Wentworth

SHIRE COUNCIL

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, 61 DARLING STREET, WENTWORTH**, commencing at **5:00 PM**.

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
12 FEBRUARY 2025

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	**OPENING OF MEETING**	**1**
2	**PRAYER OR ACKNOWLEDGEMENT OF COUNTRY**	**1**
3	**APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE**	**1**
4	**DISCLOSURES OF INTERESTS**	**1**
5	**CONFIRMATION OF MINUTES**	**1**
6	**OUTSTANDING MATTERS FROM PREVIOUS MEETINGS**	**51**
7	**MAYORAL AND COUNCILLOR REPORTS**	**52**
7.1	Mayoral Report February 2025	52
8	**REPORTS FROM COMMITTEES**	**54**
	Nil	
9	**REPORTS TO COUNCIL**	**55**
9.1	General Managers Report	55
9.2	Request for Financial Assistance - Fire Services Men in a Shed	62
9.3	Attendance and Motions for the 2025 National General Assembly of Local Government	64
9.4	Draft Event Funding Policy 2025	90
9.5	Monthly Finance Report - December 2024	161
9.6	Monthly Finance Report - January 2025	165
9.7	Monthly Investment Report - December 2024	168
9.8	Monthly Investment Report - January 2025	180
9.9	December Quarterly Budget Review 2024-2025 2nd Quarter	192
9.10	Quarterly Operational Plan Progress Report	211
9.11	Payment of Expenses and Provision of Facilities Policy	269
9.12	Hardwaste Collection	284
9.13	AF003 Requests for Financial Assistance	286
9.14	DA2024/126 Moveable Dwelling High Darling Road Lot 5628 DP 768527 Pooncarie	289
9.15	DA2024/132 Dwelling (Deferred Commencement) Delta Road Lot 17 DP 729491 Curlwaa	351

9.16 DA2024/156 Permanent Group Home 20 Wendy Court Lot 17 DP 1288183 Buronga 398

9.17 S4-55/2024/031 Modify Development Consent DA2024/056 Permanent Group Home 24 Midway Drive Lot 29 DP 1288183 Buronga 443

9.18 Planning Proposal to Rezone RU4 Land to RU5 and Remove 10 hectare Minimum Lot Size 88 & 90 Melaleuca Street Buronga 465

9.19 Road Safety Quarterly Report 638

9.20 Speed Zone Review in Dareton 640

9.21 Project & Works Update - February 2025 650

10 NOTICES OF MOTIONS / QUESTIONS WITH NOTICE 669

Nil

11 CONFIDENTIAL BUSINESS – ADJOURNMENT INTO CLOSED SESSION 670

12 OPEN COUNCIL - REPORT FROM CLOSED COUNCIL 672

12.1 Wentworth Shire Council Bridge Lifts and Maintenance - 12 month period - PT2425/03 672

12.2 Log Bridge Road Lease with Mildura Regional Development 673

12.3 Plant Replacement - Approval on Tenders for Replacement of Plant 671 - Ford Ranger - VR2425/671 674

13 CONCLUSION OF THE MEETING 675

NEXT MEETING 675

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 18 December 2024 be confirmed as circulated.

Wentworth
SHIRE COUNCIL

ORDINARY MEETING MINUTES

18 DECEMBER 2024

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	**OPENING OF MEETING**	**1**
2	**PRAYER OR ACKNOWLEDGEMENT OF COUNTRY**	**1**
3	**APOLOGIES AND LEAVE OF ABSENCE**	**1**
4	**DISCLOSURES OF INTERESTS**	**1**
5	**CONFIRMATION OF MINUTES**	**1**
6	**OUTSTANDING MATTERS FROM PREVIOUS MEETINGS**	**2**
7	**MAYORAL AND COUNCILLOR REPORTS**	**3**
	7.1 Mayoral Report	3
8	**REPORTS FROM COMMITTEES**	**4**
	8.1 Audit, Risk and Improvement Committee	4
9	**REPORTS TO COUNCIL**	**5**
	9.1 General Managers Report	5
	9.2 Change of Meeting Date	6
	9.3 Australia Day Awards	7
	9.4 Request for sponsorship - Sport Aircraft Association of Australia AusFly 2025 Event	8
	9.5 Gol Gol Public School - Request for Financial Assistance	9
	9.6 Monthly Finance Report - November 2024	10
	9.7 Monthly Investment Report - November 2024	11
	9.8 Draft Buronga/Gol Gol Sporting Master Plan	12
	9.9 Disclosure of Interest Returns	13
	9.10 Community Engagement Strategy	14
	9.11 Planning Proposal to Local Heritage List the WOW Tree at the Australian Inland Botanic Garden Lot 1170 DP 820161	15
	9.12 Draft Wentworth Shire Council Community Participation Plan	17
	9.13 Transfer of Crown Road - Section of Arumpo Road, Buronga	18
	9.14 DA2024/061 Upgrade to existing boat mooring / jetty Victorian side of Murray River opposite Lot 55 DP 1071972 The Cobb and Co Way Gol Gol	19
	9.15 DA2024/094 Land Use for a Standing Vehicle Curlwaa Rest Stop	21
	9.16 DA2024/115 Land Use Approval for an Existing Dwelling 130A Renmark Road Lot 1 DP 870517 Wentworth	23
	9.17 DA2024/116 Land Use Approval of Existing Hangars and Transport Depot 130A Renmark Road Lot 1 DP 870517 Wentworth	24

9.18 Concept Design for the Replacment Kiosk at Wentworth Showgrounds ... 25
9.19 Project & Works Update - December 2024 ... 26

10 NOTICES OF MOTIONS / QUESTIONS WITH NOTICE ... 27
10.1 Pooncarie Learn to Swim facility ... 27
10.2 Rating for Rural Lots with regard to 4.6 Variations ... 28
10.3 Integrated Water Cycle Management Plan ... 29

11 CONFIDENTIAL BUSINESS – ADJOURNMENT INTO CLOSED SESSION ... 30

12 OPEN COUNCIL - REPORT FROM CLOSED COUNCIL ... 33
12.1 Plant Replacement - Approval on Tenders for Replacement of Plant 10 - Caterpillar Grader - VR2425/10 ... 33
12.2 Plant Replacement - Approval on Tenders for Replacement of Plant 63 - Hino Street Sweeper - VR2425/63 ... 34
12.3 Extension of PT2223/03 - Bridge Lift and Maintenance ... 35
12.4 PT2425/01 - Wentworth Shire Council Sewer Rehabilitation Works ... 36
12.5 PT2425/02 - Formation Drainage Works – Wet Hire of Earthmoving Equipment ... 37
12.6 PT2425/06 - Alcheringa Drive, Pooncarie Road & River Road Stabilisation Works ... 38
12.7 Panel Contract - Additional Suppliers ... 39
12.8 Purchase of land - 1643 Silver City Highway Lot 34 DP756961 Coomealla and Yanco Road Lot 488 DP756961 and 40 Yanco Road Lot 27 DP756961 Coomealla ... 40
12.9 Wentworth Overland Flow Flood Study ... 41
12.10 Sewer Pump Station Contribution - Wilson's Development Gol Gol ... 42

13 CONCLUSION OF THE MEETING ... 43

NEXT MEETING ... 43

1 OPENING OF MEETING

The Mayor opened the meeting with a prayer at 5:05PM

2 PRAYER OR ACKNOWLEDGEMENT OF COUNTRY

PRESENT:

COUNCILLORS:
Councillor Daniel Linklater
Councillor Jon Armstrong
Councillor Peter Crisp (via Video Conference)
Councillor Tim Elstone
Councillor Greg Evans
Councillor Susan Nichols
Councillor Jo Rodda
Councillor Jody Starick

STAFF:
Ken Ross (General Manager)
Geoff Gunn (Director Roads and Engineering)
Simon Rule (Director Finance and Policy)
Gayle Marsden (Executive Assistant to General Manager)
Ebony Carter (Finance Officer)

3 APOLOGIES AND LEAVE OF ABSENCE

Council Resolution

That Council grants the Leave of Absence Request from Cr Elstone from 1 February 2024 to 21 February 2024 and Councillor Weeding had a leave of absence granted for this meeting.

Moved Cr. Armstrong, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

4 DISCLOSURES OF INTERESTS

Councillor Elstone advised that he had a pecuniary/interest in Item 12.8 as he is a Director of Wentworth & District Real Estate and the business was originally approached regarding the purchase of the land, however no work was done by the business. Cr Elstone indicated he would leave the room.

Councillor Evans advised that he had a pecuniary interest in Item 12.10 as he has infrequent business dealings with the Wilson Family Business

5 CONFIRMATION OF MINUTES

Recommendation

That the Minutes of the Ordinary Meeting held 20 November 2024 be confirmed as circulated.

Council Resolution

That the Minutes of the Ordinary Meeting held 20 November 2024 be confirmed as circulated.

Moved Cr. Nichols, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

Council Resolution

That the Ordinary Council meeting be adjourned for the purpose of conducting a Public Forum.
The meeting was adjourned at 5:09PM

Moved Cr. Armstrong, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

Public Forum

Gary Monaghan spoke in favour of Item 9.14

James Golsworthy spoke in favour of Item 9.16

Ian Hazeldene spoke in favour of Item 9.16

Bryce Walshe spoke in favour of Item 9.16

Jeff Woodroffe spoke against Item 9.16

Mel Hupfield spoke against Item 9.16

Rong Raven spoke against Item 9.16

James Golsworthy spoke in favour of Item 9.17

Ian Hazeldene spoke in favour of Item 9.17

Bryce Walshe spoke in favour of Item 9.17

Jeff Woodroffe spoke against Item 9.17

Mel Hupfield spoke against Item 9.17

Rong Raven spoke against Item 9.17

Council Resolution

That Council reconvenes into open session.

Moved Cr. Armstrong, Seconded Cr. Elstone

CARRIED UNANIMOUSLY

6 OUTSTANDING MATTERS FROM PREVIOUS MEETINGS

Nil

7 Mayoral and Councillor Reports

7.1 MAYORAL REPORT

File Number: RPT/24/801

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

8.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE

File Number: RPT/24/821

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Simon Rule - Director Finance and Policy

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.2 A strong, responsible and representative government

Summary

A meeting of the Audit, Risk and Improvement Committee was held on 7 November 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
- Internal Audit Extreme & High Risk Recommendations Update
- Internal Audit Quarterly Update
- Quarterly Operational Plan Progress Report
- Quarterly Budget Review – First Quarter 2024-2025
- Quarterly Risk Report
- Quarterly report on Legislative Updates
- Child Safe Standards Implementation Update
- Quarterly Work Health & Safety Update
- Revised Investment Policy & Strategy

Officer Recommendation

That Council:

a) Receives and notes the draft minutes of the Audit, Risk and Improvement Committee Meetings held on 7 November 2024
b) Endorse the revised Investment Policy and Strategy
c)

Council Resolution

That Council:

a) Receives and notes the draft minutes of the Audit, Risk and Improvement Committee Meetings held on 7 November 2024
b) Endorse the revised Investment Policy and Strategy

Moved Cr. Starick, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

9 REPORTS TO COUNCIL

9.1 GENERAL MANAGERS REPORT

File Number: RPT/24/802

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

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.2 A strong, responsible and representative government

Summary

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

1. OLG Circulars

   Circular 24-22

2. Meetings

   As listed.

3. Upcoming meetings or events

   As listed.

4. Other items of note

   Nil.

Recommendation

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

Council Resolution

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

Moved Cr. Armstrong, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

9.2 CHANGE OF MEETING DATE

File Number: RPT/24/870

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

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.2 A strong, responsible and representative government

Summary

Councillors has been invited to a face to face NSW ICAC presentation in Broken Hill on Wednesday 19 February 2025 at 5:30pm. This date clashes with the meeting date and time for the February 2025 Council meeting. To provide the opportunity for Councillors to attend this training it is proposed to move the 19 February 2025 to 12 February 2025 at the same time.

Recommendation

That the Ordinary Council meeting scheduled for 19 February 2025 be rescheduled to be held at the Wentworth Shire Council Chambers at 5:00pm on 12 February 2025.

Council Resolution

That the Ordinary Council meeting scheduled for 19 February 2025 be rescheduled to be held at the Wentworth Shire Council Chambers at 5:00pm on 12 February 2025.

Moved Cr. Starick, Seconded Cr. Evans

CARRIED UNANIMOUSLY

9.3 AUSTRALIA DAY AWARDS

File Number: RPT/24/803

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

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.1 Consistently engage and consult the whole community to ensure that feedback is captured and considered as part of decision-making and advocating processes

Summary

This year Council requested nominations for the following categories:

- Citizen of the Year (must be 18 years or over on 26 January 2025)
- Young Citizen of the Year (must be under 18 years on 26 January 2025)
- Sportsperson of the Year (must be 18 years or over on 26 January 2025)
- Young Sportsperson of the Year (must be under 18 years on 26 January 2025)
- Environmental Award (individuals or groups)

Nominations were received for four categories. There were no nominations for the Sportsperson of the Year Award.

Recommendation

That Council determines the individual award recipients through a secret ballot and that the results remain confidential until announced at the official Australia Day event at the Conference Room, Wentworth Visitor Centre.

Council Resolution

That Council determines the individual award recipients through a secret ballot and that the results remain confidential until announced at the official Australia Day event at the Conference Room, Wentworth Visitor Centre.

Moved Cr. Rodda, Seconded Cr. Elstone

CARRIED UNANIMOUSLY

9.4 REQUEST FOR SPONSORSHIP - SPORT AIRCRAFT ASSOCIATION OF AUSTRALIA AUSFLY 2025 EVENT

File Number: RPT/24/601

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

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

Summary

Council is in receipt of a request for sponsorship from the Sport Aircraft Association of Australia (SAAA) for their annual AusFly event, to be held at the Wentworth Aerodrome on Friday 14 March to Sunday 16 March 2025. The annual event was held last year at the same location and an event acquittal for last year was provided in accompaniment to this request.

Recommendation

That Council nominate a level of sponsorship for the event as listed within this report.

Council Resolution

That Council approve of $25,000 of sponsorship and “in kind” support towards the 2025 AusFly event, on the proviso an event acquittal is completed and Council is included in any promotional material for the event.

Moved Cr. Crisp, Seconded Cr. Nichols

CARRIED UNANIMOUSLY

9.5 GOL GOL PUBLIC SCHOOL - REQUEST FOR FINANCIAL ASSISTANCE

File Number: RPT/24/815

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

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

Summary

Council is in receipt of a request to provide financial sponsorship by means of in-kind support for the 2025 Gol Gol Country Fair to be held on 4 May 2025. This event is organised by Gol Gol Public School and the school has provided a list of in-kind support they require. Preliminary calculations put the value of in-kind support at $2764 inc GST.

Recommendation

That Council provide financial sponsorship by means of in-kind support to the value of $2764.00 inc GST for the 2025 Gol Gol Country fair to be held on 4 May 2025.

Council Resolution

That Council provide financial sponsorship by means of in-kind support to the value of $2764.00 inc GST for the 2025 Gol Gol Country fair to be held on 4 May 2025.

Moved Cr. Rodda, Seconded Cr. Starick

CARRIED UNANIMOUSLY

9.6 MONTHLY FINANCE REPORT - NOVEMBER 2024

File Number: RPT/24/843

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Vanessa Lock - Finance Officer

Objective: 4.0 Wentworth is a caring , supportive and inclusive community that is informed and engaged in its future
Strategy: 4.1 Provide strong and effective representation, leadership, planning, decision-making and service delivery

Summary

Rates and Charges collections for the month of November 2024 were $1,320,674.86. After allowing for pensioner subsidies, the total levies collected are now 57.81%. For comparison purposes 60.68% of the levy had been collected at the end of November 2023. Council currently has $55,733,185.93 in cash and investments.

Recommendation

That Council receives and notes the Monthly Finance Report.

Council Resolution

That Council receives and notes the Monthly Finance Report.

Moved Cr. Armstrong, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

9.7 MONTHLY INVESTMENT REPORT - NOVEMBER 2024

File Number: RPT/24/846

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Bryce Watson - Accountant

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

Summary

As of 30 November 2024, Council had $44 million invested in term deposits and $11,733,185.93 in other cash investments. Council received $164,168.19 from its investments for the month of November 2024.

In November 2024 Council investments averaged a rate of return of 5.00% and it currently has $7,255,675.90 of internal restrictions and $44,515,866.04 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. Rodda, Seconded Cr. Armstrong

CARRIED UNANIMOUSLY

9.8 DRAFT BURONGA/GOL GOL SPORTING MASTER PLAN

File Number: RPT/24/822

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Simon Rule - Director Finance and Policy

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.5 Infrastructure meets the needs of our growing Shire

Summary

Recommendation

That Council endorse the Draft Buronga/Gol Gol Sporting Master Plan to be placed on public exhibition.

Council Resolution

That Council endorse the Draft Buronga/Gol Gol Sporting Master Plan to be placed on public exhibition.

Moved Cr. Nichols, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

9.9 DISCLOSURE OF INTEREST RETURNS

File Number: RPT/24/839

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Deborah Zorzi - Governance Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.2 A strong, responsible and representative government

Summary

Council's Code of Conduct Policy requires new Councillors, within three months of being elected, to make and lodge with the General Manager a written return disclosing their personal interests. Those returns are to be tabled at a Council meeting.

Returning Councillors previously lodged a return of their personal interests with the General Manager as tabled at the 30 October Council meeting, being within 3 months of 30 June as required under the Code of Conduct Policy.

For the sake of completeness, returns of interest for all Councillors have been lodged with the General Manager to reflect up to date disclosures of the new Council.

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

Recommendation

That Council notes the tabling of the current Disclosure of Interest Returns for Councillors.

Council Resolution

That Council notes the tabling of the current Disclosure of Interest Returns for Councillors.

Moved Cr. Elstone, Seconded Cr. Evans

CARRIED UNANIMOUSLY

9.10 COMMUNITY ENGAGEMENT STRATEGY

File Number: RPT/24/844

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Deborah Zorzi - Governance Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.1 Consistently engage and consult the whole community to ensure that feedback is captured and considered as part of decision-making and advocating processes

Summary

A review of Council's Community Engagement Strategy (CES) has been undertaken as required under the *Integrated Planning and Reporting (IP&R) Guidelines* within 3 months of the local government elections.

Our CES provides a framework for a coordinated, well-planned approach to ensure Council's engagement processes provide opportunities for the widest possible community participation. Whilst the CES is a key component within the Integrated Planning and Reporting (IP&R) Framework, it extends to all aspects of Council engagement and adopts a proportionate approach to engagement.

This refreshed CES builds on the strategy previously provided with additional discussion around our engagement with our stakeholders; how we will evaluate the effectiveness of our engagement activities; and references Council's *Community Participation Plan* setting out how Council engages the community on planning related functions.

Recommendation

That Council adopt the revised Community Engagement Strategy.

Council Resolution

That Council adopt the revised Community Engagement Strategy.

Moved Cr. Rodda, Seconded Cr. Armstrong

CARRIED UNANIMOUSLY

9.11 PLANNING PROPOSAL TO LOCAL HERITAGE LIST THE WOW TREE AT THE AUSTRALIAN INLAND BOTANIC GARDEN LOT 1170 DP 820161

File Number: RPT/24/832

Responsible Officer: George Kenende - Acting Director Health & Planning
Responsible Division: Health and Planning
Reporting Officer: George Kenende - Acting Director Health & Planning

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

Summary

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 local heritage list.

The Department of Planning, Housing and Infrastructure (DPHI) issued a Gateway Determination to proceed on 22 August 2024.

The Planning Proposal sought to amend the following provisions:

1. Amend Schedule 5 of the Wentworth Local Environmental Plan 2011 (WLEP) by adding an Eucalyptus Oleosa tree, also known as or commonly referred to as the 'Wow Tree'.

2. Amend WLEP mapping *Heritage Map – Sheet HER_004 Item - General*

Public exhibition and agency consultation was conducted in accordance with the Gateway Determination. No submissions were received from the public, and two submissions were received from agencies. The agency submission did not object to the rezoning.

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

a) That Council endorse the post exhibition documentation as outlined in this report.

b) That Council support and resolve in accordance with section 3.36 of the *Environmental Planning and Assessment Act 1979*, to proceed with the finalisation of the Planning Proposal to:

- Amend Schedule 5 of the Wentworth Local Environmental Plan 2011 (WLEP) by adding a Eucalyptus Oleosa tree, also known as or commonly referred to as the 'Wow Tree'.

- Amend WLEP mapping *Heritage Map – Sheet HER_004 Item - General*

c) Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

Council Resolution

a) That Council endorse the post exhibition documentation as outlined in this report.

b) That Council support and resolve in accordance with section 3.36 of the *Environmental Planning and Assessment Act 1979*, to proceed with the finalisation of the Planning Proposal to:

- Amend Schedule 5 of the Wentworth Local Environmental Plan 2011 (WLEP) by adding a Eucalyptus Oleosa tree, also known as or commonly referred to as the 'Wow Tree'.

- Amend WLEP mapping *Heritage Map – Sheet HER_004 Item - General*

c) Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

Moved Cr. Elstone, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

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

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

Against the Motion: ***Nil.***

9.12 DRAFT WENTWORTH SHIRE COUNCIL COMMUNITY PARTICIPATION PLAN

File Number:	RPT/24/840
Responsible Officer:	George Kenende - Acting Director Health & Planning
Responsible Division:	Health and Planning
Reporting Officer:	George Kenende - Acting Director Health & Planning
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:	4.1 Consistently engage and consult the whole community to ensure that feedback is captured and considered as part of decision-making and advocating processes

Summary

Community participation is an overarching term covering how Council engage the community in our work under the *Environmental Planning and Assessment Act 1979 (EP&A Act),* including plan making and making decisions on proposed development. The level and extent of community participation will vary depending on the scope of the proposal under consideration and the potential impact of the decision.

Council recognises community participation throughout the planning system delivers better planning results for the people of the Wentworth Shire.

To ensure community participation is conducted appropriately, Council in its capacity as a planning authority is required to prepare a Community Participation Plan (CPP). Council have a Community Participation Plan currently used to guide community participation during planning processes.

To ensure that consultation is inline with current communication methodologies and changes in legislation, the Community Participation Plan requires periodic review. The current Community Participation Plan has been reviewed and this report is for the reviewed now draft Community Participation Plan to be endorsed by Council for community consultation before adoption.

Recommendation

That Council endorse the Draft Community Participation Plan to be placed on public exhibition for 28 days.

Council Resolution

That Council endorse the Draft Community Participation Plan to be placed on public exhibition for 40 days.

Moved Cr. Armstrong, Seconded Cr. Starick

CARRIED UNANIMOUSLY

9.13 TRANSFER OF CROWN ROAD - SECTION OF ARUMPO ROAD, BURONGA

File Number: RPT/24/881

Responsible Officer: George Kenende - Acting Director Health & Planning
Responsible Division: Health and Planning
Reporting Officer: Allan Graham - Property Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

Summary

As a result of major up-grade works proposed for Arumpo Road in Buronga and to ensure Council has effective control over the road into the future, it is proposed that Council officers make application to the NSW Department of Planning, Housing and Infrastructure (Crown Lands) to transfer a section of Arumpo Road to come under the control of Wentworth Shire Council (Council). The section of Arumpo Road to be transferred is the intersection of the Silver City Highway at Buronga northeast to the Buronga Landfill Waste Management Facility situated at 258 Arumpo Road, Buronga.

Recommendation

That Council make application to the NSW Department of Planning, Housing and Infrastructure (Crown Lands) to transfer the section of Arumpo Road, from the intersection of the Silver City Highway, Buronga northeast to the Buronga Waste Management Facility situated at 258 Arumpo Road, Buronga to Council's control.

Council Resolution

That Council make application to the NSW Department of Planning, Housing and Infrastructure (Crown Lands) to transfer the section of Arumpo Road, from the intersection of the Silver City Highway, Buronga northeast to the Buronga Waste Management Facility situated at 258 Arumpo Road, Buronga to Council's control.

Moved Cr. Nichols, Seconded Cr. Starick

CARRIED UNANIMOUSLY

9.14 DA2024/061 UPGRADE TO EXISTING BOAT MOORING / JETTY VICTORIAN SIDE OF MURRAY RIVER OPPOSITE LOT 55 DP 1071972 THE COBB AND CO WAY GOL GOL

File Number: RPT/24/845

Responsible Officer: George Kenende - Acting Director Health & Planning
Responsible Division: Health and Planning
Reporting Officer: Kerrie Copley - Planning Officer

Objective: 1.0 Wentworth Shire is a vibrant, growing and thriving Region
Strategy: 1.1 Promote the Shire as an ideal location for investment and the establishment of innovative, sustainable and diversified industries

Summary

A development application (DA2024/061) was received by Council for an upgrade to the existing boat mooring / jetty located on the Victorian side of the Murray River opposite Lot 55 DP 1071972 The Cobb and Co Way Gol Gol.

Under the W1 Natural Waterways zoning of the *Wentworth Local Environmental Plan 2011* (*WLEP 2011*), the proposed development is permitted with consent as a water recreational structure (mooring jetty). Although the proposed development is opposite Lot 55 DP 1071972 zoned RU1 Primary Production, the zoning of this land is not relevant in this circumstance as the proposed structure is to be placed on a lot on the Victorian side of the Murray River.

The application was referred to external agencies as per legislative requirements of the Environmental Planning and Assessment Act 1979 (c4.46). The development is Integrated development under the Fisheries Management Act 1994 (s201) with concurrence required from the Department of Primary Industries – Fisheries, supporting the development prior to consent being granted.

Due to Department of Primary Industries – Fisheries not supporting the development under clause 4.47(2 & 4) of the E*nvironmental Planning and Assessment Act 1979*, Council cannot approve the application. As such, the application is being recommended for refusal. Under Wentworth Shire Council delegations, development applications cannot be refused under delegated authority, and must be determined by Council.

Recommendation

That Council:

a) Refuse to issue approval for DA2024/061 to upgrade the existing boat mooring / jetty Victorian side of Murray River opposite Lot 55 DP 1071972 The Cobb and Co Way Gol Gol.

b) Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

Council Resolution

That Council defer this item pending clarification from NSW Department of Fisheries regarding concurrence.

Moved Cr. Crisp, Seconded Cr. Armstrong

CARRIED UNANIMOUSLY

9.15 DA2024/094 LAND USE FOR A STANDING VEHICLE CURLWAA REST STOP

File Number: RPT/24/834

Responsible Officer: George Kenende - Acting Director Health & Planning
Responsible Division: Health and Planning
Reporting Officer: Georgie Martin - Cadet Planner

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

Summary

A development application (DA2024/094) was received by Council on 25 July 2024, for use of Council a classified rad reserve for a standing food vehicle, outside of the approved trading locations with associated sandwich board signage in the road reserve along the highway. The proposed location is the Curlwaa Rest Stop, off the Silver City Highway, being a classified road in public use.

Under the *Wentworth Local Environmental Plan (WLEP) 2011*, this development is prohibited within the SP2 – Infrastructure zoning as the proposed development is not ancillary or incidental to the purpose specific uses of the zoning in the specified location.

The standing vehicle, being a mobile food vending vehicle (coffee van), is proposed to be located at different areas within the rest stop which is identified as a heavy vehicle rest area, with TfNSW refusing the sandwich board signage in the road reserve along the highway.

The curlwaa rest stop is not a location identified within a council endorsed policy *PR016 – Mobile Food Vendors Policy*. The policy identifies six approved locations for food vans with O'Donnell Park (an identified location) being less than 3 kilometers to the east of the Curlwaa rest stop.

As Western Murray Irrigation (WMI) has assets in the area, they were also referred the application via email, with response stating that they would only support the application if it were located in a Council approved trading location.

Due to the non-compliance with a endorsed Council policy, TfNSW advice identifying traffic safety risks and WMI not supporting the development, the application has been recommended for refusal. Under the Wentworth Shire Council delegations, development applications cannot be refused under delegate authority and must be determined by Council.

Recommendation

That Council:

a) Refuse DA2024/094 being use of classified road reserve for a standing food vehicle at the Curlwaa Rest Stop (adjacent to Lot 5 DP 729493).

b) Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

Council Resolution

That Council:

a) Refuse DA2024/094 being use of classified road reserve for a standing food vehicle at the Curlwaa Rest Stop (adjacent to Lot 5 DP 729493).

b) Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

Moved Cr. Rodda, Seconded Cr. Armstrong

CARRIED UNANIMOUSLY

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

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

9.16 DA2024/115 LAND USE APPROVAL FOR AN EXISTING DWELLING 130A RENMARK ROAD LOT 1 DP 870517 WENTWORTH

File Number: RPT/24/842

Responsible Officer: George Kenende - Acting Director Health & Planning
Responsible Division: Health and Planning
Reporting Officer: George Kenende - Acting Director Health & Planning

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

Summary

A development application (DA2024/115) was received by Council for land use approval of an existing dwelling located at 130A Renmark Road Lot 1 DP 870517 Wentworth.

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 for land use is for an existing dwelling that was originally built as an office. The office was approved under DA2023/102, but was subsequently surrendered by the landowner after the approval was challenged in the Land and Environment Court (LEC). The office was redone into a dwelling with a Building Information Certificate (BIC) issued for the dwelling on 3 December 2024.

The application was publicly notified for 14 days as per the Council Community Participation Plan. During the public notification ten (10) submissions were received by Council. Three were objections, two were supportive based on specific criteria and 5 were for support of the application.

As per Council delegations, any development applications with three (3) or more objections cannot be determined under delegated authority, and must be determined by Council.

Recommendation

That Council:

a) Approve DA2024/115 being residential land use approval for an existing dwelling house located at 130A Renmark Road Lot 1 DP 870517 Wentworth.
b) Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

Council Resolution

That Council:

a) Approve DA2024/115 being residential land use approval for an existing dwelling house located at 130A Renmark Road Lot 1 DP 870517 Wentworth.
b) Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

Moved Cr. Armstrong, Seconded Cr. Elstone

CARRIED

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

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

9.17 DA2024/116 LAND USE APPROVAL OF EXISTING HANGARS AND TRANSPORT DEPOT 130A RENMARK ROAD LOT 1 DP 870517 WENTWORTH

File Number: RPT/24/861

Responsible Officer: George Kenende - Acting Director Health & Planning
Responsible Division: Health and Planning
Reporting Officer: George Kenende - Acting Director Health & Planning

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

Summary

A development application (DA2024/116) was received by Council for land use approval of 2 existing hangars and transport depot located at 130A Renmark Road Lot 1 DP 870517 Wentworth.

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 land use is for 2 existing hangars and transport depot. The 2 hangars were approved under DA2023/102, but were subsequently surrendered by the land owner after the approval was challenged in the Land and Environment Court (LEC). The land owner applied for a Building Information Certificate (BIC) for the 2 hangars which was issued on 3 December 2024.

The development application was publicly notified for 14 days as per the Council Community Participation Plan. During the public notification eleven (11) submissions were received by Council. Five (5) were objections and six (6) were for support of the application.

As per Council delegations, any development applications with three (3) or more objections cannot be determined under delegated authority, and must be determined by Council.

Recommendation

That Council:

a) Approve DA2024/116 being land use approval of 2 existing hangars and transport depot located at 130A Renmark Road Lot 1 DP 870517 Wentworth.
b) Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

Council Resolution

That Council:

a) Approve DA2024/116 being land use approval of 2 existing hangars and transport depot located at 130A Renmark Road Lot 1 DP 870517 Wentworth.
b) Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

Moved Cr. Starick, Seconded Cr. Armstrong

CARRIED

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

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

Council Resolution

That Standing Orders be suspended for the purpose of a comfort break.

Moved Cr. Rodda, Seconded Cr. Armstrong

CARRIED UNANIMOUSLY

Resumption of Standing Orders

That Standing Orders be resumed.

Moved Cr. Armstrong, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

9.18 CONCEPT DESIGN FOR THE REPLACMENT KIOSK AT WENTWORTH SHOWGROUNDS

File Number: RPT/24/795

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Scott Barnes - Manager Engineering Services

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

Summary

Council received $440,000 in funding from Resources for Regions - Round 9 to replace both the Wentworth Showgrounds Kiosk and the Pooncarie Racecourse kitchen. It was proposed to replace these with a similar shed style structures with colorbond cladding with added verandas.

Following feedback from users of the Wentworth showgrounds, it was requested to construct the new Kiosk and included kitchen, out of donated reclaimed red bricks. Aesthetically, this will not be in keeping with the recently completed show pavilion, stewards tower, adjacent shelter, and the new Jockey's change room. No masterplan exists for the showgrounds to guide the development; therefore, Council guidance is now sought on the concept.

Recommendation

That Council approves the construction of the new Kiosk and Kitchen be constructed in line with the recently completed show pavilion, stewards tower, adjacent shelter and jockey's changeroom.

Council Resolution

That Council approves the construction of the new Kiosk and Kitchen be constructed in line with the recently completed show pavilion, stewards tower, adjacent shelter and jockey's changeroom.

Moved Cr. Armstrong, Seconded Cr. Evans

CARRIED UNANIMOUSLY

9.19 PROJECT & WORKS UPDATE - DECEMBER 2024

File Number: RPT/24/835

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Megan Jackson - Roads & Engineering Administration Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

Summary

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

Recommendation

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

Council Resolution

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

Moved Cr. Nichols, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

10 NOTICES OF MOTIONS / QUESTIONS WITH NOTICE

10.1 POONCARIE LEARN TO SWIM FACILITY

File Number: RPT/24/876

Motion

That Council:

a) Supports the development of a Learn to Swim Facility in Pooncarie and pursues Grant funding availability for the project

b) Consider a percentage contribution toward the project if grant funding options have been exhausted.

Council Resolution

That Council:

a) Supports the development of a Learn to Swim Facility in Pooncarie and pursues Grant funding availability for the project

b) Consider a percentage contribution toward the project if grant funding options have been exhausted.

Moved Cr. Elstone, Seconded Cr. Armstrong

CARRIED UNANIMOUSLY

10.2 RATING FOR RURAL LOTS WITH REGARD TO 4.6 VARIATIONS

File Number: RPT/24/874

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

Objective:
Strategy:

Summary

Councillor Susan Nichols asked are all of the small lots (that undergo the 4.6 process) being rated as Farmland & not Rural Residential & if so why? Some of these have almost $M homes on them. What rates are council not receiving ie. difference between the two and many have little in the way of farming on them, many are smaller than large allotments.

The Director of Corporate Services reviewed the 8 Development Applications requesting a section 4.6 variation that have been approved in this financial year to the end of November and advises the following:

- 6 were already rated as Rural Residential
- 1 is vacant land as has been rated as farmland, the same as the surrounding properties. Once the dwelling is constructed it can be rated as Rural Residential.
- 1 is currently rated as farmland as that is the properties current use, however once the dwelling is constructed it can be rated as Rural Residential as the parcel of land is less than 5ha.

It is also important to note the following:

New South Wales uses Land Valuation as the basis of it's valuations unlike other States such as Victoria who use Capital Improved Value so just because a property builds a $1m house on it, it doesn't mean that this will see an increase in the land value, in some cases depending on the size of the parcel of land the rate it pays as farmland may be higher than if it was rated as Rural Residential.

Also, any change to the rating structure (ie changing a property from farmland to rural residential) does not equate to additional income to Council but a redistribution of the rating liability of the different property types as we are not adding any additional properties to the rating structure.

Council Resolution

That Council receive and note the response to the question with Notice.

Moved Cr. Nichols, Seconded Cr. Elstone

CARRIED UNANIMOUSLY

10.3 INTEGRATED WATER CYCLE MANAGEMENT PLAN

File Number: RPT/24/875

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

Objective:
Strategy:

Summary

Councillor Daniel Linklater asked the following questions:

Can staff provide an update on progress of the IWCM, will the draft strategic document be received this calendar year as anticipated?

The Manager Engineering Services has advised that while progress is continuing on the IWCM, with preliminary modelling results of water and sewer system being presented in 2024, the draft strategic document will not be received in 2024.

The consultant has had a turn over of staff in a number of key areas, and this has impacted the scheduled delivery of the document. Unfortunately, the latest monthly report details late February for a submission of the draft.

Can staff confirm if the following works have been completed ahead of this summer to help mitigate water supply & pressure issues, including improving the floc chambers process and cleaning of lagoons to improve throughput at Gol Gol Water Treatment Plant, and replacement pump for Wentworth Raw Water Pump Station?

The Manager of Engineering Services has advised that in regard to Gol Gol Water Treatment Plant:

> A Contractor has been engaged to improve the floc chamber and inlet pipework, this work is scheduled to be completed by late January. The addition of a flash mixer in the inlet works will assist with better initial mixing.
> Another Contractor has been engaged to undertake cleaning of one of the lagoons, unfortunately a series of wet weather events has impacted the start of this work. Subject to the site drying, this work is scheduled to be completed prior to 20 December 2024, enabling both lagoons to be operational. It is expected that all these improvement works will occur prior to the peak of residential use matching the commencement of Winery harvest.

The Manager of Engineering Services has advised that in regard to Wentworth Raw Water Pump Station:

> New pump and motor has been procured, fabricated and tested recently in Sydney. Mechanical and Electrical installers have been engaged. Due to the nature of the works, this work is now scheduled for mid January 2025, with plans to be operational by late January 2025.

Council Resolution

That Council receive and note the response to the question with notice.

Moved Cr. Linklater, Seconded Cr. Elstone

CARRIED UNANIMOUSLY

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 Plant Replacement - Approval on Tenders for Replacement of Plant 10 - Caterpillar Grader - VR2425/10. (RPT/24/818)

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

12.2 Plant Replacement - Approval on Tenders for Replacement of Plant 63 - Hino Street Sweeper - VR2425/63. (RPT/24/819)

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 Extension of PT2223/03 - Bridge Lift and Maintenance. (RPT/24/837)

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 PT2425/01 - Wentworth Shire Council Sewer Rehabilitation Works. (RPT/24/877)

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 PT2425/02 - Formation Drainage Works – Wet Hire of Earthmoving Equipment. (RPT/24/829)

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

12.6 PT2425/06 - Alcheringa Drive, Pooncarie Road & River Road Stabilisation Works. (RPT/24/836)

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.

12.7 Panel Contract - Additional Suppliers. (RPT/24/841)

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.

12.8 Purchase of land - 1643 Silver City Highway Lot 34 DP756961 Coomealla and Yanco Road Lot 488 DP756961 and 40 Yanco Road Lot 27 DP756961 Coomealla. (RPT/24/830)

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (d) (iii) information that would, if disclosed, reveal a trade secret. On balance, the public interest in preserving the confidentiality of information about the item outweighs the public interest in maintaining openness and transparency in council decision-making.

12.9 Wentworth Overland Flow Flood Study. (RPT/24/838)

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.

12.10 Sewer Pump Station Contribution - Wilson's Development Gol Gol. (RPT/24/879)

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

Council Resolution

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

Moved Cr. Crisp, Seconded Cr. Elstone

CARRIED UNANIMOUSLY

At 07:27 pm Councillor Peter Crisp left the meeting

12 OPEN COUNCIL - REPORT FROM CLOSED COUNCIL

12.1 PLANT REPLACEMENT - APPROVAL ON TENDERS FOR REPLACEMENT OF PLANT 10 - CATERPILLAR GRADER - VR2425/10

File Number: RPT/24/818

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Samantha Wall - Projects Administration

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.4 Use and manage our resources wisely

REASON FOR CONFIDENTIALITY

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

The General Manager advised that Council accepted the tender from William Adams Pty Ltd for the supply & delivery of one Caterpillar 140JOY3 Motor Grader for the sum of $584,650.00 inc GST as specified and accepted the trade price of $126,500.00 inc GST for the Council owned Caterpillar Grader, plant item 10 with a total changeover price of $458,150.00 inc GST.

12.2 PLANT REPLACEMENT - APPROVAL ON TENDERS FOR REPLACEMENT OF PLANT 63 - HINO STREET SWEEPER - VR2425/63

File Number: RPT/24/819

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Samantha Wall - Projects Administration

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.4 Use and manage our resources wisely

REASON FOR CONFIDENTIALITY

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

The General Manager advised that Council accepted the tender from Rosmech Sales & Services Pty Ltd for the supply & delivery of one Hino FG 1628 Suction Sweeper for the sum of $548,984.70 inc GST as specified and accepted the trade price of $159,500.00 inc GST for the Council owned Hino Street Sweeper, plant item 63 with a total changeover price of $389,484.70 inc GST.

12.3 EXTENSION OF PT2223/03 - BRIDGE LIFT AND MAINTENANCE

File Number: RPT/24/837

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Jamie-Lee Kelly - Administration Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

REASON FOR CONFIDENTIALITY

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

The General manager advised that Council approved a contract variation of $6,900.00 inc GST (15 x Bridge Lifts over 1 month) to the contract for Bridge Lift and Maintenance, PT2223/03 with Regional Power Services

12.4 PT2425/01 - WENTWORTH SHIRE COUNCIL SEWER REHABILITATION WORKS

File Number: RPT/24/877

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Scott Barnes - Manager Engineering Services

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

REASON FOR CONFIDENTIALITY

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

The General Manager advised that Council in accordance with the provision of the Local Government (General) Regulation 2021, Section 178(1)(a) accepted the tender from Insituform Pacific Pty Ltd trading as Insituform and subsequently authorised the Mayor and General Manager to sign the contract document and affix the seal for the recommended contractor to carry out all works specified for PT2425/01 / C00022 for $867,292.00 (GST inc).

And that Council approved the transfer of $450,000 (GST inc) from the Sewer Infrastructure Fund to the Project, increasing the 2024/2025 budget from $550,000 (GST inc) to $900,000 (GST inc).

12.5 PT2425/02 - FORMATION DRAINAGE WORKS – WET HIRE OF EARTHMOVING EQUIPMENT

File Number: RPT/24/829

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Samantha Wall - Projects Administration

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

REASON FOR CONFIDENTIALITY

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

The General Manager advised that Council in accordance with the provisions of the Local Government (General) Regulation 2005, Section 178(1)(a) accepted the tender from EWAG Pty Ltd to carry out the Formation Drainage Works – Wet Hire of Earthmoving Equipment, Contract PT2425/02 as specified in the amount of $852.50 inc GST per hour and authorised the Mayor and General Manager to sign the contract documentation and affix the council seal.

12.6 PT2425/06 - ALCHERINGA DRIVE, POONCARIE ROAD & RIVER ROAD STABILISATION WORKS

File Number: RPT/24/836

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Samantha Wall - Projects Administration
Jarrod Roberts - Manager Works

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

REASON FOR CONFIDENTIALITY

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

The General Manager advised that Council in accordance with the provisions of the Local Government (General) Regulation 2005, Section 178(1)(a) accepted the tender from Stabilfix Pty Ltd to carry out the Stabilisation works as specified on Alcheringa Drive, Pooncarie Road & River Road, Contract PT2425/06 in the amount of $355,740.00 inc GST and authorised the Mayor and General Manager to sign the contract documentation and affix the council seal.

12.7 PANEL CONTRACT - ADDITIONAL SUPPLIERS

File Number: RPT/24/841

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Samantha Wall - Projects Administration

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

REASON FOR CONFIDENTIALITY

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

The General Manager advised that Council approved the following supplier list to be included in the 23/24 Panel Contract for the next 2 years based on their reason for missing original application period.

1. Outback Cabins & Construction

2. Zonal Pty Ltd

3. Matt Hugo Contracting Pty Ltd

12.8 PURCHASE OF LAND - 1643 SILVER CITY HIGHWAY LOT 34 DP756961 COOMEALLA AND YANCO ROAD LOT 488 DP756961 AND 40 YANCO ROAD LOT 27 DP756961 COOMEALLA

File Number: RPT/24/830

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

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

REASON FOR CONFIDENTIALITY

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (d)(iii) information that would, if disclosed, reveal a trade secret. On balance, the public interest in preserving the confidentiality of information about the item outweighs the public interest in maintaining openness and transparency in council decision-making.

The General Manager advised that Council resolved to purchase Lots 27,34 and 488 in DP 756961 having an area of 11.488 hectares for the purpose of hosting the future Lower Western Zone Fire Control Centre and Emergency Operations Centre for a purchase price of $550,000 and further categorise the property as operational land in accordance with Clause 31 of the *Local Government Act 1993.* Council also authorised the Mayor and General Manager to attach the council seal and sign all documentation on behalf of Council.

12.9 WENTWORTH OVERLAND FLOW FLOOD STUDY

File Number: RPT/24/838

Responsible Officer: George Kenende - Acting Director Health & Planning
Responsible Division: Health and Planning
Reporting Officer: George Kenende - Acting Director Health & Planning

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.3 Minimise the impact on the natural environment

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 Manger advised that Council noted the report for engagement of Lyall and Associates to conduct the Wentworth overland flood study in the amount of $166,900 ex GST.

12.10 SEWER PUMP STATION CONTRIBUTION - WILSON'S DEVELOPMENT GOL GOL

File Number: RPT/24/879

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Scott Barnes - Manager Engineering Services

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

REASON FOR CONFIDENTIALITY

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

That Council committed $330,000 (GST exc) from the Sewer Fund to support the construction of Sewer Pump Station No 14 Gol Gol with expenditure of $165,000 2024/2025 and $165,000 2025/2026 and apply appropriate funding calculations to future developments serviced by Sewer Pump Station No 14 Gol Gol.

13 CONCLUSION OF THE MEETING

The meeting closed at 8:00pm

NEXT MEETING

12 February 2025

.....
CHAIR

6 OUTSTANDING MATTERS FROM PREVIOUS MEETINGS

7 MAYORAL AND COUNCILLOR REPORTS

7.1 MAYORAL REPORT FEBRUARY 2025

File Number: RPT/25/63

Summary

The purpose of this report is to advise Council of meetings, conferences and appointments undertaken by Mayor Linklater for the period of 19 December 2024 – 12 February 2025.

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 19 December 2024 – 12 February 2025.

Date	Meeting	Location
06 Jan 2025	Mayoral Meeting	Wentworth
15 Jan 2025	Mayoral Meeting	Wentworth
20 Jan 2025	Mayoral Meeting	Wentworth
20 Jan 2025	Latrobe University	Mildura
22 Jan 2025	Regional Communities Consultation Standards Workshop	Online
23 Jan 2025	Tri State Heavy Vehicles & Harvest Forum	Mildura
25 Jan 2025	Australia Day Awards & Citizenship Ceremony	Wentworth
26 Jan 2025	Australia Day Breakfast	Australian Inland Botanic Garden
29 Jan 2025	Thriving Regions Workshop for Local Government Elected Members	Online
30 Jan 2025	Roy Malay Author Talk	Wentworth
30 Jan 2025	Mayoral Meeting	Wentworth
30 Jan 2025	Mildura Living Magazine	Wentworth
31 Jan 2025	Mildura Regional Development Briefing	Mildura
03 Feb 2025	Mayoral Meeting	Wentworth
04 Feb 2025	Sturt Highway Taskforce Meeting	Wentworth
04 Feb 2025	MDA Region 4	Wentworth
04 Feb 2025	Carramar Drive Sporting Complex Meeting	Gol Gol
05 Feb 2025	RZ Resources	Wentworth
07 Feb 2025	Riverina & Murray Joint Organisation Board Meeting	Hillston
08 Feb 2025	Electric Light Theatre 40 Years Rewound Performance	Mildura
10 Feb 2025	Mayoral Meeting	Wentworth

11 Feb 2025	RZ Resources Board Meet & Greet	Wentworth
12 Feb 2025	Pre-Meeting Briefing	Wentworth
12 Feb 2025	Ordinary Council Meeting	Wentworth

Attachments

Nil

8 REPORTS FROM COMMITTEES

Nil

9 REPORTS TO COUNCIL

9.1 GENERAL MANAGERS REPORT

File Number: RPT/25/8

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

   Circulars 24-23 – 25-01

2. Meetings

   As listed.

3. Upcoming meetings or events

   As listed.

4. Other items of note

   Nil.

Recommendation

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

Detailed Report

1. Circulars

Circular 24-23 Consultation on reforms to council meeting practices
Key Points

- The amendments are part of the NSW Government's agenda to ensure that councillors are visibly in control of their councils, demonstrating to the community that decision making is genuinely local.
- The reform of the code and procedures governing how councillors gather, debate and make decisions, was flagged by the Minister for Local Government as part of the discussion paper issued in September 2024, "Councillor conduct and meeting practice: a new framework".
- The proposed amendments to the Model Meeting Code are the first tranche of reforms to the regulation of meetings. The second tranche will be legislated in 2025 as part of the measures implemented to reform the regulation of councillor conduct and will have a particular focus on behaviour at meetings.
- The feedback OLG receives will be used to inform the amendments that are ultimately made to the Model Meeting Code.
- It is anticipated that the new Model Meeting Code will be prescribed in early 2025.

Circular 25-01 Cyber Security Guidelines for Councils
Key Points

- Councils are increasingly dependent on digital technologies and are a target for state-based, criminal and activist threat actors.
- A cyber-attack or incident has a risk of major disruption to services and operations, with genuine risk to critical infrastructure and services.
- Strong cyber security enables the effective use of emerging technologies and ensures confidence in the services provided by NSW local governments
- The Guidelines should form the basis of an internally developed cyber security policy for individual councils.
- Cyber Security NSW does not offer funding assistance for the implementation of the Guidelines or other cyber security maturity uplift.
- Councils can adopt the Guidelines or use them to form the basis of an internally developed cyber security policy.
- Adherence to the Guidelines is strongly recommended.

2. Meetings

Following is a list of meetings or events attended by the General Manager for the period of 19 December 2024 – 12 February 2025

Date	Meeting	Location
06 Jan 2025	Mayoral Meeting	Wentworth
10 Jan 2025	PCG Lightstate FOSO	Wentworth
15 Jan 2025	Mayoral Meeting	Wentworth
20 Jan 2025	Mayoral Meeting	Wentworth
25 Jan 2025	Australia Day Awards & Citizenship Ceremony	Wentworth
26 Jan 2025	Australia Day Breakfast	Australian Inland Botanic Garden
26 Jan 2025	Australia Day Brunch	Dareton
28 Jan 2025	Joint Mildura Rural City Council and Wentworth Shire Council Meeting	Wentworth
28 Jan 2025	CSP Community Consultation – Wentworth Senior Citizens	Wentworth
29 Jan 2025	Sunraysia Early Settlers Museum Meeting	Wentworth
30 Jan 2025	Mayoral Meeting	Wentworth
03 Feb 2025	Mayoral Meeting	Wentworth
05 Feb 2025	RZ Resources	Wentworth
07 Feb 2025	Riverina & Murray Joint Organisation Board Meeting	Hillston
10 Feb 2025	Mayoral Meeting	Wentworth
12 Feb 2025	LEMC Meeting	Wentworth
12 Feb 2025	Premeeting Briefing	Wentworth
12 Feb 2025	Ordinary Council Meeting	Wentworth

3. Events

Following is a list of events, conferences, or committee meetings, including out of region meetings where the Shire has been requested to attend in an official capacity from 13 February 2024 – 19 March 2024.

Date	Meeting	Proposed Attendees	Location
14 Feb 2025	Audit, Risk & Improvement Committee Meeting	General Manager and Cr Starick	Wentworth
17 Feb 2025	CSP Wentworth Community Consultation	General Manager & Councillors	Wentworth
19 Feb 2025	NSW ICAC Chief Commissioner – Identifying corruption risks for Councillors	General Manager & Councillors	Broken Hill
25 Feb 2025	Regional Emergency Management Committee Meeting	General Manager	Wentworth
26 Feb 2025	Wentworth Shire Council & Balranald Shire Council – Planning Training	Councillors	Wentworth
3 Mar 2025	Wentworth Regional Tourism Inc	Cr Rodda	Wentworth
4 Mar 2025	CSP Ellerslie Community Consultation	Councillors & General Manager	Ellerslie
5 Mar 2025	George Gordon Sporting Complex User Group Meeting	Crs Crisp, Elstone, Weeding	Dareton
06 Mar 2025	Staff Consultative & Work Health & Safety Meeting	General Manager	Wentworth
07 Mar 2025	NRAR Meeting	Mayor, General Manager, Cr Crisp & Cr Elstone	Wentworth
11 Mar 2025	Australian Inland Botanic Gardens	Cr Rodda & Cr Starick	Mourquong

4. Other Items of Note

Nil

Attachments

1. Circular 24-23⇩
2. Circular 25-01⇩

Circular to Councils

Subject/title	Consultation on reforms to council meeting practices
Circular Details	Circular No 24-23 / Date 17 December 2024 / A939075
Previous Circular	*Council Circular 24-17 Councillor conduct and meeting practices – a discussion paper*
Who should read this	Councillors / General Managers / Council Governance staff
Contact	Council Governance / 02 4428 4100 / olg@olg.gov.nsw.au
Action required	Response to OLG

What's new or changing?

- The Office of Local Government (OLG) is inviting feedback from the local government sector and others on proposed amendments to the Model Code of Meeting Practice for Local Councils in NSW (Model Meeting Code).
- A discussion paper on the proposed amendments and a consultation draft of the new Model Meeting Code and accompanying paper has been published on OLG's website at www.olg.nsw.gov.au. The proposed amendments to the Model Meeting Code are indicated in track changes.

What will this mean for council?

- Submissions may be made in writing by email at olg@olg.nsw.gov.au or by completing the online submission form. Submissions may also be made by post addressed to: Locked Bag 3015, NOWRA NSW 2541
- Submissions should be labelled "Model Meeting Code amendments" and marked to the attention of OLG's Council Governance Team.
- The closing date for submissions is **COB Friday, 28 February 2025.**

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

Key points

- The amendments are part of the NSW Government's agenda to ensure that councillors are visibly in control of their councils, demonstrating to the community that decision making is genuinely local.
- The reform of the code and procedures governing how councillors gather, debate and make decisions, was flagged by the Minister for Local Government as part of the discussion paper issued in September 2024, "Councillor conduct and meeting practice: a new framework".
- The proposed amendments to the Model Meeting Code are the first tranche of reforms to the regulation of meetings. The second tranche will be legislated in 2025 as part of the measures implemented to reform the regulation of councillor conduct and will have a particular focus on behaviour at meetings.
- The feedback OLG receives will be used to inform the amendments that are ultimately made to the Model Meeting Code.
- It is anticipated that the new Model Meeting Code will be prescribed in early 2025.

Where to go for further information

- The discussion paper and consultation draft of the Model Meeting Code and accompanying paper have been published on OLG's website at www.olg.nsw.gov.au.
- For more information, contact OLG's Council Governance Team by email at olg@olg.nsw.gov.au or by telephone at 02 4428 4100.

Brett Whitworth
Deputy Secretary
Office of Local Government

Circular to Councils

Subject	Cyber Security Guidelines for Councils
Circular Details	Circular No 25-01 / 24 January 2025 / Doc ID A941198
Previous Circular	22-39 - Release of Cyber Security Guidelines for NSW Local Government
Who should read this	Councillors / General Managers / All council staff
Contact	Cyber Security NSW / community@cyber.nsw.gov.au
Action required	Information / Council to Implement

What's new or changing?

- The updated Cyber Security Guidelines – Local Government (the Guidelines) allow councils to assess their cyber security maturity and plan their maturity uplift.
- The Guidelines outline cyber security standards and controls recommended by Cyber Security NSW for NSW local government.

What will this mean for council?

- Councils can adopt the Guidelines or use them to form the basis of an internally developed cyber security policy.
- Adherence to the Guidelines is strongly recommended.

Key points

- Councils are increasingly dependent on digital technologies and are a target for state-based, criminal and activist threat actors.
- A cyber-attack or incident has a risk of major disruption to services and operations, with genuine risk to critical infrastructure and services.
- Strong cyber security enables the effective use of emerging technologies and ensures confidence in the services provided by NSW local governments.

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

- The Guidelines should form the basis of an internally developed cyber security policy for individual councils.
- Cyber Security NSW does not offer funding assistance for the implementation of the Guidelines or other cyber security maturity uplift.

Where to go for further information

- The Guidelines and relevant templates for council use are hosted on the Councils and Cyber Security NSW Microsoft Teams forum. To join the forum, contact community@cyber.nsw.gov.au.
- Cyber Security NSW offers various services to assist councils in boosting their cyber security capability. Contact info@cyber.nsw.gov.au for more information.
- For questions about the Guidelines, contact the Policy Development and Coordination Team at policy@cyber.nsw.gov.au.
- The Guidelines are available on the Office of Local Government website here.

Brett Whitworth
Deputy Secretary
Office of Local Government

9.2 REQUEST FOR FINANCIAL ASSISTANCE - FIRE SERVICES MEN IN A SHED

File Number: RPT/25/68

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

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

Summary

Council is in receipt of another financial request from the Dareton Men in a Shed Group. In this instance the request is for $104,000 for the reason of completing fire service to allow occupation of the building that was officially opened by Helen Dalton on 26 April 2024.

Recommendation

That Council contribute $44,000 to complete the fire service which will be due and payable when the fire service is commissioned.

Detailed Report

Purpose

The purpose of this report is to inform Council of the request from Dareton Men in a Shed for financial assistance to complete the fire service. The value of the request is $104,000.

Report Detail

The Dareton Men in a Shed project has been an ongoing one which commenced in January 2022.

The funding for this was provided through the following grants:

$385,129 – Resources for Regions Round 8 Funding passed on directly to Dareton Men's Shed

$100,000 – Fire Servicing (LRCIP Phase 4)

$13,943.50 – Water Connections (Council)

$11,868.15 – Sewer Connections (Council)

As can be seen from the above detail the total does not add up that of what has been expended to date. The conclusion drawn from this is that additional funding has been sourced for the project outside the control of Council.

The request for the financial contribution is supported with the following statements.

Council contributed $100,000 towards the cost of the fire service earlier this year, leaving the Men's Shed owing $104,000.

The Men's Shed has paid $60,000 thus far - $44,000 is outstanding which will be due and payable when the service is commissioned. We are asking Council to reimburse the Men's Shed for the $60,000 already paid and to pay the final cost of $44,000 when invoiced.

Conclusion

As can be seen from the detail above the delivery of the project has been heavily supported by Wentworth Shire Council to date. The failure to complete the project is not a tenable

option for the Dareton community and accordingly it is respectfully suggested that a further contribution be made to the project.

Attachments

Nil

9.3 ATTENDANCE AND MOTIONS FOR THE 2025 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT

File Number: RPT/25/47

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Ebony Carter - 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 2025 National General Assembly of Local Government is being held from 24 June to 27 June 2025 at the National Convention Centre, Canberra. The National General Assembly of Local Government provides an opportunity for Councils to identify and discuss national issues of priority for the sector. Motions are due for submission to the Australian Local Government Association by 31 March 2025.

To meet this deadline any motions to the Annual Conference will need to be submitted to the General Manager by 28 February 2025 for consideration at the 19 March 2025 Ordinary Council Meeting, as the motions require a resolution of Council.

Council is also required to nominate and endorse delegates to attend the National General Assembly. In previous years the Mayor and General Manager have attended the conference and from time to time one other Councillor.

Recommendation

That Council:

a) Notes that motions for the 2025 National General Assembly are required by to be submitted to the General Manager by 28 February 2025

b) Endorses the attendance of the Mayor and General Manager at the National General Assembly of Local Government

Detailed Report

Purpose

The purpose of this report is to inform Council that the 2025 National General Assembly of Local Government is taking place on 24-27 June 2025 in Canberra and council needs to endorse the delegates for the conference. This conference provides an opportunity for Councils to identify and discuss national issues of priority for the sector. Motions for the 2025 Australian Local Government Association (ALGA) are due to be submitted by 31 March 2025. To allow any motions to be considered by Council, as they require a resolution of Council, motions need to be submitted to the General Manager by 28 February 2025 to be included in the March Ordinary Council meeting.

Background

The 2025 National General Assembly of Local Government Conference is held annually and is the main local government forum for policy making in Australia. Council sends delegates to the Conference annually. The theme for this year's National General Assembly of Local Government is: "*National Priorities Need Local Solutions".*

The 31st National General Assembly of Local Government will focus on opportunities for councils to work with the next Federal Government to deliver local solutions that will help them deliver on their vision for the nation.

Report Detail

To allow any motions to be considered by Council, as they require a resolution of Council, motions need to be submitted to the General Manager to be included in the March Ordinary Council meeting by 28 February 2025. Motions must conform to the criteria outlined in the discussion paper attached.

It should be noted that if your council submits a motion, there is an expectation that a Council representative will be present at the National General Assembly to move and speak to that motion if required.

Approximate costs for attendance per person at the conference are as follows:

Registration - $1000.00

Accommodation - $1200.00

Return Flights - $1200.00

Conclusion

Council is required to consider delegates to attend the 2025 National General Assembly of Local Government.

Formal endorsement of motions for the 2025 National General Assembly of Local Government are required to be submitted to the Australian Local Government Association by 31 March 2025. Motions to be considered are required to be submitted to the General Manager by 28 February 2025 to be considered at the March Council Meeting.

Attachments

1. 2025 NGA Discussion Paper⇩

National Priorities Need Local Solutions

24 - 27 June 2025 | National Convention Centre Canberra

National General Assembly Discussion Paper

ALGA
Australian Local Government Association

KEY DATES

18 December 2024 | Opening of Call for Motions

31 March 2025 | Acceptance of Motions closes

24 June 2025 | Regional Cooperation & Development Forum

25 - 27 June 2025 | National General Assembly

TO SUBMIT YOUR MOTION VISIT: ALGA.COM.AU

The Australian Local Government Association (ALGA) is pleased to convene the 31st National General Assembly of Local Government (NGA), to be held in Canberra from 24-27 June 2025.

As convenor of the NGA, the ALGA Board cordially invites all councils to send representatives to this important national event.

The NGA is the premier national gathering of local governments, and provides councils with the opportunity to come together, share ideas, debate motions, and most importantly unite and further build on the relationship between local government and the Australian Government.

This discussion paper contains essential information for Australian councils considering submitting motions for debate at the 2025 National General Assembly of Local Government (NGA).

It is recommended that all councils and delegates intending to attend the 2025 NGA familiarise themselves with the guidelines for motions contained in this paper on page 6.

BACKGROUND TO ALGA AND THE NGA

ALGA was established 1947. In structure, ALGA is a federation of member state and territory associations. Its mission is to achieve outcomes for local government through advocacy with impact, and maximise the economic, environmental and social wellbeing of councils and our communities.

Since 1994, the NGA has built the profile of local government on the national stage, showcased the value of councils, and most importantly demonstrated – particularly to the Australian Government – the strength and value of working with local government to help deliver on national priorities.

Debate on motions was introduced to the NGA as a vehicle for councils from across the nation to canvas ideas. Outcomes of debate on motions (NGA Resolutions) could be used by participating councils to inform their own policies and priorities, as well as their advocacy when dealing with federal politicians.

At the same time, they help ALGA and its member state and territory associations gain valuable insight into council priorities, emerging national issues, and the level of need and support for new policy and program initiatives.

Given the structure of ALGA, its Constitution, and level of resources, the NGA does not bind the ALGA Board. However, the Board carefully considers NGA resolutions as it determines ALGA's policies, priorities and strategies to advance local governments within the national agenda.

This is your NGA and ALGA is pleased to act as the convenor. ALGA's policies and priorities will continue to be determined by the ALGA Board in the interests of all councils.

The ALGA Board thanks all councils for attending the NGA and those that will take the time to reflect on the purpose of debate on motions outlined in this paper, and to submit motions for debate at the 2025 NGA.

SUBMITTING MOTIONS

The theme of the 2025 NGA is – *National Priorities Need Local Solutions*

In June 2025, Australia will either have a re-elected Labor Government, or a new Coalition or minority government.

The 31st National General Assembly of Local Government will focus on opportunities for councils to work with the next Federal Government to deliver local solutions that will help them deliver on their vision for the nation.

As the closest government to communities, councils understand local challenges and opportunities. They are a willing partner in government, and sustainably funded can provide place-based solutions to a range of national priorities including affordable housing, energy transition, road safety, increasing productivity, and improved health and wellbeing.

This discussion paper is a call for councils to submit motions for debate at the 2025 NGA to be held in Canberra from 24-27 June 2025.

Motions for this year's NGA should consider:

- Any new practical programs or policy changes that can strengthen the system of local government nationally to provide the services and infrastructure required to support and strengthen our communities; and/or
- New program ideas that that would help the local government sector to deliver place-based solutions to national priorities.

Motions should be concise, practical and implementable and meet the guidelines for motions set out in the paper.

You are encouraged to read all the sections of the paper but are not expected to respond to every issue or question. Your council's motion/s must address one or more of the issues identified in the discussion paper.

Motions must be lodged electronically using the online form available on the NGA website at: www.alga.asn.au and received no later than 11:59pm AEST on Monday 31 March 2025.

All notices of motions will be reviewed by the ALGA Board's NGA Sub-committee prior to publishing the NGA Business Paper to ensure that they meet these guidelines. This sub-committee reserves the right to select, edit or amend notices of motions to facilitate the efficient and effective management of debate on motions at the NGA. For example, the sub-committee may recommend an overarching strategic motion to encompass several motions on the same topic.

All NGA resolutions will be published on www.nationalgeneralassembly.com.au.

As the host of the NGA, ALGA will communicate resolutions to the relevant Australian Government Minister and publish Ministerial responses as they are received on this website.

Please note that if your council does submit a motion, there is an expectation that a council representative will be present at the NGA to move and speak to that motion if required.

We look forward to hearing from you and seeing you at the 2025 NGA.

CRITERIA FOR MOTIONS

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. Be relevant to the work of local government nationally.
2. Not be focused on a specific jurisdiction, location or region – unless the project or issue has national implications.
3. Be consistent with the themes of the NGA.
4. Complement or build on the policy objectives of ALGA and your state or territory local government association.
5. Be submitted by a council which is a financial member of their state or territory local government association.
6. Propose a clear action and outcome ie call on the Australian Government to act on something.
7. Not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.
8. Address issues that will directly improve the capacity of local government to deliver services and infrastructure for the benefit of all Australian communities.
9. Not seek to advance an outcome that would result in a benefit to one group of councils to the detriment of another.
10. Be supported by sufficient evidence and demonstrate the relevance and significance of the matter to local government nationally.

Motions must commence with the following wording:

This National General Assembly calls on the Australian Government to

...

Please note: that resolutions of the NGA do not automatically become ALGA's national policy positions.

The ALGA Board carefully considers NGA resolutions as it determines ALGA's policies, priorities and strategies to advance local governments within the national agenda, but the resoloutions are not binding.

OTHER THINGS TO CONSIDER

It is important to complete the background section of the submission form. Submitters of motions should not assume that NGA delegates will have background knowledge of the proposal. The background section helps all delegates, including those with no previous knowledge of the issue, in their consideration of the motion. Please note, motions should NOT be prescriptive in directing how the matter should be pursued.

Try to keep motions practical, focussed and capable of implementation to ensure that relevant Australian Government Ministers provide considered, thoughtful and timely responses.

Try to avoid motions that are complex, contain multi-dot points and require complex cross-portfolio implementation.

All motions submitted will be reviewed by the ALGA Board's NGA Sub-committee, in consultation with state and territory local government associations, to determine their eligibility for inclusion in the NGA Business Papers.

When reviewing motions, the Sub-committee considers the criteria, clarity of the motion and the importance and relevance of the issue to local government.

If there are any questions about the substance or intent of a motion, ALGA will raise these with the nominated contact officer. With the agreement of the submitting council, these motions may be edited before inclusion in the NGA Business Papers.

To ensure an efficient and effective debate, where there are numerous motions on a similar issue, the NGA Sub-committee will group these motions together under an overarching strategic motion. The strategic motions will have either been drafted by ALGA or will be based on a motion submitted by a council which best summarises the subject matter.

Debate will occur in accordance with the rules for debate published in the Business Papers and will focus on the strategic motions. Associated sub-motions will be debated by exception only or in accordance with the debating rules.

Any motion deemed to be primarily concerned with local or state issues will be referred to the relevant state or territory local government association and will not be included in the NGA Business Papers.

All motions require:

- a contact officer;
- a clear national objective;
- a summary of the key arguments in support of the motion; and
- endorsement of your council

Motions should be lodged electronically using the online form available at www.alga.com.au.

Motions should be received no later than 11:59pm AEST on Monday 31 March 2025.

SETTING THE SCENE

The theme for the 2025 NGA – **National Priorities Need Local Solutions** – highlights the unique role Australia's 537 councils can play delivering local, placed-based solutions that meet the needs of their communities, while addressing broader national priorities.

The 2025 NGA provides you - the elected representatives of Australia's local councils and communities - with the opportunity to engage with the Federal Government and key Ministers.

Further, it is your opportunity to advocate for new or expanded programs and key policy initiatives that could strengthen local governments and its capacity to deliver services and infrastructure to local communities across the nation.

This year's call for motion focusses on twelve priority areas:

- Intergovernmental relations;
- Financial sustainability;
- Roads and infrastructure;
- Emergency management;
- Housing and homelessness;
- Jobs and skills;
- Community services;
- Closing the Gap and Aboriginal and Torres Strait Islander Reconciliation;
- Data, digital technology and cyber security;
- Climate change and renewable energy;
- Environment;
- Circular economy

1. INTERGOVERNMENTAL RELATIONS

For almost 30 years, local government was represented by ALGA on the Council of Australian Governments (COAG), providing local input into national decision making. However, when COAG was replaced by National Cabinet in March 2020, local government was not included.

National Cabinet is a forum for the Prime Minister, Premiers and Chief Ministers to meet and work collaboratively; and is a key mechanism in Australia's intergovernmental architecture. A representative of local government, the President of ALGA, is invited to meet with National Cabinet once each year, as well as one meeting of the Council on Federal Financial Relations comprising the Commonwealth Treasurer as Chair and all state and territory treasurers.

While National Cabinet was established to support a coordinated national response to the COVID-19 pandemic, the lack of local representation to this body has unfortunately impacted on decision making.

The Government's review into the COVID-19 response – published in October 2024 – found that Australia's 537 councils were critical for the implementation of National Cabinet decisions during the pandemic.

The inquiry also recommended National Cabinet would benefit from having more structured engagement and active consultation with local government to ensure future decision-making is informed at a local level.

In addition to attending one meeting per year of National Cabinet and CFFR, ALGA also represents local government on a range of Ministerial Councils and Forums, including the Infrastructure and Transport Ministers Meeting, National Emergency Management Ministers Meeting, Local Government Ministers Forum, Joint Council on Closing the Gap, Planning Ministers Meeting, Environment Ministers Meeting, Cultural Ministers Meeting, Energy and Climate Change Ministers Meeting, Road Safety Ministers Meeting, and Building Ministers Meeting.

Given the important role councils play delivering local solutions to national priorities, how can intergovernmental arrangements be further improved in Australia?

Are there new initiatives and programs that could be adopted to improve the level of cooperation and collaboration between the Australian Government and local government?

2. FINANCIAL SUSTAINABILITY

Sustainably funded, councils can play a key role delivering local solutions to national priorities. However, across the country many councils are facing significant financial challenges and are struggling to fund the delivery of core community services.

Every year councils are being asked to do more with less as a result of cost shifting, inadequate state and federal funding and, in some jurisdictions, rate pegging.

In 2024/25 councils will receive $3.27 billion in federal Financial Assistance Grants. This is approximately 0.5% of Commonwealth taxation revenue, which is half the amount it was in 1996. The Australian Parliament is currently undertaking an Inquiry into local government sustainability, to which ALGA, State and Territory associations and many councils provided submissions

ALGA's submission to this inquiry highlighted that:

- If local government were provided annually with an additional $350 million for the maintenance and delivery of quality open space, Australia's gross domestic product (GDP) would increase by $858.9 million each year.
- If local government were able to effectively increase its capacity to perform regulatory services in planning and building, there would be an annual saving of $859 million for development proponents and would generate an additional $1.67 billion in GDP each year.
- Increased block transfers of Commonwealth funds to local governments can deliver greater efficiency and administrative cost savings of $236 million and would generate increase GDP by $330.8 million each year
- Reducing local government staff turnover can save $425 million in avoided costs and lead to a $619.9 million increase in GDP each year.
- Investing an additional $1 billion each year into the maintenance of local government roads would increase GDP by $354.6 million annually.

ALGA also stressed that the inquiry should not recommend any actions that will improve the financial sustainability of some councils to the detriment of others.

What are the opportunities to address financial sustainability across councils, and support their capacity to deliver local solutions to national priorities?

Are there improvements to be made to existing federal funding programs and arrangements that would support improved local government financial sustainability?

3. ROADS AND INFRASTRUCTURE

Local governments are responsible for around 75% of Australia's road network by length, and play an important role supporting productivity and improving road safety.

However, many councils are not resourced to effectively maintain their local roads, and independent research from the Grattan Institute in 2023 identified a $1 billion annual local government road maintenance funding gap.

In November 2023 the Government announced that Roads to Funding would be progressively increased from $500 million to $1 billion per year over the forward estimates, effectively halving the current funding gap.

In addition to local roads, councils build and maintain community facilities and infrastructure worth more than $100 billion nationally.

In 2020 the Australian Government introduced a new Local Roads and Community Infrastructure Program, which saw $3.25 billion provided to all councils for local projects on a formula basis. ALGA's 2024 National State of the Assets highlighted the success of this federal funding program, reporting a $1 billion improvement in the condition of local government facilities since the 2021 report.

Are there new programs or initiatives that the Australian Government could adopt to improve the long-term sustainability of local government roads and community infrastructure?

Are there programs or initiatives that the Australian Government could provide to improve the sector's capacity to manage local government infrastructure and to integrate these plans into long-term financial plans?

Are there opportunities for the Australian Government to support councils to invest in local infrastructure that will help address national priorities?

4. EMERGENCY MANAGEMENT

Australia is experiencing weather events of greater intensity and frequency – which leads to increased impacts on communities and council resources. Over the past two years, more than 60 per cent of local government areas have been declared natural disaster areas, many of them multiple times.

In 2022 ALGA successfully advocated for a new $200 million per year Disaster Ready Fund, and to date two rounds of funding have been provided through this program. This program has been legislated to run for five years.

Both rounds of the Disaster Ready Fund have been significantly oversubscribed, and ALGA is advocating for a significant increase in federal funding to improve the emergency management capability and capacity of local government.

The Royal Commission on National Natural Disaster Arrangements made two important recommendations for local government – calling for State and Territory Governments to take responsibility for the capacity and capability of local government for the functions which are delegated to them (recommendation 11.1), and recommending States and Territory Governments review arrangements for resource sharing between local governments (recommendation 11.2).

Released in November 2024, the Colvin Review (Independent Review of Commonwealth Disaster Funding) and Glasser Review (Independent Review of National Natural Disaster Governance Arrangements) both support a strategic shift towards disaster risk reduction and resilience. The Colvin Review also supports a major capacity uplift for local government and an enhanced national training and exercise regime which tests and builds local government capacity.

Councils are encouraged to draw on their practical experience of the improvements that could be made to managing emergencies.

Please note that many aspects of emergency management are state or territory responsibilities, and your motions should focus on how the Australian Government could assist.

What new programs, or improvements to existing programs, could the Australian Government develop to partner with local government to improve the current natural disaster management systems to further assist in recovery and build resilience?

How can the Government best support Australian councils to prepare for, respond to and recover from natural disasters?

5. HOUSING AND HOMELESSNESS

Australia is currently facing a housing crisis which is resulting in more people experiencing housing insecurity and homelessness, while also preventing required worker movement across the country.

Councils are not responsible for building housing. Many councils do, however, play a key role in facilitating housing supply by appropriately zoning land and approving development. Others are going above and beyond to address the housing crisis, albeit without adequate resourcing.

One of the biggest issues is a lack of funding for infrastructure such as roads, water and power connections that are necessary for new housing developments.

The National Housing Accord – which ALGA is a signatory to on behalf of local government - sets an ambitious target of 1.2 million new, well-located homes over the next five years.

Research commissioned by ALGA, and delivered by Equity Economics, showed that there is currently a $5.7 billion funding shortfall for the enabling infrastructure required to bridge the gap between current constructions and Australia's housing targets.

Another significant issue is local government's lack of input into setting housing policy at both a state, territory and federal level, While ALGA represents councils on a wide range of ministerial councils, it is not currently a member of the Housing and Homelessness Ministerial Council or National Cabinet.

A key focus for councils is ensuring that any new housing developments are not just supported by enabling infrastructure, but also the local facilities and services that are vital for healthy, productive and resilient communities.

What new programs and policies could the Australian Government develop to partner with local government to support the provision of more affordable housing?

How can the Australian Government work with councils to address the causes and impacts of homelessness?

6. JOBS AND SKILLS

Local government is a major employer in Australia providing employment, career advancement and training opportunities for more than 200,000 Australians, across an estimated 400 occupations.

However, councils – like many employers across the nation – are experiencing skill shortages that hinder their ability to meet community needs.

The 2022 Local Government Workforce Skills and Capability Survey show nine out of every ten Australian councils are facing jobs and skills shortages.

