072364 CURLWAA

File Number:	RPT/24/306
Responsible Officer: Responsible Division: Reporting Officer:	George Kenende - Acting Director Health & Planning Health and Planning 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

#### <u>Summary</u>

A development application (DA2024/034) was received by Council for a deferred commencement dwelling to be located at Creek Road Lot 2 DP 1072364, Curlwaa, within close proximity to Tuckers Creek.

Under the Wentworth Local Environmental Plan 2011 (WLEP 2011), this development is permitted with consent within the RU4 – Primary Production Small Lots zone as a dwelling.

The proposed deferred commencement dwelling is to be located on land that is presently used for grazing of rangeland goats and other agricultural purposes, but is under the 10ha minimum lot size, being only 8.8ha.

The minimum lot size under Clause 4.2B for erection of dwellings on the land is 10ha. 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 12%, greater than 10%, the application cannot be determined under delegated authority, and must be determined by Council.

#### **Recommendation**

That Council

- 1. Approve DA2024/034 being a deferred commencement dwelling located at Creek Road Lot 2 DP 1072364, Curlwaa.
- 2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

#### **Detailed Report**

#### <u>Purpose</u>

The purpose of this report is to provide information to Council to determine Development Application DA2024/034, having consideration to the detail provided within this report and the attachments provided.

#### <u>Background</u>

A Development Application was lodged with Council on 12 March 2024 seeking consent for a deferred commencement of a dwelling on the subject site.

The subject site is located in the RU4 Primary Production Small Lots zone under the Wentworth Local Environmental Plan (WLEP 2011).

The proposal seeks to develop a dwelling on land that doesn't meet the minimum lot size of the WLEP 2011 for the zoning.

Under Clause 4.2B, for dwellings to be developed on land in zone RU4 it must comply with the minimum lot size of the land, which isn't met by this application and variation is hence sought.

The Lot Size Map – Sheet LSZ\_002F identifies the minimum lot size for where the lot is located as 10ha.

Where an application cannot achieve the development standards required by a Local Environmental Plan, the applicant may apply to vary the development standard.

An application to vary a development standard 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 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 all 4.6 variation assessments carried out.

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 frameworks. As such, council has authority to approve or refuse 4.6 variation applications.

The WLEP 2011 identifies the minimum lot sizes for RU4 – Primary Production Small Lot zoned land as 10ha. The subject site of the application is only 8.8ha, creating a variation of 12% As this is greater than 10%, this application cannot be determined under delegated authority and is presented to Council for consideration.

Refer to attachment 1 – Development Application

Refer to attachment 2 – 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 met the relevant provisions of Chapter 5 – River Murray Lands of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.

The proposed development for a deferred commencement for a dwelling is permitted with consent and meets the zone objectives of the RU4 Primary Production Small Lots zone under the WLEP 2011.

The deferred commencement dwelling does not meet the minimum lot size standard and the 4.6 variation request provided by the applicant provided adequate justification for the contravention of development standard contained in Clause 4.2B.

Due to the zoning and WLEP mapping impacting the land, the development application was assessed against clauses 5.16, 7.1, 7.4, and 7.5. 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 Chapters 3 and 5 – General Development Controls and Rural Development Controls of the Wentworth

Development Control Plan (DCP) 2011. The development was able to comply with the provisions of these chapters.

Based on 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, is able to meet the relevant provisions of the Wentworth Development Control Plan (DCP) 2011, 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 – 4.15 Assessment Report

Refer to attachment 5 – 4.6 Variation Assessment Report

Refer to attachment 6 – Conditions of Consent

#### <u>Options</u>

Based on the information contained in this report, the options available to address this matter are to:

• Approve Development Application 2024/034 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.

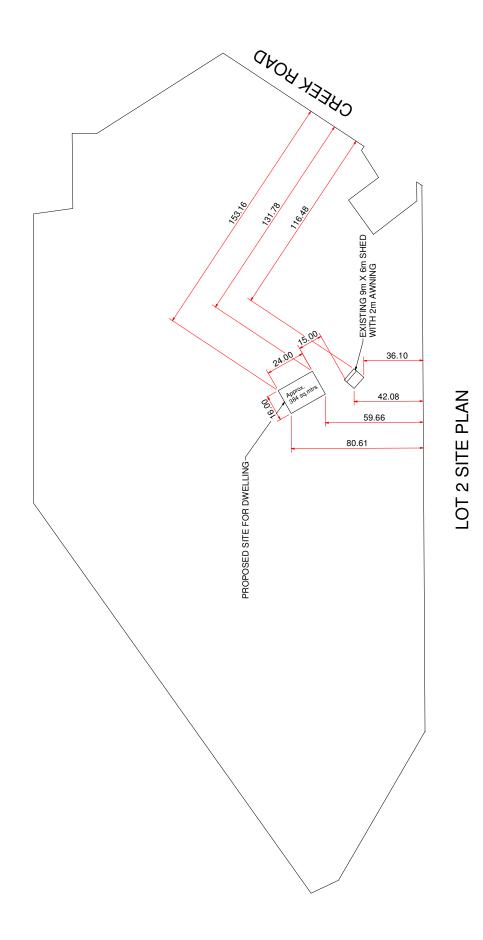
The applicant also has the right to appeal the decision made by Council to the Land and Environment Court pursuant to Section 8.7 of the Environmental Planning & Assessment Act 1987.

#### **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 DA2024/034 subject to conditions in this report.

#### **Attachments**

- 1. Development Application (Under separate cover) ⇒
- 2. 4.6 Variation Request (under separate cover) ⇒
- 3. Site Plan
- 4. 4.15 Assessment Report
- 5. 4.6 Assessment Report
- 6. Conditions of Consent



Wentworth SHIRE COUNCIL	Health & Planning Department 26-28 Adelaide Street PO Box 81 WENTWORTH NSW 2648 Tel: 03 5027 5027 council@wentworth.nsw.gov.au	DA Assessment Report Section 4.15 Evaluation Environmental Planning & Assessment Act 1979 as amended
File Reference:	DA2024/034 & PAN -	4188872

File Reference:	DAZUZ4/034 & PAN - 4188872
Property Title & Address:	Pooncarie Road Lot 1 DP 1193874 Wentworth P2226/2
Property owner(s):	Stephen Ritchie
Applicant(s):	CADELL CONSULTING SERVICES – Michele Bos
Proposal:	Deferred Commencement for a dwelling
Previous DAs:	N/A
Cost of proposed development:	\$420,000.00

#### SITE AND SURROUNDING DEVELOPMENT

The subject site comprises of Lot 2 DP 1072364 located in Curlwaa NSW. The Lot has an area of 8.79ha and connects to Creek Road to the east, and Channel Road to the west, which links it to the surrounding area.

The subject site is zoned RU4 Primary Production Small Lots under the Wentworth Local Environmental Plan 2011 (WLEP 2011). The subject site is an irregular shaped Lot with an existing shed and stock yards, the site is used for grazing of rangeland goats. Adjoining lots are also used for agricultural purposes with existing residential dwellings and other associated structures. The site does not contain a heritage item or is located within the heritage conservation area. The site is not located within the bushfire prone mapping, flood planning, terrestrial biodiversity or wetlands mapped areas.

#### **DESCRIPTION OF PROPOSAL**

The proposal seeks development consent (deferred commencement) to construct a dwelling on the site.

The proposed deferred commencement for a dwelling on the site will require a variation to the standard as the lot is below the MLS. The proposed development exceeds the development standard with the lot being 1.2ha below the MLS (8.8ha), a variation of 12%.

# HISTORY RELEVANT TO THE DEVELOPMENT APPLICATION

N/A

#### **SECTION 4.15-MATTERS FOR CONSIDERATION**

#### (1) The provisions of any environmental planning instrument and development control plan

#### State Environmental Planning Policy (Biodiversity and Conservation) 2021

The proposed development is located on land 8.8ha in size that has a pre-existing machinery shed and stock yards. The subject site has been previously cleared of vegetation for irrigation purposes, proposed development will not result in removal of native vegetation or threatened species and habitat will not be impacted.

Subject site is not known koala habitat.

No assessment against Chapters 3 and 4 are required.

#### Assessment against Chapter 5, Clause 5.9:

Access:

- Land is freehold with no access to waterway.
- Development will not change access to waterway.
- Stock will not be utilising waterway therefore not affecting stability.
- No moorings.

Bank Disturbance:

- Development not near riverbank, subject site over 100m from waterway.
- Vegetation will not be disturbed through development.
- Not riverfront.

#### Flooding:

 Development will not be located on flood liable land as it is outside of the flood planning mapped area and has been identified to be protected by a levee.

Land Degradation:

- Development will be conditioned to minimise detrimental effects on the land.
- Erosion, vegetation decline and pollution will not be seen through development.

Landscape:

- Subject site previously used for irrigation, currently used for grazing of goats with a machinery shed and stockyards.
- Proposed development of dwelling will be associated with agricultural use of land.
- Not riverbank development or adjacent land.

River Related Uses:

- Subject site has no relationship to the river.
- Development will not intensify use of riverside lands or public access.

Settlement:

- Proposed development for a deferred commencement dwelling.
- Development will be on flood protected land as not flood mapped and protected by Curlwaa levee.
- Development will not compromise potential of prime crop and pasture land as the development will be in conjunction with pre-existing general farming.

Water Quality:

- Subject site and development will not pollute the waterways.
- Development will not impact water quality of River Murray as waterway closest is a billabong.

Wetlands:

• Subject site is not in a wetland area so no steps to be taken reflecting this section.

#### Wentworth Local Environmental Plan (LEP) 2011

The proposed development of a deferred commencement dwelling can be permitted with consent and meets the objectives of zone RU4 Primary Production Small Lots of the Wentworth Local Environmental Plan (WLEP 2011), where the site is located.

#### **Objectives of zone**

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

# Table 1: Achievement of Objectives of Land Use in Zone RU4 Primary Production SmallLots WLEP 2011.

Objective	Discussion/Comment
To enable sustainable primary industry and	The proposed development will be on land
other compatible land uses.	that is used for agricultural/horticultural
	purposes and as such will allow for
	continual and enhanced use of the land for
	the designated purposes. Development will
	allow the landowners to better manage and
	utilise the land by being onsite 24/7.
To encourage and promote diversity and	Owners of the land on which the
employment opportunities in relation to	development is proposed will be positively
primary industry enterprises, particularly	economically impacted through living on
those that require smaller lots or that are	the land as it will relieve them of the burden
more intensive in nature.	of owning/living on a separate property and
	travelling to the proposed development site.
	The land will be diversified to allow living,
	stock grazing and other general and
	sustainable farming activities. Primary
	industry will still be run on site and will not
	cease through the development of a house.
To minimise conflict between land uses	There are a mix of land uses within vicinity
within this zone and land uses within	of subject site, being horticulture and rural
adjoining zones.	residential. The proposed development will
	not negatively impact surrounding land uses as it will have a residential development and
	still utilise the land for horticulture and
	grazing purposes. Further, the siting of the
	proposed development considers buffer
	space with a distance of 60m from the
	closest boundary. The proposed
	development will be compatible with
	existing surroundings and will not impact or
	change land use.
	change lund abe.

# Clause 4.2B Erection of dwelling houses on land in Zones RU1, RU4, C3 and C4. (3)

- a) Site does not meet the MLS (10ha) as it is only 8.8ha, variation request of 12% received by applicant, does not comply with standard,
- b) N/A,
- c) N/A.

Development consent must not be granted for a lot unless the land is at least the minimum lot size specified by the Lot Size Map, which is why variation is being sought.

The following table considers whether the objectives of the development standard Clause 4.2B - Erection of dwelling houses on land in Zones RU1, RU4, C3 and C4 are achieved notwithstanding the proposed variation (Test One).

Objective	Discussion / Comment
To minimise unplanned rural residential	Only development on site will be the
development.	abovementioned, there are no further plans
	for subdivision or further development on
	the subject site that would not be associated
	with the farming nature of the site.
	Although the application is for a dwelling, it
	would not merely just be residential, it
	would be in conjunction with the
	agricultural use of the land and allow
	smooth and stable running of the farming
	enterprise situated on the site. Development
	will allow for further farming use of land
	and no rural residential development will
	follow.
To enable the replacement of lawfully	Does not apply as there is no pre-existing
erected dwelling houses in rural and	dwelling on site, DA seeks approval to erect
conservation zones.	a new dwelling on site with deferred
	commencement.

#### Clause 4.2D Boundary adjustments in Zones RU1, RU4 and C3

No boundary adjustments are sought through the development application and so this clause will not apply.

#### **Clause 4.6 Exceptions to development standards**

Compliance with the development standard is unreasonable or unnecessary in the circumstances. Better outcomes for and from the development by allowing flexibility will occur:

- The purpose of the proposed dwelling is to enable landowners to reside on site to facilitate the efficient management of a small scale, rural enterprise, and to protect the property,
- Stock, feed, and water supply can be monitored more conveniently and consistently when the owner/operator is residing on the site, rather than having to travel to and from

their residence located elsewhere,

By permitting landowners to reside on site, it enables the property to be farmed in a more efficient, productive, and economically sustainable manner,

 Promotes economic benefit to landowners by enabling the property to increase its financial

capacity and to supplement off-farm income or to value-add to an existing rural enterprise.

**Officers comment:** by allowing variation to be approved, owners of the site would be able to effectively run their small farming operation, not have to financially burden themselves through owning additional properties away from the subject site, owners living on site will provide additional security to the area, and there is opportunity for increased productivity of an economically viable lot through enhanced use which the dwelling will attribute to.

#### Standard being varied – 4.6.

The proposed dwelling (deferred commencement) is located on an RU4 Primary Production Small Lots zone sized at 8.8ha, below the minimum lot size of 10ha in the zone, with a variation of 12%.

#### Approving 4.6 variations

Under clause 35B of the Environmental Planning and Assessment Regulation 2021, applications involving contravention of development standards must be accompanied by a document that sets out the grounds on which the applicant seeks to demonstrate that –

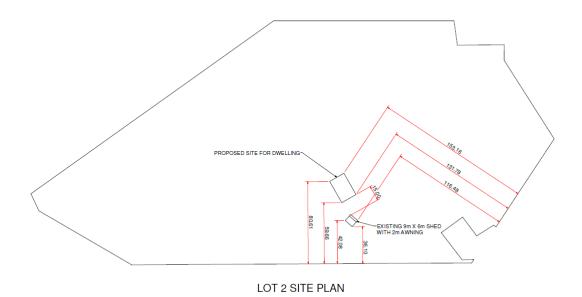
- compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- there are sufficient environmental planning grounds to justify the contravention of the development standard.

The consent authority must keep a record of its assessment carried out under subclause (3).

The variation proposed is greater than 10% (12%), 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.



#### 4.6 VARIATION ASSESSMENT

#### 4.6 Exceptions to development standards

Written request for consideration has been presented by the applicant, Cadell Consulting (Michelle Bos) with reasons for justifying the contravention of this standard and allow a dwelling (deferred commencement) on a lot that is less than 10ha in size in zone RU4 – Primary Production Small Lots. Site location is Lot 2 DP 1072364 Creek Road, Curlwaa.

**3a).** That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

**Response:** Compliance with the development standard would be unreasonable and unnecessary in the circumstances of this particular case.

**3b).** That there are sufficient environmental planning grounds to justify contravening the development standard.

**Response:** There are sufficient environmental planning grounds to justify the departure from the 10ha minimum lot size for RU4 Primary Production Small Lots as specified in the WLEP2011.