65% of respondent local governments said that project delivery had been impacted or delayed by vacancies, skills shortages, skills gaps or training needs.

The top five most cited skill shortages that local governments experienced were engineers (as noted by 46% of 2022 survey respondents), urban and town planners (40%), building surveyors (36%), environmental health inspectors (30%) and human resources professionals (29%).

Drivers of skill shortages include difficulty attracting young people to local government jobs, lack of available training courses, wage competition, and lack of resources to upskill the current workforce such as access to training facilities for rural/remote councils, workplace supervisors, subject matter experts, and contextualised training resources.

National priorities, such as increasing housing supply, cannot be achieved without support from local government and the right people to do the work.

Are there programs or initiatives that the Australian Government could implement that would enhance local government's capacity to attract and retain appropriately skilled staff now and into the future?

Are there programs or changes to existing programs that would increase local government's ability to employ apprentices and trainees?

Are there other initiatives that the Australian Government could provide to improve the sector's ability to plan and develop skills fit for the future?

7. COMMUNITY SERVICES

Councils provide a wide range of services based on local characteristics, needs, priorities, and the resources of their community.

Some of these services are provided to address market failure, and many of them are provided by councils on behalf of other levels of government.

It is important to note that nationally local government is more than 83% self-sufficient ie funded at the local level either through rates, fees and charges, sale of goods and services, or interest. The Australian Bureau of Statistics data shows that total local government annual expenditure in 2022-23 was $48 billion.

Only 17% comes from grants and subsidies from other levels of government. Unfortunately, many of these grants and subsidies are tied, or competitive funding programs, or require matching funding which restricts the ability to address local priorities in the way the council and community might need.

Local government community services are broadly defined, and may include but are not limited to:

- environmental health including food safety;
- childcare, early childhood education, municipal health;
- aged care, senior citizens;
- services to people living with disability;
- programs to address disadvantage, to reduce poverty and homelessness;
- sporting and recreational programs;
- arts and cultural activities, programs and festivals;
- tourism and economic development activities;
- library services

Noting the funding arrangements for the provision of local government community services are there programs and initiatives that the Australian Government could implement to improve the delivery of these services?

Are there reforms or improvements in national community services program that would help local governments support the Australian Government to deliver on its national objectives?

8. CLOSING THE GAP AND ABORIGINAL AND TORRES STRAIT ISLANDER RECONCILIATION

In 2021, ALGA co-signed a landmark national agreement to close the gap between Indigenous and non-Indigenous Australians. At the heart of the National Agreement on Closing the Gap Partnership are four agreed priority reform targets and 19 socio-economic targets in areasincluding education, employment, health and wellbeing, justice, safety, housing, land and waters, and Aboriginal and Torres Strait Islander languages.

Local governments are uniquely placed to support partnerships to address long term service gaps and support their delivery. Councils are elected by their communities and have the longitudinal scope to develop a community's economic, skills, and ınfrastructure needs.

Local governments already play a significant role in helping their communities and the Closing the Gap outcomes. However, councils need appropriate resourcing, be it through place-based initiatives, or broader programs, to better facilitate and meet program objectives in their communities.

Are there programs or initiatives that the Australian Government could adopt to assist local government to advance reconciliation and close the gap?

Are there practical programs or initiatives that local government and the Australian Government could introduce to maintain, build and strengthen partnerships between Aboriginal and Torres Strait Islanders and governments?

9. DATA, DIGITAL TECHNOLOGY AND CYBER SECURITY

Provision of information technology to all Australians is vital to innovation, economic growth, and social equity. However, it is potentially even more important to regional Australia where the tyranny of distance increases the inequity of services available – including education, health, economic and social. Innovative technology is becoming more broadly available and could boost productivity and economic growth.

Councils around Australia continue to embrace new technologies to improve their service delivery standards and broaden consultation and engagement with their local communities. However, implementation can be hindered without access to basic technological infrastructure and the necessary IT skills and resources.

In recent times, cyber-attacks on major corporations and other businesses have resulted in significant data breaches. It is a timely reminder as digital information, services and products become an increasing feature of modern business operation including in local government.

Like all risks, local government must manage the risk of cyber-attacks and address cyber security.

While this is primarily a responsibility of the sector itself, governments at all levels must work together to ensure that the public have confidence in government information management systems and its security.

Drawing upon your council's experience, and your knowledge of other councils within your state or territory, are there programs and initiatives that the Australian Government could implement to help local government develop its digital technology services and infrastructure?

Are there actions the Australian Government could take to improve cyber security within the local government sector?

10. CLIMATE CHANGE AND RENEWABLE ENERGY

Climate change is resulting in more frequent and severe disasters, coastal erosion, and rising heat, which are all impacting on the liveability of Australian communities.

Local governments play a role in emissions reduction through reducing their corporate emissions and supporting broader national processes of decarbonisation through community engagement, and provision of services and infrastructure.

The 2024 Local Government Climate Review found that 89% of councils have set or planned ambitious corporate emissions reduction targets.

Councils also play a critical role supporting their communities through change, helping them to adapt and build their resilience. The latest Local Government Climate Review found that two-thirds have done a climate risk assessment and 72% are implementing initiatives.

Barriers to adaptation include internal resourcing (70%), funding (67%), complexity and not knowing how to respond (53%), and limited technical expertise and capacity (48%).

Councils need support to adequately assess climate risk and vulnerabilities and adequately address them in plans, policies investment decisions and engagement with communities. Unfortunately, funding and support from other levels of government has failed to keep pace, placing an inequitable burden on the sector.

The rapid increase in renewable energy projects in regions across Australia is resulting in uneven and inconsistent community benefits being offered and delivered to communities. It is also placing significant pressure on local governments to plan, negotiate and secure an enduring constructive legacy associated with renewable energy projects.

Local governments are the only local democratic institution in a position to convene local interests and broker long term social and economic benefits from renewables projects, and should be recongised and supported for their role in maintaining social license for renewables projects.

Noting the Australian Government's approach to reducing emissions, are there partnerships, programs, and initiatives that local government and the Australian Government can form to achieve Australia's 2050 net zero emissions target?

What are the opportunities to support councils to increase community resilience to the impacts of climate change?

What support do councils need to ensure that renewable energy projects deliver lasting benefits to the communities that house them?

11. ENVIRONMENT

The Australian Government's Nature Positive Plan states "Almost half of Australia's gross domestic product (GDP) has a moderate to very high direct dependence on nature. The rate at which we are eroding the environment poses tangible risks to Australia's economic, financial and social stability."

Australia's 537 local governments undertake broad and diverse work to support environmental outcomes.

However, councils do not receive adequate support for this work, which includes managing pests, weeds, and biosecurity threats, contributing to water security and management, managing parklands and reserves, and community education.

In recent years the National General Assembly has considered a range of environmental issues, and passed resolutions on biodiversity, biosecurity, conservation, climate change and water security.

How could the Australian Government partner with local government to strengthen Australia's environmental services and infrastructure?

What new programs could the Australian Government partner with local government in to progress local regional and national objectives?

12. CIRCULAR ECONOMY

Australia's volume of waste continues to increase compared with population growth and GDP, even with rates of recycling improving over the past decades.

The 2022 National Waste Report showed that waste generation has increased by 20% over the last 15 years (8.3% from municipal waste). Since 2006-07, recycling and recovery of Australia's core waste has increased by 57% (+22% in municipal) however Australia continues to have one of the lowest rates of recycling among OCED countries.

Local governments are under pressure to respond to community demand for addressing pollution, while at-capacity landfills and emerging problematic materials pose serious operational challenges.

Collecting, treating, and disposing of waste costs local governments an estimated $3.5 billion annually.

ALGA believes the onus for waste reduction should be borne by industry, not local governments. Mandatory product stewardship approaches, including payments to local governments for their resource recovery services, would ensure the principle of producer responsibility is operationalised and the cost and risk burden on local governments is rebalanced.

How could the Australian Government further strengthen product stewardship arrangements to support local governments in their endeavours to increase recycling and reduce the volume of waste?

How could the Australian Government partner with local government to advance the circular economy?

CONCLUSION

Thank you for taking the time to read this discussion paper and your support for the 2025 National General Assembly of Local Government.

A final reminder:

- Motions should be lodged electronically at www.alga.com.au and received no later than 11.59pm on Monday 31 March 2025.
- Motions must meet the criteria published in this paper.
- Motions should commence with the following wording: 'This National General Assembly calls on the Australian Government to...'
- Motions should not be prescriptive in directing how the matter should be pursued.
- Motions should be practical, focussed and relatively simple.
- It is important to complete the background section on the form.
- Motions must not seek to advance an outcome that would result in a benefit to one group of councils to the detriment of another.
- When your council submits a motion there is an expectation that a council representative will be present at the 2025 National General Assembly to move and speak to that motion if required.
- Resolutions of the National General Assembly do not automatically become ALGA's national policy positions. The resolutions are used by the ALGA Board to inform policies, priorities and strategies to advance local governments within the national agenda.

We look forward to hearing from you and seeing you at the 2025 National General Assembly in Canberra.

9.4 DRAFT EVENT FUNDING POLICY 2025

File Number: RPT/25/36

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

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

Summary

The draft *Event Funding Policy* was developed after it was identified that there is currently no formal structure as to how event sponsorship money is distributed. The *Event Funding Policy* was developed in line with the *Wentworth Region Tourism & Events Strategy 2024-2029.* This strategy outlined the need to continue to leverage on the success of existing events, as well as creating the capacity and space for new events to be welcomed and encouraged within the region.

The *Event Funding Policy* was developed to ensure that Wentworth Shire Council establishes a structure which provides a fair and equitable approval to community groups, organisations and individuals who wish to access and utilise funding to support local events, both existing and new.

The *Event Funding Policy* should be considered alongside the newly developed *Event Planning Guide* and *Event Funding Program Guidelines.* The *Event Planning Guide* assists event organisers by outlining the importance of several factors when running an event. It assists them in making important decisions in relation to the overall success of the event, including important factors such as budget and event space. The *Event Funding Program Guidelines* should be read before an application is submitted. The purpose of the *Event Funding Program Guidelines* is to outline the application process and what is required to successfully apply for the funding, as well as the acquittal process.

The host of documents that are outlined above create a new process in which event organisers will be required to follow, in order to access event funding from Council. It creates a fair and equitable process which allows Council to understand how the funding is being utilised, how the local community is being included, what economic impact the event may have within the region and if the event was deemed successful.

Recommendation

That Council endorses the *Event Funding Policy* for community consultation for 28 days.

Detailed Report

Purpose

The purpose of this report is for Council to consider the draft *Event Funding Policy* and endorsement for community consultation.

Background

After the *Wentworth Region Tourism & Events Strategy 2024-2029* was endorsed by Council in late 2024, the need to create a more formal process to accessing event funding was recognised.

The current procedure for applying for event funding for local community events is by formal letter to the Office of the General Manager. This is usually for events requiring more than

$5000 in funding. For events requiring less than $5000, the Financial Assistance Program application process is followed. This application process can be accessed by any groups and organisations seeking financial assistance for donations, contributions and grants.

The events sponsorship budget is included within the Tourism & Promotion budget and currently stands at around $90,000 per financial year. This is adjusted as needed on a year-to-year basis.

Report Detail

The *Event Funding Policy,* along with the *Event Planning Guide* and the *Event Funding Program Guidelines* has been developed to ensure the event sponsorship budget is being utilised to its full potential. This process requires event organisers, of both existing or new events, to complete an application form with important information such as the event budget, when and where the event will take place, the economic impacts on the local community and how much funding they will require from Council to ensure the events success.

This application is then reviewed by an internal review panel and if successful, an amount from the event sponsorship budget is approved towards this event. After the event is completed, event organisers must complete an acquittal form outlining how the funding was spent and a report on the event's success. This information is kept on file and used to access the future of the event, if required.

Conclusion

In conclusion, the draft *Event Funding Policy* should be endorsed for community consultation, with the aim of introducing the new process in the 2025/2026 financial year. Endorsing the new policy and the overall application process will create a fair and equitable process which can be utilised by all event organisers who wish to access funding to allow them to host an event within the Wentworth region.

Attachments

1. Draft Event Funding Policy⇩
2. Draft WSC Event Planning Guide⇩
3. Draft WSC Event Funding Program Guidelines - Event Funding Policy Application Guidelines⇩

EVENT FUNDING POLICY

POLICY NUMBER & TITLE:	**GOVXXX** **EVENT FUNDING POLICY**
DOCUMENT ID:	DOC/24/13819
VERSION:	1.0
ADOPTED MEETING DATE:	Click or tap to enter a date.
REVIEW DUE:	Four yearly or following change of legislation or incident
VERSION AMENDMENTS:	Nil

RESPONSIBLE DEPARTMENT:	General Manager

EVENT FUNDING POLICY

POLICY OBJECTIVE

This policy establishes the guidelines and framework for event funding within the Wentworth Shire region to achieve the tourism, event and community goals as identified in the Wentworth Region Tourism & Events Strategy 2024-2029, Council's Community Strategic Plan 2022-2032 and annual Operational Plan.

1. POLICY STATEMENT

Wentworth Shire Council recognises and is committed to funding and supporting community events within the region that align with Council's Tourism and Events Strategy and recognises the positive impact events have on both the economy and the community.

This policy operates in the context of and should be read in conjunction with the Wentworth Region Tourism & Events Strategy 2024-2029 and Event Planning Guide.

The intent of this policy is to ensure that Wentworth Shire Council establishes a structure which provides a fair and equitable approval to community groups, organisations and individuals who wish to access and utilise funding to support local events.

Council will ensure that funding processes reflect the strategic objectives outlined in the Operational Plan and are delivered in a fair and transparent manner to foster civic engagement, strengthen a sense of community and promote Wentworth Shire Council within and external to our region.

The following vision, mission and goals, as identified in the Wentworth Region Tourism & Events Strategy, provide direction for major and minor events as well as providing financial support for local community groups, organisations and individuals.

Vision

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

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 the Wentworth region, with the intent to create a valued long-term relationship to generate high customer advocacy and drive growth.

EVENT FUNDING POLICY

Goals

- **Increase visitation –** provide more reasons for day-tripper and overnight visitors to choose the Wentworth region.
- **Increase visitor spend within the region –** enable a greater level of spend through increased engagement by aligning customer needs with region offerings.
- **Enhance industry collaboration –** improve partnership opportunities and ability to leverage resources through a shared vision, strategy and common working model.
- **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.

2. POLICY COVERAGE

This policy applies to all community groups, organisations and individuals seeking funding towards organising an event within the Wentworth Shire region.

3. STRATEGIC PLAN LINK

Objective: 1. Wentworth Shire is a vibrant, growing and thriving region
Strategy: 1.2 Promote the Wentworth region as a desirable visitor and tourism destination

4. DEFINITIONS AND ABBREVIATIONS

Term/Word	Definition
Assessment Criteria	The specified principles or standards against which applications are judged and used to assess the merits of proposals
Assessment Process	The steps that must be followed by individuals and organisations to be considered for funding. It includes the forms, written documentation and the eligibility criteria to be satisfied.
Acquittal	A statement and confirmation that the funding has been spent on the activity in accordance with the Funding Agreement, schedule and conditions
Community Groups/Organisation/Individual	Not for profit organisations, groups and individuals eligible to apply for event funding under this policy
Economic Impact	New expenditure to the Wentworth Shire region calculated as a product of the following: • number of visitors who will travel to the region specifically for the event • average length of stay • average daily expenditure for the visitors
Event	A planned public gathering of people in an open space, building or temporary structure where people gather for an activity, celebration or other occasion. Sporting, cultural or other gatherings of people that occur on a regular basis are not considered events under this policy.
Funding	A sum of money or form of subsidy that Council provides to an individual or organisation under a formalised agreement

EVENT FUNDING POLICY

Funding Agreement	A formal, legally binding contract between the funding recipient and Council, used to monitor the implementation of the funded activity through to completion.
Funding – In-kind	An offering of cash or in-kind contribution given without any anticipated commercial return
Minor Event	Maximum $5000/minimum $2000 (including in kind support)– 500 to 1000+ people – participation from within/external to the region, create sense of community, encourage participation by the community
Major Event	Maximum $30,000/minimum $5000 (including in kind support) – overnight visitation, positive economic impact, encourage community participation
Validated Evidence	Valid, verifiable and authentic information that substantiates the event organisers assertion in relation to the event and includes examples such as: • Surveys • Registration lists • Ticket sales reports • Head counts • Gate sales • Attendance records • Information from accommodation providers

5. POLICY CONTENT

5.1 Funding Streams

Council is committed to supporting events through two funding streams; minor and major events, which provide economic benefit to the region and create a postive impact on the community. Applications for event funding for both major and minor events can be be applied for and accessed all year round.

All funding is subject to eligibility, assessment of criteria and Council approval. (Table 1).

Fund	Description	Funding Amount	Application Opening Dates	Assessment Criteria
Major Events	Event must drive overnight visitation, provide positive economic impact, showcase the region, encourage community pride and follow sustainability guidelines.	To a maximum of $30,000 and to a minimum of $5,000. Including in-kind Council support.	Open all year round.	• Potential economic and tourism impact to the region • Community impact and benefits • Overall event offerings • Sustainability • Event preparation including capability

Wentworth SHIRE COUNCIL

EVENT FUNDING POLICY

Minor Events	Event must attract around 500-1000+ people from either within or outside the region, create a sense of community by bringing people together and encourage participation from local community members.	To a maximum of $5,000 and to a minimum of $2,000. Including in-kind Council support.	Open all year round.	**All minor event applications should refer to the Financial Assistance Program (Donations Contributions Grants) application process.**

5.2 Event Funding Eligibility Criteria

The following requirements must be met to be eligible for funding:

- The event must be based within the Wentworth Shire
- The event can be an existing event or a new or one-off event
- A certificate of currency for public liability of up to $20 million relevant to and for the duration of the event must be held and submitted with the application
- Provide documentation and evidence required to meet the funding evaluation criteria
- Be a public event that is inclusive and accessible to everyone
- Organisations can only apply for a maximum of two events per each financial year

Documentation as outlined in the *Event Funding Program Guidelines* must be provided with the application for determination of eligibility.

The following are not eligible to apply for the funding:

- Organisations with outstanding debts to Council, or who have not provided acquittal documentation from previous event
- Events which rely on Council funding to break even or events that are projected to run at a loss without Council funding
- Political events or events with a political purpose
- Religious events
- Events that exclude or may offend parts of the community
- Organisations who have not previously complied with Council conditions or have the required permits
- Private events that are not accessible to the wider community
- Fundraising activities where the funds raised are not intended to stay within the local community
- Education events including events organised by schools or universities
- Capital works projects, maintenance, or the purchase of capital equipment
- Insurance and fees associated with risk and governance such as public liability insurance, event insurance or fees payable to a governing body
- Expos, fetes, and circuses
- Events which are attended by a niche or small cohort of the intended community

EVENT FUNDING POLICY

- Events which happen on a regular basis including sporting events, arts & cultural events, special interest events or other gatherings.

5.3 Event Funding Allocation

Council will decide on an appropriate allocation of funding towards major and minor events at the approval of the yearly budget.

If the amount of money requested within the eligible applications exceeds the money allocated in the budget, each event will receive funding based on the events being allocated an appropriate amount deemed suitable by the application review panel. This amount may be equal to or less than the requested funding amount. Alternatively, if an application is received and the budget is exhausted within that financial year, it may be suggested to reapply for the funding in the following financial year.

Event funding can be accessed at any time throughout the year however applications will begin to be assessed for the following financial year, from the 1st of July each year.

5.4 Advertisement of Funding Opportunity

Funding opportunities will be advertised through a transparent process which includes but is not limited to; the Council website, print media, What's On publication and social media.

Council reserves the right to run an Expression of Interest (EOI) process to attract specific events, opportunities, or event organisers to fulfil the objective of running immersive events outlined in the Wentworth Region Tourism & Events Strategy 2024-2029.

5.5 Application Process

Event funding for major events can be applied for via the application form available on the Council website. Applicants are required to complete the application form along with providing the listed supporting documentation as listed on the application form.

Event funding for minor events can be applied for following the Financial Assistance Program application process, also available on the Council website.

Organisations or individuals who have previously utilised Council funding for their events, must provide an acquittal report from their last event funded, with their application documentation. The acquittal report will be taken into consideration for future funding requests and an assessment will be made based on validation of outcomes and attendance data from the previous event.

5.6 Assessment Process

An assessment panel consisting of at least three Council staff will assess applications against the eligibility and evaluation criteria. The panel may seek additional information and evidence, conduct interviews with applicants and undertake research on the organisation or individual applying for funding, to gain additional information on the likely impact of the event.

The assessment panel reserves the right to allocate all or part of the funding requested.

EVENT FUNDING POLICY

Council reserves the right to defer or delay funding based on specific circumstances that may impact the delivery of the funding.

5.7 Canvassing

The applicant must not approach or request any other person to approach, any Councillor, member of Council's staff or consultant engaged by Council to solicit support for it's proposal or otherwise seek to influence the outcome of the evaluation process.

5.8 Approval and Notification Process

For applications requesting over $5,000 including Council in-kind support, the following will apply:

- Application assessment will take place by the review panel consisting of three Council staff members. All recommendations will be presented to Council for approval at the next available Council meeting.
- Please allow at least 2 months for the application to be processed and presented to Council.
- Following Council approval, applicants will be notified of the outcome in writing. Applicants may receive feedback from Council staff.

For applications requesting under $5,000 including in-kind Council support, the approval process for the Financial Assistance Program will be followed.

5.9 Funding Agreement Process

Successful applicants will be required to sign a Funding Agreement outlining the conditions of the funding including responsibilities, obligations and identified outcomes required. Council reserves the right to request a progress report in the lead up to the event.

5.10 Acquittal and Evaluation Process

Successful applicants must submit an acquittal report upon the completion of their event with the due date specified in the funding agreement. The acquittal report must include an evaluation of the event, any evidence to support the outcomes to the extent it is possible, a detailed budget including copies of receipts showing expenditure in accordance with the approved purpose of the funding.

Major funded events will be required to provide validated evidence in the evaluation and acquittal report on how the event contributed to increased visitation to the region as described at Table 1, 5.1.

The acquittal report will be taken into consideration for future event funding applications.

Should the acquittal report not be received by the specified due date or by the date advised in a written request for submission, lack additional information, or remain unsatisfactory, future applications may be impacted.

5.11 Variation Process

Any variation to the agreement and original event proposal, may be requested in writing, if required. If the variation is accepted, this will be confirmed in writing by Council. This variation will form part of the funding agreement.

EVENT FUNDING POLICY

6. RELATED DOCUMENTS AND LEGISLATION

- Wentworth Region Tourism & Events Strategy 2024-2029
- Wentworth Shire Council Event Planning Guide
- Wentworth Shire Event Funding Program Guidelines
- Wentworth Shire Council Event Funding Application
- Wentworth Shire Council Community Strategic Plan 2022-2032
- Wentworth Shire Council Operational Plan 2024/2025

7. ATTACHMENTS

8. DOCUMENT APPROVAL

This Council Policy is the latest version of the official policy of the Wentworth Shire Council, as adopted by Council on Click or tap to enter a date.. All previous versions of this policy are null and void. This policy may be amended or revoked by Council at any time.

Signed: _____ Click or tap to enter a date.

General Manager Wentworth Shire Council **Date**

DRAFT

Event Planning Guide

wentworth.nsw.gov.au

WENTWORTH and surrounds

Wentworth SHIRE COUNCIL

INTERPRETER SERVICES

Interpreter

MAHALAGA | FILIPINO
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 interpretasyon. 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 ci-dessous.

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.

IMPORTANTE | ITALIANO
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.

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，温特沃思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 联系议会，或前往下列议会办公室。

ਮਹੱਤਵਪੂਰਨ | ਅੰਗਰੇਜ਼ੀ
ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਪੜ੍ਹਨ ਅਤੇ ਸਮਝਣ ਵਿੱਚ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਵੈਨਟਵਰਥ ਸ਼ਾਇਰ ਕਾਉਂਸਲਿ ਦੇ ਗਾਹਕ ਸੇਵਾ ਸਟਾਫ ਇੱਕ ਮੁਫ਼ਤ ਵਿਆਖਿਆ ਸੇਵਾ ਦੇ ਪ੍ਰਬੰਧ ਵਿੱਚ ਸਹਾਇਤਾ ਕਰਨ ਲਈ ਖੁਸ਼ ਹਨ। ਦੁਭਾਸ਼ੀਏ ਦਾ ਇੰਤਜ਼ਾਮ ਕਰਨ ਲਈ, ਕਰਿਪਾ ਕਰਕੇ 03 5027 5027 'ਤੇ ਕਾਉਂਸਲਿ ਨਾਲ ਸੰਪਰਕ ਕਰੋ, ਜਾਂ ਹੇਠਾਂ ਸੂਚੀਬੱਧ ਕਸਿੇ ਕਾਉਂਸਲਿ ਦਫ਼ਤਰ 'ਤੇ ਜਾਓ।

สำคัญ | แบบไทย
หากคุณต้องการความช่วยเหลือในการอ่านและทำความเข้าใจเอกสารนี้ เจ้าหน้าที่บริการลูกค้าของ Wentworth Shire Council ยินดีให้ความช่วยเหลือในการจัดการบริการล่ามฟรี หากต้องการจัดเตรียมล่าม โปรดติดต่อสภาที่ 03 5027 5027 หรือไปที่สำนักงานสภาตามรายการด้านล่าง

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.

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.

To arrange an interpreter, please contact Council on 03 5027 5027, or visit a Council Office listed below.

COUNCIL OFFICES

Midway Community Centre
3 Midway Drive, Buronga NSW 2739

Wentworth Visitor Centre *(Main Administration Office)*
61 Darling Street, Wentworth NSW 2648

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.

The Kiilalaana group (Shantelle Thompson dancers) portraying the connection of the land and water through dance at Namatjira Water Tank Commissioning event, Dareton.

Contents

INTRODUCTION 7
- Purpose of this guide 7
- What is a public event? 7
- Council locations & venue hire 8
- Event planning 9
- Event timings 10
- Location of event 10

EVENT MANAGEMENT & PROPOSAL 11
- The application process 11
- Fees & charges 13
- Check list of documents required 14
- Event management proposal & plan 15
- Event site plan 16
- Event bump in 17
- Event bump out 17

COMMUNITY & MARKETING 18
- Community consultation 18
- Marketing & promotion 19
- Making your event accessible 20

TRANSPORT MANAGEMENT & ROAD SAFETY 21
- Traffic management plan 21
- Road closures 22
- Parking 22

HEALTH & SUSTAINABILITY 23
- Food service & food handling 23
- Liquor & alcohol regulations 24
- Toilet facilities 25
- Waste & rubbish management 26
- Noise & disruption 27
- Sustainability 28

Images in this document were sourced from Council's Image Library unless otherwise stated. Cover image: The Smoke Show 2023.

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

Disclaimer: The information provided in this Public Event Planning Guide has been compiled for your assistance. Wentworth Shire Council does not guarantee the accuracy or completeness of any information contained in this document. This guide is not a substitute for independent professional advice and it is strongly recommended that event organisers obtain appropriate professional advice relevant to their particular circumstances. Council does not accept any liability for any loss, damage or other injury resulting from its use and reserves the right to make changes, modifications, additions and corrections to the document at any time without notice.

© Copyright Wentworth Shire Council. Document modified: January 10, 2025

SAFETY & SECURITY **29**
Crowd management 29
First aid 29
Incident reports 30
Contingency plans 30
Weather 31
Cash handling & storage 31
Signage 32
Fire safety & fireworks 32
Safety briefing 33
Emergency management & response plan 33
Risk management 34

STAFF, VOLUNTEERS & PERFORMERS **36**
Volunteers 36
Key contacts 37
Performers & copyright 38
Shifts & breaks 38

LEGALITIES **40**
Introduction 40
Insurances 40
Work Health & Safety 41
Waivers & disclaimers 42
Terms & conditions of hire 42

SPONSORSHIP & FUNDING **43**
Sourcing sponsorship 43
Funding opportunities 43
Sponsorship advertising 44

EVENT FINALISATION **45**
Attendee evaluation 45
Event assessment 45
Debriefing 46
Return of keys & bond 46

REFERENCES & KEY CONTACTS **47**

EVENT PLANNING CHECKLIST **48**

WENTWORTH and surrounds

Wentworth SHIRE COUNCIL

PS Melbourne's 100th Birthday Celebration (2012) - Murray-Darling Confluence

Introduction

Purpose of this guide

Wentworth Shire Council have provided this guide to help you effectively plan and coordinate your event in partnership with the Wentworth Shire Council.

There are a number of checklists, request forms, requirements and planning tools that will assist you in your event organisation.

The objectives of the guide are to;

- Provide guidance for the appropriate location and management of events.
- Provide forms that are required to legally run you event, including development applications and traffic management and road closures.
- To ensure consistent planning and assessment take place for all Shire events.
- To co-ordinate with departments within Council in a clear and concise manner.

What is a public event?

A public event is any public gathering to which people are invited and encouraged to attend, that involves some form of activity where people may be enticed to purchase or obtain for free, goods and or services. Such gatherings might include entertainment, involve the participation of other parties i.e. stallholders, facilitators of an activity or similar.

Planning a Public Event

Planning an event is about more than advertising and getting people to attend.
Organisations holding an event have a significant level of responsibility and obligation to the public as much as the participants for their health and safety.

It is also necessary to ensure that appropriate procedures and accurate records are kept of all actions so that in the event of an incident we are in a better position to prove that we did all that was reasonably possible to ensure everyone's safety.

The following process has been developed to ensure that Council and the Event Organiser not only keep good records but also achieve the objective of conducting a safe and successful event for all concerned.

Given all the information and processes involved in the planning and conducting an event, the first questions that should be asked are:

- What is the event aiming to achieve?
- Do I have the infrastructure and personnel available to make this event a success?
- Is there another, simpler alternative that may provide the same outcome?
- What approvals may be required?

Under the provisions of the *Local Government Act 1993*, approval may be required for all or part of the event, even if the event is a "one off."

Depending on the impacts upon traffic and parking a traffic management plan may also have to be submitted to Council. Public liability insurance is a must and a risk management plan may also need to be considered.

On-site safety at the event is paramount – your public expects to be able to enjoy your event in safe and secure surrounds - and your committee members need to identify potential hazards during the planning, on site at your event and work to implement solutions.

Council locations & venue hire

Booking a Council Venue

Venues owned by Council are made available to the community and private organisations. This is however subject to availability.

Bookings of Council operated venues can be done by contacting Council on (03) 5027 5027 or via website www.wentworth.nsw.gov.au

Those hiring any of these facilities should be aware of four basic guidelines for hire:

1. Serving of liquor in all venues is subject to Council and Police approval
2. Smoking is prohibited in all venues
3. No furnishings or other chattels to be removed without prior Council approval
4. All utilities to be turned off and building securely locked on departure

Midway Function Centre

Who Owns the Event?

There are 4 potential levels of Ownership for an event, these being:

1. ***Events initiated and managed by and only involving Council.*** This means Council holds complete responsibility for the event.
2. ***Council is a participant and not the main organiser.*** This means Council is only responsible for its own participation in the event and the community group organising the event is responsible for everything else.
3. ***Council is the venue owner.*** Council is responsible to ensure the venue is safe and suitable for the purpose and set terms of condition of use.
4. ***Council is the main organiser of an event and other organisations take part.*** Council holds the overall responsibility of the event and has the authority to determine terms and conditions of participation.

If your event fits into any of the 4 levels of Ownership listed above, the event organising committee please submit an Initial Booking Form to Wentworth Shire Council.

Event planning

Whether you want to run a music event or a business workshop, there are some common event goals and objectives that apply to events across industries.

Here are a few examples to help get your wheels turning as you consider how to define your own goals and objectives:

Goal	Objective
Sell tickets. **Pretty straightforward!**	Set a target number of tickets that you hope to sell. Be realistic, but don't make it too easy to achieve. Use ticket sale data from past events to come up with a feasible number.
Increase awareness of your brand/ business.	There are lots of ways to measure awareness. One is to keep track of how often people share or mention your event on social media. Keep tabs on posts from the event by searching posts at your event location or by encouraging attendees to use a hashtag for your event. Aim for a certain number of attendee posts at your next event.
Increase registration.	Did 20 people register for your last event? This time, aim to get at least 30 people registered.
Increase registration among previous attendees and/or new attendees.	Sometimes, your goal is to bring people back to your events; other times, the idea is to attract a new audience. Decide on your ideal ratio of old-to-new attendees and set this as your objective.

Event timings

Careful consideration of your event's timing is essential to maximize its chances of success. Choosing the right time can influence attendance, logistics, and the overall impact of your event.
Start by identifying when your target audience is most likely to attend. For example, school holidays, weekends, weekdays, or business hours may suit different demographics. Timing your event during tourism shoulder seasons can also offer economic benefits, as accommodation and other resources are more readily available.

Consider how much lead time you will need for planning and promoting the event, ensuring you allow enough time for any applications and permits to be processed and approved. Additionally, research other events taking place during the same period. Avoiding competition with major events can serve to provide more attention and accommodation for your event, but grouping with other smaller complementary events that aren't competing with you for attendees can create mutual benefits.

Scheduled events can be found on the "What's On Wentworth & Surrounds" & "What's On Mildura" webpages.

Location of event

Choosing the right venue is a vital decision that will shape many aspects of your event. Several factors should be considered to ensure the venue meets your needs. The venue should align with the event's theme and be in an area that is easily accessible, with reasonable travel times for attendees. It's important to confirm the venue has sufficient capacity to accommodate your expected audience comfortably. Assess the venue's layout, including sightlines and seating options, to ensure it meets the requirements of your event.

Evaluate transport options to ensure sufficient public transport and parking are available for attendees. Review the venue's accessibility features, such as wheelchair access, toilets, power supply, emergency plans, exits, and shelter provisions for inclement weather. Confirm that the venue is available on your preferred date and aligns with your budget. Also, consider the facilities and services provided, such as catering, audio-visual support, and equipment availability.

Council offers a variety of venues and facilities available for hire.
To explore your options, visit www.wentworth.nsw.gov.au/community/public-venues

Event Management & Proposal

The application process

To help with the event planning process Council has prepared general forms, information sections and explanations to make the process more manageable.

There are many steps to the process, steps which are outlined in the Event Planning Checklist.

Before event organisers approach Local Government for approval to conduct a special event, they should be aware of the costs that they face and have a budget in place for the event.

Traffic management costs apply for many events; from the largest celebration in the Sydney CBD to a small community street party.

This Pack includes:

- ***Event Planning Checklist*** is a quick reference for community groups to consider when planning an event.
- ***Your Event – Things to Consider*** provides a guideline to matters that the Event Organiser should think about and address during the event planning process.
- ***Wentworth Shire Council Initial Venue Booking Form***
- ***Venues, Lodgement & Declaration Form***
- ***Temporary Event Food Provider Application Form***

To start the process for lodging a temporary event you are required to complete the Wentworth Shire Councils **Initial Venue Booking Form** which can be found on our website: www.wentworth.nsw.gov.au/community/public-venues and submit to council@wentworth.nsw.gov.au for a customer service representative to get in touch within 3 working days to progress your request.

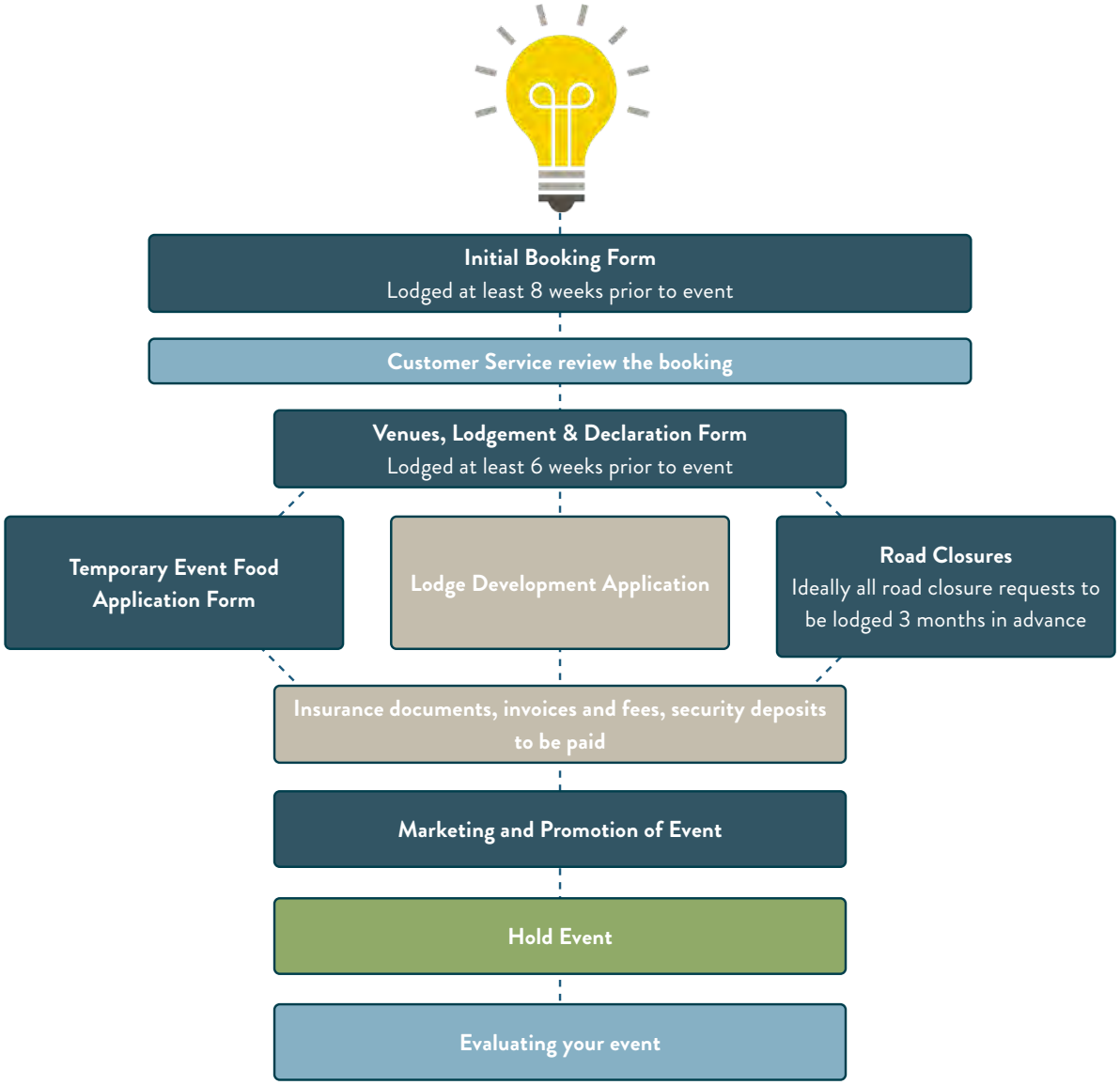
The Venues, Lodgement & Declaration Form will be required to be filled out once the initial booking has been processed. This form is to obtain further information about your event and is used to determine if there are road closures, special licencing or development applications to be processed.

It is to be completed and submitted to Council at the commencement of organising your event - 6 weeks prior for a small event and 6 months prior for a large event.

If you plan to trade at an event within the Wentworth LGA as a food stall vendor, you are required to be registered with Council and obtain the necessary approvals complete the **Temporary Event Food Provider Application Form** which, if required, will be sent out from our customer service team.

All food businesses, whether you are running a restaurant or a cake stall, must comply with the Food Safety Standards. NSW Food Authority has developed temporary event guidelines to make food businesses aware of their legal requirements and to suggest ways to assure food safety at the event.

When booking a venue for your event make sure you take into account lighting, toilets, traffic management and parking, electricity and power supply, waste and ease of access. Consideration of these factors may determine which venues are suitable to host the event.



Fees & charges

An initial event application fee will be payable when lodging the event application. This fee is non-refundable if the event is canceled or not approved.

During the approval process other fees and bonds may be set along with conditions determined by the nature, scale and time of the event.

Fees and bond conditions can only be determined after the application is assessed. Other fees may apply, subject to the conditions of venue hire and the number of days the venue is used.

Some examples of the requirements that fees & charges cover:

- Park hire
- Key bonds
- Damage deposit bond
- Road occupancy
- Food outlet inspection/s;
- Use of Council's power, lighting and water; and
- Site fee

View the latest fees & charges

For a list of current fees and charges, visit:
www.wentworth.nsw.gov.au

Curlwaa Memorial Hall

Check list of documents required

There are a large number of documents that are required to support your application, not all of them will be relevant to your event and Council will advise you of what they require in due course.

- Initial Venue Booking Form
- Venues, Lodgement & Declaration Form Developement Application - Temporary structure/food stall or vans
- Mechanical Ride Operator Work-Cover Certificate, Engineers Certificate, Current Public Liability Cover for supplier
- Food Safety Registration for all food outlets at event
- Event Public Liability Cover - $20 Million Event Organiser/ Committee Contact Details Detailed site plan
- Traffic Management Plan Event Risk Assessment Waste Management
- Letter of Police and Emergency Notification Emergency Evacuation Plan
- Accessibility Plan
- Fireworks Permit – There are designated locations for fireworks and time restrictions
- Letter from charity if fundraising

Coordinating an event often requires the participation of many stakeholders.
Given the complexity of event organisation, it is vital that you maintain good records of the planning, implementation and evaluation process.

Suggested documents to be kept include:

- Decision-making processes – minutes of meetings, confirmation emails, notes made at meetings
- Permits/approvals – any licences, approvals, consents, etc. you receive to conduct your event
- Any plans/formal documentation such as:
  - Transport management plan
  - Emergency response plan
  - Event site plan
  - Risk management plan
  - Emergency response plan/ Evacuation plan
  - Waste management plan and
  - Marketing and communications plan
- Event program
- Event running sheets
- Production schedules
- Building/owner consent from landowner/venue manager
- Key communications and notes about outcomes
- Contracts – any agreements made with suppliers, authorities, performers, staff, volunteers etc
- Marketing and communications
- Public Liability Cover; and
- Notification of fireworks displays

Note: If you are planning to operate drones for commercial purposes, aerial footage permits are required.

For more information see www.casa.gov.au/aircraft/landing-page/flying-drones-australia

It is advisable to keep your documentation for a period of time after your event in case of any legal actions taken against the organiser(s) or other requests for information.

Event management proposal & plan

An Event Management Plan is a document that comprehensively describes all the issues that have been addressed in planning the event.

The key purposes of an event plan are to:

- Allow everyone involved to be very clear on what is being proposed and to get them all moving in the one direction;
- Have complete documentation of the event that can provide authorities with the necessary information so that the event can be approved with the required licences and permits; and
- Ensure future committee members and event managers know how things were done previously.

An event plan needs to address a range of considerations such as transport management, community safety and security, electrical and gas safety, environmental management and sustainability, amenities, temporary structures, service of food or liquor, amusement operator requirements and signage/advertising.

Depending upon the scale of your event, Council's event application form (and associated documentation) may fulfil the role of an Event Management Plan for your circumstances.

Wentworth Twilight Christmas Markets, Darling Street, Wentworth

Event site plan

A map or plan of the event site or venue is a necessary communication tool for the event organiser. A site plan provides an overview of your event, clearly shows where it will be staged, displays the entrances and exits, and facilities.

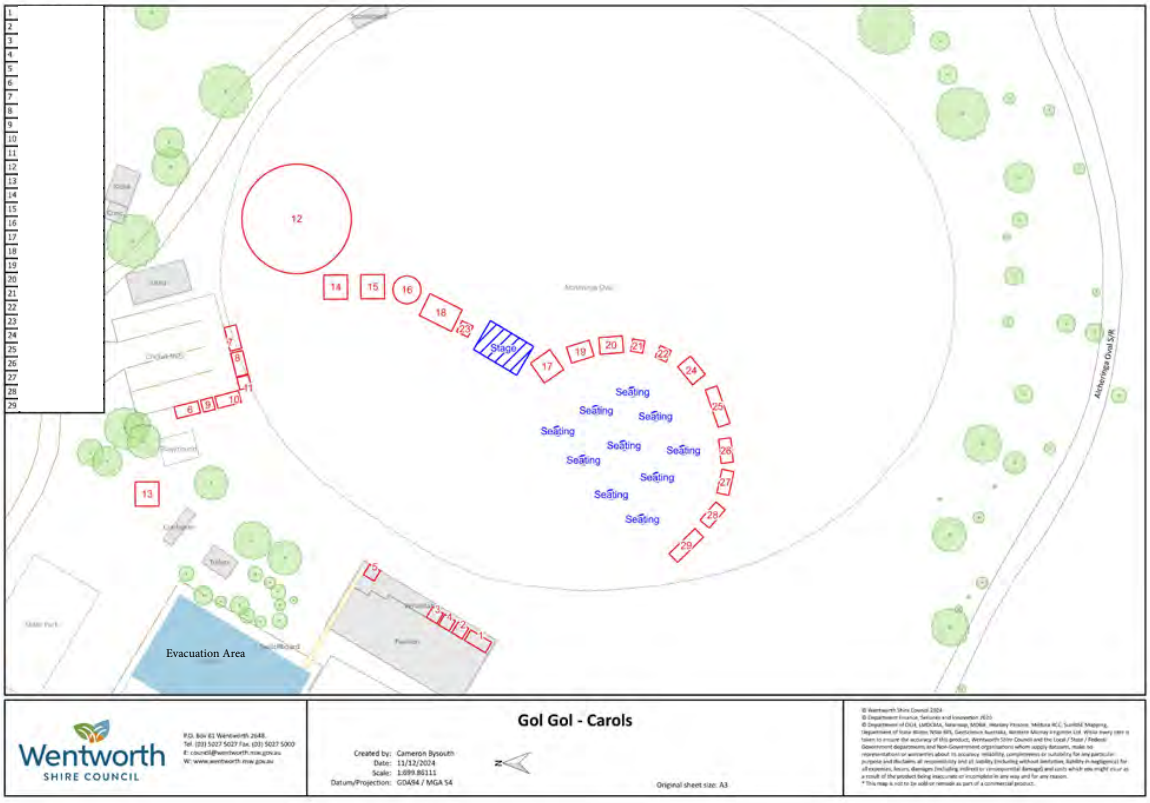
For smaller events a simple grid map is sufficient. For a larger festival an aerial photograph with the features identified on it could be used.

Site plans are required when:

- Applying to government agencies and other regulatory authorities for special licences and approvals needed to stage your event
- Identifying potential risks
- Providing information for emergency services e.g. location of potential hazards, emergency vehicle access
- Communicating location points to staff, volunteers, sub-contractors and key stakeholders; and
- Applying for a Development Application Temporary Use of Land to stage your event

Council may have available aerial images of the designated venues.

For larger scale events, you may consider developing a number of smaller site plans for specific planning procedures.



Event bump in

Prior to the bump in day, ensure all parties involved in the event (staff, volunteers, vendors, entertainers, etc) are aware of your expectations from them at your event. Ensure they all have relevant information, including directions on how to get to the site, site maps, contact information, key timings, and any equipment they are required to bring. It is recommended that all this information be compiled and distributed several days prior to the event to allow time for any queries from relevant personnel. A meeting should be planned with staff and volunteers prior to the event to ensure everyone understands their responsibilities from bump in to bump out.

Coordinating bump in (set up) well from the beginning will ease stress throughout. By referencing the site maps and emergency managements plans you created earlier, everyone is aware of where they need to be and at what time. Vendors and entertainers may want to change their set up after arriving on site, but its important to assess whether their suggestions are reasonable. Hold your ground and refer to the event documents made when working through discussions, ensuring you are prioritising safety for all staff and attendees.

For any AV/IT equipment being provided, especially communications tools and emergency backup systems, ensure they have been tested and approved to avoid any technical issues throughout the event. It is much easier to replace a piece of equipment or implement a contingency prior to the event then at the beginning of it.

Ensure clear, visible signage is displayed throughout the event site for attendees, staff, and suppliers. Signage includes but is not limited to, toilets, bus stops, parking, First Aid, food & drink stations, etc. At least 30 minutes prior to the event starting, the event organiser and key staff should conduct a walkthrough of the event site. This allows enough time for you to identify and resolve any potential hazards before attendees arrive. Should you find any hazards that were not apparent during planning, make a note for the debrief to include in future risk assessments.

Event bump out

If a meeting was held or documents were distributed prior to the event to staff and volunteers prior to the event, then they should all be aware of the bump out (pack down) process of the event once concluded. For the attendee's safety, no vendors or entertainment should start packing until the event is over, attendees have vacated the area, and check with the event organiser. Whilst it is understandable for vendors to want to pack up early, attendee's safety must be the top priority.

Once the event has concluded, ensure all advertising and wayfinding signage is removed. A helpful tip to ensure no signage is missed, is to record the locations of the signs being used.

Regardless of the location of the site, whether public or privately owned, ensure you leave the venue in the same condition as you arrived. Staff and volunteers should be provided with adequate cleaning resources and stallholders advised to clean their designated area. Note, should the venue be found dirty or damaged, additional fees may be incurred.

Community & Marketing

Community consultation

Who you will need to speak to will depend on the nature of your event. Community consultation is very important to establish a direct line of contact with those who will be most affected by the event such as:

- Local Residents
- Businesses
- Motorists
- School and Education Groups
- Churches and Places of Worship
- Industry Bodies
- Hotels & Motels
- Tourism Operators
- Approval Bodies
- Local Council
- State & Federal Governments
- People you would like to attend your event
- Suppliers
- Potential and Current Sponsors
- Media
- Emergency Services; and
- Police

The Smoke Show, Wentworth Showgrounds

Marketing & promotion

There are many sustainable marketing and promotion methods available to help reduce the use of resources and to minimise waste. These should be considered at each stage of event planning.

Council recommends event organisers and staff:

- Avoid paper waste by minimising the use of printed material. Alternative methods should be considered such as social networking sites, email, websites or an advertisement in the local newspaper
- If printing is necessary, recycled paper and double sided options should be used
- Encourage the use of electronic communication such as email, projectors or electronic signage
- Reuse signage and banners where possible, for example, place dates and times in a way that can be removed or changed
- Promote sustainability requirements to the public; and
- Highlight the important outcomes of sustainable event management at all stages of event planning and implementation

Posters and banners are not permitted on Council property without prior written permission.
The installation of banners and posters is also not permitted on Roads and Maritime Services property such as bridges and fencing.

One of the key elements is a Marketing Schedule which can be used to assist you with the events promotion and marketing, giving you a timeline for advertising and promotional materials to be produced.

Once approved, your event can be listed in the Experience Wentworth Whats On which is distributed monthly and can be featured on the Council social media channels.

Social media can also help convey messages to the public about traffic, transport and health and safety at the event and is a sustainable option.

Making your event accessible

There are many ways to make your event accessible, with one of the first steps being to select and accessible venue. By considering access for all at the start of your event, you are ensuring that you can identify any issues that may make it difficult for people with a disability to attend.

Once you have identified any issues with your chosen venue, it is time to include in your event plan, how you will manage these issues.

- Will you need to hire a ramp for the curb or guttering?
- Can someone with low vision read your signage or do you need to create large print signs?
- Are your planned pathways clear and wide?
- Have you got clearly marked disability parking?
- Are the toilets accessible for all?
- Will there be staff on site to assist attendees with shelter and information about the event?

These are some of the many things to consider that, if not identified early, can cause your event to go from good to bad very quickly.

Promote your events accessibility, as this can be a powerful marketing tool and an attractive prospect to potential sponsors.

For more information about accessibility check out the great resources at:
www.australiandisabilitynetwork.org.au

Things to consider to make your event accessible include:

- Wheelchair access;
- Hearing loops or Auslan (sign language) interpreters for people with a hearing impairment;
- Public or private transport to and from your event;
- Special parking areas for people with a disability and families with strollers;
- Accessible facilities such as toilets and food and drink counters;
- Special viewing areas;
- Regular resting spots along entrance and exit paths; and
- Information in large print and/or Braille for people with a visual impairment.

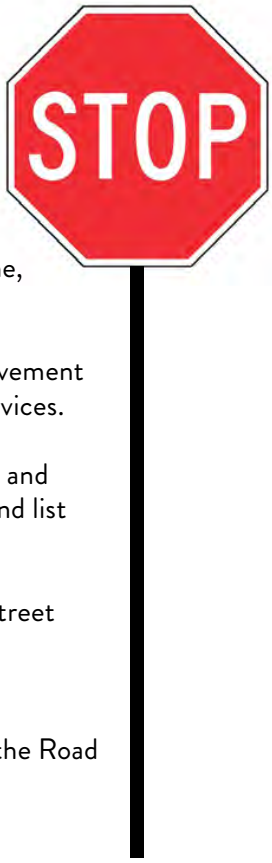
If you're providing event information on a website, consider designing it so it can be read by people with a visual impairment.

When planning an event, it is a legal requirement to consider the access needs of people with a disability.

With more than 16 per cent of the NSW population living with some form of disability, making your event more accessible can bring substantial commercial benefits.

Traffic Management & Road Safety

Traffic management plan



Traffic Management is a critical part of most events.

If you are planning an event that involves a road closure, management of traffic and/or pedestrians on Council property you must submit a Traffic Management Plan. The traffic management plan is reviewed by our Road Safety Officer (RSO) and taken to a Local Traffic Committee meeting with representatives from various stakeholders including NSW Roads and Maritime, NSW Police, Wentworth Shire Council and Transport for NSW.

The traffic management plan will be reviewed to assess the impact on the movement and safety of pedestrians, cyclists, motorcyclists, vehicles and emergency services.

Your plan should contain what roads/paths you wish to close/utilise, the dates and time periods of the closure, show access and egress for emergency vehicles and list the safety officer/s responsible for the plan.

It should also include details on alternative traffic movement, impact on on-street parking and contingency plans if needed.

Depending on the size and scale of the event, some road closure and traffic management plans need to be submitted 3 months in advance to fall in with the Road Safety Meetings.

For more information visit: www.transport.nsw.gov.au

Road closures

If your event requires closure of any public road you will need to submit a road occupancy application form which can be obtained from Council's customer service officers or Road Safety Officer.

As part of road closure applications you will need to notify the following:

- Residents and businesses
- Police
- Ambulance
- Fire & Rescue
- NSW bus companies; and
- Taxi companies

Council can place a notice in the local newspaper providing details of the road closure.
Note: a fee may apply.

Parking

It is important that you provide enough parking to accommodate the anticipated number of attendees, as well as people working at the event.

You may be able to use existing parking facilities at the event location, or set up a special area for parking with permission from property owners.

If you are setting up a special parking area, you must engage trained traffic marshals to ensure the smooth flow of traffic in and out of the event.

When planning where to locate parking areas, ensure you:

- Provide easily accessible parking spaces that are close to the event for people with a disability or other special access needs
- Indicate parking areas and vehicle entrances and exits on your site plan
- Allow access for emergency vehicles; and
- Include the location of parking in all your communications before the event.
- Consider busing attendees if parking is a distance from event.

Health & Sustainability

Food service & food handling

All food businesses must comply with the *Food Act 2003, Food Regulation 2015* and the Australia New Zealand Food Standards Code.

Where food is to be prepared and/or sold, temporary food stalls must be constructed and operated in accordance with the NSW Food Authority's Guidelines for Food Businesses at Temporary Events dated February 2021 and any subsequent revision approved by the NSW Food Authority.

All mobile food vending vehicles must be constructed and operated in accordance with the NSW Food Authority's Guidelines for Mobile Food Vending Vehicles dated February 2021 and any subsequent revision approved by the NSW Food Authority.

Further information is available on the NSW Food Authority's website, www.foodauthority.nsw.gov.au

Food vendors who plan to trade at an event within the Wentworth Shire are required to be registered with Council and obtain the necessary approvals. To register a temporary food stall with Council, please visit the Temporary Events section of the Council website.

All food businesses shall ensure that there is a sufficient supply of electricity for food handling activities, hot/cold food holding and heating water. In addition, food businesses shall provide their own facilities capable of delivering a supply of warm and hot running potable water (i.e. safe for human consumption) required for the preparation of safe and suitable food.

A Food Safety supervisor must be appointed to every stall and/or mobile food vending vehicle processing and selling food that is ready-to-eat, potentially hazardous (that is, needs temperature control) and NOT sold and served in the supplier's original package.

Stallholders and vendors must ensure that all equipment including, but not limited to, gas appliances and cylinders, are compliant with current standards.

A fire extinguisher and fire blanket shall be supplied in any vehicle or stall where cooking or heating processes occur.

Liqour & alcohol regulations

If you are planning to supply or sell alcohol at your event you will need a Liquor Licence or may need a BYO Licence if patrons are bringing their own alcohol for consumption at your event.

Wentworth Shire Council has Alcohol Free Zones within the Council area and applications for these to be lifted for special events can be made to Council at least 6 weeks prior to the event.

For a detailed map of the zones, visit: www.wentworth.nsw.gov.au

To find out what type of liquor licence your event requires visit the Liquor & Gaming NSW website: www.liquorandgaming.nsw.gov.au

In most cases your licence will require that all servers hold a NSW Responsible Service of Alcohol (RSA) certificate. There may also be requirements for security depending on the nature of the event.

Toilet facilities

It is essential to have sufficient toilet facilities at your event for the number of expected attendees. If there are not enough permanent toilet facilities at the site you may need to provide portable toilets.

A reputable supplier can advise you on the number and placement of toilets, and arrangements for cleaning and emptying during the event. A visit by a supplier to the site before the event would help them to advise you.

At least one toilet should be accessible for people with disabilities.

The Australian Emergency Manual recommends the following as a guide:

Toilet facilities - no alcohol provided					
	Female		Male		
Patrons	WCs	Hand Basins	WCs	Urinals	Hand Basins
<500	6	2	1	2	2
<1000	9	4	2	4	4
<2000	12	6	4	8	6
<3000	18	10	6	15	10
<5000	30	17	8	25	17

Where Council's public amenities are used during the event, a cleaning fee/bond may be required as part of the approval process.

Toilet facilities - alcohol provided					
	Female		Male		
Patrons	WCs	Hand Basins	WCs	Urinals	Hand Basins
<500	13	2	3	8	2
<1000	16	4	5	10	4
<2000	18	7	9	15	7
<3000	22	14	10	20	14
<5000	40	20	12	30	20

The above figures may be reduced for shorter duration events as follows:	
Duration of event	Quantity required
8 hours plus	100%
6-8 hours	80%
4-6 hours	75%
Less than 4 hours	70%

Waste & rubbish management

Whether your event is a major festival or just a small community event, provision must be made for the appropriate collection and disposal of waste and recycling material, both during and after your event. Even small events can generate large amounts of waste and it is your responsibility as the event organiser to leave your site or venue in a clean and tidy condition.

Public litter bins only cater to the normal patronage of a site and should not be used for waste disposal by event organisers.

If an event is to be held where litter bins exist, it is recommended event bins are hired to accommodate the additional waste and recycling that is produced.

Council encourages events to recycle and reduce waste as much as possible. Consider:

- What type and quantity of waste bins you need and where you will put them? (Do you need additional receptacles for set up/pack up times?)
- How often will they be emptied and how will they be accessed – event organisers need to move bins to a roadside where they can be emptied.
- How will you manage other litter? Can you recruit volunteers to clean up during and after the event? If so will you give them protective gear and training?
- Can you separate recycling at your event for bottles (plastic and glass), cans and clean paper/ cardboard that enables the public to separate their recyclables to divert waste from landfill; and
- Include clear and consistent signage to assist with the separation of waste.

Council can provide, at a cost, event waste bins, however for larger events, it may be necessary to utilise a contractor to meet the volume and emptying schedules required.

These additional bins can be requested on the Venues, Lodgement & Declaration Form.

The NSW Environmental Protection Agency has developed useful resources to help you plan and implement an effective waste management and recycling program at your event: www.epa.nsw.gov.au

Noise & disruption

Events can create noise levels much higher than normal. Music, amplifiers, refrigerators, generators and crowds all contribute. It is important to monitor the level of noise produced by the event to minimise disruption to local residents and businesses.

It is illegal for offensive noise to emanate from a public place, so it is important to carefully consider the impact that noise will have on the surrounding environment and consult with the venue/ landowner and Council about managing noise at your event, especially as some venues have maximum noise levels.

Also, if using a public address system or sound amplifying device on Council managed and owned public land, you may need approval from Council.

It takes only one or two complaints from a member of the public for an event to risk being fined for breaching noise guidelines, so it is worth your time to consider:

- Times of use
- Position of speakers
- Direction of speakers
- Sound checks
- Noise monitoring—who will do this and how (Qualified sound/audio Technicians may be required depending on the nature of the event)
- Ability to adjust noise levels if noise complaints, or a request from authorities, is received
- Appointing a person responsible for adjusting the volume if noise monitoring indicates noise limits are being exceeded.

If your staff or volunteers will be working in noisy areas you may also need to provide them with hearing protection.

Events have the potential to create a noise nuisance. If your event is generating offensive noise, regulatory action may be taken under the *Protection of the Environment Operations Act 1997*.

Sustainability

We encourage all events held in the Wentworth Shire Council area to be organised and conducted in a sustainable manner; that is, be planned and managed in a way that takes into account environmental, economic, social and cultural considerations when making decisions.

This means taking into consideration the following:

- Waste minimisation and resource recovery
- Energy conservation
- Water conservation
- Biodiversity conservation
- Greenhouse gas abatement
- Transport and accessibility
- Corporate responsibility
- Local community
- Value for money; and
- Safe work practices

Sustainability is addressed throughout this document.

Overall, event organisers and staff must ensure that there is minimal damage to the natural environment (that is, air, water, noise and surrounding land environments) according to the *Protection of the Environment Operations Act 1997*.

Sustainable transport options for accessing the event include:

- Encouraging the public to walk
- Encouraging the public to ride a bike
- Bus hire
- Using public transport; and
- Car pooling

In conducting the event, you should take all reasonable and practical measures to ensure it is sustainable and has minimal environmental impacts.

These include:

- Preventing the release of any material that may cause environmental harm to land, water or waterways via the stormwater system;
- Ensuring that liquid spills are cleaned up immediately using sawdust and other absorbent materials and bagged and disposed of accordingly; and
- Preventing the release of materials into the air such as dust, fumes or smoke”

Safety & Security

Crowd management

In planning your event you will need to consider the likelihood of security issues and make the decision as to whether you need to enlist a registered security provider.

If your event is to be licensed to sell alcohol you may well be required to have security as a condition of your liquor licence.

You should also consider the storage and transport of money, cash handling & protection procedures and areas where public access is restricted.

Different types of events require different types and combinations of security for the safety of the public. Even an event with small numbers of people can be crowded; it all depends on the capacity of the venue where the event is being held and the type of event being planned.

Ensure that the security staff are experienced in crowd control and are adequately briefed by the event organisers. Also ensure that the security staff remain onsite until after the conclusion of the event to ensure an order dispersion of attendees.

First aid

The provision of first aid is one of the most important aspects of any event. First aid sites must be appropriately equipped and easily accessible to event attendees and workers alike.

The number of first aid sites required depends on the size and nature of the event.

If an event is being held on water you will also need to have qualified water safety personnel present. For small events you should ensure you have an adequate first aid kit and staff or volunteers with current first aid qualifications. For medium to large scale events you should consider having St. Johns, SES or NSW Ambulance Services onsite.

First aid providers often need as much as 6 months notice for large scale events, so ensure you make contact with them as soon as possible once the event has been confirmed.

If there is a medical emergency it is important to think about how you will deal with any medical emergencies in advance, in particular access for emergency vehicles to the venue.

Consider the following:

- Location of nearest medical centre, hospital and doctor
- Do you have a list of key medical contacts with names and phone numbers on hand?
- How long will it take for medical assistance to reach your venue?
- Do you have qualified staff or volunteers and appropriate equipment on hand?
- Who will be responsible for coordinating assistance in a medical emergency?

Incident reports

During your event, and as part of your risk management plan, an incident/hazard reporting system should be in place to ensure that all incidents are recorded for further investigation or to be discussed at the post event debrief.

An incident or hazard may include an injury to an employee or to a patron, damage to property or a near miss incident that may have required use of equipment not on site such as a ladder to remove a cable.

If the incident occurred at a Council facility, a report must be forwarded to Council as soon as possible. Council may be able to assist with an example of a Incident Report form.

Contingency plans

A contingency plan is formulated after you have conducted a risk assessment and written your risk and emergency management plans if applicable.

It is necessary to undertake contingency planning to cover any situations that may arise.
What will you do if something does not go to plan, how will you manage the situation with minimal disruption to the event.

Several things to consider include:

- Severe weather (shelter, evacuation, public safety, damage to equipment)
- Cancelling/postponing the event & communication to stakeholders
- No Shows
- Power or essential services failure
- Equipment failure
- Medical or other emergency

By preparing for possible disruptions you are taking steps to minimise the effects these occurances will have on the event, attendees, performers and staff/volunteers.

Weather

As the event organiser, you should consider how the various weather conditions may affect your event and its attendees.

Be prepared for the impact/s and how they should be managed should any of the following occur: extreme heat, high winds, heavy rain/hail and extreme cold.

In some cases of extreme weather, the only option is to postpone or cancel the event to best ensure the safety of all on site.

Before this occurs you should establish the following early in the event planning process:

- What are the cancellation conditions (set temperature, heavy rain in the leadup to the event, damaging winds)
- Who is responsible for making the decision?
- How early do you make the decision/
- How will people be advised? (Staff, volunteers, performers & attendees)
- Contingency plans if the event is still going ahead in another location.

If you are running the event to make a profit you may want to consider insurance that will protect you against loss in the case of cancellation.

It is also advisable to monitor the weather forecast in the lead up to the event so you can plan in advance.

Cash handling & storage

Whether you are running a large or small scale event, cash handling and storage needs to be considered.

Any staff handling large sums of money at your event must be trained in correct procedures, with more information available from SafeWork NSW at www.safework.nsw.gov.au

Have you covered:

- Processes for the collection of money at your event – are you collecting money at a gate and do you need to install fencing?
- Security issues associated with storage and transfer of money
- How regularly you need to transfer money to a secure location during the event
- Where you can securely store money at your event

Signage

Signage at events and festivals is extremely important. Signs which may be required include:

- First Aid & Emergency Assembly Points
- No Smoking
- Security/Police
- Entrances and Exits
- Toilets
- Parking
- Information
- Lost and Found
- Bag Check points
- Sponsors and advertising materials

When placing signs, be sure to check whether there are any restrictions on the placement of signage and that all signage is identified on the event site plan.

Fire safety & fireworks

When planning an event you must also consider fire hazards in the planning process.

Sources of fire risks include:

- Food Vendors using LPG or naked flames
- AV equipment
- Fireworks and pyrotechnic displays Surrounding grass and bushland
- Smoking on site
- Generators and other power sources
- Faulty wiring - test and tag may be required by the venue.

To proactively manage these risks, event organisers and staff should conduct pre-event safety inspections to identify and control any potential risks. Fire extinguishers and water supplies should be made available in high risk areas.

If you are having fireworks or pyrotechnics at your event you will need to ensure that they are managed by a registered operator and that you have the appropriate permit approved in advance. There are many bodies that are involved in fireworks permits such as Fire + Rescue NSW, NSW RFS and NRAR.

Consult with the relevant emergency services to understand permit requirements for all activities that may involve fires, particularly during fire danger periods. For detailed information about the operation of fireworks and the permits required, visit: www.safework.nsw.gov.au

Note: Fireworks displays are NOT PERMITTED during a total fire ban.
Visit the NSW Fire Service website www.rfs.nsw.gov.au for up-to-date fire bans in your local area.

Safety briefing

It is important to hold a briefing session for everybody involved with the event to go through the program and run sheet, emergency management procedures and contingency plan.

Ensure that everyone is fully briefed on their role, and their duties and responsibilities in the event that something goes wrong.

Make sure all equipment has been tested and that any issues have been reported prior to the commencement of the event.

Just prior to your event opening to the public it is important to hold a briefing session for everybody involved with the event to go through the program schedule and run sheet. In addition, ensure that everyone is aware of their role, the correct reporting procedures and what to do in the case of an emergency.

This is also a good time to go over your contingency plan so others are aware of what to do should something not go to plan.

Emergency management & response plan

All events should have a written Emergency Management & Response Plan (EMRP), this is to ensure that in the event of an emergency the person responsible is clearly identified.

That persons contact details should be given to all those who may be involved in responding to an emergency. The contents of your EMRP will depend on the nature of your event and should include:

- A chain of command identifying who is responsible for decision-making
- Description of roles played by those involved with the emergency response
- Evacuation procedures
- Crowd management plan
- Site plan identifying location of emergency response area/s
- Access for emergency vehicles; and
- Evacuation assembly area/s

Once the plan has been developed, it should be provided to all event organisers, key stakeholders, police and emergency service personnel including:

- Emergency services
- Council
- Any other organisations working with you to stage the event e.g. transport providers
- Staff/volunteers/contractors; and
- Suppliers who will be present at the event

Risk management

Risk management is one of the most vital parts of event management and a risk management plan is required for all events, in order to ensure the safety of all participants.

As the event organiser you have the responsibility to ensure your event is managed safely and without risk to all involved. As such, you are required to identify and manage the risks associated with your event.

A Risk Management Assessment is required under the *Civil Liability Act 2002* and the *Work Health and Safety Act 2011* (you may also need to check the WorkSafe NSW Risk Management Manual).

Event organisers have a duty of care to provide a safe workplace for workers to ensure that other persons are not put at risk.

Event organisers may be personally liable for injuries sustained if inadequate safety control measures were in place and potential hazards were not managed appropriately.

Proper risk management includes:

- Protecting the event owner and partners
- Protecting the reputation of the event
- Complying with insurance requirements
- Minimizing civil claims and law suits

Some examples of typical hazards include:

- Holes in the ground or in footpaths
- Marquee pegs in thoroughfares
- Electrical leads in walkways
- Damaged or untested/untagged electrical equipment
- Overcrowding in car parks, or mixing vehicle and pedestrian traffic
- Emergencies, fire, medical or bomb threat
- Uneven stage floor or performance space
- No hand washing facilities at food handling
- Stalls or petting zoos
- Alcohol-affected behaviour; and
- Gas appliances

Risk covers many different areas of an event, not just risk of injury and illness to persons.

Other types of hazards and risks that may arise depending on the nature of the event include:

- Handling money
- Crowd control
- Extreme weather
- Fireworks; and
- Preparing and handling food

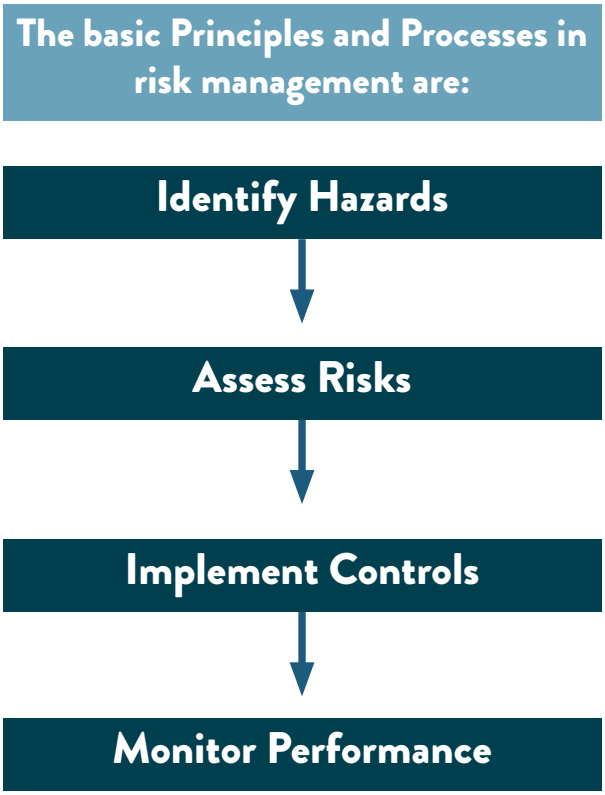
There is also an Australian Standard for risk management (AS/NZS ISO 31000:2009).

For more details visit www.standards.com.au or call Standards Australia on (02) 9237 6000.

Safework NSW is the state workplace health and safety regulator and offers advice on improving health and safety.

For more information relating to risk management visit www.safework.nsw.gov.au or call 13 10 50.

Council may also be able to assist with a risk management template for your event and will require a copy of your plan in order to progress your booking.



Staff, Volunteers & Performers

Volunteers

Volunteers can provide invaluable assistance when coordinating and running an event.
There are many community groups in the region who you can approach for an expression of interest to volunteer at your event.

A list of community groups can be found at:
www.wentworth.nsw.gov.au/community/community-groups

When recruiting volunteers it is important to ensure they can be matched with roles that match their appropriate skill set.

Some of the roles that are required at events include:

- Site setup
- Car parking
- Publicity and promotions
- Administration
- Assisting patrons
- Crowd control
- Checking of facilities
- Bin placement, rotation, auditing and clean up
- Computer & administration skills
- Data collection from patrons
- Welcome team

When rostering volunteers for the event it is important to consider the event and what the needs will be throughout the setup, event day and bump out. Volunteers will also need to have rostered breaks and protection from the elements if required.

Communication with staff and volunteers is also vital for the successful running of the event, so you need to ensure that there are ways to be in instant contact such as UHF radios, telephones or speakers.

A reference, police check or other checks may be required, depending on the role that is assigned to a volunteer (eg. Working With Children Check). However, volunteers should always be asked permission before carrying out such checks.

While volunteers can provide invaluable help, you need to be aware of your rights and responsibilities in relation to volunteers, such as:

- Appropriate orientation and training should be conducted to ensure volunteers are able to do their assigned job effectively;
- Professional advice should be sought about the type of insurance required to cover volunteers; and
- Volunteers are entitled to the same Work Health and Safety conditions that are provided to paid employees.

For more detailed information about volunteer insurance and the rights and responsibilities of organisations and volunteers visit www.volunteering.com.au or call the NSW Centre for Volunteering on (02) 9261 3600.

The National standards for Volunteer Involvement website has a large amount of information and resources and can be found at: www.volunteeringaustralia.org/resources

Key contacts

As part of your event manual you should have a list of all key contacts for the event along with their primary and secondary phone contacts.

Having a list of key contacts ensures that you are not scrambling to find contact details when you really need them and ensures that all staff, volunteers and contractors know who to call if needed.

Key Contacts should include:

- Event Organiser
- Site Supervisor
- Safety Officer
- Publicity Officer
- Volunteer Coordinator
- Performer/speakers
- First Aid Officer
- Contractors Suppliers
- Security Personnel Caterers
- Venue Manager
- Local Council Contacts
- Key Medical Personnel

Performers & copyright

Performers, speakers and talent are big parts of most events, providing entertainment and information to the attendees of the event.

Whether you are looking to engage big name artists or a local busker, you need to book in advance to ensure you are not missing out on the artist your event wants.

Most music is protected by copyright and you may be required to obtain a copyright licence at least 72 hours prior to the event if you are having live or prerecorded music on site. Failure to obtain a licence may result in the event organiser infringing copyright laws.

If you are having live music you may only require a licence from the Australia Performing Rights Association (APRA).

Pre-recorded music is covered by two types of copyright, APRA and/or the Phonogenic Performance Company of Australia.

For more information about APRA's event licences visit www.apraamcos.com.au

For more details about PPCA's licences visit www.ppca.com.au/music-licensing or call (02) 8569 1100.

Copyright also applies to the use of images, including photos and logos being used for promotional purposes. Before printing and using logos and images in print, social or other media forms, make sure you have sought permission from the parties who own the copyright to use the images.

For more information regarding Copyright, visit the Australian Copyright Council: www.copyright.org.au

Other key considerations include:

- Ensuring that the performers have the necessary insurance to cover their activities while at your event;
- Ensuring that your event has all the necessary insurance to cover the performers while they are at your event;
- Ensuring the health and safety of performers at your event; and
- Ensuring there is a written contract with all performers at your event.
  Check with a legal adviser about the contents of a performer's contract.

Shifts & breaks

When rostering staff, volunteers and performers it is vital to ensure you comply with the Amusements, Events and Recreation Award to ensure that shifts and breaks are rostered as required.

When working a continuous shift of 5 hours or more, staff and volunteers are to be allocated a 30 minute (unpaid) meal break, except where circumstances out of the control of the event organiser make it impracticable.

It is important to have backup volunteers and staff to cover the inevitable 'no-shows' or unforseen circumstances that may arise on the day. These contact details should be listed in the key contacts list or kept with the volunteer coordinator.

Contracted performers will most likely provide you with a breakdown of their performance schedule so you can arrange other acts to gap fill whilst they take their breaks.

Legalities

Introduction

There are many aspects of an event that must be dealt with early on in the planning stage, including ensuring that you have covered all legal issues that may arise.

Your event must have public liability insurance before it can proceed and may also require formal contracts with various stakeholders including but not limited to:

- The venue
- Entertainment and Performers
- Suppliers
- Sponsors
- Key Speakers; and
- Security

For smaller events a formal contract may not be required but a letter of agreement, arranging all the details, should be sent out via the invested parties to ensure that everyone knows what is expected of them before, during and after the event.

Insurances

Running a public event includes ensuring the safety of the organisers, volunteers, staff and general public. You should consider seeking legal advice to ensure that the level of Public Liability Insurance will be adequate to cover the event.

Public Liability Insurance idemnifies the group organising the event against any legal liability for personal injury and/or property damage claims that may be made by third parties, as a result of negligence occuring in connection with the groups activities. It is important to ensure that all volunteers are covered by your insurance policy.

There are various insurance companies that offer a community group insurance scheme with cover available for most community events, celebrations and festivals.

If other organisations are participating in the event, it is important to ensure they also have appropriate public liability insurance. You will also need copies of Public Liability Insurance for all contractors, food vendors or other suppliers who will be involved with your event.

The public liability cover must be submitted with any application and should indemnify council from any loss as a result of the event.

There may be other insurances that you could require including:

- Volunteers Insurance;
- Workers' Compensation
- Motor Vehicle Insurance
- Property and Equipment
- Professional Indemnity; and
- Personal/accident income protection

Work Health & Safety

When organising an event you have a duty of care to ensure that staff, volunteers and contractors have a safe working environment.

There are many ways of promoting safety in a workplace, and one of the best methods is to conduct a risk assessment. A risk assessment will identify:

- Potential hazards associated with the site, role and work required
- Steps to succesfully complete the task
- Identify controls to eliminate /minimise the hazards; and
- Identify the people responsible for the ensuring the controls are in place.

When completing a risk assessment, work to identify ALL possible hazards for contractors and performers, as well as employed staff and volunteers.

Some things to consider when doing a risk assessment include:

- Handling hazardous materials
- Working with electricity or gas
- Operating machinery or equipment
- Sun protection
- Water and adequate breaks; and
- Training to safely carried out the assigned tasks

It is important to have a chain of command and management practices in place to ensure that people onsite have the skills and equipment to complete their job safely.

For more information visit Safe Work NSW: www.safework.nsw.gov.au/advice-and-resources

Waivers & disclaimers

Some personnel at your event will not have their own public liability insurance and as such it is important to develop a risk waiver form that can be distributed to these personnel.

This waiver should state that the event organiser is indemnified from any liability and that by participating in the event, the persons agree to do so at their own risk. However, this cannot exclude negligence for any harm that may be suffered while working at the event.

Note: You should seek legal advice when developing waiver documents.

Terms & conditions of hire

For those who are hiring Council facilities, there are some basic guidelines to go along with our terms and conditions of hire:

- Serving of liquor in all venues is subject to Council and Police approval
- Smoking is PROHIBITED in all venues
- No furnishings or other chattels to be removed without prior Council approval
- All utilities to be turned off and building securely locked on departure

For a full list of terms and conditions of hire please contact our customer service team.

When you complete your Venues, Lodgement & Declaration form with Council you will be required to read and sign to say you agree with the terms and conditions of temporary agreement.

Sponsorship & Funding

Sourcing sponsorship

Working out who to approach for sponsorship can be an arduous task. Sponsors should be a good fit for your event and it is best to consider who can provide the resources or services you are seeking.

If done correctly, sponsorship can be a major income source for your event.
To make the most of the opportunities you should first assess:

- Who is the target market/audience?
- Which areas of your event would most appeal to sponsors?
- What are the benefits to the sponsor?

You should have a sponsorship proposal written early in the event planning process to include the following points:

- Introduction and background to your event
- Expected attendance at the event
- Benefits of being a sponsor
- Marketing Plan
- Sponsorship Budget
- Event timeline; and
- Samples or 'teaser' promotional materials

You should also consider approaching the local media outlets for sponsorship, often they can supply advertising space or airtime in return for publicity at the event.

Funding opportunities

Local, State and Federal Governments have many funding and grant opportunities which are available to new and existing events throughout NSW. Grant applications can be a lengthy process but can be well worth the effort when successful.

Some grant sources include:

- Wentworth Shire Council (Donations, Contributions & Grants)
- Destination NSW
- Business NSW
- Meet in NSW
- Regional Art NSW
- NSW Business Chamber
- Service NSW

Sponsorship advertising

If someone is going to sponsor your event, they want to see what they are getting in return. You need to be able to show how you are going to promote their business throughout the event, with many of your advertising choices coming down to your event budget. However there are many cost effective ways to get your message out to the public without breaking the bank such as local news publications, social media, radio, Visitor Information Centers and shop fronts.

You don't want to promise your sponsor prime time TV advertising when you can only provide them with a poster space in the foyer.

Event Finalisation

Attendee evaluation

What better way to work out if your event was a success than to ask the attendees, but be prepared for the negative feedback that may come aswell.

By preparing a survey for attendees to complete before they leave the event means that their feelings and thoughts are fresh in their mind and you are able to get valuable insight into where improvements can be made for future events.

Possible questions to include:

- What did they like about the event?
- What can be improved
- Age & Gender
- Home town
- Parking availability and ease
- Nights staying in region
- Was the catering appropriate?
- How did they hear about the event?
- Did the event provide good value for money? and
- Who were the major sponsors for the event?

By asking these questions you can measure the economic benefit to the town, especially if your event has attracted overnight visitors. It is particularly important to gather this data if you are seeking to gain funding in the future.

Event assesment

Once the feedback from attendees has been received, it's time to send a evaluation sheet to the key stakeholders for the event, seeking feedback from suppliers, performers, venue managers, caterers, security staff as well as those directly involved with the event such as volunteers, staff and the organising committee.

When seeking feedback from stakeholders, make sure the questions are tailored to suit such as:

- Were there any hazards that were not identified in the risk assessment?
- How effective was the site layout?
- Was their any customer complaints?
- Was the communication on the day and in the lead up to the event effective?
- Did you have any issues with security?
- Any other issues or feedback?

Compile the data received from the attendees and stakeholders evaluations ready for review at the debrief.

Debriefing

As soon as possible after your event has finished you should arrange to have a post-event debrief with staff, volunteers, sponsors and key stakeholders.

Circulate an agenda which covers key areas for discussion such as achievements, challenges and feedback received from the evaluations.

As a group you can reflect on the feedback against the events initial goals as set out in your event proposal.

- Did you attract the crowds you were hoping for?
- Did your event stick to the budget?
- Was there any major security or hazard issues the needed to be dealt with?

Look at the negative feedback as an opportunity to improve for future events and achieve higher customer satisfaction at your next event.

Return of keys & bond

If you have used Council facilities for your event you may be required to return items such as keys, power access cords or furniture.

Upon booking your venue Council staff will make you aware of what is to be returned and the process to be followed. Once the venue has been signed off by Council staff the bond paid (if any) will be returned to you as per standard Council practice.

References & key contacts

- Division of Local Government, NSW Department of Premier and Cabinet, Developing a Council
- Community Events Policy - A Toolkit for NSW Councils, 2011, Nowra
- Liverpool City Council
- Mildura Rural City Council
- NSW Goverment Event Starter Guide
- Wentworth Shire Council Staff

Event Planning Checklist

✓	Considerations	Comment
	Event Coordinator Who is controlling the event, who are they representing (organisation) and in what capacity? (This determines who has responsibility)	
	Approval/endorsement for event If it is a Council run event, ensure approval/ endorsement is obtained and date recorded. The Preliminary Approval Form must be completed and signed before going ahead.	
	Type of Event Describe the event: ie a show, parade, exhibition, is it participatory or spectator? If participatory, what are the activities involved (games, reading, exercise, etc)?	
	Demographics Who are you expecting to attend (families, young, old, animals? Who are the active participants; are they volunteers, contractors, other organisations, etc?	
	Size of event Number of people expected to participate (work on the day) and number attending.	
	Finances Have you considered the cost involved in running the event? Is there a budget or do you need to request funding? If the latter, ensure you do this at the earliest opportunity to avoid delays	
	Location Indoor, outdoor, hall, on the road, reserve (consider the boundary and be specific with parameters). Is it suitable for proposed activities? Is it available? Is booking required?	
	Dignitaries Are you inviting official guests? Who?	
	Approval Is a Land Use Application required to be submitted, do you need endorsement, RTA? If so has it been obtained? (include date)	

Event Planning Checklist (continued)

✓	Considerations	Comment
	Resources Determine what is required; budget, staff, plant/ equipment, pre-event work, road closure barriers, crowd control, warning signs, stage, marquee, table, chairs, PA system, lights, etc?	
	Collection of Money Where money is to be charged or collected at the event, ensure you have the appropriate security at the collection point, counting location, transporting and securing the funds.	
	Access Consider suitability of venue; entry/exit points for people (disabled access) and traffic, parking, speed limit? Consider taxi/car drop off area	
	Services/Facilities Do you require portable toilets, kitchen facilities, waste collection, disabled access, equipment storage, transport, etc. Is key access required?	
	Equipment Hire You may be asked to sign an agreement/ contract when hiring. Be sure you read the conditions as you may be taking on liability that you are not supposed to. Seek legal advice if necessary.	
	Catering Is it a professional service or prepared in-house? Are food handling procedures being followed?	
	Beverages Is alcohol being served? Ensure Responsible Service of Alcohol certificates are available.	
	Stall Holders Type and number of stalls, suitable for event, weather and venue	
	Food Vendors What are they serving, what services do they need (electricity/water), are they complying with industry requirements (Food Handling, etc)?	
	Waivers/ Disclaimers Are waivers / disclaimers required?	
	Temporary Structures Who is setting them up? Are they qualified and are they complying with industry standards?	

Event Planning Checklist (continued)

✓	Considerations	Comment
	Amusement Devices Make sure you obtain the necessary information and grant approval for the operation of the device. Remember to ensure a disclaimer is used (i.e.: on the back of the tickets, for example). Public liability & Working With Children documentation.	
	Contingency Planning Do you have a "Plan B" in case there are problems with venue, food, equipment, weather, etc?	
	Electrical Equipment Ensure these are tag & tested for safe use.	
	Contingency Planning Do you have a "Plan B" in case there are problems with venue, food, equipment, weather, etc?	
	Emergency Have you prepared a phone list and made it available to all personnel at the event? Do you have an emergency procedure listing the designated emergency coordinator? Do you have a First Aid Kit onsite or St John Ambulance present? Police notification?	
	Security Are security guards required at the event (youth party/concert or large event)?	
	Marketing Are your preparing any advertisements, flyers, etc? Be sure to use the correct logos and check the content of the promotional material for accuracy of information.	
	VIP Labels and Placetags Are these required? Do you need to reserve seats?	
	Volunteers Do you require volunteers for the event? Have you prepared a "Volunteer Register".	
	Event evaluation Thank you's, surveys/ feedback, etc	

Wentworth
SHIRE COUNCIL

Wentworth Shire Council
61 Darling Street, Wentworth NSW 2648
P: 03 5027 5027 | E: council@wentworth.nsw.gov.au
wentworth.nsw.gov.au

Event Funding Program Guidelines

wentworth.nsw.gov.au

WENTWORTH and surrounds

Wentworth SHIRE COUNCIL

INTERPRETER SERVICES

Interpreter

MAHALAGA | FILIPINO
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 interpretasyon. 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 ci-dessous.

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.

IMPORTANTE | ITALIANO
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.

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，温特沃思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 联系议会，或前往下列议会办公室。

ਮਹੱਤਵਪੂਰਨ | ਅੰਗਰੇਜ਼ੀ
ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਪੜ੍ਹਨ ਅਤੇ ਸਮਝਣ ਵਿੱਚ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਵੈਨਟਵਰਥ ਸ਼ਾਇਰ ਕਾਉਂਸਲਿ ਦੇ ਗਾਹਕ ਸੇਵਾ ਸਟਾਫ ਇੱਕ ਮੁਫ਼ਤ ਵਿਆਖਿਆ ਸੇਵਾ ਦੇ ਪ੍ਰਬੰਧ ਵਿੱਚ ਸਹਾਇਤਾ ਕਰਨ ਲਈ ਖੁਸ਼ ਹਨ। ਦੁਭਾਸ਼ੀਏ ਦਾ ਇੰਤਜ਼ਾਮ ਕਰਨ ਲਈ, ਕਰਿਪਾ ਕਰਕੇ 03 5027 5027 'ਤੇ ਕਾਉਂਸਲਿ ਨਾਲ ਸੰਪਰਕ ਕਰੋ, ਜਾਂ ਹੇਠਾਂ ਸੂਚੀਬੱਧ ਕਸਿੇ ਕਾਉਂਸਲਿ ਦਫ਼ਤਰ 'ਤੇ ਜਾਓ।

สำคัญ | แบบไทย
หากคุณต้องการความช่วยเหลือในการอ่านและทำความเข้าใจเอกสารนี้ เจ้าหน้าที่บริการลูกค้าของ Wentworth Shire Council ยินดีให้ความช่วยเหลือในการจัดการบริการล่ามฟรี หากต้องการจัดเตรียมล่าม โปรดติดต่อสภาที่ 03 5027 5027 หรือไปที่สำนักงานสภาตามรายการด้านล่าง

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.

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.

To arrange an interpreter, please contact Council on 03 5027 5027, or visit a Council Office listed below.

COUNCIL OFFICES

Midway Community Centre
3 Midway Drive, Buronga NSW 2739

Wentworth Visitor Centre *(Main Administration Office)*
61 Darling Street, Wentworth NSW 2648

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.

The Kiilalaana group (Shantelle Thompson dancers) portraying the connection of the land and water through dance at Namatjira Water Tank Commissioning event, Dareton.

Contents

Introduction	5
What is the purpose of the Event Funding Program?	5
Who can apply for the funding?	5
How will the funding be allocated?	7
What funding is available?	7
How do I apply?	8
Acquittal process	8
Conditions	9
Frequently Asked Questions	9

Images in this document were sourced from Council's Image Library unless otherwise stated. Cover image: Wentworth Winedown, Australian Inland Botanic Gardens, Mourquong.

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

Disclaimer: The information provided in this Event Funding Program Guidelines has been compiled for your assistance. Wentworth Shire Council does not guarantee the accuracy or completeness of any information contained in this document. This guide is not a substitute for independent professional advice and it is strongly recommended that event organisers obtain appropriate professional advice relevant to their particular circumstances. Council does not accept any liability for any loss, damage or other injury resulting from its use and reserves the right to make changes, modifications, additions and corrections to the document at any time without notice.

© Copyright Wentworth Shire Council. Document modified: January 10, 2025

Introduction

Wentworth Shire Council recognises the importance of local events, both major and minor, and the positive impact they have on the local economy.

The Events Funding Program offers grant funding to local organisations, groups and individuals who are planning a new event to introduce into the region or are wanting to access funding to contribute towards a future event, which has been previously run in the past.

These guidelines are designed to achieve the outcomes identified in the ***Wentworth Region Tourism & Events Strategy 2024-2029*** and the ***Wentworth Shire Council Events Funding Policy***.

The program offers funding for both major and minor events. Please ensure these guidelines are read and understood before starting an application.

For more information or to discuss the application, please contact us on 03 5027 5027 or email events@wentworth.nsw.gov.au.

What is the purpose of the Event Funding Program?

The purpose of the program is to support events that:

- Attract new visitors to the region and encourage repeat visitation
- Enhance the vibrancy and diversity of the local communities
- Establish a new visitor experience
- Actively promote the region
- Contribute to the livability and wellbeing of the region
- Strive for continuous improvement on the events calendar

Who can apply for the funding?

The following requirements must be met to be eligible for funding:

- The event must be based within the Wentworth Shire region.
- The event can be an existing event or a new or once-off event.
- The event must support increased visitor numbers to the region and encourage community activity and participation.
- Provide a certificate of currency for public liability of up to $20 million for the duration of the event.
- Provide the documentation required to meeting the evaluation criteria.
- Be a public event that is inclusive and accessible to everyone.
- Organisations can only apply for a maximum of two events per each financial year.

The following are not eligible to apply for the funding:

- Events which are a duplicate of another existing local event.
- Organisations with outstanding debts to Council, or who have not provided acquittal documentation from previous events.
- Events which rely on Council funding to break even or events that are projected to run at a loss without Council funding.
- Political events or events with a political purpose.
- Religious events.
- Events that exclude or may offend parts of the community.
- Organisations who have not previously complied with Council conditions or have the required permits.
- Private events that are not accessible to the wider community.
- Fundraising activities where the funds raised are not intended to stay within the local community.
- Education events including events organised by schools or universities.
- Capital works projects, maintenance or the purchase of capital equipment.
- Insurance and fees associated with risk and governance such as public liability insurance, event insurance or fees payable to a governing body.
- Expos, fetes and circuses.
- Events which are attended by a niche or small cohort of the intended community.
- Events which happen on a regular basis including sporting events, arts & cultural events, special interest events or other gatherings.

How will the funding be allocated?

Council will decide on an appropriate allocation of funding towards major and minor events at the approval of the yearly budget.

If the amount of money requested within the eligible applications exceeds the money allocated in the budget, each event will receive funding based on the events being allocated an appropriate amount deemed suitable by the application review panel. This amount may be equal to or less than the requested funding amount.

Event funding can be accessed at any time throughout the year however applications will begin to be assessed for the following financial year, from the 1st of July each year.

What funding is available?

There are two different categories: major events and minor events.

Fund	Description	Funding Amount	Application Opening Dates	Assessment Criteria
Major Events	Event must drive overnight visitation, provide positive economic impact, showcase the region, encourage community pride and follow sustainability guidelines.	To a maximum of $30,000 and to a minimum of $5,000. Including in-kind Council support.	Open all year round.	• Potential economic and tourism impact to the region • Community impact and benefits • Overall event offerings • Sustainability • Event preparation including capability
Minor Events	Event must attract around 500-1000+ people from either within or outside the region, create a sense of community by bringing people together and encourage participate from local community members.	To a maximum of $5,000 and a minimum of $1,000. Including or excluding in-kind Council support.	Open all year round.	• Community participation and engagement • Positive event experience • Overall event offerings • Sustainability • Event preparation including capability

How do I apply?

1. Submit an application form

The first step is to fill out an application form which is available on the Wentworth Shire Council website. This form is for both major or minor events.

To apply, you will need to answer a series of questions relating to your event, as well as include a budget. The budget can be outlined within your own documentation, or a sample budget template is also available on the website.

Once complete, application forms are to be submitted to events@wentworth.nsw.gov.au for review.

All applications must be submitted with public liability of up to $20 million.

Other documentation that can be submitted includes a marketing plan, event management pan, business plan and any other supporting documentation that might assist in securing the funding.

2. Wait to hear back

Once your application has been received, you will hear back via email as to how the application is progressing.

If the application is requesting over $5,000 and all the necessary information has been obtained, then the application will be assessed by an internal review panel, then progressed for Council approval. Applications will be approved within two months of the submission date.

If the application is under $5,000 and all the necessary information has been obtained, it will be assessed by an internal review panel for approval. Applications will be approved within 28 days of the submission date.

The funding application will be assessed against the criteria outlined in these guidelines and will determine the amount of funding your event will receive.

Acquittal Process

Successful applicants must commit to submitting an acquittal report after the event is complete, by the due date specified on the Funding Agreement. The acquittal report will include a series of questions relating to the overall evaluation of the event and detailed budget including evidence of expenditure through receipts or other methods of payment.

Conditions

- If you haven't applied for this funding before, it is recommended that you speak with the Manager Tourism & Promotion before applying.
- Any in-kind support from Council must be requested in detail in the application form. In-kind support could be services such as bin delivery, venue hire fees etc.
- Write your application in as much detail as possible to avoid extra delays in retrieving further information.
- To receive the funding, successful applicants must enter into a Funding Agreement with Council and adhere to all conditions outlined in the agreement. The Funding Agreement will specify what the funding can and can't be used for and will outline what the expected outcomes of the funding are.
- Successful applicants will be required to undertake a post-event evaluation along with the acquittal report. The due date of this will be specified in the Funding Agreement.
- Successful applicants are also required to acknowledge Council's support. The Funding Agreement will outline how Council can be appropriately acknowledged through the inclusion of an approved logo on appropriate materials such as event collateral, signage, media releases etc.

Frequently Asked Questions

What should I keep in mind when applying for this funding?

- Seek additional funding through other avenues, Council will not fund the entire event.
- Consider the location of the event and ensure you have the correct permits and booking.
- Make your event as accessible as possible to open it up to all attendees.

Can I assume my event will be funded if it has been funded by Council before?

- Council will ensure the assessment process is fair and equitable. Recurring annual funding is not guaranteed. Your application will be assessed in line with the evaluation criteria.

How many times can I apply?

- Each applicant may only apply for funding once within a year.

How long does it take to receive my funding once my event is approved?

- Payments will be made within 30 days from which the invoice is received and is subject to no outstanding documentation, including acquittals from previous events. This is shown in the Funding Agreement.

Wentworth
SHIRE COUNCIL

Wentworth Shire Council
61 Darling Street, Wentworth NSW 2648
P: 03 5027 5027 | E: council@wentworth.nsw.gov.au
wentworth.nsw.gov.au

9.5 MONTHLY FINANCE REPORT - DECEMBER 2024

File Number: RPT/25/5

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Vanessa Lock - Finance Officer

Objective: 4.0 Wentworth is a caring , supportive and inclusive community that is informed and engaged in its future
Strategy: 4.1 Provide strong and effective representation, leadership, planning, decision-making and service delivery

Summary

Rates and Charges collections for the month of December 2024 were $698,707.12. After allowing for pensioner subsidies, the total levies collected are now 63.24%. For comparison purposes 64.8% of the levy had been collected at the end of December 2023. Council currently has $52,097,885.25 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 December 2024

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

		Combined Bank Account
Cash Balance as at 1 December 2024	$	2,398,076.07
Add: Receipts for the Period Ending 31 December 2024 Rates, Debtors, Miscellaneous	$	6,016,696.01
Less: Payments for the Period Ending 31 December 2024 Cash Book entries for this Month	$	6,135,245.55
Cash Balance of Operating A/C as at 31 December 2024	$	2,279,526.53
Trust Fund Balance	$	1,718,643.15
Total Investments as at 31 December 2024	$	48,099,715.57
TOTAL FUNDS AVAILABLE	$	52,097,885.25

Collection of Rates and Charges

Rates and Charges collections for the month of December 2024 were $ 698,707.12. After allowing for pensioner subsidies, the total levies collected are now 63.24%. A summary of the Rates and Charges situation as at 31 December 2024 is as follows:

Note: For comparison purposes 64.8% of the levy had been collected at the end of December 2023.

LEVIES	RATES & CHARGES		
Balance Outstanding at 30 June 2024 - Rates / Water	673,790.42		
Rates and Charges Levied 22 July 2024	11,066,559.48	$	11,740,349.90
+ Additional Water Charges	951,526.33		
+ Supplementary Rates and Charges	32,753.79		
+ Additional Charges	43,034.14		
- Credit Adjustments	5,212.75		
- Abandonments	168.22	$	12,762,283.19
DEDUCTIONS			
- Payments	7,910,713.77		
- Less Refunds of Payments	11,828.03	$	7,898,885.74
		$	4,863,397.45
- Pensioner Subsidy			
Government Subsidy	94,318.29		
Council Subsidy	77,169.51	$	171,487.80
RATES/WATER CHARGES OUTSTANDING 31 DECEMBER 2024		$	4,691,909.65

Rates/Water write offs and adjustments

Account	Date	Amount	Comment
Rates			
137 & 1321.5	16.12.2024	$ 36.09	Credit interest - ratepayer claims that they did not receive a rate notice
Water			
310.28	9.12.2024	$ 89.67	Adjust water calculation on 603 Certificate due to opening reading being entered incorrectly

Council Loans Report

Name	Institution	Purpose	Interest Rate	Loan Amount	Amount Outstanding	Due Date
Loan 201	National Australia Bank	Buronga Landfill	4.55% Fixed	$ 920,000.00	$ 27,962.19	30/01/2025
Loan 202	ANZ Bank	Civic Centre	3.47% Fixed	$ 850,000.00	$ 508,561.87	21/10/2026
Loan 203	National Australia Bank	Midway Centre	3.586% Fixed	$ 1,900,000.00	$ 1,222,181.34	1/06/2033
Loan 204	Bendigo Bank	Buronga Landfill	5.29% Fixed	$ 1,500,000.00	$ 1,104,664.25	12/05/2037
CFWC310604	T-Corp	Trentham Cliffs Sewer	1.82% Fixed	$ 750,000.00	$ 502,609.37	4/06/2031
CFWC310624	T-Corp	Burong/Gol Gol Stormwater	1.79% Fixed	$ 1,250,000.00	$ 837,840.61	24/06/2031
Loan 205	National Australia Bank	Willowbend Caravan Park	2.2% Fixed	$ 1,500,000.00	$ 1,084,800.19	25/01/2027
Loan 206	Bendigo Bank	Buronga Landfill #3	1.85% Fixed	$ 900,000.00	$ 515,972.55	25/09/2028
Loan 207	National Australia Bank	Willowbend Caravan Park	1.933% Fixed	$ 1,500,000.00	$ 1,177,836.39	31/03/2028
Loan 207	National Australia Bank	Civic Centre	1.933% Fixed	$ 1,500,000.00	$ 1,500,000.00	31/03/2028
CFWC440209	T -Corp	Civic Centre	5.45% Fixed	$ 4,000,000.00	$ 3,943,558.52	9/02/2044
CFWC440523	T-Corp	Stormwater	5.73% Fixed	$ 2,000,000.00	$ 1,972,346.80	23/05/2044
CFWC440822	T-Corp	Buronga Landfill	5.48% Fixed	$ 12,000,000.00	$ 12,000,000.00	22/08/2044
				TOTAL	$ 26,398,336.08	

Overtime and Travelling

Month	**Dec**	**Pay Periods**	12 & 13			
Overtime from 23 November 2024 to 20 December 2024						
Overtime						
	Time and a Half		**Double Time**		**Total**	**2024/25 Accumulative Total**
Department	**Hours**	**Amount**	**Hours**	**Amount**		
Animal Services	12.00	618.10	16.50	$ 1,115.57	$ 1,733.67	$ 15,364.48
Assets	5.00	391.30			$ 391.30	$ 1,852.15
Building Maintenance	9.00	604.84			$ 604.84	$ 1,097.66
BioSecurity Officer						$ -
Civil	0.50	27.11	0.50	$ 31.17	$ 58.28	$ 3,615.11
Customer Service Office					$ -	$ -
Depot Store					$ -	$ -
Finance	2.00	156.52			$ 156.52	$ 3,458.64
GM's Office					$ -	$ 1,876.72
Health & Planning					$ -	$ -
Indoor Engineers					$ -	$ 3,339.45
IT Support					$ -	$ 7,872.87
Landfill Transfer Stations	6.00	325.98	24.00	$ 1,822.53	$ 2,148.51	$ 8,876.43
Library	8.00	537.64	18.00	$ 1,524.53	$ 2,062.17	$ 5,953.56
Parks & Gardens	11.00	524.75	12.00	$ 762.00	$ 1,286.75	$ 8,493.48
Private Works					$ -	$ 5,971.00
Roads - Council	295.00	14,458.13	96.50	$ 6,184.48	$ 20,642.61	$ 191,349.09
Roads - RMS	162.00	7,223.37	50.00	$ 2,895.05	$ 10,118.42	$ 14,435.33
Subdivision Officer	4.00	326.55			$ 326.55	$ 486.31
Tourism & Promotion	4.00	220.89	12.50	$ 887.60	$ 1,108.49	$ 5,676.97
Water & Waste Water	62.50	3,384.33	96.00	$ 6,875.98	$ 10,260.31	$ 61,538.80
Workshop	7.50	464.25			$ 464.25	$ 2,345.92
Workshop/Mechanics	0.50	24.28			$ 24.28	$ 824.14
Total	**589.00**	**29,288.04**	**326.00**	**22,098.91**	**$ 51,386.95**	**$ 344,428.11**

Travel Allowance		
Department	**Kms**	**Amount**
Total	**0**	**0**
Grand Total		**$ 51,386.95**

Conclusion

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

Attachments

Nil

9.6 MONTHLY FINANCE REPORT - JANUARY 2025

File Number: RPT/25/91

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Vanessa Lock - Finance Officer

Objective: 4.0 Wentworth is a caring , supportive and inclusive community that is informed and engaged in its future
Strategy: 4.1 Provide strong and effective representation, leadership, planning, decision-making and service delivery

Summary

Rates and Charges collections for the month of January 2025 were $234,003.10. After allowing for pensioner subsidies, the total levies collected are now 64.93%. For comparison purposes 67.06% of the levy had been collected at the end of January 2025. Council currently has $51,490,445.33 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 January 2025

The reconciliation has been carried out between the Cash Book of each fund and the Bank Pass Sheet as at 31 January 2025.

		Combined Bank Account
Cash Balance as at 1 January 2025	$	2,279,526.53
Add: Receipts for the Period Ending 31 Janaury 2025 Rates, Debtors, Miscellaneous	$	11,093,265.48
Less: Payments for the Period Ending 31 January 2025 Cash Book entries for this Month	$	10,600,989.83
Cash Balance of Operating A/C as at 31 Janaury 2025	$	2,771,802.18
Trust Fund Balance	$	1,718,643.15
Total Investments as at 31 Janaury 2025	$	47,000,000.00
TOTAL FUNDS AVAILABLE	$	51,490,445.33

Collection of Rates and Charges

Rates and Charges collections for the month of January 2025 were $ 234,003.10. After allowing for pensioner subsidies, the total levies collected are now 64.93%. A summary of the Rates and Charges situation as at 31 January 2025 is as follows:

Note: For comparison purposes 67.06% of the levy had been collected at the end of January 2024.

LEVIES	RATES & CHARGES		
Balance Outstanding at 30 June 2024 - Rates / Water	673,790.42		
Rates and Charges Levied 22 July 2024	11,066,559.48	$	11,740,349.90
+ Additional Water Charges	951,526.33		
+ Supplementary Rates and Charges	33,723.79		
+ Additional Charges	64,686.00		
- Credit Adjustments	5,572.97		
- Abandonments	173.97	$	12,784,539.08
DEDUCTIONS			
- Payments	8,144,716.87		
- Less Refunds of Payments	16,076.43	$	8,128,640.44
		$	4,655,898.64
- Pensioner Subsidy			
Government Subsidy	94,552.04		
Council Subsidy	77,360.76	$	171,912.80
RATES/WATER CHARGES OUTSTANDING 31 JANUARY 2025		$	4,483,985.84

Rates/Water write offs and adjustments

No rates or charges have been written off or adjusted under the delegated authority of the General Manager for the month of January 2025.

Council Loans Report

Name	Institution	Purpose	Interest Rate	Loan Amount	Amount Outstanding	Due Date
Loan 201	National Australia Bank	Buronga Landfill	4.55% Fixed	$ 920,000.00	$ 27,962.19	30/01/2025
Loan 202	ANZ Bank	Civic Centre	3.47% Fixed	$ 850,000.00	$ 496,311.15	21/10/2026
Loan 203	National Australia Bank	Midway Centre	1.586% Fixed	$ 1,900,000.00	$ 1,222,183.34	1/06/2033
Loan 204	Bendigo Bank	Buronga Landfill	5.29% Fixed	$ 1,500,000.00	$ 1,099,632.81	12/05/2037
CFWC310604	T-Corp	Trentham Cliffs Sewer	1.82% Fixed	$ 750,000.00	$ 502,609.37	4/06/2031
CFWC310624	T-Corp	Burong/Gol Gol Stormwater	1.79% Fixed	$ 1,250,000.00	$ 837,840.61	24/06/2031
Loan 205	National Australia Bank	Willowbend Caravan Park	2.2% Fixed	$ 1,500,000.00	$ 1,084,800.19	25/01/2027
Loan 206	Bendigo Bank	Buronga Landfill #3	1.85% Fixed	$ 900,000.00	$ 505,946.64	25/09/2028
Loan 207	National Australia Bank	Willowbend Caravan Park	1.933% Fixed	$ 1,500,000.00	$ 1,177,836.39	31/03/2028
Loan 207	National Australia Bank	Civic Centre	1.933% Fixed	$ 1,500,000.00	$ 1,500,000.00	31/03/2028
CFWC440209	T -Corp	Civic Centre	5.45% Fixed	$ 4,000,000.00	$ 3,943,558.52	9/02/2044
CFWC440523	T-Corp	Stormwater	5.73% Fixed	$ 2,000,000.00	$ 1,972,346.80	23/05/2044
CFWC440822	T-Corp	Buronga Landfill	5.48% Fixed	$ 12,000,000.00	$ 12,000,000.00	22/08/2044
				TOTAL	$ 26,371,028.01	

Overtime and Travelling

Month	Jan	Pay Periods	14 & 15					
Overtime from 21 December 2024 to 17 January 2025								
Overtime								
	Time and a Half Includes Time		Double Time		Double Time 1/2		Total	2024/25 Accumulative Total
Department	Hours	Amount	Hours	Amount	Hours	Amount		
Animal Services	5.00	255.62	6.50	$ 443.54			$ 699.16	$ 16,063.64
Accountant	1.00	45.65					$ 45.65	$ 45.65
Assets							$ -	$ 1,852.15
Building Maintenance							$ -	$ 1,097.66
Civil	4.00	294.32	0.50	$ 49.05			$ 343.37	$ 3,958.48
Finance							$ -	$ 3,458.64
GM's Office							$ -	$ 1,876.72
Indoor Engineers							$ -	$ 3,339.45
IT Support							$ -	$ 7,872.87
Landfill Transfer Stations	37.50	1,968.27	56.50	$ 3,971.21			$ 5,939.48	$ 14,815.91
Library	5.00	316.73	6.00	$ 499.06			$ 815.79	$ 6,769.35
Parks & Gardens	8.00	467.23	12.00	$ 934.44			$ 1,401.67	$ 9,895.15
Private Works							$ -	$ 5,971.00
Roads - Council	79.00	3,858.11	20.00	$ 1,344.95			$ 5,203.06	$ 196,552.15
Roads - RMS	5.00	249.80	1.50	$ 106.03			$ 355.83	$ 14,791.16
Subdivision Officer							$ -	$ 486.31
Tourism & Promotion	4.00	201.88	4.00	$ 269.15			$ 471.03	$ 6,148.00
Water & Waste Water	70.75	4,024.34	82.75	$ 6,343.98	3.00	$ 367.90	$ 10,736.22	$ 72,275.02
Workshop	6.50	402.35					$ 402.35	$ 2,748.27
Workshop/Mechanics	0.75	36.42					$ 36.42	$ 860.56
Total	226.50	12,120.72	189.75	13,961.41	3.00	367.90	$ 26,450.03	$ 370,878.14

Travel Allowance		
Department	Kms	Amount
Total	0	0
Grand Total		$ 26,450.03

Conclusion

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

Attachments

Nil

9.7 MONTHLY INVESTMENT REPORT - DECEMBER 2024

File Number: RPT/25/1

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Bryce Watson - Accountant

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

Summary

As of 31 December 2024, Council had $40 million invested in term deposits and $12,097,885.25 in other cash investments. Council received $345,546.77 from its investments for the month of December 2024.

In December 2024 Council investments averaged a rate of return of 5.00% and it currently has $7,231,651.81 of internal restrictions and $43,536,350.13 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 December 2024, Council had $52,097,885.25 invested with Ten (10) financial institutions and One (1) Treasury Corporation. This is a decrease of $3,635,300.68 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 December 2024

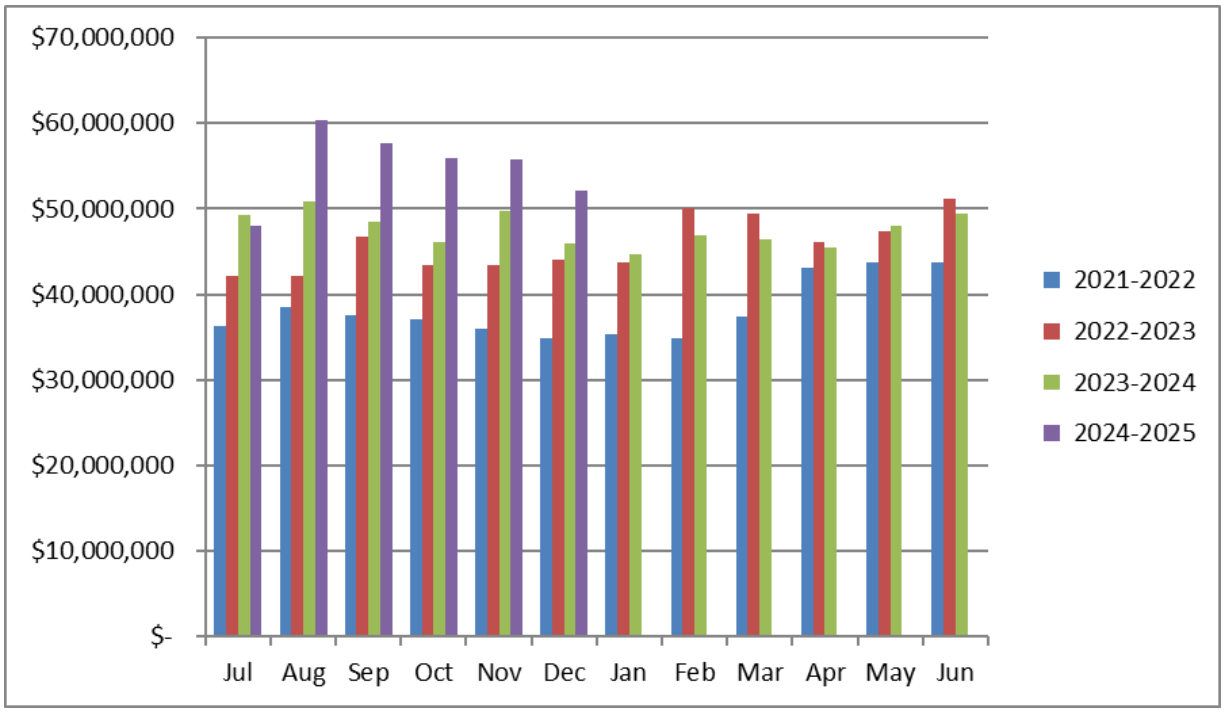
Seven (7) deposits and Four (4) other accounts matured or provided interest in December earning Council $345,546.77 in interest. The budget for December was $166,667. Year to date Council has received $1,146,125.93 in interest based on cash accounting compared to the budget to December of $1,000,000. Expired investments are now shown in the attached report along with a summary of accrued interest. The budget for the financial year was set at $2,000,000.

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

Restrictions

Internal Restrictions		
- Employee Entitlements	$2,300,921.00	
- Doubtful Debts	$24,669.00	
- Future Development Reserve	$576,217.20	
- Trust Account	$1,829,844.61	
- Capital Projects	$1,000,000.00	
- Plant Replacement Reserve	$1,500,000.00	$7,231,651.81
External Restrictions		
- Water Fund	$12,003,339.70	
- Sewer Fund	$6,378,228.66	
- T-Corp Loan Balance	$2,352,669.8	
- Developer Contributions Reserve	$1,085,000.00	
- Landfill Expansion Loan	$9,902,585.75	
- Unexpended Grants	$11,021,276.45	
- Crown Reserves Reserve	$208,296.22	
- Prepayments Cemeteries	$584,953.55	$43,536,350.13
Day to Day Liquidity		$1,329,883.31
Total Funds Available		**$52,097,885.25**

Total Funds Invested



Summary – Unexpended Grants as at 31 December 2024

Grant	**Amount**
R4R Round 9	$2,125,225.37
OLG Flood Grants	$609,175.61
LRCIP Phase 4	$257,306.38
Planning Cadet Grant	$20,536.00
RFS M & R Grant	$93,660.11
API Grant	$80,000.00
Mosquito Grants	$22,013.56
Shade Sail & Fitness Grant	$15,874.55
CRIF Astronomy Park	$656,000.21
Pothole Repair Program	$120,217.01
RLRRP/ RERRF	$6,835,781.26
Drought Resilience Funding	$86,540.00
DCCEEW Safe & Secure Funding	$75,582.62
Regional Leakage Reduction Program	$23,363.77
Total	**$11,021,276.45**

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. Yield Hub - December Investment Report⇩

yieldhub

yieldhub

Wentworth
SHIRE COUNCIL

31 December 2024

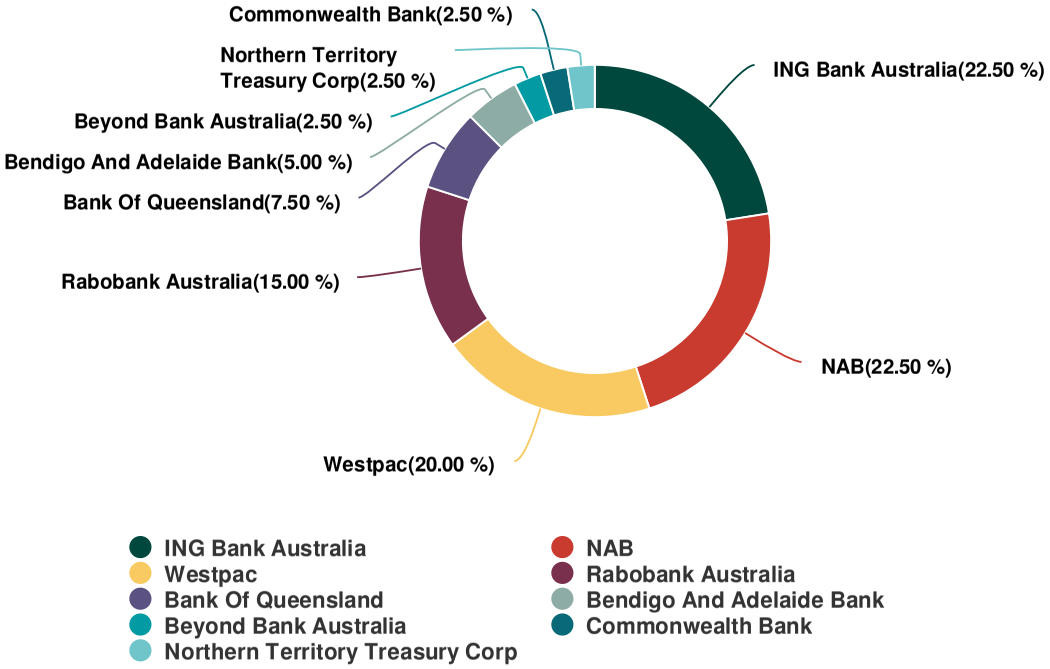
Wentworth Shire Council - Monthly Report

Summary

Total Cost	**$40,000,000.00**
Total Portfolio Value	**$41,058,255.07**
Weighted Average Term	178
Weighted Average Yield	5.00 %
90 day BBSW	4.42 %
Unrealised Capital Gain/Loss	**$0**
Total Monthly Accrued Interest	**$168,572.34**
Total Interest Received this month	**$310,420.00**
Total Interest Received this FY	**$1,060,352.36**
Total Interest Expected this FY	**$2,398,220.58**
Interest Payments this month	**7**
Matured Investments this month	7
Total Funds Matured this month	**$7,000,000.00**
Investments this month	3
Total Funds Invested this month	**$3,000,000.00**
Compliant Portfolio	Yes

© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

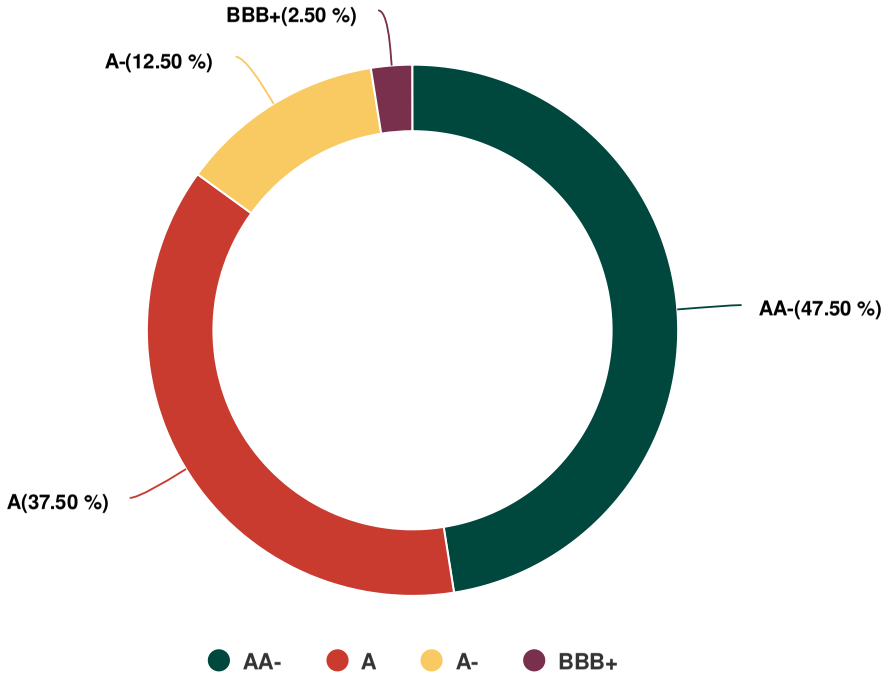
Counterparty



© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

yieldhub

Long Term Credit Rating



© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

yieldhub

Wentworth Shire Council - Monthly Report

Report Date: 31 December 2024

Investment Type	ADI/Security Name	Amount	Settlement Date	Maturity Date	Term in Days	Yield	Short Term Rating	Long Term Rating
Term Deposit	Bank Of Queensland	$1,000,000	01/07/2024	28/01/2025	211	5.300 %	A-2	A-
Term Deposit	Commonwealth Bank	$1,000,000	30/01/2024	29/01/2025	365	5.02 %	A-1+	AA-
Term Deposit	NAB	$1,000,000	09/02/2024	10/02/2025	367	5.100 %	A-1+	AA-
Term Deposit	Westpac	$1,000,000	12/02/2024	12/02/2025	366	5.15 %	A-1+	AA-
Term Deposit	Westpac	$1,000,000	12/02/2024	12/02/2025	366	5.15 %	A-1+	AA-
Term Deposit	NAB	$1,000,000	20/02/2024	19/02/2025	365	5.14 %	A-1+	AA-
Term Deposit	Westpac	$1,000,000	27/02/2024	27/02/2025	366	5.14 %	A-1+	AA-
Term Deposit	Westpac	$1,000,000	29/02/2024	28/02/2025	365	5.14 %	A-1+	AA-
Term Deposit	Beyond Bank Australia	$1,000,000	10/09/2024	11/03/2025	182	5.0 %	A-2	BBB+
Term Deposit	Westpac	$1,000,000	11/03/2024	11/03/2025	365	5.03 %	A-1+	AA-
Term Deposit	Bank Of Queensland	$1,000,000	10/09/2024	11/03/2025	182	4.900 %	A-2	A-
Term Deposit	ING Bank Australia	$1,000,000	19/03/2024	19/03/2025	365	5.13 %	A-1	A
Term Deposit	ING Bank Australia	$1,000,000	02/04/2024	02/04/2025	365	5.0 %	A-1	A
Term Deposit	ING Bank Australia	$2,000,000	04/04/2024	04/04/2025	365	5.0 %	A-1	A
Term Deposit	NAB	$1,000,000	03/12/2024	06/05/2025	154	5.07 %	A-1+	AA-
Term Deposit	NAB	$2,000,000	01/07/2024	14/05/2025	317	5.37 %	A-1+	AA-
Term Deposit	Rabobank Australia	$1,000,000	24/05/2024	23/05/2025	364	5.33 %	NR	A
Term Deposit	Rabobank Australia	$1,000,000	27/08/2024	26/05/2025	272	4.95 %	NR	A
Term Deposit	Rabobank Australia	$1,000,000	27/08/2024	26/05/2025	272	4.95 %	NR	A
Term Deposit	ING Bank Australia	$1,000,000	27/05/2024	27/05/2025	365	5.27 %	A-1	A
Term Deposit	Rabobank Australia	$1,000,000	04/09/2024	03/06/2025	272	5.0 %	NR	A
Term Deposit	Bendigo And Adelaide Bank	$1,000,000	06/12/2024	06/06/2025	182	5.05 %	A-2	A-
Term Deposit	Rabobank Australia	$2,000,000	01/07/2024	25/06/2025	359	5.43 %	NR	A
Term Deposit	NAB	$1,000,000	27/06/2024	26/06/2025	364	5.47 %	A-1+	AA-
Term Deposit	Westpac	$1,000,000	26/08/2024	28/07/2025	336	4.76 %	A-1+	AA-
Term Deposit	Westpac	$1,000,000	26/08/2024	28/07/2025	336	4.76 %	A-1+	AA-
Term Deposit	ING Bank Australia	$1,000,000	27/08/2024	27/08/2025	365	4.91 %	A-1	A

© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

yieldhub

Wentworth Shire Council - Monthly Report

Report Date: 31 December 2024

Investment Type	ADI/Security Name	Amount	Settlement Date	Maturity Date	Term in Days	Yield	Short Term Rating	Long Term Rating
Term Deposit	ING Bank Australia	$1,000,000	27/08/2024	27/08/2025	365	4.91 %	A-1	A
Term Deposit	NAB	$1,000,000	28/08/2024	28/08/2025	365	4.97 %	A-1+	AA-
Term Deposit	NAB	$1,000,000	03/09/2024	03/09/2025	365	4.95 %	A-1+	AA-
Term Deposit	NAB	$1,000,000	03/09/2024	03/09/2025	365	4.95 %	A-1+	AA-
Term Deposit	Bendigo And Adelaide Bank	$1,000,000	20/11/2024	20/11/2025	365	5.05 %	A-2	A-
Term Deposit	ING Bank Australia	$1,000,000	21/11/2024	21/11/2025	365	5.15 %	A-1	A
Term Deposit	Westpac	$1,000,000	27/11/2024	27/11/2025	365	5.09 %	A-1+	AA-
Term Deposit	ING Bank Australia	$1,000,000	04/01/2024	05/01/2026	732	5.14 %	A-1	A
Term Deposit	Bank Of Queensland	$1,000,000	04/12/2023	03/12/2026	1,095	5.25 %	A-2	A-
Term Deposit	Northern Territory Treasury Corp	$1,000,000	16/09/2021	15/12/2026	1,916	1.35 %	NR	NR
		$40,000,000						

© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

yieldhub

Wentworth Shire Council - Monthly Report

Report Date: 31 December 2024

Transaction Date	Contract Number	ADI/Security Name	Type	Amount	Credit/Debit	Long Term Rating	Designation	Comments	Maturity Date
23/12/2024	069329	Bendigo And Adelaide Bank	Interest	$50,273.97	Debit	BBB+	Unclassified		23/12/2024
18/12/2024	069220	ING Bank Australia	Interest	$52,300	Debit	A	Unclassified		18/12/2024
16/12/2024	069332	NAB	Interest	$51,279.45	Debit	AA-	Unclassified		16/12/2024
09/12/2024	079757	IMB	Interest	$13,363.29	Debit	NR	Unclassified		09/12/2024
06/12/2024	070993	Bendigo And Adelaide Bank	Interest	$37,759.45	Debit	BBB+	Unclassified		06/12/2024
04/12/2024	068928	Bank Of Queensland	Interest	$52,643.84	Debit	BBB+	Unclassified		03/12/2026
03/12/2024	068929	NAB	Interest	$52,800	Debit	AA-	Unclassified		03/12/2024
Total				$310,420					

© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

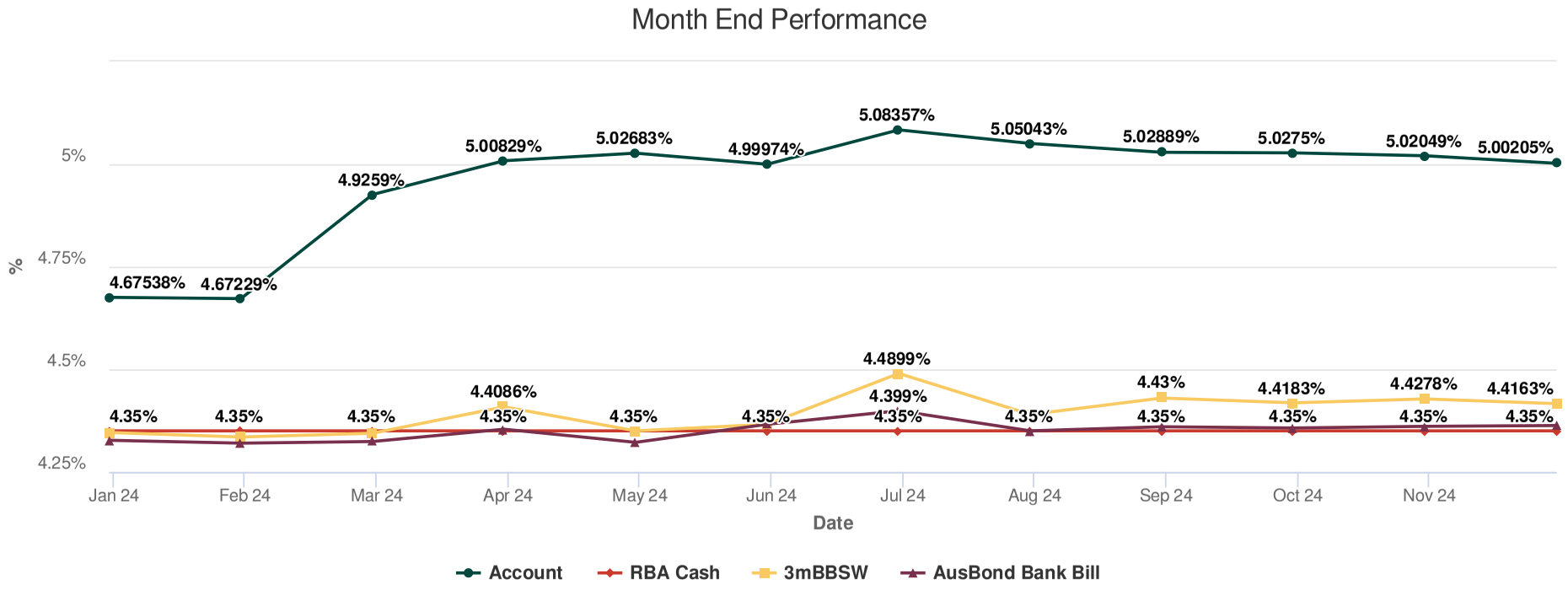
yieldhub

Wentworth Shire Council - Monthly Report

Report Date: 31 December 2024

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

Term	Account	RBA Cash	Outperformance	3m BBSW	Outperformance	AusBond Bank Bill	Outperformance
1m	5.01 %	4.35 %	0.66 %	4.44 %	0.57 %	4.36 %	0.65 %
3m	5.02 %	4.35 %	0.67 %	4.42 %	0.60 %	4.36 %	0.66 %
6m	5.04 %	4.35 %	0.69 %	4.42 %	0.62 %	4.36 %	0.67 %
12m	4.95 %	4.35 %	0.60 %	4.39 %	0.57 %	4.35 %	0.60 %

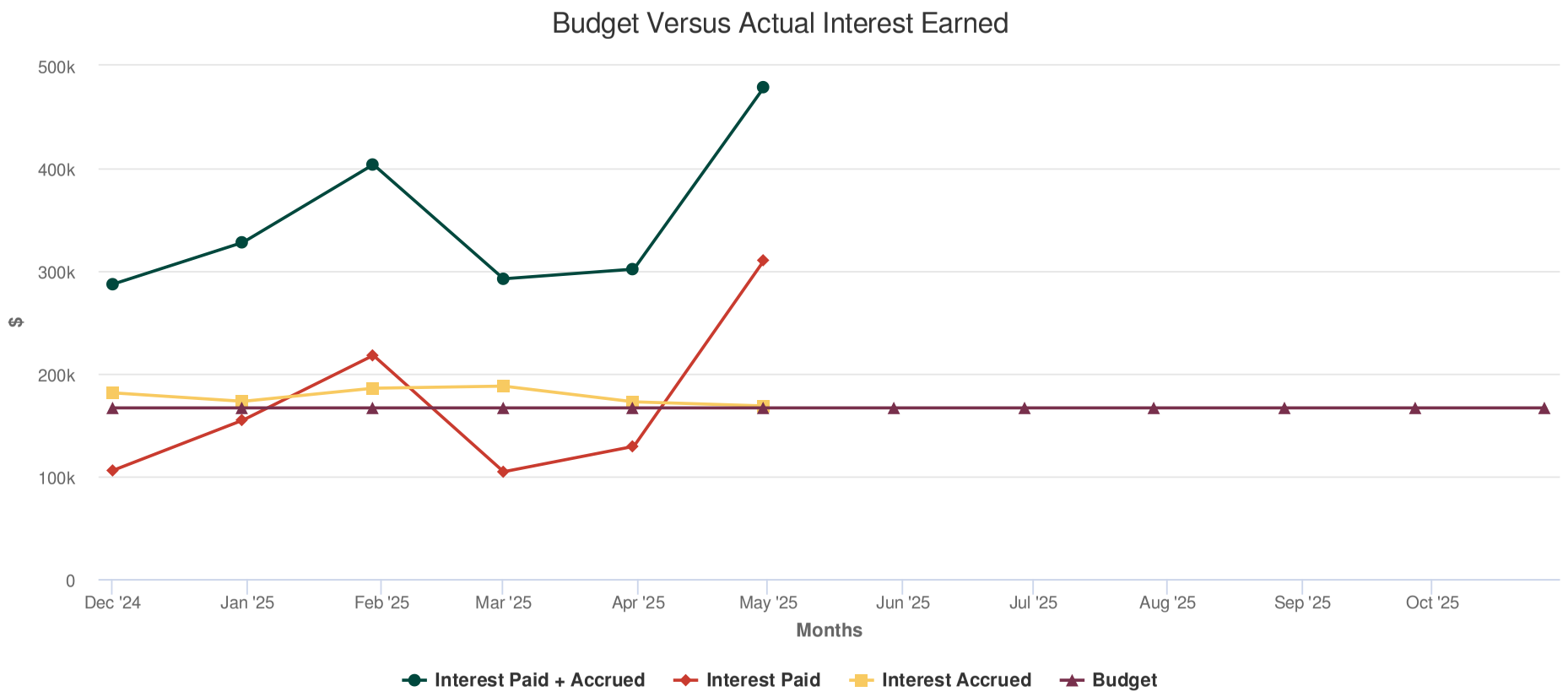


© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

yieldhub

Wentworth Shire Council - Monthly Report

Report Date: 31 December 2024



© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

yieldhub

9.8 MONTHLY INVESTMENT REPORT - JANUARY 2025

File Number: RPT/25/99

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Bryce Watson - Accountant

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

Summary

As of 31 January 2025, Council had $47 million invested in term deposits and $4,490,445.33 in other cash investments. Council received $166,319.03 from its investments for the month of January 2025.

In January 2025 Council investments averaged a rate of return of 4.98% and it currently has $7,230,053.81 of internal restrictions and $43,711,067.44 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 January 2025, Council had $51,490,455.33 invested with Ten (10) financial institutions and One (1) Treasury Corporation. This is a decrease of $607,439.92 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 January 2025

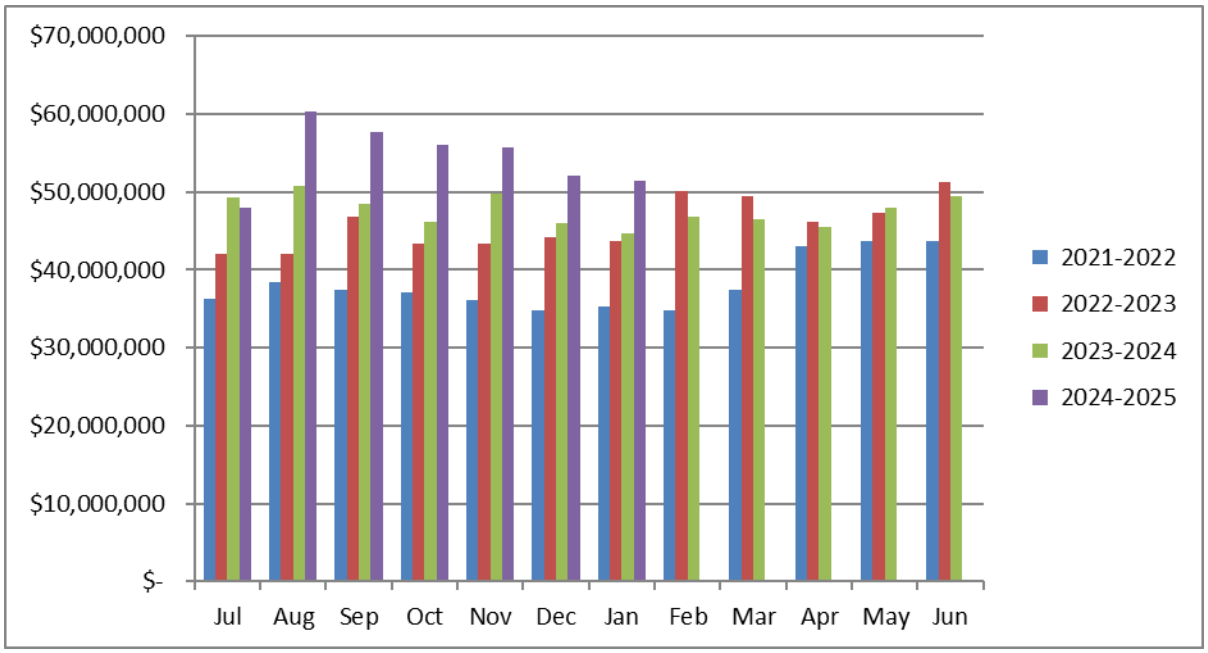
Three (3) deposits and One (1) other accounts matured or provided interest in January earning Council $166,319.03 in interest. The budget for January was $166,667. Year to date Council has received $1,312,444.96 in interest based on cash accounting compared to the budget to January of $1,166,667. Expired investments are now shown in the attached report along with a summary of accrued interest. The budget for the financial year was set at $2,000,000.

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

Restrictions

Internal Restrictions		
- Employee Entitlements	$2,300,921.00	
- Doubtful Debts	$24,669.00	
- Future Development Reserve	$576,217.20	
- Trust Account	$1,828,246.61	
- Capital Projects	$1,000,000.00	
- Plant Replacement Reserve	$1,500,000.00	$7,230,053.81
External Restrictions		
- Water Fund	$11,793,716.63	
- Sewer Fund	$6,333,973.36	
- T-Corp Loan Balance	$2,351,348.68	
- Developer Contributions Reserve	$1,085,000.00	
- Landfill Expansion Loan	$9,819,122.19	
- Unexpended Grants	$11,532,695.81	
- Crown Reserves Reserve	$208,296.22	
- Prepayments Cemeteries	$586,914.55	$43,711,067.44
Day to Day Liquidity		$549,324.08
Total Funds Available		**$51,490,445.33**

Total Funds Invested



Summary – Unexpended Grants as at 31 January 2025

Grant	**Amount**
SSV Grant	$84,704.40
R4R Round 9	$2,125,225.37
OLG Flood Grants	$609,175.61
Planning Cadet Grant	$20,536.00
RFS M & R Grant	$79,052.72
API Grant	$80,000.00
Mosquito Grants	$22,013.56
Shade Sail & Fitness Grant	$15,874.55
CRIF Astronomy Park	$656,000.21
R2R	$62,600.78
Main Roads Block Grant	$728,005.85
Pothole Repair Program	$112,943.51
RLRRP/ RERRF	$6,835,781.26
Drought Resilience Funding	$86,540.00
DCCEEW Safe & Secure Funding	$75,582.62
Regional Leakage Reduction Program	$23,363.77
Total	**$11,532,695.81**

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. Yield Hub Report - January 2025⇩

yieldhub

yieldhub

Wentworth
SHIRE COUNCIL

31 January 2025

Wentworth Shire Council - Monthly Report

Summary

Total Cost	**$46,000,000.00**
Total Portfolio Value	**$47,115,961.93**
Weighted Average Term	159
Weighted Average Yield	4.99 %
90 day BBSW	4.30 %
Unrealised Capital Gain/Loss	**$0**
Total Monthly Accrued Interest	**$181,892.06**
Total Interest Received this month	**$132,660.83**
Total Interest Received this FY	**$1,193,013.19**
Total Interest Expected this FY	**$2,423,276.74**
Interest Payments this month	**3**
Matured Investments this month	2
Total Funds Matured this month	**$2,000,000.00**
Investments this month	8
Total Funds Invested this month	**$8,000,000.00**
Compliant Portfolio	Yes

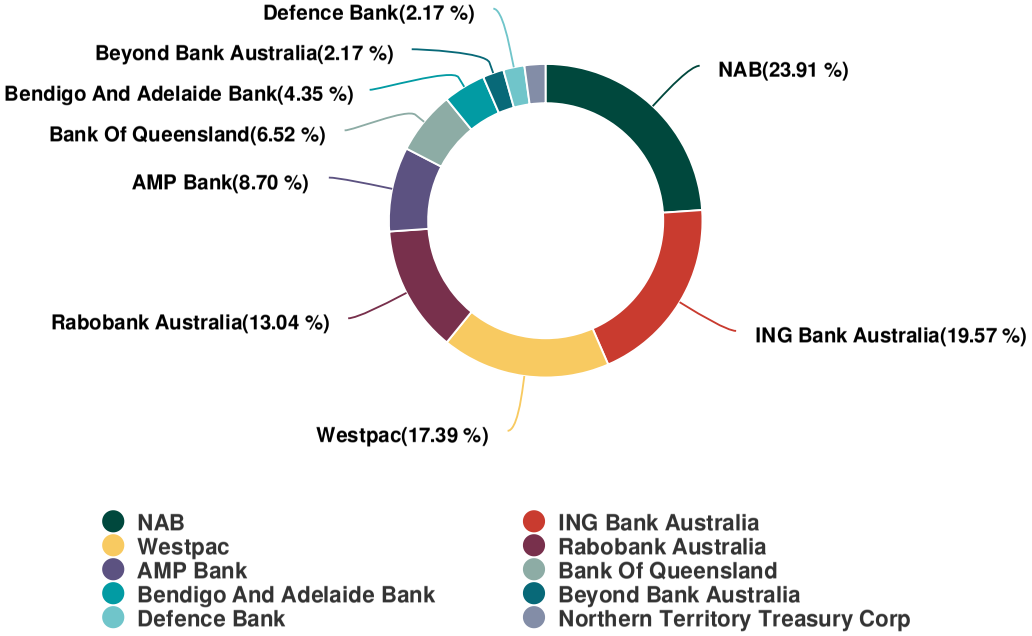
© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

yieldhub

Wentworth Shire Council - Monthly Report

Report Date: 31 January 2025

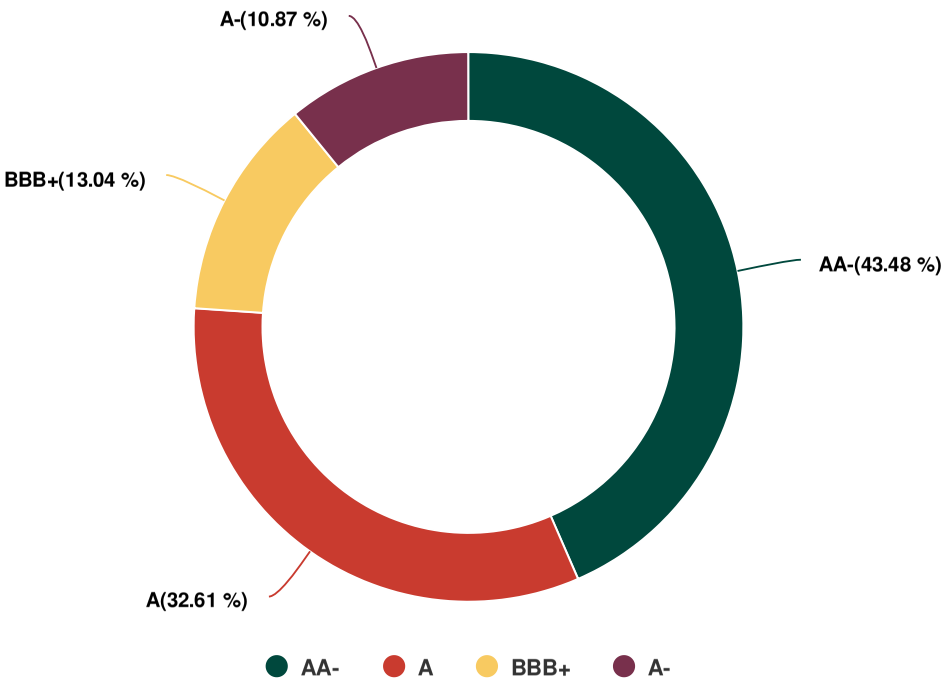
Counterparty



© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

yieldhub

Long Term Credit Rating



© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

yieldhub

Wentworth Shire Council - Monthly Report

Report Date: 31 January 2025

Investment Type	ADI/Security Name	Amount	Settlement Date	Maturity Date	Term in Days	Yield	Short Term Rating	Long Term Rating
Term Deposit	NAB	$1,000,000	09/02/2024	10/02/2025	367	5.100 %	A-1+	AA-
Term Deposit	Westpac	$1,000,000	12/02/2024	12/02/2025	366	5.15 %	A-1+	AA-
Term Deposit	Westpac	$1,000,000	12/02/2024	12/02/2025	366	5.15 %	A-1+	AA-
Term Deposit	NAB	$1,000,000	20/02/2024	19/02/2025	365	5.14 %	A-1+	AA-
Term Deposit	Westpac	$1,000,000	27/02/2024	27/02/2025	366	5.14 %	A-1+	AA-
Term Deposit	Westpac	$1,000,000	29/02/2024	28/02/2025	365	5.14 %	A-1+	AA-
Term Deposit	Bank Of Queensland	$1,000,000	10/09/2024	11/03/2025	182	4.900 %	A-2	A-
Term Deposit	Westpac	$1,000,000	11/03/2024	11/03/2025	365	5.03 %	A-1+	AA-
Term Deposit	Beyond Bank Australia	$1,000,000	10/09/2024	11/03/2025	182	5.0 %	A-2	BBB+
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	AMP Bank	$1,000,000	07/01/2025	08/04/2025	91	5.05 %	A-2	BBB+
Term Deposit	AMP Bank	$1,000,000	29/01/2025	30/04/2025	91	5.0 %	A-2	BBB+
Term Deposit	NAB	$1,000,000	03/12/2024	06/05/2025	154	5.07 %	A-1+	AA-
Term Deposit	NAB	$2,000,000	01/07/2024	14/05/2025	317	5.37 %	A-1+	AA-
Term Deposit	Rabobank Australia	$1,000,000	24/05/2024	23/05/2025	364	5.33 %	NR	A
Term Deposit	Rabobank Australia	$1,000,000	27/08/2024	26/05/2025	272	4.95 %	NR	A
Term Deposit	Rabobank Australia	$1,000,000	27/08/2024	26/05/2025	272	4.95 %	NR	A
Term Deposit	ING Bank Australia	$1,000,000	27/05/2024	27/05/2025	365	5.27 %	A-1	A
Term Deposit	Rabobank Australia	$1,000,000	04/09/2024	03/06/2025	272	5.0 %	NR	A
Term Deposit	Bendigo And Adelaide Bank	$1,000,000	06/12/2024	06/06/2025	182	5.05 %	A-2	A-
Term Deposit	Rabobank Australia	$2,000,000	01/07/2024	25/06/2025	359	5.43 %	NR	A
Term Deposit	NAB	$1,000,000	27/06/2024	26/06/2025	364	5.47 %	A-1+	AA-
Term Deposit	AMP Bank	$1,000,000	07/01/2025	07/07/2025	181	5.100 %	A-2	BBB+
Term Deposit	Westpac	$1,000,000	26/08/2024	28/07/2025	336	4.76 %	A-1+	AA-
Term Deposit	Westpac	$1,000,000	26/08/2024	28/07/2025	336	4.76 %	A-1+	AA-

© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

yieldhub

Wentworth Shire Council - Monthly Report

Report Date: 31 January 2025

Investment Type	ADI/Security Name	Amount	Settlement Date	Maturity Date	Term in Days	Yield	Short Term Rating	Long Term Rating
Term Deposit	Bank Of Queensland	$1,000,000	28/01/2025	28/07/2025	181	4.85 %	A-2	A-
Term Deposit	NAB	$1,000,000	07/01/2025	05/08/2025	210	4.85 %	A-1+	AA-
Term Deposit	ING Bank Australia	$1,000,000	27/08/2024	27/08/2025	365	4.91 %	A-1	A
Term Deposit	ING Bank Australia	$1,000,000	27/08/2024	27/08/2025	365	4.91 %	A-1	A
Term Deposit	NAB	$1,000,000	28/08/2024	28/08/2025	365	4.97 %	A-1+	AA-
Term Deposit	NAB	$1,000,000	03/09/2024	03/09/2025	365	4.95 %	A-1+	AA-
Term Deposit	NAB	$1,000,000	03/09/2024	03/09/2025	365	4.95 %	A-1+	AA-
Term Deposit	NAB	$1,000,000	07/01/2025	25/09/2025	261	4.85 %	A-1+	AA-
Term Deposit	AMP Bank	$1,000,000	07/01/2025	03/10/2025	269	5.05 %	A-2	BBB+
Term Deposit	Bendigo And Adelaide Bank	$1,000,000	20/11/2024	20/11/2025	365	5.05 %	A-2	A-
Term Deposit	ING Bank Australia	$1,000,000	21/11/2024	21/11/2025	365	5.15 %	A-1	A
Term Deposit	Westpac	$1,000,000	27/11/2024	27/11/2025	365	5.09 %	A-1+	AA-
Term Deposit	Defence Bank	$1,000,000	07/01/2025	03/12/2025	330	4.95 %	A-2	BBB+
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
		$46,000,000						

© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

yieldhub

Wentworth Shire Council - Monthly Report

Report Date: 31 January 2025

Transaction Date	Contract Number	ADI/Security Name	Type	Amount	Credit/Debit	Long Term Rating	Designation	Comments	Maturity Date
29/01/2025	069893	Commonwealth Bank	Interest	$50,200	Debit	AA-	Unclassified		29/01/2025
28/01/2025	075897	Bank Of Queensland	Interest	$30,638.36	Debit	BBB+	Unclassified		28/01/2025
06/01/2025	069374	ING Bank Australia	Interest	$51,822.47	Debit	A	Unclassified		05/01/2026
Total				$132,660.83					

© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

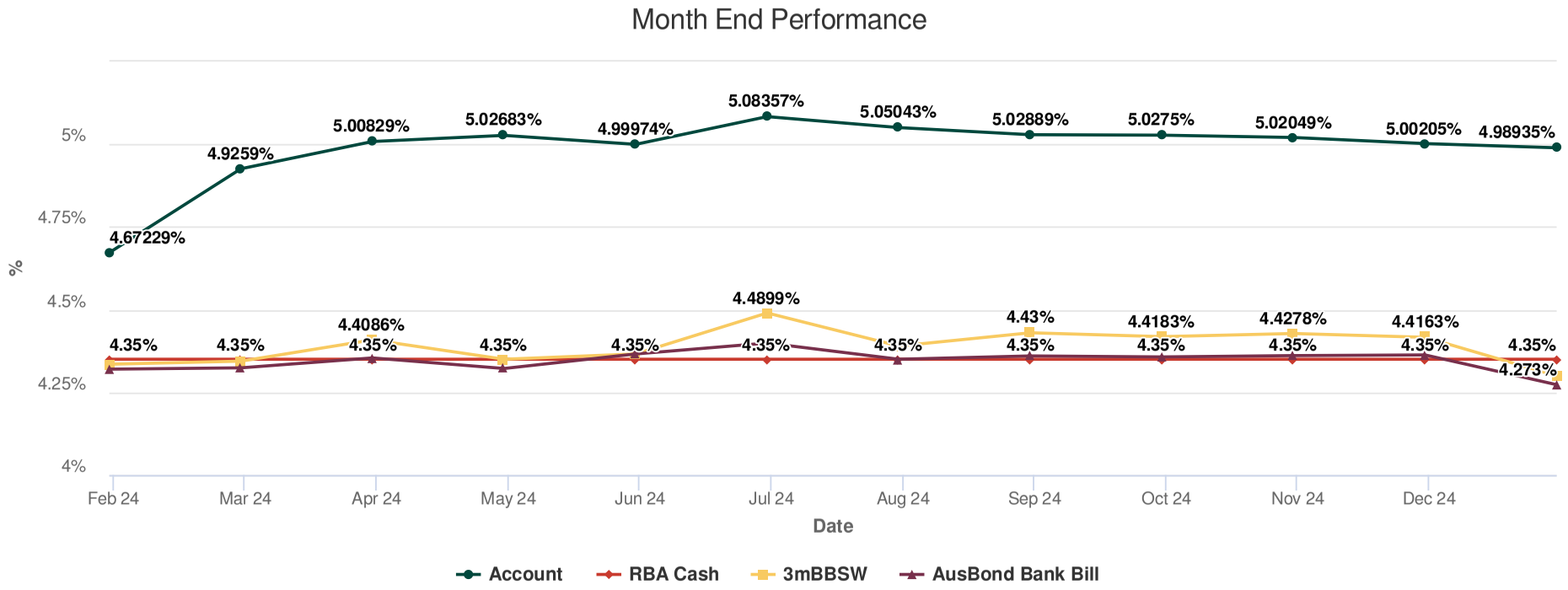
yieldhub

Wentworth Shire Council - Monthly Report

Report Date: 31 January 2025

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

Term	Account	RBA Cash	Outperformance	3m BBSW	Outperformance	AusBond Bank Bill	Outperformance
1m	5.00 %	4.35 %	0.65 %	4.39 %	0.61 %	4.27 %	0.73 %
3m	5.01 %	4.35 %	0.66 %	4.42 %	0.60 %	4.34 %	0.67 %
6m	5.03 %	4.35 %	0.68 %	4.41 %	0.62 %	4.35 %	0.68 %
12m	4.98 %	4.35 %	0.63 %	4.39 %	0.59 %	4.35 %	0.64 %

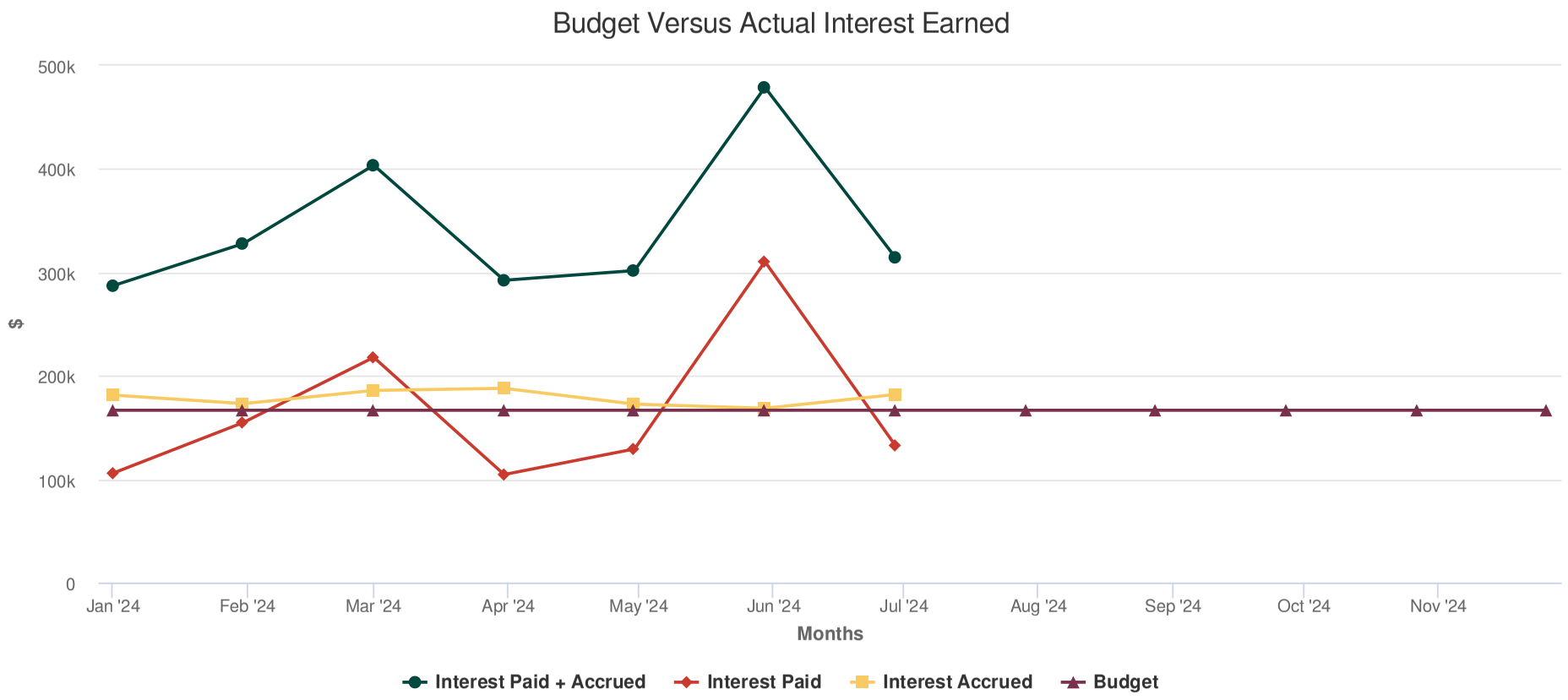


© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

yieldhub

Wentworth Shire Council - Monthly Report

Report Date: 31 January 2025



© 2025 Yield Hub Pty Ltd | ABN 67 634 425 719 is an Authorised Representative of Curve Securities Pty Ltd (AFSL 405751). All rights reserved.

yieldhub

9.9 DECEMBER QUARTERLY BUDGET REVIEW 2024-2025 2ND QUARTER

File Number: RPT/25/54

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Bryce Watson - Accountant

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

Summary

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

In the December Quarter the result of net variances if approved are a neutral operational variance and an unfavorable capital variance of $960,000 resulting in a total net variance of $960,000. Note all December figures are prepared prior to accruals posting and prepared on a cash basis for budget purposes only.