#### Consideration of the applicants written request – Clause 4.6(4) (a) (i) and (ii) (b)

Does the written request adequately address those issues at Clause 4.6(4)(a)(i):

The applicant's written request has adequately demonstrated that compliance with the minimum lot size in zone RU4 Primary Production Small Lots restriction is unreasonable and unnecessary in this case based on the following:

"The proposed development of a dwelling on the subject site will not contravene objective 1(a) of Clause 4.2B of the WLEP 2011. This is determined by the fact that the property will remain being rated and used as farming land and not rural residential, despite containing a dwelling on the allotment. The enforcement of compliance with the development standard is considered unreasonable in this instance, as the variation is considered to be minor at 12%.

The purpose of the proposed dwelling is to enable future landowners to reside on site to facilitate the efficient and productive management of a small scale, rural enterprise, and to protect the property, including any assets required to operate a rural business. Compliance with the development standard is considered unreasonable as the settlement pattern surrounding the subject site includes dwellings on a range of allotment sizes (ranging from 1,064 m<sup>2</sup> up to 11.4 hectares), where four of these do not comply with the 10-hectare minimum lot size.

The capacity to be used for small scale primary production will not be impacted by the

proposed development. By permitting landowners to reside on site, it enables the property to be farmed in a more efficient, productive, and economically sustainable manner. This is because stock, feed and water supply can be monitored more conveniently and consistently when the owner/operator is residing on the site, rather than having to travel to and from their residence located elsewhere. The property is not currently operating at capacity due to the current landowner phasing into retirement. There is opportunity to facilitate increased productivity through granting the consent to this variation request. The property has provision of a small stock and domestic water allocation which will adequately service the proposed dwelling and the grazing of livestock.

Promotes economic benefit to landowners by enabling the property to increase its financial capacity and to supplement off-farm income or to value-add to an existing rural enterprise.

The property is not affected by the Bush Fire Prone Land mapping and due to the maintenance investment and effectiveness of the Curlwaa levee, the subject site is protected from flooding in a 1 in 100 AEP flood event."

**Officer comments:** The proposed development will not lead to unplanned residential development in the area as there are pre-existing dwellings on surrounding land and only one planned dwelling for the subject site. The proposed dwelling will be associated with current use of the land and pre-established structures on the subject site.

The proposed dwelling will allow for enhanced use of the land as well as allowing the owners to live on site and not need to financially burden themselves by living offsite in an additional residential property, enhancing security to the site and deterring potential criminal activity by owner presence.

Other lots in the area zoned to RU4 Primary Production Small Lots have many land sizes under the MLS of 10ha, being:

- 1095m<sup>2</sup> Lot 1 DP 560238
- 6374m<sup>2</sup> Lot 1 DP 1072364
- 1.05ha Lot 8 DP 807830
- 9.25ha Lot 16 DP 729492.

As other sites in the area with smaller lot sizes have dwellings, it should be considered that an economically productive lot of 12% under the MLS be granted consent.

#### Justification for variation:

#### The five-part test

The Court has held that there are at least five different ways, and possibly more, through which an applicant might establish that compliance with a development standard is unreasonable or unnecessary (see Wehbe v Pittwater Council [2007] NSWLEC 827). The five ways of establishing that compliance is unreasonable or unnecessary are:

- 1. The objectives of the development standard are achieved notwithstanding noncompliance with the standard.
- 2. The underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.
- 3. The objective would be defeated, thwarted or undermined (Linfield Developments Pty Ltd v Cumberland Council [2019] NSWLEC 131 at [24]) if compliance was required with the consequence that compliance is unreasonable.
- 4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence the standard is unreasonable and unnecessary; and
- 5. The zoning of the land is unreasonable or inappropriate.

#### Answers:

- 1. The applicants written request indicates achievement of the development standard notwithstanding the proposed variation through the following:
  - Development is permitted with consent in the zone of RU4 Primary Production Small Lots,
  - Dwelling will enable landowners to reside on site and facilitate efficient, productive management of a small, rural enterprise,
  - Property will remain being used as farming land and not solely residential,
  - Farming will not be impacted by the proposed development of a dwelling but be more productive through stock, feed and water supply monitoring while owner resides on site.
- 2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary shown through the following:
  - The underlying objective of landowners being able to live on their land and not be burdened by owning additional land or properties is relevant to the development as it will allow for a dwelling house consistent with the land use to be situated on site

- The landowners will be more economically supported by living on site as their farming will be more efficient, productive and economically sustainable, with no need to own additional properties offsite
- Four allotments in the area also do not comply with the MLS of 10ha, being sized 1095m<sup>2</sup>, 6374m<sup>2</sup>, 1.05ha, and 9.25ha.
- 3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore this is unreasonable shown through the following:
  - Other allotments in the area within the same zoning of RU4 Primary Production Small Lots have dwellings on site (smaller sized lots too), as seen in image below.
  - Not allowing the development of a dwelling on the lot would impact the landowners financially, they could not build the proposed dwelling elsewhere near the property as they don't own other land nearby.

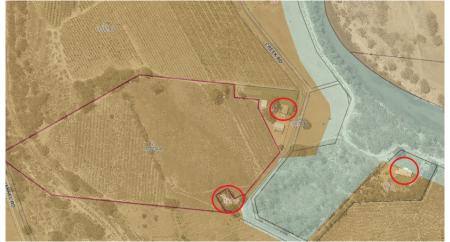


Image: Subject site outlined by straight maroon lines, dwelling son lots in the RU4 zoning on land under the MLS circled in red.

- 4. The development standard has been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable:
  - The standard has not been abandoned by council actions in this case as no Development Applications for dwellings can be found for land surrounding the site, and so this reason is not relied upon due to lack of evidence.
- 5. The zoning of the land is unreasonable or inappropriate:
  - The zoning of the land is reasonable and appropriate, dwellings are permitted with consent under the Wentworth Local Environmental Plan (WLEP) 2011 on RU4 zoned allotments, but MLS is not met for this lot.

## Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones.

- (3)
  - a) Land is not planned to be subdivided,

b) No significant impact to land will occur from development – land previously cleared and used for irrigation/farming/agriculture, dwelling will aid in function of land,

(4)

- a) No conflict between existing development will be seen from proposed development,
- b) Cadell Consulting provides reasonable grounds for approval to be considered, including economic reasoning and the fact that multiple developments in the area of same zoning are on smaller lots,
   Cadell Consulting provides reasonable grounds for approval to be considered including the fact that existing use of land is horticulture/general farming, and the proposed dwelling would enhance this,
- c) Proposed development site will not change in use or size and will be compatible with farming,
- d) See point b).

#### Clause 7.1 Earthworks

Any earthworks will form part of the conditions of consent, should the application be approved.

#### **Clause 7.4 Terrestrial Biodiversity**

Not mapped as terrestrial biodiversity.

#### Clause 7.5 Wetlands

Not mapped as a wetland.

#### Wentworth Development Control Plan (DCP) 2011

The proposed development is acceptable against the relevant provisions of the Wentworth Development Control Plan (DCP) 2011 as outlined in the table below.

Wentworth	Chapter 3	Acceptable	Not	N/A	Reason
DCP			Acceptable		
	Chapter 3 2. Biodiversity Management 2.1 Murray River and Darling River	X			The proposed dwelling with deferred commencement is permitted with consent within the RU4 zone. Located over 100m from the river. Not flood mapped, terrestrial biodiversity, bushfire prone or urban release area.
	2.2 Mooring			X	Not relevant as no mooring proposed
	2.3 Erosion Control – Murray River	x			Conditions of consent will be included to manage and mitigate erosion

and Darling River 2.4 Vegetation Protection - Riverfront	x		No vegetation removal is anticipated for the development per SEE
3 Koala Habitat Protection		X	N/A as no known koala habitat
4 Flood Affected Land	x		Not on flood prone land and is further protected by a levee
5 Vehicular access and parking	x		The site offers ample room for any required access, parking etc. Sealed roads to site.

#### (2) The provisions of any draft environmental planning instrument

There is no Division 3.4 draft environmental planning instrument that affect the proposed development. (Post 1 July 2009 LEP amendments).

#### (3) Any matters prescribed by regulations

There are no further matters prescribed by regulations.

#### (4) The likely impacts of the development

There are no likely impacts from the proposal as discussed in the table below.

<b>Impact item</b> (Insert an ' <b>x</b> ' in the relevant section)	Acceptable	Not acceptable	Not relevant	Comment
Context and setting	X			Placement and development of a dwelling at this location will not impact the use of agricultural land, no impact to adjoining lands is anticipated.
Public domain & Streetscape	X			Adequate distance between front boundary of property and proposed development on site
Landscaping			Χ	N/A
Stormwater	X			Stormwater to be managed onsite
Heritage	X			No heritage listings for this site

Soils & Soils Erosion	X		None expected from the proposed development, conditions of consent will apply for construction
Air and microclimate	X		None anticipated from this development, there is adequate open space between the proposed dwelling and any future neighbours as surrounding land is mostly general farmland with dwellings and sheds
Water Resources	X		None located on the site – distance from River complies with WLEP 2011 requirements
Biodiversity (Flora & Fauna)	X		No native vegetation to be cleared in preparation of the development site
Land Resources	X		None on site expected to impact development
Utilities	X		Appropriate utilities are to be made available to the dwelling if required, subject site has access to a rural power supply on Creek Road and will be allocated a stock and domestic water licence as per SEE
Access & Parking	X		Direct access to the property exists via sealed roads, ample room for parking
Roads & Traffic	X		No new roads to be created & ample parking on site
Solar Access and Energy Efficiency		X	N/A
Overshadowing	X		Overshadowing plans not required as rural zoning and no dwellings close to development site
Privacy & overlooking		X	Not relevant as no surrounding residential development close to proposed development site, dwellings in area related with farmland
Flooding	X		Not on flood prone land
Bushfire Prone Area	X		Not in a bushfire prone area
Noise	X		An increased noise level is anticipated during construction only
Technological hazards	X		None anticipated
Safety, Security & Crime Prevention	X		Development is not expected to impact crime, there is already dwellings and sheds in the area
Social and Economic Impacts	X		None anticipated

#### (5) The suitability of the site for development

The site is suitable for the proposed dwelling as it will not have an adverse impact on the locality. The proposed development is permitted with consent in the RU4 zone under the Wentworth LEP 2011. The proposed dwelling is to be used in association with the existing shed and stockyards on the site with no expected impacts negatively on the site. Surrounding lots are used for farming or rural living, with sheds and dwellings present.

#### (6) Any submissions made in accordance with this Act or Regulation

The application was notified for 14 days as per the Wentworth Community Participation Plan. No submissions were received.

#### (7) The public interest

The proposed development is consistent with public interest as it will have no detrimental effect on the surrounding area. Moreover, no objections were made by the surrounding neighbours.

Department	Referred Y/N	Comments
Building	Ν	
Subdivision	Ν	
Engineer		
<b>Roads &amp; Engineering</b>	Ν	
Finance & Policy	Ν	
Heritage Advisor	Ν	
Environmental	Ν	
Health		
Local Laws	Ν	
Floodplain Mgt	Ν	
Committee		
Sustainable	Ν	
Infrastructure		
CONCLUSIONS		

#### COMMENTS FROM COUNCIL INTERNAL DEPARTMENTS

- 1. General comments:
- The proposal satisfies the points for consideration listed under Section 4.15-part <u>b, c, d and</u> <u>e</u> of the *Environmental Planning and Assessment Act.*
- 3. The proposal occurs on land zoned RU4 Primary Production Small Lots. The proposal is not considered to have detrimental impact on the site and surrounds. (*Sec 4.15 (a*))
- The proposal is consistent with the Wentworth Shire Development Control Plan (Dec 2011). The proposal is consistent with the development controls in Chapter 3 of the Wentworth Shire Development Control Plan 2011. (Sec 4.15 (a))
- 5. The proposed deferred commencement dwelling accords with the relevant objectives and provisions of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- 6. There is no draft local environmental plan affecting the proposed development.

**Recommendation:** 

Approve the application subject to conditions.

Delegate report author	Delegated approval and endorsement
Signature:	Signature:
CAMANIA	
Georgie Martin	George Kenende
Cadet Planning Officer	Acting Director Health & Planning
Date: 23/04/2024	Date:



Health & Planning Department 26-28 Adelaide Street PO Box 81 WENTWORTH NSW 2648 Tel: 03 5027 5027 council@wentworth.nsw.gov.au

**Clause 4.6 Assessment** 

Environmental Planning & Assessment Act 1979 as amended

#### **4.6 VARIATION ASSESSMENT**

#### Approving 4.6 variations

Under clause 35B of the Environmental Planning and Assessment Regulation 2021, applications involving contravention of 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).

The variation proposed is greater than 10% (12%), 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.

#### 4.6 Exceptions to development standards

#### Information provided by applicant:

Relevant clauses of 4.6 for assessment are as follows:

- 2). Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- 3). Development consent must not be granted for development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that
  - a. compliance with the development standard is unreasonable or unnecessary in the circumstances, and
  - b. there are sufficient environmental planning grounds to justify contravening the development standard.

Note-

The *Environmental Planning and Assessment Regulation 2021* requires a development application for development that proposes to contravene a development standard to be accompanied by a document setting out the grounds on which the applicant seeks to demonstrate the matters in paragraphs (a) and (b).

4) The consent authority must keep a record of its assessment carried out under subclause (3).

Written request for consideration has been presented by the applicant, Cadell Consulting (Michelle Bos) with reasons for justifying the contravention of this standard and allow a dwelling (deferred commencement) on a lot that is less than 10ha in size in zone RU4 – Primary Production Small Lots. Site location is Lot 2 DP 1072364 Creek Road, Curlwaa.

**3a).** That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

**Response:** Compliance with the development standard would be unreasonable and unnecessary in the circumstances of this particular case.

**3b).** That there are sufficient environmental planning grounds to justify contravening the development standard.

**Response:** There are sufficient environmental planning grounds to justify the departure from the 10ha minimum lot size for RU4 Primary Production Small Lots as specified in the WLEP2011.

#### Consideration of the applicants written request – Clause 4.6(4) (a) (i) and (ii) (b)

Does the written request adequately address those issues at Clause 4.6(4)(a)(i):

The applicant's written request has adequately demonstrated that compliance with the minimum lot size in zone RU4 Primary Production Small Lots restriction is unreasonable and unnecessary in this case based on the following:

"The proposed development of a dwelling on the subject site will not contravene objective 1(a) of Clause 4.2B of the WLEP 2011. This is determined by the fact that the property will remain being rated and used as farming land and not rural residential, despite containing a dwelling on the allotment. The enforcement of compliance with the development standard is considered unreasonable in this instance, as the variation is considered to be minor at 12%.

The purpose of the proposed dwelling is to enable future landowners to reside on site to facilitate the efficient and productive management of a small scale, rural enterprise, and to protect the property, including any assets required to operate a rural business. Compliance with the development standard is considered unreasonable as the settlement pattern surrounding the subject site includes dwellings on a range of allotment sizes (ranging from 1,064 m2 up to 11.4 hectares), where four of these do not comply with the 10-hectare minimum lot size.

The capacity to be used for small scale primary production will not be impacted by the proposed development. By permitting landowners to reside on site, it enables the property to be farmed in a more efficient, productive, and economically sustainable manner. This is because stock, feed and water supply can be monitored more conveniently and consistently when the owner/operator is residing on the site, rather than having to travel to and from their residence located elsewhere.

The property is not currently operating at capacity due to the current landowner phasing into retirement. There is opportunity to facilitate increased productivity through granting the consent to this variation request. The property has provision of a small stock and domestic water allocation which will adequately service the proposed dwelling and the grazing of livestock.

Promotes economic benefit to landowners by enabling the property to increase its financial capacity and to supplement off-farm income or to value-add to an existing rural enterprise.

The property is not affected by the Bush Fire Prone Land mapping and due to the maintenance investment and effectiveness of the Curlwaa levee, the subject site is protected from flooding in a 1 in 100 AEP flood event."