Recommendation

That Council:

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

Detailed Report

Introduction

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

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

Report Detail

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

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

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

1. *Consolidated Income Statement*

Income & expenses budget review statement

Budget review for the quarter ended 31 December 2024
Income & expenses - Council Consolidated

($000's)	Original budget 2024/25	Approved Changes: Carry forwards	Other than by QBRS	Sep QBRS	Dec QBRS	Mar QBRS	Revised budget 2024/25	Variations for this Dec Qtr	Notes	Projected year end result	Actual YTD figures
Income											
Rates and annual charges	10,938						10,938		a	10,938	10,911
User charges and fees	8,413						8,413		b	8,413	3,619
Other revenues	1,114						1,114		c	1,114	778
Grants and contributions - operating	11,969						11,969		d	11,969	2,905
Grants and contributions - capital	15,493	905	404	330			17,132		e	17,132	2,396
Interest and investment revenue	2,220						2,220		f	2,220	1,272
Net gain from disposal of assets	100						100		g	100	-
Total income from continuing operations	**50,247**	**905**	**404**	**330**	**-**	**-**	**51,886**	**-**		**51,886**	**21,881**
Expenses											
Employee benefits and on-costs	11,277						11,277		h	11,277	5,588
Borrowing costs	1,401						1,401		i	1,401	350
Materials and services	7,573			100			7,673		j	7,673	4,871
Depreciation and amortisation	9,308						9,308		k	9,308	4,654
Other expenses	961						961		l	961	497
Total expenses from continuing operations	**30,520**	**-**	**-**	**100**	**-**	**-**	**30,620**	**-**		**30,620**	**15,960**
Net operating result from continuing operations	**19,727**	**905**	**404**	**230**	**-**	**-**	**21,266**	**-**		**21,266**	**5,921**
Discontinued operations - surplus/(deficit)							-		m	-	
Net operating result from all operations	**19,727**	**905**	**404**	**230**	**-**	**-**	**21,266**	**-**		**21,266**	**5,921**
Net Operating Result before Capital Items	**4,234**	**-**	**-**	**(100)**	**-**	**-**	**4,134**	**-**		**4,134**	**3,525**

The net result of operations as of 31 December was a surplus of $3.525 million before capital income. There are no proposed variations to income or operational expenditure at this time.

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

For the quarter to 31 December there was $21.881 million of operational income. Some of the notable income for the 2nd quarter is listed below.

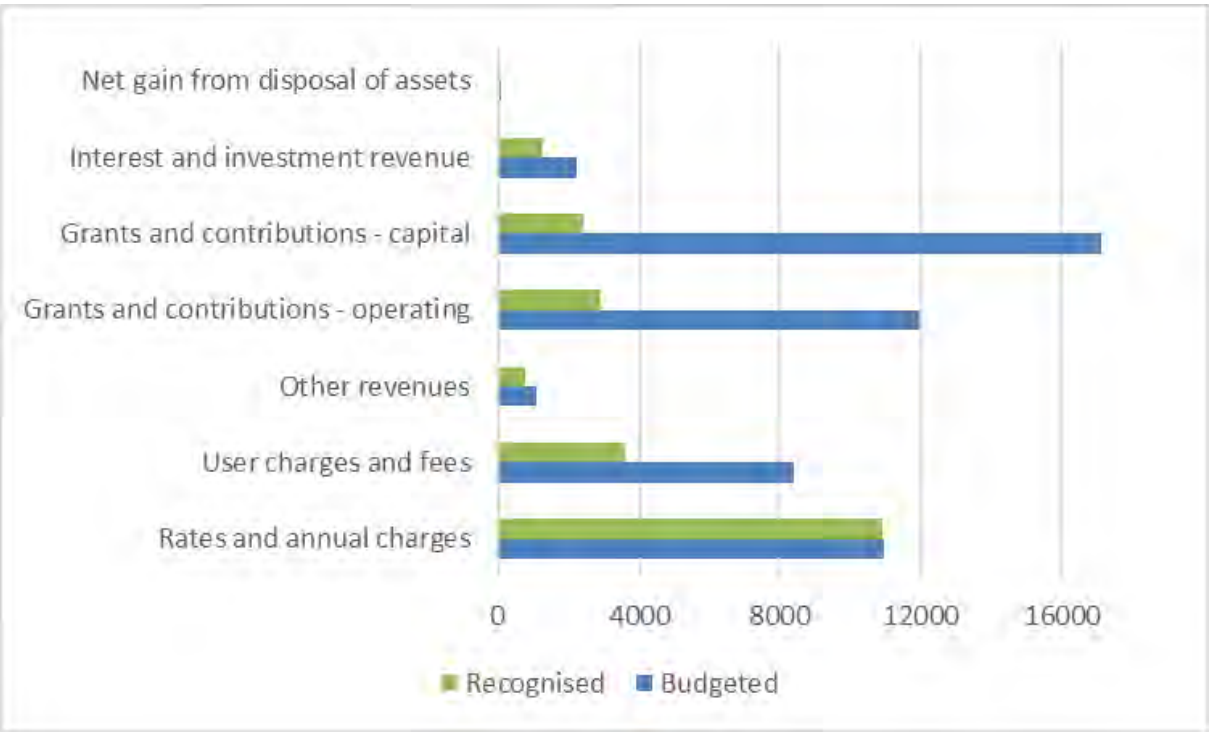
- Buronga Landfill Tipping Fees $1,256,114
- Far South West Joint Organisation Grant Income $985,000
- Investment Interest $727,064
- Natural Disaster Funding $348,960
- General Assistance Grant $301,690

For the quarter to 31 December there was $15.960 million of operational expenditure. Some of the notable expenditure for the 2nd quarter is listed below.

- Local Roads Maintenance $940,033
- Water Fund Operating Expenses $560,896
- Buronga Landfill Operating Expenses $444,427
- Parks & Gardens Maintenance $424,309
- State Highways Maintenance $384,999

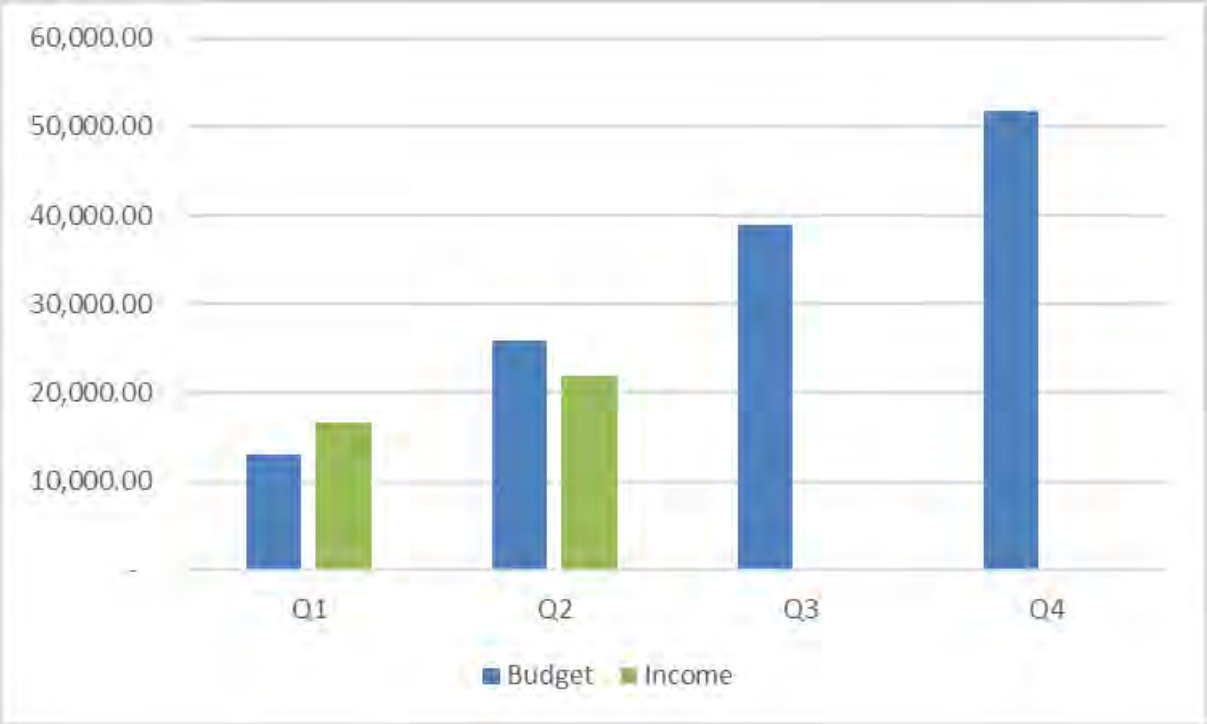
Income Recognised vs Budgeted Income – 31 December 2024

Units displayed in ('000)



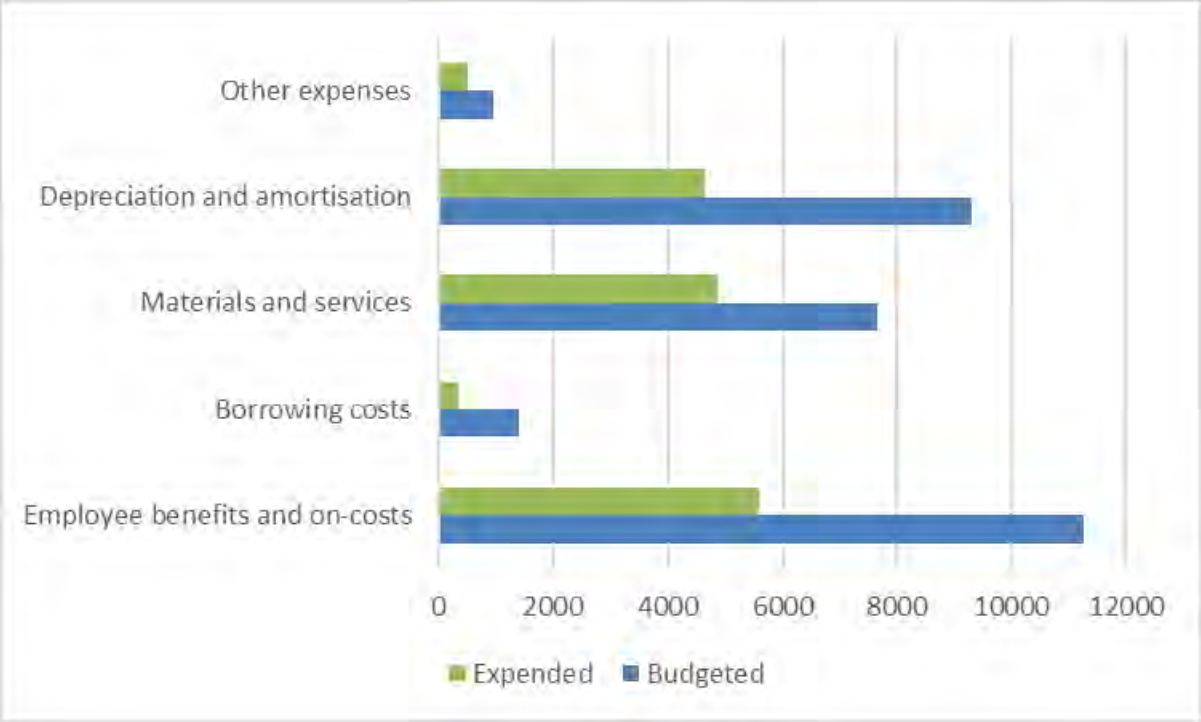
Consolidated Income Recognised vs Budgeted – 31 December 2024

Units displayed in ('000)



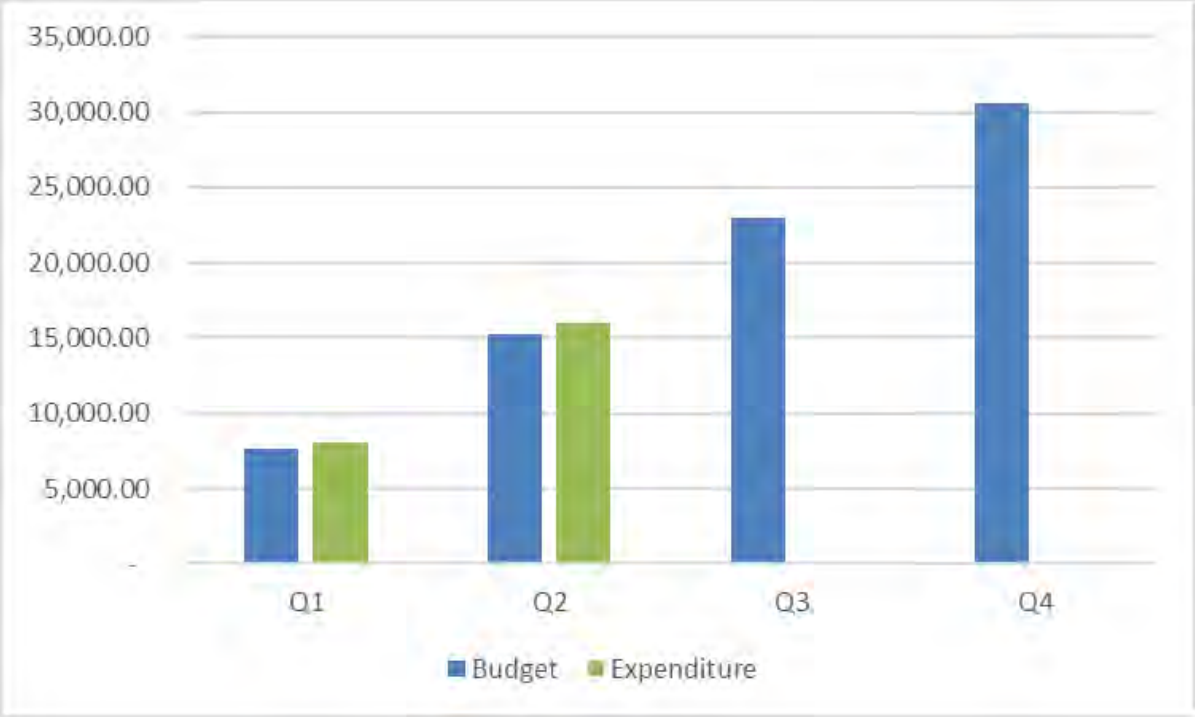
Expenditure to date vs Budgeted Expenditure – 31 December 2024

Units displayed in ('000)



Consolidated Expenditure vs Budgeted Expenditure – 31 December 2024

Units displayed in ('000)



2. *Consolidated Capital Budget*

Capital budget review statement

Budget review for the quarter ended 31 December 2024
Capital budget - make a choice >>>

($000's)	Original budget 2024/25	Approved changes: Carry forwards	Other than by QBRS	Sep QBRS	Dec QBRS	Mar QBRS	Revised budget 2024/25	Variations for this Dec Qtr	Notes	Projected year end result	Actual YTD figures
Capital expenditure											
New assets											
Land & Buildings	700			1,350			2,050	40	a	2,090	971
Land Improvements	14,747			70			14,817		b	14,817	2,161
Other Structures	600						600		c	600	24
Plant & Equipment	189						189		d	189	45
Roads, Bridges, Footpaths	-	180		25			205		e	205	100
Renewal assets (replacement)							-			-	
Land & Buildings	2,394			900			3,294		f	3,294	1,104
Land Improvements	190		100	745			1,035		g	1,035	1,048
Other Structures	1,044	130	50				1,224		h	1,224	233
Plant & Equipment	2,914						2,914		i	2,914	1,064
Roads, Bridges, Footpaths	12,743	725		340			13,808	920	j	14,728	6,059
Loan repayments (principal)	1,405						1,405		k	1,405	585
Water	1,335	30	354				1,719		l	1,719	317
Sewer	1,675	30	350				2,055		m	2,055	411
Total capital expenditure	**39,936**	**1,095**	**854**	**3,430**	**-**	**-**	**45,315**	**960**		**46,275**	**14,122**
Capital funding											
Rates & other untied funding	6,531	60	100	2,640			9,331	190	n	9,521	4,830
Capital grants & contributions	12,392	1,035	404	790			14,621		o	14,621	2,396
Reserves:											
- External resrtictions/reserves	9,763		350				10,113	770	p	10,883	4,779
- Internal restrictions/reserves							-		q	-	
New loans	11,250						11,250		r	11,250	2,117
Receipts from sale of assets											
- Plant & equipment							-		s	-	
- Land & buildings							-		t	-	
Total capital funding	**39,936**	**1,095**	**854**	**3,430**	**-**	**-**	**45,315**	**960**		**46,275**	**14,122**
Net capital funding - surplus/(deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**		**-**	**-**

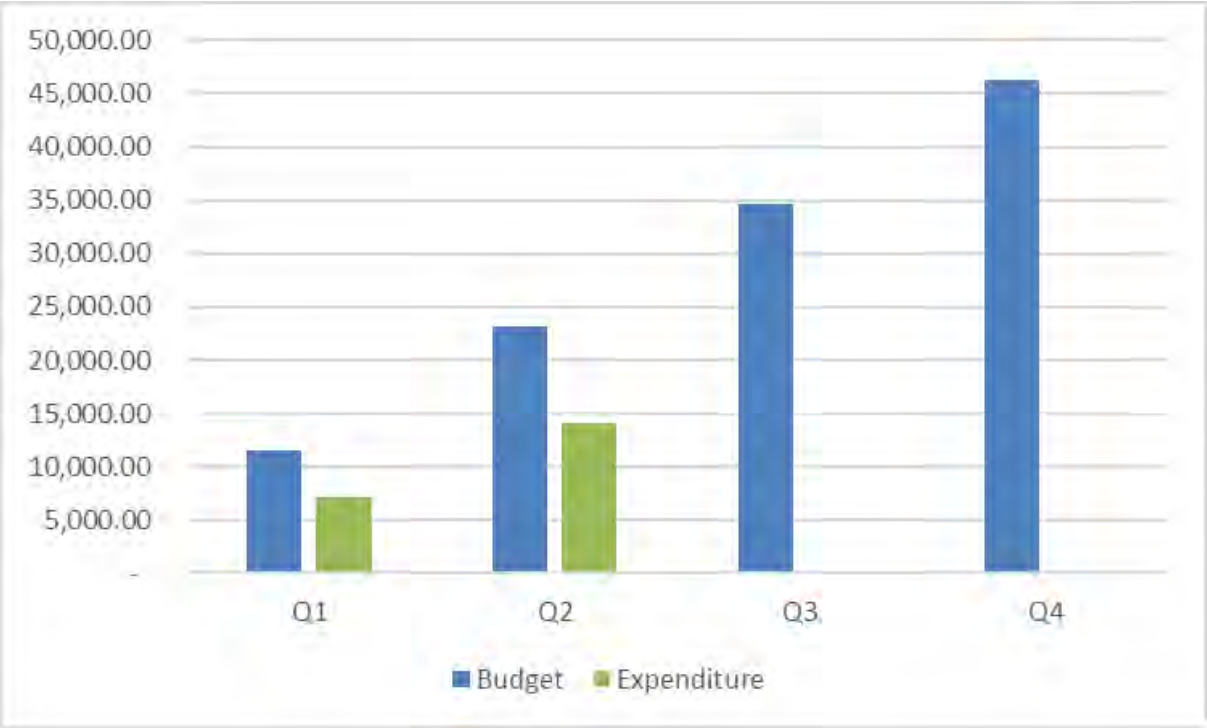
The net result of capital activities as of 31 December is total expenditure of $14.122 Million. The sum of proposed capital variations if approved is an unfavorable variance of $960,000.

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

- Arumpo Road 24.5km Upgrade $2,073,319
- Buronga Landfill Expansion $1,452,140
- FLR #3 Log Bridge Road $277,823
- Petro Mail Road Resheet $241,566
- Dareton SPS #2 Refurbishment $218,747

Consolidated Capital Works Expenditure vs Budgeted – 30 September 2024

Units displayed in ('000)



3. Cash and Investments Position and Reserve Balance

Reserve Balance at 31 December 2024

Internal Restrictions	***Balance***	***Restriction***
- Employee Entitlements	$2,300,921.00	
- Doubtful Debts	$24,669.00	
- Future Development Reserve	$576,217.20	
- Trust Account	$1,829,844.61	
- Capital Projects	$1,000,000.00	
- Plant Replacement Reserve	$1,500,000.00	**$7,231,651.81**
External Restrictions		
- Water Fund	$12,003,339.70	
- Sewer Fund	$6,378,228.66	
- T-Corp Loan Balance	$2,352,669.80	
- Developer Contributions Reserve	$1,085,000.00	
- Unexpended Grants	$11,021,276.45	
- Crown Reserves Reserve	$208,296.22	
- Landfill Loan Reserve	$9,902,585.75	
- Prepayments Cemeteries	$584,953.55	**$43,536,350.13**
Day to Day Liquidity		**$1,329,883.31**
Total Funds Available		**$52,097,885.25**

Investments by Timeframe as of 31 December 2024

Currently Council has less holdings for the long term than its existing strategy recommends however, this is due to current needs for cash flow for the large amounts of budgeted capital expenditure.

Term	Amount	% of Portfoli	Strategy	Difference
Long Term 12mths+	$ 2,000,000.00	3.84%	20.00%	16.16%
Short Term 1 - 12mths	$ 39,000,000.00	74.86%	70.00%	-4.86%
At-Call 0 - 1mth	$ 11,097,885.25	21.30%	10.00%	-11.30%
	$ 52,097,885.25	**100.00%**		

4. *Loan & Borrowings Summary*

As requested at the August ARIC meeting an overview of the loans currently held by Council is attached below. Council currently has $26,398,336.08 in drawn down repayment facilities. Council is currently meeting all repayment obligations and have not varied any existing facilities or entered negotiations for any further loan facilities at this time.

Name	Institution	Purpose	Interest Rate	Loan Amount	Amount Outstanding	Due Date
Loan 201	National Australia Bank	Buronga Landfill	4.55% Fixed	$ 920,000.00	$ 27,962.19	30/01/2025
Loan 202	ANZ Bank	Civic Centre	3.47% Fixed	$ 850,000.00	$ 508,561.87	21/10/2026
Loan 203	National Australia Bank	Midway Centre	3.586% Fixed	$ 1,900,000.00	$ 1,222,183.34	1/06/2033
Loan 204	Bendigo Bank	Buronga Landfill	5.29% Fixed	$ 1,500,000.00	$ 1,104,664.25	12/05/2037
CFWC310604	T-Corp	Trentham Cliffs Sewer	1.82% Fixed	$ 750,000.00	$ 502,609.37	4/06/2031
CFWC310624	T-Corp	Burong/Gol Gol Stormwater	1.79% Fixed	$ 1,250,000.00	$ 837,840.61	24/06/2031
Loan 205	National Australia Bank	Willowbend Caravan Park	2.2% Fixed	$ 1,500,000.00	$ 1,084,800.19	25/01/2027
Loan 206	Bendigo Bank	Buronga Landfill #3	1.85% Fixed	$ 900,000.00	$ 515,972.55	25/09/2028
Loan 207	National Australia Bank	Willowbend Caravan Park	1.933% Fixed	$ 1,500,000.00	$ 1,177,836.39	31/03/2028
Loan 207	National Australia Bank	Civic Centre	1.933% Fixed	$ 1,500,000.00	$ 1,500,000.00	31/03/2028
CFWC440209	T -Corp	Civic Centre	5.45% Fixed	$ 4,000,000.00	$ 3,943,558.52	9/02/2044
CFWC440523	T-Corp	Stormwater	5.73% Fixed	$ 2,000,000.00	$ 1,972,346.80	23/05/2044
CFWC440822	T-Corp	Buronga Landfill	5.48% Fixed	$ 12,000,000.00	$ 12,000,000.00	22/08/2044
				TOTAL	$ 26,398,336.08	

5. *Register of Material Contracts*

Contracts over $50k are disclosed in the report below. As of 31 December 2024, Council had not materially varied any of the contracts included in the register or ceased any of the agreements.

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

6. *Consultancy and Legal Expense Report*

Consultancies paid YTD – 31 December 2024

Consultant	Q1	Q2	Q3	Q4	Totals	
Airport Surveys Pty Ltd	$ 14,300.00	$ -	$ -	$ -	$ 14,300.00	Aerodrome Surveys
Cadell Consulting Services	$ -	$ 7,700.00	$ -	$ -	$ 7,700.00	Planning Consultant
Civil Test	$ 4,298.80	$ 2,607.00	$ -	$ -	$ 6,905.80	Soil & Compaction Testing
Exact Survey Group	$ 4,482.50	$ -	$ -	$ -	$ 4,482.50	Pooncarie Road Survey
GreenEdge Environmental	$ 26,337.10	$ 39,855.20	$ -	$ -	$ 66,192.30	Environmental Impact Assessments
GSD Archetects	$ 44,462.00	$ 64,979.75	$ -	$ -	$ 109,441.75	Project Management
Lands Advisory Services	$ -	$ 331.06	$ -	$ -	$ 331.06	Native Title Advice
Lyall & Associates	$ 5,830.00	$ 22,000.00	$ -	$ -	$ 27,830.00	Flood Study
Mal Giddings - OH&S Consulting	$ -	$ 3,600.00	$ -	$ -	$ 3,600.00	OH&S Consulting
MH2 Engineering	$ 6,242.50	$ -	$ -	$ -	$ 6,242.50	Engineering & Archetectural Services
Morrison Low Consultants	$ -	$ 1,097.25	$ -	$ -	$ 1,097.25	Internal Reviews
Networked Urban Solutions	$ 4,070.00	$ 24,310.00	$ -	$ -	$ 28,380.00	Urban Property Consultants
Northern Land Solutions	$ -	$ 1,875.50	$ -	$ -	$ 1,875.50	Title Surveys
Outerspace Landscape Architects	$ -	$ 1,980.00	$ -	$ -	$ 1,980.00	Architectural Design
Public Works Advisory	$ 129,283.55	$ 26,158.11	$ -	$ -	$ 155,441.66	Engineering & Project Management
RSD Audit	$ 6,160.00	$ 6,380.00	$ -	$ -	$ 12,540.00	Internal Audit
Simon Leisure Consulting	$ -	$ 17,638.50	$ -	$ -	$ 17,638.50	Buronga Sporting Strategy
Sunraysia Engineering Consultants	$ 9,856.00	$ 4,257.00	$ -	$ -	$ 14,113.00	Engineering & Project Management
Tonkin Consulting	$ 46,337.50	$ 122,019.63	$ -	$ -	$ 168,357.13	Landfill Design & REF for Arumpo Road
Waste & Management Services	$ -	$ 63,517.69	$ -	$ -	$ 63,517.69	Landfill Consulting
	$ 301,659.95	**$ 410,306.69**	**$ -**	**$ -**	**$ 711,966.64**	

Notes to Consultancies

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

Legal Expenses paid YTD – 31 December 2024

Legal Service	Q1	Q2	Q3	Q4	Total	
Bartier Perry Pty Ltd	$ 3,939.03	$ 9,573.82	$ -	$ -	$ 13,512.85	Sundry Legal Services
Vanessa Field	$ -	$ 51,579.00	$ -	$ -	$ 51,579.00	Native Title Advice
Kells the Lawyers	$ -	$ 3,606.01	$ -	$ -	$ 3,606.01	Property Easements
Maloney Anderson Legal	$ 4,516.15	$ -	$ -	$ -	$ 4,516.15	Property Easements
Marsdens Law Group	$ 3,987.63	$ 2,519.31	$ -	$ -	$ 6,506.94	Legal Representation
NV Lawyers	$ 702.24	$ -	$ -	$ -	$ 702.24	Debt Collection
	$ 13,145.05	**$ 67,278.14**	**$ -**	**$ -**	**$ 80,423.19**	

Notes to Legal Expenses

No major changes to note.

Conclusion

In the December Quarter the result of net variances if approved are a neutral operational variance and an unfavorable capital variance of $960,000 resulting in a total net variance of $960,000. Note all December figures are prepared prior to accruals posting and prepared on a cash basis for budget purposes only.

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

Attachments

1. Quarterly Budget Review Statement - December 2024⇩

Wentworth Shire Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Report by responsible accounting officer

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

31 December 2024

It is my opinion that the Quarterly Budget Review Statement for Wentworth Shire Council for the quarter ended 31/12/24 indicates that Council's projected financial position at 30/6/25 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: _____ **date:** 22/01/2025

Simon Rule
Responsible accounting officer

Wentworth Shire Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Income & expenses budget review statement

Budget review for the quarter ended 31 December 2024
Income & expenses - Council Consolidated

($000's)	Original budget 2024/25	Approved Changes: Carry forwards	Approved Changes: Other than by QBRS	Approved Changes: Sep QBRS	Approved Changes: Dec QBRS	Approved Changes: Mar QBRS	Revised budget 2024/25	Variations for this Dec Qtr	Notes	Projected year end result	Actual YTD figures
Income											
Rates and annual charges	10,938						10,938		a	10,938	10,911
User charges and fees	8,413						8,413		b	8,413	3,619
Other revenues	1,114						1,114		c	1,114	778
Grants and contributions - operating	11,969						11,969		d	11,969	2,905
Grants and contributions - capital	15,493	905	404	330			17,132		e	17,132	2,396
Interest and investment revenue	2,220						2,220		f	2,220	1,272
Net gain from disposal of assets	100						100		g	100	-
Total income from continuing operations	**50,247**	**905**	**404**	**330**	**-**	**-**	**51,886**	**-**		**51,886**	**21,881**
Expenses											
Employee benefits and on-costs	11,277						11,277		h	11,277	5,588
Borrowing costs	1,401						1,401		i	1,401	350
Materials and services	7,573			100			7,673		j	7,673	4,871
Depreciation and amortisation	9,308						9,308		k	9,308	4,654
Other expenses	961						961		l	961	497
Total expenses from continuing operations	**30,520**	**-**	**-**	**100**	**-**	**-**	**30,620**	**-**		**30,620**	**15,960**
Net operating result from continuing operations	**19,727**	**905**	**404**	**230**	**-**	**-**	**21,266**	**-**		**21,266**	**5,921**
Discontinued operations - surplus/(deficit)							-		m	-	
Net operating result from all operations	**19,727**	**905**	**404**	**230**	**-**	**-**	**21,266**	**-**		**21,266**	**5,921**
Net Operating Result before Capital Items	**4,234**	**-**	**-**	**(100)**	**-**	**-**	**4,134**	**-**		**4,134**	**3,525**

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/2024 and should be read in conjuction with the total QBRS report

Wentworth Shire Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Capital budget review statement

Budget review for the quarter ended 31 December 2024
Capital budget - make a choice >>>

($000's)	Original budget 2024/25	Approved changes: Carry forwards	Approved changes: Other than by QBRS	Approved changes: Sep QBRS	Approved changes: Dec QBRS	Approved changes: Mar QBRS	Revised budget 2024/25	Variations for this Dec Qtr	Notes	Projected year end result	Actual YTD figures
Capital expenditure											
New assets											
Land & Buildings	700			1,350			2,050	40	a	2,090	971
Land Improvements	14,747			70			14,817		b	14,817	2,161
Other Structures	600						600		c	600	24
Plant & Equipment	189						189		d	189	45
Roads, Bridges, Footpaths	-	180		25			205		e	205	100
Renewal assets (replacement)							-			-	
Land & Buildings	2,394			900			3,294		f	3,294	1,104
Land Improvements	190		100	745			1,035		g	1,035	1,048
Other Structures	1,044	130	50				1,224		h	1,224	233
Plant & Equipment	2,914						2,914		i	2,914	1,064
Roads, Bridges, Footpaths	12,743	725		340			13,808	920	j	14,728	6,059
Loan repayments (principal)	1,405						1,405		k	1,405	585
Water	1,335	30	354				1,719		l	1,719	317
Sewer	1,675	30	350				2,055		m	2,055	411
Total capital expenditure	**39,936**	**1,095**	**854**	**3,430**	**-**	**-**	**45,315**	**960**		**46,275**	**14,122**
Capital funding											
Rates & other untied funding	6,531	60	100	2,640			9,331	190	n	9,521	4,830
Capital grants & contributions	12,392	1,035	404	790			14,621		o	14,621	2,396
Reserves:											
- External resrtictions/reserves	9,763		350				10,113	770	p	10,883	4,779
- Internal restrictions/reserves							-		q	-	
New loans	11,250						11,250		r	11,250	2,117
Receipts from sale of assets											
- Plant & equipment							-		s	-	
- Land & buildings							-		t	-	
Total capital funding	**39,936**	**1,095**	**854**	**3,430**	**-**	**-**	**45,315**	**960**		**46,275**	**14,122**
Net capital funding - surplus/(deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**		**-**	**-**

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/2024 and should be read in conjuction with the total QBRS report

Wentworth Shire Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Capital budget review statement
Recommended changes to revised budget

Budget variations being recommended include the following material items:

Notes	Details	
	Other Than By QBRS - Capital Expenditure	
g	**Renewal Assets - Land Improvements**	
	George Gordon Oval Lighting Upgrade	$100,000
	Additional Council contribution to grant funded works as approved by Council at the November 2024 Council meeting.	
m	**Capital Expenses - Sewer**	
	Sewer Main Refurbishment	$350,000
	Originally budgeted across 3 financial years however decision was made to bring forward a portion of works due to deteriorating asset conditions. Approved by Council at the December 2024 Council meeting.	
	Other Than By QBRS - Capital Funding	
n	**Rates & Other Untied Funding**	
	George Gordon Oval Lighting Upgrade	$100,000
	The additional approved expenditure is to be funded from general revenue.	
p	**Reserves - External Restrictions/Reserves**	
	Sewer Fund Reserves	$350,000
	Additional expenditure for sewer main refurbishment to be funded from sewer reserves.	
	December Quarterly Budget Review - Capital Expenditure	
a	**New Assets - Land & Buildings**	
	Pooncarie Parks Toilet Block	$40,000
	Additional funds required for installation of septic systems.	
j	**Renewal Assets - Roads, Bridges & Footpaths**	
	Rural Roads Reseals	$770,000
	Bringing forward budgeted reseals from 25-26 & 26-27 financial years to the current financial year.	
	Buronga to Gol Gol Shared Path Lighting	$150,000
	Off the back of requests from Councillors and NSW Police the shared path upgrade project will be expanded to include lighting along the route.	
	December Quarterly Budget Review - Capital Funding	
n	**Rates & Other Untied Funding**	
	Rates & Other Untied Funding	$190,000
	Buronga to Gol Gol Shared Path Lighting & Pooncarie Parks Toilet Block to be funded from general revenue.	
p	**External Resrtictions/Reserves**	
	Regional Emergency Road Repair Fund	$770,000
	Grant funds paid in advance and treated as a contract liability to fund reseals.	

Wentworth Shire Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Cash & investments budget review statement

The YTD cash & investment figure reconciles to the actual balances held as follows:		**$ 000's**
Cash at bank (as per bank statements)		3,998
Inevstments on hand		48,099
less: unpresented cheques	(Timing Difference)	-
add: undeposited funds	(Timing Difference)	14
less: identified deposits (not yet accounted in ledger)	(Require Actioning)	26
add: identified outflows (not yet accounted in ledger)	(Require Actioning)	-
Reconciled cash at bank & investments		52,097
Balance as per QBRS review statement:		52,097
Difference:		-

Recommended changes to revised budget

Budget variations being recommended include the following material items:

Notes	Details

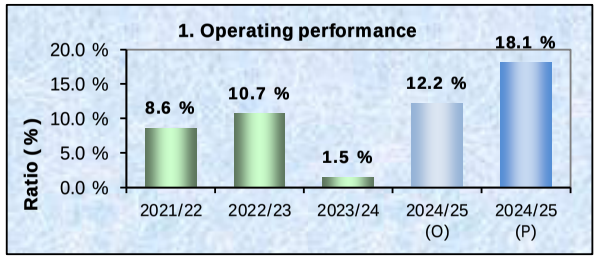
Wentworth Shire Council

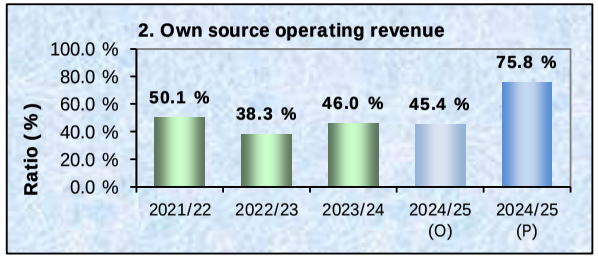
Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

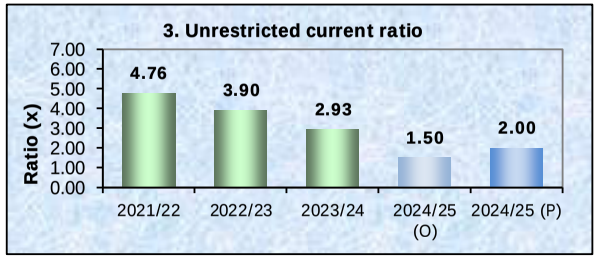
Key performance indicators budget review statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 December 2024

($000's)	Current projection Amounts 24/25	Current projection Indicator 24/25	Original budget 24/25	Actuals prior periods 23/24	Actuals prior periods 22/23
NSW local government industry key performance indicators (OLG):					
1. Operating performance					
Operating revenue (excl. capital) - operating expenses / Operating revenue (excl. capital grants & contributions)	3525 / 19485	18.1 %	12.2 %	1.5 %	10.7 %
This ratio measures Council's achievement of containing operating expenditure within operating revenue. Benchmark is > 0.00%					
2. Own source operating revenue					
Operating revenue (excl. ALL grants & contributions) / Total Operating revenue (incl. capital grants & cont)	16580 / 21881	75.8 %	45.4 %	46.0 %	38.3 %
This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants & contributions. Benchmark is > 60.00%					
3. Unrestricted current ratio					
Current assets less all external restrictions / Current liabilities less specific purpose liabilities	8562 / 4288	2.00	1.50	2.93	3.90
To assess the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council. Benchmark is > 1.5x					







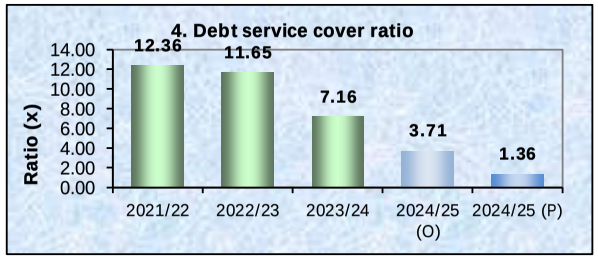
Wentworth Shire Council

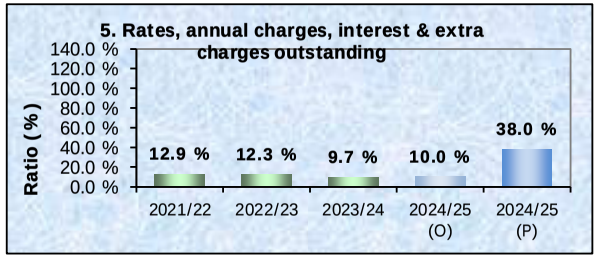
Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

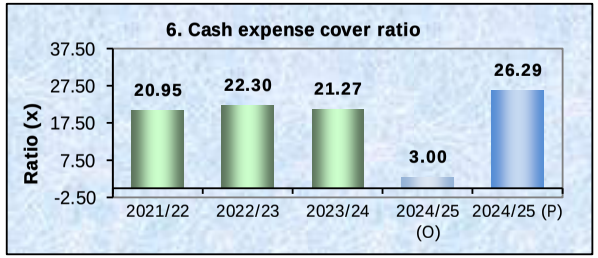
Key performance indicators budget review statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 December 2024

($000's)	Current projection Amounts 24/25	Current projection Indicator 24/25	Original budget 24/25	Actuals prior periods 23/24	Actuals prior periods 22/23
NSW local government industry key performance indicators (OLG):					
4. Debt service cover ratio					
Operating result before interest & dep. exp (EBITDA)	1267	1.36	3.71	7.16	11.65
Principal repayments + borrowing interest costs	935				
This ratio measures the availability of operating cash to service debt including interest, principal and lease payments. Benchmark is > 2x					
5. Rates, annual charges, interest & extra charges outstanding					
Rates, annual & extra charges outstanding	4692	38.0 %	10.0 %	9.7 %	12.3 %
Rates, annual & extra charges collectible	12362				
To assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts. Benchmark is < 10.00%					
6. Cash expense cover ratio					
Current year's cash & cash equivalents (incl.term deposits)	52097	26.29	3.00	21.27	22.30
Operating & financing activities cash flow payments	1981				
This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow. Benchmark is > 3 Months					







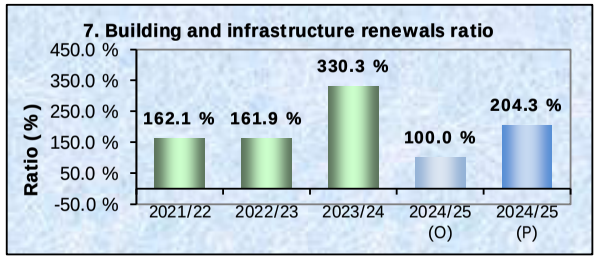
Wentworth Shire Council

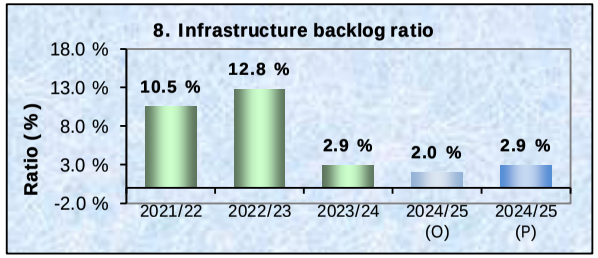
Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

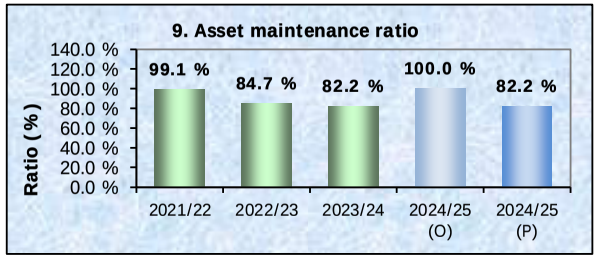
Key performance indicators budget review statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 December 2024

($000's)	Current projection Amounts 24/25	Current projection Indicator 24/25	Original budget 24/25	Actuals prior periods 23/24	Actuals prior periods 22/23
NSW Local Government Infrastructure Asset Performance Indicators (OLG):					
7. Building and infrastructure renewals ratio					
Asset renewals (building, infrastructure & other structures)	9508	204.3 %	100.0 %	330.3 %	161.9 %
Depreciation, amortisation & impairment	4654				
To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating. Benchmark is > 100.00%					
8. Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory condition	16429	2.9 %	2.0 %	2.9 %	12.8 %
Total value of infrastructure, building, other structures & depreciable land improvement assets	564641				
This ratio shows what proportion the backlog is against the total value of a Council's infrastructure. Benchmark is < 2.00%					
9. Asset maintenance ratio					
Actual asset maintenance	3213	82.2 %	100.0 %	82.2 %	84.7 %
Required asset maintenance	3911				
Compares actual vs. required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the Infrastructure Backlog growing. Benchmark is > 100.00%					







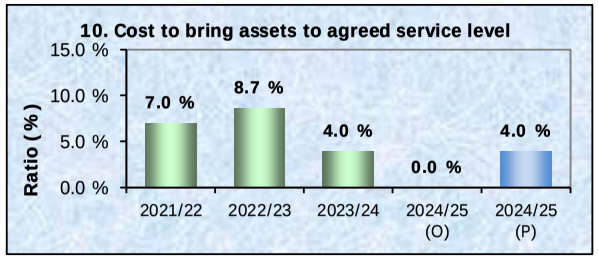
Wentworth Shire Council

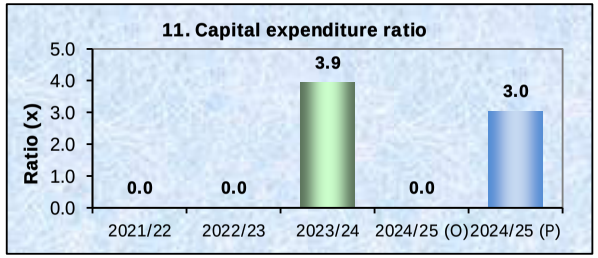
Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

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

Budget review for the quarter ended 31 December 2024

($000's)	Current projection Amounts 24/25	Current projection Indicator 24/25	Original budget 24/25	Actuals prior periods 23/24	Actuals prior periods 22/23
NSW Local Government Infrastructure Asset Performance Indicators (OLG):					
10. Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by council	32556	4.0 %	0.0 %	4.0 %	8.7 %
Gross replacement cost	821954				
This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship.					
11. Capital expenditure ratio					
Annual capital expenditure	14122	3.0	0.0	3.9	0.0
Annual depreciation	4654				
To assess the extent to which a Council is expanding its asset base thru capital expenditure on both new assets and the replacement and renewal of existing assets.					





Wentworth Shire Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Contracts budget review statement

Budget review for the quarter ended 31 December 2024
Part A - Contracts listing - contracts entered into during the quarter

Contractor	Contract detail & purpose		Contract value	Start date	Duration of contract	Budgeted (Y/N)	Notes
Wall Construction	Construction and Connection of Septic Drains for Pooncarie Toilets	$	68,329	15/10/24	4 Months	Y	
Dawn Mowers	Supply and Delivery of One Diesel Engine All Wheel Driver Mower	$	137,835	16/10/24	3 Months	Y	
Mallee Earthmoving & Excavations	3200T of Class 3 Wet Mix for Log Bridge Road	$	127,662	25/10/24	8 Weeks	Y	
Carter Group National	Vegetation Clearing in Various Locations	$	76,329	28/10/24	3 Months	Y	
RDG Electrical	Bulk Meter Installation at Buronga Pump Station and Wentworth Raw	$	116,395	28/10/24	6 Months	Y	
Riverina Stabilisers	Log Bridge Road Stabilisation	$	60,688	30/10/24	6 Weeks	Y	
KW Earthmoving	Road Widening Wilga Road	$	84,326	30/10/24	4 Weeks	Y	
Data Signs Australia	Supply of 2x VMS Boards & Ute Skid	$	70,785	06/11/24	8 Weeks	Y	
SA Progress No1 Pty Limited	Supply and Delivery of Toyota Hilux	$	79,178	06/11/24	10 Weeks	Y	
Davison Motor Group	Supply and Delivery of One Ford Ranger XL	$	90,804	06/11/24	3 Months	Y	
Davison Motor Group	Supply and Delivery of One Ford Everest Platinum	$	82,740	06/11/24	1 Month	Y	
Bott Earthmoving Pty Ltd	Arumpo Road Hire of Land Planes & Earth Scoops	$	177,600	07/11/24	10 Weeks	Y	
Martin Earthmoving and Contracting	Installation of Water Mains - Native Ridge Lane Gol Gol	$	56,340	08/11/24	6 Weeks	Y	
Aitken Rowe Testing Laboratories	Geotechnical Investigations for Safe & Secure Water Projects	$	84,079	11/11/24	6 Months	Y	
Tonkin Consulting	Review of Environmental Factors for Safe & Secure Water Projects	$	69,628	11/11/24	6 Months	Y	
Green Edge Enviromental	Loop Road Formation REF	$	60,500	18/11/24	3 Months	Y	
Xylem Water Solutions Limited	Supply of Pump & Fittings for Buronga Sewer Pump Station	$	68,810	27/11/24	2 Months	Y	
Bott Earthmoving Pty Ltd	Arumpo Road Hire of Water Trucks	$	120,000	27/11/24	10 Weeks	Y	
Cadell Consulting Services	Buronga Gol Gol Structure Plan Review	$	135,960	27/11/24	12 Months	Y	
Sunraysia Petroleum	Supply, Deliver and Installation of Fuel Cell For Depot	$	116,746	09/12/24	6 Months	Y	
Floodlighting Australia	George Gordon Oval Lighting Upgrade	$	242,000	13/12/24	6 Weeks	N	*
Capogreco Excavations	Buronga Riverfront Toilet Block Civil & Electrical Works	$	418,686	13/12/24	6 Months	Y	
Riverina Stabilisers	Transport for NSW Heavy Patch Program Stabilisation Works	$	88,124	18/12/24	8 Weeks	Y	

Notes:
* Additional budget approved by Council at the November Meeting.

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

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/2024 and should be read in conjuction with the total QBRS report

Wentworth Shire Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Consultancy & legal expenses budget review statement

Consultancy & legal expenses overview

Expense	**YTD expenditure** (actual dollars)	**Bugeted (Y/N)**
Consultancies	711,966	Y
Legal Fees	80,423	Y

Definition of a consultant:

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

Comments

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

Details

9.10 QUARTERLY OPERATIONAL PLAN PROGRESS REPORT

File Number: RPT/25/52

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Simon Rule - Director Finance and Policy

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.2 A strong, responsible and representative government

Summary

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.

During the 2nd Quarter, the following has occurred:

- The following actions have been completed
  - 1.2.4 – Willowbend Caravan Park Redevelopment
  - 3.2.4 - Wentworth Civic Centre Redevelopment
  - 3.2.5 – Log Bridge Road
  - 3.2.19 – George Gordon Oval Lighting Upgrade
  - 3.2.23 – Civic Centre Footpath Replacement
- The Following actions have been deferred
  - 3.4.6 – Fotherby Park Sewer Pump Station
  - 3.4.9 – Buronga Waste Water Treatment Plant
  - 3.4.10 – Wentworth Waste Water Treatment Plant

Recommendation

That Council receives and notes the report.

Detailed Report

Purpose

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

Background

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

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

Matters under consideration

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

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

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

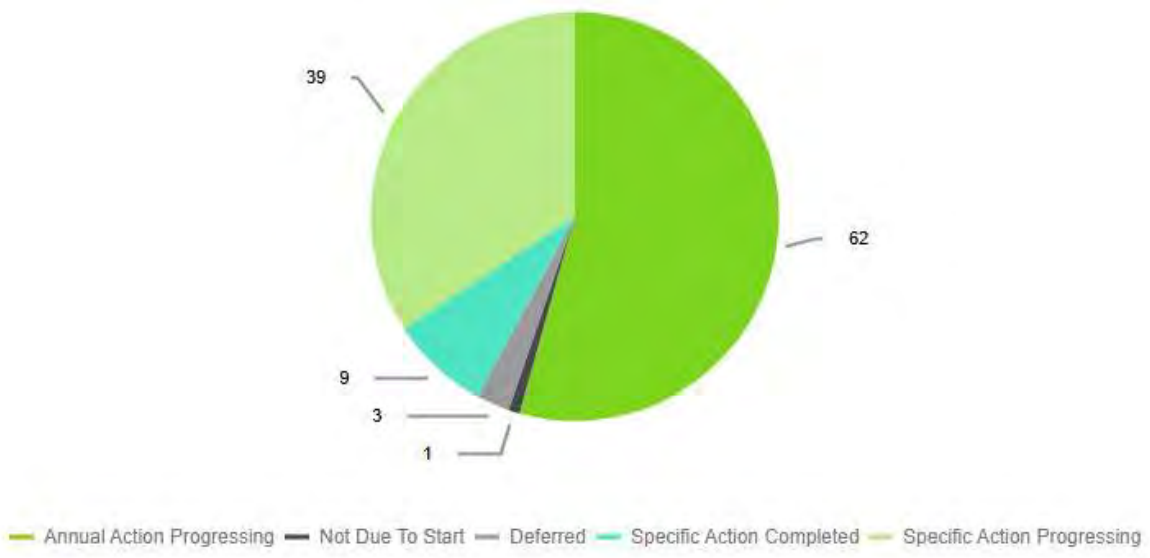
Status Option	Definition	Legend
Annual Action Completed	Annual Action completed for the year	
Specific Action Completed	Specific Action completed for the year	
Annual Action Progressing	Annual Action underway and is progressing as planned	
Specific Action Progressing	Specific Action underway and is progressing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

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

Status Option	Action Status – 1st Quarter	Action Status – 2nd Quarter	Action Status – 3rd Quarter	Action Status – 4th Quarter
Annual Action Completed	0	0		
Specific Action Completed	4	9		
Annual Action Progressing	62	62		
Specific Action Progressing	39	39		
Stalled	0	0		
Not due to Start	9	1		
Deferred	0	3		

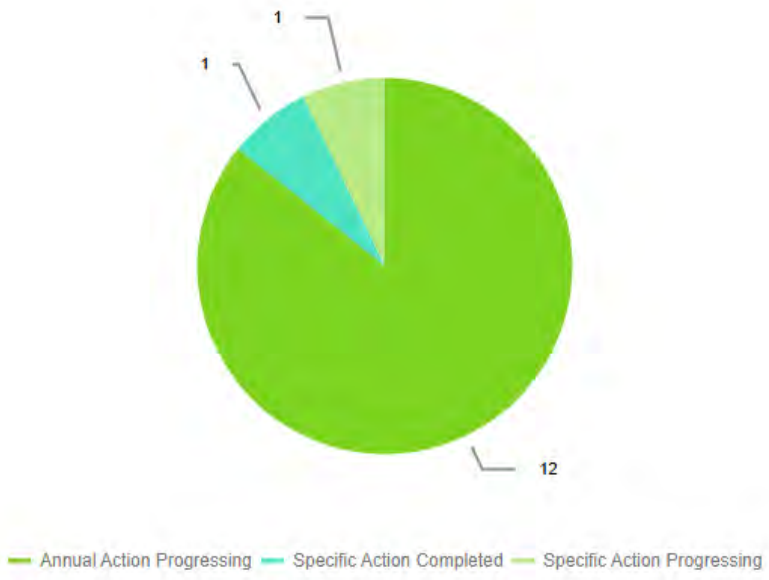
Actions added during the quarter: 0

All Actions

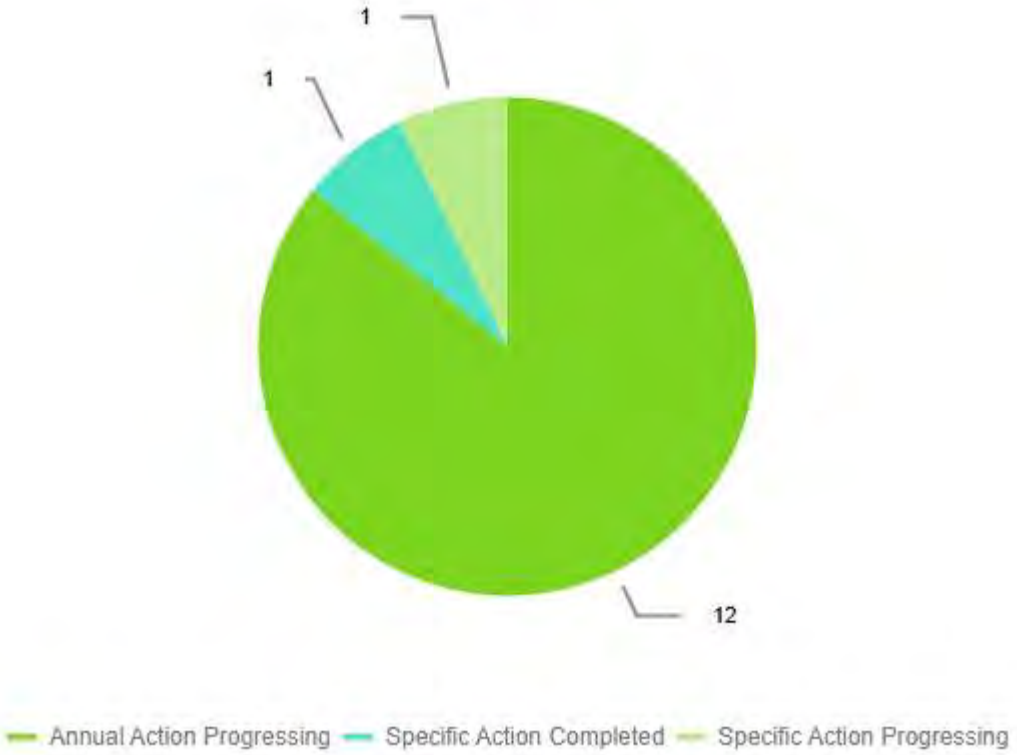


Strategic Direction

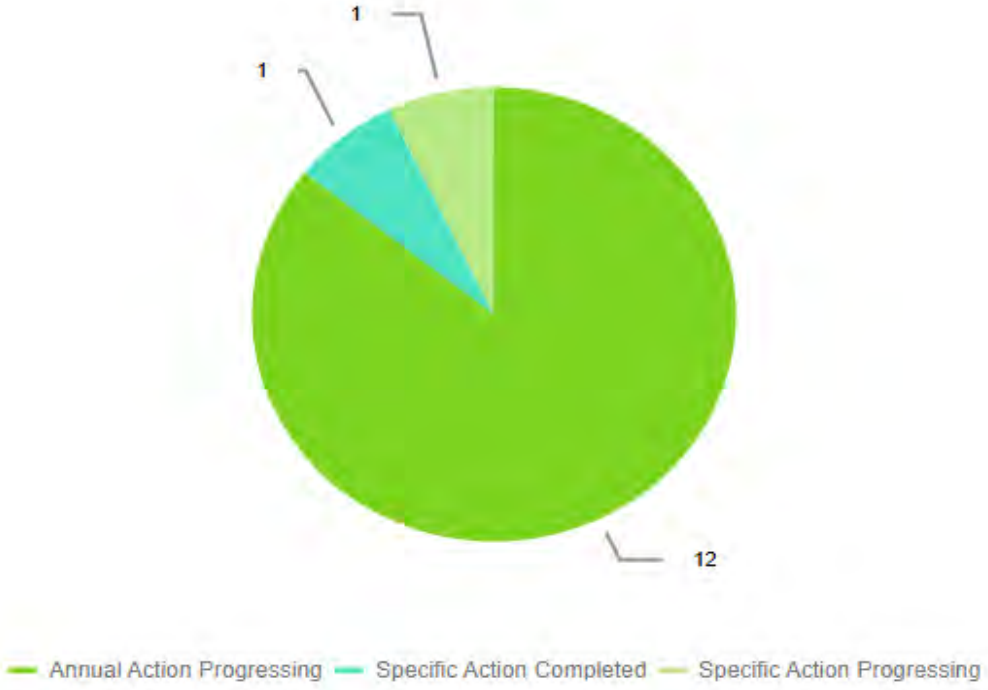
Our Economy



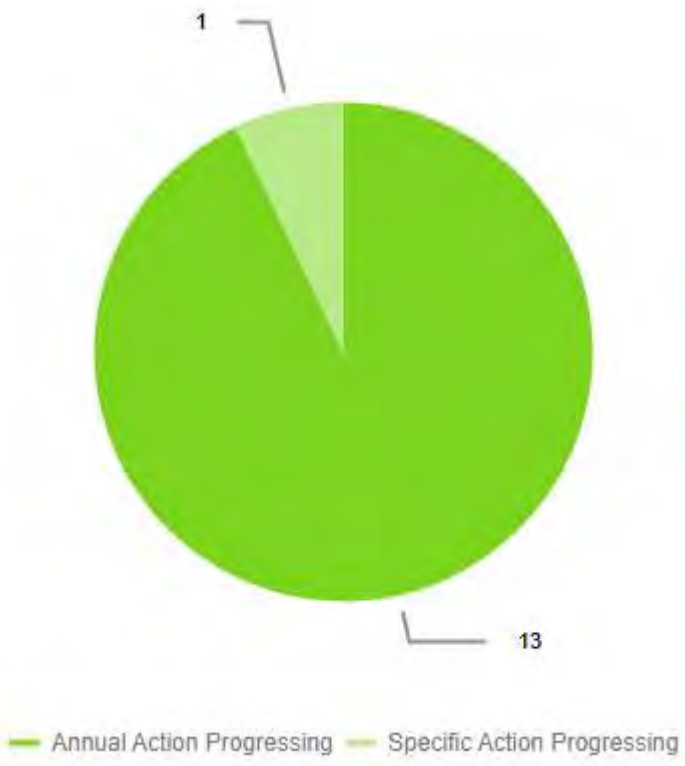
Our Community



Our Environment



Our Leadership



Department

Quarterly Highlights

- The following actions have been completed
    - 1.2.4 – Willowbend Caravan Park Redevelopment
    - 3.2.4 - Wentworth Civic Centre Redevelopment
    - 3.2.5 – Log Bridge Road
    - 3.2.19 – George Gordon Oval Lighting Upgrade
    - 3.2.23 – Civic Centre Footpath Replacement

- The Following actions have been deferred
    - 3.4.6 – Fotherby Park Sewer Pump Station
    - 3.4.9 – Buronga Waste Water Treatment Plant
    - 3.4.10 – Wentworth Waste Water Treatment Plant

Legal, strategic, financial or policy implications

By tabling this report Council is complying with its legislative requirements

Conclusion

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

Attachments

1. Quarterly Operational Plan Progress Report⇩

Wentworth

SHIRE COUNCIL

Operational Plan Quarterly Progress Report December 2024

About this report

This progress report is for the three-month period 1 October 2024 to 31 December 2024 and has been prepared in accordance with the requirements of Section 404(5) of the *Local Government Act 1993,* (NSW) which states that the General Manager must ensure that regular progress reports are provided to the Council, reporting as to its progress with respect to the principal activities detailed in its delivery program. Progress reports must be provided at least every 6 months.

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

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

Wentworth SHIRE COUNCIL

Strategic Direction: Our Economy

Wentworth Shire is a vibrant, growing and thriving Region.

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

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		1.1.3	Develop, review and update Strategic Planning documents as required.	Annual Action Progressing	Acting Director Health & Planning	Consultant has been appointed to update the Buronga Gol Gol Structure Plan. Works to commence in the third quarter and continue into 25-26 financial year.	
1.2	Promote the Wentworth Region as a desirable visitor and tourism destination.	1.2.1	Provide Visitor Information Centre Services	Annual Action Progressing	Team Leader Visitor Information Centre	This is an ongoing annual action of Council. The new Visitor Information Centre and Interpretive Space have been well patronised since its opening with feedback from the public being overwhelmingly positive.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		1.2.2	PS Ruby	Annual Action Progressing	General Manager	The General Manager tabled a report on the PS Ruby to the Heritage & History Advisory Committee meeting held on 24 July. The Committee recommended that Council apply to Heritage NSW to have the PS Ruby registered as a State Heritage Item and to investigate funding opportunities to support the future preservation of the PS Ruby.	
		1.2.3	Support the activities of Murray Regional Tourism, Destination NSW Riverina-Murray, and Wentworth Regional Tourism Inc.	Annual Action Progressing	Manager Tourism & Promotion	This is an ongoing annual action of Council.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		1.2.4	Willowbend Caravan Park Redevelopment	Specific Action Completed	Manager Engineering Services	The site was handed over to the new tenants in October with business commencing in November.	

		1.2.5	Fibre Optic Symphonic Orchestra - Bruce Munro Art Installation	Specific Action Progressing	General Manager	At the July Council Meeting, Council endorsed a business case for the creation of an events space to support the FOSO Art Installation. A Capital Expenditure Review Report has been submitted to the Office of Local Government as required by the Local Government Act. A grant application has been submitted to the Growing Regions Program to assist with the funding of the project. A Development Application for the event space civic works has been submitted and is currently being assessed. The DA assessment report will be peer reviewed by Broken Hill City Council	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
						prior to it being approved.	
1.3	High quality connectivity across the region.	1.3.1	Advocate for the ongoing provision of quality transport and freight links	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	
		1.3.2	Advocate for improved region-wide internet and mobile connectivity	Annual Action Progressing	General Manager	This is an ongoing annual action of Council	

1.4	Encourage lifelong learning opportunities.	1.4.1	Undertake a program of activities and services that facilitate learning opportunities at Council's library services	Annual Action Progressing	Team Leader Library Services	The Wentworth Library officially reopened on 8 October in the New Wentworth Visitor Centre. Visitation number for the quarter - Buronga - 1590 - Dareton - 257 - Wentworth - 3995 Key Activities for the quarter: - Book Clubs as Buronga, Dareton and Gol Gol - Halloween Trick or Treat at all branches - Social Sewing - Seniors Midday Movie - Late night Market/Santa Photos at Wentworth Library - had a stand at the Carols with a twist in Gol Gol - Ongoing outreach sessions/visitations from Preschools in the region and Hive/Home School Group	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		1.4.2	Advocate for community access to a wide range of learning spaces, resources and activities for education and employment pathways that support local growth.	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	
1.5	Encourage and support initiatives that improve local employment opportunities.	1.5.1	Promote Wentworth Council as an employer of choice	Annual Action Progressing	Manager Human Resources	This is an ongoing annual action of Council.	
		1.5.2	Advocate for and promote initiatives that promote sustainable and resilient economic growth.	Annual Action Progressing	Director Corporate Services	Ongoing discussions with potential Renewable Energy and Critical Mineral projects.	

Strategic Direction: Our Community

Wentworth Shire is a great place to live.

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

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.1.3	Actively engage with and include the perspectives and knowledge of the local indigenous community	Annual Action Progressing	Director Corporate Services	The local Indigenous community were actively consulted as part of the development of the interpretative space at the Wentworth Visitor Centre.	
		2.1.4	Support a broad program of Civic and Community events	Annual Action Progressing	General Manager	Councils has supported the following events: - Sunraysia Safari Rally - Wentworth Show - Remembrance Day - Wentworth Twilight Markets - Gol Gol Christmas Carols with a Twist - Wentworth Cup Race Day - Pooncarie Cup Race Day - Wentworth Christmas Eve Street Party	

Wentworth SHIRE COUNCIL

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.1.5	Support cultural, recreational and community interaction opportunities through the Financial Assistance Program	Annual Action Progressing	Director Corporate Services	Council approved $24,618 of financial assistance to the community for this quarter through the financial assistance program.	
		2.1.6	Implement actions outlined in the Disability Action Plan	Annual Action Progressing	Director Corporate Services	Council is finalising the upgrade of the Dareton to Namitjira Sharedway and is working with Essential Energy to install additional lighting on the Sharedway between Buronga and Gol Gol.	
2.2	Work together to solve a range of social and health issues that may impact community wellbeing and vulnerable people.	2.2.1	Deliver a program of activities and services that facilitate opportunities for vulnerable members of the community at Council's library services.	Annual Action Progressing	Team Leader Library Services	see 1.4.1	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.2.2	Collaborate with Government Agencies and other organisations to support the provision of health services across the Region	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	
		2.2.3	Advocate for the provision of social servces that meet the needs of all our community including familes, children, youth, people with disability and the aged	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	
		2.2.4	Our buildings and spaces are designed to be inclusive and accessible to all community members	Annual Action Progressing	Manager Engineering Services	See 2.1.6	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.2.5	Work with the community to implement recommendations of the Wentworth & Balranald Brought Resilience Plan	Specific Action Progressing	Director Corporate Services	The Plan has been approved by both the Federal and NSW Governments. A Project Steering Committee Meeting was held in November to consider which projects can be delivered by 30 November 2025 with the available funds.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.2.6	Implement recommendations of the Pedestrian Access Mobility Plan - Get Active NSW Projects - Silver City Highway Dareton Sharedway	Specific Action Progressing	Manager Engineering Services	This is a carry over project from the previous financial year. Relevant approvals have been received from Essential Energy. Contractor has been appointed to install new street lights. Lights to be delivered on site in Mid January with installation to be completed by the end of February.	
2.3	To have a safe community	2.3.1	Provide Public Health Function	Annual Action Progressing	Acting Director Health & Planning	This is an ongoing annual action of Council.	
		2.3.2	Companion Animals & Buronga Pound Operations	Annual Action Progressing	Acting Director Health & Planning	This is an ongoing annual action of Council	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.3.3	Provide Building Compliance Function	Annual Action Progressing	Acting Director Health & Planning	Councils Building Surveyor carried out the following inspections for the period: Plumbing - 52 Building - 36 Swimming Pool - 4 Infrastructure - 65 Total - 157	
		2.3.4	In partnership with the RFS undertake hazard reduction works	Annual Action Progressing	Manager Works	This is an ongoing annual action of Council.	
		2.3.5	Continue to engage with the Local Area Command on key community safety issues	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	

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

		2.3.7	In partnership with Transport for NSW continue to identify and resolve road and pedestrian safety issues	Annual Action Progressing	Manager Works	Attended NHVR Forum in Mildura covering Chain of Responsibility requirements for Heavy Vehicle Operators and Drivers. Undertook three Safe System Assessment reports for potential Black Spot Funding opportunities. Planning and preparation for Tri-State Heavy Vehicles & Harvest Forum being co-hosted with Community Road Safe Mildura in January. Undertook community consultation in Dareton on a proposed High Pedestrian Access Area Zone in Dareton and an additional bus stop in Buronga and additional pedestrian	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
						crossings in Gol Gol and Curlwaa.	
		2.3.8	Implement strategies to embed NSW Child Safe Standards across the organisation.	Specific Action Progressing	Director Corporate Services	Training was provided to Parks and Gardens staff via a toolbox meeting in August. Procurement Manual has been updated to reference child safe obligations when procuring services from contractors engaged in Children's activities.	
		2.3.9	RFS Boree Spring Hill Station	Specific Action Completed	Director Corporate Services	This is a carryover action from the previous financial year and has since been completed.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
2.4	A well informed, supported and engaged community	2.4.1	Communicate the role of Council to the community	Annual Action Progressing	Media & Communications Officer	Council posted 135 times on its digital platforms during the quarter to connect with community and enhance public awareness. These posts included a variety of content types, each tailored to address key topics and issues relevant to community.	
		2.4.2	Communicate information to relevant communities and stakeholders about Council achievements, activities, services, policies and plans through media liaison and external and internal publications and platforms	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.4.3	Communicate funding opportunities available for the community	Annual Action Progressing	Director Corporate Services	This is an ongoing annual action of Council.	
		2.4.4	Work with communities to establish town plans	Annual Action Progressing	Director Corporate Services	Currently researching and developing a framework and its links to the Community Strategic Planning Process and the Community Engagement Strategy.	
2.5	To have a strong sense of place.	2.5.1	Maintain and update the amenity of the Shire to meet community expectations for clean and well-presented public spaces and townships that enhance healthy living and promote active lifestyles	Annual Action Progressing	Team Leader Parks & Garden	This is an ongoing annual action of Council.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.5.2	Undertake specific public spaces capital works projects - Reserves Upgrades	Specific Action Completed	Manager Engineering Services	This is a carryover action from the previous financial year and has since been completed.	
		2.5.3	Undertake specific public spaces capital works projects - Buronga Riverfront Toilet Block	Specific Action Progressing	Manager Engineering Services	This is a carryover action from the previous financial year. Toilet block has been completed. The tender for the connection to services has been awarded with works commencing in October. On track to be completed by Easter.	
		2.5.4	Undertake specific public spaces capital works projects - Pooncarie Toilet Block	Specific Action Progressing	Manager Engineering Services	Major construction work has been completed. Some minor works to finish the project to be undertaken in January.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.5.5	Undertake specific public spaces capital works projects - Ski Reserve Rehabilitation project	Not Due To Start	Manager Engineering Services		
		2.5.6	Undertake specific public spaces capital works projects - Buronga Pump Track Stage 2	Specific Action Progressing	Manager Engineering Services	Request for Quotation documentation for a design and construct contract is being prepared to released to the market in mid January.	
		2.5.7	Undertake specific public spaces capital works projects - Open Spaces Development	Specific Action Progressing	Manager Engineering Services	Design has been updated based on public consultation feedback. Site survey to commence in January.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		2.5.8	Undertake specific public spaces capital works projects - Greater Junction Viewing Platform	Specific Action Progressing	Manager Engineering Services	Fisheries permit has been received. Project to be tendered in early Feb with a completion date set as end of May.	
		2.5.9	Undertake specific public open spaces capital works projects - James King Park Riverfront	Specific Action Completed	Manager Engineering Services	This is a carryover action for the previous financial year and has since been completed.	

Wentworth SHIRE COUNCIL

Strategic Direction: Our Environment

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

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

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.3	Maintain community facilities including halls, ovals, pools and other sporting facilities	Annual Action Progressing	Manager Works	This is an ongoing annual action of Council.	
		3.2.4	Wentworth Civic Centre Redevelopment	Specific Action Completed	General Manager	This is a carryover action from the previous financial year. Project has been completed with the building open for business on October 8th.	
		3.2.5	Prioritise and implement recommendations of Asset Management Plans - Fixing Local Roads - Log Bridge Road	Specific Action Completed	Team Leader Roads	Project has been completed.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.6	Prioritise and implement recommendations of Asset Management Plans - Flood Recovery Activities - Roads, Bridges, Footpaths	Specific Action Progressing	Team Leader Roads	The Roads team continue to work through the approved schedule of works.	
		3.2.7	Prioritise and implement recommendations of Asset Management Plans - Remote Roads Pilot Upgrade Program - Arumpo Road Upgrade	Specific Action Progressing	Team Leader Roads	First 11.5km has been completed. Project expected to be completed by the end of February.	
		3.2.8	Prioritise and implement recommendations of Asset Management Plans - Regional Emergency Road Repair Program	Specific Action Progressing	Team Leader Roads	Works have commenced on projects nominated for this financial year.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.9	Prioritise and implement recommendations of Asset Management Plans - Pothole Repair Program	Specific Action Progressing	Team Leader Roads	Roads Maintenance team are working though the projects nominated for this year.	
		3.2.10	Prioritise and implement recommendations of Asset Management Plans - Darling Street Footpaths	Specific Action Progressing	Manager Works	Outcome of the public consultation process was reported to Council at the July Council meeting. The plans are being revised to reflect the outcome of the consultation process. Construction work to commence after Easter.	
		3.2.11	Prioritise and implement recommendations of Asset Management Plans - Loop Road	Specific Action Progressing	Director Corporate Services	Cultural Heritage requirements underway. Final plans due for completion by the early Feb.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.12	Prioritise and implement recommendations of Asset Management Plans - Wamberra Road	Specific Action Progressing	Manager Works	Final design has been completed. Tender to hire Earth Moving Equipment for the project was approved at the December Council Meeting.	
		3.2.13	Prioritise and implement recommendations of Asset Management Plans - Alcheringa Drive	Specific Action Progressing	Manager Works	Final design has been completed. Tender to appoint contractor to undertake stabilisation works was approved at the December Council meeting.	
		3.2.14	Prioritise and implement recommendations of Asset Management Plans - Wentworth Rowing Club Extension	Specific Action Progressing	Manager Works	Internal works on the existing building have been completed. Ongoing discussion with the Rowing Club committee to finalise final design.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.15	Prioritise and implement recommendations of Asset Management Plans - Showgrounds Kitchen Upgrade	Specific Action Progressing	Manager Works	Final project scope approved by Council at December Council Meeting. Procurement process to commence in January.	
		3.2.16	Prioritise and implement recommendations of Asset Management Plans - Pooncarie Reserve Kitchen Upgrade	Specific Action Progressing	Manager Works	Quotations closed at the end of November. Currently assessing quotes before awarding a contract.	
		3.2.17	Prioritise and implement recommendations of Asset Management Plans - Dareton Main Street	Specific Action Progressing	Manager Works	This is a carryover project from the previous financial year. Currently seeking quotations for the demolition of the Old Toilet Block in Kuhn square. Remaining works to be completed in house.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.18	Prioritise and implement recommendations of Asset Management Plans - Wentworth Depot Upgrade	Specific Action Progressing	Manager Works	Quotes to remove the fuel tank and installation of the electric gate has been received and purchase orders raised.	
		3.2.19	Prioritise and implement recommendations of Asset Management Plans - George Gordon Oval Lighting Upgrade	Specific Action Completed	Manager Engineering Services	This action has been completed.	
		3.2.20	Prioritise and implement recommendations of Asset Management Plans - Wentworth Riverfront Mooring Sites	Specific Action Progressing	Manager Engineering Services	Contract has been awarded. Works to commence in February.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.2.21	Prioritise and implement recommendations of Asset Management Plans - Buronga to Gol Gol Shared Ways	Specific Action Progressing	Manager Engineering Services	Lighting contract has been awarded. Light poles to be delivered in mid January. Design of the sharedway upgrade to be completed in January,	
		3.2.22	Dareton Men in a Shed Fire Services Upgrade (LRCIP)	Specific Action Completed	Manager Engineering Services	This is a carryover action for the previous financial year and has since been completed.	
3.5	Infrastructure meets the needs of our growing Shire.	3.2.23	Finalise Civic Centre Project - Footpath Replacement (LRCIP)	Specific Action Completed	General Manager	This action is a carryover action from the previous financial year and has since been completed.	
3.3	Minimise the impact on the natural environment	3.3.1	Undertake actions identified in the Western Weeds Action Plan	Annual Action Progressing	Manager Works	This is an ongoing annual action of Council.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.3.2	Monitor and investigate Illegal Dumping Activities as required	Annual Action Progressing	Acting Director Health & Planning	This is an ongoing annual action of Council.	
		3.3.3	Support the activities of the Murray Darling Association	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	
		3.3.4	Advoacte for the sustainable management of the Darling-Barka River and the Menindee Lakes	Annual Action Progressing	General Manager	This is an ongoing annual action of Council. During this quarter the Mayor attended a number of meetings with the Department of Climate Change, Energy, the Environment and Water. The Mayor and Cr Armstrong also attended a meeting with the Murray Darling Basin Authority at Toorale Station.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.3.5	Wentworth Shire Council Flood Study	Specific Action Progressing	Acting Director Health & Planning	The Department of Planning approved additional funding to extend the scope of the study to include overland flooding. Variation to the contract with the consultant undertaking the study was approved at the December Council meeting.	
3.4	Use and manage our resources wisely.	3.4.1	Provide best practice water, waste water and stormwater management infrastructure	Annual Action Progressing	Team Leader Water & Waste Water	This is an ongoing annual action of Council. At the December Council meeting Council approved a tender to undertake 3 kms of sewer relining in Wentworth.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.4.2	Provide and promote resource recovery and recycling initiatives.	Annual Action Progressing	Team Leader Landfill Operations	RAMJO presented to Council in November in regards to expanding Council's kerbside collection to include both Recycling and Food Organics Garden Organics (FOGO) collections. Further briefing to be provided to Council in March.	
		3.4.3	Encourage businesses and the community to be socially and environmentally responsible	Annual Action Progressing	Media & Communications Officer	Council granted Western Landcare $5,000 from the Financial Assistance Program to support the following activities: - Catch a Carp Community Day - Clean Up Australia Day - National Tree Day 2025	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.4.4	Buronga Landfill Expansion	Specific Action Progressing	Manager Engineering Services	Finals approvals received from the Department of Planning in December.	
		3.4.5	Review energy efficiency and the use of renewable resources across Council facilities and assets.	Annual Action Progressing	Director Corporate Services	Council has been successful in receiving funding to install 3 EV Chargers at various locations across the Shire. Still awaiting outcome of grant application for installation of Solar Panels on a number of Council buildings.	
		3.4.6	Prioritise and implement recommendations of the Integrated Water Cycle Management Plan - Fotherby Park SPS # 8	Deferred	Manager Engineering Services	This action has been deferred to 25/26 due to issues with a number of other sewer issues.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.4.7	Prioritise and implement recommendations of the Integrated Water Cycle Management Plan - Dareton SPS # 2	Specific Action Progressing	Manager Engineering Services	Construction and installation has been completed. New pump station currently undergoing commissioning and test with a view to be operational by the end of January.	
		3.4.8	Prioritise and implement recommendations of the Integrated Water Cycle Management Plan - Sewer Main Refurbishments	Specific Action Progressing	Manager Engineering Services	See 3.4.1	
		3.4.9	Prioritise and implement recommendations of the Integrated Water Cycle Management Plan - Buronga Waste Water Treatment Plant	Deferred	Manager Engineering Services	See 3.4.6	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.4.10	Prioritise and implement recommendations of the Integrated Water Cycle Management Plan - Wentworth Waste Water Treatment Plant	Deferred	Manager Engineering Services	see 3.4.9	
		3.4.11	Water Leakage & District Metering Program	Specific Action Progressing	Manager Engineering Services	Installation of bulk meters at the Buronga Booster Pump Station and the Wentworth Water Treatment Plan to be completed late Jan/early Feb. Remaining two sites to be completed by end of June.	
		3.4.12	Wentworth Raw Water Pump Station	Specific Action Progressing	Manager Engineering Services	Pump has been delivered onsite and will be installed at the end of January.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.4.13	Dareton Raw Water Pump Station	Specific Action Progressing	Manager Engineering Services	Investigation works have been completed. Options Assessment currently out to tender.	
		3.4.14	Gol Gol Water Treatment Plant	Specific Action Progressing	Manager Engineering Services	See 3.4.13	
		3.4.15	Wentworth Water Treatment Plant	Specific Action Progressing	Manager Engineering Services	See 3.4.13	
3.5	Infrastructure meets the needs of our growing Shire.	3.5.1	Advocate to the Federal and State governments for adequate funding for the delivery of key projects and the provision of essential infrastructure for the region.	Annual Action Progressing	Director Corporate Services	This is an ongoing annual action of Council.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.5.2	Plan for appropriate infrastructure and services that support current and future needs	Annual Action Progressing	Director Roads & Engineering	This is an ongoing annual action of Council. Council has received funding from the Safe and Secure Water Fund to progress planning and designs for the upgrade of critical water infrastructure.	
		3.5.3	Progress actions from the Buronga/Gol Gol Structure Plan - Rose Street Stormwater	Specific Action Progressing	Manager Engineering Services	Underground works including highway crossing are complete. Asphalting and Kerbing to be completed by the end of Feb. Public Works undertaking Stage 2 investigations for consideration as a project in a future financial year.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.5.4	Progress actions from the Buronga/Gol Gol Structure Plan - 3 Sisters Stormwater	Specific Action Progressing	Manager Engineering Services	Public Works are undertaking investigation of the options for the Highway Crossing. Survey work to commence in January.	
		3.5.5	Progress actions from the Buronga/Gol Gol Structure Plan - Crane Drive Stormwater	Specific Action Progressing	Manager Engineering Services	Public Works undertaking investigation of Highway Crossings. Construction works being planned to commence in 25/26 financial year.	
		3.5.6	Wentworth Aerodrome Facilities Upgrade	Specific Action Progressing	Team Leader Civil Projects	Final CASA certification has been received. Installation of new RNAV equipment to take place in January which will finalise the project.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		3.5.7	Undertake a review of current and future sporting needs within the Shire - Buronga/Gol Gol Sporting Master Plan	Specific Action Progressing	Director Corporate Services	Draft master plan was presented to Council at the December Council Meeting and was endorsed by Council for further community consultation.	

Strategic Direction: Our Leadership

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

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

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		4.2.2	Support Councillors to undertake ongoing professional development	Annual Action Progressing	General Manager	See 4.2.1	
4.3	An effective and efficient organisation.	4.3.1	Engage the community on a regular basis to ensure that Council is providing services that deliver value for money and are relevant in meeting the changing needs of the community.	Annual Action Progressing	Director Corporate Services	Asset management service review commenced in November.	
		4.3.2	Staff are supported to deliver high quality services to the community	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		4.3.3	Ensure the organisation is well led and managed through the implementation of Good Governance, Risk Management and Compliance Frameworks	Annual Action Progressing	Director Corporate Services	The Internal Auditors commenced the Payroll & HR Audit which will be presented to the February Audit, Risk & Improvement Committee meeting.	
		4.3.4	Monitor compliance with NSW Modern Slavery obligations	Specific Action Progressing	Director Corporate Services	Council continues to implement various aspects into procurement and contract management practices.	
4.4	Provide strong leadership and work in partnership to strategically plan for the future.	4.4.1	Support the work of the Wentworth Interagency Group	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	
		4.4.2	Foster strong partnerships with all levels of government, peak bodies, agencies and the community	Annual Action Progressing	General Manager	This is an ongoing annual action of Council.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
4.5	Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency.	4.5.1	Maintain a strong financial position that supports the delivery of services and strategies and ensures long term financial sustainability	Annual Action Progressing	Director Corporate Services	This is an ongoing annual action of Council.	
		4.5.2	Provide accurate and timely financial reports, monthly, quarterly and annually	Annual Action Progressing	Director Corporate Services	1sr Quarter 24/25 Budget Review Statement presented to Council and the Audit, Risk and Improvement Committee in November. Draft 23/24 Annual Financial Statement were considered by the Committee in October with the audit completed and the statements lodged by the 31 October Statutory deadline.	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
		4.5.3	Be the best employer that we can be by attracting, developing and retaining skilled staff to ensure a capable and effective workforce	Annual Action Progressing	Manager Human Resources	This is an ongoing annual action of Council.	

		4.5.4	Implement actions outlined in the Workforce Management Plan	Annual Action Progressing	Manager Human Resources	HR and WHS activities for the December Qtr: - How to have difficult conversations training for all people leaders - Worker on foot training x 2 - Fire Warden training - Chemical handling training - First Aid Training - WHS Inductions x 5 - Information sessions for the transition from the Vault Safety Management System to HIS Donesafe system - HR Presentation - employable skills training sessions (external) - Payroll & HR Internal Audit - Commenced reviewing and updating the Workforce	

Objective Code	Objective	Action Code	Action Name	Status	Responsible Officer Position	Comments	Traffic Lights
						Management Plan.	
		4.5.5	Implement sound asset management practices to ensure adequate provision is made for the maintenance and long-term replacement of Council's infrastructure assets	Annual Action Progressing	Assets Co-ordinator	Service review of the asset management function commenced in November. An Internal Audit is also planned for March 2025.	

9.11 PAYMENT OF EXPENSES AND PROVISION OF FACILITIES POLICY

File Number: RPT/25/6

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Mardi Cleggett - Governance Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.2 A strong, responsible and representative government

Summary

In accordance with section 252(1) of the *Local Government Act* (1993) (the Act), within the first 12 months of each term of a council, the council must adopt a policy concerning the payment of expenses incurred or to be incurred by, and the provision of facilities to Councillors in relation to discharging the functions of civic office.

Recommendation

That Council endorses the Payment of Expenses and Provision of Facilities Policy in draft form and place the policy on public exhibition for a period of 28 days.

Detailed Report

Purpose

The purpose of this report is to present a draft policy for noting to Council, the Payment of Expenses and Provision of Facilities Policy, the adoption of which will ensure Council meets its legislative obligations.

Background

Section 253(1) of the Act requires that Council must give public notice of its intention to adopt or amend a policy, before it is adopted, by placing the policy on public exhibition for 28 days.

Report Detail

The Payment of Expenses and Provision of Facilities Policy was last adopted by Council on 16 March 2022 and was reviewed in December 2024 with no major amendments required.

The policy has been based on the guidelines provided by the Office of Local Government and then tailored to Council's requirements.

Conclusion

The Responsible Officer recommends that Council endorses the Policy in draft and places it on public exhibition for a period of 28 days.

Attachments

1. Working Document - Council Policy - Expenses and Provision of Facilities Policy⇩

Wentworth SHIRE COUNCIL

COUNCIL POLICY

POLICY NUMBER & TITLE:	**GOV010**	**PAYMENT OF EXPENSES AND PROVISION OF FACILITIES POLICY**
WORD DOCUMENT ID:	DOC/24/29723	
VERSION:	1.0	
ADOPTED MEETING DATE:	Click or tap to enter a date.	
REVIEW DUE:	Four yearly or following change of legislation or incident	
VERSION AMENDMENTS:	Nil	

RESPONSIBLE DEPARTMENT:	General Manager

PAYMENT OF EXPENSES AND PROVISION OF FACILITIES POLICY

POLICY OBJECTIVE

This policy enables the reasonable and appropriate reimbursement of expenses and provision of facilities to Councillors to help them undertake their civic duties.

It ensures accountability and transparency and seeks to align Councillor and Mayoral expenses and facilities with community expectations. Councillors and the Mayor must not obtain private or political benefit from any expense or facility provided under this policy.

The policy has been prepared in accordance with the *Local Government Act 1993* (the Act) and *Local Government (General) Regulation 2021* (the Regulation) and complies with the Office of Local Government's Guidelines for the payment of expenses and provision of facilities to Mayors and Councillors in NSW.

The policy sets out the maximum amounts council will pay for specific expenses and facilities. Expenses not explicitly addressed in this policy will not be paid or reimbursed.

The main expenses and facilities are summarised in the table at item 10. All monetary amounts are exclusive of GST.

Additional costs incurred by a Councillor in excess of any agreed limit is considered a personal expense that is the responsibility of the Councillor.

Expenses and facilities provided by this policy are in addition to fees paid to Councillors (the minimum and maximum fees Council may pay each Councillor are set by the Local Government Remuneration Tribunal as per section 214 of the Act and reviewed annually. Council must adopt its annual fees within this set range).

Council staff are empowered to question or refuse a request for payment from a Councillor when it does not accord with this policy.

DRAFT

Wentworth SHIRE COUNCIL

COUNCIL POLICY

1. POLICY STATEMENT

The intent of this policy is to:

- ensure there is accountability and transparency in the reimbursement of expenses incurred, or to be incurred by Councillors
- enable the reasonable and appropriate reimbursement of expenses incurred by Councillors while undertaking their civic duties
- enable facilities of a reasonable and appropriate standard to be provided to Councillors to support them in undertaking their civic duties
- ensure accountability and transparency in reimbursement of expenses and provision of facilities to Councillors;
- ensure facilities and expenses provided to Councillors meet community expectations;
- support a diversity of representation; and
- fulfil the Council's statutory responsibilities

2. POLICY COVERAGE

Unless otherwise stated, this policy is applicable to all Councillors of Wentworth Shire Council.

3. STRATEGIC PLAN LINK

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.

4. DEFINITIONS AND ABBREVIATIONS

Term/Word	Definition
Accompanying Person	Spouse, partner or de-facto or other person who has a close personal relationship with or provides carer support to a Councillor
The Act	*Local Government Act 1993*
Appropriate refreshments	Food and beverages, excluding alcohol, provided by Council to support Councillors undertaking official business
Clause	Unless otherwise stated, a reference to a clause is a reference to a clause in this policy
Code of Conduct	The Code of Conduct adopted by Council or the Model Code of Conduct if none is adopted
Councillor	Elected Council representatives, including the Mayor
Facilities	Equipment and services provided by Council to Councillors to enable them to perform their civic functions with relative ease and at a standard appropriate to their professional role as Councillors
Functions of Civic Office/civic functions	Functions that Councillors are required to undertake to fulfil their legislative role and responsibilities for the Council that

Wentworth SHIRE COUNCIL

COUNCIL POLICY

	should result in a direct benefit for the Council and/or the local government area
General Manager	The General Manager of Council and includes their delegate or authorised representative
Incidental Personal Use	Use that is infrequent and brief and use that does not breach this policy or the Code of Conduct
Mayor	The elected Mayor or the Deputy Mayor acting in the position of Mayor in the Mayor's absence
Long distance intrastate travel	Travel to other parts of NSW of more than three (3) hours duration by private vehicle
Official Business	Functions that the Mayor or Councillors are required or invited to attend to fulfil their legislated role and responsibilities for Council, or result in a direct benefit for Council and/or for the local government area, and includes: • meetings of Council and committees of the whole; • meetings of committees facilitated by Council; • civic receptions hosted or sponsored by Council; and meetings, functions, workshops and other events to which attendance by a Councillor has been requested or approved by Council.
Professional Development	Seminar, conference, training course or other development opportunity relevant to the role of a Councillor or the Mayor
The Regulation	Local Government (General) Regulation 2021 (NSW)
Year	The financial year, that is the 12 month period commencing on 1 July each year

5. POLICY CONTENT

It is the policy of Council that Councillors are recompensed for legitimate and reasonable expenses and can access agreed resources through an equitable, accessible, transparent and accountable process, subject to Office of Local Government (OLG) Guidelines, and any relevant legislative requirements.

5.1 General Conduct

Councillors must act lawfully, honestly and exercise a reasonable degree of care and diligence in carrying out their functions under the Act or any other Act. This is a requirement under section 439 of the Act and reinforced in the Model Code of Conduct made under section 440.

Council's Code of Conduct Policy provides that Council resources must be used ethically, effectively, efficiently and carefully. Council property including intellectual property, official services and facilities must not be misused by any person or body for private benefit or gain. Councillors must also avoid any action or situation that could create the appearance that Council resources are being used inappropriately.

Council commits to the following principles:

Wentworth SHIRE COUNCIL

COUNCIL POLICY

- **Proper conduct:** Councillors and staff acting lawfully and honestly, exercising care and diligence in carrying out their functions.
- **Reasonable expenses:** providing for Councillors to be reimbursed for expenses reasonably incurred as part of their role as Councillor.
- **Participation and access:** enabling people from diverse backgrounds, underrepresented groups, those in carer roles and those with special needs to serve as a Councillor.
- **Equity:** there must be equitable access to expenses and facilities for all Councillors.
- **Appropriate use of resources:** providing clear direction on the appropriate use of Council resources in accordance with legal requirements and community expectations.
- **Accountability and transparency:** clearly stating and reporting on the expenses and facilities provided to Councillors.

5.2 Private or Political benefit

Councillors must not obtain private or political benefit from any expense or facility provided under this policy.

Private use of Council equipment and facilities by Councillors may occur from time to time. For example, telephoning home to advise that a Council meeting will run later than expected.

Such incidental private use does not require a compensatory payment back to Council.

Councillors should avoid obtaining any greater private benefit from Council than an incidental benefit. Where there are unavoidable circumstances and more substantial private use of Council facilities does occur, Councillors must reimburse Council.

Campaigns for re-election are considered to be a political benefit. The following are examples of what is considered to be a political interest during a re-election campaign:

- production of election material;
- use of Council resources and equipment for campaigning;
- use of official council letterhead, publications, websites or services for political benefit; and
- fundraising activities of political parties or individuals, including political fundraising events.

5.3 General Expenses

All expenses provided under this policy will be for a purpose specific to the functions of holding civic office. Allowances for general expenses are not permitted under this policy.

Expenses not explicitly addressed in this policy will not be paid or reimbursed.

5.4 Specific Expenses

5.4.1 General travel arrangements and expenses

Wentworth SHIRE COUNCIL

COUNCIL POLICY

All travel by Councillors should be undertaken using the most direct route and the most practicable and economical mode of transport.

Each Councillor may be reimbursed for travel expenses incurred while undertaking official business or professional development or attending approved conferences and seminars within NSW. This includes reimbursement:

- for public transport fares
- for the use of a private vehicle or hire car
- for parking costs for Council and other meetings
- for tolls
- by Cab charge card or equivalent
- for documented ride-share programs, such as Uber, where tax invoices can be issued.

Allowances for the use of a private vehicle will be reimbursed by kilometre at the rate contained in the Local Government (State) Award.

Councillors seeking to be reimbursed for use of a private vehicle if no Council vehicle is available for use, must keep a log book recording the date, distance and purpose of travel being claimed. Claims for travel must be in accordance with this policy.

5.4.2 Interstate, overseas and long-distance intrastate travel expenses

Given Council's location near an interstate border, travel within the Sunraysia area of Victoria will be considered as general travel. Arrangements and expenses for this travel will be governed by general travel provisions.

Council will scrutinise the value and need for Councillors to undertake overseas travel. Councils should avoid interstate, overseas and long-distance intrastate trips unless direct and tangible benefits can be established for Council and the local community. This includes travel to cities where diplomatic ties exist.

Councillors seeking approval for any interstate and long-distance intrastate travel must submit a case to, and obtain the approval of, a full Council meeting prior to travel.

Councillors seeking approval for any overseas travel must submit a case to, and obtain the approval of, a full Council meeting prior to travel. The case should include:

- objectives to be achieved in travel, including an explanation of how the travel aligns with current Council priorities and business, the community benefits which will accrue as a result, and its relevance to the exercise of the Councillor's civic duties;
- who is to take part in the travel;
- duration and itinerary of travel; and
- a detailed budget including a statement of any amounts expected to be reimbursed by the participant/s.

Wentworth SHIRE COUNCIL

COUNCIL POLICY

All bookings for air travel will be made by Council through the Office of the General Manager, after receiving approval.

For interstate and long-distance intrastate journeys by air of less than three hours, the class of air travel booked will be economy class including, where available, the use of a flexible fare class. The most economical fare will be chosen, or the next available fare if no economy fares are available.

For interstate journeys by air of more than three hours, the class of air travel may be premium economy or economy dependent on availability.

For international travel, the class of air travel is to be premium economy if available. Otherwise, the class of travel is to be economy.

Retrospective approval for overseas travel is not permitted.

Councillors *will not* accrue points from any 'Frequent Flyer' equivalent or similar loyalty program while on Council related business. Frequent flyer accrual is considered a private benefit.

After returning from overseas, interstate or long-distance intrastate travel, Councillors must provide an information report as soon as practicable to be presented to an Ordinary Council meeting on the aspects of the trip relevant to Council business and/or the community. If two or more Councillors attend the same event, only one report is required to be submitted.

5.4.3 Travel expenses not paid by Council

Council will not pay any traffic or parking fines or administrative charges for road toll accounts.

5.5 Accommodation and Meals

In circumstances where it would introduce undue risk for a Councillor to travel to or from official business in the late evening or early morning, reimbursement of costs for accommodation and meals on the night before or after the meeting may be approved by the General Manager. This includes where a meeting finishes later than 11pm or starts earlier than 7.00am and the Councillor lives more than 50 kilometres from the meeting location.

Council will reimburse costs for accommodation and meals while Councillors are undertaking prior approved travel or professional development outside the Sunraysia region.

The daily limits for accommodation and meal expenses within Australia are to be consistent with those set out in Part B Monetary Rates of the NSW Crown Employees (Public Service Conditions of Employment) Reviewed Award 2009, as adjusted annually.

The daily limits for accommodation and meal expenses outside Australia are to be determined in advance by the General Manager, being mindful of the previous clause.

Councillors will not be reimbursed for the purchase of alcoholic beverages.

5.6 Refreshments for Council related meetings

DRAFT

Wentworth SHIRE COUNCIL

COUNCIL POLICY

Appropriate refreshments will be available for Council meetings, Council committee meetings, Councillor briefings, approved meetings and engagements, and official Council functions as approved by the General Manager.

As an indicative guide for the standard of refreshments to be provided at Council related meetings, the General Manager must be mindful of Part B Monetary Rates of the NSW Crown Employees (Public Service Conditions of Employment) Reviewed Award 2009, as adjusted annually.

5.7 Professional Development

Council will set aside funds annually in its budget to facilitate professional development of Councillors through programs, training, education courses and membership of professional bodies.

In the first year of a new Council term, Council will provide a comprehensive induction program for all Councillors which considers any guidelines issued by the OLG. The cost of the induction program will be in addition to the ongoing professional development funding.

Annual membership of professional bodies will only be covered where the membership is relevant to the exercise of the Councillor's civic duties, the Councillor actively participates in the body and the cost of membership is likely to be fully offset by savings from attending events as a member.

Approval for professional development activities is subject to a prior written request to the General Manager outlining the:

- details of the proposed professional development;
- relevance to council priorities and business; and
- relevance to the exercise of the Councillor's civic duties.

In assessing a Councillor request for a professional development activity, the General Manager must consider the factors set out in the above clause, as well as the cost of the professional development in relation to the Councillor's remaining budget.

5.8 Conferences and Seminars

Council is committed to ensuring its Councillors are up to date with contemporary issues facing Council and the community, and local government in NSW.

Council will set aside funds annually in its budget to facilitate Councillor attendance at conferences and seminars. This allocation is for all Councillors. The General Manager will ensure that access to expenses relating to conferences and seminars is distributed equitably.

Approval to attend a conference or seminar is subject to a written request to the General Manager. In assessing a Councillor request, the General Manager must consider factors including the:

- relevance of the topics and presenters to current Council priorities and business and the exercise of the Councillor's civic duties
- cost of the conference or seminar in relation to the total remaining budget.

Wentworth SHIRE COUNCIL

COUNCIL POLICY

Council will meet the reasonable cost of registration fees, transportation and accommodation associated with attendance at conferences approved by the General Manager. Council will also meet the reasonable cost of meals when they are not included in the conference fees. Reimbursement for accommodation and meals not included in the conference fees will be subject to normal travel expense provisions.

Council will provide a Council vehicle (where available) for travel to conferences, seminars and meetings where no air travel is undertaken.

The Office of the General Manager will arrange for registration, accommodation and travel relating to attendance at any conference, seminar or professional development opportunity.

5.9 Spouse, Partner and Accompanying Person Expenses – within the Local Government area

Council will meet the reasonable costs of spouses and partners or an accompanying person for attendance at official Council functions that are of a formal and ceremonial nature within the local government area. Such functions would be those that a Councillor's spouse, partner or accompanying person could be reasonably expected to attend.

5.10 Spouse, Partner and Accompanying Person Expenses – Local Government Conferences

Council will meet limited expenses of spouses, partners or accompanying persons associated with attendance at the Local Government New South Wales Association's annual conference. These expenses are to be limited to the costs of registration and the official conference dinner. Travel expenses, accommodation and sundry expenses for spouses, partners or accompanying persons are not included and are the responsibility of the individual Councillor.

If a service is shared between a Councillor and a spouse/partner/accompanying person the expense associated with the service will be reimbursed as long as the expenses did not increase due to the attendance of the spouse/partner/accompanying person.

5.11 Information and Communication Technology (ICT) Expenses

Council will provide Councillors with a device and pay for data and internet costs associated with these devices.

Councillors may seek reimbursement for costs applications on their communications device and services used by Councillors directly related to their duties as a Councillor.

6. Special Requirement Expenses

Council encourages wide participation and interest in civic office. It will seek to ensure Council premises and associated facilities are accessible, including provision for sight or hearing-impaired Councillors and those with other impairments.

Transportation provisions outlined in this policy will also assist Councillors who may be unable to drive a vehicle.

Wentworth SHIRE COUNCIL

COUNCIL POLICY

In addition to the provisions above, the General Manager may authorise the provision of reasonable additional facilities and expenses in order to allow a Councillor with an impairment to perform their civic duties.

Councillors who are the principal carer of a child or other elderly, disabled and/or sick immediate family member will be entitled to reimbursement of carer's expenses at the discretion of the General Manager for attendance at official business, plus reasonable travel from the principal place of residence.

Child care expenses may be claimed for children up to and including the age of 16 years where the carer is not a relative.

In the event of caring for an adult person, Councillors will need to provide suitable evidence to the General Manager that reimbursement is applicable. This may take the form of advice from a medical practitioner.

6.1 Home Office Expenses

Each Councillor may be reimbursed for costs associated with the maintenance of a home office, such as minor items of consumable stationery and printer ink cartridges.

6.2 Insurances

Councillors while on Council related business shall receive the benefit of insurance cover for:

- Personal Accident (including sickness and journey/travel)
- Public Liability
- Professional Indemnity
- Council and Officers Liability

In accordance with Section 382 of the Act, Council is insured against public liability, professional indemnity and Councillors and Officers claims. Councillors are included as a named insured on this Policy.
Insurance protection is only provided if a claim arises out of or in connection with the Councillor's performance of his or her civic duties, or exercise of his or her functions as a Councillor. All insurances are subject to any limitations or conditions set out in the policies of insurance.

Council shall pay the insurance policy excess in respect of any claim accepted by Council's insurers, whether defended or not.

6.3 Legal Assistance

Council may, if requested, indemnify or reimburse the reasonable legal expenses of:

- a Councillor defending an action arising from the performance in good faith of a function under the Act provided that the outcome of the legal proceedings is favourable to the Councillor.

Wentworth SHIRE COUNCIL

COUNCIL POLICY

- a Councillor defending an action in defamation, provided the statements complained of were made in good faith in the course of exercising a function under the Act and the outcome of the legal proceedings is favourable to the Councillor.
- a Councillor for proceedings before an appropriate investigative or review body, provided the subject of the proceedings arises from the performance in good faith of a function under the Act and the matter has proceeded past any initial assessment phase to a formal investigation or review and the investigative or review body makes a finding substantially favourable to the Councillor.
- In the case of a code of conduct complaint made against a Councillor, legal costs will only be made available where the matter has been referred by the General Manager to a conduct reviewer and the conduct reviewer has commenced a formal investigation of the matter and makes a finding substantially favourable to the Councillor.
- Legal expenses incurred in relation to proceedings arising out of the performance by a Councillor of his or her functions under the Act are distinguished from expenses incurred in relation to proceedings arising merely from something that a Councillor has done during his or her term in office. For example, expenses arising from an investigation as to whether a Councillor acted corruptly would not be covered by this section.
- Council will not meet the legal costs:
  - of legal proceedings initiated by a Councillor under any circumstances;
  - of a Councillor seeking advice in respect of possible defamation, or in seeking a non-litigious remedy for possible defamation; or
  - for legal proceedings that do not involve a Councillor performing their role as a Councillor.

Reimbursement of expenses for reasonable legal expenses must have Council approval by way of a resolution at a Council meeting prior to costs being incurred.

7. General Facilities for All Councillors

Councillors may book meeting rooms for official business in a specified Council building at no cost. Rooms may be booked through the General Manager's office.

The provision of facilities will be of a standard deemed by the General Manager as appropriate for the purpose.

7.1 Stationary

Each Councillor may be reimbursed for costs associated with minor items of consumable stationery. Council will supply Councillors with a business card if requested.

7.2 Administrative Support

Council will provide administrative support to Councillors to assist them with their civic duties only. Administrative support may be provided by staff as arranged by the General Manager or their delegate.

Wentworth SHIRE COUNCIL

COUNCIL POLICY

Council staff are expected to assist Councillors with civic duties only, and not assist with matters of personal or political interest, including campaigning.

7.3 Additional Facilities for the Mayor

Council will provide to the Mayor a maintained vehicle to a similar standard of other Council vehicles, with a fuel card. The vehicle will be supplied for use on business, professional development and attendance at the mayor's office.

The Mayoral allowance will be reduced to cover the cost of any private travel.

A parking space at Council's offices will be reserved for the Mayor's Council-issued vehicle for use on official business, professional development and attendance at the Mayor's office.

Council will provide the Mayor with a furnished office incorporating a computer configured to Council's standard operating environment, telephone and meeting space.

In performing their civic duties, the Mayor will be assisted by staff providing administrative and secretarial support, as determined by the General Manager.

Council staff assisting the Mayor are expected to work on official business only, and not for matters of personal or political interest, including campaigning.

Corporate Credit Card

The Mayor can choose to be provided with a corporate credit card to be used on official Council related business only.

If the corporate credit card is selected, the Mayor will be required to comply with Council Policy and procedures concerning the management of corporate credit cards.

8. Approval Process

Expenses should only be incurred by Councillors in accordance with the provisions of this policy.

Approval for incurring expenses, or for the reimbursement of such expenses should be obtained before the expense is incurred where possible.

Approval up to a reasonable limit for the following may be sought after the expense is incurred:

- Local travel relating to the conduct of official business
- Carer costs

Final approval for payments made under this policy will be granted by the General Manager or their delegate.

A claim for reimbursement of expenses must be lodged within three (3) months of the expense being incurred. Claims made after this time may not be approved.

Council staff are empowered to question or refuse a request for payment from a Councillor when it does not comply with this policy.

Wentworth SHIRE COUNCIL

COUNCIL POLICY

8.1 Direct Payment

Council may approve and directly pay expenses. Request for direct payment must be submitted to the General Manager for assessment against this policy, with sufficient information and time to allow for the claim to be assessed and processed.

8.2 Reimbursement

All claims for reimbursement of expenses incurred must be made on the Expense Claim form, supported by appropriate receipts and/or tax invoices and submitted to the Director Corporate Services.

If a claim is approved, Council will make payment directly or reimburse the Councillor through accounts payable.

If a claim is refused, Council will inform the Councillor in writing that the claim has been refused and the reason for the refusal.

8.3 Reimbursement to Council

If Council has incurred an expense on behalf of a Councillor that exceeds reasonable incidental private use or is not provided within this policy:

- Council will invoice the Councillor for the expense
- The Councillor will reimburse Council for that expense within 14 days of the invoice date

If the Councillor cannot reimburse Council within 14 days of the invoice date, they are to submit a written explanation to the General Manager. The General Manager may elect to deduct the amount from the Councillors allowance.

9. Other Matters

9.1 Disputes

If a Councillor disputes a determination under this policy, the Councillor should discuss the matter with the General Manager.

If the Councillor and the General Manager cannot resolve the dispute, the Councillor may submit a notice of motion to a Council meeting seeking to have the dispute resolved.

9.2 Return or retention of facilities

All unexpended facilities or equipment supplied under this policy are to be relinquished immediately upon a Councillor or Mayor ceasing to hold office or at the cessation of their civic duties.

Should a Councillor wish to keep any equipment allocated by Council, then this policy enables the Councillor to make application to the General Manager to purchase any such equipment. The General Manager will determine an agreed fair market price or written down value for the equipment.

DRAFT

Wentworth SHIRE COUNCIL

COUNCIL POLICY

The prices for all equipment purchased by Councillors under this provision will be recorded in Council's annual report.

9.3 Publication

This policy will be published on Council's website.

9.4 Reporting

Council will report on the provision of expenses and facilities Councillors as required in the Act and Regulations.

9.5 Auditing

The operation of this policy, including claims made under the policy, will be included in Council's audit program and an audit undertaken at least every two years.

9.6 Breaches

Suspected breaches of this policy are to be reported to the General Manager.

Alleged breaches of this policy shall be dealt with by following the processes outlined for breaches of the Code of Conduct, as detailed in the Code and in the Procedures for the Administration of the Code.

10. Expense/Facility Cost Table

Expense or facility	Cost
General travel expenses	Actual Cost
Interstate, overseas and long-distance intrastate travel expenses	Actual Cost
Accommodation and meals	As per the NSW Crown Employees (Public Service Conditions of Employment) Reviewed Award 2009, adjusted annually
Professional development, Conferences and Seminar	Actual Cost
ICT expenses	Actual Cost
Carer expenses	Actual Cost
Home office expenses	Actual Cost
Council vehicle and fuel card	Provided to the mayor
Reserved parking space at Council offices	Provided to the mayor
Furnished office	Provided to the mayor

DRAFT

Wentworth SHIRE COUNCIL

COUNCIL POLICY

General Managers Office staff supporting Mayor and Councillors	Provided to the mayor and councillors
Use of private motor vehicle	Actual per km allowance

11. RELATED DOCUMENTS AND LEGISLATION

Local Government Act 1993 (NSW)
Local Government (General) Regulation 2021 (NSW)
Office of Local Government Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors in NSW (October 2009)

Council Policies
GOV003 – Fraud Control Policy
GOV004 – Public Interest Disclosure Policy
GOV005 – Procurement Policy
GOV009 – Delegations Policy
GOV020 – Code of Conduct Policy
GOV022 – Legislative Compliance Policy
GOV024 – Credit Card Policy

Council Documents
Procurement Manual
Legislative Compliance Framework
Governance Framework
Fraud Control Plan
Delegations Framework

12. ATTACHMENTS

- Code of Conduct
- Expense Claim Form

13. DOCUMENT APPROVAL

This Council Policy is the latest version of the official policy of the Wentworth Shire Council, as adopted by Council on Click or tap to enter a date.. All previous versions of this policy are null and void. This policy may be amended or revoked by Council at any time.

DRAFT

9.12 HARDWASTE COLLECTION

File Number: RPT/25/59

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Simon Rule - Director Finance and Policy

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.4 Use and manage our resources wisely

Summary

Following the resolution of the ordinary Council meeting of August 2023, Council undertook a 12 month hardwaste trial across 2024. Across this period 169 properties booked a collection which is a 38% increase on the number of properties that were involved in the previous collection undertaken in 2021.

Across the 12 month period majority of the collections were during the periods of February-April and September-December. The overwhelming response from those properties who provided feedback to Council indicated that 94% we very satisfied with the service received. 31% requested Council consider allowing two (2) collections per year.

Recommendation

That Council continue to offer an annual collection across the periods of February-April and September-November.

Detailed Report

Purpose

The purpose of this report is to update Council on the outcome of the 12 month Hardwaste Collection trail.

Background

At the March 2023 Ordinary Council meeting, the issue was raised as to whether the Hardwaste Collection offered by Council could be done on a more regular basis. Historically Council has been offering the service every three (3) years with previous collection taking place in 2021.

A further report was presented to Council at the August 2023 Ordinary Council meeting where it was recommended that Council trial an alternative collection method than what had been offered previously.

On previous occasions the service had been offered as a fixed date collection period, however feedback provided to Council had indicated that this didn’t always suit everyone and could Council possibly consider providing an alternative option in the future.

As part of preparing the Council report for the August 2023 Meeting Council staff undertook research across a variety of Councils in NSW, Victoria and South Australia which indicated that Councils were moving away from the practice of a fixed date arrangement to a system where residents and ratepayers contact the Council to book/request a collection with each property being eligible for one collection per year.

Council ultimately resolved to undertake a 12 month trial of allowing residents to book a collection rather than offering the previous fixed date collection.

Matters under consideration

The trail period commenced in January 2024 and concluded at the end of December 2024. 169 properties booked a collection. This is a 38% increase on the number of properties that were involved in the 2021 collection.

Across the 12 month period the majority of the collections were during the periods of February-April and September-December. It is therefore recommended that should Council approve to continue with the collection method that we confine the collection period to a six (6) month period.

As part of the trial period Council sent a feedback form to all of those properties who had received the collection. Council received 32 responses, of those response:

- 94% were very satisfied with the service received; and
- 31% requested that Council consider allowing two (2) collections per year.

The total cost to Council was $42,171. If Council was to only offer the service during the periods mentioned above instead of across the whole year it would reduce the cost by approximately $5,000.

Options

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

Option 1 – Continue to offer an annual collection across the whole 12 months

Option 2 – Continue to offer the annual collection across the periods February-April and September-November.

Option 3 – Continue to offer the annual collection but at a fixed date every year

Option 4 – Revert to the previous collection of a fixed date collection once every three years.

Conclusion

The 12 month hardwaste collection trial has been very successful with a 38% increase in properties participating in the services compared to the previous collection. The overwhelming response from those properties who provided feedback to Council indicated that 94% were very satisfied with the service received. Therefore, it is recommended that Council seriously consider continuing with this collection format based on one of the options listed above and give consideration to potentially expanding the service to allow properties to access two (2) collections per year.

Attachments

Nil

9.13 AF003 REQUESTS FOR FINANCIAL ASSISTANCE

File Number: RPT/25/55

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Annette Fraser - Team Leader Customer Service

Objective: 2.0 Wentworth Shire is a great place to live
Strategy: 2.4 A well informed, supported and engaged community

Summary

Council has provided an allocation of $200,000.00 for the 2024/25 financial year for the funding of requests from the community for financial assistance. In this financial year, $110,337.00 has been granted to a variety of organisations through the annual fees and charges "Exemptions from the Application" process (refer 2024/2025 annual fees & charges).

The total value of requests granted this financial year so far under delegated authority is $4,301.25.

The total value of requests approved at the November 2024 Council Meeting was $12,000.00

The total value of requests approved at the November 2024 Council Meeting for Wentworth District Meals on Wheels Association Inc was $8608.00. (RPT/24/793)

The total value of requests approved at the December 2024 Council Meeting for in-kind assistance for the Gol Gol Public School was $2,764.00 (RPT/25/32)

The total value of requests for this January 2025 funding application period totals $419.79 which if granted in full, would leave a balance in the financial assistance program of $23,998.24

Financial Assistance Program starting balance 2024/25	**$200,000.00**
Annual fees & charges annual exemptions granted	$110,337.00
Granted under delegated authority to 1 July – 31 October 2024	$ 4,301.25
Value of approved requests August 2024 Council Meeting	$ 37,042.22
Value of approved requests November 2024 Council Meeting	$ 12,000.00
Available balance after November 2024 Council Meeting	**$ 36,319.53**
Granted under delegated authority 1 November 24 – 31 January 25	$ 529.50
Available balance as 31 January 2024	**$ 35,790.03**
Value of approved requests – November 2024 Council Meeting	$ 8,608.00
Value of approved requests – December 2024 Council Meeting	$ 2,764.00
Financial request applications received 1 November 2024 – 31 January 2025	$ 419.79
Remaining balance if all approved	**$ 23,998.24**

Recommendation

That Council having considered the current requests for financial assistance, makes appropriate recommendations on the level of funding to be provided to each of these applications from the Financial Assistance program.

Options

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

(a) Granting the full value of all requests for a total of $419.79 or

(b) Consider partially funding the applications

Detailed Report

Purpose

The purpose of this report is to consider requests for financial assistance that have been received within the current application period.

Background

Council's ability to make financial contribution and/or in-kind assistance are set out in Section 356 of the *Local Government Act 1993*. To assist Council in its compliance requirement, Council has adopted a Financial Assistance Policy (AF003) and has provided a funding allocation of $200,000.00 for the 2024/25 financial year.

Report Detail

In this current application period, (1 November 2024 - 31 January 2025), there has been one (1) request for assistance received from community organisations. The total value of the requests under consideration is $419.79

A review of the applications has determined that the applications meet the program guidelines

The Financial Assistance Policy (AF003) allows for requests for fee waivers up to the value of $2,000 to be determined under delegated authority by either the Director Corporate Services, or the General Manager.

During this application period (1 November 2024 - 31 January 2025), the following three (3) requests totalling $529.50 were approved under delegated authority.

$283.50 – Curlwaa Fruitgrowers & Progress Association Inc – Annual license fee Curlwaa Hall

$123.00 - Wentworth Regional Community Project Association Inc - Fee waiver hire of Darling Street Wentworth for Christmas Eve Street Party

$123.00 - Pooncarie & District Development Association – PADDA - Fee waiver for hire of Pooncarie Hall for Christmas Lunch

Legal, strategic, financial or policy implications

If the requested total of $419.79 is approved this would leave a balance of $23,998.24 for the remaining period of the financial year.

Conclusion

Council has received requests for financial assistance under this round of the program to the value of $419.79. The sum of $529.50 worth of fee waivers have been approved under delegated authority.

Attachments

1. Financial Assistance Application List February 2025⇩
2. Financial Assistance Applications February 2025 (Under Separate Cover)⇨

FINANCIAL ASSISTANCE APPLICATIONS - FEBRUARY 2025				
Organisation/Recipient	**Type of Request**	**Request $ Value**	**Amounts Granted in 2023/24**	**Details of Request**
Dareton Community Action Team	Grant	$ 419.79	$1428.65	Payment of "One Music" account so that music can be played during Community events
		$ 419.79		

9.14 DA2024/126 MOVEABLE DWELLING HIGH DARLING ROAD LOT 5628 DP 768527 POONCARIE

File Number:	RPT/24/889
Responsible Officer:	George Kenende - Acting Director Health & Planning
Responsible Division:	Health and Planning
Reporting Officer:	Kerrie Copley - Planning Officer
Objective:	3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy:	3.1 Ensure our planning decisions and controls enable the community to benefit from development

Summary

A development application (DA2024/126) was received by Council on 13 September 2024 for erection of a moveable dwelling to be located at High Darling Lot 5628 DP 768527 Pooncarie, on a lot below the minimum lot size within the RU1 Primary Production zone.

Under the *Wentworth Local Environmental Plan 2011* (*WLEP 2011*), this development is permitted with consent when located within the RU1 Primary Production zone. Despite the lot being below the Minimum Lot Size of 10,000ha dwellings are permitted with consent.

The proposed development is to be located on a lot measuring 4,143ha, while the minimum lot size for land under the RU1 Primary Production zone being 10,000ha. The proposed moveable dwelling does not meet the standard under clause 4.2B of the WLEP 2011 as the lot is below the minimum lot size allowable for a dwelling house. As part of the application, a request for a variation to this standard (usually referred to as a 4.6 variation) has been supplied.

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 subject to conditions DA2024/126 for a Moveable Dwelling located at High Darling Lot 5628 DP 768527 Pooncarie.
2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

Detailed Report

Purpose

The purpose of this report is to provide information to Council to determine Development Application DA2024/126, having consideration to the detail provided both within this report and the attachments provided.

Background

A Development Application was lodged with Council on 13 September 2024 seeking consent to construct a moveable dwelling on the subject lot.

The subject lot is located in the RU1 Primary Production zone under the Wentworth Local Environmental Plan (WLEP 2011). Under clause 4.2B of the WLEP 2011,

"(3) Development consent must not be granted for the erection of a dwelling house on land in a zone to which this clause applies unless the land is—

(a) a lot that is at least the minimum lot size specified for that land by the Lot Size Map"

Based on the above clause the proposed development does not meet the standard.

Where an application cannot achieve the development standards required by a Local Environmental Plan, the applicant may apply to vary the development standards. 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.

Due to changes made by the NSW Government, Clause 4.6 of the Standard Instrument LEP has been reformed to make the planning system faster, simpler, and more transparent. The reform came into effect on 1 November 2023 and removes the requirement to obtain the Planning Secretary's concurrence for a variation with new reporting framework. As such, council has authority to approve or refuse 4.6 variation applications.

The WLEP 2011 prescribes an MLS of 10,000ha for the subject land, with the application proposing to depart form this standard, creating a variation of 58.5%. As this variation 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 - Plans

Matters under consideration

In determining a development application that requires consent, the consent authority must take into consideration matters prescribed in Section 4.15 of the *Environmental Planning and Assessment Act 1979* as relevant to the development.

The proposed development was assessed and complies with relevant provisions of Chapter 5 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

The proposed development is permitted with consent and meets the zone objectives of the RU1 – Primary Production zoning under the *Wentworth Local Environmental Plan 2011* as development of a moveable dwelling will aid in supporting ongoing generational family agricultural practices in the immediate area.

The lot where the proposed moveable dwelling is proposed does not meet the prescribed minimum lot size as per Clause 4.2B, however, the Clause 4.6 variation request provided by the applicant provides adequate justification for the contravention of development standards seen in Clause 4.2B.

Due to the zoning and *Wentworth Local Environmental Plan 2011* mapping impacting the land, the development application was assessed against clauses 4.2B, 4.6, 5.16, 5.21, 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 Chapter 5.

Public notification of the development application was conducted as per Council Community Participation Plan for 14 days. No submissions were received during the public notification period.

Based on the assessment of the application, it is determined that the proposed development is compliant with the relevant objectives of the RU1 Primary Production zone, relevant provisions of the Wentworth Development Control Plan (DCP) 2011 and is consistent with planning matters for consideration of the *Wentworth Local Environmental Plan 2011*. Although the development is inconsistent with the Wentworth Local Environmental Plan 2011 Minimum Lot Size standard, the non-compliance is acceptable as adequate justification was proposed to vary this development standard.

Refer to attachment 4 – 4.15 Assessment report

Refer to attachment 5 – Statement of Environmental Effects

Refer to attachment 6 – Conditions of consent

Options

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

- Approve Development Application DA2024/126 subject to conditions.

Legal, strategic, financial or policy implications

Should Council issue a determination to the application, the applicant has the right to submit a request for review of determination to Council under Section 8.2 of the *Environmental Planning & Assessment Act 1987.*

The applicant also has the right to appeal the decision made by Council to the Land and Environment Court pursuant to Section 8.7 of the *Environmental Planning & Assessment Act 1987.*

Conclusion

Having consideration of the consent of this report it is concluded that the appropriate course of action is to approve DA2024/126 subject to conditions.

Attachments

1. Development Application (Under Separate Cover)⇨
2. 4.6 Variation request⇩
3. Plans (Under Separate Cover)⇨
4. 4.15 Assessment report⇩
5. Statement of Environmental Effects⇩
6. Conditions of consent⇩

JACKSON PLANNING

Planning Report

Clause 4.6 Variation

8864 High Darling Road
Pooncarie, NSW, 2648

JACKSON PLANNING

REQUEST TO VARY A DEVELOPMENT STANDARD

Request to vary Clause 4.2B in the Wentworth LEP	
Street Address	8864 High Darling Road, Pooncarie
Date	17 October 2024

1

JACKSON PLANNING

SITE AND PROPOSED DEVELOPMENT

1. Site Description
The subject site comprises one parcel of land commonly known as 8864 High Darling Road, Pooncarie, and more formally as Lot 5628 in Deposited Plan 768527. The site consists of vacant rural land that is used for sheep grazing. It has an area of approx. 4,143 hectares (ha) and is accessed from High Darling Road. The eastern boundary adjoins the bank of the Darling River and there is no existing development on the land. The location of the proposed dwelling is not subject to any heritage or cultural sensitivities or native vegetation constraints. Reticulated electricity is available but not potable water, stormwater or sewer. The site is within remote rural area, approximately 15km to the south west of the Pooncarie township. An existing dwelling and sheep grazing is observed on adjoining land.

2. Proposal Description
This variation request seeks consent for the construction of a dwelling on the subject site that does not satisfy the minimum lot requirement. The purpose of the proposed dwelling is to allow the son and daughter to take over the farm operations and allow their parents to retire in the existing dwelling adjoining the site.

JACKSON PLANNING

PLANNING CONTROLS AND PROPOSED VARIATION

3. What is the environmental planning instrument/s you are seeking to vary?
The Wentworth Local Environmental Plan 2011.

4. Zoning of the subject site
RU1 – Primary Production.

5. Development Standard to be Varied
Minimum Lot Size Clause 4.2B Erection of dwelling houses on land in Zone RU1, RU4, R5, C3 and C4 Objectives include: (a) to minimise unplanned rural residential development, (b) to enable the replacement of lawfully erected dwelling houses in rural and conservation zones.

6. Type of Development Standard
Numeric.

7. Numeric Value of the Development Standard
Minimum lot size 10,000 hectares (ha).

8. Numeric Percentage Variation
The proposed dwelling is located on a land with an area of 4,143 ha. This falls short of the 10,000 ha minimum lot size requirement by approximately 58%.

9. Visual Representation of the Proposed Variation
Not applicable.

JUSTIFICATION OF PROPOSED VARIATION

10. How is compliance with the development standard unreasonable or unnecessary in this particular case?
a) Are the objectives of the development standard achieved notwithstanding the non-compliance? The objectives of the development standard are: • To minimise unplanned rural residential development; and • To enable the replacement of lawfully erected dwelling houses in rural and conservation zones. The proposed dwelling will provide for succession planning for the existing sheep farm on the land. This will enable the son and daughter of the existing farm operators to reside on the land whilst the existing farm operators retire in the existing dwelling. It is not an example of unplanned rural residential development and will not encourage such development. The second part to the objective is not applicable as the proposal is not for a replacement dwelling. Taking into consideration the above, objectives of the development standard are achieved notwithstanding the non-compliance with the minimum lot size. As such, Test 1 has been satisfied.
b) Are the underlying objectives or purpose of the development standard not relevant to the development? The underlying objective or purpose is relevant to the development and therefore this test is not relied upon.
c) Would the underlying objective or purpose be defeated or thwarted if compliance was required? The underlying objective is unlikely to be defeated and therefore this test is not relied upon.
d) Has the development standard been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard?

The standard has not been abandoned and therefore this test is not relied upon.
e) Is the zoning of the land unreasonable or inappropriate so that the development standard is also unreasonable or unnecessary? The zoning of the land is reasonable and appropriate and therefore this test is not relied upon.

11. Environmental planning grounds to justify contravening the development standard
By being located on the land, the proposed dwelling will allow the new farm operators (son and daughter of the current farm operators) to manage the existing sheep farm in the most sustainable and efficient way. It will also allow the current farm operators to retire with dignity in the existing dwelling and still offer farm assistance as necessary. Given the rural locale, alternative convenient accommodation options simply are not viable for the son and daughter to take over farming operations.
The proposed dwelling supports the longevity of the farming enterprise and allows the farm to be managed in the most sustainable and economical manner. The new operators will bring new practices and techniques to provide for diversification and expansion of the farming enterprise. As such, the proposal is considered to provide for the growth and economic prosperity of agriculture in the Municipality.
As the proposed dwelling will be associated with an existing farm and will not limit the ability of the site to be used for primary production, it is not considered to fragment or alienate resource lands. Furthermore, the proposed dwelling is not an example of unplanned rural residential development and will not encourage such development.

12. Additional information to justify the variation of the development standard
As above.

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:	DA2024/126 & PAN - 469456
Property Title & Address:	High Darling Road Lot 5628 DP 768527 Pooncarie P181/0
Property owner(s):	Gary Colin Cullinan & Stacey Lee Cullinan "CARSTAIRS STATION"
Applicant(s):	JACKSON PLANNING MJJR PTY LTD – Matt Jackson
Proposal:	Dwelling
Previous DAs:	DA34/95 lot 5- Rural dwelling DA2017/081 Demolition of existing dwelling & construction of new dwelling
Cost of proposed development:	$392,810.00

SITE AND SURROUNDING DEVELOPMENT

The subject site comprises of Lot 5628 DP 768527 located in Pooncarie, NSW. The lot has an area of approximately 4108ha and is accessed via High Darling Road linking it to the surrounding area.

The subject site is zoned RU1 Primary Production under the Wentworth Local Environmental Plan 2011 (WLEP 2011). The subject site is an irregularly shaped Lot used for dry land sheep grazing. Adjoining lots are zoned RU1 Primary Production with similar dryland agricultural uses, some with associated structures such as dwelling and storage sheds to support this agricultural use.

The site does not contain a heritage item and is not located within the heritage conservation area or urban release areas of Wentworth Shire Councils mapping. The site is located within the bush fire mapped area. WSC do not have flood data for this area to determine if the land is within the area identified as flood affected. The lot is affected by terrestrial biodiversity, & wetlands areas.

DESCRIPTION OF PROPOSAL

The proposal seeks development consent to construct a dwelling on the subject site. The dwelling will consist of 3 bedrooms, 2 bathrooms, laundry, study, kitchen, dining, lounge & living room with a floor area of 149.60m² with a ceiling height of 2.550m, the overall building height will be 4.050m.

The proposed dwelling requires a 4.6 variation to the standard under clause 4.2B of the Wentworth Local Environmental Plan 2011, as the subject site does not meet the minimum lot size of 10,000 hectares. This variation to the standard will be a numerical variation and require determination by council.

HISTORY RELEVANT TO THE DEVELOPMENT APPLICATION

The site is mapped as a Travelling stock reserve as indicated in Figures 1 and 2 below:

Figure 1. Entire impact over Lot 5628 DP 768527.

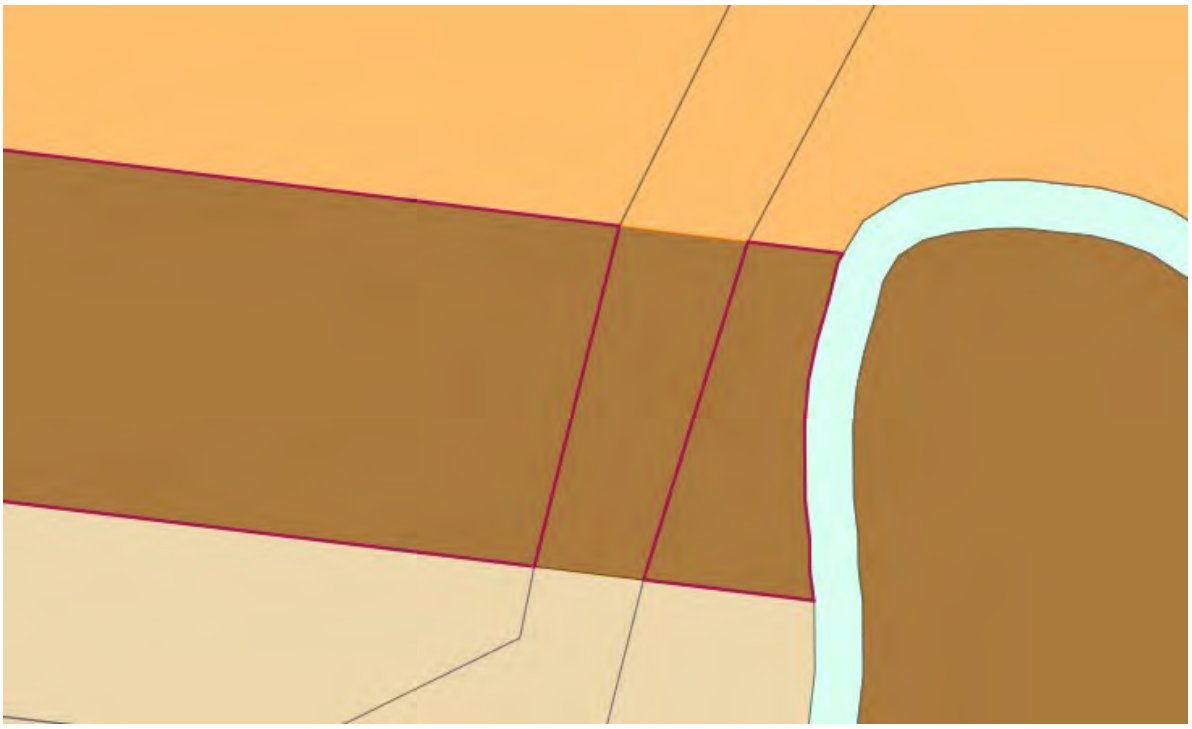


Figure 2. Area of proposed development.

Contacted Western Local Land Service as this is the department responsible for land in the Western division and Travelling Stock Reserves (TSR).

An email was forwarded 7/11/2024 from LLS personnel with the response below:

Concurrence request for a licence application to authorise Site Investigations over Travelling Stock Reserves (TSR) 355, 28851 (map attached).

The TSRs overlay Western Lands Leases, so are only managed by Western Local Land Services for the purpose of issuing stock permits, in accordance with the *Local Land Services Act 2013* (NSW). Note: I wasn't sure where the proposed dwelling site is, so have assessed for both TSRs. It is also noted that the proponent has approval from Crown Lands.

As per Crown Lands' TSR Dealings Policy (https://www.crownland.nsw.gov.au/sites/default/files/2022-06/Travelling-Stock-Reserves-Dealings-Policy_0.pdf), Western Local Land Services can confirm:
a) Use of the TSR for stock: Western Local Land Services has no current stock permits in place for use of the TSRs by bona fide travelling stock
b) Details of recent usage of this area: Western Local Land Services has no details of recent usage of this area
c) Compliance issues within this area: Western Local Land Services have no compliance issues within this area
d) Response to this request: Western Local Land Services **AGREES** to this request, based on agreed Assessment Criteria (attached).

Local Land Services TSR Dealings Assessment Report

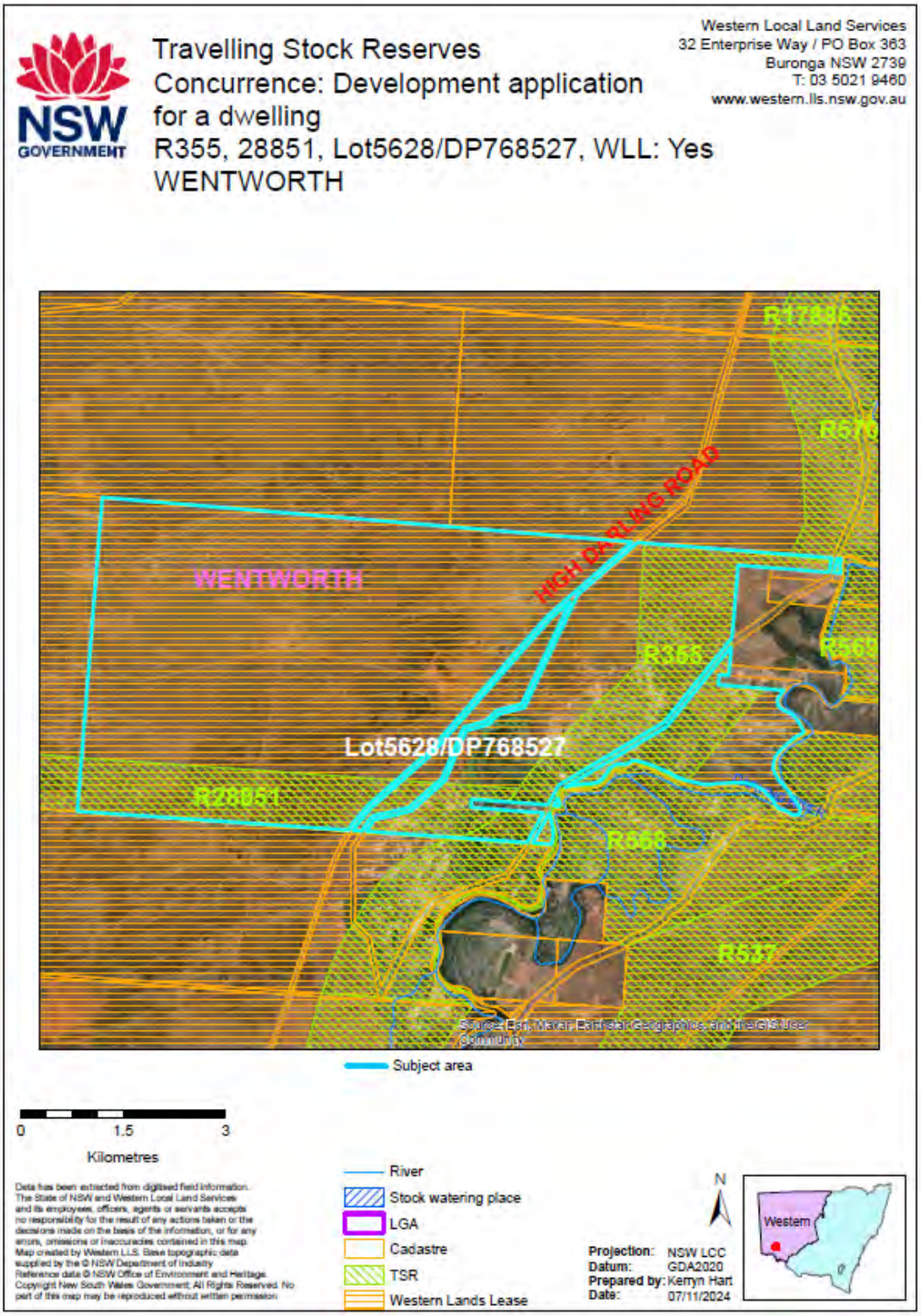
Attachment A:- Criteria for Assessment of a Dealing on a TSR under LLS Control.

In assessing a proposed dealing to transfer, sell, lease, licence, acquisition or grant a proprietary interest such as an easement with respect to TSR land, the following criteria will be assessed.

A TSR dealing under the *Crown Land Management Act 2016* may be considered appropriate in circumstances where the Minister or delegate is satisfied that the proposal addresses the following criteria:

TSR:	355, 28851
Date:	07/11/2024
Proponent:	Wentworth Shire Council
LGA:	WENTWORTH
WLL:	Yes
Lot/DP:	Lot5628/DP768527
Purpose:	Development application for a dwelling
Comments:	The TSRs overlay Western Lands Leases so are only managed by Western Local Land Services for the purpose of issuing stock permits, in accordance with the *Local Land Services Act 2013* (NSW).

	TSR Assessment Criteria *(if a criteria is not applicable, select n/a and outline why in the Supporting Statements)*	Acceptable	Unacceptable	Not-applicable
1	1. Does the dealing impact on the integrity of the 'active' TSR network at a local or regional scale? *Consider size, location and zoning of the TSR.*	☒ No	☐ Yes	☐ n/a
	Supporting Statement Not applicable in the Western Division			
2	2. Does the dealing make the TSR route unusable for travelling stock? *Consider if the TSR is used for stock movement, if the dealing would prohibit access to a critical parcel of land and if it would fragment the TSR.*	☒ No	☐ Yes	☐ n/a
	Supporting Statement Would not make unusable; No current permits issued; and no recent history of use			
3	3. Is the dealing for emergency management purposes or ancillary infrastructure?	☐ Yes	☒ No	☐ n/a
	Supporting Statement No			
4	4. Does the dealing obstruct biosecurity or safety outcomes?	☒ No	☐ Yes	☐ n/a
	Supporting Statement No			
5	5. Does the dealing significantly deteriorate the conservation values, cultural heritage values or other values of the TSR or part of the TSR?	☒ No	☐ Yes	☐ n/a
	Supporting Statement No			
6	6. Does the dealing adversely impact the right of way of a landholder?	☒ No	☐ Yes	☐ n/a
	Supporting Statement No			
7	7. Does the dealing result in the overuse of pasture and water sources along the TSR route?	☒ No	☐ Yes	☐ n/a
	Supporting Statement No			
8	8. Does the dealing set any adverse precedent?	☒ No	☐ Yes	☐ n/a
	Supporting Statement None foreseen			
9	9. Does the dealing affect a TSR or part of the TSR which is critical for public use? *Consider if the dealing restricts or limits public access to a TSR lawfully used by the public*	☒ No	☐ Yes	☐ n/a
	Supporting Statement Not applicable in the Western Division			



LOC provided from Crown Lands NSW, however, requires referral to Department of Planning, Housing and Infrastructure – Crown Lands, but this is not an option on the portal.

Based on discussions with NSW Crown Land personnel, Council informed there that the application could be referred to them as they were not an agency listed on the planning portal. Crown land indicated they would work toward getting listed on the portal before the matter needs to be determined by Council. To date, crown lands are not listed, as such Council will continue and determine the application, to ensure Council complies with relevant assessment timeframes.

SECTION 4.15-MATTERS FOR CONSIDERATION

(1) The provisions of any environmental planning instrument and development control plan

State Environmental Planning Policy (Transport and Infrastructure) 2021

The proposed development is to be located on land indicated on Wentworth Shire mapping as a Travelling Stock Reserve (Route). Under Division 22 (2.151) of this SEPP the erection of a building requires development consent.

The application was referred to Essential Energy under this SEPP, with response detail later within this report.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The proposed development is located on land over 1 ha in size with no mention of vegetation removal within the Statement of Environmental Effects provided. Site photos provided within the SEE (Figure 2: Location of the proposed dwelling) indicate that the site has already been cleared, with possible vegetation removal carried out (noting the remnants of a burn pile at the top of the photo presented). No assessment against Chapter 3 & 4 of the SEPP is required.

An assessment against Chapter 5, Clause 5.9 principles of the SEPP are as follows:

1. Access

   Land is leasehold land with no change to existing public access to the river proposed. The development will not change this access to the river. Crown land consent has been sought and provided for the proposed development DOC/24/21695.

2. Bank Disturbance

   The development will be sited 30m from the high bank line of the Darling River at the closest point, no bank disturbance is anticipated from the development and no vegetation removal has been identified.

3. Flooding

   Council do not have data to identify if the proposed site is located on flood liable land. As flood data is not available, it should be assumed that the site being located only 30m from the Darling River could be subject to riverine flooding and assessment against related principles is as follows:
   a). The rural land is vacant and has previously been used for agriculture (dry land grazing) with no existing development on the land. The proposed development is not anticipated to cause any increased risk to the riverine ecosystems.
   b). It is assumed that the site is flood liable with risk of flooding during major riverine flood events. With an increase in extreme weather events caused by climate change, this clause is especially relevant.
   c). The proposed dwelling is to be located above the 1:100 AHD. Conditions of consent can be put in place to protect habitable areas and to facilitate free flow of water during flood events.
   d). Councils flood mapping does not include data for this location, the dwelling is to be placed above known flood heights gathered by property owners over time.

e). Electricity is to be made available to the site, sewer will be managed onsite using an approved waste management system with stormwater also managed onsite. Telecommunication connection not required as mobile network will facilitate coverage.
f). The land is expected to be used for residential purposes, minimal risk of pollution during riverine flood event, as residents have time to prepare and prevent possible access issues.
g). The dwelling will be placed on stumps and will be required to be raised above the 1 in 100 year flood event level.
h). Noted. Due to the generally slow nature of riverine flood, residents should be able to plan and prepare with adequate time for evacuation.

4. Land Degradation
The proposed development will be conditioned to minimise any detrimental effects on the land if required.

5. Landscape
The proposed site has been used for dry land grazing purposes and the site for the dwelling has been chosen due to the lack of vegetation. As such, no vegetation removal is anticipated, landscaping will be conditioned to include native species for revegetation.

6. River Related Uses
The proposed development does not demonstrate an essential relationship to the river, as such the proposed dwelling will be located a reasonable distance from the river.

7. Settlement
The proposed development is for a single dwelling.

8. Water Quality
The proposed development and continued use will be conditioned to ensure measures are applied to reduce pollution of the waterway.

9. Wetlands
The proposed site is not located in wetland area as per WSC mapping. The location where the dwelling is be sited has been disturbed through previous agricultural use and internal road access to neighbouring properties.

An assessment against **Clause 5.13** principle of the SEPP are as follows:
- **Building setback:** The proposed dwelling meets the WLEP 2011 setback requirement as the dwelling will be located 30m from the bank of the Darling River.
- **Matters to be considered**
    - Effluent disposal: An approved on site sewer management system will be required for the dwelling.
    - Landscaping: To be conditioned recommending use of local native vegetation species.

The proposed development complies with the principles within the SEPP.

Wentworth Local Environmental Plan (LEP) 2011
The proposed dwelling is **permitted with consent** within land zoned RU1 Primary Production under the Wentworth LEP 2011, meeting the land use zone objectives to which the site is located.

Clause 4.2B, Erection of dwelling houses on land in Zones RU1, RU4, R5, C3 and C4

The objectives of this clause **are not met** and will require a 4.6 variation to the standard. Although the proposed dwelling is not unplanned development. The dwelling is proposed to support ongoing intergenerational agricultural land use, with the new dwelling being occupied by the current landholder's family in preparation for succession farming. The lot is below the MLS of 10,000ha for a dwelling, at 4,108ha. Under this clause the proposed dwelling is not replacing an existing lawfully erected dwelling house and the lot is below the MLS of 10,000ha.

Applicants' response: The proposed dwelling is consistent with the objectives of Clause 4.2B as it is associated with the existing sheep farm and as a result, is not considered to be unplanned rural residential development. The minimum lot size of 10,000ha is not met, therefore, a variation has been sought. Justification for the variation is contained below.

Justification is provided for non-compliance with this standard and will be further supported through the 4.6 variation assessment.

Standard being varied

Clause 4.2B does not permit the building of a dwelling on land within the listed zones on a lot below the MLS, as such the proposed development requires a 4.6 variation to be applied to the development. This variation to the development standard will be a numerical variation of 58.5%.

Clause 4.6 Exceptions to development standards

This clause provides flexibility to vary the development standards specified within the Standard Instrument where it can be demonstrated that the development standard is unreasonable or unnecessary in the circumstances of the case, and where there are sufficient environmental grounds to justify this departure.

(1) The objectives of this clause are as follows—
(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
(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 to 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 the contravention of 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).

Applicants response: The requirement for consideration and justification of a Clause 4.6 variation necessitates an assessment of a number of criteria. It is recognised that it is not merely sufficient to demonstrate a minimisation of environmental harm to justify a Clause 4.6 variation, although in the circumstance of this case, the absence of any environmental impact is of considerable merit.

Accordingly, justification is set out in following assessment for the departure from the 10,000 ha minimum lot size for a dwelling under the Wentworth LEP 2011. The purpose of the information provided is to demonstrate that strict compliance with this development standard is unreasonable or unnecessary in the circumstances of this particular case. It also demonstrates that there are sufficient environmental planning grounds for the departure from the 10,000 ha minimum lot size for a dwelling as specified in the Wentworth LEP 2011.

The accompanying SEE including the written request of support for the 4.6 variation includes information required for such applications prior to changes made by the NSW Government effective as of 1 November 2023. Council requested additional information on the 08/10/2024 for the 4.6 variation to be consistent with the template provided by the Department of Planning and Environment, Guide to Varying Development Standards. An amended 4.6 variation report was provided on the 17/10/2024 meeting requirements.

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 variation proposed is greater than 10% (58.5%), 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.

Consideration of the applicants written request – Clause 4.6(3) (a) and (b)
Does the written request adequately address clause 4.6(3)(a).

Applicants response: The objectives of the development standard are:

• To minimise unplanned rural residential development; and

• To enable the replacement of lawfully erected dwelling houses in rural and conservation zones.

The proposed dwelling will provide for succession planning for the existing sheep farm on the land. This will enable the son and daughter of the existing farm operators to reside on the land whilst the existing farm operators retire in the existing dwelling. It is not an example of unplanned rural residential development and will not encourage such development. The second part to the objective is not applicable as the proposal is not for a replacement dwelling.