**Officer comments:** The proposed development will not lead to unplanned residential development in the area as there are pre-existing dwellings on surrounding land and only one planned dwelling for the subject site.

The proposed dwelling will be associated with current use of the land and pre-established structures on the subject site.

The proposed dwelling will allow for enhanced use of the land as well as allowing the owners to live on site and not need to financially burden themselves by living offsite in an additional residential property, enhancing security to the site, and deterring potential criminal activity by owner presence.

Other lots in the area zoned to RU4 Primary Production Small Lots have many land sizes under the MLS of 10ha, being:

- 1095m<sup>2</sup> Lot 1 DP 560238
- 6374m<sup>2</sup> Lot 1 DP 1072364
- 1.05ha Lot 8 DP 807830
- 9.25ha Lot 16 DP 729492.

As other sites in the area with smaller lot sizes have dwellings, it should be considered that an economically productive lot of 12% under the MLS be granted consent.

#### Justification for variation:

#### <u>The five-part test</u>

The Court has held that there are at least five different ways, and possibly more, through which an applicant might establish that compliance with a development standard is unreasonable or unnecessary (see Wehbe v Pittwater Council [2007] NSWLEC 827).

The five ways of establishing that compliance is unreasonable or unnecessary are:

- 1. The objectives of the development standard are achieved notwithstanding non-compliance with the standard.
- 2. The underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.
- 3. The objective would be defeated, thwarted or undermined (Linfield Developments Pty Ltd v Cumberland Council [2019] NSWLEC 131 at [24]) if compliance was required with the consequence that compliance is unreasonable.

- 4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence the standard is unreasonable and unnecessary; and
- 5. The zoning of the land is unreasonable or inappropriate.

The following table considers whether the objectives of the development standard **Clause 4.2B** - **Erection of dwelling houses on land in Zones RU1, RU4, C3 and C4** are achieved notwithstanding the proposed variation (Test One).

Objective	Discussion / Comment
To minimise unplanned rural residential	Only development on site will be the
development.	abovementioned, there are no further
	plans for subdivision or further
	development on the subject site that would
	not be associated with the farming nature
	of the site. Although the application is for a
	dwelling, it would not merely just be
	residential, it would be in conjunction with
	the agricultural use of the land and allow
	smooth and stable running of the farming
	enterprise situated on the site.
	Development will allow for further farming
	use of land and no rural residential
	development will follow.
To enable the replacement of lawfully	Does not apply as there is no pre-existing
erected dwelling houses in rural and	dwelling on site, DA seeks approval to erect
conservation zones.	a new dwelling on site with deferred
	commencement.

Answers:

- 1. The applicants written request to vary Clause 4.6 Exceptions to development standards in the Wentworth Local Environmental Plan 2011 indicates achievement of the development standard notwithstanding the proposed variation through the following:
  - Development is permitted with consent in the zone of RU4 Primary Production Small Lots,
  - Dwelling will enable landowners to reside on site and facilitate efficient, productive management of a small, rural enterprise,
  - Property will remain being used as farming land and not solely residential,
  - Farming will not be impacted by the proposed development of a dwelling but be more productive through stock, feed and water supply monitoring while owner resides on site.

**Officer comment:** The noncompliance with the minimum lot size will have no detrimental impacts on the land or surrounding areas and is in line with the WLEP 2011 except from MLS.

2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary shown through the following:

- The underlying objective of landowners being able to live on their land and not be burdened by owning additional land or properties is relevant to the development as it will allow for a dwelling house consistent with the land use to be situated on site
- The landowners will be more economically supported by living on site as their farming will be more efficient, productive and economically sustainable, with no need to own additional properties offsite
- Four allotments in the area also do not comply with the MLS of 10ha, being sized 1095m<sup>2</sup>, 6374m<sup>2</sup>, 1.05ha, and 9.25ha.

**Officer comment:** Due to the existing residential development on lots surrounding the subject site, development is anticipated to have minimal impact on the surrounding area and the development will be relevant to land use objectives of zone RU4.

- 3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore this is unreasonable shown through the following:
  - Other allotments in the area within the same zoning of RU4 Primary Production Small Lots have dwellings on site (smaller sized lots too), as seen in image below.
  - Not allowing the development of a dwelling on the lot would impact the landowners financially, they could not build the proposed dwelling elsewhere near the property as they don't own other land nearby.

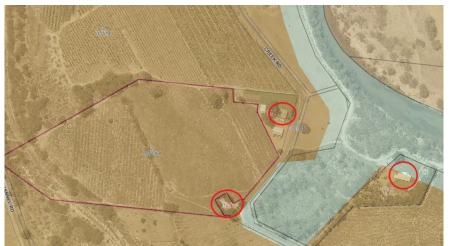


Image: Subject site outlined by straight maroon lines, dwellings on lots in the RU4 zoning on land under the MLS circled in red.

**Officer comment:** Development will not alter use of land except for allowing a dwelling for owner to live on site in as others in the area do already, it can be seen as unreasonable to not allow development as smaller RU4 zoned lots do not comply with the MLS.

- 4. The development standard has been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable:
  - The standard has not been abandoned by council actions in this case as developments zoned RU4 in the area do not have any Das on their property files.

Officer comment: no evidence to show standard has been abandoned by Council.

5. The zoning of the land is unreasonable or inappropriate:

 The zoning of the land is reasonable and appropriate, dwellings are permitted with consent under the Wentworth Local Environmental Plan (WLEP) 2011 on RU4 zoned allotments, but MLS is not met for this lot.

**Officer comment:** The proposed deferred commencement dwelling is permitted on RU4 zoned land, and is supported by the fact that surrounding allotments have similar developments.

The variation is supported based on the results on the five (5) part test above.

**Officer comment:** The proposed variation to standard 4.2B is supported based on the results on the five (5) part test – indicating that the development complies with the test.

The minor (12%) variation in MLS of the proposed deferred commencement dwelling is not anticipated to cause negative impact to the subject site or surrounding allotments, as the site is already utilised as farming land.

To allow a dwelling be built for the owners on their land, it would allow for enhanced use of the subject site economically and agriculturally, and as the subject site is already utilised for agricultural activities – no effects to surrounding allotments should be seen from a dwelling.



Health & Planning Department 26-28 Adelaide Street PO Box 81 WENTWORTH NSW 2648 Tel: 03 5027 5027

council@wentworth.nsw.gov.au

**TEMPLATE CONDITIONS** 

#### DA2024/033 DEFERRED COMMENCEMENT OF DWELLING CREEK ROAD LOT 2 DP 1072364

CURLWAA

#### **GENERAL CONDITIONS**

1.	Approved development					
	Approval is for a dwelling					
	Reason: To ensure all parties are aware of the approved development					
2.	Approved Plans and Documentation					
	The development shall be in accordance with the following plans, documentation and recommendations made there in:					
	• <b>Site Plan:</b> no further information on provided plan. 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.					
	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.					
	<b>Reason</b> : To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.					
3.	Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989					
	<ol> <li>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> </ol>					
	<ol> <li>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> </ol>					
	<ol> <li>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> </ol>					
	<ol> <li>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>					
	5. In subsection (3), a reference to the Building Code of Australia is a reference to the					

	<ul> <li>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-         <ul> <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> </ul> </li> <li>Reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</li> </ul>
4.	Erection of signs
	<ol> <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:         <ul> <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> </ul> </li> <li>The sign must be-         <ul> <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> </ul> </li> <li>This section does not apply in relation to-         <ul> <li>a. building work, subdivision work or demolition, or</li> <li>b. Crown building 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> </li> <li>Reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</li> </ol>
5.	Fulfilment of BASIX commitments         It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled         1. BASIX development,         2. BASIX optional development, if the development application was accompanied by a BASIX
	certificate. Reason: Prescribed condition under section 75 of the Environmental Planning and Assessmen

	Regulation 2021.						
6.	Lapsing of Approval						
	Without the further consent of the Wentworth Shire Council, in writing, this permit shall laps						
	and have no force or effect unless the use or development hereby permitted is physical						
	commenced within 5 years of the date of this permit.						
	Reason: Ensure everyone is aware of the lapsing of the approval						
7.	Notification of Home Building Act 1989 requirements						
	1. This section applies to a development consent for development involving residential buildin						
	work if the principal certifier is not the council.						
	2. It is a condition of the development consent that residential building work must not be carrie						
	out unless the principal certifier for the development to which the work relates has given th						
	council written notice of the following-						
	a. for work that requires a principal contractor to be appointed						
	i. the name and licence number of the principal contractor, and						
	ii. the name of the insurer of the work under the Home Building Act 1989, Pa 6,						
	b. for work to be carried out by an owner-builder						
	i. the name of the owner-builder, and						
	ii. if the owner-builder is required to hold an owner-builder permit under th						
	Home Building Act 1989 the number of the owner-builder permit.						
	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 certifie						
	has given the council written notice of the updated information.						
	4. This section does not apply in relation to Crown building work certified to comply with th						
	Building Code of Australia under the Act, Part 6.						
	Reason: Prescribed condition under section 71 of the Environmental Planning and Assessmer						
	Regulation 2021.						
8.	Works outside the property boundary						
	This development consent does not authorise works outside the property boundaries on adjoinin lands.						
	<b>Reason</b> : To ensure all approved works occur within the property boundaries						

#### **BUILDING WORK**

# BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE 9. Access Point Before the issue of a Construction Certificate, the beneficiary of this consent must build a driveway

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	crossing for the subject land (if one doesn't exist) to Council standards.
	Access during construction shall only be through the driveway crossing of the subject land.
	<b>Reason</b> : To control vehicular movement on road crossings.
10	
10.	Building Material
	The proposed building/s and structure/s shall be clad in an approved non-reflective material e.g., Colourbond.
	<b>Reason</b> : To ensure the materials of the building not impact the visual amenity of the surrounding character of the area.
11.	Construction Site Management Plan
	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:
	<ul> <li>location and materials for protective fencing and hoardings to the perimeter on the site</li> <li>provisions for public safety</li> </ul>
	<ul> <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> </ul>
	<ul> <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> </ul>
	location of site storage areas and sheds
	<ul> <li>equipment used to carry out all works</li> <li>a garbage container with a tight-fitting lid</li> </ul>
	<ul> <li>dust, noise and vibration control measures</li> </ul>
	location of temporary toilets.
	The applicant must ensure a copy of the approved construction site management plan is kept on- site at all times during construction.
	<b>Reason</b> : To ensure construction works are adequately managed to protect the surrounding amenity.
12.	Erosion and Sediment Control
	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:
	• the guidelines set out in the NSW Department of Housing manual Managing Urban Stormwater: Soils and Construction Certificate (the Blue Book), and

	(Southern Sydney Regional Organisation The applicant must ensure the erosion and sedin site works and construction.	er Management for the Construction Industry'; of Councils and the Natural Heritage Trust). nent control plan is kept onsite at all times during rainwater enters the stormwater system and				
13.	Long Service Levy					
	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. <b>Reason</b> : To ensure the long service levy is paid.					
14.	Payment of Security Deposits					
1	This condition applies to all construction works \$	25,001 and above.				
	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:         Infrastructure Bond (Security Deposit):       \$3,000.00         Infrastructure Protection Permit Fee (includes inspections)       \$210.00					
	<ul> <li>road etc) as a consequence of carrying of</li> <li>completing any public work such a construction, stormwater drainage and with this consent, and</li> <li>any inspection carried out by Council in of the making good any damage to council</li> <li>The Infrastructure Bond will be returned on c development, subject to no damage being done kerb, road etc) as a consequence of carrying of owner / developer is to arrange an inspection w any work commences on site. Any damage incur</li> </ul>	ompletion of the construction of the proposed e to any council property (including street trees, ut the works to which the consent relates. The ith an Officer of Wentworth Shire Council before rred to Council infrastructure will be repaired at ice of the Infrastructure Bond will be returned to				

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. <b>Reason</b> : To ensure any damage to public infrastructure is rectified and public works can be
created.
Utilities and services
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.
Note: Stock and domestic water entitlement may be attached to the proposed dwelling site.
<b>Reason</b> : To ensure the proposed dwelling is provided with appropriate servicing.
Plumbing and Drainage - AWTS
Before issuance of the Construction Certificate, a Plumbing and Drainage Approval Application under Section 68 of the Local Government Act NSW 1993, for an onsite Aerated Wastewater Treatment system (AWTS) sewerage management system 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).
Note: All stormwater from the site is to be directed towards a legal point of discharge. A septic system will not be allowed on the property. 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.
<b>Reason</b> : To ensure plumbing and drainage works are carried out appropriately.
Stormwater Management Plan
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.
The plan is to include treatment measures for the water if it is to be discharged into a waterway.
Reason: To ensure stormwater run-off is appropriately managed.
Waste management plan
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:

	Details the following:
	<ul> <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> 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.
	Reason: To ensure resource recovery is promoted and local
19.	Works in Road Reserve 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.
	Please contact Councils Roads & Engineering Department on Tel: (03) 5027 5027 to arrange a permit.
	<b>Reason</b> : To control development in the road reserve.

#### **BEFORE BUILDING WORK COMMENCES**

20.	Construction Certificates and Appointment of Principal Certifier
	Prior to the commencement of any building works, the following requirements must be complied with
	<ul> <li>A Construction Certificate must be obtained from the Council or an Accredited Certifier, in accordance with the provisions of the Environmental Planning &amp; 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> <li>Reason: To ensure building works complies with relevant legislation and other codes.</li> </ul>
21.	Contractor details notification The certifying authority must advise Council, in writing of:
	<ol> <li>The name and contractor licence number of the licensee who has been contracted to do or intends to do the work, or</li> <li>The name and permit of the owner-builder who intends to do the work. 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.</li> </ol>

	Reason: To ensure building work is carried out by licensed contractor
22.	Dial before you dig.
	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 www.1100.com.au or telephone 1100 before excavating or erecting structures (This 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.
	Individuals owe asset owners a duty of care that must be observed when working in the vicinit of plant or assets. It is the individual's responsibility to anticipate and request the nominal locatio of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities."
	Reason: To ensure existing infrastructure is identified
23.	Erosion and sediment controls in place
	Before the commencement of any site or building work, the developer must be satisfied th erosion and sediment controls in the erosion and sediment control plan, (as approved by Counci are in place until the site is rectified (at least 70% ground cover achieved over any bare ground o site).
	Reason: To ensure runoff and site debris do not impact local stormwater systems and waterway
24.	Notice of commencement of works
	Subject to approval to commence works two days before any site works, building or demolitio begins, the beneficiary of this consent must:
	<ol> <li>Forward to Council notice of commencement of work and appointment of Principal Certifyir Authority.</li> <li>Notify the adjoining owners that work will commence.</li> </ol>
	<b>Reason</b> : To provide notification of works commencing
25.	Rubbish/Waste Management
	Throughout the construction period, from commencement of work, a suitable rubbis containment structure is to be located on site and utilised.
	Reason: To ensure the construction site is kept clean and safe at all times.
26.	Storage of materials
	Throughout the construction period, from commencement of work, the storage of materials is no permitted on footpaths, roadways or in reserves. Rubbish and building materials must b contained on the site.

<b>Reason</b> : To ensure the construction materials are stored on site in a tidy & safe manner.
Toilet facilities
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.
Reason: To ensure workers and contractors have access to amenities on site.
Tree protection measures
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.
Reason: To protect and retain trees.

#### **DURING BUILDING WORK**

29.	Approved Plans
	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.
	Reason: To ensure all parties are aware of the approved works to be conducted
30.	Construction noise
	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. <b>Reason</b> : To protect the amenity of the neighbourhood
31.	Contamination discovered during works.
	<ul> <li>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: <ul> <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> </li> </ul>
	Note: Depending on the nature and level of the contamination, remediation of the land may be required before further work can continue.