Taking into consideration the above, objectives of the development standard are achieved notwithstanding the non-compliance with the minimum lot size. As such, Test 1 has been satisfied.

Does the written request adequately address those issues at Clause 4.6(3)(b)

> "That there are sufficient environmental planning grounds to justify contravening the development standard."

Applicants response: By being located on the land, the proposed dwelling will allow the new farm operators (son and daughter of the current farm operators) to manage the existing sheep farm in the most sustainable and efficient way. It will also allow the current farm operators to retire with dignity in the existing dwelling and still offer farm assistance as necessary. Given the rural locale, alternative convenient accommodation options simply are not viable for the son and daughter to take over farming operations.

The proposed dwelling supports the longevity of the farming enterprise and allows the farm to be managed in the most sustainable and economical manner. The new operators will bring new practices and techniques to provide for diversification and expansion of the farming enterprise. As such, the proposal is considered to provide for the growth and economic prosperity of agriculture in the Municipality.

As the proposed dwelling will be associated with an existing farm and will not limit the ability of the site to be used for primary production, it is not considered to fragment or alienate resource lands. Furthermore, the proposed dwelling is not an example of unplanned rural residential development and will not encourage such development.

Officer comments: The justification provided within the written request regarding environmental planning grounds is adequate.

The Five Part Test

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.

It is sufficient to demonstrate only one of these ways to satisfy clause 7.6, 7.9 and the definition per Wehbe v Pittwater Council [2007] NSWLEC 827, Initial Action Pty Limited v Woollahra Municipal Council [2018] NSWLEC 118 at [22] and RebelMH Neutral Bay Pty Limited v North Sydney Council [2019] NSWCA 130 at [28]) and SJD DB2 Pty Ltd v Woollahra Municipal Council [2020] NSWLEC 1112 at [31].

TEST 1: The objectives of the development standard are achieved notwithstanding non-compliance with the standard.

a) Are the objectives of the development standard achieved notwithstanding the non-compliance?

The objectives of the development standard are:

• To minimise unplanned rural residential development; and
• To enable the replacement of lawfully erected dwelling houses in rural and conservation zones.

The proposed dwelling will provide for succession planning for the existing sheep farm on the land. This will enable the son and daughter of the existing farm operators to reside on the land whilst the existing farm operators retire in the existing dwelling. It is not an example of unplanned rural residential development and will not encourage such development. The second part to the objective is not applicable as the proposal is not for a replacement dwelling.

Taking into consideration the above, objectives of the development standard are achieved notwithstanding the non-compliance with the minimum lot size. As such, Test 1 has been satisfied.

TEST 2: The underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.

Applicants response: The underlying objective or purpose is relevant to the development and therefore this test is not relied upon.

TEST 3: The objective would be defeated, thwarted or undermined if compliance was required with the consequence that compliance is unreasonable.

Applicants response: The underlying objective is unlikely to be defeated and therefore this test is not relied upon.

TEST 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.

Applicants response: The standard has not been abandoned and therefore this test is not relied upon.

TEST 5: The zoning of the land is unreasonable or inappropriate.

Applicants response: The zoning of the land is reasonable and appropriate and therefore this test is not relied upon.

Clause 5.16(4) Subdivision of, or dwellings on, land in certain rural, residential or conservation zones

a). Surrounding land uses are also for Primary Production with residential dwellings and other ancillary structures that support land use.

b). The proposed development will be in keeping with surrounding existing and ongoing land uses.

c). The proposed use is compatible with uses referred to in paragraph a). and b).

d). N/A as the proposed use is not incompatible with the existing uses.

Applicants response: The subject site and surrounding area are in a remote rural location. A majority of land in the vicinity of the site is untouched and remains in its natural state. There is an existing sheep farm on land to the south and the proposed dwelling will be associated with this sheep farm. The current farm operators are seeking to retire in the current dwelling and their son and daughter will reside in the proposed dwelling and take over farm operations. As such, the proposed dwelling will not result in any land use conflicts.

Clause 5.21 Flood Planning
Council do not have data to identify if the proposed site is located on flood liable land. As flood data is not available, it should be assumed that the site being located only 30m from the Darling River could be subject to riverine flooding. This setback meets the requirements identified for development on the river front area. Construction of a dwelling is not anticipated to have detrimental effects on flood behaviour.

It is anticipated the dwelling will be built on stumps will allow water flow around the structure, should it be impacted by flood water. Nearby roads are accessible with flood impact unknown due to flood data being unavailable at this location. The design of the dwelling and placement on site has been considered for minimal environmental impact.

Although the applicant identified a flood marker for the 1960 flood level, however, council official flood data based on a flood study does not extend that far.

Clause 7.1 Earthworks
Any earthworks will form part of the conditions of consent, should the application be approved as ancillary to the main approval for a dwelling. Standards will apply for any associated earthworks.

Clause 7.4 Terrestrial Biodiversity
An assessment of the proposed dwelling against clause 7.4(3) is as follows:

a). The proposed residential development is unlikely to have any detrimental effects on fauna and flora existing on the site, the residential dwelling is to be used for domestic purposes, no tree removal is expected, potential impacts will most likely be from construction. The development will be conditioned to minimise impact on existing biodiversity on the site and to encourage replanting of native species.

b). The proposed development is unlikely to have any adverse impact on the importance of vegetation on the site, nor adverse impacts on the habitat and survival of native fauna. The site chosen has minimal vegetation with larger native trees closest to the riverbank to remain untouched. Approval would see conditions pertaining to vegetation removal and re-planting.

c). The proposed development is unlikely to fragment, disturb, or diminish the biodiversity structure, function, and composition of the land as it has already been disturbed as part of the previous agricultural dryland grazing/farming use. This site is also listed as a travelling stock reserve.

d). The proposed development is unlikely to have any adverse impact on the habitat elements and connectivity to the land as limited vegetation currently exists facilitating this connectivity.

An assessment of the proposed dwelling against **clause 7.4(4)** is as follows:

a. The dwelling has been designed, sited and managed to minimise any environmental damage.
b. Noted
c. Noted

Applicants response: The proposed dwelling will not result in any unreasonable environmental impacts. It is located over a vacant and cleared area of the site and no native vegetation is required to be removed to accommodate the building. All stormwater and wastewater will be managed on-site in accordance with the relevant Council and other Government Agency policies. As such, there will be no adverse impacts to the nearby Darling River.

Clause 7.6 Development on the river front areas
The proposed dwelling is **compliant** with this clause and is to be located 30m from the high bank of the river, rather than the 100m indicated within the WDCP. Justification has been provided that indicates this development will not have any greater environmental impact on the riverine environment at this distance than it would at 100m. All impacts to the environment will be mitigated and managed through conditions of consent.

The proposed development has been assessed against clause 7.6(3) as follows:

a) The appearance of the proposed dwelling will be compatible with the surrounding area as the neighbouring property to the south has a dwelling and other associated structures with a similar setback to the Darling River.
b) The proposed development of a dwelling is unlikely to cause any significant increase in environmental harm, with conditions of consent to manage and mitigate impact to water, soil, air, flora, and fauna.
c) The proposed dwelling uses materials and colours that will not detract from the natural landscape of the area.
d) The development will not alter public access to the river front area.
e) Other than the placement of a dwelling and associated services that form part of this approval, the applicant does not propose any further impact. Surrounding land will be maintained as it was before the application.

Applicants response: The proposed dwelling is located adjacent to the Darling River to the east, as such, this Clause must be considered. The proposed dwelling will not conflict with the objectives of this clause as it will not result in any unreasonable visual or environmental impacts to the Darling River and surrounding environs. The dwelling has a setback of 30m from the high bank of the river which is consistent (if not greater than) a number of existing buildings to the south. It will not be a dominant feature in the landscape as it is a single storey and finished in muted grey and dull white tones which will blend with the rural environment. All stormwater and wastewater will be managed on-site in accordance with the relevant Council and other Government Agency policies. The dwelling will not impact any public access to the river and no historic, scientific, cultural, social, archaeological, or architectural will be impacted. Whilst a dwelling is not specifically listed as a type of development for which development consent may be granted, the 11 provisions under Clause 7.6(3) have been satisfied and it is an appropriate development outcome on a riverfront area.

Clause 7.7 Riparian land and Murray River and other watercourses – general principles
The proposed development is on land identified as being located along the Natural Watercourse on the Watercourse Map, the site plan indicates that the dwelling is to be located 30m from the top bank of a watercourse (Darling River).
This distance from the watercourse is deemed **compliant** with the WLEP requirements of this clause, noting that existing development consent requirements of buildings being located 30m distance from the high bank of the river are acceptable to council in other developed areas of the shire (precedents have been set). Environmental impacts can be managed and mitigated through conditions of consent.

Clause 7.7(3) assessment is as follows:

a. Adverse impact of the proposed:
    I. The structure will be set enough distance from the water body and is not anticipated to impact the flow.
    II. No impacts on aquatic and riparian species, habitats, and ecosystem. The use of the land will be rural residential with no emissions likely to impact the environment anticipated from the development.

III. There may be potential disturbance of the of the stability of the bed, shore and banks of the watercourse. The determination will be conditioned to ensure the bed and bank is protected from any impacts from the development.
IV. No impacts to the watercourse movement of aquatic fauna anticipated.
V. Trees and any vegetation in along the bank must be protected and rehabilitated if so required to protect it from the development.

b. The dwelling may have domestic water entitlement to take water from the river but only for domestic purposes. Should water for purposes other non-domestic uses be required, the landowner will need to contact Water NSW.

An assessment of the proposed dwelling against clause 7.7(4) is as follows:

a. The dwelling will need to be designed, sited and managed to avoid any environmental damage. As such a report by a qualified person must be provided to show how the final dwelling design will prevent significant impacts to the environment.
b. If there are some impacts, a report from a qualified person must show how these impacts will be minimised.
c. If the impacts cannot be minimised, it must be proven to the council how these environmental impacts will be mitigated to a reasonable level.

Applicants response:
The proposed dwelling is located 30m from the high bank of the Darling River, as such, this Clause must be considered. The proposed dwelling is not considered to result in any detrimental impacts to the Darling River and surrounding environs. All stormwater and wastewater will be managed on-site in accordance with the relevant Council and other Government Agency policies. No major earthworks are required to accommodate the proposed dwelling and the extent of water extracted from the Darling River will not notably increase.

Wentworth Development Control Plan (DCP) 2011
Assessment against Chapter 5 of the Wentworth Development Control Plan (DCP) 2011 was carried out, and is acceptable, as shown below.

Wentworth DCP	Chapter	Acceptable	Not Acceptable	N/A	Reason
	Chapter 5 5.1 Intensive Agriculture	X			Dwelling houses are permitted with consent within the RU1 Primary Production zone. The proposed new dwelling will support existing primary production use of the land and allow intergenerational farming. The new dwelling will be sited in a location that minimises disturbance to agriculturally productive land.
	5.2 Subdivision			X	No subdivision proposed
	5.3 Rural Dwellings a). General Controls	X			The dwelling will be located more than 50m from the front boundary of the rural property. The dwelling will be conditioned to be sited

	b). Access				above the 1 in 100 flood level and will utilise appropriate building materials. Access to the property is already existing.
	5.3.1 Water	X			Water management including water storage will be conditioned as part of approval. Water storage capable of holding not less than 46,000 litres will be included in conditions of consent. There is a 23,000l concrete or metal water tank proposed on the plans to be fitted with a stortz fitting for fire fighting purposes. The Darling River situated 30m from the proposed dwelling is also identified as a fire fighting water source.
	5.3.2 Effluent Disposal	X			As reticulated sewer is not available to the site, effluent disposal will be conditioned as part of approval via an onsite wastewater management system. A land capability assessment will be required to determine the type of system to be installed.
	5.3.3 Fencing			X	Fencing not part of this application but should match that of the area and comply with relevant legislation.
	5.3.4 Dwelling setback from river	X			The proposed site of the dwelling is less than the prescribed 100m from the Darling River at a distance of 30m. Justification for this non-compliance with the riverfront setback of the DCP must be addressed and must satisfactorily meet all the relevant matters of the LEP. Additional Information request added to portal 10/10/2024. Response to Additional Information received 17/10/2024 as follows: Clauses 7.6 and 7.7 of the Wentworth LEP have been

					assessed above. As such, variation to the 100m setback from the river is considered to be acceptable.
	5.3.5 Land Capability	X			Dwelling is to support existing agricultural, and ongoing land use.
	5.4 Rural Sheds			X	Development approval does not include a shed.
	5.5 Rural industries	X			Noted – conditions to be included that mitigate and manage noise, access, landscaping, and land capability.
	5.6 – 5.6.10 Boarding and/or breeding kennels for dogs and cats in rural areas			X	N/A
	5.7 – 5.7.3 Hazardous chemical	X			Noted - proposal is for a residential dwelling as such minimal hazardous chemical use or storage anticipated.
	5.8 Rural land use conflict	X			Surrounding sites are used for agriculture with residential dwellings and other associated structures – no conflict of land use evident.
	5.8.1 Buffer distances	X			Noted – the proposed dwelling will enable intergenerational farming, with the closest surrounding neighbours located more than 50m from the proposed dwelling. Buffers are considered unnecessary in this instance.
	5.8.2 Variations to buffers	X			Noted – existing vegetation and current distances between proposed site and nearest residential dwelling mitigate the need to impose a buffer.
	5.8.3 Vegetation buffers	X			Noted – existing vegetation and current distances between proposed site and nearest residential dwelling mitigate the need to impose a vegetation buffer.

(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	**X**			The site is surrounded by similar land uses (rural residential/agriculture). No land will be taken away from agricultural land, and no effect on adjoining lands.
Public domain & Streetscape	**X**			The siting of this development will facilitate adequate distance between the proposed dwelling and the nearest road. The proposed dwelling is to be located 30m from the Darling River.
Landscaping	**X**			Future landscaping to be conditioned as part of development consent with use of native species encouraged.
Stormwater	**X**			Stormwater to be managed onsite.
Heritage	**X**			No heritage items or listing for this site. It should be noted that Travelling Stock Reserve impacts the site.
Soils & Soils Erosion	**X**			None expected from the proposed development, minimal site preparation anticipated, however, conditions of consent will be applied for construction. A land capability assessment will be required to determine the most appropriate form of on site waste water management system.
Air and microclimate	**X**			None anticipated from this development as there is adequate open space around the proposed rural dwelling. Neighbours are some distance away and are unlikely to be impacted by the development.
Water Resources	**X**			None located on land, and none expected to be impacted by proposed development. Conditions of consent if granted will mitigate and manage impact of proposed dwelling within river front development distance of 30m. Due to location near the Darling River and the rural nature of the location, a water access licence may be possible for water from the Darling River. Domestic water entitlement. Provision of at least 46,000 litre water collection from the roof will be a requirement of the consent.
Biodiversity (Flora & Fauna)	**X**			The site is clear of native vegetation.
Land Resources	**X**			None located on the site expected to impact the proposed development.
Utilities	**X**			Power to be connected to dwelling. Domestic water entitlement.

Access & Parking	**X**			Direct access to site available, the rural property provides adequate space for parking.
Roads & Traffic	**X**			No new road proposed, traffic will not be impacted by proposal.
Solar Access and Energy Efficiency			**X**	BASIX is not required for a moveable dwelling.
Overshadowing			**X**	Not relevant as single storey dwelling.
Privacy & Overlooking			**X**	Not relevant as proposed dwelling is not near any neighbouring buildings and is a single storey dwelling.
Flooding	**X**			Conditions of consent will include flood mitigation and management measures.
Bushfire Prone Area	X			The proposed location is in Bushfire impacted land. Bushfire assessment report included with application. The Bushfire Attack Level determined using this assessment is BAL-19 – no referral to RFS required.
Noise	**X**			Noise increase expected during construction, residential noise anticipated following construction. New residents are familiar with surrounding agricultural practices and noise that may result from carrying out these practices.
Technological hazards	**X**			None anticipated from the development, only rural residential activities anticipated from the site.
Safety, Security & Crime Prevention	**X**			Development will not affect the safety of the area.
Social and Economic Impacts	**X**			No negative social and economic impacts anticipated from the proposed development.

(5) The suitability of the site for development

The site is suitable for the proposed dwelling as it will not have any adverse impact on the locality. The proposed development is permitted by the RU1 Primary Production zoning of the area under the Wentworth LEP 2011. The character and use of the proposed dwelling is consistent with existing developments in the surrounding area and does not propose any change to existing land uses. Although the proposed dwelling is to be located 30m from the high bank of the Darling River, rather than the prescribed 100m of the WDCP2011, this reduced distance poses no greater threat to the natural environment and can be mitigated and managed through conditions of consent.

(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.

COMMENTS FROM COUNCIL INTERNAL DEPARTMENTS

Department	**Referred Y/N**	**Comments**
Building	**N**	

Subdivision Engineer	**N**	
Roads & Engineering	**N**	
Finance & Policy	**N**	
Heritage Advisor	**N**	
Environmental Health	**N**	
Local Laws	**N**	
Floodplain Mgt Committee	**N**	
Sustainable Infrastructure	**N**	

EXTERNAL REFERRALS

Essential Energy

20/09/2024 the application was referred to Essential Energy under the TISEPP.
10/10/2024 response to referral received noting safety concern and inclusion of general comments DOC/24/24073 a new site plan has been provided with the location of the closest power lines identified.

Rural Fire Service (RFS)

22/10/2024 referral to RFS as plans and bushfire building application inconsistent – inclusion of bottled gas to dwelling on plans.
31/10/2024 Response provided with recommended conditions.

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 RU1 Primary Production. The proposal is not considered to have detrimental impact on the site and surrounds. (*Sec 4.15 (a)***
4. **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 2011.**
5. **The proposed dwelling accords with the relevant objectives and provisions of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 & State Environmental Planning Policy (Transport & Infrastructure) 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:**
Kerrie Copley **Planning Officer**	**George Kenende** **Acting Director Health & Planning**
Date: 06/12/2024	**Date: 10/01/2025**

JACKSON PLANNING

Planning Report

Dwelling and Variation to LEP Standard 4.2B

8864 High Darling Road
Pooncarie, NSW, 2648

JACKSON PLANNING

EXECUTIVE SUMMARY

Proposal	Construction of a dwelling and variation to LEP Standard 4.2B
Street Address	8864 High Darling Road, Pooncarie
Formal Land Description	Lot 5628 in Deposited Plan 768527
Zone	RU1 – Primary Production
Relevant State Environmental Planning Policies	Nil

JACKSON PLANNING

SUBJECT SITE AND SURROUNDING AREA

The subject site comprises one parcel of land commonly known as 8864 High Darling Road, Pooncarie, and more formally as Lot 5628 in Deposited Plan 768527. The site consists of vacant rural land that is used for sheep grazing. It has an area of approx. 4,143 hectares (ha) and is accessed from High Darling Road. The eastern boundary adjoins the bank of the Darling River and there is no existing development on the land. The location of the proposed dwelling is not subject to any heritage or cultural sensitivities or native vegetation constraints. Reticulated electricity is available but not potable water, stormwater or sewer.

The site is within remote rural area, approximately 15km to the south west of the Pooncarie township. An existing dwelling and sheep grazing is observed on adjoining land.

An aerial image of the site and surrounding area as well as site photos are contained on the following pages.

Aerial Image of the Site and Surrounding Area

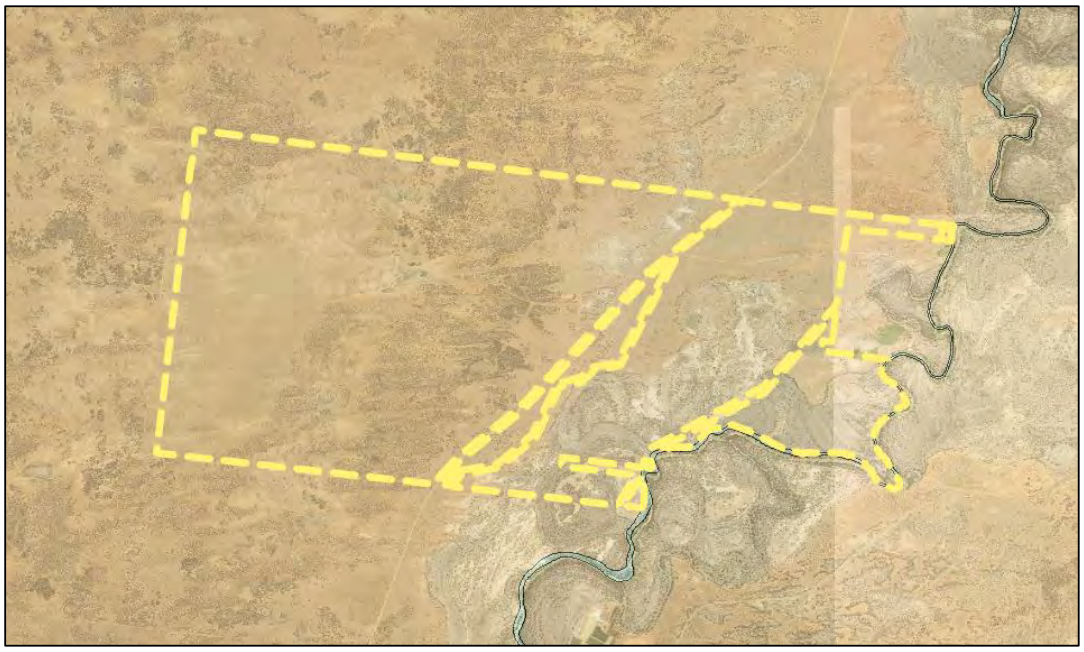


Figure 1: Subject site and surrounding area (Source: NSW Spatial Viewer)

Site Photos

Figure 2: Location of proposed dwelling

Figure 3: View of the site looking west from the Darling River

Figure 4: View to the south showing existing dwelling and farm buildings on adjoining land

JACKSON PLANNING

PROPOSAL
DESCRIPTION

This application is for the construction of a dwelling, as summarised under the following points:

- The dwelling is single storey and contains three bedrooms (master with WIR and ensuite), open plan kitchen, meals and family area, walk in pantry, bathroom, powder room, laundry, study and verandah and deck on the front and back of the building.
- The external appearance of the dwelling is simple and contemporary with a traditional hipped roof and corrugated iron wall and roof cladding. The colour scheme consists of muted grey and white tones.
- The dwelling has a maximum height of 4.3m above natural ground.
- An existing dirt track will be utilised to provide access to the dwelling.

The purpose of the proposed dwelling is to allow the son and daughter to take over the farm operations and allow their parents to retire in the existing dwelling adjoining the site.

As the subject land falls short of the minimum lot size (10,000 hectares), a variation to LEP Standard 4.2B is proposed.

JACKSON PLANNING

PLANNING
CONTROLS AND ASSESSMENT

Wentworth Local Environmental Plan 2011 (LEP)

The subject site is within the RU1 – Primary Production Zone.

The objectives of the zone 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 encourage and promote the growth and diversification of economic and employment opportunities in agriculture, horticulture and tourism.*
- *To enable the development of restaurants and cafes and kiosks as part of agritourism development.*

Discussion

The proposed dwelling positively addresses the objectives of the RU1 Zone. The dwelling allows for succession planning for the existing sheep farm on the land, ensuring its continued operation and economic prosperity. As the dwelling will be associated with farming practices, no land use conflicts will result and primary production land will not be removed or fragmented.

Clause 4.2B Erection of dwelling houses on land in Zones RU1, RU4, R5, C3 and C4

The objective of this clause is to

(a) to minimise unplanned rural residential development,
(b) to enable the replacement of lawfully erected dwelling houses in rural and conservation zones.

Development consent must not be granted for the erection of a dwelling house on land in a zone to which this clause applies unless the land is

(a) a lot that is at least the minimum lot size specified for that land by the Lot Size Map, or
(b) a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or
(c) *a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement*

Discussion

The proposed dwelling is consistent with the objectives of Clause 4.2B as it is associated with the existing sheep farm and as a result, is not considered to be unplanned rural residential development. The minimum lot size of 10,000ha is not met, therefore, a variation has been sought. Justification for the variation is contained below.

Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones

The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or conservation zones concerned (particularly between residential land uses and other rural land uses).

(3) A consent authority must take into account the matters specified in subclause (4) in determining whether to grant development consent to development on land to which this clause applies for either of the following purposes—

(a) subdivision of land proposed to be used for the purposes of a dwelling,
(b) erection of a dwelling.

(4) The following matters are to be taken into account—

(a) the existing uses and approved uses of land in the vicinity of the development,

(b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,

(c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),

(d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).

Discussion

The subject site and surrounding area are in a remote rural location. A majority of land in the vicinity of the site is untouched and remains in its natural state. There is an existing sheep farm on land to the south and the proposed dwelling will be associated with this sheep farm. The current farm operators are seeking to retire in the current dwelling and their son and daughter will reside in the proposed dwelling and take over farm operations. As such, the proposed dwelling will not result in any land use conflicts.

Clause 7.4 Terrestrial biodiversity

The objective of this clause is to maintain terrestrial biodiversity by—

- *protecting native fauna and flora, and*
- *protecting the ecological processes necessary for their continued existence, and*
- *encouraging the conservation and recovery of native fauna and flora and their habitats.*

Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development—

- *is likely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
- *is likely to have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
- *has any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
- *is likely to have any adverse impact on the habitat elements providing connectivity on the land.*

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- *if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Discussion

The proposed dwelling will not result in any unreasonable environmental impacts. It is located over a vacant and cleared area of the site and no native vegetation is required to be removed to accommodate the building. All stormwater and wastewater will be managed on-site in accordance with the relevant Council and other Government Agency policies. As such, there will be no adverse impacts to the nearby Darling River.

Clause 7.6 Development on river front areas

The objectives of this clause are as follows—

- *to support natural riverine processes, including the migration of the Murray River's channels,*
- *to protect and improve the bed and bank stability of the Murray River,*
- *to maintain and improve the water quality of the Murray River,*
- *to protect the amenity, scenic landscape values and cultural heritage of the Murray River and to protect public access to its riverine corridors,*
- *to conserve and protect the riverine corridors of the Murray River, including wildlife habitat.*

Despite any other provision of this Plan, development consent may only be granted to development on land in a river front area for the following purposes—

- *boat building and repair facilities, boat launching ramps, boat sheds, charter and tourism boating facilities or marinas,*
- *the extension or alteration of an existing building that is wholly or partly in the river front area, but only if the extension or alteration is to be located no closer to the river bank than the existing building,*
- *environmental protection works,*
- *extensive agriculture and intensive plant agriculture,*

- *walking trails, cycleways, picnic facilities, recreation facilities and recreation facilities (outdoors),*
- *water recreation structures.*

Development consent must not be granted under subclause (2) unless the consent authority is satisfied of the following—

- *that the appearance of the development, from both the Murray River and the river front area will be compatible with the surrounding area,*
- *that the development is not likely to cause environmental harm, including (but not limited to) any of the following—*
  - *pollution or siltation of the Murray River,*
  - *any adverse effect on surrounding uses, riverine habitat, wetland areas or flora or fauna habitats,*
  - *any adverse effect on drainage patterns,*
- *that the development is likely to cause only minimal visual disturbance to the existing landscape,*
- *that continuous public access, and opportunities to provide continuous public access, along the river front and to the Murray River are not likely to be compromised,*
- *that any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land is to be maintained.*

Discussion

The proposed dwelling is located adjacent to the Darling River to the east, as such, this Clause must be considered. The proposed dwelling will not conflict with the objectives of this clause as it will not result in any unreasonable visual or environmental impacts to the Darling River and surrounding environs. The dwelling has a setback of 30m from the high bank of the river which is consistent (if not greater than) a number of existing buildings to the south. It will not be a dominant feature in the landscape as it is a single storey and finished in muted grey and dull white tones which will blend with the rural environment. All stormwater and wastewater will be managed on-site in accordance with the relevant Council and other Government Agency policies. The dwelling will not impact any public access to the river and no historic, scientific, cultural, social, archaeological or architectural will be impacted. Whilst a dwelling is not specifically listed as a type of development for which development consent may be granted, the

provisions under Clause 7.6(3) have been satisfied and it is an appropriate development outcome on a riverfront area.

Clause 7.7 Riparian land and Murray River and other watercourses—general principles

The objective of this clause is to protect and maintain the following—

- *water quality within the Murray River and other watercourses,*
- *the stability of the bed and banks of the Murray River and other watercourses,*
- *aquatic riparian habitats,*
- *ecological processes within the Murray River and other watercourses and riparian areas.*

Before determining a development application to carry out development on land to which this clause applies, the consent authority must consider whether or not the development:

- *is likely to cause any adverse impact on the following—*
  - *the water quality and flows within a watercourse,*
  - *aquatic and riparian species, habitats and ecosystems,*
  - *the stability of the bed, shore and banks of a watercourse,*
  - *the free passage of fish and other aquatic organisms within or along a watercourse,*
  - *any future rehabilitation of a watercourse and riparian areas, and*
- *will increase water extraction from a watercourse.*

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- *if that impact cannot be avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*
- *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Discussion

The proposed dwelling is located 30m from the high bank of the Darling River, as such, this Clause must be considered. The proposed dwelling is not considered to result in any detrimental impacts to the Darling River and surrounding environs. All stormwater and wastewater will be managed on-site in accordance with the relevant Council and other Government Agency policies. No major earthworks are required to accommodate the proposed dwelling and the extent of water extracted from the Darling River will not notably increase.

Variation to Standard 4.2B

Please refer to separate Clause 4.6 Variation Report.

State Environmental Planning Polices (SEPP)

There are no state policies application for this application.

Wentworth Development Control Plan

Chapter 5 – Rural Development Controls

5.3 Rural Dwellings

5.3.4 Dwelling setbacks from river

Dwelling setbacks from river are to be in accordance with the provision of the Wentworth LEP 2011. Generally, there is the 100m setback for rural zoned land, in exception to land zoned RU5 Village and R5 Large Lot Residential.

Council will consider variation to the provision of LEP for an application to build a dwelling in the riverfront area, being the setback area from the high bank of the river on a case by case basis. The applicant is to provide to Council's satisfaction all the matters listed under the provision of the LEP.

Discussion

Clauses 7.6 and 7.7 of the Wentworth LEP have been assessed above. As such, variation to the 100m setback from the river is considered to be acceptable.

General Assessment

Visual Impacts

Given the rural location, no unreasonable visual impacts will occur.

Open Space

Sufficient private open space is achieved.

Overshadowing and Privacy

No overshadowing or privacy issues are identified given the rural location of the proposed dwelling.

Noise

Only standard domestic mechanical plant will be associated with the proposed building, which will emit noise typical for a domestic building.

Erosion Control Measures

No specific erosion control measures are considered necessary for this development as the land is generally flat. Any minor earthworks will be appropriately battered and retained (if necessary).

Economic and Social Impacts

The proposed dwelling will contribute to the economic wellbeing of the Municipality as it will support the ongoing operation and expansion of the existing sheep farm.

Environmental Benefits

Due to the nature of this development, no significant environmental benefits are envisaged. By residing on the land, the farm operators can closely manage any environmental impacts from the existing sheep farm.

Disabled Access

Not applicable for this application. The proposed dwelling will be required to comply with the applicable National Construction Code requirements for disabled access.

Security, Site Facilities and Safety

Not applicable for this application.

Waste Management

Alternative waste management arrangements will be made if Council's domestic waste services are not available in this location.

National Construction Code

The National Construction Code will be assessed as part of the Construction Certificate process by a Building Surveyor.

Traffic

The proposed building will not result in any notable changes to existing traffic conditions as the residents will work on the land.

Stormwater/flooding

The location of the proposed dwelling is not within an identified flood planning area. In spite of this, the 1956 flood level has been noted on the plans and the FFL of the dwelling will be 750mm above the flood level. Stormwater will be directed to rainwater tanks and retained on site.

Bushfire

The proposed dwelling is located in a bushfire prone area and a Bushfire Assessment Report is included with this application.

CONCLUSION

This report demonstrates that the proposal is consistent with the relevant provisions of the *Wentworth Local Environmental Plan 2011*.

The proposed dwelling is appropriate for the site as it:

- Supports the objectives of the Zone RU1 – Primary Production;
- Is appropriately located on the subject site and is associated with the existing farm (e.g. supports primary production);
- Will have an acceptable impact on the locality in terms of amenity and visual dominance; and
- Will not result in any detrimental impacts on the environment.

Furthermore, compliance with the development standard 4.2B would be unreasonable and unnecessary in the circumstances of this case.

It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant Development Consent for the construction of a dwelling as described in this report at 8864 High Darling Road, Pooncarie.

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	**TEMPLATE CONDITIONS**

DA2024/126 MOVEABLE DWELLING LOT 5628 DP 768527 HIGH DARLING ROAD POONCARIE

GENERAL CONDITIONS

1.	**Approved development** Approval is for a moveable dwelling. **Condition 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: • **Proposed Locality Plan** by Coolibah Cabins; Job No: 24-635v4CC; Sheet No: 2 of 18; Date: 27/08/24. • **Proposed Site Plan** by Coolibah Cabins; Job No: 24-635v4CC; Sheet No: 3 of 18; Date: 11/10/24; Revision A. • **Proposed Part Site Plan** by Coolibah Cabins; Job No: 24-635v4CC; Sheet No: 4 of 18; Date: 11/10/24; Revision A. • **Proposed Part Site Plan – Aerial Overlay – normal river height** by Coolibah Cabins; Job No: 24-635v4CC; Sheet No: 5 of 18; Date: 27/08/24. • **Proposed Part Site Plan – Aerial Overlay – flood river height** by Coolibah Cabins; Job No: 24-635v4CC; Sheet No: 6 of 18; Date: 27/08/24. • **Proposed Floor Plan** by Coolibah Cabins; Job No: 24-635v4CC; Sheet No: 8 of 18; Date: 27/08/24; Revision A. • **Proposed Elevations (West and East)** by Coolibah Cabins; Job No: 24-635v4CC; Sheet No: 12 of 18; Date: 27/08/24; Revision A. • **Proposed Elevations (South and North)** by Coolibah Cabins; Job No: 24-635v4CC; Sheet No: 13 of 18; Date: 27/08/24; Revision A. 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. **Condition reason**: To ensure all parties are aware of the approved plans and supporting

	documentation that applies to the development.
3.	**Asset Protection Zones** From the commencement of building works and in perpetuity, the property around the proposed dwelling must be maintained as an inner protection area to the following distances and aspects in accordance with the following requirements of Appendix 4 of Planning for Bush Fire Protection 2019: ▪ north, east and west from the building edge to the adjacent property boundary; and ▪ south for a distance of at least 34 metres. When establishing and maintaining an inner protection area, the following requirements apply: ▪ tree canopy cover should be less than 15% at maturity; ▪ trees at maturity should not touch or overhang the building; ▪ lower limbs should be removed up to a height of 2 m above the ground; ▪ tree canopies should be separated by 2 to 5 m; ▪ preference should be given to smooth-barked and evergreen trees; ▪ large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings; ▪ shrubs should not be located under trees; ▪ shrubs should not form more than 10% ground cover; ▪ clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation; ▪ grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and ▪ leaves and vegetation debris should be removed regularly. **Condition reason:** The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

4.	**Erection of signs**
	
	1. This section applies to a development consent for development involving work, subdivision work or demolition work.
	2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which work, subdivision work or demolition work is being carried out:
	  a. stating that unauthorised entry to the work site is prohibited.
	3. The sign must be-
	  a. maintained while the work, subdivision work or demolition work is being carried out, and
	  b. removed when the work has been completed.
	
	Condition reason: To ensure appropriate information is available to protect the public.

4.	**Essential Energy - Conditions**

	• Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the property should be complied with; • Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the *Management of Activities within Electricity Easements and Close to Infrastructure*; • Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW); and • It is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) 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. **Condition reason**: To ensure essential energy requirements are met.
4.	**Landscaping Assessment** Landscaping within the required asset protection zone must comply with Appendix 4 of Planning for Bush Fire Protection 2019. In this regard, the following principles are to be incorporated: ▪ A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building; ▪ Planting is limited in the immediate vicinity of the building; ▪ Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters); ▪ Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do no touch or overhang buildings; ▪ Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies; ▪ Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown; ▪ Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter); ▪ Avoid climbing species to walls and pergolas; ▪ Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building; ▪ Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and ▪ Low flammability vegetation species are used. **Condition reason:** The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.
5.	**Lapsing of Approval**

	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. **Condition reason**: Ensure everyone is aware of the lapsing of the approval.
6.	**Works outside the property boundary** This development consent does not authorise works outside the property boundaries on adjoining lands. **Condition reason**: To ensure all approved works occur within the property boundaries.

BUILDING WORK

BEFORE ISSUE OF A SECTION 68 APPROVAL TO INSTALL A MOVEABLE DWELLING

7.	**7.12 Contribution** Before the issue of a Section 68 approval to install a movable dwelling, the beneficiary of this consent must pay a total contribution of $3,928.10 as calculated at the date of this consent to Wentworth Shire Council pursuant to the adopted Section 7.12 Development Contributions Plan. Note: The total amount payable may be adjusted at the time payment is made per clause 3.10 of the Section 7.12 Development Contributions Plan. **Condition reason**: To ensure the 7.12 Developer Contributions are paid.
8.	**Access Point** Before the issue of a Section 68 approval to install a moveable dwelling, the beneficiary of this consent must build a driveway 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. **Condition reason**: To control vehicular movement on road crossings.
9.	**Property Access** Property access roads must comply with the following requirements of Table 7.4a of Planning for Bush Fire Protection 2019: • property access roads are two-wheel drive, all-weather roads; • the capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges and causeways clearly, indicate load rating. • there is suitable access for a Category 1 fire appliance to within 4m of the static water

	supply where no reticulated supply is available; • minimum 4m carriageway width; • a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches; • property access must provide a suitable turning area in accordance with Appendix 3; • curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress; • the minimum distance between inner and outer curves is 6m; • the cross fall is not more than 10 degrees; and • maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads. **Condition reason:** the intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.
10.	**Building Material** The proposed building/s and structure/s shall be clad in an approved non-reflective material e.g. colorbond. **Condition reason**: To ensure the materials of the building not impact the visual amenity of the surrounding character of the area.
11.	**Construction Standards** Construction of the proposed dwelling must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or the relevant requirements of the NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of Planning for Bush Fire Protection 2019. **Condition reason:** The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.
12.	**Construction Site Management Plan** Before the issue of a Section 68 approval to install a moveable dwelling, 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: • location and materials for protective fencing and hoardings to the perimeter on the site • provisions for public safety • pedestrian and vehicular site access points and construction activity zones • 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 • 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

	• details of any bulk earthworks to be carried out • location of site storage areas and sheds • equipment used to carry out all works< • a garbage container with a tight-fitting lid • dust, noise and vibration control measures • 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. **Condition reason**: To ensure construction works are adequately managed to protect the surrounding amenity.
13.	**Erosion and Sediment Control** Before the issue of a Section 68 approval to install a moveable dwelling, 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: 1. the guidelines set out in the NSW Department of Housing manual Managing Urban Stormwater: Soils and Construction Certificate (the Blue Book), and 2. the 'Do it Right On-Site, Soil and Water Management for the Construction Industry'; (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust). The applicant must ensure the erosion and sediment control plan is kept onsite at all times during site works and construction. **Condition reason**: To ensure no substance other than rainwater enters the stormwater system and waterways.
14.	**Long Service Levy** Before the issue of a Section 68 approval to install a moveable dwelling, 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. **Condition reason**: To ensure the long service levy is paid.
15.	**Payment of Security Deposits** *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 Section 68 approval to install a moveable dwelling, 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)	$232.00

The payments will be used for the cost of:

- making good any damage caused to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates,
- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and
- any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.

The Infrastructure Bond will be returned on completion of the construction of the proposed development, subject to no damage being done to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates. The owner / developer is to arrange an inspection with an Officer of Wentworth Shire Council before any work commences on site. Any damage incurred to Council infrastructure will be repaired at the owners / developers expense and the balance of the Infrastructure Bond will be returned to the owner / developer on completion of the construction.

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.

Condition reason: To ensure any damage to public infrastructure is rectified and public works can be created.

16. **Plumbing and Drainage**

A Plumbing and Drainage Application under Section 68 of the Local Government Act NSW 1993 is to be submitted to and approved by Council before any plumbing and drainage works (stormwater, water and sewerage).

Note: All stormwater from the site is to be directed towards a legal point of discharge. All plumbing and drainage work is to be carried out by a plumber and drainer, or other authorised person, licensed with the New South Wales Department of Fair Trading.

Condition reason: To ensure plumbing and drainage works are carried out appropriately.

17. **Water and Utility Services**

The provision of water, electricity and gas must comply with Table 7.4a of Planning for Bush Fire Protection 2019.

- a 20,000 litre static water supply, tank, pool, dam or the like, must be provided on-site,
- an outlet for firefighting purposes is located within the IPA or non-hazard side and away

	from the structure
	• 65mm Storz connection with a ball valve is fitted to the outlet,
	• the ball valve, pipes and tank penetration are adequate for the full 50mm inner diameter water flow
	• through the Storz fitting and are constructed of a metal material,
	• underground tanks have an access hole of 200mm to allow tankers to refill, direct from the tank,
	• a hardened ground surface for truck access is supplied within 4m of the water outlet or access hole,
	• above-ground tanks are manufactured from concrete or metal,
	• raised tanks have their stands constructed from non combustible material or bush - fire-resisting timber.
	• The bush fire-resisting timbers are Silvertop Ash, Blackbutt, Red or River Gum, Spotted Gum, Red Ironbark, Kwila (Merbau) or Turpentine,
	• unobstructed access can be provided at all times,
	• underground tanks are clearly marked,
	• tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters,
	• all exposed water pipes external to the building are metal, including any fittings,
	• where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack,
	• any hose and reel for firefighting connected to the pump must be 19mm internal diameter,
	• fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005,
	• A Static Water Supply (SWS) sign must be obtained from the local NSW Rural Fire Service (RFS) and
	• positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:
	  o Markers must be fixed in a suitable location to be highly visible, and
	  o Markers should be positioned adjacent to the most appropriate access for the water supply.
	• where practicable, electrical transmission lines are underground,
	• where overhead, electrical transmission lines are proposed as follows:
	  o lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas, and
	• no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
	• reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used,
	• all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side,
	• connections to and from gas cylinders are metal,
	• polymer-sheathed flexible gas supply lines are not used, and

	• above-ground gas service pipes are metal, including and up to any outlets. **Condition reason:** The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.
18.	**Stormwater Management Plan** Before the issue of a Section 68 approval to install a moveable dwelling 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. **Condition reason:** To ensure stormwater run-off is appropriately managed.
19.	**Waste management plan** Before the issue of a Section 68 approval to install a moveable dwelling, 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: • the contact details of the person(s) removing the waste • an estimate of the waste (type and quantity) and whether the waste is expected to be • reused, recycled or go to landfill • the address of the disposal location(s) where the waste is to be taken 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. **Condition reason**: To ensure resource recovery is promoted and local.
20.	**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. **Condition reason**: To control development in the road reserve.

BEFORE WORK COMMENCES

21.	**Section 68 Approval** An application under Section 68 of the *Local Government Act 1993 NSW* to install the moveable dwelling is to be approved by Council prior to any work commencing. The relocatable dwelling shall comply with the requirements of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021, Building Code of Australia*, the *Environmental Planning & Assessment Act,* and *regulations* and the *Local Government Act* and Regulations thereunder. **Condition reason**: To ensure building works complies with relevant legislation and other codes.
22.	**Contractor details notification** The certifying authority must advise Council, in writing of: 1. The name and contractor licence number of the licensee who has been contracted to do or intends to do the work, or 2. 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. **Condition reason**: To ensure building work is carried out by licensed contractor.
23.	**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 is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contact the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individuals responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities." **Condition reason**: To ensure existing infrastructure is identified.
24.	**Erosion and sediment controls in place** Before the commencement of any site or building work, the developer must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by Council) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).

	Condition reason: To ensure runoff and site debris do not impact local stormwater systems and waterways.
25.	**Notice of commencement of works** Subject to approval to commence works two days before any site works, building or demolition begins, the beneficiary of this consent must: 1. Forward to Council notice of commencement of work and appointment of Principal Certifying Authority. 2. Notify the adjoining owners that work will commence. **Condition reason**: To provide notification of works commencing.
26.	**Rubbish/Waste Management** Throughout the construction period, from commencement of work, a suitable rubbish containment structure is to be located on site and utilised. **Condition reason**: To ensure the construction site is kept clean and safe at all times.
27.	**Storage of materials** Throughout the construction period, from commencement of work, the storage of materials is not permitted on footpaths, roadways or in reserves. Rubbish and building materials must be contained on the site. **Condition reason**: To ensure the construction materials are stored on site in a tidy & safe manner.
28.	**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. **Condition reason**: To ensure workers and contractors have access to amenities on site.
29.	**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. **Condition reason**: To protect and retain trees.

DURING BUILDING WORK

30.	**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. **Condition reason**: To ensure all parties are aware of the approved works to be conducted.
31.	**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. **Condition reason**: To protect the amenity of the neighbourhood.
32.	**Contamination discovered during works** 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: • all works must stop immediately, and • the Environment Protection Authority and the council must be notified of the contamination. • 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. Note: Depending on the nature and level of the contamination, remediation of the land may be required before further work can continue. **Condition reason**: To ensure contaminated land is managed appropriately.
33.	**Cut and fill (if applicable)** While building work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements: • All excavated material removed from the site must be classified in accordance with the EPAs Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier. • All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA. **Condition reason**: To ensure soil removal & replacement meets requirements.
34.	**Encroachment of easements** No works are to encroach over any easements.

	Condition reason: To ensure works are not carried out over easements.
35.	**Hours of work** The developer must ensure that building work, demolition or vegetation removal is only carried out between: • 7.00am to 6.00pm on Monday to Friday • 8.00am to 1.00pm on Saturdays The developer must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency. Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works. Note: Any variation to the hours of work requires Councils approval. **Condition reason**: To protect the amenity of the surrounding area.
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. **Condition reason**: 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. **Condition 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. **Condition 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). **Condition 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. **Condition 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: 1. The construction site management plan 2. The relevant requirements of any Australian Standard for the protection of trees on development sites This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones. **Condition 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: • "relic" means any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and a) is of State or local heritage significance; and • "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.

	Condition reason: To ensure protection of objects of potential significance during works.
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: • The contact details of the person(s) who removed the waste • The waste carrier vehicle registration • The date and time of waste collection • 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 • The address of the disposal location(s) where the waste was taken • 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. 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. **Condition reason**: To require records to be provided, during construction, documenting that waste is appropriately handled.

BEFORE ISSUE OF A NOTICE OF COMPLETION OF INSTALLATION

44.	**Completion of landscape and tree works** Before the Notice of Completion of Installation is provided to Council, 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. **Condition reason**: To ensure the approved landscaping works have been completed before occupation, in accordance with the approved landscaping plan(s).
45.	**Completion of public utility services** Before the Notice of Completion of Installation is provided to Council, 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. **Condition reason**: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.

46.	**Notice of Completion of Installation** The moveable dwelling shall not be occupied or used until a Notice of Completion of Installation is provided to council as per clause 159 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*. **Condition reason**: To ensure development is accredited.
47.	**Removal of waste upon completion** Before the issue of a Notice of Completion of Installation, the beneficiary of this consent 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 Council. **Condition reason**: To ensure waste material is appropriately disposed or satisfactorily stored.
48.	**Repair of infrastructure** Before the issue of a Notice of Completion of Installation, 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. **Condition 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. **Condition 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. **Condition reason**: 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. **Condition reason**: To protect sewerage and stormwater systems.
52.	**Release of securities / bonds** When Council receives a Notice of Completion of Installation from the beneficiary of this consent, the applicant may lodge an application to release the securities held. Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Councils requirements. **Condition reason**: To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

9.15 DA2024/132 DWELLING (DEFERRED COMMENCEMENT) DELTA ROAD LOT 17 DP 729491 CURLWAA

File Number:	RPT/25/35
Responsible Officer:	George Kenende - Acting Director Health & Planning
Responsible Division:	Health and Planning
Reporting Officer:	Georgie Martin - Cadet Planner
Objective:	3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy:	3.1 Ensure our planning decisions and controls enable the community to benefit from development

Summary

A development application (DA2024/132) was received by Council on 8 October 2024 for a deferred commencement dwelling house to be located on Lot 17 DP 729491, Delta Road, Curlwaa, on a lot under the minimum lot size (MLS) requirement for the RU4 Primary Production Small Lot zoning.

The deferred commencement dwelling is to be located on an allotment that contains no existing structures and has been historically utilised for agricultural purposes but is under the 10ha prescribed MLS at only 4.9ha.

Under the *Wentworth Local Environmental Plan (WLEP) 2011,* this development is permitted with consent when located within the RU4 – Primary Production Small Lots zone, as dwelling houses are permitted with consent in the zoning.

The required MLS under Clause 4.2B of the WLEP for erection of dwelling houses on the land is 10ha, as such, as part of the assessment, a variation to the MLS standard is required (referred to as a 4.6 variation).

Due to the variation being 51%, greater than 10%, the application cannot be determined under delegated authority, and must be determined by Council.

Recommendation

That Council

1. Approve subject to conditions DA2024/132 being a dwelling house (deferred commencement) located Lot 17 DP 729491, Delta Road, Curlwaa.

2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

Detailed Report

Purpose

The purpose of this report is to provide information and recommendations to Council to aid in the determination of DA2024/132, having consideration to the detail provided both within this report and the attachments provided.

Background

A Development Application was lodged with Council on 8 October 2024 seeking consent for a deferred commencement dwelling upon the site.

The subject lot is located within the RU4 – Primary Production Small Lots zone under the Wentworth Local Environmental Plan (WLEP) 2011. Under Clause 4.2B of the WLEP:

Erection of dwelling houses on land in Zone RU1, RU4, R5, C3 and C4, development consent must not be granted for the erection of a dwelling house on land zoned RU4 unless the lot meets the minimum lot size requirements.

Where an application cannot achieve the development standards required by a Local Environmental Plan (LEP), the applicant may apply to vary the development standards.

An application to vary development standards is made under Clause 4.6 of the WLEP 2011.

Under Clause 35B of the Environmental Planning and Assessment Regulation 2021, applications involving contravention of the development standards must be accompanied by a document that sets out the grounds on which the applicant seeks to demonstrate that –

- Compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- There are sufficient environmental planning grounds to justify the contravention of the development standard.

The consent authority must keep a record of its assessment carried out under subclause (3).

Due to changes made by the NSW Government, Clause 4.6 of the Standard Instrument LEP has been reformed to make the planning system faster, simpler, and more transparent. The reform came into effect on 1 November 2023 and removes the requirement to obtain the Planning Secretary's concurrence for a variation with new reporting framework. As such, Council has authority to approve or refuse 4.6 variation applications.

The WLEP 2011 prescribes a MLS of 10ha in the RU4 zoning, with the application proposing to depart form this standard, creating a variation of 51%. As this variation is greater than 10%, this application cannot be determined under delegated authority and is presented to Council for careful consideration.

Refer to attachment 1 – Development Application (under separate cover)

Refer to attachment 2 – Statement of Environmental Effects

Refer to attachment 3 – 4.6 Variation Request

Refer to attachment 4 – Site Plan

Matters under consideration

In determining a development application that requires consent, the consent authority must take into consideration matters prescribed in Section 4.15 of the *Environmental Planning and Assessment Act 1979* as relevant to the development.

The proposed development was assessed and complied with the relevant provisions of Chapter 5 of the *State Environmental Planning Policy (Biodiversity & Conservation) 2021.*

The proposed development is permitted with consent and meets the zone objectives of the RU4 – Primary Production Small Lots zoning under the WLEP 2011 as development of a dwelling house will aid in the optimisation of agricultural practices and enhance security in the immediate area.

The subject site of the proposal does not meet the prescribed minimum lot size as per Clause 4.2B, however, the Clause 4.6 variation request provided by the applicant provides adequate justification for the contravention of development standards seen in Clause 4.2B.

Due to the zoning and WLEP 2011 mapping impacting the land, the development application was assessed against clauses 4.2B, 4.2C, 4.2D, 4.6, 5.16, 5.18, 7.1 and 7.2. The development application was able to satisfy the matters for consideration under these clauses.

Due to the nature of the proposed development, it was assessed against Chapter 3 and 5 of the Wentworth Development Control Plan (DCP) 2011. The development complies with provisions listed under Chapter 3 and 5.

Public notification of the development application was conducted as per the Council Community Participation Plan for 14 days. No submissions were received during the public notification period.

Based on the assessment of the application, it is determined that the proposed development is compliant with the relevant objectives of the RU4 – Primary Production Small Lots zone, relevant provisions of the Wentworth DCP 2011, and is consistent with planning matters for consideration of the WLEP 2011. Although the development is inconsistent with the Wentworth Local Environmental Plan 2011 MLS requirement, the non-compliance is acceptable as per the justification provided within the variation request.

Refer to attachment 5 – 4.15 Assessment Report

Refer to attachment 6 – Conditions of Consent

Options

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

- Approve Development Application DA2024/132 subject to conditions

Legal, strategic, financial or policy implications

Should Council issue a determination to the application, the applicant has the right to submit a request for review of determination to Council under Section 8.2 of the Environmental Planning & Assessment Act 1987.

The applicant also has the right to appeal the decision made by Council to the Land and Environment Court pursuant to Section 8.7 of the Environmental Planning & Assessment Act 1987.

Conclusion

Having consideration of the content within this report, it is concluded that the appropriate course of action is to approve DA2024/132 subject to conditions in this report.

Attachments

1. Development Application (Under Separate Cover)⇨
2. Statement of Environmental Effects⇩
3. 4.6 Variation Request⇩
4. Site Plan⇩
5. 4.15 Assessment Report⇩
6. Conditions of Consent⇩

CADELL CONSULTING SERVICES

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT – CLAUSE 4.6 VARIATION TO DEVELOPMENT STANDARD 4.2B(3)(a) & DEFERRED COMMENCEMENT FOR A DWELLING

ADDRESS – DELTA ROAD, CURLWAA NSW 2648

PREPARED BY – MICHELE BOS, CADELL CONSULTING SERVICES

Contents

1. *Introduction* 3
2. *Subject Site and Surrounding Area* 3
   - 2.1 *Subject Site* 3
   - 2.2 *Use & Development in Surrounding Area* 5
3. *Proposed Development* 5
4. *Relevant Planning Controls* 6
   - 4.1 *State Environmental Planning Policy* 6
   - 4.2 *Wentworth Local Environmental Plan 2011* 6
   - 4.3 *Wentworth Development Control Plan 2011* 7
5. *Assessment* 8
6. *Conclusion* 10

PO Box 26
Wentworth NSW 2648 michele@cadellconsulting.com.au 0429 021 494

1. Introduction

Cadell Consulting Services has prepared this Statement of Environmental Effects report on behalf of the landowner of Lot 17 DP729491 Delta Road, Curlwaa, in accordance with the requirements of *Part 4 Development assessment and consent* of the *Environmental Planning and Assessment Act 1979*.

The application seeks a *Deferred commencement approval* in accordance with Section 76 of the *Environmental Planning and Assessment Regulation 2021*, Section 4.16 (3) of the *Environmental Planning and Assessment Act 1979* and Section 95 of the *Local Government Act 1993*, for the development of a dwelling on the subject site.

In order to enable the submission of the application, a Variation to Development Standards Request has also been prepared and is submitted with this development application.

2. Subject Site and Surrounding Area

2.1 Subject Site

Address	Delta Road Curlwaa
Lot & DP	Lot 17 DP 729491
Land size	4.9 hectares
Zone & MLS	RU4 Primary Production Small Lots & 10 hectare MLS
Site description	The narrow 20 metre north eastern boundary of the subject site is located on Delta Road. This boundary provides the predominant and historical access to the site. The south western boundary is located adjacent to Syndicate Road. The shape of the site is irregular. The subject site contains remnant horticultural crop.
Current use	The current use of the subject site is minimal, as the lot is being cleared to be replanted.
Proposed use	The proposed dwelling house will be for residential purposes of the current landowner.
Natural hazards	The subject site is not flood prone land, due to the maintained Curlwaa levee. The subject site is not in Bush Fire Prone Land as per Council mapping.
Additional information	Nil

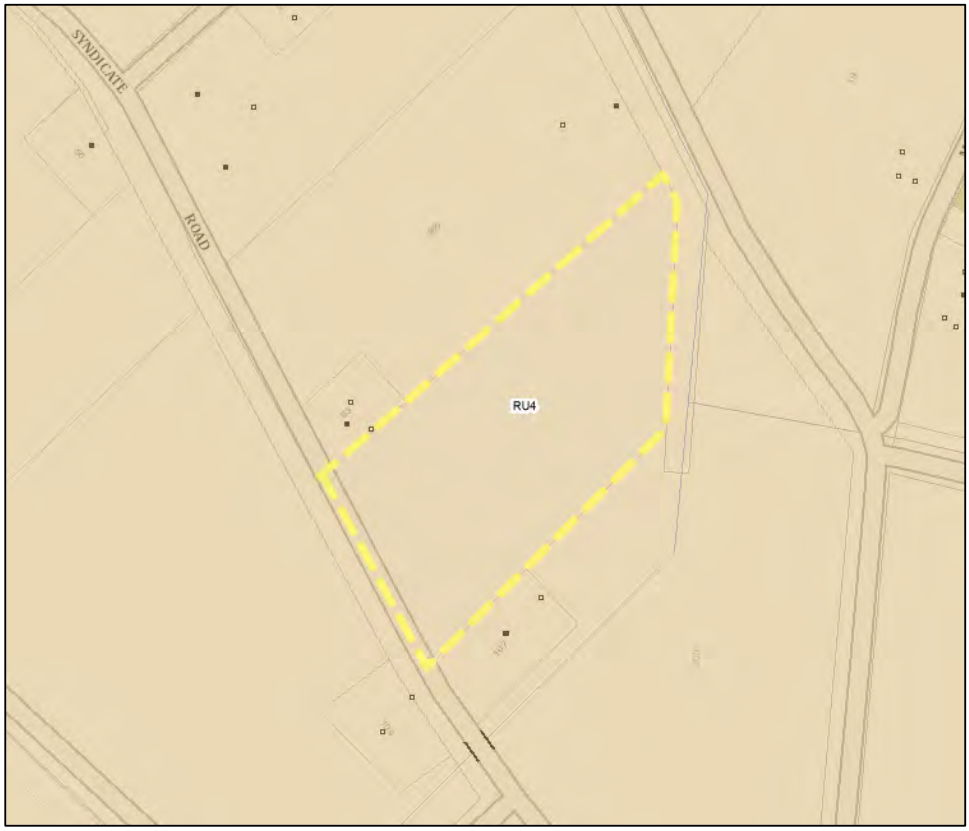


Figure 1 Zone of subject site (Source: NSW Spatial Viewer

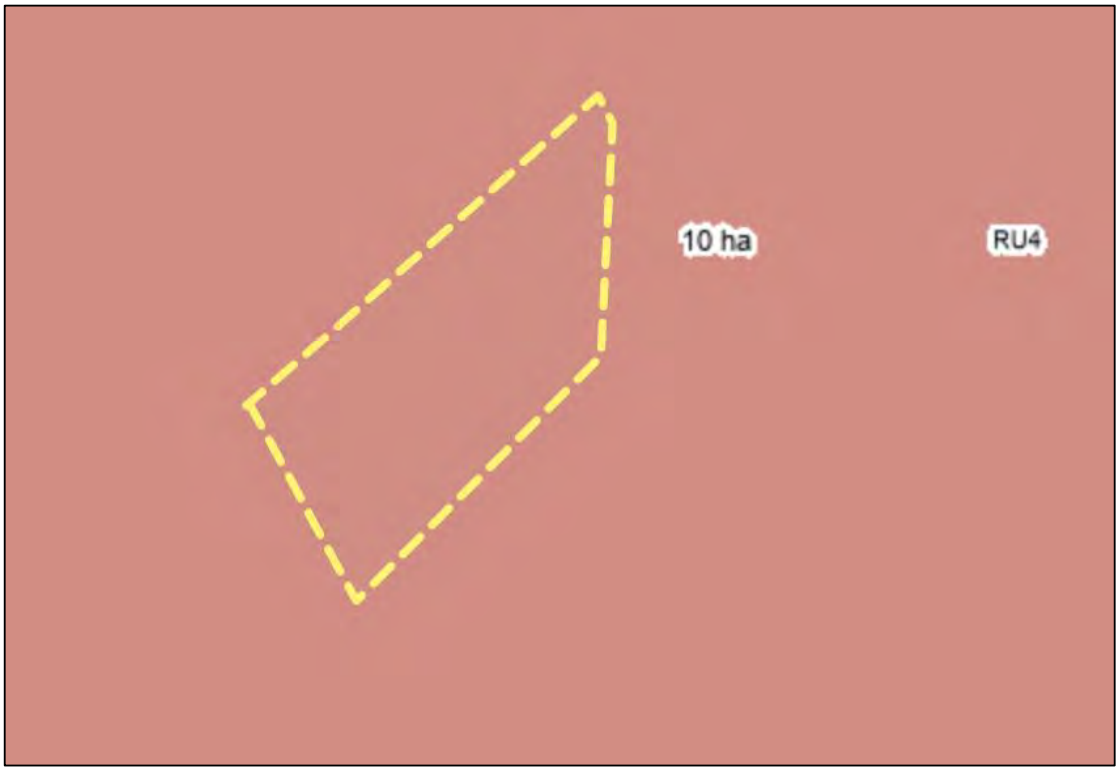


Figure 2 Subject site MLS (Source: NSW Spatial Viewer)

PO Box 26
Wentworth NSW 2648 michele@cadellconsulting.com.au 0429 021 494

2.2 Use & Development in Surrounding Area

The surrounding land uses and development include a mix of horticulture and rural residential development.

The land adjacent to the northern boundary contains a dwelling and is under horticultural crop.

Horticultural activities existing to the east and west of the subject site.

Existing rural residential development is located north, east and south of the subject site.

The local Curlwaa recreation reserve is located less than 500 metres from the subject site, via Delta and Memorial Roads.

Figure 3 Surrounding land uses (Source: Nearmap)

3. Proposed Development

Proposed building(s)	Dwelling (deferred commencement)
Building materials	TBC
Colour scheme	TBC
Intended use	Residential Dwelling (18m x 12m) to support current horticultural use
Demolition works	NIL
Staging of development	Development would be commenced and completed in one stage
Other works	Works consistent with the construction of a dwelling

4. Relevant Planning Controls

4.1 State Environmental Planning Policy

Statement Environmental Planning Policy (Primary Production) 2021

Schedule 4 Part 2 Section 3 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones

The objective of this SEPP is to minimise potential land use conflict on land that is used for rural purposes.

The following matters are to be taken into consideration when determining an application for a dwelling:

- The existing and approved uses of land within the vicinity of the proposed development
- Whether the proposed development will have a significant impact on the predominant land uses surrounding the subject site
- If the proposed development is incompatible with surrounding and predominant land uses
- Proposed methods to minimise incompatibility with surrounding and predominant land uses

Response

As shown in Figure 3 above, there is an existing mix of land uses and development within the vicinity of the subject site.

Rural residential development is located adjacent to the north west boundary and is also dispersed, further to the north west and north east of the subject site.

The existing rural residential development is located adjacent to existing horticultural crops, directly north, east and west of the subject site.

An additional dwelling in this area will not cause any negative impact on the surrounding land uses, due to the existing mix of uses within the vicinity of the subject site.

It is considered that the proposed dwelling will be compatible with the existing surrounding development and will not have any negative impact on the existing predominant land uses.

4.2 Wentworth Local Environmental Plan 2011

Permissibility of development in the zone A dwelling house is permitted with consent in the RU4 Primary Production Small Lots zone
Consistency with zone objectives The proposed development does not compromise the objectives of the zone. The proposed development will: - Encourage the redevelopment of horticultural crop on the subject site, whilst remaining compatible with the surrounding land uses and development - Enable the landowner to supplement any off-farm income from the additional use of the subject site for residential purposes - Not create additional or new land use conflict with the adjoining surrounding land uses, as the proposed development will be consistent with the uses and developments within the area
Applicable Principal development standards Clause 4.2B Erection of dwelling houses on land in Zones RU1, RU4, R5, C3 and C4 This clause requires land to be at least the minimum lot size that is specified in the Lot Size Map. The specified minimum lot size for the subject site is 10 hectares. The subject site is 4.9 hectares.

PO Box 26
Wentworth NSW 2648 michele@cadellconsulting.com.au 0429 021 494

As such, this development application also includes a Request to vary the development standard as specified in Clause 4.6 Exceptions to development standards and in accordance with the *Department of Planning and Environment Guide to Varying Development Standards November 2023.*
Applicable Miscellaneous provisions Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones This clause reflects the same objectives and matters that must be considered when determining an application, as those in the *Statement Environmental Planning Policy (Primary Production) 2021 Schedule 4 Part 2 Section 3 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones* Response provided above in Section 4.1
Applicable Additional local provisions Nil

4.3 Wentworth Development Control Plan 2011

Chapter 5 Development Control Plan Rural Development Controls 5.3 Rural dwellings

The general requirements for dwellings in the RU4 Primary Production Small Lots zone, are:

- Orientation of living areas to the north
- Front setback of 15 metres
- Colours to be consistent with the rural character of the area
- Siting of dwelling is to respect the amenity of the site and neighbours
- Not to be developed near intensive agriculture development
- Avoid damage to, or removal of, environmental features, native vegetation, watercourses, drainage channels
- Removal of any existing illegal structures
- Provision of a minimum of 46,000 litres or more of potable water (rainwater)
- An approved wastewater management system
- Fences are to be sympathetic to the rural environment
- Dwelling setbacks from river is not applicable in this instance
- The land capability requirement is to be waived as the agricultural land use, being horticulture, has been ongoing. The subject site will continue to be utilised for primary production purposes.

The above requirements will be considered in the preparation of development plans, subsequent to the consent for deferred commencement of a dwelling.

PO Box 26
Wentworth NSW 2648 michele@cadellconsulting.com.au 0429 021 494

5. Assessment

Context Analysis
Will the development be: • *Visually prominent in the surrounding area?* • *Inconsistent with the existing streetscape?* • *Out of character with the surrounding area?* • *Inconsistent with surrounding land uses?*
Response The proposed development will be visible from the road frontage, but will not appear prominent or out of character, as it is consistent with the surrounding land uses and development in the area.

Privacy, view and overshadowing
Will the development result in: • *Privacy issues?* • *Overshadowing of adjoining properties?* • *Acoustic issues from excessive noise?* • *Impacts on views?*
Response There will be no privacy, views, noise or overshadowing impacts on surrounding properties due to the distance between neighbouring properties. The proposed setback being implemented will be consistent with the surrounding properties.

Access & Traffic
Will the development: • *Have legal and practical, or require new access?* • *Increase local vehicle movements?* • *Require onsite vehicular manoeuvring and onsite parking?* • *Require offsite parking?*
Response The subject site has an existing access off Delta Road. The future vehicle movements will only be related to the ongoing onsite agricultural activities and residents of the proposed new dwelling. There is no requirement for offsite or additional onsite parking or vehicular manoeuvring.

Infrastructure & Utilities
Will the development require: • *Power?* • *Water?* • *Sewer?* • *Stormwater?* • *Telecommunication?*
Response Access to power services can be achieved on both Delta and Syndicate Roads. An onsite wastewater management system will be installed to support the proposed new dwelling. The management of stormwater will be contained on site. The provision of telecommunication services is accessible to the area.

PO Box 26
Wentworth NSW 2648 michele@cadellconsulting.com.au 0429 021 494

Rain water tanks will be installed to provide a potable water supply and there is an existing water licence applicable to the allotment.

Environmental impacts
Will the development likely result in: • *Air pollution?* • *Water pollution?* • *Noise impacts?* • *Necessary excavation or filling?* • *Erosion or sediment run-off?* • *Soil contamination?* • *Environmentally sustainable development, is a BASIX certificate required?* • *Negative impacts on heritage items or items of cultural significance?* • *Disturbance of aboriginal artefacts or relics?*
Response The proposed new dwelling will not cause or result in environmental impacts including, air or water pollution, noise impact, excavation, erosions and sediment run-off or soil contamination. Noise applicable to the construction of a dwelling can be expected during construction period. There is no known heritage listed items or areas of cultural significance on or surrounding the subject site. Despite the soil on the subject site previously being disturbed through normal horticultural activities, should any aboriginal artefacts or relics be found, works will be ceased immediately and the Local Aboriginal Land Council will be notified.

Biodiversity impacts
Will the development result in: • *The removal of any native vegetation on the site?* • *Any impact on threatened species or native habitat?*
Response The subject site does not contain native vegetation due to its previous and future continued use for horticultural crops. Therefore, there will be no impact on native vegetation, threatened species or native habitat.

Waste & Stormwater disposal
• *How will effluent be managed? Sewer or onsite?* • *How will stormwater be disposed? Drainage system or other?* • *Will liquid trade waste be discharged to Council's sewer?* • *Will the development result in hazardous waste or disposal issues?* • *Have all stormwater risks been considered?* • *Will the development include rainwater tanks?*
Response Wastewater will be managed onsite through the installation of an approved system. Stormwater will be collected and retained onsite. The development will include adequate rainwater tanks for a potable water supply.

PO Box 26
Wentworth NSW 2648 michele@cadellconsulting.com.au 0429 021 494

Social and Economic impacts
Will the development result in: • *Any economic impacts?* • *Any social impacts?* • *Any issues relating to safety, security or crime?*
Response There will be economic benefit to the landowners as they will be able to reside on the site, which will enable improved monitoring, management and operation of the rural enterprise on the subject site, whilst supplementing any off-farm income. Additionally, the proposed dwelling will negate the necessity and cost or investment associated with living in alternative accommodation, increasing the ability for future investment and potential for expansion of the rural enterprise. There are social benefits to the Curlwaa community, by increasing the number of residents within that locality. There are security benefits from the proposed development to the subject site and surrounding landowners, through the presence of additional local residents. This will also assist with deterring theft and illegal trespassing in the area.

6. Conclusion

It is concluded that the Request to Vary a Development Standard and the application for the Deferred commencement of a Dwelling on the subject site, as outlined in this Statement of Environmental Effects report and the attached documentation, should be granted development consent by Wentworth Shire Council.

This conclusion is made on the basis that the proposed variation request and subsequent dwelling will not be out of character with the existing surrounding development, will not have a negative impact on surrounding agricultural land uses and will enable and support the continued small scale, intensive agricultural use of the subject site.

PO Box 26
Wentworth NSW 2648 michele@cadellconsulting.com.au 0429 021 494

CADELL CONSULTING SERVICES

Clause 4.6 Exceptions to development standards

Request for Variation to development standards in the Wentworth Local Environmental Plan 2011

Date	**16 September 2024**
Address	Lot 17 DP729491 Delta Road Curlwaa 2648

1. Site description
The subject site is located centrally within the irrigation district of Curlwaa and is situated adjacent to Delta Road on the north eastern boundary and Syndicate Road on the south western boundary. The site is irregular in shape and encompasses 4.9 hectares. Previously planted under horticultural crop, the subject site is planned to be cleared to replant with new viticulture by the landowners.

2. Proposed development
This variation request seeks consent for the (deferred commencement) of a dwelling on the subject site. The allotment does not satisfy the minimum lot size requirement.

3. What is the environmental planning instrument you are seeking to vary?
Wentworth Local Environmental Plan 2011

4. Zone of subject site
RU4 Primary Production Small Lots

5. Development standard to be varied
Minimum Lot Size Clause 4.2B Erection of dwelling houses on land in Zone RU1, RU4, R5, C3 and C4 (3)(a) (1) The objectives of this clause are as follows— (a) to minimise unplanned rural residential development, (b) to enable the replacement of lawfully erected dwelling houses in rural and conservation zones.

6. Type of variation
Numerical variation

7. The numeric value of the development standard in the WLEP
Minimum lot size is 10 hectares

8. The numeric and percentage variation
The proposed development exceeds the development standard by 5.1 hectares which is a variation of 51%

9. How is compliance with the development standard unreasonable or unnecessary in this particular case?	
a)	The enforcement of the development standard applicable to the subject site is considered unnecessary. The proposed development of a new dwelling house on the subject site will not contravene the objective of Clause 4.2B (1)(a) of the WLEP 2011. The property will continue to be rated as 'farming land' and used for horticultural purposes.
b)	The enforcement of compliance with the development standard is considered unreasonable. The purpose of the dwelling is to enable the landowners to reside on the site with their young family, to support the replanting and efficient management of the current rural enterprise. Residing on site will also assist with the protection of the property and assets that are required to operate a horticultural enterprise.
c)	The surrounding development includes existing horticultural properties with dwellings and a mix of rural residential land. Compliance with the development standard is considered unreasonable as the settlement pattern within the surrounding area is not predominantly horticultural or rural residential, but a general blend of both these uses.

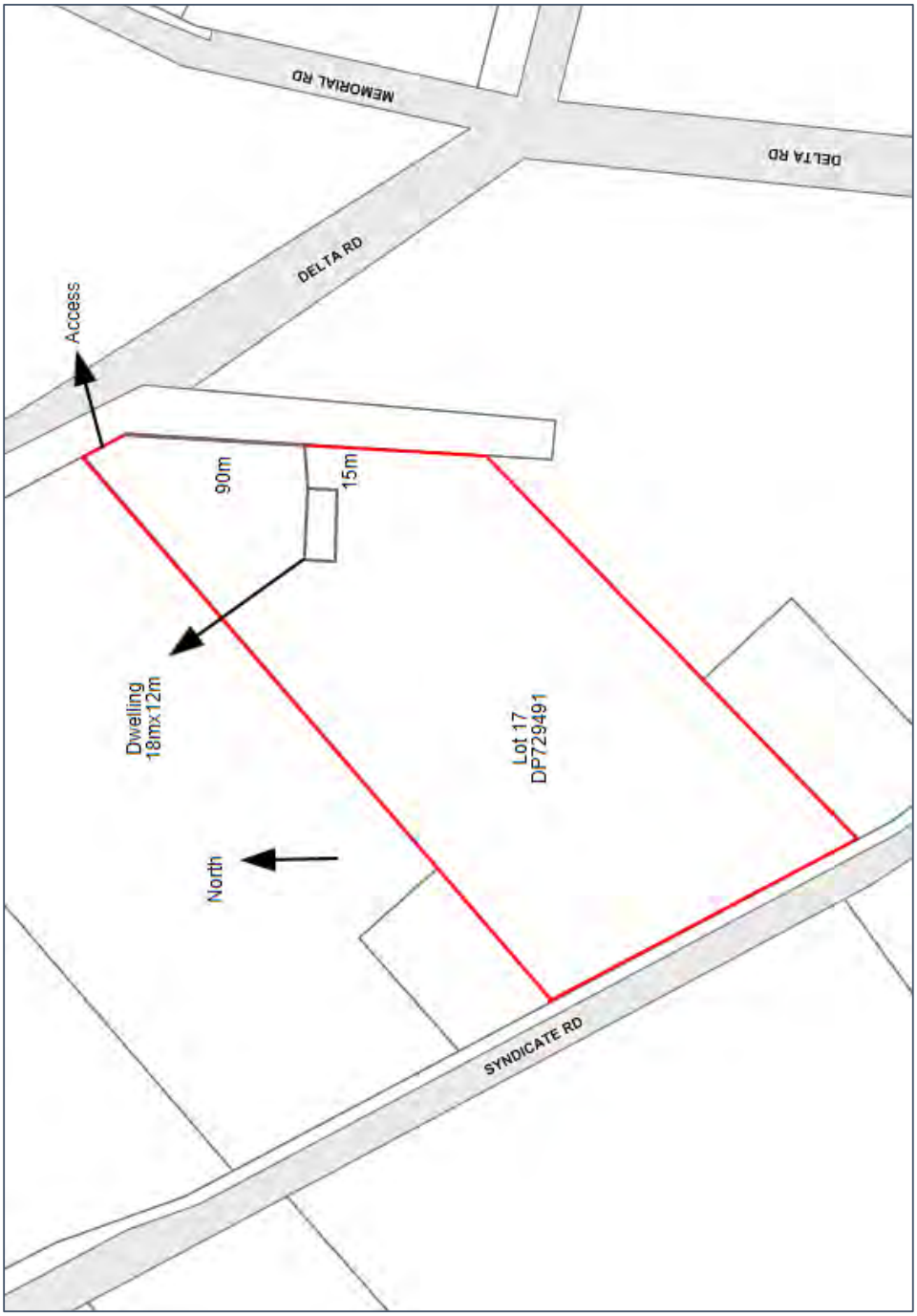
10. Grounds for justification to contravene the development standard	
a)	The majority of horticultural properties within the surrounds of the subject site, contain dwelling houses, where those lots do not meet the minimum lot size.
b)	Permitting the landowners to reside on site enables the property to farmed in an efficient, productive and economically sustainable manner.
c)	The subject site has an existing irrigation licence, which supports and enables the re-establishment of horticultural crop, which is the intent of the landowners.
d)	The proposed new dwelling house promotes economic benefit to the landowners by enabling the property to accommodate the family, in place of requiring alternative residential accommodation and supplements off-farm income. These benefits support the future financial security and potential for expansion of the rural enterprise.

11. Additional information to justify the variation of the development standard
The subject site is not land that is subject to flooding and is not located within the Bush Fire Prone Mapping.

12. The Five Part Test	
1. The objectives of the development standard are achieved notwithstanding non-compliance with the standard	The objectives of Clause 4.2B, particularly (1)(a), are not contravened as the subject site will continue to be rated as farming land and predominantly used for horticultural purposes.
2. The underlying objective or purpose is not relevant to the development with the consequence that compliance is necessary	This test is not considered reliable, as the objective is relevant to the development.
3. The objective would be defeated, thwarted or undermined if compliance was required with the consequence that compliance is unreasonable	This test is not considered reliable, as the objective is considered relevant to the development.
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	This test is not considered relevant, as the development standard has not been abandoned by Council's actions. However, there are dwellings situated on lots in the surrounding area, that do not satisfy the minimum lot size requirement.
5. The zoning of the land is unreasonable or inappropriate	This test is not considered relevant, as the current zone of the land is considered to be reasonable and appropriate.

Proposed new dwelling

Lot 17 DP729491



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:	DA2024/132 & PAN - 472467
Property Title & Address:	P2094/03 Delta Road Lot 17 DP 729491 Curlwaa
Property owner(s):	John Edward Alexander & Krystal Rose Gallace
Applicant(s):	CADELL CONSULTING SERVICES – Michel Bos
Proposal:	Dwelling (Deferred Commencement)
Previous DAs:	N/A
Cost of proposed development:	$400,000.00

SITE AND SURROUNDING DEVELOPMENT

The subject site comprises of Lot 17 DP 729491, Delta Road, within the Curlwaa Irrigation Area. The lot has an area of 4.9ha, with "historical" access to the site via Delta Road, which also links the site to the immediate and further surrounding areas.

The subject site is zoned RU4 – Primary Production Small Lots under the Wentworth Local Environmental Plan (WLEP) 2011. The subject site is irregularly shaped with no existing structures but is utilised for viticultural purposes. The proposed location for the situation of a dwelling is land that would not require removal of native vegetation, but remnant crop may be impacted.

The subject site does not contain a heritage item and is not within the heritage conservation area. The site is not impacted by bushfire prone, floodway, flood planning, terrestrial biodiversity, wetlands, or urban release mapping.

DESCRIPTION OF PROPOSAL

The proposal seeks development consent for a deferred commencement dwelling on the subject site being 18m x 12m, with an estimated floor area of 216m^2.

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 & Conservation) 2021

The proposed development is located on land over 1ha in size, with no vegetation removal proposed (although due to being a viticulturally productive site, some remnant vegetation could be removed), and the historical use of land is for viticultural purposes in an irrigation area. The site is not known koala habitat, as such, no assessment against Chapters 3 or 4 are required. The site is not within the flood impacted area and is protected by the maintained Curlwaa levy, as such, no assessment against Chapter 5 is required.

Wentworth Local Environmental Plan (LEP) 2011

The proposed deferred commencement dwelling can be permitted with consent and meets the zone objectives of zone RU4 – Primary Production Small Lots, under which the subject 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 Small Lots WLEP 2011 (information sourced from applicants Statement of Environmental Effects)

Objective	Discussion/Comment
To enable sustainable primary industry and other compatible land uses.	The proposed dwelling will negate the necessity and cost, or investment associated with living in alternative accommodation, increasing the ability for future investment and potential for expansion of the rural enterprise.
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.	There will be economic benefit to the landowners as they will be able to reside on the site, which will enable improved monitoring, management, and operation of the rural enterprise on the subject site, whilst supplementing any off-farm income.
To minimise conflict between land uses within this zone and land uses within adjoining zones.	There is an existing mix of land uses and development within the vicinity of the subject site. Rural residential development is located adjacent to the northwest boundary and is also dispersed, further to the northwest and north east of the subject site. The existing rural residential development is located adjacent to existing horticultural crops, directly north, east and west of the subject site. An additional dwelling in this area will not cause any negative impact on the surrounding land uses, due to the existing mix of uses within the vicinity of the subject site. It is considered that the proposed dwelling will be compatible with the existing surrounding development and will not have any negative impact on the existing predominant land uses.

Clause 4.2B Erection of dwelling houses on land in zones RU1, RU4, C3 and C4

Development consent must not be granted for the erection of a dwelling house on land in a zone to which this clause applies unless the land is

a) *A lot that is at least the minimum lot size specified for that land by the lot size map*
b) *A lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or*
c) *A lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement*

Site does not meet (3a) as the lot size is only 4.9ha in a zone with an MLS of 10ha, variation request sought by applicant of 51% for a deferred commencement dwelling.

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 development.	Proposed development of a deferred commencement dwelling is only development to be approved at this point in time. No proposed subdivision or further structural development. Dwelling is not merely for residential use but will support productivity of the land in conjunction with viticultural practices. Development will allow for better management and increased security of the site.
To enable the replacement of lawfully erected dwelling houses in rural and conservation zones.	N/A as there is no existing dwelling on the site. DA seeks approval to erect new dwelling lawfully and in line with legislative requirements. Dwelling will be used to support land and viticultural practices.

Clause 4.2C Rural workers' dwellings and secondary dwellings

No rural workers dwelling or secondary dwelling proposed and so this clause will not apply.

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 has been adequately justified as unreasonable and unnecessary by the applicant in the Variation Request and Statement of Environmental Effects. Better outcomes for and from the development by allowing flexibility will occur:

- *The enforcement of the development standard applicable to the subject site is considered unnecessary. The proposed development of a new dwelling house on the subject site will not contravene the objective of Clause 4.2B (1)(a) of the WLEP 2011. The property will continue to be rated as 'farming land' and used for horticultural purposes.*

- *The enforcement of compliance with the development standard is considered unreasonable. The purpose of the dwelling is to enable the landowners to reside on the site with their young family, to support the replanting and efficient management of the current rural enterprise. Residing on site will also assist with the protection of the property and assets that are required to operate a horticultural enterprise.*

- *The surrounding development includes existing horticultural properties with dwellings and a mix of rural residential land. Compliance with the development standard is considered unreasonable as the settlement pattern within the surrounding area is not predominantly horticultural or rural residential, but a general blend of both these uses.*

Officer comment: by allowing variation to be approved, owners of the site would be able to efficiently utilise their viticultural site, by living on site there will be additional security within the area and overall growth in the area, but overall increased productivity and a positive economic shift will be seen through the allowance of a dwelling on this specific lot below the required MLS.

Standard being varied – 4.6.
The proposed deferred commencement dwelling is located on an RU4 – Primary Production Small Lots zone sized at 4.9ha, below the minimum lot size of 10ha in the zone, with a variation of 51%.

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% (91%). 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

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).

Written request for consideration has been presented by applicant (Cadell Consulting) with reasons for justifying the contravention of this standard to allow a dwelling (deferred commencement) on a lot under the prescribed minimum lot size (MLS).

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 request has adequately demonstrated that compliance with the MLS in the zone RU4 – Primary Production Small Lots restriction is unreasonable and unnecessary in this case based on the below:

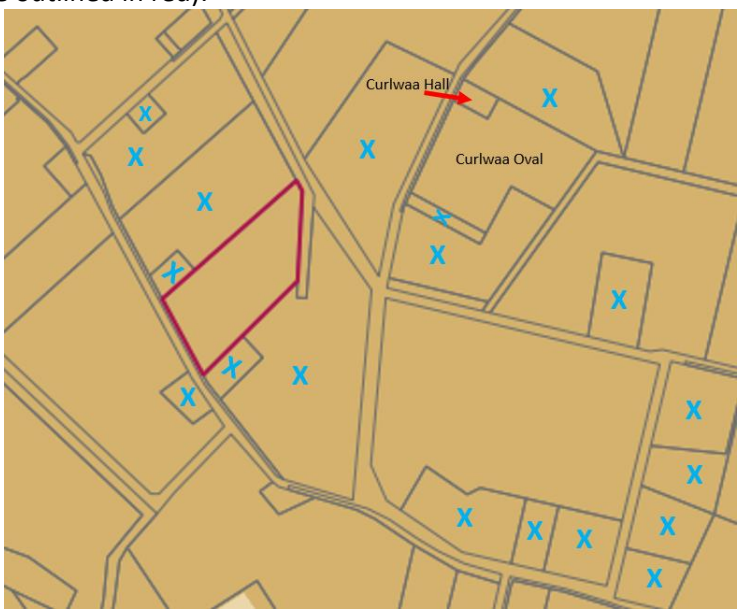
The subject site is located centrally within the irrigation district of Curlwaa and is situated adjacent
to Delta Road on the northeastern boundary and Syndicate Road on the southwestern boundary.
The site is irregular in shape and encompasses 4.9 hectares. Previously planted under horticultural
crop, the subject site is planned to be cleared to replant with new viticulture by the landowners.
This variation request seeks consent for the (deferred commencement) of a dwelling on the subject site. The allotment does not satisfy the minimum lot size requirement. The proposed development exceeds the development standard by 5.1 hectares which is a variation of 51%.

Grounds for justification to contravene the development standard

a) *The majority of horticultural properties within the surrounds of the subject site, contain*
dwelling houses, where those lots do not meet the minimum lot size.
b) *Permitting the landowners to reside on site enables the property to be farmed in an efficient, productive and economically sustainable manner.*
c) *The subject site has an existing irrigation licence, which supports and enables the reestablishment of horticultural crop, which is the intent of the landowners.*
d) *The proposed new dwelling house promotes economic benefit to the landowners by enabling the property to accommodate the family, in place of requiring alternative residential accommodation and supplements off-farm income. These benefits support the future financial security and potential for expansion of the rural enterprise.*

Officer comments: the proposed development will not lead to unplanned residential development in the area as there are pre-existing developments in the locality that do not meet the MLS and only one planned dwelling is proposed for the subject site, which will allow owner and family to reside on site, benefitting the land and overall locality security wise and productivity wise.

Most lots in the area are zoned RU4 – Primary Production Small Lots, and there are many lot sizes under the MLS of 10ha, and these lots are identified on the following map with a blue "X" (subject site outlined in red):



As other sites in the area are below the MLS, majority of which have a dwelling and ancillary development situated on site, it should be considered that the subject site, with the aim to support viticultural production and the development of a dwelling to support the use of the land be granted development 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.

Answers:

1. The applicants written request to vary Clause 4.6 Exceptions to Development Standards in the Wentworth Local Environmental Plan (WLEP) 2011 indicates achievement of the development standards notwithstanding the proposed variation through the following:

   Applicant: *The objectives of Clause 4.2B, particularly (1)(a), are not contravened as the subject site will continue to be rated as farming land and predominantly used for horticultural purposes.*

Objective	Discussion / Comment
(a) to minimise unplanned rural residential development,	Proposed development of a deferred commencement dwelling is only development to be approved at this point in time. No proposed subdivision or further structural development. Dwelling is not merely for residential use but will support productivity of the land in conjunction with viticultural practices. Development will allow for better management and increased security of the site.
(b) to enable the replacement of lawfully erected dwelling houses in rural and conservation zones.	N/A as there is no existing dwelling on the site. DA seeks approval to erect new dwelling lawfully and in line with legislative requirements. Dwelling will be used to support land and viticultural practices.

Officer comment: Non-compliance with the MLS will not have any detrimental impacts on subject site or surrounding areas. The proposed development will support legal habitation of the land, viticultural practices and be in keeping with the rural nature of the area.

2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary shown through the following:

   Applicant: *This test is not considered reliable, as the objective is relevant to the development.*

Officer comment: the objective of minimising unplanned rural residential development is relevant to maintain consistency with development approvals in the shire, and in keeping with legislative requirements.

3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore this is unreasonable shown through the following:

   Applicant: *This test is not considered reliable, as the objective is considered relevant to the*
   development.

Officer comment: proposed development will not alter use of land apart from allowing the legal development of a dwelling to support the owners to live on their productive site, as others in the immediate area do as well. It could be unreasonable to require this lot to be in line with the MLS as per Clause 4.2 which allows for lots to be smaller than the MLS following subdivision if in line with the zone objective of primary production, which this lot will be.

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:

   Applicant: *This test is not considered relevant, as the development standard has not been abandoned by Council's actions. However, there are dwellings situated on lots in the surrounding area, that do not satisfy the minimum lot size requirement.*

Officer comment: applicant is correct in this statement as seen by mapping above identifying lots below the MLS in the immediate area. Within the Curlwaa irrigation area, many 4.6 variation requests have been received and approved by Council in line with requirements under legislation.

5. The zoning of the land is unreasonable or inappropriate:

   Applicant: *This test is not considered relevant, as the current zone of the land is considered to be reasonable and appropriate.*

Officer comment: the proposed deferred commencement dwelling is permitted on RU4 – Primary Production zoned land, and is supported by the existing nature of the surrounding area being that of lots below the MLS with similar developments.

The variation is supported based on the results of the five (5) part test – indicating that notwithstanding the MLS, the development complies with the test requirements.

The 51% variation in MLS of the proposed deferred commencement dwelling is not anticipated to cause negative impact to the subject site or surrounding allotments. No environmental threats anticipated. The site is used for viticultural (horticulture) practices and is supported in the zoning, with the dwelling to support the use of land. The deferred commencement dwelling is in good nature and supportive of land use, while providing a legal residence and dwelling right.

Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones

- The proposed development is not likely to have significant impact on land uses in the area as the area is mostly zoned RU4 and used for general farming or rural residential,
- Land is not proposed to be subdivided,
- Erection of dwelling will be to assist in facilitation of viticultural productivity and provide legal dwelling on site.

Clause 5.18 Intensive Livestock Agriculture

- No proposed livestock agriculture although extensive agricultural practices are permitted without consent in the RU4 zoning under the WLEP 2011,
- This clause is not relied upon.

Clause 7.1 Earthworks

Any earthworks will form part of the conditions of consent, should the application be approved.

Clause 7.2 Essential Services

Site has access to electricity through Essential Energy, and the applicant has identified that the installation of an approved wastewater system will occur, with stormwater to be retained onsite and rainwater tanks provided for potable water supply. It should be noted that Western Murray Irrigation run irrigation supply pipes, deep drainage, and surface drainage within or in close proximity to the site.

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 DCP	Chapter 3	Acceptable	Not Acceptable	N/A	Reason
	Chapter 3 2. Biodiversity Management 2.1 Murray River and Darling River	X			The proposed dwelling is permitted with consent within the RU4 zone. Siting has been chosen to maximise access and minimise disturbance.

	2.2 Mooring			**X**	Not relevant as no mooring proposed
	2.3 Erosion Control – Murray River and Darling River	**X**			Conditions of consent will be included to manage and mitigate erosion
	2.4 Vegetation Protection - Riverfront	**X**			No vegetation removal is anticipated for the development per SEE
	3 Koala Habitat Protection			**X**	N/A as not known koala habitat
	4 Flood Affected Land	**X**			Site is not on flood affected land.
	5 Vehicular access and parking	**X**			The site offers ample room for any required access, parking etc.
	Chapter 5 5.1 Intensive Agriculture	X			The proposed dwelling is permitted with consent in the R4 zone and will support the use of the land by the owners. No disturbance to primary production processes or land use through development.
	5.2 Subdivision			X	No subdivision proposed.
	5.3 Rural Dwellings a). General Controls b). Access	X			The proposed dwelling adheres to the requirements in the DCP. Development is not near boundaries of the site. Access to site available from Delta Road and even potentially Syndicate Road.
	5.3.1 Water	X			Any water will need to be managed on site – this will be conditioned.

	5.3.2 Effluent Disposal	X			Reticulated sewer is not available to site. LCA will determine effluent system requirements – assumed to be AWTS due to size of the site.
	5.3.3 Fencing			X	Fencing not part of this application.
	5.3.4 Dwelling setback from river			X	N/A as not in close proximity to river.
	5.3.5 Land Capability	X			No LCA provided. Land is in relatively good condition with means to support new development.
	5.4 Rural Sheds			X	No shedding proposed with this application.
	5.5 Rural industries	X			Conditions will mitigate noise, access, and any other relevant concerns during construction of the dwelling. No extreme potential for expansion due to site size and surrounding existing primary production practices.
	5.6 – 5.6.10 Boarding and/or breeding kennels for dogs and cats in rural areas			X	No boarding or breeding mentioned or expected, no conditions required.
	5.7 – 5.7.3 Hazardous chemical	X			Noted - minimal hazardous chemical use or storage anticipated.
	5.8 Rural land use conflict	X			Surrounding sites are used for agricultural, viticultural and residential uses – no conflict of land use evident or expected.
	5.8.1 Buffer distances	X			Noted – the dwelling will allow owners to utilise their property better when there, as

					well as for storage and security purposes.
	5.8.2 Variations to buffers	X			Noted – existing setbacks to adjoining sites should mitigate need for any buffers in this area.
	5.8.3 Vegetation buffers	X			Noted – distances between developments in area mitigate need to impose vegetation buffer.

(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	**X**			Placement of a dwelling at this location will not impact use of primary production land, no impact to adjoining land is anticipated. Future use of site will be viticultural, development will further support this.
Public domain & Streetscape	**X**			Adequate distance between front boundaries of property and proposed development on site
Landscaping			**X**	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 developments or existing neighbours as surrounding land is mostly general farmland
Water Resources	**X**			None located on the site – no waterways close to site

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**			Utilities partially available to site, with all requirements to be met through adequate provisioning. Water is identified by applicant as to be potable through rainwater tanks, however WMI service this area if needed but at discretion of site owner. Stormwater to be contained on site. Telecommunication services identified as accessible to the area.
Access & Parking	**X**			Direct and historical access to the property exists via roads with 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
Flooding			**X**	Not flood mapped
Bushfire Prone Area	**X**			Site is not affected by bushfire mapping
Noise	**X**			An increased noise level is anticipated during construction only
Technological hazards	**X**			None anticipated
Safety, Security & Crime Prevention	**X**			No safety issues anticipated from development
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 any adverse impacts on the locality being a rurally zoned area. The proposed development is permitted with consent in the RU4 – Primary Production Small Lots zone under the WLEP 2011. The proposed dwelling is to use in association with existing use of land.

(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 surrounding neighbours.

COMMENTS FROM COUNCIL INTERNAL DEPARTMENTS

Department	Referred Y/N	Comments
Building	**N**	
Subdivision Engineer	**N**	
Roads & Engineering	**N**	
Finance & Policy	**N**	
Heritage Advisor	**N**	
Environmental Health	**N**	
Local Laws	**N**	
Floodplain Mgt Committee	**N**	
Sustainable Infrastructure	**N**	

COMMENTS FROM EXTERNAL AGENCIES

Western Murray Infrastructure (WMI) Requirements
Due to the land being in close proximity to Western Murray Infrastructure (WMI) and not having an identified accessway, WMI was consulted and sent a referral during the assessment process. WMI determined that the lot has no legal historical access and they had not given authorisation for access previously.
However, the following comments were provided to aid in allowing the owners to have access to the site:
In relation to the historical access, as discussed via phone, we have no documentation giving any official authorisation & our onsite inspection did not seem indicate this point has been used for accessing any time recently.
Regardless, our requirements are as below:

1. *WMI has a surface drain (in yellow) that runs along this boundary, therefore if access is required, we would need the landowner to install a suitable culvert or spoon drain to provide drainage during large rainfall events. WMI can be contacted to discuss specific requirements.*
2. *Deep drainpipes (in red) are quite deep (approx. 2M), however, WMI will need to be consulted if trenching is required across these for services.*
3. *The Main supply line (Black and White) lies to the south-west of the block, this is not as deep (approx. <1M), WMI will need to be consulted if crossing this pipe with services.*

The above was sent to the applicant as a referral and a response as follows was provided:
Prior to any construction commencing on the subject site, the landowners will contact WMI to obtain their specific instructions and requirements for a culvert or spoon drain to be installed. There will be no requirement of trenching for services where the deep drain pipes are located in the figure below.
Due to the siting of the new proposed dwelling, there will be no requirement for services to be located over the main supply line.

From the above, as long as the owners of the site are diligent and respondent to WMI and comply with their requirements, there does not seem to be issues with accessing the property and accessway will be legalised through the DA process.

CONCLUSIONS

1. **General comments:**
2. **The proposal satisfies the points for consideration listed under Section 4.15 <u>part b, c, d and 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))***
4. **The proposal is consistent with the Wentworth Shire Development Control Plan (Dec 2011). The proposal is consistent with development controls in Chapters 3 & 5 of the Wentworth Development Control Plan (2011).**
5. **The proposed deferred commencement dwelling accords with the relevant objectives and provisions of the State Environmental Planning Policy (Biodiversity & 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:**
Georgie Martin **Cadet Planning Officer**	**George Kenende** **Acting Director Health & Planning**
Date: 23/12/2024	**Date: 17/01/2025**

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	**TEMPLATE CONDITIONS**

DA2024/132 DWELLING HOUSE LOT 17 DP 729491 DELTA ROAD CURLWAA

GENERAL CONDITIONS

1.	**Approved development** Approval is for a dwelling house. **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: • **Site Plan:** no further info, as provided by applicant. 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. **Reason**: 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** 1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia. 2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences. 3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia. 4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the

	construction certificate was made. 5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. 6. This section does not apply- a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies. **Reason**: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.
4.	**Erection of signs** 1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out: a. showing the name, address and telephone number of the principal certifier for the work, and 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 c. stating that unauthorised entry to the work site is prohibited. 3. The sign must be- a. maintained while the building work, subdivision work or demolition work is being carried out, and b. removed when the work has been completed. 4. This section does not apply in relation to- a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6. **Reason**: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.
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.

	Condition reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.
6.	**Lapsing of Approval** 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. **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 building 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 carried out unless the principal certifier for the development to which the work relates has given the 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, Part 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 the 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 certifier 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 the Building Code of Australia under the Act, Part 6. **Reason**: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.
8.	**Works outside the property boundary** This development consent does not authorise works outside the property boundaries on adjoining lands. **Reason**: To ensure all approved works occur within the property boundaries

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

9.	**7.12 Contribution** Before the issue of the relevant construction certificate, the applicant must pay a total

	contribution of $4,000.00 as calculated at the date of this consent to Wentworth Shire Council pursuant to the adopted Section 7.12 Development Contributions Plan. Note: The total amount payable may be adjusted at the time payment is made per clause 3.10 of the Section 7.12 Development Contributions Plan. **Condition reason:** To ensure the 7.12 Developer Contributions are paid.
10.	**Access Point** Before the issue of a Construction Certificate, the beneficiary of this consent must build a driveway crossing for the subject land (if one doesn't exist) to Council standards. Access during construction shall only be through the driveway crossing of the subject land. **Reason**: To control vehicular movement on road crossings.
11.	**Building Material** The proposed building/s and structure/s shall be clad in an approved non-reflective material e.g. Colourbond. **Reason**: To ensure the materials of the building not impact the visual amenity of the surrounding character of the area.
12.	**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: • location and materials for protective fencing and hoardings to the perimeter on the site • provisions for public safety • pedestrian and vehicular site access points and construction activity zones • 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 • 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 • details of any bulk earthworks to be carried out • location of site storage areas and sheds • equipment used to carry out all works< • a garbage container with a tight-fitting lid • dust, noise and vibration control measures • 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. **Reason**: To ensure construction works are adequately managed to protect the surrounding

amenity.

13. **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
- the 'Do it Right On-Site, Soil and Water Management for the Construction Industry'; (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust).

The applicant must ensure the erosion and sediment control plan is kept onsite at all times during site works and construction.

Reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

14. **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.

Reason: To ensure the long service levy is paid.

15. **Payment of Security Deposits**

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)	$232.00

The payments will be used for the cost of:

- making good any damage caused to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates,
- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and
- any inspection carried out by Council in connection with the completion of public work or

	the making good any damage to council property. The Infrastructure Bond will be returned on completion of the construction of the proposed development, subject to no damage being done to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates. The owner / developer is to arrange an inspection with an Officer of Wentworth Shire Council before any work commences on site. Any damage incurred to Council infrastructure will be repaired at the owners / developers expense and the balance of the Infrastructure Bond will be returned to the owner / developer on completion of the construction. 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. **Reason**: To ensure any damage to public infrastructure is rectified and public works can be created.
16.	**Plumbing and Drainage** Before issuance of the Construction Certificate, a Plumbing and Drainage Approval Application under Section 68 of the Local Government Act NSW 1993 accompanied with a Land Capability Assessment (LCA), is to be submitted to and approved by Council before carrying out any plumbing and drainage work (sewerage). Note: All stormwater from the site is to be directed towards a legal point of discharge. All plumbing and drainage work is to be carried out by a plumber and drainer, or other authorised person, licensed with the New South Wales Department of Fair Trading. **Condition reason:** To ensure plumbing and drainage works are carried out appropriately.
17.	**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. **Reason:** To ensure the proposed dwelling is provided with appropriate servicing.
18.	**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.
19.	**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: • the contact details of the person(s) removing the waste • an estimate of the waste (type and quantity) and whether the waste is expected to be • reused, recycled or go to landfill • the address of the disposal location(s) where the waste is to be taken 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
20.	**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. As the driveway will be going over Western Murray Irrigation (WMI) land, WMI must be consulted before any roadworks occur. Please contact Councils Roads & Engineering Department on Tel: (03) 5027 5027 to arrange a permit. **Reason**: To control development in the road reserve.

BEFORE BUILDING WORK COMMENCES

21.	**Construction Certificates and Appointment of Principal Certifier** Prior to the commencement of any building works, the following requirements must be complied with • A Construction Certificate must be obtained from the Council or an Accredited Certifier, in accordance with the provisions of the Environmental Planning & Assessment Act 1979, • 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). **Reason**: To ensure building works complies with relevant legislation and other codes.
22.	**Contractor details notification** The certifying authority must advise Council, in writing of: 1. The name and contractor licence number of the licensee who has been contracted to do or intends to do the work, or

	2. 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. **Reason**: To ensure building work is carried out by licensed contractor
23.	**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 is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contact the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individuals responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities." **Reason**: To ensure existing infrastructure is identified
24.	**Erosion and sediment controls in place** Before the commencement of any site or building work, the developer must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by Council) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site). **Reason**: To ensure runoff and site debris do not impact local stormwater systems and waterways
25.	**Notice of commencement of works** Subject to approval to commence works two days before any site works, building or demolition begins, the beneficiary of this consent must: 1. Forward to Council notice of commencement of work and appointment of Principal Certifying Authority. 2. Notify the adjoining owners that work will commence. **Reason**: To provide notification of works commencing
26.	**Rubbish/Waste Management** Throughout the construction period, from commencement of work, a suitable rubbish containment structure is to be located on site and utilised. **Reason**: To ensure the construction site is kept clean and safe at all times.
27.	**Storage of materials**

	Throughout the construction period, from commencement of work, the storage of materials is not permitted on footpaths, roadways or in reserves. Rubbish and building materials must be contained on the site. **Reason**: To ensure the construction materials are stored on site in a tidy & safe manner.
28.	**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.
29.	**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

30.	**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
31.	**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. **Reason**: To protect the amenity of the neighbourhood
32.	**Contamination discovered during works** 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: • all works must stop immediately, and • the Environment Protection Authority and the council must be notified of the contamination. • 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.

	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
33.	**Cut and fill (if applicable)** While building work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements: • All excavated material removed from the site must be classified in accordance with the EPAs Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier. • All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA. **Reason**: To ensure soil removal & replacement meets requirements
34.	**Encroachment of easements** No works are to encroach over any easements. **Reason**: To ensure works are not carried out over easements
35.	**Hours of work** The developer must ensure that building work, demolition or vegetation removal is only carried out between: • 7.00am to 6.00pm on Monday to Friday • 8.00am to 1.00pm on Saturdays The developer must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency. Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works. Note: Any variation to the hours of work requires Councils approval. **Reason**: To protect the amenity of the surrounding area
36.	**Implementation of BASIX commitments** While building work is being carried out, the applicant must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies.

	Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under Section 75 EP&A Regulation).
37.	**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. **Reason**: To ensure the required site management measures are implemented during construction.
38.	**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
39.	**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
40.	**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
41.	**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
42.	**Tree protection**

	While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with: 1. The construction site management plan 2. The relevant requirements of any Australian Standard for the protection of trees on development sites This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones. **Reason**: To protect trees during site works
43.	**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: • "relic" means any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and a) is of State or local heritage significance; and • "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. **Reason**: To ensure protection of objects of potential significance during works.
44.	**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: • The contact details of the person(s) who removed the waste • The waste carrier vehicle registration • The date and time of waste collection • 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 • The address of the disposal location(s) where the waste was taken • 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.

	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

45.	**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. **Reason**: To ensure the approved landscaping works have been completed before occupation, in accordance with the approved landscaping plan(s).
46.	**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. **Reason**: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.
47.	**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
48.	**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.
49.	**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
50.	**Western Murray Irrigation** Before the issue of an occupation certificate, the applicant is to obtain a letter from Western Murray Irrigation stating that all their requirements in relation to the proposed development (road access over their land) have been complied with. A copy of this letter must be sent to Council for our records. **Reason:** To ensure requirements of WMI have been complied with

OCCUPATION AND ONGOING USE

51.	**Additional structures** No additional structures are to be built or installed on the site without permission from the Wentworth Shire Council. **Reason**: To ensure only approved work is carried out
52.	**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. **Reason**: To ensure the amenity of the neighbourhood is not compromised unreasonably.
53.	**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. **Reason**: To protect sewerage and stormwater systems.

54.	**Release of securities / bonds** When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held. Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Councils requirements. **Reason**: To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

9.16 DA2024/156 PERMANENT GROUP HOME 20 WENDY COURT LOT 17 DP 1288183 BURONGA

File Number: RPT/25/88

Responsible Officer: George Kenende - Acting Director Health & Planning
Responsible Division: Health and Planning
Reporting Officer: Georgie Martin - Cadet Planner

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

Summary

A development application (DA2024/156) was received by Council on 21 November 2024, for a permanent group home to be situated upon 20 Wendy Court – Lot 17, DP 1288183.

Under the *Wentworth Local Environmental Plan (WLEP) 2011* and the *State Environmental Planning Policy (Housing) 2021*, this development is permitted with consent within the RU5 – Village zoning.

The application seeks development approval for the construction of a permanent group home which will be used for the accommodation of people with a disability under the NDIS Scheme. The building will consist of three bedrooms for people with disability and one bedroom for an overnight assistance, with each bedroom having an ensuite. Other features of the permanent group home include an open plan kitchen, dining and living area, and an alfresco area. A single disabled car park has been provided within the garage.

The application was publicly notified for 14 days as per the Council Community Participation Plan. During the public notification six (6) submissions (five (5) unique submissions) were received by Council objecting to the proposed development.

The *State Environmental Planning Policy (Housing) 2021* states that a consent authority must not refuse consent to the development for the purposes of a group home unless the consent authority has made an assessment of the community need for the group home.

As per Council delegations, any development applications with three (3) or more objections cannot be determined under delegated authority and must be determined by Council.

Recommendation

That Council:

1. Approve subject to conditions DA2024/156 for a permanent group home to be located at 20 Wendy Court – Lot 17, DP 1288183, Buronga.
2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW)

Detailed Report

Purpose

The purpose of this report is to provide information to Council to determine Development Application DA2024/156, having consideration to the detail provided both within this report and the attachments provided.

Background

A Development Application was lodged with Council on 21 November 2024 seeking consent for a permanent group home on the subject lot.

The subject lot is in the RU5 Village zone under the *Wentworth Local Environmental Plan 2011* (WLEP 2011).

DA2024/156 was publicly notified as per Council Community Participation Plan for 14 days, with a total of six (6) submissions (five (5) being unique submissions), objecting to the proposal received during this period. These submissions can be found under attached documents.

As per Council delegations, any development applications with three (3) or more objections 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 under Section 4.15 of the *Environmental Planning and Assessment Act 1979* as relevant to the development.

The proposed development was assessed and complies with relevant provisions of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* and *the State Environmental Planning Policy (Housing) 2021.*

The proposed development for a permanent group home is permitted with consent and meets the zone objectives of the RU5 – Village zone under the WLEP 2011.

Due to the zoning and WLEP 2011 mapping impacting the land, the development application was assessed against clauses 7.1 & 7.2. The development application was able to satisfy the matters for consideration under these clauses.

Due to the nature of the proposed development, it was assessed against Chapter 4 of the Wentworth Development Control Plan (DCP) 2011. The development complies with relevant provisions under this chapter.

Public notification of the development application was conducted as per the Council Community Participation Plan for 14 days, whereby any submission received must at a minimum provide the following:

- Clearly identify the matter to which the submission relates,
- State the grounds for any support or objection expressed in the submission,
- Include appropriate contact details

During the public notification period only five (5) submissions were unique in nature.

Summary of concerns raised in submissions:

- Concentration of group homes within the estate
- Close proximity of the group homes to each other
- Rear setback of 20 Wendy Court being 2.4m not 3m
- Lack of facilities in the vicinity of group homes
- Proximity of group homes to childcare facility
- Traffic impact (congestion) in the immediate area of the estate
- Lack of community consultation
- Increased noise impacts
- Proposal is unjust as high-density development in a low-density estate
- Impact to property values

- Appeal of the area will decrease
- Proposed development will impede on family orientation of the estate

Applicant response to submissions:

- Fires can occur in other developments (such as dwellings), nonetheless the houses are equipped with fire sprinklers.
- Group homes by their definition should be located within a residential area; it is very common to have dwellings and homes in residential areas.
- The Wentworth LEP is not able to dictate who lives within the proposed group homes, nor should any person who lives within the area.

Response from Assessing Officer to concerns raised is as follows:

- The proposed group home meets legislative requirements under the *State Environmental Planning Policy (Housing) 2021*,
- The 2.4m setback identified is able to occur as the part of the group home at this distance is a non-habitable space being the alfresco and any variation to the DCP is justifiable in this case.
- Within 1.5kms of the proposed development is a supermarket, medical facility, Council offices, library, open space for community enjoyment and shopfronts to be developed further, facilities therefore are within adequate proximity to proposed site.
- Council notified adjoining neighbors of the proposed development in line with policy and procedures, as well as the development proposals being advertised on Councils website for 14 days,
- The childcare facility in question is fenced off and secure with adequate parking areas to ease traffic congestion at peak times (early morning / mid evening).
- The WSC LGA does not have high-density housing zoning attributed within the WLEP 2011, the RU5 – Village zoning permits the development of group homes,
- Council has a LEP that is a statutory document and DCP aids in assessment of proposals permitted under it. There is no planning strategy for specialized housing within the DCP, only the Housing SEPP, which permits these developments if applied for and within an approved residential zoning,
- Noise impacts from the proposed developments are anticipated to be that of a typical residential area.

Based on the assessment of the application, it is determined that the proposed development is compliant with relevant objectives of the RU5 – Village zoning under the WLEP 2011. The proposed development meets the relevant provisions of the Wentworth DCP 2011 and is consistent with planning matters for consideration of the WLEP 2011. The proposed development complies with matters for consideration under the *State Environmental Planning Policies – Biodiversity & Conservation (2021) and Housing (2021)*.

Refer to attachment 4 - Submissions

Refer to attachment 5 – 4.15 Assessment report

Refer to attachment 6 – Conditions of consent

Options

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

- Approve Development Application DA2024/156 subject to conditions.

Legal, strategic, financial or policy implications

Should Council issue a determination to the application, the applicant has the right to submit a request for review of determination to Council under Section 8.2 of the *Environmental Planning & Assessment Act 1987.*

The applicant also has the right to appeal the decision made by Council to the Land and Environment Court pursuant to Section 8.7 of the *Environmental Planning & Assessment Act 1987.*

Conclusion

Having consideration of the consent of this report it is concluded that the appropriate course of action is to approve DA2024/156 subject to conditions.

Attachments

1. Development Application (Under separate cover)⇨
2. Plans (Under separate cover)⇨
3. Statement of Environmental Effects⇩
4. Submissions (Under separate cover)⇨
5. 4.15 Assessment Report⇩
6. Conditions of Consent⇩

JACKSON PLANNING

Planning Report

Permanent Group Home

20 Wendy Court
Buronga, NSW, 2739

JACKSON PLANNING

EXECUTIVE SUMMARY

Proposal	Construction of a Permanent Group Home
Street Address	20 Wendy Court, Buronga
Formal Land Description	Lot 17 in Deposited Plan 1288183
Zone	RU5 – Village
Relevant State Environmental Planning Policies	SEPP (Housing) 2021 – Chapter 3, Part 2 Group Homes – Clause 62

JACKSON PLANNING

SUBJECT SITE AND SURROUNDING AREA

The subject site comprises one parcel of land commonly known as 20 Wendy Court, Buronga, and more formally as Lot 17 in Deposited Plan 1288183. The site is irregular in shape and is relatively flat. It has an area of 721 square metres (sqm) and a frontage of approx. 11.5 metres (m) to Wendy Court. The site is currently vacant, but all reticulated services are available. No heritage or cultural sensitivities affect the land and there are no natural hazards or environmental sensitivities including native vegetation.

The site is situated within a new stage of Midway Estate, which comprises vacant land and several newly constructed dwellings.

An aerial image of the site and surrounding area as well as site photos are contained below.

Aerial Image of the Site and Surrounding Area

Figure 1: Subject site and surrounding area (Source: Landchecker Sept 2024)

JACKSON PLANNING

Site Photos

Figure 2: View of site from Wendy Court

Figure 3: View of the site from the east

Figure 4: View of the site from the south (rear)

Figure 4: View of the site from the west

JACKSON PLANNING

PROPOSAL
DESCRIPTION

This application is for the construction of a Permanent Group Home, as summarised under the following points:

- The proposed Permanent Group Home will be used to accommodate people with a disability on a permanent basis under the NDIS Scheme. The plans have been assessed and certified by an accredited SDA assessor.
- The building is single storey and contains three bedrooms for people with a disability and one bedroom for on-site overnight assistance. Each bedroom has an ensuite and other internal features include an open plan kitchen, dining and living area, separate living area, separate bathroom, European laundry, alfresco and single garage.
- The external appearance of the building is contemporary with brick wall cladding and corrugated Colorbond iron roof cladding.
- The building has a maximum height of 4.8m above natural ground.
- One car parking space (to disabled parking standards) can be accommodated within the garage and one car parking space can be accommodated within the driveway.
- A new crossover is proposed to provide access to the garage.
- Over 350sqm of the site is private open space and over 300sqm can be landscaped.
- The development will be connected to all reticulated services, with the exception of gas.

JACKSON PLANNING

PLANNING
CONTROLS AND ASSESSMENT

Wentworth Local Environmental Plan 2011 (LEP)

The Subject site is within the RU5 – Village

The objectives of the zone are:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To promote development in existing towns and villages in a manner that is compatible with their urban function.*
- *To encourage well-serviced sustainable development.*
- *To ensure there are opportunities for economic development.*
- *To deliver new residential and employment growth in Buronga and Gol Gol.*
- *To ensure business and retail land uses are grouped within and around existing activity centres.*

The proposed Permanent Group Home is located within a recently released stage of the Midway Estate and will provide for residential diversity in an appropriate location. The building will provide much needed housing for people with a disability and is compatible with existing residential development in the surrounding area. The building has been designed to be energy efficient and is appropriately located so as not to unreasonably impact on the adjoining land. As such, the proposal supports the objectives of the RU5 zone.

Wentworth Development Control Plan

Chapter 2 – Plan Objectives

The following General Development Objectives are relevant to this application:

- *Residential land is to be developed with the creation of neighbourhoods comprising a range of housing styles and densities to cater for a diverse demographical profile of the local government area.*

- *Residential growth shall be promoted in areas identified as urban release area.*

The following Locality Objectives for Buronga and Gol Gol are relevant to this application:

- *A safe, convenient and attractive neighbourhoods that meet the diverse and changing needs of the community and offers a wide choice of housing, leisure, local employment opportunities and associated community and commercial facilities.*
- *A site responsive approach to urban development that supports and enhances the context in which it is located, strengthens local character and identity, and promotes a sense of community.*

In addition to this, Section 2.2 – Social and Community outlines that:

The proposed future development of Buronga and Gol Gol will result in an increased demand for additional community infrastructure. This includes:

- *Expansion of the range of community facilities and services;*
- *Improvement of public transport links within and external to the area;*
- *Provision of additional government and health services; aged care services; child care facilities and education/training services; and*
- *Promotion of community image and events including sport and recreation.*

It is clear that the proposal is supported by the objectives of the Wentworth Development Control Plan which indicate that there is a strong need for diverse housing to provide for the changing needs of the community. The proposed Permanent Group Home will provide much needed accommodation for people with a disability and is of a high standard.

Chapter 3 – General Development Controls

5 Vehicular Access and Parking

This development control aims to provide sufficient and convenient parking for residents, visitors and service vehicles; to ensure vehicular and pedestrian safety and to encourage access design to form part of the overall landscape design. The relevant subclauses are discussed below.

5.1 Parking Layout, Servicing and Manoeuvring

The proposed car parks will be located in the garage and driveway, which is typical for car parking in a residential setting.

5.2 Specific Land Use Requirements

The following car parking requirements apply to the proposal:

- Housing for older people or people with a disability – Refer to State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004.

The SEPP referenced in the DCP no longer exists. Two car parking spaces are provided for the proposed Permanent Group Home which complies with Schedule 2 (17) of the State Environmental Planning Policy (Housing) 2021.

Chapter 4 – Residential Development Controls

4.1.1 Site Context and Analysis

The plans submitted with this application demonstrate how the proposed development responds to site specific conditions and the site has been described in detail previously in this report. The site is within a recently released stage of the Midway Estate which contains vacant land and existing dwellings of a similar size, scale and sitting. The site does not have any specific constraints and the topography is relatively flat.

4.1.2 Streetscapes

The proposed building will have a positive impact on the streetscape. A number of habitable room windows overlook the street to provide for casual surveillance. The proposed garage occupies only a small portion of the frontage and is setback behind the main façade of the building. The building has a clearly identified entry from the street and has been designed to be energy efficient. The external materials and colours will complement existing dwellings in the broader area which have external materials and colours that vary considerably.

4.1.3 Front Setback

The building has a front setback of 4.5m, which is less than the 6m sought within the Wentworth DCP. It is worth noting that 4.5m is a commonly accepted front setback in developing areas and is the minimum requirement to meet the CDC criteria. Furthermore, the building is on an angle to the front boundary and a majority is setback greater than 6m from the front boundary. As such, the proposed front setback is considered to be acceptable and will not bring rise to any character or streetscape related issues.

4.1.4 Side setbacks and Corner Lot Setbacks

The side setbacks of the proposed building are 1.6m from the eastern boundary and 4.13m from the western boundary (combined total exceeding 4.5m), which complies with this Control.

4.1.5 Rear setbacks

The proposed building is located 2.5m from the rear boundary, which falls marginally short of the 3m specified under this Control. The shortfall is acceptable as the closest part of the building is an open alfresco which will not notably contribute to visual bulk. It is worth noting that the building is on an angle to the rear boundary and a majority is setback greater than 3m.

4.1.6. Walls on Boundaries

Not applicable. No walls on boundaries are proposed.

4.1.7 Building heights and overshadowing

The proposed building is unlikely to overshadow the private open space of future dwellings on adjoining lots as it is single storey and has relatively generous boundary setbacks.

4.1.8 Site Coverage

The site coverage is approximately 35%, although it is noted that this control only applies to single dwelling houses and dual occupancies.

4.1.9 Private Open Space

Private open space is well in excess of the 40sqm minimum requirement. There is an area of secluded private open space at the rear of the dwelling also well in excess of 25sqm, with a minimum dimension of 3m accessed from the main living area.

4.1.10 Energy Efficiency and Solar access

Appropriate solar access and energy efficiency is achieved given the orientation of the site and distance between windows and boundaries. A BASIX is not required as a standard residential dwelling is not proposed.

4.1.11 Daylight to existing windows

The proposed building will not impact daylight to existing dwellings as the adjoining land is vacant.

4.1.12 North-facing windows

Not applicable – there are no existing north facing windows within 3m of the boundary.

4.1.13 Overlooking

Not applicable – the proposed building is single storey and will not be notably raised above existing surface levels. A 1.8m high solid boundary fence will provide for privacy between lots.

4.1.14 Fencing and Retaining Walls

No fences or retaining walls are proposed as part of this application. The boundary fence will be made to comply with the *SEPP Exempt and Complying Development Codes 2008* (Part 2, Subdivision 17).

4.1.15 Car Parking and Vehicle Access

Car parking has been discussed previously.

4.1.16 Cut and Fill

As the site is relatively flat, only minimal earthworks are anticipated and will not exceed 0.3m of cut or fill.

State Environmental Planning Polices (SEPP)

SEPP (Housing) 2021 – Chapter 3, Part 2 Group Homes – Clause 62

This Clause contains requirements for consent authorities when determining Development Applications.

General Assessment

Visual Impacts

Please refer to DCP assessment.

Open Space

Please refer to DCP assessment.

Overshadowing and Privacy

Please refer to DCP assessment.

Noise

Only standard domestic mechanical plant will be associated with the proposed building, which will emit noise typical for a residential area.

Erosion Control Measures

No specific erosion control measures are considered necessary for this development. Any minor earthworks will be appropriately battered and retained (if necessary).

Economic and Social Impacts

The proposed building will contribute to the social wellbeing of the Buronga township by providing suitably designed housing to accommodate disabled persons. It also contributes to investment in the Buronga/Gol Gol Area.

Environmental Benefits

Due to the nature of this development, no significant environmental benefits are envisaged.

Disabled Access

The proposed building has been designed to comply with all disabled access standards and the plans have been assessed and certified by an accredited SDA assessor.

Security, Site Facilities and Safety

Not applicable for this application.

Waste Management

Standard domestic waste services will be provided by Council.

National Construction Code

The National Construction Code will be assessed as part of the Construction Certificate process by a Building Surveyor.

Traffic

The proposed building will result in standard domestic travel within the existing road network. This would have been anticipated and accounted for in the design of the subdivision.

Stormwater/flooding

The site is not subject to any identified natural hazards and stormwater will be directed to the legal point of discharge.

CONCLUSION

This report demonstrates that the proposal is consistent with the relevant provisions of the *Wentworth Local Environmental Plan 2011* and the Wentworth DCP.

The proposed Permanent Group Home is appropriate for the site as it:

- Supports the objectives of the Zone RU5 - Village;
- Is appropriately located on the subject site;
- Will have an acceptable impact on the locality in terms of amenity and visual dominance; and
- Will not result in any detrimental impacts on the environment.

It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant Development Consent for the construction of a Permanent Group Home as described in this report at 20 Wendy Court, Buronga.

Wentworth SHIRE COUNCIL	**Health & Planning Department** 61 Darling 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: DA2024/156 & PAN - 489187
Property Title & Address: 20 Wendy Court Lot 17 DP 1288183 Buronga P561/04417
Property owner(s): ARUMA MANAGEMENT PTY LTD
Applicant(s): JACKSON PLANNING MJJR PTY LTD - Matt Jackson
Proposal: Permanent Group Home (dwelling with garage)
Previous DAs: N/A
Cost of proposed development: $800,000.00

SITE AND SURROUNDING DEVELOPMENT
The subject site comprises of Lot 17 DP 1288183, 20 Wendy Court, Buronga. The lot has an area of 721m^2 and connects to Midway Drive to the north, connecting through to the developing locality within the Midway area.

The subject site is zoned within the RU5 – Village zone under the Wentworth Local Environmental Plan (WLEP) 2011. The subject site is a rectangular shaped lot with no vegetation removal proposed as site was recently cleared during the subdivision process. The lot is not impacted by easements or environmental factors.

The site is not within the bushfire prone, flood way or flood planning, terrestrial biodiversity, wetlands, or urban release mapped area and contains no known heritage constraints.

DESCRIPTION OF PROPOSAL
The proposal seeks development consent for the construction of a single storey dwelling with garage to be utilised as a permanent group home, which will provide accommodation for people on NDIS plans with ongoing disabilities as per the NDIS requirements. The dwelling is proposed to accommodate three participants and one overnight assistance personnel.

The lot has a total area of 721m^2 with the dwelling proposed to have a floor area of 256.58m^2, broken down into the following:
Dwelling: 209.31m^2 – Garage: 28.17m^2 – Alfresco: 16.20m^2 – Porch: 2.89m^2.

One car parking space suitable for disability requirements is provided within the garage, with a standard parking space accommodated within the driveway area.

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 & Conservation) 2021

The proposed development is proposed to be located upon on a lot that is under 1ha in size and clear of vegetation following previous subdivision. No native vegetation is to be removed for construction, with no impact to any potential habitat for fauna. The site is not known koala habitat, as such, no assessment required against Chapters 3 or 4. The proposed development is not located within close proximity to the river of other waterbody, and as such, no assessment is required against Chapter 5.

State Environmental Planning Policy (Housing) 2021
Clause 60 (a) does not identify the land zoning of RU5 as a prescribed zone suitable for group home development, however, clause 60 (b) states that any other zone under an environmental planning instrument were dwelling houses may be carried out with consent is categorised as a prescribed zone.

The RU5 – Village zone under the WLEP 2011 lists dwelling houses as permitted with consent.

Clause 61 identifies that the proposed group home is permitted with consent as it is proposed on land zoned RU5 – Village under the WLEP 2011. In terms of the hierarchy of legislation, the SEPP overrides the WLEP 2011 in terms of any inconsistency as per section 3.28 of the EP&A Act.

Under clause 62 a consent authority (Council) **must not**:
- refuse a group development unless an assessment of the community need has been done
- Impose a condition of consent specifically because a development is a group home.

State Environmental Planning Policy (Sustainable Buildings) 2022
A BASIX Certificate has not been provided as it is not required due to the proposed development being class 3 under the Building Code of Australia.

Further, as it is assumed that the development will be certified as a Class 3 building under the BCA at the construction stage, in line with the *Comprehensive Guide to BASIX,* a BASIX Certificate is not needed.

Wentworth Local Environmental Plan (LEP) 2011
The proposed development of a permanent group home for the provision of accommodation for participants within the NDIS scheme is permitted with consent and meets the zone objectives of the RU5 – Village zoning under the Wentworth Local Environmental Plan (WLEP) 2011, under which the subject site is located. The main supportive objective is to provide for a range of land uses, services and facilities that are associated with a rural village. The development of a NDIS based permanent group home will allow for services for those with disabilities to live mostly independently with assistance.

<u>Objectives of zone</u>
- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To promote development in existing towns and villages in a manner that is compatible with their urban function.

- To encourage well-serviced sustainable development.
- To ensure there are opportunities for economic development.
- To deliver new residential and employment growth in Buronga and Gol Gol.
- To ensure business and retail land uses are grouped within and around existing activity centres.

A group home meets the definition of a dwelling as follows:
dwelling *means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.*

Group home *means a permanent group home ~~or a transitional group home~~. Group homes are a type of* ***residential accommodation****.*

~~Group home (permanent)~~ *or* ***permanent group home*** *means a dwelling—*

(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and

(b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies.

Clause 7.1 Earthworks
Any earthworks will be conditioned and form part of the approval.

Clause 7.2 Essential Services
Connection of services has been made possible during the previous subdivision of the development site.

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 DCP	Chapter 4	Acceptable	Not Acceptable	N/A	Reason
	4.1.1 Site context	X			Positioning of the proposed building on site makes use of available land while leaving space for private open space and providing suitable access for residents of the permanent group home facility. Materials used will compliment other structures in the surrounding area.

	4.1.2 Streetscape	**X**			The proposed building will be in keeping with few existing developments in the area with windows facing the street for casual surveillance and a garage setback from the facade of the main portion of the building. It is anticipated that future development in the area will be similar and compatible with this DA.
	4.1.3 Front Setback		**X**		4.5m – does not meet
	4.1.4 Side setbacks	**X**			Western: 4.1m – meets Eastern: 1.6m - meets
	4.1.5 Rear setback		**X**		2.5m – does not meet
	4.1.6 Walls on Boundaries			**X**	N/A as no walls on boundaries
	4.1.7 Building heights and overshadowing			**X**	N/A as not a two-storey building
	4.1.8 Site Coverage	**X**			Proposed development does not cover more than 60% of site
	4.1.9 Private open space	**X**			Ample room for private open space available
	4.1.10 Energy & solar access	**X**			*Proposed development meets requirements of the Energy Efficiency Compliance Assessment*
	4.1.11 Daylight to existing windows	**X**			No impact anticipated from the single storey building to surrounding neighbours.
	4.1.12 North facing windows			**X**	N/A as no north facing windows within 3m of boundary.
	4.1.13 Overlooking			**X**	N/A as development approval is for a single storey building

	4.1.14 Fencing and retaining walls			**X**	N/A approval not for fencing or retaining walls
	4.1.15 Car parking and vehicle access	**X**			The site provides for one (1) disability access car parking spaces within the garage as per requirements under the Housing SEPP one space within the garage and another singular space is provided in the driveway of the proposed development site. Access to the site is provided via a crossover to council standards to be detailed within conditions of consent. Two parking spaces in total, one being to disability standards.
	4.1.16 Cut and fill	**X**			Earthworks will be conditioned as part of approval

Development Control	WDCP 2011 requirement for RU5 Village zone	Proposed Permanent Group Home
Front setback	6m minimum	4.5m
Northeast side setback	1m minimum	1.6m
Southwest side setback	1m minimum	4.1m
Rear setback	3m minimum	2.5m

The front setback does not meet DCP requirements of 6m, being only 4.5m, however, chapter 4 of the DCP does state the following under 4.1.3:

> *In areas being newly developed areas, setbacks from the front boundary of the allotment for residential flat buildings should be 4.5m average off a minimum of 6m. Setback to front boundary for all dwellings where the entry or garage has frontage to the secondary street shall be a minimum of 4.5m for RU5 Village zoned land.*

Essentially, what this confirms is that the minimum front setback able to be approved in this area is 4.5m, and compliance is seen with this recommendation of the DCP.

The proposed rear setback does not meet DCP requirements of 3m being only 2.5m. Justification as follows provided by applicant:

The shortfall is acceptable as the closest part of the building is an open alfresco which will not notably contribute to visual bulk. It is worth noting that the building is on an angle to the rear boundary and a majority is setback greater than 3m.

The development being setback less than the requirement is not envisaged to be detrimental to the adjoining neighbours or existing development, it is more than 3m to the closest habitable room from the rear of the 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.

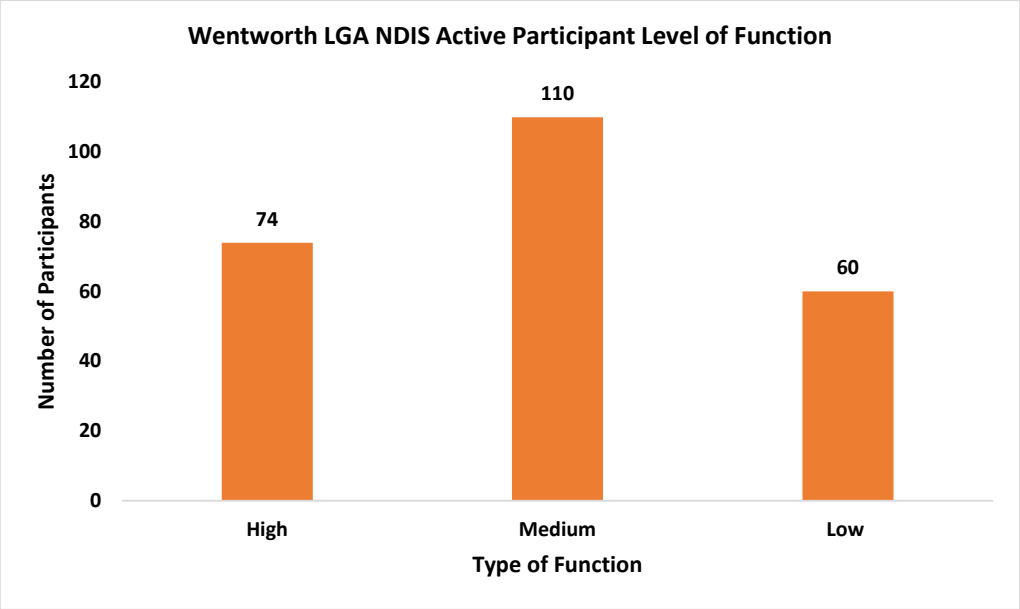
Impact item *(insert an 'x' in the relevant section)*	**Acceptable**	**Not acceptable**	**Not relevant**	**Comment**
Context and setting	X			The proposed permanent group home building will look similar in external design to the few existing residential developments in the immediate area
Public domain & Streetscape	X			The proposed permanent group home building meets the required setbacks as provided and justified in assessment above (DCP)
Landscaping			X	Not part of this application
Stormwater	X			Discharge to legal point of Councils stormwater system to be conditioned
Heritage	X			None on site
Soils & Soils Erosion	X			Earthworks and erosion control to be conditioned as part of approval
Air and microclimate	X			No effect from proposed development anticipated
Water Resources	X			Noted – development located adequate distance from water sources
Biodiversity (Flora & Fauna)	X			As the site was cleared of any vegetation during the subdivision process – no effect on existing flora or fauna,
Land Resources	X			None known at this site
Utilities	X			Utilities are available to the property
Access & Parking	X			Adequate access and parking are available to the site, development provides disability parking space as per requirements in line with Housing SEPP and
Roads & Traffic	X			Increase to area anticipated during construction with slight increase as new residents move into the completed building
Solar Access and Energy Efficiency	X			Will be required to meet energy requirements of Part J1 of the BCA

Overshadowing			X	Not relevant as surrounding land vacant and single storey development
Privacy & Overlooking			X	Not relevant as single storey building
Flooding			X	Not in flood planning area
Bushfire Prone Area			X	Property not within bushfire prone land
Noise	X			Only significant increase anticipated during construction, then residential noise ongoing
Technological hazards	X			No known hazards on site or anticipated
Safety, Security & Crime Prevention	X			No detrimental effects anticipated from development in this location. Windows facing street will provide casual surveillance
Social and Economic Impacts	X			No detrimental effects anticipated

The NDIS outlines high physical support SDA housing as *housing that includes a high level of physical access for people who need very high levels of support. For example, you may need a ceiling hoist, backup power supply, or home automation and communication technology.*

Further, level of functioning is defined as *the umbrella term for any or all of body functions, body structures, activities and participation. Level of function indicates the impact a participant's disability has on how a person is able to perform tasks and actions in a life area, as represented by a 'severity score' 'High functioning' indicates lower service and support requirements with a lower severity score, and 'low functioning' indicates higher service and support requirements with a higher severity score.*

Graph 1: Total Level of Function for Participants within the Wentworth LGA (*Explore data NDIS*. https://dataresearch.ndis.gov.au/explore-data current as of 9 January 2025).



The above graph shows that there are (an estimated) 60 active NDIS participants with requirements for higher service and support requirements, being low functioning and therefore having a high

severity score. This website also identifies there are under 11 active participants with SIL/SDA funding, which would be on the basis that there are no SDA places available in the Wentworth LGA. Low functioning participants as per the level of functioning definition require higher levels of support.

The Inquiry Report: Own Motion Inquiry into Aspects of Supported Accommodation (NDIS Quality and Safeguards Commission, January 2023) states the following on page 23:

- *a suburban house (SDA or otherwise) where a group of people with disability live together, each with their own bedroom (sometimes with ensuite), sharing a common living room, kitchen, bathroom and garden, and with an area of the house used as office space for staff.*
- *a number of suburban houses (as above) located in relatively close proximity to each other, sometimes with direct links between each of the houses (for example through a garden gate), with a team leader or manager overseeing supports across the network.*

This reinforces the ability for SDA dwellings to be located in close proximity to one another.

The Wentworth Disability Inclusion Action Plan 2022-2026 has a focus area that directly identifies housing for those with disabilities – 2; Livable Communities which states the following:
Increase participation of people with disability in all aspects of community life, through targeted approaches to address barriers in housing, learning, transport, health and wellbeing.

The plan, in line with the identified focus area aims to attribute to the positive experience of those with a disability, their families and supporters, through access to community places, buildings and events. As there are currently no SDA housing facilities within the LGA, the proposal to develop them is in line with the Disability Inclusion Action Plan with the aim of providing housing, eliminating the barrier of housing access to those that require it.

From the same dataset, there are (an estimated) 244 active participants who have been deemed eligible and have an approved plan under the NDIS. This dataset does not encompass all of those with disabilities that require support within the Wentworth LGA, indicating there may be more not accounted for as they are not active participants or are waiting for availability.

Approach to characterization and permissibility under LEPs

It needs to be noted that the development of Permanent Group Homes is permitted under legislation, both the Wentworth Local Environmental Plan 2011 and the State Environmental Planning Policy (Housing).

The case of *Botany Bay City Council v Pet Carriers International PTY Limited* [2013] NSWLEC 147 reiterates that land use tables within LEPs can use many means by which to define what development is permissible by identifying either *nominate* or *innominate* purposes.
His Honor, Preston CJ, stated the following:

> *A nominate purpose is one which the environmental planning instrument expressly nominates by name as being within one of the three classifications. Hence, the land use table for a zone may nominate particular categories of purposes of development as being within the classifications of development that may be carried out without consent, development that may be carried out with consent, or development that is prohibited.*

> *An innominate purpose is one which the environmental planning instrument does not nominate by name as being within one of the three classifications, but rather identifies as falling within a particular classification by reason of it not being nominated in other classifications; it is development other than development in the other classifications. Hence, the land use table for a zone may classify as prohibited development, development for a purpose other than a purpose nominated as being able to be carried out without consent or with consent.*

In the case of permanent group homes, as they are not directly identified within the RU5 – Village zoning as an independent type of development but fall under "any other development not specified in items 2 or 4", they are therefore innominate and permissible with consent.

(Compatibility Test) Project Venture Developments Pty Ltd v Pittwater Council [2005]

There are many dictionary definitions of compatible. The most apposite meaning in an urban design context is capable of existing together in harmony. Compatibility is thus different from sameness. It is generally accepted that buildings can exist together in harmony without having the same density, scale, or appearance, though as the difference in these attributes increases, harmony is harder to achieve.

The physical impacts, such as noise, overlooking, overshadowing, and constraining development potential, can be assessed with relative objectivity. In contrast, to decide whether or not a new building appears to be in harmony with its surroundings is a more subjective task. Analysing the existing context and then testing the proposal against it can, however, reduce the degree of subjectivity.

For a new development to be visually compatible with its context, it should contain, or at least respond to, the essential elements that make up the character of the surrounding urban environment. In some areas, planning instruments or urban design studies have already described the urban character. In others (the majority of cases), the character needs to be defined as part of a proposal's assessment. The most important contributor to urban character is the relationship of built form to surrounding space, a relationship that is created by building height, setbacks, and landscaping. In special areas, such as conservation areas, architectural style and materials are also contributors to character.

In order to test whether a proposal is compatible with its context, two questions should be asked.

- *Are the proposal's physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites. (Test One)*
- *Is the proposal's appearance in harmony with the buildings around it and the character of the street? (Test two)*

<u>Test One:</u>

The proposal of a permanent group home, being constructed as a dwelling, does not constitute any physical impacts on the surrounding development. The surrounding development consists of dwellings with outbuildings.

Physical impacts will not occur as the development design is that of similar size, scale and sitting to existing development in the immediate and surrounding area. The applicant has identified the

permanent group homes to have external materials and colouring that complements existing dwellings in the surrounding area.

It should be noted that Wendy Court itself, where the main streetscape occurs, has minimal development existing, being two dwellings and an allotment with an outbuilding.

There will be no issues regarding side setbacks as a physical constraint, as setbacks adhere to requirements under the Wentworth Development Control Plan, some rear setbacks do not meet requirements, but it should be noted that habitable building space does not encroach the setbacks, only alfresco areas that are open in design. Front setbacks may not meet the required 6m, however, as discussed in the DCP assessment, in newly developed areas, setbacks from the front boundary can be 4.5m for RU5 – Village zoned land.

Test Two:
The proposal of a permanent group home will be in harmony with the development within the estate area. Permanent group homes are designed as and meet definitions of dwellings, which is the main development in the estate area and will not alter the harmonic design, rather increasing development in the area and encouraging use of the RU5 – Village zoning whereby a range of services and facilities need to be available, including disability accommodation for the impacted community members.

Harmony is often defined as "the quality of a pleasing and consistent whole", with the permanent group homes not causing impact as the development will be that of dwellings in a residential area attributing to the existing use and character of the estate. Impact to Summer Drive through harmonious development should not be impacted due to separating fences and differing streetscapes (existing development vs minimally existing development).

The permanent group homes will be of the same design, therefore harmonious to themselves and attributing to consistency of the area.

The permanent group homes are dwellings and will not impact the character of the area. The use of each dwelling is subject to residential purposes such as long term accommodation, which is provided through the group homes. The use of existing dwellings in the area is no different to the accommodation purposes of the group homes, with additional assistance for the residents of the group homes required only.

Understanding the Local Impact of New Residential Development: a Pilot Study
Christine Whitehead and Emma Sagor with Ann Edge and Bruce Walker
LSE London April 2015

The report identifies that opposition to new dwelling development is driven by local communities feeling that they will gain little benefit from new dwellings and that negative impacts may arise, such as infrastructure pressure and lack of services, as well as residential valuation impacts.

The report solidifies and states that planning literature does not often and is not required to, address impacts to housing valuation or pricing as this is not directly related to planning decisions which are assessed against relevant legislation, as well as broader economic, environmental, and social factors.

Wentworth Local Environmental Plan 2011

The WLEP 2011 provides the following definition for permanent group homes:
group home (permanent) *or* ***permanent group home*** *means a dwelling—*

> *(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and*
> *(b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged*

It should be noted that the plans provided by the applicant indicate "NDIS High Physical Support SDA" with design considering wider doorways, ceiling hoists, accessible parking (garage), and ensuites tailored for required needs (rails etc.), with an adjustable bench in the kitchen.

The people anticipated to use these dwellings are those with disabilities, and not those who are socially disadvantaged, however, Council are not the management authority and cannot dictate who will utilize these developments.

(5) The suitability of the site for development
The site is suitable for the proposed permanent group home building as it is not anticipated to have any adverse impact on the locality, however, six submissions were received. The proposed development is permitted within the RU5 – Village zoning area under the Wentworth Local Environmental Plan 2011. The development provides the area with greater flexibility in housing and facilitates options for people with a disability under the NIDS scheme to become independent within the community, while receiving care when required. The character and use of the proposed development is consistent with other proposed developments in the immediate area.

(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. Six (6) submissions were received objecting to the application within the notification period, with five (5) being unique in nature.

One (1) additional submission was received as an objection by someone who had already submitted outside of the mandatory exhibition period, and these comments were not considered in the assessment process as the submissions received within the exhibition period had been compiled and sent to the applicant for response, with response received before the one additional submission was received outside the exhibition.

Further submissions as objections have been received to date (29 January 2025), however, as these do not explicitly identify a development application and only state "Midway Estate Group Homes" or the like, and have been received outside the mandatory exhibition period (by over a week or more), these cannot be accepted and utilised for assessment purposes against this development.

Proforma submissions were received, however, most were accompanied by additional individual comments, thus creating unique submissions.

The following list identifies concerns raised within the submissions received:

- Concentration of proposed group homes is a concern for general security of existing residents
- Close proximity of proposed group homes to each other
- 20 Wendy Court having a rear setback of 2.4m not 3m
- Lack of facilities in vicinity of proposed group home sites
- Proximity to childcare facility and congestion in this area
- Lack of communication from Council
- Impact to property valuation and appeal of Midway area
- Potential for property damage – no measures to protect neighbouring properties
- Increased disturbances in the area from potential residents of group homes
- Increased noise and traffic levels in the area
- Proposed group homes will be unjustified high-density development

Applicant response to submissions:

- Fires can occur in other developments (such as dwellings), nonetheless the houses are equipped with fire sprinklers.
- Group homes by their definition should be located within a residential area; it is very common to have dwellings and homes in residential areas.
- The Wentworth LEP is not able to dictate who lives within the proposed group homes, nor should any person who lives within the area.

Council Officer Comment:

- The proposed group homes meet legislative requirements under the State Environmental Planning Policy – Housing 2021 and have been deemed as suitably designed for their purpose through applicant provided information.
- Setbacks provided within the Wentworth Shire Council Development Control Plan – justification in place to vary the setbacks within the DCP
- There are facilities and community infrastructure in close proximity to the development area
- The proximity to a childcare facility should not be of concern as traffic congestion here during the day will be minimal (early morning, mid evening) and the childcare is fenced and secure.
- In a planning perspective high-density development is defined as *development that is greater than three storeys high, typically referred to as residential flat buildings or apartments* (Georges River Council LEP). The proposed development does not meet this definition. Low density residential areas are made up of detached dwellings, dual occupancies, and multi dwelling housing, however, as the zone attributed to this being R2 – Low Density Residential, which is not occurring in the Wentworth LGA, this does not apply and constraints as per the zoning seen (RU5 – Village) will be relied upon.
- The group homes pose no further threat to noise of traffic than a regular dwelling (not for group homes purposes) would. These issues have been assessed in the applicants Statement of Environmental Effects adequately.
- Council has a LEP and DCP that aid in assessment of proposals such as this, there is no planning strategy for specialised housing, only the Housing SEPP, which permits these developments if applied for a DA and within an approved zoning.

(7) The public interest

The proposed development is consistent with public interest as it will have no detrimental effect on the surrounding area.

COMMENTS FROM COUNCIL INTERNAL DEPARTMENTS

Department	Referred Y/N	Comments
Building	**Y**	BCA Classification: 3 and 10a Comments ▪ Eave of dwelling encroaches into the 1.5m setback to a fire source feature (boundary) where an FRL is required. Discussed with Building Surveyor, and he advised that he is sure that the eave is an allowable encroachment and will follow up. Otherwise, a performance solution will be sought. This matter will therefore not affect the determination of a DA as it is the certifiers responsibility to ensure BCA compliance via DTS or a performance solution. Approval under S68 of the Local Government Act must be obtained prior to the issue of a Construction Certificate in relation to: ▪ Carrying out of water supply work. ▪ Carrying out sewerage work. ▪ Connection to Sewer.
Subdivision Engineer	**N**	
Roads & Engineering	**N**	
Finance & Policy	**N**	
Heritage Advisor	**N**	
Environmental Health	**N**	
Local Laws	**N**	
Floodplain Mgt Committee	**N**	
Sustainable Infrastructure	**N**	

CONCLUSIONS

1. **General comments:**
2. **The proposal satisfies the points for consideration listed under Section 4.15 <u>part b, c, d and e</u> of the *Environmental Planning and Assessment Act.***

3. **The proposal occurs on land zoned RU5 - Village. The proposal is not considered to have detrimental impact on the site and surrounds.**
4. **The proposal is consistent with the Wentworth Shire Development Control Plan (Dec 2011). The proposal meets Chapter 4 of the provisions set out in the Wentworth Development Control Plan 2011.**
5. **The proposed permanent group home accords with the relevant objectives and provisions of the State Environmental Planning Policy (Biodiversity & Conservation) 2021 and State Environmental Planning Policy (Housing) 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:**
Georgie Martin **Cadet Planning Officer**	**George Kenende** **Acting Director Health & Planning**
Date: 21/01/2025	**Date: 31/01/2025**

Wentworth SHIRE COUNCIL	**Health & Planning Department** 61 Darling Street PO Box 81 **WENTWORTH NSW 2648** Tel: 03 5027 5027 council@wentworth.nsw.gov.au	**TEMPLATE CONDITIONS**

DA2024/156 PERMANENT GROUP HOME WITH GARAGE 20 WENDY COURT LOT 17 DP 1288183 BURONGA

GENERAL CONDITIONS

1.	**Approved development** Approval is for a permanent group home with garage. **Condition 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: • **Site Plan** by Intrend Design & Drafting PTY LTD; Job No: 24-725v2; Sheet No: 2 of 5; Date: 11/07/24. • **Floor Plan** by Intrend Design & Drafting PTY LTD; Job No: 24-725v2; Sheet No: 3 of 5; Date: 11/07/24. • **Elevations (NE & SW)** by Intrend Design & Drafting PTY LTD; Job No: 24-725v2; Sheet No: 4 of 5; Date: 11/07/24. • **Elevations (SE & NW)** by Intrend Design & Drafting PTY LTD; Job No: 24-725v2; Sheet No: 5 of 5; Date: 11/07/2025/24. 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. **Condition reason:** 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** 1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia. 2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.

	3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia. 4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made. 5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. 6. This section does not apply- a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies. **Condition reason:** Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.
4.	**Erection of signs** 1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out: a. showing the name, address and telephone number of the principal certifier for the work, and 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 c. stating that unauthorised entry to the work site is prohibited. 3. The sign must be- a. maintained while the building work, subdivision work or demolition work is being carried out, and b. removed when the work has been completed. 4. This section does not apply in relation to- a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6. **Condition reason:** Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.
5.	**Lapsing of Approval** 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. **Condition reason:** Ensure everyone is aware of the lapsing of the approval.
6.	**Works outside the property boundary** This development consent does not authorise works outside the property boundaries on adjoining lands. **Condition reason:** To ensure all approved works occur within the property boundaries.

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

7.	**7.12 Contribution** Before the issue of the relevant construction certificate, the applicant must pay a total contribution of $8,000.00 as calculated at the date of this consent to Wentworth Shire Council pursuant to the adopted Section 7.12 Development Contributions Plan. Note: The total amount payable may be adjusted at the time payment is made per clause 3.10 of the Section 7.12 Development Contributions Plan. **Condition reason:** To ensure the 7.12 Developer Contributions are paid.
8.	**Access Point** Before the issue of a Construction Certificate, the beneficiary of this consent must build a driveway crossing for the subject land (if one doesn't exist) to Council standards. Access during construction shall only be through the driveway crossing of the subject land. **Condition reason:** To control vehicular movement on road crossings.
9.	**Building Material** The proposed building/s and structure/s shall be clad in an approved non-reflective material e.g. Colourbond. **Condition reason:** To ensure the materials of the building not impact the visual amenity of the surrounding character of the area.
10.	**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: • location and materials for protective fencing and hoardings to the perimeter on the site • provisions for public safety • pedestrian and vehicular site access points and construction activity zones • 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 • 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 • details of any bulk earthworks to be carried out • location of site storage areas and sheds • equipment used to carry out all works< • a garbage container with a tight-fitting lid • dust, noise and vibration control measures • 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. **Condition reason:** To ensure construction works are adequately managed to protect the surrounding amenity.
11.	**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 • the 'Do it Right On-Site, Soil and Water Management for the Construction Industry'; (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust). The applicant must ensure the erosion and sediment control plan is kept onsite at all times during site works and construction. **Condition reason:** To ensure no substance other than rainwater enters the stormwater system and waterways.
12.	**Fire Safety Schedule** Prior to the issue of a Construction Certificate, pursuant to Part 10 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (as amended) a Fire Safety Schedule is to be submitted to the Principal Certifying Authority. The Fire Safety Schedule must include matters prescribed in clause 79 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (as amended). **Condition reason:** To ensure compliance with Fire Safety requirements.
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.

	Condition reason: To ensure the long service levy is paid.

14.	**Payment of Security Deposits** *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): $232.00 The payments will be used for the cost of: • making good any damage caused to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates, • completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and • any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property. The Infrastructure Bond will be returned on completion of the construction of the proposed development, subject to no damage being done to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates. The owner / developer is to arrange an inspection with an Officer of Wentworth Shire Council before any work commences on site. Any damage incurred to Council infrastructure will be repaired at the owners / developers expense and the balance of the Infrastructure Bond will be returned to the owner / developer on completion of the construction. 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. **Condition reason:** To ensure any damage to public infrastructure is rectified and public works can be created.
15.	**Plumbing and Drainage** Before issuance of the Construction Certificate, a Plumbing and Drainage Application under Section 68 of the Local Government Act NSW 1993 is to be submitted to and approved by Council before any plumbing and drainage works (water and sewerage). Note: All stormwater from the site is to be directed towards a legal point of discharge. All plumbing and drainage work is to be carried out by a plumber and drainer, or other authorised person,

	licensed with the New South Wales Department of Fair Trading. **Condition reason:** To ensure plumbing and drainage works are carried out appropriately.
16.	**Road reserve landscaping** Lawn must be used for landscaping within the road reserve. Any other form of landscaping in the road reserve must be approved by Council. **Condition Reason:** To ensure appropriate landscaping is used in road reserve.
17.	**Utilities and services - water and sewerage** Raw water, filtered water and sewerage are available and are to be connected to Councils services. Dual water supply lines are to be provided from the front boundary of the property. One line is to convey filtered water to all fittings within the building and the other line to convey unfiltered water to all fittings outside the building i.e. garden taps, etc. A separate application is to be made to Council for approval to connect to Council's water mains prior to commencing any plumbing and drainage work. **Condition reason:** To ensure relevant utility and service providers requirements are provided to the certifier.
18.	**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: • the contact details of the person(s) removing the waste • an estimate of the waste (type and quantity) and whether the waste is expected to be • reused, recycled or go to landfill • the address of the disposal location(s) where the waste is to be taken 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. **Condition 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. **Condition reason:** 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 • A Construction Certificate must be obtained from the Council or an Accredited Certifier, in accordance with the provisions of the Environmental Planning & Assessment Act 1979, • 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). **Condition reason:** To ensure building works complies with relevant legislation and other codes.
21.	**Contractor details notification** The certifying authority must advise Council, in writing of: 1. The name and contractor licence number of the licensee who has been contracted to do or intends to do the work, or 2. 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. **Condition 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 is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contact the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individuals responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities." **Condition 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 the erosion and sediment controls in the erosion and sediment control plan, (as approved by Council) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site). **Condition reason:** To ensure runoff and site debris do not impact local stormwater systems and waterways.