	Reason: To ensure contaminated land is managed appropriately
32.	Cut and fill (if applicable)
	While building work is being carried out, the principal certifier must be satisfied all soil remove from or imported to the site is managed in accordance with the following requirements:
	• All excavated material removed from the site must be classified in accordance with the EPA 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.
	<ul> <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 identifier as being subject to a resource recovery exemption by the NSW EPA.</li> <li>Reason: To ensure soil removal &amp; replacement meets requirements</li> </ul>
33.	Encroachment of easements
	No works are to encroach over any easements.
	Reason: To ensure works are not carried out over easements
34.	Hours of work
	The developer must ensure that building work, demolition or vegetation removal is only carrie out between:
	• 7.00am to 6.00pm on Monday to Friday
	<ul> <li>8.00am to 1.00pm on Saturdays</li> <li>The developer must ensure building work, demolition or vegetation removal is not carried out of Sundays and public holidays, except where there is an emergency.</li> </ul>
	Unless otherwise approved within a construction site management plan, construction vehicle machinery, goods or materials must not be delivered to the site outside the approved hours of site works.
	Note: Any variation to the hours of work requires Councils approval.
	Reason: To protect the amenity of the surrounding area
35.	Implementation of BASIX commitments
	While building work is being carried out, the applicant must undertake the development strict in accordance with the commitments listed in the BASIX certificate(s) approved by this consent for the development to which the consent applies.
	<b>Reason</b> : To ensure BASIX commitments are fulfilled in accordance with the BASIX certificat (prescribed condition under Section 75 EP&A Regulation).

36.	Implementation of site management plans
	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.
	<b>Reason</b> : To ensure the required site management measures are implemented during construction.
37.	Natural drainage
	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.
	Reason: To ensure natural drainage is maintained where possible
38.	Procedure for critical stage inspections
	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.
	Reason: To require approval to proceed with building work following each critical stage inspection
39.	Responsibility for changes to public infrastructure
	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).
	Reason: To ensure payment of approved changes to public infrastructure
40.	Security fencing
	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.
	Reason: To ensure the site is secured during construction
41.	Tree protection
	While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with:

	<ol> <li>The construction site management plan</li> <li>The relevant requirements of any Australian Standard for the protection of trees on development sites</li> <li>This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.</li> </ol>
	Reason: To protect trees during site works
42.	Uncovering relics or Aboriginal objects
	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.
	In this condition:
	<ul> <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         <ul> <li>is of State or local heritage significance; and</li> </ul> </li> </ul>
	<ul> <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> <li>Reason: To ensure protection of objects of potential significance during works.</li> </ul>
43.	Waste management
	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.
	Upon disposal of waste, the applicant is to compile and provide records of the disposal to the principal certifier, detailing the following:
	<ul> <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> </ul>
	<ul> <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> <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>
	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.

**Reason**: To require records to be provided, during construction, documenting that waste is appropriately handled.

#### **BEFORE ISSUE OF AN OCCUPATION CERTIFICATE**

Completion of landscape and tree works.
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.
<b>Reason</b> : To ensure the approved landscaping works have been completed before occupation, in accordance with the approved landscaping plan(s).
Completion of public utility services
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.
<b>Reason</b> : To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.
Occupation Certificate
The building shall not be occupied or used until an Occupation Certificate is issued either by council or by an accredited certifier.
Reason: To ensure development is accredited.
Removal of waste upon completion
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.
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.
Reason: To ensure waste material is appropriately disposed or satisfactorily stored.

48.	Repair of infrastructure
	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.
	Note: If the council is not satisfied, the whole or part of the bond submitted will be used to cover the rectification work.
	Reason: To ensure any damage to public infrastructure is rectified

#### **OCCUPATION AND ONGOING USE**

49.	Additional structures
	No additional structures are to be built or installed on the site without permission from the
	Wentworth Shire Council.
	<b>Reason</b> : To ensure only approved work is carried out
	Reason. To ensure only approved work is carried out
50.	Amenity of the neighbourhood
	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.
	<b>Reason</b> : To ensure the amenity of the neighbourhood is not compromised unreasonably.
51.	Maintenance of wastewater and stormwater treatment device
	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.
	<b>Reason</b> : To protect sewerage and stormwater systems.
52.	Ongoing use - dwelling with garage & storage shed
	The storage shed and garage cannot be used for habitation.
	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.
	Reason: To ensure appropriate use as per approval.
53.	Release of securities / bonds
	When Council receives an occupation certificate from the principal certifier, the applicant may
L	1

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. **Reason**: To allow release of securities and authorise Council to use the security deposit to

complete works to its satisfaction.

#### 9.11 WENTWORTH LOCAL ENVIRONMENTAL PLAN 2011 PLANNING PROPOSAL TO REZONE RU5 LAND TO E4 AND INTRODUCE A 1000SQM MLS 48 CORBETT AVENUE BURONGA

File Number:	RPT/24/317
Responsible Officer: Responsible Division: Reporting Officer:	George Kenende - Acting Director Health & Planning Health and Planning 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

#### <u>Summary</u>

Wentworth Shire Council resolved to proceed with a Planning Proposal to amend planning provisions in the Wentworth Local Environmental Plan 2011 (WLEP) that specifically relate to amendment to the Zoning and Minimum Lot Size (MLS) mapping.

The Department of Planning, Housing and Infrastructure (DPHI) issued a Gateway Determination to proceed on 19 February 2024.

The Planning Proposal sought to amend the following provisions:

- Rezone part of Lot 2 DP 1300239 from RU5 Village to E4 General Industrial
- Introduce a Minimum Lot Size (MLS) of 1,000sqm to part of Lot 2 DP 1300239 being rezoned to E4 General Industrial (Lot Size Map Sheet LSZ\_004F)

Public exhibition consultation was conducted in accordance with the Gateway Determination. No public submissions were received however one (1) state agency submission was received.

No amendments have been made to the Planning Proposal as an outcome of public exhibition.

This report seeks Council endorsement of the Planning Proposal and approval to proceed with finalisation of the amendment to the Wentworth Local Environmental Plan 2011 as Council are the plan-making authority.

#### **Recommendation**

That Council:

- a) Endorse the post exhibition documentation as outlined in this report.
- b) Support and resolve to proceed with the finalisation of the Planning Proposal in accordance with section 3.36 of the *Environmental Planning and Assessment Act* 1979.
- c) Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

#### **Detailed Report**

<u>Purpose</u>

The purpose of this report is to advise Council of the Gateway Determination conditions, the subsequent outcomes from exhibition of the Planning Proposal and process for the Planning Proposal to be finalised.

#### <u>Background</u>

Council's Health and Planning Department received a planning proposal from Cadell Consulting Services on 16 November 2023 to introduce the E4 zoning and a Minimum Lot Size of 1,000sqms to two (2) allotments in Buronga. The planning proposal was reported to Council seeking a resolution to submit the Planning Proposal to Department Planning, Housing and Infrastructure requesting a Gateway Determination to proceed.

The Gateway Determination to proceed was issued by the Department Planning, Housing and Infrastructure on 19 February 2024. The Gateway Determination contained three (3) conditions, all of which Council is obligated to comply. The next section of this report details the amendments to the Planning Proposal as a consequence of compliance with the conditions.

#### Matters under consideration

#### Gateway Determination

The Gateway Determination was issued 19 February 2024.

Refer to **Attachment 1** Section 3.36 Planning Report (Attachment 1 - Gateway Determination Cover Letter).

Refer to **Attachment 1** Section 3.36 Planning Report (Attachment 2 - Gateway Determination).

The timeframe for completing the LEP amendment is to be on or before 3 December 2024.

A summary of compliance with the conditions of the Gateway Determination are provided, as follows:

**1.** Revisions made to planning proposal to amend the property details to identify the new titles after a recent subdivision.

A more accurate map was created showing the most up to date land configuration and zoning

Refer to Attachment 2 Planning proposal publicly exhibited.

Council sought the approval of the Department Planning, Housing and Infrastructure to proceed with community consultation. Approval was granted to proceed with community consultation on 5 March 2024.

Refer to **Attachment 1** Section 3.36 Planning Report (Attachment 3 - Approval to proceed with community consultation).

- **2.** Public exhibition was conducted in accordance with the conditions of the Gateway Determination. Further details are provided below.
- **3.** A public hearing was not required.

All conditions of the Gateway Determination have been satisfied.

#### Public exhibition

In accordance with Schedule 1 Clause 4 Community participation requirements of the Environmental Planning and Assessment Act 1979, and Condition 2 of the Gateway Determination, the planning proposal was placed on public exhibition from 18 March 2024 to 8 April 2024.

Public notice was provided in the Sunraysia Daily and posts on social media.

The proposed amendment and accompanying exhibition material were made available for viewing by the public on Council's website and at Council's Customer Service Counter in Wentworth and Midway Centre in Buronga.

As conditioned by the Gateway Determination, Council exhibited the following information:

- Gateway Determination
- Gateway Determination Letter
- Amended Planning Proposal
- Department Planning, Housing and Infrastructure Letter to proceed with community consultation

No community submission was received.

One submission was received from Environment Protection Authority (EPA). The submission has been reviewed, considered and a response to each topic or comment is included in the attached submissions table. No amendments were made to the Planning Proposal in response to the submissions.

Refer to Attachment 1 Section 3.36 Planning Report (Attachment 4 – Submission Table).

Refer to Attachment 3 NSW EPA submission

#### Next Process

The Gateway Determination authorises Council as the local plan-making authority.

Therefore, the process to finalise the Planning Proposal is as follows:

Council to proceed with the finilisation process of the planning proposal as Council are the Local Plan-making Authority

#### **Options**

Based on the information contained in this report, the options available to address this matter are to:

a) Resolve to support and proceed with finilisation of the Planning Proposal.

Or

b) Resolve to not proceed with the finilisation of the Planning Proposal.

#### Legal, strategic, financial or policy implications

The options contained in this report ensure that Council:

- a) Satisfies its legal obligations under the Gateway Determination; and
- b) Is consistent with the Community Strategic Plan 2022-2023 and Local Strategic Planning Statement;

There are no known financial or policy implications for Council.

#### **Conclusion**

It is concluded that the most appropriate course of action is to support and proceed finalisation of the proposal and notification of the amendment on the legislative website.

#### Attachments

- 1. Section 3.36 Planning Report
- 2. Planning Proposal publicly exhibited
- 3. NSW EPA submission (Under separate cover) ⇒

#### SECTION 3.36 PLANNING REPORT

#### Planning proposal:

PP-2023-2559 (L1/102)

#### Planning proposal summary:

Amend the following in the Wentworth Local Environmental Plan 2011:

- Rezone part of Lot 2 DP 1300239 from RU5 Village to E4 General Industrial
- Introduce a Minimum Lot Size (MLS) of 1,000sqm to part of Lot 2 DP 1300239 being rezoned to E4 General Industrial (Lot Size Map - Sheet LSZ\_004F)

Post exhibition amendments to the planning proposal:

- No amendments made to the planning proposal after post exhibition

#### Date of Gateway determination:

19 February 2024.

#### **1 GATEWAY DETERMINATION**

The Gateway Determination was issued 19 February 2024.

Refer to **Attachment 1** Gateway Determination Cover Letter.

Refer to Attachment 2 Gateway Determination.

The timeframe for completing the LEP is to be by 3 December 2024.

A summary of compliance with the conditions of the Gateway Determination are provided, as follows:

1. Revisions made to planning proposal to amend the property details to identify the new titles after a recent subdivision.

A more accurate map was created showing the most up to date land configuration and zoning

Council sought the approval of the Department of Planning Housing and Infrastructure – Western Region office to proceed with agency and community consultation. Approval was conditionally granted on 5 March 2024 with no further amendments to the planning proposal required.

Refer to **Attachment 3** Approval to proceed with community consultation.

- **2.** Public exhibition was conducted in accordance with the conditions of the Gateway Determination. Further details are provided in Section 2 of this report.
- **3.** A public hearing was not required or deemed necessary.

All conditions of the Gateway Determination have been satisfied.

#### 2 CONSULTATION

In accordance with Schedule 1 Clause 4 Community participation requirements of the Environmental Planning and Assessment Act 1979, the planning proposal amended as per condition 1 of the gateway was placed on public exhibition for 20 days to the public 18 March 2024 to 8 April 2024.

Public notice was provided in the Sunraysia Daily and posts on social media.

The planning proposal and accompanying exhibition material were made available for viewing by the public on Council's website and at Council's Customer Service Counter in Wentworth and Midway Centre in Buronga.

As conditioned by the Gateway Determination, Council exhibited the following information:

- Relevant Council meeting reports
- Amended Planning Proposal
- Department of Planning and Environment's Gateway Determination, Cover Letter and approval to proceed with consultation letter.

No submission was received from the public.

#### **3 VIEWS OF PUBLIC AUTHORITIES**

The Gateway Determination conditioned did not require any consultation with public authorities.

However, during public notification a submission was received from the Environment Protection Authority (EPA).

Refer to **Attachment 4** Submissions table.

In response to this submission, no changes were made to the amended planning proposal which was publicly notified.

#### 4 PLANNING PROPOSAL AMENDMENTS POST EXHIBITION/CONSULTATION

No changes were made to the planning proposal with addendum exhibited because of the exhibition and consultation.

#### 5 CONSISTENCY WITH S.9.1 DIRECTIONS & OTHER STRATEGIC DOCUMENTS

Part 3 Section B of the planning proposal provides a response to applicable strategic planning documents, State Environmental Planning Policies and Section 9.1 Directions.

The planning proposal is consistent with Section 9.1 Directions and other relevant strategic planning documents.

#### 6 PARLIAMENTARY COUNSEL OPINION

As Council are the nominated Local Plan-Making Authority (LPMA), Opinion from Parliamentary Counsel will be conducted by Council.

#### 7 OTHER RELEVANT MATTERS

Nil.

#### 8 MAPPING

The planning proposal seeks to amend the LEP zoning and minimum lot size maps.

A copy of the amended LEP digital map will be forwarded to the NSW Department of Planning, Housing and Infrastructure for review before finalisation of the LEP Amendment BY Council as the LPMA.

#### 9 **RECOMMENDATION**

It is recommended that the LEP amendment is made.

### **ATTACHMENT 1**



Department of Planning, Housing and Infrastructure

Our ref: PP-2023-2559(IRF24/65)

Mr Ken Ross General Manager Wentworth Shire Council PO Box 81 WENTWORTH NSW 2648

Dear Mr Ross

#### Planning proposal PP-2023-2559 to amend Wentworth Local Environmental Plan 2011

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 23 January 2023 in respect of the planning proposal to rezone land and amend the minimum lot size at Part Lot 1 DP 1300239, Corbett Avenue, Buronga.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act, being Directions 1.1 Implementation of Regional Plans and 6.1 Residential Zones are minor or justified in accordance with the terms of the Direction.

No further approval is required in relation to the Directions.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 3 December 2024. Council should aim to commence the exhibition of the planning proposal as soon as possible.

The Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to <u>mapinstrument.drafting@dpie.nsw.gov.au</u>. The Western regional team should be copied into the request at <u>westernregion@planning.nsw.gov.au</u>. The request must include the drafting instruction template, planning proposal and gateway determination.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Level 1, 188 Macquarie Street Dubbo NSW 2830 | PO Box 58 Dubbo NSW 2830 | dpie.nsw.gov.au | 1

Should you have any enquiries about this matter, I have arranged for Rebecca Martin to assist you. Ms Martin can be contacted on 58526810.

Yours sincerely

Garry Hopkins Director, Western Region Local and Regional Planning

Encl: Gateway determination

19 February 2024

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# **ATTACHMENT 2**



Department of Planning, Housing and Infrastructure

# Gateway Determination

*Planning proposal (Department Ref: PP-2023-2559)*: rezone land and amend minimum lot size at Part Lot 1 DP 1300239, Corbett Avenue, Buronga.

I, the Director, Western Region, at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wentworth Local Environmental Plan 2011 to rezone land and amend minimum lot size at Part Lot 1 DP 1300239, Corbett Avenue, Buronga should proceed subject to the following conditions:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 3 December 2024.

#### **Gateway Conditions**

- 1. The planning proposal is to be updated prior to public exhibition to:
  - reflect the recently changed land title information affecting the subject land, and
  - include accurate mapping that reflects a better map scale and the 2023 change of industrial zones to employment zones.
- 2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the Local Environmental Plan Making Guideline (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 19 February 2024

Mophins

Garry Hopkins Director, Western Region Local and Regional Planning Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces

# **ATTACHMENT 3**



Department of Planning, Housing and Infrastructure

Our ref: PP-2023-2559 / IRF24/439

Mr Ken Ross General Manager Wentworth Shire Council PO Box 81 WENTWORTH NSW 2648

### Attention: George Kenende, Strategic Development Officer

Dear Mr Ross

Planning proposal (PP-2023-2559) to amend Wentworth Local Environmental Plan 2011 – rezone land and amend minimum lot site at Part Lot 1 DP 1300239, Corbet Avenue, Buronga – proceed to public consultation.

I refer to your correspondence dated 29 February 2024 in relation to planning proposal (PP-2023-2559) to amend the Wentworth Local Environmental Plan (LEP) 2012 to rezone land and amend minimum lot site at Part Lot 1 DP 1300239, Corbet Avenue, Buronga.

Condition 1 of the Gateway determination issued on 19 February 2024 required two matters to be addressed prior to community consultation.

I have reviewed the information provided and agree that condition 1 of the Gateway determination has been satisfied. Council may now proceed to community consultation as soon as possible as required by condition 2 of the Gateway determination.

A copy of this letter, the updated documentation provided on 9 February 2024, the Gateway determination dated 29 February 2024 and documents accompanying the planning proposal are to be included in the community consultation package.

Should you have any further enquiries about this matter please contact Rebecca Martin on 02 5852 6810.

Yours sincerely

Tim Collins Manager, Western Region Local and Regional Planning Department of Planning, Housing and Infrastructure

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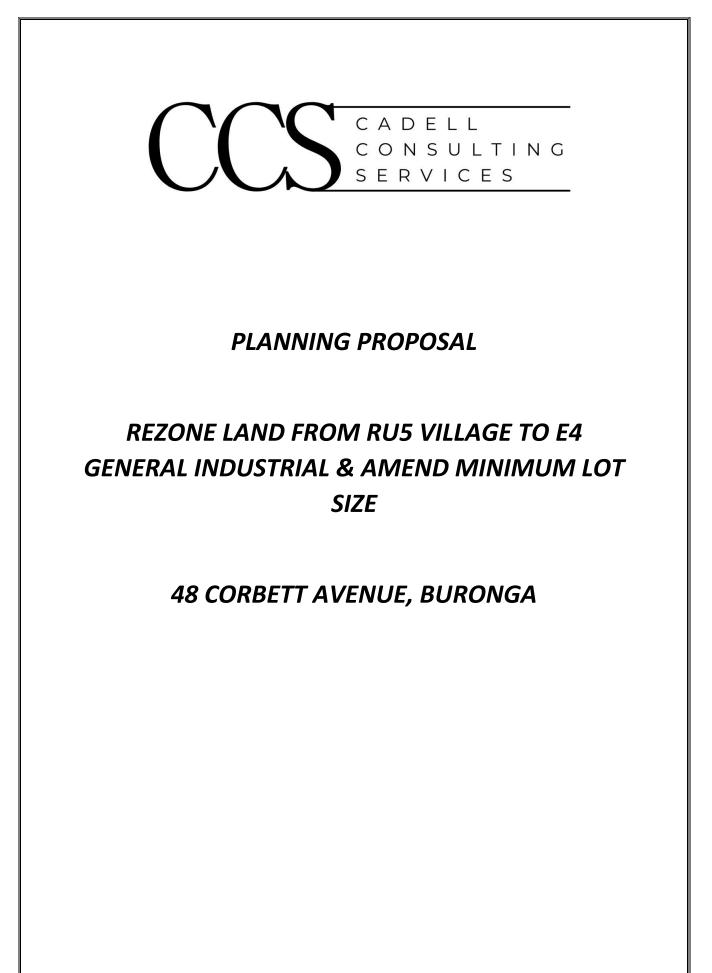
# **ATTACHMENT 4**

	ilities The proposed subdivision concept design for the additional E4 General Industrial zoned land, does show multiple lots along the southern and western boundaries, adjacent to the RU5 Village zone.	However, as indicated in the Planning Proposal, the strip of land on the southern boundary is a crown land reserve, which will form part of a buffer zone with an adjoining road that will service the future residential development to the south. As such, the crown land reserve will not be developed for residential purposes.	Additionally, the lots appearing to be adjacent to the RU5 zone on the western boundary, will, in fact, be adjacent to a future drainage reserve, which will be part of the proposed future development of that allotment.	Therefore, there will be no development of industrial lots adjacent to residential development, which will ensure that the amenity of the surrounding residential development is not detrimentally impacted.	<b>Council response:</b> In addition to the information provided by the applicant, noise, odour and air emitting from industrial developments are matters reviewed during
0.14 militation	The proposed amendment has the potential to increase the number of noise, odour and air emitting industrial facilities located adjacent to residential land zoned as RU5				
	Submission 1 Submission 1 Environment Protection Authority (EPA)				

-

The proposed amendment has the potential to interact with the existing EPA licensed activity currently being undertaken on the subject site (Environment Protection Licence (EPL) 4659). This licence is for irrigated agriculture and will require variation once the subject site ceases to be used for the current activity. The EPA recommends that strategic land-use planning for the development seeks to mitigate the risk of land-use conflict between the proposed use and surrounding residential and agricultural uses.	If required, conditions of consent can be included requiring mitigation measures be included in the industrial developments.Idment has the potential to interact adment has the potential to interactP applicant response: twould be anticipated that prior to the redevelopment to vould be anticipated that prior to the redevelopment of the subject site (Environment Protection of the subject site, the landowner/operator would to nonce the subject site ceases to be and any variation required to the current EPL.A licensed activity.Consult with NSW EPA with regards to the change in use and any variation required to the current EPL.A license is for irrigated agriculture activity.Consult with NSW EPA with regards to the change in use and any variation required to the current EPL.B that strategic land-use planning for the proposed developments on the land on response to the land.P applicant response: the land.B s that strategic land-use planning for the proposed use and surrounding ultural uses.P applicant response: to response: The land.Any subdivision or industrial land use developmential antivitions on the land wile he checked for orderidationP applicant response:
	land use conflict. Should land use conflict be identified, measures will be put in place to ensure the industrial land use does not impact the residential land uses.

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Michele Bos

Cadell Consulting Services

0429 021 494

PO Box 26, Wentworth NSW 2648

michele@cadellconsulting.com.au

www.cadellconsulting.com.au



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Version	Date	Author	Approved
Pre-lodgement	July 2023	Michele Bos	Cadell Consulting Services
Lodgement	November 2023	Michele Bos	Cadell Consulting Services
Public Exhibition	February 2024	Michele Bos	Cadell Consulting Services

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Attachment 1 – Subdivision and Staging Concept Plan

Attachment 2 – State Environmental Planning Policy Assessment

Attachment 3 – Section 9.1 Ministerial Directions Assessment

Attachment 4 – (Separate) Preliminary Site Inspection

## 1. Introduction

## 1.1 Overview

This Planning Proposal has been prepared by Cadell Consulting Services on behalf of MH<sup>2</sup> Engineering & Architectural Services and the proponent.

The Proposal seeks to amend the Wentworth Local Environmental Plan 2011 (WLEP) by rezoning part of an allotment from RU5 Village to E4 General Industrial zone and applying the minimum lot size of 1,000 m<sup>2</sup> to the rezoned area. The proposed rezoning area encompasses 4 hectares.

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), together with satisfying the requirements of the NSW Department of Planning, Industry and Environment *Local Environmental Plan Making Guideline August 2023* (DPIE Guideline).

The Planning Proposal is categorised as a 'Standard' application, as it proposes to rezone part of one allotment consistently with the proposed zone objectives and applicable minimum lot size.

1.2 Format of the Planning Proposal

This Planning Proposal has been structured as follows:

- Section 1 introduces the Planning Proposal and supporting documentation
- Section 2 provides a description of the subject site, its locality and the surrounding land uses
- Section 3 contains the Planning Proposal prepared in accordance with the DPIE Guideline

### **1.3 Supporting Documentation**

The following documentation and plans have been prepared to support this Planning Proposal. These attachments are identified in Table 1 below:

Table 1 Attachments to Planning Proposal

Attack	nment Name	Prepared by	
1.	Proposed Subdivision Plan	MH <sup>2</sup> Engineering & Architectural Services Pty Ltd	
2.	Consistency with State Environmental	Cadell Consulting Services	
	Planning Policies		
3.	Consistency with Section 9.1 Ministerial	Cadell Consulting Services	
	Directions		
4.	Preliminary Site Inspection (Separate)	Green Edge Environmental Pty Ltd	

1.4 Concurrent Development Application and Planning Proposal

The proponent is considering lodgement of a concurrent Development Application with the Planning Proposal, in accordance with Part 3 Division 3.5 of the *Environmental Planning and Assessment Act 1979*.

The purpose of the concurrent application would be to streamline the amendment and development approval process by reducing the overall process timeframe. This will enable the proponent to undertake works to develop the site and to ensure that there will be an ongoing supply of industrial land ready for purchase and development.

Lodgement of the Development Application will occur following the issue of a Gateway Determination to proceed by the Department of Planning & Environment.

## 2. Site & Locality Details

## 2.1 Site Location

The site is located in Buronga in south western New South Wales.

Buronga is situated approximately 3 kilometres from the central business district of the regional city of Mildura, in north western Victoria.

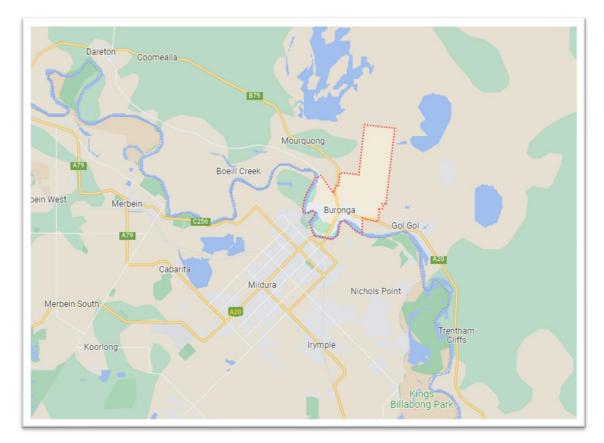


Figure 1 Locality Map (Source: Google maps)

### 2.2 Site Description

The site is located within the Buronga Industrial Estate.

The northern boundary of the allotment, being approximately 440 metres, has direct access to Corbett Avenue.

The entire site encompasses approximately 11 hectares. The area to be rezoned encompasses 4 hectares.

Details of the allotment and address is provided below in Table 2:

Table 2 Lot Identifier & Addresses

Lot Identifier	Address	Area
Lot 1 DP1300239	48 Corbett Avenue	11 hectares

Cadell Consulting Services Planning Proposal – 48 Corbett Avenue, Buronga

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The majority of the overall site is under horticulture crop.

There are 2 dwellings and associated agricultural sheds on the overall site.

Other than the existing horticultural crops, the vegetation on the site includes some planted native species on the south western boundary and around the buildings, with the balance of vegetation being ornamental and introduced species.



Figure 2 Overall Site Aerial Map (Source: Nearmap)

The overall site has split zones. These being E4 General Industrial zone with a minimum lot size of 1,000 square metres and RU5 Village zone with no minimum lot size applied. Refer to the figures below.



Figure 3 Lot 1 DP1300239 Existing Zone Map (Source: NSW Spatial viewer)

The area of the overall site of which is proposed to be rezoned is shown below in Figure 5. The Planning Proposal will refer to the area to be rezoned as the subject site.

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Figure 4 Area to be rezoned (Source Nearmap)

There is an existing shed and horticulture crop on the subject site.

The southern boundary of the subject site is bordered by Crown Land, which was once used as an open channel system for irrigation purposes. Refer to the Figure 5 below.

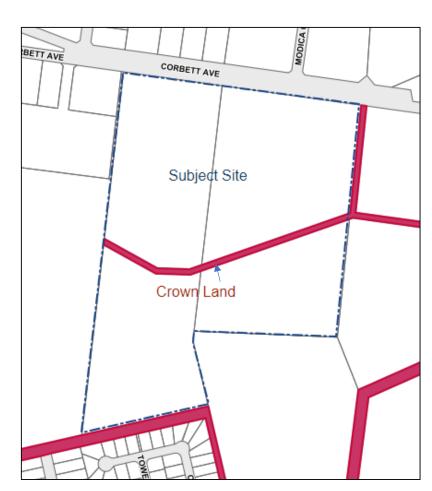


Figure 5 Crown Land Map (Source: Intramaps)

The crown land portion encompasses approximately 0.48 hectares.

The northern boundary of the crown owned land is proposed to be the southern boundary of the E4 General Industrial zone. The crown land parcel and the land to the south will remain as RU5 Village zone.

The subject site is not affected by bushfire prone land mapping or flooding.

#### 2.3 Surrounding Development

The northern end of the site is located in the Buronga Industrial Estate, while the southern end of the subject site is located adjacent to existing and proposed residential development.

To the north and north west is land containing industrial development, while to the south, is existing residential development and new proposed residential development on the south western boundary.

The land on the eastern boundary is currently being used for horticultural purposes.



Figure 6 Surrounding Land Use Map (Source: Nearmap)

# 3. Planning Proposal

## 3.1 Objectives or Intended Outcomes

The objectives of this Planning Proposal are to amend the Wentworth Local Environmental Plan 2011 by:

- rezoning the subject site (approximately 4 hectares) from RU5 Village to E4 General Industrial zone
- applying the minimum lot size of 1,000 square metres to the proposed E4 General Industrial zoned area

The intended outcomes of the Planning Proposal are to:

- enable the provision of additional industrial land, and
- take advantage of the increase in demand for general industrial zoned land by expanding the existing industrial precinct and,
- provide an alternative and more suitable location to expand the industrial zone, other than the recommended location in the Buronga Gol Gol Structure Plan 2020, and
- provide a larger variety of lot sizes to accommodate various types of industrial development, and
- utilise the crown land parcel as a border and partial buffer zone between the industrial and residential development.

The above intended outcomes will be achieved by the proposed rezoning of the current, undeveloped RU5 Village zoned land area to E4 General Industrial zone. The total area proposed to be rezoned is approximately 4 hectares.

A subdivision concept plan is provided in Attachment 1.

#### 3.2 Explanation of Provisions

To achieve the objectives and intended outcomes of the Planning Proposal, the table below outlines the map amendments required to the Wentworth LEP 2011:

Table 3 WLEP Maps to be amended

Land Zoning Map	Lot Size Map
Sheet LZN_004F	Sheet LSZ_004F

Figure 8 Proposed zone



Cadell Consulting Services Planning Proposal – 48 Corbett Avenue, Buronga

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Cadell Consulting Services Planning Proposal – 48 Corbett Avenue, Buronga

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3.3 Justification

#### Section A – Need for the Planning Proposal

3.3.1 Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

Local Strategic Planning Statement

The Planning Proposal satisfies and is consistent with the Strategic vision, intent and priorities and two Planning Priorities of the LSPS. Refer to Section 3.3.4.

#### Buronga Gol Gol Structure Plan

The Planning Proposal is, partly, a consequence of Recommendation 13 of the Buronga Gol Gol Structure Plan 2020 (BGGSP).

The BGGSP made a recommendation for an additional 16 hectare extension of the industrial zone to be located to the east of the existing industrial estate, at the eastern end of Corbett Avenue, as per the figure below.

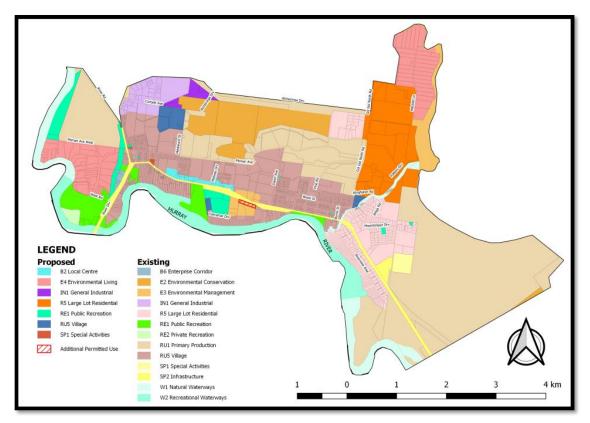


Figure 11 Buronga Gol Gol Structure Plan Future Land Use Zones (Source: BGGSP Figure 4.1)

However, following completion of the BGGSP, the Department of Planning & Environment advised of additional issues relating to biodiversity and cultural heritage constraints, applicable to the area proposed to be rezoned under Recommendation 13.

Also, the BGGSP also outlined that the largest allotment within the zone has recently been re-planted with horticultural crop and therefore, will not be available for industrial development in the short to

medium term. The area of this allotment is approximately 25 hectares. This area is shown in Figure 7 in Section 2.3.

The timeframe for Recommendation 13 to be progressed was to be in line with the Urban Land Release Staging Plan. Part of the overall site, already under E4 zone, had an estimated development commencement timeframe of 2024-2028 in the BGGSP. This is consistent with the proposed development of the site by the proponent.

The balance of the two allotments currently zoned RU5, but proposed to be rezoned to E4, have an anticipated commencement timeframe of 2032-2036. However, that timeframe is estimated for residential development due to its current zone.

The timeframe for the development of the proposed additional 16 hectares of E4 zone was estimated between 2028 and 2032.

Table 2.1 (Page 10) of the BGGSP showed the following statistics on industrial land in the study locality:

Table 4 BGGSP Industrial Land

Zone		Total Area	Developed	Undeveloped
IN1	General	72 ha	39 ha	33.1 ha
Industrial				

Of the undeveloped area currently zoned E4, 25 hectares will not be available for development in the short to medium term, as mentioned above and confirmed in the BGGSP.

This leaves a balance of 8.1 hectares available for development.

The BGGSP identified that at the time, the current take-up rate of industrial lots per year was 4. However, it also estimated that the take up rate would increase due to recent land sales in the industrial estate. As predicted, the take up rate of land in the industrial zone has increased.

At the time of preparing this Planning Proposal, there were only 2 allotments available for purchase in the Buronga Industrial Estate. Both of these allotments are approximately 3,000 m<sup>2</sup>. However, it is also understood that those 2 allotments are currently 'under offer'.

The table below shows the development approvals issued during the past 5 years, for the E4 General Industrial zone applicable only to the Buronga Industrial Estate:

Table 5 Development Approvals in Buronga Industrial Estate

2018	2019	2020	2021	2022	2023 to date
3	3	3	3	8	3

A review of the availability of industrial zoned land in Mildura, has concluded that there are no vacant lots or land available for purchase and development in the Industrial 1 zone.

This indicates that the increase in development approvals from an average of 3 to 8 in 2022 in the Buronga Industrial Estate, is in fact driven by the demand for industrial land in the Sunraysia area and the current lack of supply in Mildura.

Referring to Attachment 1 Proposed Subdivision Plan:

Cadell Consulting Services Planning Proposal – 48 Corbett Avenue, Buronga

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Stage 1 and 2, being the land shown in green and blue (existing E4 zone) – of the 23 lots in these two stages, 16 have been sold off the plan.

Stage 3, being the subject site -2 lots have been held for future purchase, prior to the subject site being rezoned and subdivided.

Therefore, while there is a minor inconsistency with the BGGSP in terms of the zone location and anticipated development timeframes, that inconsistency is justified for the following reasons:

- There is an urgent demand for the availability of more industrial land, that is ready for immediate purchase and development.
- The proposal to rezone 4 hectares of RU5 Village zoned land to E4 General Industrial zone will centralise and consolidate the expansion of the industrial precinct. Rather than the original proposal to extend it further east, which is within closer proximity to the C2 Environmental Conservation zoned land. That area has also been recognised as having additional constraints that could hinder the ability to rezone the area.
- The proponent has an overall subdivision concept design for the subject site. The design will cater for a mix of industrial uses and developments.
- The Planning Proposal offers a solution to cover the areas that were proposed for industrial rezoning in the BGGSP, that may now be considered as unviable.
- The Planning Proposal offers a solution to cover the area currently zoned E4 but is not available for industrial development in the short to medium term.
- The proposed additional E4 zoned land is 4 hectares in area. This area, together with the current balance of industrial zoned land that is available and undeveloped, equates to 10 hectares.
- With an allowance of 15% of industrial land required for access and services and an average of 3,500 m<sup>2</sup> allotments, the lot yield applicable to 10 hectares equates to 24 lots, a 3 year supply @ 8 lots per year. However, recent sales of industrial land off the plan indicates the demand is much higher.

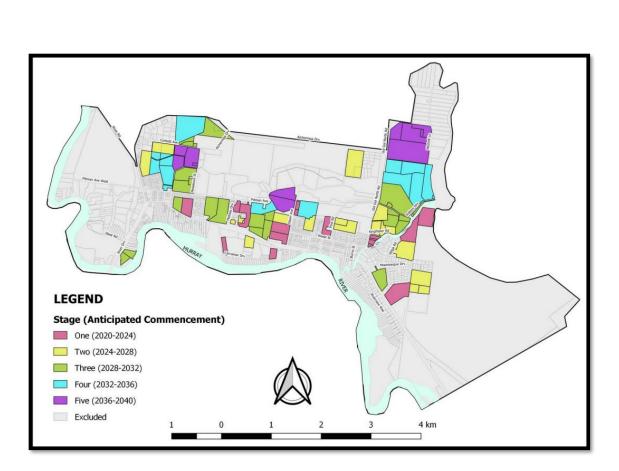


Figure 12 Buronga Gol Gol Structure Plan Urban Land Release Staging Plan (Source: BGGSP Figure 4.4)

The Planning Proposal is consistent with the Land Use Principles for Industrial Areas and Buffer Zones as outlined on pages 37 and 38 of the BGGSP.

The Land Use Principles for industrial areas that directly apply to this Planning Proposal, include:

*i.* Encourage a mix of industrial development.

Response: The area proposed to be rezoned will include allotments ranging from 1,500 m<sup>2</sup> to 3,900 m<sup>2</sup>. This is based on the proposed subdivision concept design. Such a range of allotment sizes will enable diversity in the types of industrial uses developed in the industrial estate. Additionally, allowing an extension to the E4 zone also encourages the proponent to provide for larger lots in the existing industrial zone, as shown in the proposed subdivision concept design, without compromising the number of lots that will be available for purchase and development. This also enables greater diversity in the types of industrial uses and development within the precinct.

The Land Use Principles for buffer zones that directly apply to this Planning Proposal, include:

*i.* Establish and manage suitable buffer zones at interfaces between agricultural and industrial areas and residential areas.
 Response: The draft concept subdivision plan shows the use of the crown land parcel and an adjoining road as a buffer between the industrial and future residential areas.

- Buffer zones should be designed in accordance with guidelines and standards prepared and/or endorsed by the relevant state government agency to enhance visual corridors and create filtered views into adjoining land uses.
   Response: The section of Crown owned land proposed to be utilised as a buffer zone forms a barrier that will separate the industrial and future residential uses of the land.
- For existing sensitive land uses within 500 metres of existing industrial areas, all new industrial development or modifications to existing industrial development is to demonstrate that unacceptable environmental impacts can be avoided through design, siting and modification of proposals to reduce emissions, noise, dust and odour.
   Response: While the industrial zoned area is anticipated to be developed prior to the future residential area, south of the subject rezoning site, the proposed buffer zone, being the crown land reserve and adjacent proposed road, will serve as an adequate buffer to protect the amenity of the future residential development.

The BGGSP was endorsed by the Department of Planning & Environment 5 November 2021.

3.3.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the objectives and intended outcomes for the proposed development.

The overall property currently has split zones which are incompatible, in terms of permissible uses and potential amenity issues. The proposal to extend the industrial zone will resolve any future incompatibility issues.

The Planning Proposal offers a solution to increase the availability of land in the industrial estate, whilst providing suitable space for buffer measures, to ensure the amenity of the future residential development to the south is protected.

#### Section B – Relationship to Strategic Planning Framework

3.3.3 Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)? <u>Far West Regional Plan 2036 (FWRP)</u>

The Planning Proposal gives effect to three directions and their relevant actions under *Goal 1: A diverse economy with efficient transport and infrastructure networks* of the FWRP.

Direction 1: Grow the agribusiness sector, value-added manufacturing opportunities and supply chains

1.2 The Planning Proposal aims to facilitate an increase in industrial land ready for take up and development.

1.3 The Planning Proposal will provide additional investment opportunities for new industrial type businesses, suitably located within the current industrial estate.

1.4 The Planning Proposal will provide ensure there is a variety of lot sizes to accommodate varying industrial type developments.

#### Direction 12: Enhance productivity of employment lands

12.1 The Planning Proposal and the overarching draft concept development design, aims to expand the existing southern portion of the industrial estate to provide industrial land for immediate and future development. The increase in development within the industrial estate of Buronga will create both economic and employment opportunities.

12.2 The Planning Proposal is consistent with the land use principles of the Buronga Gol Gol Structure Plan for industrial land. Particularly as it aims to better utilise the crown land on the southern border of the subject site, for buffer purposes.

12.3 The Planning Proposal will ensure there is an ongoing, adequate supply of industrial zoned land to cater for current and future demand. It will also encourage co-location of industrial type industries to reduce supply chain costs.

12.4 The subject site is located within the existing industrial estate, where there are adequate and accessible infrastructure services available, with ease of access to the local, state and international freight networks

#### Draft Far West Regional Plan 2041 (DFWRP)

The Planning Proposal gives effect to two objectives of the DFWRP under *Part 3 Ongoing prosperity*.

Objective 13: Protect and develop industry and manufacturing

The proposal is consistent with this objective as it aims to:

- locate new industrial land close to inter-regional networks
- provide for the supply of development-ready industrial land to meet the changing demands of the industry
- encourage co-location and clustering of compatible industries to improve efficiencies and productivity, reduce land use conflict, maximise infrastructure investment and capitalise on supply networks
- drive competitive advantage by leveraging strengths, assets and attributes while maintaining integrity of existing industrial precincts.

*Objective 14: Protect and leverage existing and future road, rail and air transport routes and infrastructure* 

The proposal is consistent with this objective as it aims to:

- identify opportunities to activate and protect employment lands near freight infrastructure.

3.3.4 Is the Planning Proposal consistent with a Council Local Strategic Planning Statement that has been endorsed by the Planning Secretary or Greater Sydney Commission, or another strategy or strategic plan?

Local Strategic Planning Statement (LSPS)

The Planning Proposal is consistent with Planning Priority 4 Efficient transport and connectivity networks and Planning Priority 6 Sustainable settlements.

Planning Priority 4 – Efficient transport and connectivity networks

The Planning Proposal aims to increase the area of employment lands, directly adjacent to the existing industrial zone. The Buronga Industrial Estate area is strategically located in terms of access to major

transport networks, for access to domestic markets and international ports in Adelaide (via Sturt and Silver City Highways), Melbourne (via Calder Highway) and Sydney (via Sturt Highway).

#### Planning Priority 6 – Sustainable settlements

The Primary Settlement Areas Strategy for Buronga and Gol Gol, as identified in the Wentworth Shire Council Local Strategic Planning Statement (LSPS), aims for all new urban development to be located within the identified settlement boundary. The subject site falls within the settlement boundary.

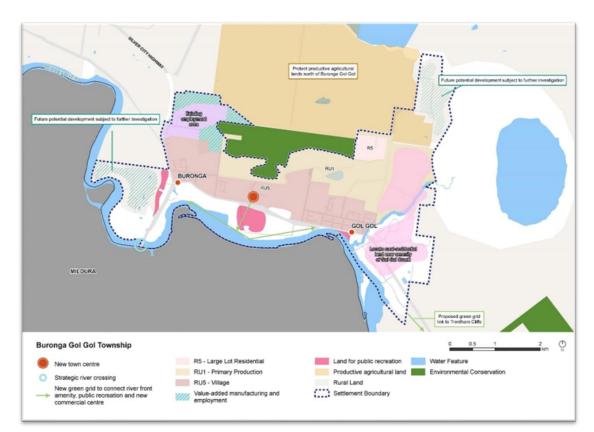


Figure 13 Buronga and Gol Gol Settlement Boundary (Source: LSPS Map 5)

Additionally, the Primary Settlement Areas Strategy seeks to *Ensure new employment development that requires separation from urban development due to potential amenity impacts, is located in suitable areas.* The Planning Proposal satisfies this intent as it aims to increase employment zoned land adjacent to existing employment land, whilst including amenity protection measures for future residential development, by proposing to use the existing crown land strip and a new road as a buffer zone, as shown in Attachment 1.

The following excerpts from the *Strategic vision, intent and priorities* of the LSPS which are applicable to the Planning Proposal, include:

Over the next 20 years Wentworth Shire will leverage the area's rural, industrial and residential strengths to generate economic and social growth opportunities.

Horticulture/agriculture, industry and local businesses complimented by opportunities for tourism and residential investment will drive prosperity in the Wentworth Shire as the area capitalises on its close proximity to the Murray and Darling river systems and its favourable climate conditions.

Local, regional, state and national road transport and freight networks provide access to national and international locations and markets which are fundamental for the success of the economic growth of Wentworth Shire.

Wentworth Shire will be open for business and Council will actively support the development of tourism, business and industrial sectors. Council will investigate and review land use pressures to ensure the shire has a complimentary balance of residential and commercial development opportunities to encourage population growth.

Our towns and villages will capitalise on growth opportunities so that they continue to service our local communities. Our towns will offer a variety of housing choice to support a growing population and as our towns continue to support new growth, our economic base will diversify. Our townships will be vibrant active places to visit and live, providing a variety of basic economic and community services.

The Planning Proposal is consistent with the *Strategic vision, intent and priorities* of the LSPS, as it:

- Leverages the demand for additional industrial land, whilst providing a variety of lot sizes to cater for varying types of industrial development.
- Will provide employment opportunities and increase the economic activity in the Buronga township.
- Includes addressing potential amenity issues by providing a buffer solution between the future industrial and residential developments.

#### Wentworth Community Strategic Plan 2022-2032 (WCSP)

The WCSP has been developed as part of the Integrated Planning and Reporting Framework NSW requirements. The plan aims to reflect a holistic vision of the shire community and acts as a guide and reference point for decision making by elected representatives, community members and council staff.

The community vision of the CSP is 'Wentworth Shire will work together to create a thriving, attractive and welcoming community'.

The four key strategies of the CSP include:

Economic – A vibrant, growing and thriving region

Social – A great place to live

Environmental – A community that works to enhance and protect its physical and natural environment

*Civic Leadership* – *is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner.* 

The Planning Proposal is consistent with the following objectives of the CSP:

*Objective 1.1 Promote the shire as an ideal location for investment and the establishment of innovative sustainable and diversified industries* 

The Planning Proposal aims to increase the area of the E4 Industrial zoned land to ensure an ongoing supply of immediate developable land, which will attract new industries to the Buronga Industrial Estate. The variety of lot sizes is aimed at attracting a variety of new industries to complement the existing businesses within the estate.

Objective 1.5 Encourage and support initiatives that improve local employment opportunities

The Planning Proposal will provide new and diversified employment opportunities through the provision of developable land, with varied lot sizes, to attract new industry.

3.3.5 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

Western Murray Regional Economic Development Strategy 2018-2022 (WMREDS)

In order to support growth in agriculture and in particular, the manufacturing of agricultural products, Strategy 1 of the WMREDS prioritises zoning industrial land to encourage the development of manufacturing enterprises where there is adequate services and transport infrastructure. The Planning Proposal is consistent with this strategy, as it seeks to increase the supply of available and developable industrial zoned land, which will be fully serviced and accessible to the major freight network.

#### NSW 2040 Economic Blueprint (EB)

The aspirations of the EB that are applicable to the Planning Proposal include:

- Our economy would be diversified in favour of fast-growing industries and services and be expanding quickly enough to lift living standards
- Our regions should be productive and growing, serviced by world-class infrastructure and transport links

The aims of the EB for NSW regions are that they are productive and vibrant through growing populations that are supported by:

- employment and educational opportunities
- expansion of agricultural exports,
- efficiency in regional transport infrastructure
- high standard transport links
- improved and enhanced connectivity

It is considered that the Planning Proposal is consistent with the aspirations and aims of the EB for NSW Regions and the Wentworth Shire.

3.3.6 Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

An assessment of the Planning Proposal to the State Environmental Planning Policies is provided in Attachment 2.

3.3.7. Is the Planning Proposal consistent with applicable Ministerial Directions (Section 9.1 Directions)?

An assessment of the Planning Proposal to the Section 9.1 Ministerial Directions is provided in Attachment 3.

#### Section C – Environmental, social and economic impact

3.3.8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal? Other than horticultural crops and ornamental or introduced vegetation, the site is otherwise devoid of vegetation.

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Cadell Consulting Services Planning Proposal – 48 Corbett Avenue, Buronga
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As the site has been under horticultural crops for many years, there is no likelihood of critical habitat, threatened species, ecological communities or their habitats being present on the subject site.

4.3.9 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

There are no other known potential environmental effects as a consequence of this Planning Proposal.

3.3.10 Has the Planning Proposal adequately addressed any social and economic effects? Social and economic benefits have been addressed in Section B in response to consistency with the LSPS and WCSP.

### Section D – State and Commonwealth interests

3.3.11 Is there adequate public infrastructure for the planning proposal? Subsequent development of the subject site will include an extension of the existing infrastructure to service the use and development of the subject site for industrial purposes.

The provision of services will include:

- Water, sewer and stormwater infrastructure
- Safe and adequate access in and out of subject site
- Road width(s)
- Street lighting
- Fire hydrants

Consultation with Wentworth Shire Council, confirms that all of the above infrastructure and services can be provided to adequately support the proposed development of the subject site.

3.3.12 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Early consultation with DPE – Crown Lands and Western Murray Irrigation has commenced to determine their future use and requirements of the Crown Land strip, proposed to serve as part of the buffer zone between the industrial and future residential development.

Discussions include the possibility of the landholder/developer acquiring the portion of crown land or entering into an agreement/licence for the landscaping that land for buffer purposes.

As advised by DPE Crown Lands, the processes and procedures for this type of proposal will take some time.

It is anticipated that any additional relevant agencies and applicable service providers will be consulted through the community consultation process, as conditioned by the Gateway Determination.

#### 3.4 Mapping

The Planning Proposal seeks to amend the following maps in the Wentworth LEP 2011, as they apply to the subject site:

Land Zoning Map – Sheet LZN\_004F

Lot Size Map – Sheet LSZ\_004F

#### 3.5 Community Consultation

In accordance with Section 3.33(2)(e) of the Environmental Planning & Assessment Act 1979, community consultation may need to be conducted.

Schedule 1, Part 1, Division 1, 4 of the EP&A Act prescribes community consultation timeframes are either determined by the Gateway Determination to be issued, or 28 days. This is also consistent with the timeframe set out in Table 4 of the Wentworth Shire Council Community Participation Plan.

For this Planning Proposal, the following consultation process may include:

- Written notification to adjoining landowners
- Public notice in the local newspaper and on Council's website
- Display of the Planning Proposal and supporting documentation made available in Council's administrative buildings
- Planning Proposal documentation made available for public viewing on Council's website.

During the consultation period, the following documents should be made available for public viewing:

- 1. Planning Proposal
- 2. Gateway Determination
- 3. All appendices and supporting documentation
- 4. Relevant Council reports and subsequent resolutions.

Consultation with any relevant state agencies will be determined by the Gateway Determination.

At the conclusion of the consultation period, Council will review and consider submissions received regarding the Planning Proposal, and will determine if the Planning Proposal is to be finalised.

#### 3.6 Project Timeline

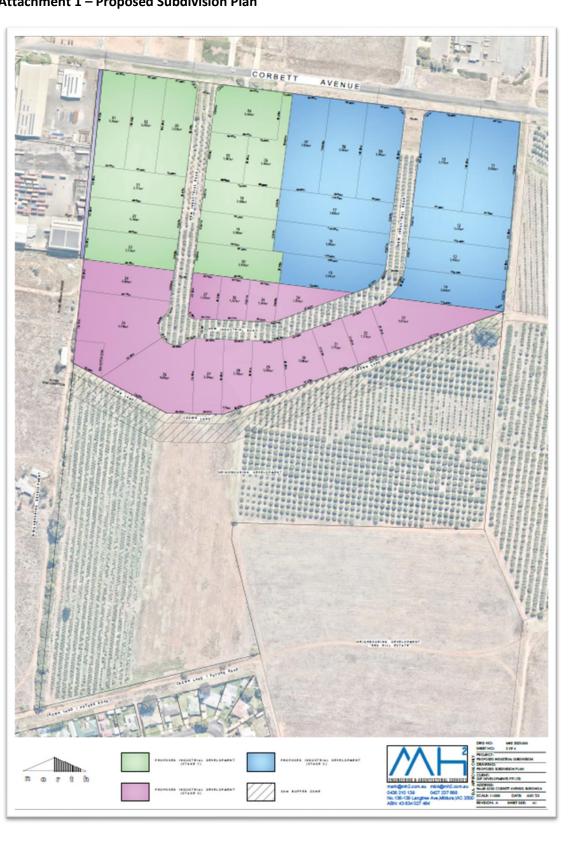
The *NSW Department of Planning, Industry and Environment Local Planning Guideline August 2023* sets a benchmark timeframe for completion of the Planning Proposal process.

For a 'Standard' Planning Proposal, the benchmark is a total of 320 days for all stages of the process to be completed. This timeframe does not include pre-lodgement of the Planning Proposal with Council.

There are many factors that can influence the timeframe process. However, the following table provides indicative timeframes for each stage:

#### Table 6 Planning Proposal Timeframe

Stage	Timeframe
Pre-lodgement	September 2023
Submission of Planning Proposal	November 2023
Gateway Determination	March 2024
Post Gateway	April 2024
Public Exhibition & Assessment	May 2024
Finalisation	July 2024



Attachment 1 – Proposed Subdivision Plan

State Environmental	Applicable	Consistent	Comments/Justification
Planning Policy (SEPP)	(Y/N)	(Y/N)	
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Y	Y	Chapter 2 – Vegetation in non-rural areas The aim of this SEPP is to protect the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of non-rural areas through preservation of trees and other vegetation. The Planning Proposal is consistent with this SEPP as the subject site does not contain any native vegetation, other than ornamental/introduced vegetation and horticultural crop. It is understood that any vegetation removal, other than horticultural crops, may require Council approval. However, the applicant has no intention of removing any vegetation at this stage. Chapter 3 – Koala habitat protection 2020 The aim of this SEPP is to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalasand reverse the current trend of koala population decline. The Planning Proposal is consistent with this SEPP as the subject site is devoid of all native vegetation, other ornamental/introduced vegetation and horticultural crop. Therefore, the site does not contain any koala habitat. Chapter 4 – Koala habitat protection 2021 The aim of this SEPP is to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range The Planning Proposal is consistent with this SEPP as the subject site is devoid of all native vegetation, other than ornamental/introduced species and horticultural crop. Therefore, the site does not contain any natural habitat suitable for koalas.

### Attachment 2 – State Environmental Planning Policy Assessment

			The aims of this SEPP are to conserve and enhance the riverine environment of the River Murray for the benefit of all users. The subject site is identified as being included in Map 35 of the Murray Regional Environmental Plan No. 2 – Riverine Land. It is considered that the Planning Proposal is consistent with this SEPP as the subject site is well setback from the Murray River and therefore, any impacts (if any) would be very low. <u>Chapter 6 – Water catchments</u> Not applicable. <u>Chapter 13 Strategic conservation planning</u> No applicable.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Y	Y	Applies to all land in NSW. The Planning Proposal does not detract from the aims of this policy.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Y	Y	The Planning Proposal does not detract from the aims of this policy.
State Environmental Planning Policy (Housing) 2021	Y	Y	Applies to all land in NSW. The Planning Proposal does not detract from the aims and principles of this policy.
State Environmental Planning Policy (Industry and	Y		Chapter 2 Western Sydney employment area Not applicable.
Employment) 2021			Chapter 3 Advertising and signage The aims of this SEPP are to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish. Consistency with this SEPP will be adhered to when development applications are lodged in the E4 zone, to the satisfaction of the consent authority.
State Environmental Planning Policy No 65 Design Quality of	N		

Residential Apartment Development			
State Environmental Planning Policy (Planning Systems) 2021	Ν		
State Environmental Planning Policy (Precincts – Central River City) 2021	Ν		
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	Ν		
State Environmental Planning Policy (Regional) 2021	Ν		
State Environmental Planning Policy (Western Parkland City) 2021	Ν		
State Environmental Planning Policy (Primary Production) 2021	Ν		This SEPP is not applicable as the subject site is not zoned, classified or mapped as rural or state significant agricultural land.
State Environmental Planning Policy (Resilience and Hazards) 2021	Y	Y	<ul> <li><u>Chapter 2 Coastal management</u></li> <li>Not applicable.</li> <li><u>Chapter 3 Hazardous &amp; offensive</u></li> <li><u>development</u></li> <li>The aims of this SEPP are to: <ul> <li>a) to amend the definitions of hazardous</li> <li>and offensive industries where used in</li> <li>environmental planning instruments, and</li> </ul> </li> <li>b) to render ineffective a provision of any</li> <li>environmental planning instrument that</li> <li>prohibits development for the purpose of</li> <li>a storage facility on the ground that the</li> <li>facility is hazardous or offensive if it is not</li> <li>a hazardous or offensive storage</li> <li>establishment as defined in this Chapter,</li> <li>and</li> </ul> <li>c) to require development consent for</li> <li>hazardous or offensive development</li> <li>proposed to be carried out in the Western</li> <li>Division, and</li> <li>d) to ensure that in determining whether a</li> <li>development is a hazardous or offensive</li>

State Environmental Planning Policy (Resources and	N		<ul> <li>employed to reduce the impact of the development are taken into account, and</li> <li>e) to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact, and</li> <li>f) to require the advertising of applications to carry out any such development.</li> <li>The Planning Proposal will not detract from the aims of this policy.</li> <li><u>Chapter 4 Remediation of land</u></li> <li>A Preliminary Site Assessment has been conducted on the subject site.</li> <li>The outcome of that assessment supports the rezoning of the subject from RU5 Village to E4 General Industrial zone.</li> </ul>
Energy) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021	Y	Y	Chapter 2 Infrastructure The aim of this SEPP is to ensure there is an effective delivery of infrastructure to support the development. Consultation with Council has already commenced, to ensure that the roll out of the development of the site can and will be fully serviced. Consultation with Transport for NSW will be conducted as a condition of the Gateway Determination. However, it is considered that current access arrangements off Silver City Highway are adequate to support the subsequent development.
State Environmental Planning Policy (Sustainable Buildings) 2022	N		This policy commences on 1 October 2023.

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
1. Planning Systems	;		
1.1 Implementation of Regional Plans	Y	Y	The Planning Proposal is consistent with the goals, directions and actions of the <i>Far West Regional Plan 2036</i> and the <i>draft</i> <i>Far West Regional Plan 2041</i> . Further details provided in Section 3.3.3 of the Planning Proposal.
1.2 Development of Aboriginal Land Council land	N		
1.3 Approval and Referral Requirements	Y	Y	The Planning Proposal does not propose any referral or concurrence requirements, nor does it nominate any development as 'designated development'.
1.4 Site Specific Provisions	N		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N		
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N		
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N		
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N		
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N		
1.10 Implementation of the western Sydney Aerotropolis Plan	N		
1.11 Implementation of Bayside West Precincts 2036 Plan	N		

### Attachment 3 – Section 9.1 Ministerial Directions Assessment

1.12 Implementation of	N		
Planning Principles for			
the Cooks Cove Precinct			
1.13 Implementation of	N		
St Leonards and Crows			
Nest 2036 Plan			
1.14 Implementation of	N		
Greater Macarthur			
2040			
1.15 Implementation of	N		
the Pyrmont Peninsula			
Place Strategy			
1.16 North West Rail	N		
Link Corridor Strategy			
1.17 Implementation of	N		
the Bays West Place			
Strategy			
1.18 Implementation of	N		
the Macquarie Park			
Innovation Precinct			
1.19 Implementation of	N		
the Westmead Place			
Strategy			
1.20 Implementation of	N		
the Camellia-Rosehill			
Place Strategy			
1.21 Implementation of	N		
South West Growth			
Area Structure Plan			
1.22 Implementation of	N		
the Cherrybrook Station			
Place Strategy			
2. Design and Place			
2.1 Design and Hace			
3. Biodiversity and (	Conservation	I	I
3.1 Conservation Zones	Y	Y	The Planning Proposal is consistent with
		· ·	this Direction as it does not involve land
			identified as environmentally sensitive
			and does not seek to reduce
			environmental protect standards.
3.2 Heritage	Y	Y	There are no known or registered heritage
Conservation			items, relics, objects or sites applicable to
			the subject site.
3.3 Sydney Drinking	N		
Water Catchments			
3.4 Application of C2	N		
and C3 Zones and	IN		
Environmental Overlays			
in Far North Coast LEPs			

3.5 Recreation Vehicle Areas	Y	Y	The Planning Proposal does not enable the land to be developed for the purposes of a recreation vehicle area, as defined by the <i>Recreation Vehicles Act 1983</i> .
3.6 Strategic Conservation Planning	N		The subject site is not identified as avoided land or a strategic conservation area.
3.7 Public Bushland	N		
3.8 Willandra Lakes Region	N		The subject site is not located within the Willandra Lakes World Heritage Property.
3.9 Sydney Harbour Foreshores and Waterways Area	N		
3.10 Water Catchment Protection	N		
4. Resilience and Ha	zards		-
4.1 Flooding	N		The subject site is not identified as being flood prone.
4.2 Coastal Management	N		
4.3 Planning for Bushfire Protection	N		The subject site is not identified as being bushfire prone land on the NSW Rural Fire Service map.
4.4 Remediation of Contaminated Land	Y	Y	A Preliminary Site Assessment has been conducted on the subject site. The assessment is provided in a separate attachment. The findings of the assessment include that there is <i>no indication of past or</i> <i>present contamination above what would</i> <i>be reasonable for the proposed industrial</i> <i>land use.</i>
4.5 Acid Sulfate Soils	N		
4.6 Mine Subsidence	N		
and Unstable Land			
5. Transport and Inf	T	I	
5.1 Integrating Land Use and Transport	Y	Y	The extension of the E4 zone is considered suitable for the area as it marginally increases the existing industrial estate. An extension to the estate was proposed in the Buronga Gol Gol Structure Plan 2020 at the east end of Corbett Avenue. However, cultural and biodiversity constraints could render that extension undevelopable. The Planning Proposal centralises an expansion of the industrial estate and existing access arrangements can cater for the growth in industrial activity.

5.2 Reserving Land for Public Purposes	Y	Y	The Planning Proposal does not propose to remove or propose any land to be dedicated for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	Ν		The subject site is not located near an airport or defence airfield.
5.4 Shooting Ranges	Ν		The subject site is not located near a shooting range.
6. Housing		1	
6.1 Residential Zones	Y	Y	The Planning Proposal is consistent with this direction, despite its outcome which will reduce the current stock of residential land in the RU5 Village zone. Consistency can be achieved in the addressing the Buronga Gol Gol Structure Plan 2020 and its intent to continue to roll out additional residential land in accordance with its staging plan.
6.2 Caravan Parks and	Y	Y	The Planning Proposal does not reduce
Manufactured Home Estates			the opportunities for caravan parks and manufactured homes estates.
7. Industry and Emp	lovment		indidicated nomes estates.
			<ul> <li>Proposal to address the objectives of this direction:</li> <li>a) Encourage employment growth in suitable locations <ul> <li>The Planning Proposal will support growth in the industrial employment sector of Buronga by increasing the footprint of the industrial precinct by approximately 4 hectares, with an additional 16 allotments.</li> <li>b) Protect employment land in employment zones</li> <li>The Planning Proposal does not detract or threaten the existing E4 zone from its purpose. The proposed buffer zone on the southern boundary of the E4 zone will ensure that general industrial activities can be conducted as per the zone permissibility.</li> </ul> </li> <li>c) Support the viability of identified centres</li> <li>The location and viability of the existing industrial precinct in Buronga is supported by this Planning Proposal. In that, the proposal is to increase the industrial precinct to facilitate the development of a large-scale transport</li> </ul>

		sizes to encourage new d within the precinct. The Planning Proposal does the potential floor space for purposes within the industria The Planning Proposal is gen accordance with the Burong Structure Plan 2020, in that to recommended an increase in industrial zone. The Plan was approved strategy by the Pla Secretary. Further details are Section 3.3.1 of the Planning	not reduce employment al precinct. erally in a Gol Gol the Plan the is an nning e provided in
7.2 Reduction in Non- Hosted Short-term Rental Accommodation period	N		Proposal.
7.3 Commercial and Retail Development along the Pacific Highway North Coast	N		
8. Resources and En	ergy		
8.1 Mining, Petroleum Production and Extractive Industries	N		
9. Primary Production			
9.1 Rural Zones	N		
9.2 Rural Lands	N		
9.3 Oyster Aquaculture	N		
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N		

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### 9.12 PROJECT & WORKS UPDATE - JUNE 2024

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RPT/24/258
Geoff Gunn - Director Roads and Engineering Roads and Engineering Jamie-Lee Kelly - Administration Officer
3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
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 May 2024 and the planned activities for June 2024.

### **Recommendation**

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

### **Detailed Report**

Refer below for updates of the works completed in May 2024, and the planned activities for June 2024.

Project and	Works Update for May 2024
Roads	<ul> <li>Maintenance Grading         <ul> <li>Works scheduled were completed on the High Darling, Nobb and Milkengay Roads.</li> </ul> </li> <li>Arumpo Road         <ul> <li>Design ongoing.</li> <li>Contractors onsite using land planes to reshape the existing sub-base to the new design.</li> <li>New culverts and end walls ordered and delivered to site.</li> </ul> </li> <li>Low Darling Road Re sheeting         <ul> <li>Contractors have commenced re shaping of the existing subbase, and 150mm layer of locally sourced gravel will be placed for an extent of 5.7km. Works will continue into June and be completed by the end of financial year.</li> </ul> </li> </ul>
	<ul> <li>District Bulk Metering         <ul> <li>Pooncarie Flow Meter installed.</li> </ul> </li> <li><u>3G to 4G Upgrade for Water and Wastewater Infrastructure</u></li> <li>Upgrades to water and sewer infrastructure at Dareton, Buronga and Wentworth all complete.</li> <li><u>Junction Island Footpath</u></li> <li>Footpath to commence from 3 June. Expected to take two weeks.</li> </ul>

	Wentworth Jockey Changerooms
	<ul> <li>The building has been moved as requested.</li> </ul>
	Wentworth and Pooncarie Camp Kitchens
	Wentworth Camp Kitchen:
	<ul> <li>Anderson Group appointed as building surveyor.</li> </ul>
	• Plan to be progressed with Users for completion following the
	2024 Wentworth Show and Cup Day Races.
	Pooncarie Camp Kitchen:
	• Feedback compiled on comment to the concept design and
	shared back with Community User Groups.
	$\circ$ Construction proposed to Commence directly following the
	Pooncarie Races.
	<b>_</b>
Projects	Pink Lake
110ject3	<ul> <li>Preparation of Review of Environmental Factors in progress.</li> </ul>
	<ul> <li>Land tenure issues progressing.</li> </ul>
	Willow Bend Caravan Park
	Western end to be completed.
	<ul> <li>Amenities block connection to services underway</li> </ul>
	<ul> <li>Power bollard foundations prepared</li> </ul>
	Eastern end works:
	<ul> <li>Road and car park completed.</li> </ul>
	<ul> <li>All underground services completed.</li> </ul>
	-
	<ul> <li>Retaining wall near completion.</li> </ul>
	<ul> <li>Additional caravan pads</li> </ul>
	Amenities Blocks
	Pooncarie and Buronga Amenities ready for delivery.
	<u>Rose Street Stormwater – Stage 1</u>
	Tender document complete.
	<ul> <li>To be uploaded to VendorPanel by 7 June</li> </ul>
	<ul> <li>Alternative reduced depth design prepared as an addendum.</li> </ul>
	Buronga Toilet Block
	Tender document complete.
	To be uploaded to VendorPanel by 7 June.
	Pooncarie Toilet Block
	<ul> <li>Quotes being sought for installation of Amenities block.</li> </ul>
	Reln drain design finalised.
	James King Park Retaining Wall and Footpath
	<ul> <li>Material orders for steel piles and timber sleepers placed</li> </ul>
	Piling contractor awarded.
	Civil crew to commence site works from 3 June.
	Wantworth Powing Club Puilding
	<u>Wentworth Rowing Club Building</u>
	No additional works proposed until flood recovery funds approved.
	Dareton to Namatjira Sharedway
	<ul> <li>Negotiations with Solar lighting preferred tenderer commenced.</li> </ul>

• Discussions held with Essential Energy for alternative lighting.

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Projects	<ul> <li>Buronga Shared Path</li> <li>Widening of original concrete path complete.</li> <li>Additional work required due to erosion underway.</li> </ul>
	<ul> <li>Wentworth Cadell Street Kerb Upgrade</li> <li>Kerb &amp; Channel works complete and road reinstated.</li> </ul>
	<ul> <li>Dareton Sewer Pump Station No. 2 Upgrade</li> <li>Tender documents complete.</li> <li>To be uploaded to VendorPanel by 7 June.</li> </ul>

Projects and W	orks scheduled for June 2024
Roads	<ul> <li>Arumpo Road 24.5km</li> <li>Design testing and minor amendments ongoing.</li> <li>RFQ for installation of culverts has been received and currently under review. It is anticipated culverts will commence being installed mid July after earthworks are complete.</li> <li>Pushing up of material in two pits has been completed, with another two remaining.</li> <li>Contractor to commence crushing and pugging of material onsite 11 June.</li> <li>Base earthworks are continuing onsite with the use of two landplanes shaping the new road formation. Currently approximately 6km has been completed and will continue heading north east towards Mungo National Park.</li> </ul>
	<ul> <li>Maintenance Grading</li> <li>Works scheduled to be completed on the Arumpo, Springwood, Nulla and Pine Camp Roads</li> </ul>
	<ul> <li>Courtbowl Upgrades</li> <li>Resurfacing of 5 x court bowls in asphalt will be completed to cater for heavy vehicles and reduce ongoing maintenance.</li> </ul>
	<ul> <li><u>TfNSW Maintenance</u></li> <li>Line marking to be completed on the Silver City and Sturt Highways following the heavy patching and reseal program.</li> <li>Contractor has been engaged to carry out cleaning of 27 x culverts on both the Silver City and Sturt Highways.</li> </ul>
	<ul> <li>Wentworth HPAA Speed Reduction         <ul> <li>Approved and funded by TfSNW, the Wentworth township will have a new reduced speed limit of 40km/hr. Works to enforce this change include new signage in several locations, and speed zone road markings on the Silver City Highway. New speed limit to apply from 20 June.</li> </ul> </li> </ul>
	<ul> <li>Buronga Landfill Intersection Upgrade</li> <li>Major works at the intersection of the landfill will continue, which include an overtaking lane for north bound traffic, drainage works and asphalt surfacing to cater for the increase in heavy vehicle usage during and after the Landfill expansion. Asphalting surfacing, line marking and signage to be installed with the project expected to be completed by the 21 June 2024.</li> </ul>

<ul> <li>Low Darling Road Re sheeting</li> <li>Reshaping of the existing subbase, and 150mm layer of locally sourced gravel will be placed for an extent of 5.7km commencing at the end of the bitumen seal. This will provide a safe, all-weather access onto the bitumen for residents of the area. It is anticipated this will be completed by mid-June.</li> </ul>
<ul> <li><u>3G to 4G Upgrade for Water and Wastewater Infrastructure</u></li> <li>Complete upgrade installation at Pooncarie.</li> <li><u>Junction Island Footpath</u></li> <li>Footpath construction to be completed.</li> <li><u>Willow Bend Caravan Park</u></li> <li>Western end to be completed.</li> </ul>
<ul> <li>Power bollards to be installed.</li> <li>Amenities block operational.</li> <li>Eastern end to be completed.</li> <li>Final irrigation installations.</li> <li>Sewer Pump Station commissioned.</li> <li>Reinstatement of Levee path and perimeter fencing.</li> <li>Power bollards to be installed.</li> <li>Amenities block operational.</li> </ul>
<ul> <li><u>Amenities Blocks</u></li> <li>Pooncarie and Buronga Toilet Blocks to be delivered.</li> <li><u>Rose Street Stormwater – Stage 1</u></li> <li>Tender on VendorPanel.</li> <li>Tender Evaluation to be complete.</li> </ul>
<ul> <li><u>Buronga Toilet Block</u></li> <li>Tender on VendorPanel.</li> <li>Tender Evaluation to be complete.</li> <li>Building foundation to be installed.</li> <li><u>Pooncarie Toilet Block</u></li> </ul>
<ul> <li>Building foundations to be installed.</li> <li>Procurement documentation for reln drain to be issued to contractors.</li> <li><u>Pink Lake</u></li> <li>Tender documentation to be prepared and go out to tender.</li> <li>REF to be completed.</li> <li>Land tenure issues progressing.</li> </ul>
<ul> <li>Dareton to Namatjira Sharedway</li> <li>Solar lighting tender to be negotiated and awarded.</li> <li>James King Park Retaining Wall and Footpath</li> <li>Materials to be delivered for retaining wall.</li> <li>Pile driving to be completed.</li> <li>Sleepers to be installed by WSC Civil Team.</li> </ul>

Projects

Flood Recovery Works		
<ul> <li>Junction Park</li> <li>6 x Light pole lamp heads replaced.</li> <li>Non-functioning power bollard removed.</li> <li>New fascia plates installed to the 2 x free standing switchboards.</li> <li>Works Complete.</li> <li><u>Wentworth Wharf &amp; Riverfront</u></li> <li>4 x Light pole lamp heads replaced.</li> <li>2 x Ground lights made operational again, new LED light installed and access hatch installed on light box frame to access on/off switch.</li> <li>New LED lights and wiring installed under the wharf.</li> <li>Sensor light installed in the wharf hut (new addition).</li> <li>Underground wiring replaced to all the above infrastructure.</li> <li>Works Complete.</li> </ul>		

### **Attachments**

- 1. Arumpo Road
- 2. Buronga Landfill Entrance
- 3. Low Darling Road Resheeting & Court Bowl Upgrades
- 4. Buronga Sharedway & Cadell Street Kerb Upgrade
- 5. James King Park Retaining Wall & Footpath J.
- 6. Junction Island Footpath
- 7. Willow Bend Caravan Park 1.
- 8. Willow Bend Caravan Park 2.
- 9. Wentworth Wharf Flood Recovery
- 10. Junction Park Flood Recovery





















## 10 NOTICES OF MOTIONS / QUESTIONS WITH NOTICE Nil

### 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 Provision of Cleaning Services for Public Amenities and Transport for NSW Rest Areas - PT2324/15. (RPT/24/287)

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 Arumpo Road Reconstruction - Hire of Tip Truck & Super Dog Combinations. (RPT/24/314)

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 Waste Management Consultancy Services - PT2324/16. (RPT/24/253)

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 Buronga Landfill Expansion - PT2324/14. (RPT/24/279)

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 Buronga Landfill Expansion - Project Management - PT2324/18. (RPT/24/254)

### 12 OPEN COUNCIL - REPORT FROM CLOSED COUNCIL

#### 12.1 PROVISION OF CLEANING SERVICES FOR PUBLIC AMENITIES AND TRANSPORT FOR NSW REST AREAS - PT2324/15

File Number:	RPT/24/287
Responsible Officer: Responsible Division: Reporting Officer:	Geoff Gunn - Director Roads and Engineering Roads and Engineering 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**

### 12.2 ARUMPO ROAD RECONSTRUCTION - HIRE OF TIP TRUCK & SUPER DOG COMBINATIONS

File Number:	RPT/24/314
Responsible Officer: Responsible Division: Reporting Officer:	Geoff Gunn - Director Roads and Engineering Roads and Engineering Samantha Wall - Projects Administration Jarrod Roberts - Manager Works
Objective:	3.0 Wentworth is a community that works to enhance and protect its physical and natural assets
Strategy:	3.2 Plan for and develop the right assets and infrastructure

### **REASON FOR CONFIDENTIALITY**

### 12.3 WASTE MANAGEMENT CONSULTANCY SERVICES - PT2324/16

File Number:

RPT/24/253

Responsible Officer: Responsible Division: Reporting Officer:	Geoff Gunn - Director Roads and Engineering Roads and Engineering Geoff Gunn - Director Roads and Engineering
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**

#### 12.4 BURONGA LANDFILL EXPANSION - PT2324/14

File Number: RPT/24/279

Responsible Officer: Responsible Division: Reporting Officer:	Geoff Gunn - Director Roads and Engineering Roads and Engineering Geoff Gunn - Director Roads and Engineering 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**

### 12.5 BURONGA LANDFILL EXPANSION - PROJECT MANAGEMENT - PT2324/18

File Number:	RPT/24/254
Responsible Officer: Responsible Division: Reporting Officer:	Geoff Gunn - Director Roads and Engineering Roads and Engineering Geoff Gunn - Director Roads and Engineering 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**

## 13 CONCLUSION OF THE MEETING

### **NEXT MEETING**

17 July 2024