24.	**Notice of commencement of works** Subject to approval to commence works two days before any site works, building or demolition begins, the beneficiary of this consent must: 1. Forward to Council notice of commencement of work and appointment of Principal Certifying Authority. 2. Notify the adjoining owners that work will commence. **Condition reason:** To provide notification of works commencing.
25.	**Rubbish/Waste Management** Throughout the construction period, from commencement of work, a suitable rubbish containment structure is to be located on site and utilised. **Condition 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 not permitted on footpaths, roadways or in reserves. Rubbish and building materials must be contained on the site. **Condition reason:** To ensure the construction materials are stored on site in a tidy & safe manner.
27.	**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. **Condition reason:** To ensure workers and contractors have access to amenities on site.
28.	**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. **Condition 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. **Condition 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. **Condition reason:** To protect the amenity of the neighbourhood.
31.	**Contamination discovered during works** 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: • all works must stop immediately, and • the Environment Protection Authority and the council must be notified of the contamination. • 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. Note: Depending on the nature and level of the contamination, remediation of the land may be required before further work can continue. **Condition 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 removed 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 EPAs Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier. • All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA. **Condition reason:** To ensure soil removal & replacement meets requirements.
33.	**Encroachment of easements** No works are to encroach over any easements. **Condition 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 carried out between: • 7.00am to 6.00pm on Monday to Friday • 8.00am to 1.00pm on Saturdays The developer must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency. Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

	Note: Any variation to the hours of work requires Councils approval. **Condition reason:** To protect the amenity of the surrounding area.
35.	**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. **Condition reason:** To ensure the required site management measures are implemented during construction.
36.	**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. **Condition reason:** To ensure natural drainage is maintained where possible.
37.	**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. **Condition reason:** To require approval to proceed with building work following each critical stage inspection.
38.	**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). **Condition reason:** To ensure payment of approved changes to public infrastructure.
39.	**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 **Condition reason:** To ensure the site is secured during construction.
40.	**Tree protection** While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with: 1. The construction site management plan

	2. The relevant requirements of any Australian Standard for the protection of trees on development sites This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones. **Condition reason:** To protect trees during site works.
41.	**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: • "relic" means any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and a) is of State or local heritage significance; and • "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. **Condition reason:** To ensure protection of objects of potential significance during works.
42.	**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: • The contact details of the person(s) who removed the waste • The waste carrier vehicle registration • The date and time of waste collection • 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 • The address of the disposal location(s) where the waste was taken • 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. 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. **Condition reason:** To require records to be provided, during construction, documenting that

	waste is appropriately handled.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

43.	**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. **Condition reason:** To ensure the approved landscaping works have been completed before occupation, in accordance with the approved landscaping plan(s).
44.	**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. **Condition reason:** To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.
45.	**Fire Safety Certificate** Prior to the issue of the occupation certificate, a Fire Safety Certificate must be issued in accordance with Part 11 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. **Condition reason:** To ensure fire safety requirements have been met.
46.	**Occupation Certificate** The building shall not be occupied or used until an Occupation Certificate is issued either by council or by an accredited certifier. **Condition reason:** To ensure development is accredited.
47.	**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. **Condition 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. **Condition 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. **Condition 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. **Condition reason:** 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. **Condition reason:** To protect sewerage and stormwater systems.
52.	**Ongoing use – permanent group home with garage** The proposed garage cannot be used for habitation. **Condition 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 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. **Condition reason:** To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

9.17 S4-55/2024/031 MODIFY DEVELOPMENT CONSENT DA2024/056 PERMANENT GROUP HOME 24 MIDWAY DRIVE LOT 29 DP 1288183 BURONGA

File Number: RPT/25/90

Responsible Officer: George Kenende - Acting Director Health & Planning
Responsible Division: Health and Planning
Reporting Officer: Georgie Martin - Cadet Planner

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

Summary

A modification application (S4-55/2024/031) was received by Council on 29 November 2024, to modify an approved development application (DA2024/056) for a permanent group home (with garage) to be situated upon 24 Midway Drive – Lot 29, DP 1288183.

The application seeks approval to modify an approved development application (DA2024/056 – Permanent Group Home), to alter the setback distance of the garage and increase the internal garage size in line with disability requirements, representing a 0.31% increase to the size of the original development. No other amendments are proposed for the development application.

The modification application was publicly notified for 14 days as per the Council Community Participation Plan. During the public notification thirteen (13) submissions were received by Council objecting to the proposed modification. However, it should be noted that this application is for the modification of an already approved development, not a new or separate development.

As per Council delegations, any applications with three (3) or more objections cannot be determined under delegated authority and must be determined by Council.

Recommendation

That Council

1. Approve S4-55/2024/031 for the modification of DA2024/056 (group home) to be located at 24 Midway Drive, Lot 29 DP 1288183, Buronga subject to modified conditions.

2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

Detailed Report

Purpose

The purpose of this report is to provide information to Council to determine modification Application S4-55/2024/031, having consideration to the detail provided both within this report and the attachments provided.

Background

A modification Application (S4-55/2024/031) was lodged with Council on 29 November 2024 seeking approval for modifications to DA2024/056 for a permanent group home on the subject lot.

The subject lot is in the RU5 - Village zone under the Wentworth Local Environmental Plan (WLEP 2011).

S4-55/2024/031 was publicly notified as per Council Community Participation Plan for 14 days, with a total of thirteen (13) unique submissions, objecting to the proposal received during this period. These submissions can be found under attached documents.

As per Council delegations, any applications with three (3) or more submissions cannot be determined under delegated authority and must be determined by Council.

Refer to attachment 1 – Development Application

Refer to attachment 2 – Plans

Refer to attachment 3 – Modification Request

Matters under consideration

In determining a modification application that requires consent, the consent authority must take into consideration matters prescribed in Section 4.55 of the Environmental Planning and Assessment Act 1979 as relevant to the development.

Due to the nature of the application, being a modification, the development application was assessed against clause 4.55 (1A) – *Modifications involving minimal environmental impact* of the Environmental Planning and Assessment Act 1979 (EP&A Act). The proposed modification was able to satisfy requirements and matters for consideration under this clause.

Public notification of the development application was conducted as per the Council Community Participation Plan for 14 days, whereby any submission received must at a minimum provide the following:

- Clearly identify the matter to which the submission relates,
- State the grounds for any support or objection expressed in the submission,
- Include appropriate contact details

During the public notification period thirteen (13) submissions objecting to the modification were received.

Summary of concerns raised in submissions:

- Concentration of group homes within the estate
- Close proximity of group homes to each other
- Lack of facilities in the vicinity of group homes
- Proximity of group homes to childcare facility
- Traffic impact (congestion) in the immediate area of the estate
- Lack of community consultation
- Increased noise impacts
- Proposal is unjust high-density development in a low-density estate
- Impact to property values
- Appeal of the area will decrease
- Proposed development will impede on family orientation of estate

The above concerns are acknowledged but are not directly relevant to the proposed modification. The proposed modification is minimal, proposing to only increase the garage size. No other changes are proposed.

As the modification is to an approved DA and not of a significant change, there should be no contention regarding the previously made approval. There is no change to the assessment of the original DA, or the conditions aside from the approved plans whereby the garage is the only change.

Based on the assessment of the modification application, it is determined that the proposed modification of the development is compliant with relevant objectives of the Environmental Planning & Assessment Act 1979.

Refer to attachment 4 - Submissions

Refer to attachment 5 – 4.55 Modification of Consent Assessment Report

Refer to attachment 6 – Conditions of consent

Options

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

- Approve modification application S4-55/2024/031 subject to modified 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 8.3 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 8.9 of the Environmental Planning & Assessment Act 1987.

Conclusion

Having consideration for the content within this report, it is concluded that the appropriate course of action is to approve modification application S4-55/2024/031 subject to modified conditions in this report.

Attachments

1. Development Application (Under separate cover)⇨
2. Plans (under separate cover)⇨
3. Modification Request⇩
4. Submissions (under separate cover)⇨
5. 4.55 Assessment Report⇩
6. Conditions of Consent⇩

JACKSON PLANNING

Our Reference: 24-258

25 November 2024

The Director Health and Planning
Wentworth Shire Council
PO Box 81
WENTWORTH NSW 2648

Dear Sir/Madam,

Please find enclosed an S4.55(1A) Modification for DA 2024/056 (PAN-430302) to alter the following:

1. Alter garage setback distance (increase internal size of the garage)

Please find enclosed with this application:

- Copy of title and associated registered plan;
- Owners consent;
- Amended plans; and
- Notification plans

Please be advised that due to the minor alteration, the cost of works is not increased.

Should you have any questions regarding the application, please don't hesitate to contact me on the details provided below.

Kind regards,

Ebony Cetinich
Principal Planner | Jackson Planning
0457 852 535 | admin@jacksonplanning.com.au
www.jacksonplanning.com.au

Wentworth SHIRE COUNCIL	**Health & Planning Department** 61 Darling Street PO Box 81 **WENTWORTH NSW 2648** Tel: 03 5027 5027 council@wentworth.nsw.gov.au	**DA Assessment Report** **Section 4.55 Modification of Consents - generally** Environmental Planning & Assessment Act 1979 as amended

File Reference:	**S4.55/2024/031 & PAN – 491529**
Property Title & Address:	P561/04429
Property owner(s):	ULTIMATE BUILDING SOLUTIONS PTY LTD
Applicant(s):	JACKSON PLANNING MJJR PTY LTD – Matt Jackson
Proposal:	Modify DA2023/056 Permanent Group Home – Alter garage setback distance (increase internal size of the garage)
Previous DA to be modified:	DA2023/056
Previous DAs:	N/A

SITE AND SURROUNDING DEVELOPMENT

The subject site comprises of Lot 29 DP 1288183 and 24 Midway Drive, Buronga. The lot has an area of 650m^2 and connects to the Midway Drive.

The subject site is located within the RU5 – Village zone under the Wentworth Local Environmental Plan (WLEP) 2011. The subject site is a rectangular shaped lot with existing vegetation – proposed to be removed before construction of the dwelling, an easement exist is to the east and west aspects of this lot. The surrounding lots are part of a residential subdivision.

The site is not within the bushfire prone land, flood planning land, terrestrial biodiversity, wetlands, urban release area and does not have known heritage items on site.

DESCRIPTION OF PROPOSED MODIFICATION

The proposal seeks to modify the existing development consent for construction of a single storey dwelling with garage for a permanent group home to be used as accommodation for people with a disability on a permanent basis under the NDIS scheme. The modification is to increase garage size and alter the setback.

HISTORY RELEVANT TO THE MODIFICATION APPLICATION

DA2024/056 – Permanent Group Home

4.55 (1A): MINIMAL ENVIRONMENTAL IMPACT

The application seeks to amend plans to increase the garage size for disability requirements by altering setback and increasing internal size. There will be no increase to the habitable space of the development, however the total floor area will increase from 288.92m^2 to 289.84m^2, being only a 0.31% (0.92m^2) increase to the original size of the development.

Further changes to the site will not occur, no vegetation impacts are to be seen as the subdivision was cleared as part of the original works.

Only change occurring is that of a minimal nature and is not deemed extreme.

Mandatory notification was carried out for 14 days (two weeks) with concerns raised through the receival of thirteen (13) submissions during this time.

DISCUSSION

The submissions received by Council do not reflect planning reasons as to why the modification to an already approved DA is of concern by surrounding neighbours, rather, identify community concern over the concentration of additional proposed group homes in the area. Submissions identify the S4-55 number but do not explicitly reference concerns with the development itself.

Applicant response to submissions:

- Fires can occur in other developments (such as dwellings), nonetheless the houses are equipped with fire sprinklers.
- Group homes by their definition should be located within a residential area; it is very common to have dwellings and homes in residential areas.
- The Wentworth LEP is not able to dictate who lives within the proposed group homes, nor should any person who lives within the area.

Council Officer Comments

The proposed group home was originally approved under DA2024/056, this modification does not rescind that approval, however, seeks to redesign the garage minimally to allow disability requirements to be constructed as appropriate.

Submissions received as objections to the modification do not directly identify any concerns with the modification itself, mainly the collective of group home development.

Modification is of a suitable nature and not one that will impose on the area, as no development is directly next to the proposed site as yet.

COMMENTS FROM COUNCIL INTERNAL DEPARTMENTS

Department	Referred Y/N	Comments
Building	**N**	
Subdivision Engineer	**N**	
Roads & Engineering	**N**	
Finance & Policy	**N**	
Heritage Advisor	**N**	
Environmental Health	**N**	
Local Laws	**N**	
Floodplain Mgt Committee	**N**	
Sustainable Infrastructure	**N**	

CONCLUSIONS

1. **General comments:**
2. **The proposal satisfies the points for consideration listed under Section 4.55(1A) of the *Environmental Planning and Assessment Act.***
3. **The proposal occurs on land zoned RU5 – Village. The proposal is not considered to have detrimental impact on the site and surrounds.**

Recommendation:

Approve the modification application subject to conditions

Delegate report author	**Delegated approval and endorsement**
Signature:	**Signature:**
Georgie Martin **Cadet Planning Officer**	**George Kenende** **Acting Director Health & Planning**
Date: 21/01/2025	**Date: 31/01/2025**

Wentworth SHIRE COUNCIL	**Health & Planning Department** 61 Darling Street PO Box 81 **WENTWORTH NSW 2648** Tel: 03 5027 5027 council@wentworth.nsw.gov.au	**TEMPLATE CONDITIONS**

DA2024/056 PERMANENT GROUP HOME WITH GARAGE 24 MIDWAY DRIVE LOT 29 DP 1288183 BURONGA

GENERAL CONDITIONS

1.	**Approved development** Approval is for a permanent group home with garage. **Reason**: To ensure all parties are aware of the approved development.
2.	**AMENDED CONDITION – S4.55/2024/031** **Approved Plans and Documentation** The development shall be in accordance with the following plans, documentation and recommendations made there in: • **Site Plan** by Ultimate Building Solutions; Job Number: 23-583; Date: 21/11/2024, Sheet Number: 3 of 6. • **Floor Plan** by Ultimate Building Solutions; Job Number: 23-583; Date: 21/11/2024, Sheet Number: 4 of 6. • **Elevations (West & East)** by Ultimate Building Solutions; Job Number: 23-583; Date: 21/11/2024, Sheet Number: 5 of 6. • **Elevations (North & South)** by Ultimate Building Solutions; Job Number: 23-583; Date: 21/11/2024, Sheet Number: 6 of 6. 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. **Reason**: 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** 1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia.

	2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences. 3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia. 4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made. 5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. 6. This section does not apply- a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies. **Reason**: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.
4.	**Erection of signs** 1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out: 1. showing the name, address and telephone number of the principal certifier for the work, and 2. 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 3. stating that unauthorised entry to the work site is prohibited. 3. The sign must be- 1. maintained while the building work, subdivision work or demolition work is being carried out, and 2. removed when the work has been completed. 4. This section does not apply in relation to- 1. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or 2. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

	Reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.
5.	**Lapsing of Approval** 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. **Reason**: Ensure everyone is aware of the lapsing of the approval
6.	**Works outside the property boundary** This development consent does not authorise works outside the property boundaries on adjoining lands. **Reason**: To ensure all approved works occur within the property boundaries

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

7.	**7.12 Contribution** Before the issue of the relevant construction certificate, the applicant must pay a total contribution of $6,050.00 as calculated at the date of this consent to Wentworth Shire Council pursuant to the adopted Section 7.12 Development Contributions Plan. Note: The total amount payable may be adjusted at the time payment is made per clause 3.10 of the Section 7.12 Development Contributions Plan. **Reason**: To ensure the 7.12 Developer Contributions are paid.
8.	**Access Point** Before the issue of a Construction Certificate, the beneficiary of this consent must build a driveway crossing for the subject land (if one doesn't exist) to Council standards. Access during construction shall only be through the driveway crossing of the subject land. **Reason**: To control vehicular movement on road crossings.
9.	**Building Material** The proposed building/s and structure/s shall be clad in an approved non-reflective material e.g. colorbond. **Reason**: To ensure the materials of the building not impact the visual amenity of the surrounding

	character of the area.
10.	**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: • location and materials for protective fencing and hoardings to the perimeter on the site • provisions for public safety • pedestrian and vehicular site access points and construction activity zones • 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 • 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 • details of any bulk earthworks to be carried out • location of site storage areas and sheds • equipment used to carry out all works< • a garbage container with a tight-fitting lid • dust, noise and vibration control measures • 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. **Reason**: To ensure construction works are adequately managed to protect the surrounding amenity.
11.	**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 • the 'Do it Right On-Site, Soil and Water Management for the Construction Industry'; (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust). The applicant must ensure the erosion and sediment control plan is kept onsite at all times during site works and construction. **Reason**: To ensure no substance other than rainwater enters the stormwater system and waterways.
12.	**Fire Safety Schedule** Prior to the issue of a Construction Certificate, pursuant to Part 10 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (as amended) a Fire

Safety Schedule is to be submitted to the Principal Certifying Authority. The Fire Safety Schedule must include matters prescribed in clause 79 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (as amended).

Reason: To ensure compliance with Fire Safety requirements

13. **Lighting**

Any lighting on the site shall be designed so as not to cause a nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with relevant standards in this regard.

All external lighting must

1. comply with AS/NZS 4282:2019, Control of the obtrusive effects of outdoor lighting, and
2. be mounted, screened and directed in a way that it does not create a nuisance or light spill on to buildings on adjoining lots or public places.
3. Lighting at vehicle access points to the development must be in accordance with AS/NZS 1158 Set:2010 Lighting for roads and public spaces Set.

Pedestrian pathways, roadways and carparks shall be appropriately lit.

Reason: To ensure lighting does not cause nuisance

14. **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.

Reason: To ensure the long service levy is paid.

15. **Payment of Security Deposits**

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)	$221.00

The payments will be used for the cost of:

- making good any damage caused to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates,

	• completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and • any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property. The Infrastructure Bond will be returned on completion of the construction of the proposed development, subject to no damage being done to any council property (including street trees, kerb, road etc) as a consequence of carrying out the works to which the consent relates. The owner / developer is to arrange an inspection with an Officer of Wentworth Shire Council before any work commences on site. Any damage incurred to Council infrastructure will be repaired at the owners / developers expense and the balance of the Infrastructure Bond will be returned to the owner / developer on completion of the construction. 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. **Reason**: To ensure any damage to public infrastructure is rectified and public works can be created.
16.	**Plumbing and Drainage** Before issuance of the Construction Certificate, a Plumbing and Drainage Application under Section 68 of the Local Government Act NSW 1993 is to be submitted to and approved by Council before any plumbing and drainage works (stormwater, water and sewerage). Note: All stormwater from the site is to be directed towards a legal point of discharge. All plumbing and drainage work is to be carried out by a plumber and drainer, or other authorised person, licensed with the New South Wales Department of Fair Trading. **Reason**: To ensure plumbing and drainage works are carried out appropriately.
17.	**Road reserve landscaping** Lawn must be used for landscaping within the road reserve. Any other form of landscaping in the road reserve must be approved by Council. **Reason**: To ensure appropriate landscaping is used in road reserve
18.	**Utilities and services - water and sewerage** Raw water, filtered water and sewerage are available and are to be connected to Councils services. Dual water supply lines are to be provided from the front boundary of the property. One line is to convey filtered water to all fittings within the house and the other line to convey unfiltered water to all fittings outside the house i.e. garden taps, etc. A separate application is to be made to Council for approval to connect to Council's water mains prior to commencing any plumbing and drainage work. **Reason**: To ensure relevant utility and service providers requirements are provided to the

	certifier.
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. **Reason**: 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 • A Construction Certificate must be obtained from the Council or an Accredited Certifier, in accordance with the provisions of the Environmental Planning & Assessment Act 1979, • 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). **Reason**: To ensure building works complies with relevant legislation and other codes.
21.	**Contractor details notification** The certifying authority must advise Council, in writing of: 1. The name and contractor licence number of the licensee who has been contracted to do or intends to do the work, or 2. 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. **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 is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contact the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary.

	Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individuals responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities." **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 the erosion and sediment controls in the erosion and sediment control plan, (as approved by Council) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site). **Reason**: To ensure runoff and site debris do not impact local stormwater systems and waterways
24.	**Notice of commencement of works** Subject to approval to commence works two days before any site works, building or demolition begins, the beneficiary of this consent must: 1. Forward to Council notice of commencement of work and appointment of Principal Certifying Authority. 2. Notify the adjoining owners that work will commence. **Reason**: To provide notification of works commencing
25.	**Rubbish/Waste Management** Throughout the construction period, from commencement of work, a suitable rubbish 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 not permitted on footpaths, roadways or in reserves. Rubbish and building materials must be contained on the site. **Reason**: To ensure the construction materials are stored on site in a tidy & safe manner.
27.	**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.

28.	**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. **Reason**: To protect the amenity of the neighbourhood
31.	**Contamination discovered during works** 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: • all works must stop immediately, and • the Environment Protection Authority and the council must be notified of the contamination. • 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. 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 removed 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 EPAs Waste Classification Guidelines before it is disposed of at an approved waste management

	facility and the classification and the volume of material removed must be reported to the principal certifier. • All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA. **Reason**: To ensure soil removal & replacement meets requirements
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 carried out between: • 7.00am to 6.00pm on Monday to Friday • 8.00am to 1.00pm on Saturdays The developer must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency. Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works. Note: Any variation to the hours of work requires Councils approval. **Reason**: To protect the amenity of the surrounding area
35.	**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. **Reason**: To ensure the required site management measures are implemented during construction.
36.	**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
37.	**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
38.	**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
39.	**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
40.	**Tree protection** While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with: 1. The construction site management plan 2. The relevant requirements of any Australian Standard for the protection of trees on development sites This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones. **Reason**: To protect trees during site works
41.	**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: • "relic" means any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and a) is of State or local heritage significance; and • "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. **Reason**: To ensure protection of objects of potential significance during works.
42.	**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: • The contact details of the person(s) who removed the waste • The waste carrier vehicle registration • The date and time of waste collection • 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 • The address of the disposal location(s) where the waste was taken • 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. 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

43.	**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. **Reason**: To ensure the approved landscaping works have been completed before occupation, in accordance with the approved landscaping plan(s).

44.	**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. **Reason**: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.
45.	**Emergency Procedures** Instructions concerning procedures to be adopted in the event of an emergency are to be clearly displayed on the premises for both public and staff information prior to the issue of an Occupation Certificate and at all times during operation. **Reason**: To ensure required emergency instructions are displayed.
46.	**Fire Safety Certificate** Prior to the issue of the occupation certificate, a Fire Safety Certificate must be issued in accordance with Part 11 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. **Reason**: To ensure fire safety requirements have been met.
47.	**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
48.	**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.
49.	**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

50.	**Additional structures** No additional structures are to be built or installed on the site without permission from the Wentworth Shire Council. **Reason**: To ensure only approved work is carried out
51.	**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. **Reason**: To ensure the amenity of the neighbourhood is not compromised unreasonably.
52.	**Annual Fire Safety Statement** A copy of an Annual Fire Safety Statement pursuant to Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (as amended), done by an accredited person, is to be prominently displayed in the building. **Reason**: To ensure fire safety requirements have been met.
53.	**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. **Reason**: To protect sewerage and stormwater systems.
54.	**Ongoing use – permanent group home with garage** The garage cannot be used for habitation. **Reason**: To ensure appropriate use as per approval

55.	**Release of securities / bonds** When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held. Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Councils requirements. **Reason**: To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

9.18 PLANNING PROPOSAL TO REZONE RU4 LAND TO RU5 AND REMOVE 10 HECTARE MINIMUM LOT SIZE 88 & 90 MELALEUCA STREET BURONGA

File Number: RPT/25/92

Responsible Officer: George Kenende - Acting Director Health & Planning
Responsible Division: Health and Planning
Reporting Officer: George Kenende - Acting Director Health & Planning

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

Summary

Wentworth Shire Council has received a Planning Proposal from Cadell Consulting Services on behalf of the landowners.

The Planning Proposal seeks to amend the Wentworth Local Environmental Plan 2011 (WLEP) for the subject land made up of 2 allotments by:

- Rezoning subject land from RU4 Primary Production Small Lots to RU5 Village (amend digital zoning map)
- Removing the 10ha Minimum Lot Size (MLS) from the subject land (amend Lot Size Map - Sheet LSZ_004F)

This report seeks Council endorsement to submit the Planning Proposal with supporting documentation to the Department of Planning Housing and Infrastructure (DPHI) for gateway to amend the Wentworth Local Environmental Plan 2011.

Recommendation

That Council resolves to:

a) Submit the Planning Proposal to rezone subject land (88 & 90 Melaleuca Street rezone RU4 to RU5 and remove the 10ha MLS) to the Minister for Planning and Public Spaces for consideration of a Gateway Determination in accordance with Section 3.34 of the Environmental Planning and Assessment Action 1979.

b) That Council call a division in accordance with S375A of the Local Government Act 1993 (NSW)

Detailed Report

Purpose

The purpose of this report is to provide Council with the information required to make an informed decision with regard to the Planning Proposal, based on the content of the planning proposal submitted by Cadell Consulting Services (the proponent) and the Planning Proposal Assessment (the assessment) undertaken by the Health and Planning Division.

Background

The Buronga Gol Gol Structure Plan 2020 (BGGSP) was undertaken by Council's Health and Planning Department and formerly endorsed by the Department of Planning and Environment (now DPHI). Consultation with the following agencies was conducted as part of drafting the BGGSP:

- Department of Planning and Environment
- Department of Planning and Environment (Crown lands)
- Department of Planning and Environment (Biodiversity and Conservation Division)
- Transport for NSW - Environmental Protection Agency (EPA)

The response received from the agencies was mainly positive. The purpose of preparing the BGGSP was to guide the future development of the Buronga & Gol Gol growth areas. The subject land was not directly identified as requiring rezoning, however, it is identified within the development area of the structure plan and the Local Strategic Planning Statement (LSPS).

Matters under consideration

Wentworth Shire Council has received a Planning Proposal from Cadell Consulting Services on behalf of the landowners.

The Planning Proposal seeks to amend the Wentworth Local Environmental Plan 2011 (WLEP) for the subject land made up of 2 allotments by:

- Rezone subject land from RU4 Primary Production Small Lots to RU5 Village (amend digital zoning map)
- Remove the 10 ha Minimum Lot Size (MLS) from the subject land (amend Lot Size Map - Sheet LSZ_004F)

The subject land is made up of 2 allotments encompassing approximately 11.6 hectares with access to the subject site from Melaleuca Street. Lot 1 DP 1075225 contains a dwelling and encompasses 2081 m2 and Lot 2 DP 1075225 contains farm buildings and is currently planted with horticultural crop.

A detailed assessment of the planning proposal has been undertaken to determine if the proposed amendments are justified in seeking the support from Council to submit to the Department of Planning for consideration of a Gateway Determination. The following documentation was provided along with the planning proposal:

- Planning Proposal
- Preliminary Site Investigation
- Concept subdivision plan

The Assessment Report concludes that the planning proposal as submitted, with some amendments identified for the gateway, satisfactorily addresses the requirements of the Guide to Preparing Planning Proposals, Ministerial Directions and applicable State Environmental Planning Policies. The rezoning and reduction in minimum lot size will not negatively impact the surrounding uses. The planning proposal is in line with Councils Buronga Gol Gol Structure Plan 2020 and other relevant local and state strategies and plans.

Refer to Attachment 1 - Planning Proposal

Refer to Attachment 2 - Preliminary Site Investigation

Refer to Attachment 3 - Concept Subdivision Plan

Refer to Attachment 4 - Planning Proposal Assessment Report

Options

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

- Submit the Planning Proposal to the Minister for Planning and Public Spaces for consideration of a Gateway Determination,

Or

- Refuse to support the Planning Proposal.

Legal, strategic, financial or policy implications

There are no implications for Council. The endorsement of the attached Planning Proposal will allow it to be submitted to the Minister for Planning and Public Spaces for consideration of a Gateway Determination in accordance with the Environmental Planning and Assessment Act 1979.

Conclusion

The Planning Proposal prepared by Cadell Consulting Services requests Council's support for rezoning the subject land from RU4 to RU5 and the removal of the 10ha minimum lot size. The assessment of the Planning Proposal determines that the proposal is justifiably supportable and adequately responds to the requirements of the Guide to Preparing Planning Proposals, Ministerial Directions and applicable State Environmental Planning Policies.

Having consideration of the consent of this report it is concluded that the appropriate course of action is to submit the Planning Proposal to the Minister for Planning and Public Spaces for consideration of a Gateway Determination.

Attachments

1. Planning Proposal⇩
2. Preliminary Site Investigation⇩
3. Concept Subdivision Plan⇩
4. Planning Proposal Assessment Report⇩

CADELL CONSULTING SERVICES

PLANNING PROPOSAL

REZONE LAND FROM RU4 PRIMARY PRODUCTION SMALL LOT TO RU5 VILLAGE & REMOVE MINIMUM LOT SIZE

88 & 90 MELALEUCA STREET BURONGA

Michele Bos

Cadell Consulting Services

0429 021 494

PO Box 26, Wentworth NSW 2648

michele@cadellconsulting.com.au

www.cadellconsulting.com.au

CCS CADELL CONSULTING SERVICES

Document Control

This document has been prepared by Cadell Consulting Services for the exclusive use of the person/organisation for which it has been prepared. This document may not be reproduced, copied, electronically stored or transmitted without obtaining the written permission of Cadell Consulting Services.

Version	Date	Author	Approved
Pre-lodgement of BGG Scoping Report	March 2024	Michele Bos	Cadell Consulting Services
Lodgement	October 2024	Michele Bos	Cadell Consulting Services

Contents

1. Introduction 5
1.1 Overview 5
1.2 Format of the Planning Proposal 5
1.3 Supporting Documentation 5
2. Site & Locality Details 6
2.1 Site Location 6
2.2 Site Description 6
2.3 Surrounding Development 8
3. Planning Proposal 9
3.1 Objectives or Intended Outcomes 9
3.2 Explanation of Provisions 9
3.3 Justification 10
3.3.1 Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report? 10
3.3.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way? 12
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)? 12
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? 14
3.3.5 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies? 15
3.3.6 Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)? 16
3.3.7. Is the Planning Proposal consistent with applicable Ministerial Directions (Section 9.1 Directions)? 16
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? 16
3.3.9 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed? 17
3.3.10 Has the Planning Proposal adequately addressed any social and economic effects? 17
3.3.11 Is there adequate public infrastructure for the planning proposal? 17
3.3.12 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination? 18
3.4 Mapping 18

3.5 Community Consultation 18
3.6 Project Timeline 19
4. Buronga Gol Gol Review 20
4.1 Population trends 20
4.2 Demographic structure 21
4.3 Living characteristics 24
4.4 Residential land supply and demand 25
4.5 Housing stock 26
4.5 Summary 27

Table 1 Attachments to Planning Proposal 5
Table 2 Lot Identifier & Addresses 6
Table 3 LEP Maps 9
Table 4 Estimate project timeline 19
Table 5 Population comparison & estimate to 2040 20
Table 6 Individual locality growth rate 21
Table 7 comparison overview between 2016 & 2021 21
Table 8 age cohort comparison 22
Table 9 lifestyle characteristics 24
Table 10 Current RU5 Village zone land supply under estimated demand rate 25
Table 11 Supply of RU5 land as a result of this planning proposal 26

Attachment 1 – State Environmental Planning Policy Assessment
Attachment 2 – Section 9.1 Ministerial Directions Assessment
Attachment 3 – AHIMS Search result
Attachment 4 – Draft Subdivision Concept Design (Attached separately)
Attachment 5 – Preliminary Site Investigation Report (Attached separately)
Attachment 6 – BGG Current Development Map (Attached separately)

1. Introduction

1.1 Overview

This Planning Proposal has been prepared by Cadell Consulting Services on behalf of the landowners.

The Proposal seeks to amend the Wentworth Local Environmental Plan 2011 (WLEP) by:

- Rezoning the subject site from RU4 Primary Production Small Lots to RU5 Village zone, and
- Removing the minimum lot size of 10 hectares from the subject site.

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, Housing & Industry and the *Local Environmental Plan Making Guideline August 2023* (Guideline).

The Planning Proposal is classified as a 'Standard' application, as it proposes to amend the land use zone and remove a principal development standard from the subject site.

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 Guideline
- Section 4 includes details of the Buronga Gol Gol Scoping Report and additional justification for the rezoning.

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

Attachment Name	Prepared by
1. Consistency with State Environmental Planning Policies	Cadell Consulting Services
2. Consistency with Section 9.1 Ministerial Directions	Cadell Consulting Services
3. AHIMS Search	AHIMS Web Services
4. Draft Subdivision Concept Design (Separately)	MH^2 Engineering & Architectural Services Pty Ltd
5. Preliminary Site Investigation Report (Separately)	Green Edge Environmental Pty Ltd
6. BGG Current Development Map (Separately)	MH^2 Engineering & Architectural Services Pty Ltd

2. Site & Locality Details

2.1 Site Location

The subject site is located in Buronga in the far south west of New South Wales.

Buronga is situated approximately 4 kilometres from the central business district of the regional city of Mildura, in north western Victoria, with the southern boundary being adjacent to the Murray River.

Figure 1 Locality map (Source: Google maps)

2.2 Site Description

The subject site is bounded by Melaleuca Street to the west, Pitman Avenue to the south, Crown land to the north and private property to the east.

The subject site includes 2 allotments encompassing approximately 11.6 hectares.

Access to the subject site is from Melaleuca Street.

The list of allotments and addresses are provided below in Table 2:

Table 2 Lot Identifier & Addresses

Lot Identifier	Address
Lot 1 DP1075225	88 Melaleuca Street Buronga
Lot 2 DP1075225	90 Melaleuca Street Buronga

Lot 1 DP1075225 contains a dwelling and encompasses 2081 m^2 and Lot 2 DP1075225 contains farm buildings and is currently planted with horticultural crop.

Other than crop, vegetation on the subject site is contained to areas surrounding the buildings and consists of ornamental and introduced species for landscaping purposes.

Figure 2 Site map (Source: Intramaps)

The subject site is zoned RU4 Primary Production Small Lots with a minimum lot size of 10 hectares.

Figure 3 Site map#2 (Source: Intramaps & Nearmap)

The subject site is not located on bushfire prone land or subject to flooding.

2.3 Surrounding Development

The subject site is located centrally in Buronga and within 700 metres (by road) from the emerging commercial precinct on Hendy Road (Sturt Highway).

Land to the east is under active horticultural production. The area on the north eastern boundary is Crown land and zoned C2 Environmental Conservation. A depression on this land also serves as a stormwater drainage basin reserve for Western Murray Irrigation.

The southern boundary borders on Pitman Avenue and the RU5 Village zone where there is existing residential development.

The lots to the west of the subject are in the process of being developed for a mix of residential and commercial purposes.

Further to the north west, the land is currently under horticulture crop, and beyond that is the rapidly developing Buronga Industrial precinct.

Access to the site can be made from the Silver City Highway via Pitman Avenue, while access from the Sturt Highway can be made via Chapman, Churchill, Pooley and Rose Streets on to Pitman Avenue or directly from Melaleuca Street.

Figure 4 Surrounding uses aerial map (Source: Nearmap)

3. Planning Proposal

3.1 Objectives or Intended Outcomes

The objective of this Planning Proposal is to amend the Wentworth Local Environmental Plan 2011 by:

- rezoning the subject site from RU4 Primary Production Small lots zone to RU5 Village zone
- removing the 10 hectare minimum lot size

The intended outcomes are to:

- ensure there is an ongoing, adequate supply of village zoned land available for future residential development
- facilitate the provision of a diverse range of residential development.

A subdivision concept plan is provided in separately as Attachment 4.

3.2 Explanation of Provisions

To achieve the objectives and intended outcomes of the Planning Proposal, the following amendments will be made to the Wentworth Local Environmental Plan 2011:

Table 3 LEP Maps

Amend ***Land Zoning Map – Sheet LZN_004F***
Amend ***Lot Size Map – Sheet LSZ_004F***

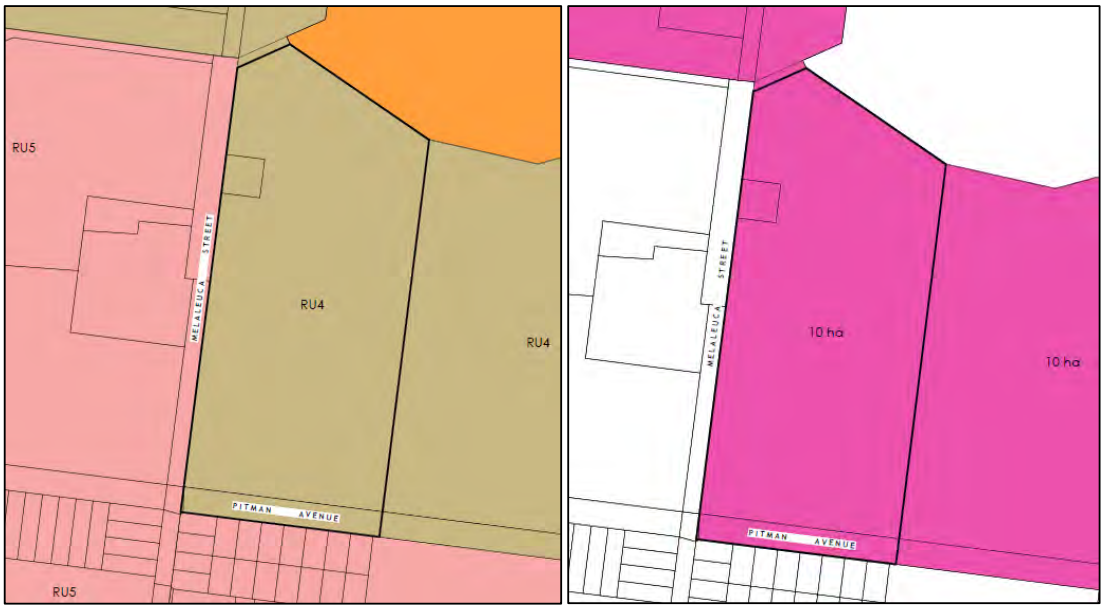


Figure 5 Current zone and minimum lot size maps

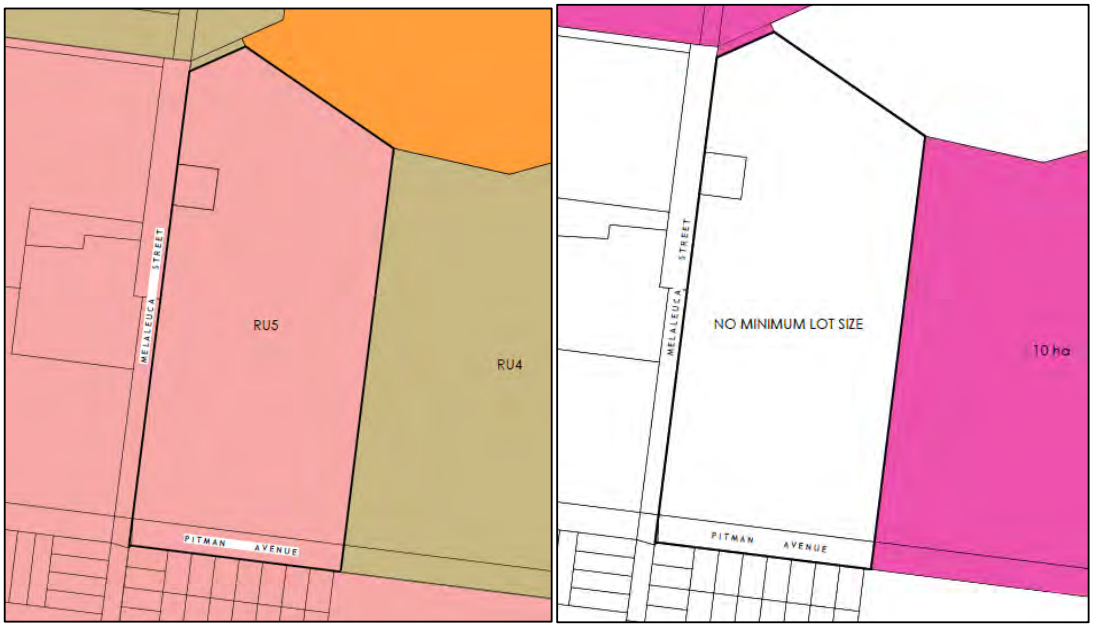


Figure 6 Proposed zone and minimum lot size maps

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?

Buronga Gol Gol Structure Plan

The Buronga Gol Gol Structure Plan (BGGSP) was prepared by Wentworth Shire Council with the purpose of the plan being to guide future development within the study area for a 20-year period, up to 2040.

The BGGSP was prepared between 2018 and 2019 on the basis of the 2016 ABS Census statistics and the ABS estimated population statistics for 2018, together with the supply and demand of RU5 village zoned land at the time of the preparation of the BGGSP.

The BGGSP was adopted by Wentworth Shire Council at its Ordinary Meeting held 16 September 2020.

The BGGSP was endorsed by the Department of Planning & Environment 5 November 2021.

Rezoning of additional land:

Page 14 of the BGGSP states:

An increase in the current growth rate of Buronga Gol Gol is anticipated due to factors such as recent improvements in infrastructure services, ongoing development of population services such as supermarket and commercial shops/premises, attractive rural residential lifestyle and amenity, the relatively lower price of land and housing compared to Mildura, as well as residential housing demand overflows from Mildura due to urban expansion constraints in the Victorian city. These factors can potentially cause a significant residential land shortage….

Therefore, additional residential land needs to be identified to cater for any future increase in current demand rates. This will prevent a potential land supply shortage and housing affordability issues…

In response to the above statement, the BGGSP recommended rezoning an additional 29 hectares of RU1 Primary Production land to RU5 Village zone. Those areas are identified in blue in the figure below.

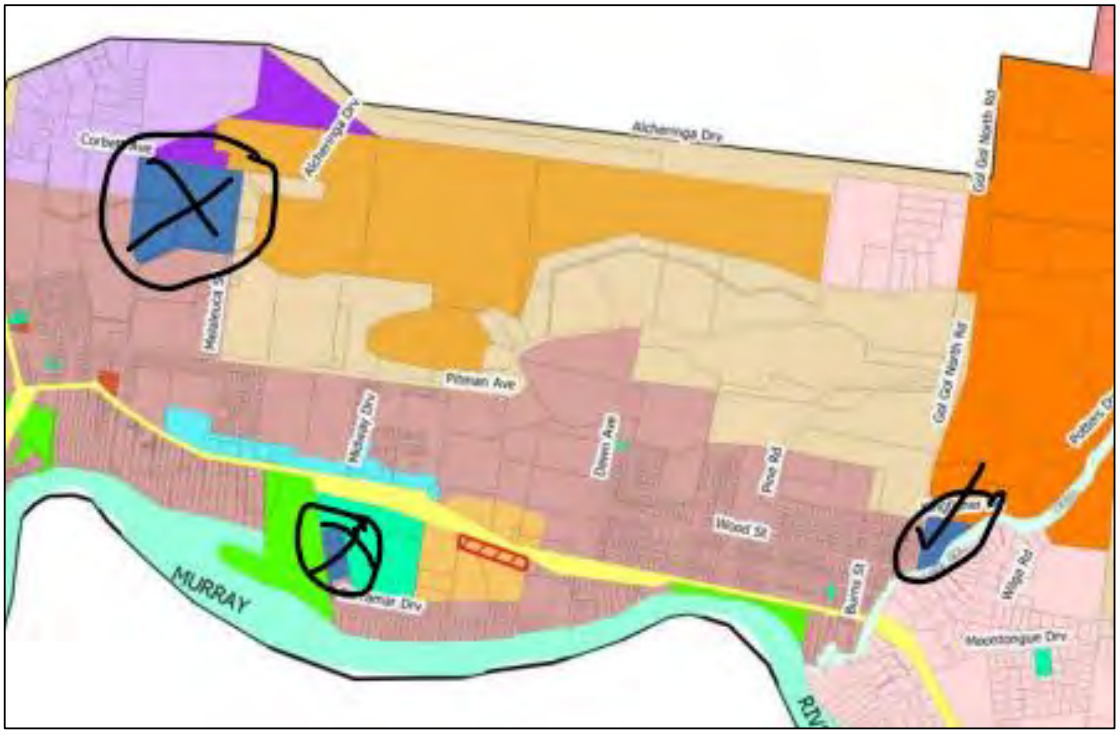


Figure 7 BGGSP Proposed rezonings (Source: BGGSP Figure 4.1)

To date, there has only been one of these sites rezoned to RU5 Village zone, adding an additional 3 hectares to the total supply of RU5 zoned land. This site is located on Gol Gol North Road and marked with a tick. The development of this site has been completed and all of the lots in this subdivision have been sold. The BGGSP timeframe for development of this site was Stage 1 – 2020 to 2024.

The land in the north west area of Buronga, adjacent to the Buronga Industrial Estate (Corner of Corbett Avenue and Melaleuca Street), has not yet been rezoned. It is considered more appropriate to rezone part of this area area to RU5 zone south of the crown reserve, with the northern portion to be rezoned to E4 zone. This will result in an increase in the supply of industrial land, in response to the sudden rapid growth in sales of industrial land, whilst retaining the consolidation of the industrial precint.

Note: The property on the eastern side of this area (on Melaleuca Street) is not proposed to be rezoned or developed by the landowner in the future. The BGGSP timeframe for development of this was Stage 5 – 2036 to 2040.

The proposed area on the west end of Carramar Drive is located on flood prone land and therefore, cannot be considered for rezoning until completion of the new flood study. The BGGSP timeframe for development of this site was Stage 1 – 2020 to 2024.

Despite being only 5 years old since its preparation, the statistics in the BGGSP are already considered to be out of date. Therefore, in order to determine the current supply and demand for RU5 Village

zoned land in Buronga Gol Gol, a comprehensive review of the RU5 zone in Buronga Gol Gol area has been conducted.

Details of the outcome from that review are provided in Section 4 of this Planning Proposal document, providing additional justification for this Planning Proposal.

Consistency with the Land Use Principles of the BGGSP

The proposal is consistent with the Land Use Principles for residential development as outlined on page 37 and the Urban Land Release Staging Plan on page 49 of the Council adopted BGGSP.

The Land Use Principles for residential areas that directly apply this Planning Proposal, include:

i. *Develop an urban structure that consolidates the location of residential land and provides connection between the villages of Buronga and Gol Gol*

Response: The location of the subject site adheres to the principle of consolidating residential land. The subject site is situated adjacent to existing RU5 Village zoned land that is either currently under development to the west of the site and fully developed to the south. As the population of Buronga and Gol Gol continues to increase, the area along Pitman Avenue will eventually be developed, which will inevitably connect the two townships.

ii. *Cluster residential areas to ensure walkable neighbourhoods in order to reduce, where possible, car dependence for access to existing and future community services and facilities*

Response: The location of the subject site is within walking and cycling distance to the developing commercial precinct on Hendy Road, located south of the site. The location of community facilities, such as the Midway Centre and Alcheringa Oval are also located within close proximity to the subject site, for ease of access by foot or bicycle.

iii. *Promote a mixture of urban development that allows for flexibility to respond to changes in the community over time and cater for a diversity of land sizes and housing types.*

Response: The Planning Proposal will provide flexibility and diversity to the supply of lot sizes. This will generally be in response to the current and future demand for a range of lot sizes to satisfy varying lifestyle choices.

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 current zone, RU4 Primary Production Small Lots and the minimum lot size applied to the subject site does not permit the development of land for residential purposes.

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)?

Far West Regional Plan 2036 (FWRP)

The Planning Proposal gives effect to two directions and their relevant actions under *Goal 3 Strong and connected communities* of the FWRP.

Direction 21: Strengthen communities of interest and cross-regional relationships

The townships of Buronga and Gol Gol are often referred to as northern suburbs to Mildura. The short drive to Mildura's central business district attracts people who work in the Victorian regional city, to reside in Buronga and Gol Gol, because of its ease of access and availability to employment, educational, health, commercial and retail services.

The Planning Proposal provides a cross-border resolution to new residents wishing to live in New South Wales, in a small town or village environment, but within close proximity to work, businesses and services provided by the regional city of Mildura.

Direction 27: Provide greater housing choice

The Planning Proposal is consistent with this direction, in that it responds to the ongoing demand for residential lots of various sizes, and will provide a small increase in the supply of developable land to satisfy the short to medium term demand for residential lots.

The Planning Proposal is also consistent with this direction as the subject site has the capacity and connectivity to all infrastructure to ensure new development is supported with adequate services.

Draft Far West Regional Plan 2041 (DFWRP)

The Planning Proposal gives effect to two objectives of the DFWRP under *Part 2 People and communities.*

This Planning Proposal includes details on the current population trends for the Buronga and Gol Gol townships. As the population continues to grow, there is the need to ensure there is an ongoing supply of land available to cater for the growth and subsequent residential development to accommodate new residents.

The proposed rezoning will ensure the ongoing provision of a range of residential development in response to the demand for new homes and different types of dwellings to cater for a variety of lifestyle choices, in the Buronga Gol Gol district.

This Planning Proposal also recognises the importance of early consultation with service providers, to ensure the adequacy of infrastructure for the provision of services to facilitate new development areas.

Part 2 Objective 6: Plan for housing supply, diversity, affordability and resilience

The proposal is consistent with this objective as it will facilitate the development of a range of lot sizes that ultimately *promotes a diversity of housing choices so that people have more options at different stages of their life and at different affordability levels.*

The proposal is consistent with Strategy 6.1:

• *creating flexible and feasible planning controls and development standards that support greater housing mix*

The Planning Proposal does not include imposing a minimum lot size on the subject site. This facilitates and enables the creation of varying lot sizes that will provide for a range of alternative lifestyle choices.

• *aligning infrastructure and service provision to housing supply needs*

The Planning Proposal is consistent with this strategy. The subject site is adjacent to land already developed or under development, where service infrastructure and provision is located, and therefore, will adequately support the subsequent development.

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 development strategies as identified for Buronga and Gol Gol under Planning Priority 6. The subject site falls within the identified settlement boundary of Buronga and Gol Gol.

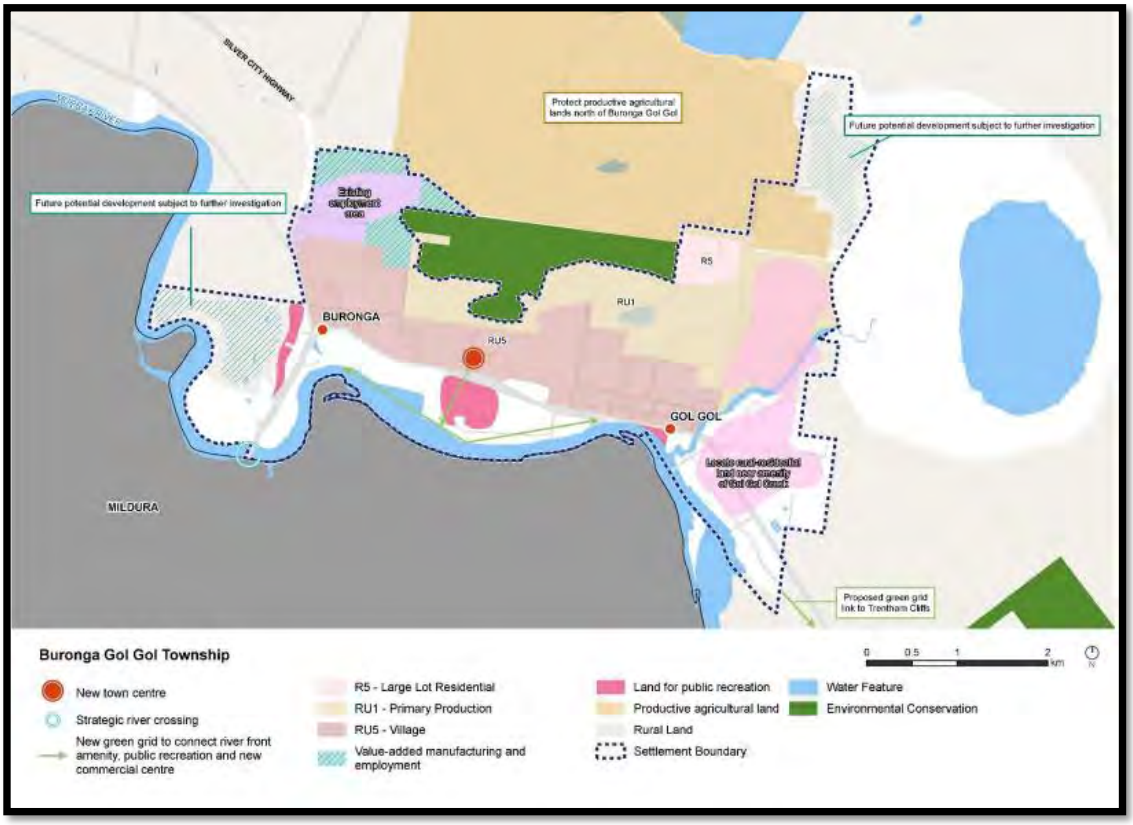


Figure 8 Buronga and Gol Gol Settlement boundary (Source: LSPS Map 5)

The *Strategic vision, intent and priorities* applicable to the Planning Proposal of the LSPS 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.

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 ongoing demand for residential lots in Buronga and Gol Gol, which will facilitate population growth.
- Facilitates population growth that will inevitably increase the local economy and social opportunities and capacity in the Gol Gol and Buronga townships.
- Ensures that the proposed development will be well planned, with adequate services and infrastructure, within close proximity to commercial and community services.

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 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 CSP as it facilitates and enables social and economic growth and capacity by accommodating population growth.

3.3.5 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

Housing 2041 – NSW Housing Strategy (NSWHS)

The NSWHS aims to achieve four objectives, two of which are considered to be applicable to this Planning Proposal.

To deliver housing supply in the right locations at the right time

While the Planning Proposal is not directly delivering housing, it is:

- providing an ongoing supply of land for new residential development,

- located in a strategically identified and suitable location.

To provide housing that is diverse and meets varied and changing needs

The RU5 Village zoned land has the capacity and flexibility to be developed in response to the changing needs of the community.

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 1 below.

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 2 below.

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.

The land adjacent to the north eastern boundary of the subject site is zoned C2 Environmental Conservation. This area is also used for the purposes of overflow drainage via the Western Murray Irrigation system.

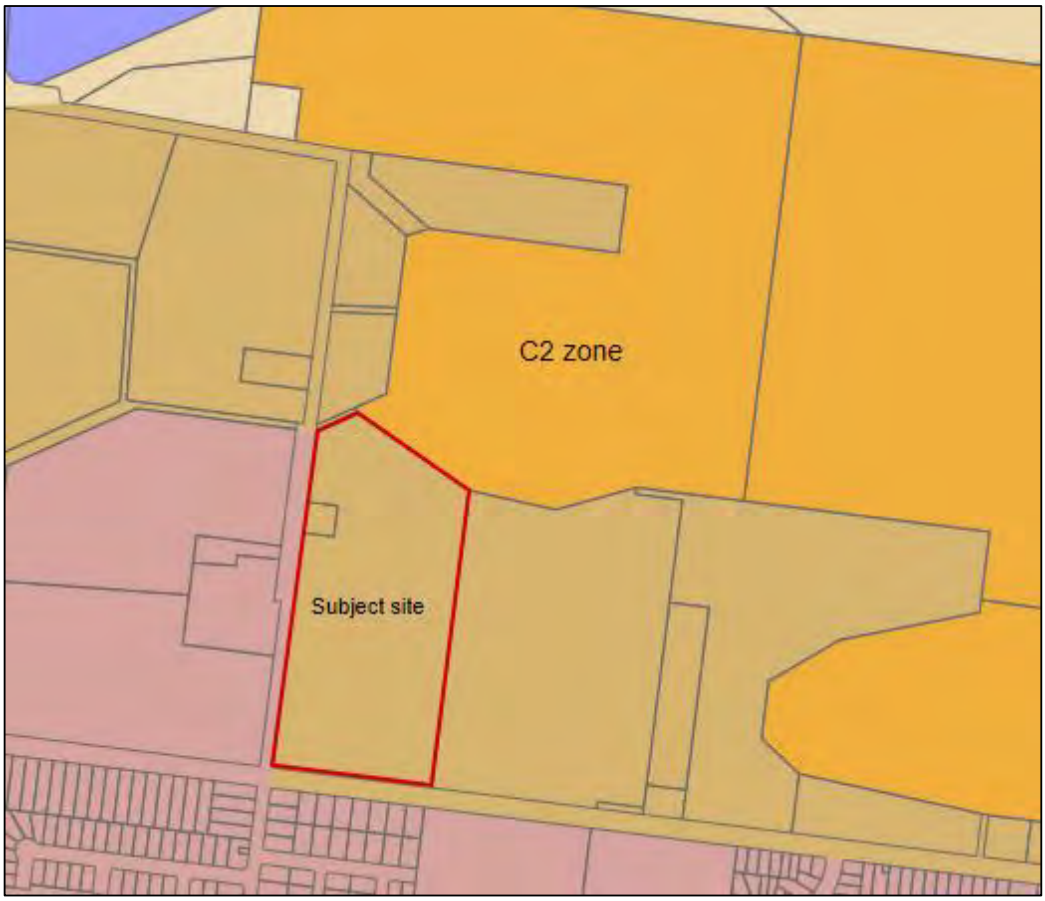


Figure 9 Adjacent land C2 zone (Source: Intramaps)

In order to preserve and protect this area of sensitivity, the boundary between the subject site and the C2 zone will be suitably fenced to ensure that any activities associated with the new development, as a consequence of this Planning Proposal, will not cause any detrimental impact to the land or vegetation.

Therefore, it is anticipated that there will be no adverse impact on critical habitat, threatened species, populations or ecological communities or habitats.

3.3.9 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Land use conflict

The eastern boundary of the subject site is located adjacent to land that remains under horticultural crop. Therefore, the proposed subdivision concept design has included a road and reserve running north to south, which will be planted with suitable vegetation to provide a buffer between the horticultural and residential uses.

The south eastern corner of the subject site indicates an allotment located directly adjacent to the boundary. However, the adjoining property does not have horticultural crop on its south western boundary.

Cultural Heritage search

A search of the Heritage NSW AHIMS Web Services has shown that there are nil aboriginal sites or places recorded in or near the subject site. A copy of this search is provided in Attachment 3 below.

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 the following infrastructure to service the use of the subject site for residential purposes:

- Water, sewer and stormwater infrastructure and services
- Safe access in and out of subject site
- Road width(s)
- Shared pathways, location and width
- Street lighting
- Street trees
- Fire hydrants
- Public open space(s)

Access to infrastructure and services can be provided from Pitman Avenue and Melaleuca Street to adequately support the proposed development of the subject site. This has been verbally confirmed by Wentworth Shire Council during early consultation regarding the proposed development.

3.3.12 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation with the following state authorities has been conducted prior to the preparation of this Planning Proposal:

1. NSW Department of Planning, Housing & Infrastructure – no objection, subject to additional requirements
2. NSW Department of Primary Industries – no objection, subject to additional requirements
3. Transport for NSW – no objection, subject to additional requirements. The requirement for a Traffic Impact Assessment shall be a condition of the Gateway Determination, should this be determined to proceed.

It is expected that relevant agencies and applicable service providers will be consulted through the exhibition and 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_004G

Lot Size Map – Sheet LSZ_004G

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 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 4 Estimate project timeline

Stage	Timeframe
Pre-lodgement of Buronga Gol Gol Scoping Report	March 2024
Submission of Planning Proposal	October 2024
Gateway Determination	February 2025
Post Gateway	April 2025
Public Exhibition & Assessment	May2025
Finalisation	August 2025

4. Buronga Gol Gol Review

4.1 Population trends

A little over 43% of the Wentworth LGA population reside in the townships of Buronga and Gol Gol.

Commonly referred to as a northern suburb of the regional city of Mildura, Buronga and Gol Gol have continually experienced population growth and continues to be the main growth centre in the Wentworth Shire.

The Buronga Gol Gol Structure Plan 2020 (BGGSP) estimated an annual growth rate of 2.8% for Buronga and Gol Gol, with an estimated population of 4,742 people by 2040.

The results of the ABS 2021 Census data shows that Buronga and Gol Gol had a combined population of 3,208 people. This is a 17.3% increase from the population of 2,735 following the ABS 2016 Census. This equates to an annual population growth rate of 3.5%.

Table 5 Population comparison & estimate to 2040

Document	2016	2018	2021	% Change	Est 2026	Est 2031	Est 2036	Est 2040
BGGSP (Page 9)	2,735	2,859	Estimated 3,051	Estimated 14% (2.8% Annual growth rate)	3,401	3,791	4,226	4,742
BGG Scoping Report	2,735		Actual 3,208	Actual 17.30% (3.5% Annual growth rate)	3,763	4,414	5,178	6,167
Difference					+362	+623	+952	+1,425

Based on the current trend, and at a current annual population growth rate of 3.5%, the population of Buronga and Gol Gol is estimated to be 6,167 people by the year 2040. This is an increase of the population in the BGGSP area by 2,959 people.

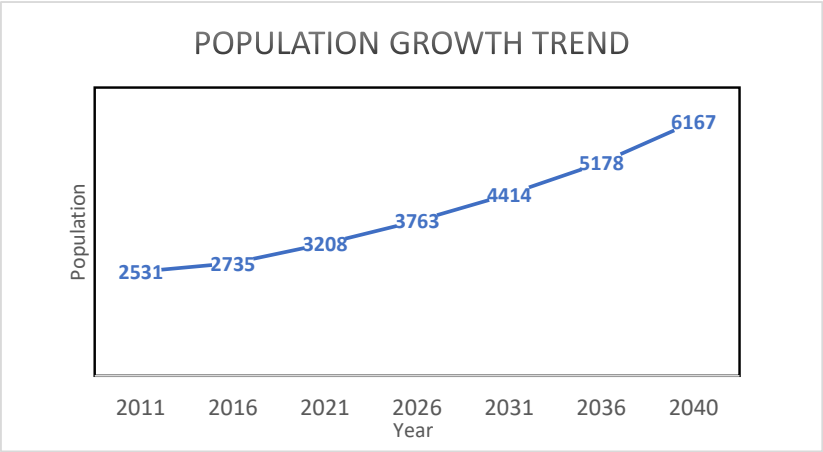


Figure 10 Estimated growth trend

Individually, the growth experienced by Buronga and Gol Gol are as follows:

Table 6 Individual locality growth rate

Locality	2016	2021	Growth rate
Buronga	1,224	1,267	+3.5%
Gol Gol	1,494	1,949	30.5%

The significant difference in the growth rate between Buronga and Gol Gol can be explained simply as being a result of the substantial subdivision activity in Gol Gol during the past few years, in comparison to the small infill subdivision activity that has previously occurred in Buronga.

4.2 Demographic structure

The demographic structure of Buronga and Gol Gol has remained similar to that reported in the BGGSP.

Of the total residents in the combined community, 51% are male and 49% are female, replicating that statistic in the BGGSP.

The median age of Buronga Gol Gol residents has remained steady at 38 years for Buronga but has reduced to 37 years in Gol Gol.

Table 7 comparison overview between 2016 & 2021

Buronga 2016	
People	**1,212**
Male	50.8%
Female	49.2%
Median age	38
Buronga 2021	
People	**1,252**
Male	50.7%
Female	49.3%
Median age	38

Gol Gol 2016	
People	**1,523**
Male	51.1%
Female	48.9%
Median age	38
Gol Gol 2021	
People	**1,956**
Male	50.8%
Female	49.2%
Median age	37

In all age cohorts there has been an increase in the number of residents in Buronga Gol Gol, other than the 65-69 cohort, which reduced from 179 persons down to 154 persons and the 85+ cohort.

Table 8 age cohort comparison

Age cohort	2016	2021	Change
0-4	186	233	+ 25%
5-9	226	270	+ 19%
10-14	202	241	+19%
15-19	171	207	+21%
20-24	129	168	+30%
25-29	129	158	+22%
30-34	181	223	+23%
35-39	162	218	+35%
40-44	196	211	+8%
45-49	189	222	+17%
50-54	181	196	+8%
55-59	178	201	+13%
60-64	155	189	+22%
65-69	179	154	-14%
70-74	96	153	+59%
75-79	71	82	+15%
80-84	38	62	+63%
85+	29	28	-3%

Despite the significant growth in all but two cohorts, there are two trends occurring, which are particularly related to the 60-85+ cohorts.

1. The -14% loss in people between 65-69 years
2. The loss of people as they move from the 2016 cohort up to the next age cohort in 2021. Refer to the arrows in Table 4 above.

Table 4 above shows that there is actually a loss of people from each of the cohorts from the age of 60 years. For example, the 65-69 cohort in 2016 had a total of 179 people; but at the time of the 2021 census when that age group is recorded in the 70-74 cohort, there are 153 people.

This indicates that while there are new residents moving into Buronga and Gol Gol, evidenced by the growth of each cohort, there are a number of residents aged 60 and above who are also leaving Buronga Gol Gol.

The number of people aged 60+ who resided in Buronga Gol Gol at the time of the 2016 Census was 568 people, in comparison to 668 in 2021.

This trend may be attributed to multiple reasons, including but not limited to, selecting to retire in a different location, illness and/or death. But it could also be attributed to the lack of alternative accommodation options for retiring residents, such as smaller lot sizes for independent living units/apartments and the non-existence of increasingly popular retirement lifestyle villages. It may also be attributed to the lack of an aged care facility, which would allow residents to transition from independent to assisted living, without having to leave family and/or the familiarity of their community.

Consultation with a retirement village in the Sunraysia region has revealed that all six villages in Mildura have waiting lists for new residents and due to the continued increase in demand for this type of residential facility, an additional new development is planned in the short term.

Despite the loss of 14% in the 65-69 cohort, there remains a strong increase in the number of residents in all other cohorts, other than the 85+ year age groups, which is more than likely attributed to deaths.

Worth noting also, is the 59% increase in the number of residents aged between 70-74 years and the 63% increase in the number of residents aged between 80-84 years. This may be attributed to some retirees not requiring to initially retire into smaller holdings and, perhaps, the growing trend of assisted living with family, particularly for the 80-84 age cohort.

There is also a noticeable increase in the younger age cohorts from 0-39 which is consistent with the increase in the number of families settling in Gol Gol.

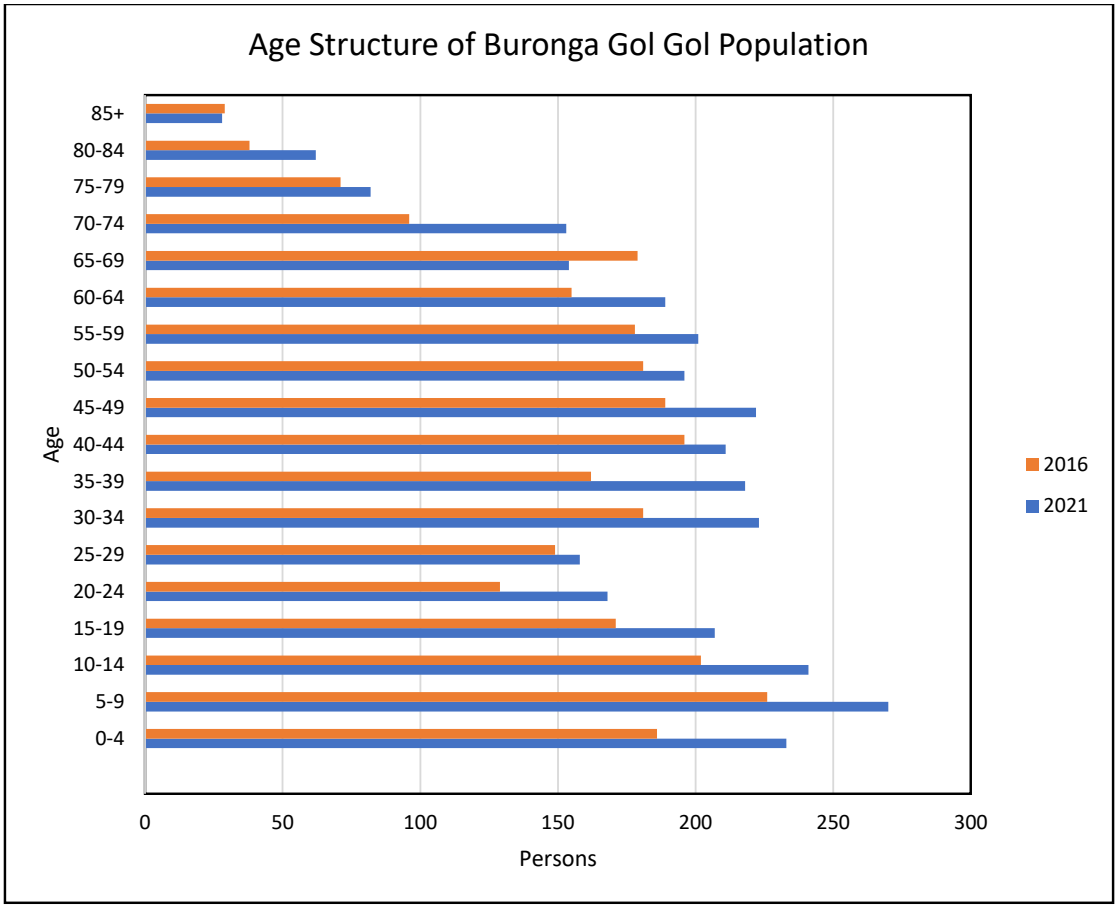


Figure 11 age structure of Buronga Gol Gol

4.3 Living characteristics

It is found that 54% of people over the age of 15 are married, which is higher than the New South Wales average at 47.3% and the national average at 46.5%.

With a total of 1,081 households, 79% are classified as being 'family households'. This is higher than the 2016 average of 75% as stated in the BGGSP. That being said, between 2016 and 2021 the number of Couple families with children have decreased from 49% down to 45%, while the number of Couple families without children has increased from 39% to 41%.

The average household size is now averaging 2.7 persons per household, despite the BGGSP estimating that this statistic would reduce down to 2.4 persons per household.

Table 9 lifestyle characteristics

	Buronga 2016	Buronga 2021	Gol Gol 2016	Gol Gol 2021
Marital status				
Married	497 52.2%	468 46.8%	716 62.5%	910 61.6%
Separated	35 3.7%	36 3.6%	24 2.1%	30 2.0%
Divorced	83 8.7%	88 8.8%	57 5%	90 6.1%
Widowed	28 2.9%	34 3.4%	46 4%	45 3.0%
Never married	309 32.5%	373 37.3%	303 26.4%	400 27.1%
Household profile				

Total households	432	438	515	643
Household size	2.4	2.6	2.8	2.9
Family household	292 67.6%	322 73.5%	414 80.4%	541 84.1%
Single household	123 28.5%	109 24.9%	94 18.3%	99 15.4%
Group household	17 3.9%	7 1.6%	7 1.4%	3 0.5%
Family characteristics				
Total families	304	322	414	545
Couple family with children	137 45.8%	128 38.9%	217 51.9%	284 51.6%
Couple family no children	112 37.5%	132 40.1%	168 40.2%	229 41.6%
One parent family	47 15.7%	54 16.4%	30 7.2%	32 5.8%
Other	3 1.0%	8 2.4%	3 0.7%	0

4.4 Residential land supply and demand

Table 10 below shows a comparison of the supply of RU5 zoned land between the preparation of the BGGSP and the Scoping Report, essentially a five-year period.

The table takes into consideration the following recent rezonings that have occurred since the preparation of the BGGSP:

- 3 hectares recently rezoned from RU1 Primary Production to RU5 Village
- 15 hectares recently rezoned from RU5 Village to E2 Employment to create a commercial precinct
- 4 hectares recently rezoned from RU5 Village to E4 General Industrial

= Therefore, the total area of the RU5 Village zone has decreased from 410 hectares to 394 hectares.

Table 10 Current RU5 Village zone land supply under estimated demand rate

Year	**Total ha**	**Developed (BGGSP) ha**	**Undeveloped ha**	**Developable (-30%) ha**	**Aver lot size M²**	**Lot yield**	**Av Ann demand**	**Years supply**
BGGSP 2020	410	211	228	160	850	1,882	91	21
2024	394	266	128	89	850	1,047	91 (95)	11 (11)

Attachment 6 is a map showing the current status of development in Buronga and Gol Gol overlayed on Figure 4: Urban Land Release Staging Plan in the Buronga Gol Gol Structure Plan 2020. As it can be seen from the map, there are very few RU5 allotments categorised as vacant/farming land. The balance of the map shows the status of activity occurring in the Buronga and Gol Gol townships.

The average annual demand for lots is estimated at being between 91 and 95 following an analysis of the NSW Property Sales Data (NPSD) during the last five years.

Data in the NPSD indicates that contracts of sale are entered into long before the subdivision works are completed, as the settlement dates can be anywhere between 1 to 2 years following the date of the contract. Providing evidence that the supply of developed RU5 zoned land is not keeping up with the demand for lots in Buronga and Gol Gol.

It is, therefore, estimated that should the supply of more lots be made available for new development, the annual demand may likely be anywhere around 95 lots or more. This is an estimate and may still be a conservative estimate, considering it is provided to reflect the average number of lots sold in Buronga and Gol Gol, according to the NPSD.

Consultation with WSC planning staff reveals that the average lot size has not altered between the preparation of the BGGSP and this scoping report.

Supply of RU5 land as a result of this planning proposal

Table 11 Supply of RU5 land as a result of this planning proposal

Existing Undeveloped land ha	Proposed Undeveloped land ha	Total Undeveloped land ha	Developable (-30%) ha	Aver lot size M^2	Lot yield	Av Ann demand	Years supply
128	11	139	97	850	1,141	91 (95)	12 (12)

As a consequence of this planning proposal, the supply of RU5 zoned land would be increased minimally by 1 year.

4.5 Housing stock

According to the 2021 ABS Census, Buronga and Gol Gol had a total housing stock of 1,217 dwellings which is an increase of 136 dwellings since the 2016 ABS Census, or the construction of an average of 27 dwellings per annum. Of the 1,217 dwellings, just under 11% were unoccupied in 2021.

The most popular form of dwelling continues to be the separate detached dwelling at 91%, with all other forms of residential accommodation making up just 9%.

As stated in the BGGSP, 170 development approvals were granted for dwellings between 2015 to 2019. This equates to an average of 34 per annum. It should also be noted, that the approvals included consent for new dwellings in the R5 Large Lot Residential zone.

An updated analysis of Wentworth Shire Council's records indicates that in the RU5 Village zone there were 65 development approvals for dwellings between the 2020 and 2023, at an average of 16 per annum. During this time COVID19 had an impact on the supply of developable land and the number of applications received, due to inactivity from lockdowns and disruption from the pandemic.

As the BGGSP notes, new housing development in Buronga and Gol Gol is heavily reliant on the supply and availability of land ready for residential development. Fluctuations in sales of vacant lots and subsequent dwelling consents, reflects the fluctuation of land available for purchase and development.

Under the current annual growth rate of 3.5%, there will be an estimated population of 6,167 people by 2040. With an average household of 2.7 people, there will need to be around 2,284 dwellings to accommodate the population.

Based on the current supply of 1,217 dwellings, there will need to be an additional 1,067 dwellings constructed by 2040. This equates to 57 dwellings per year.

4.5 Summary

The review of the BGGSP statistics has revealed that the population of Buronga and Gol Gol is estimated to reach 6,167 by the year 2040, on the basis of the current annual growth rate of 3.5%. To adequately house the population in 2040, with an average occupation rate of 2.7 persons per household, there will need to be an estimated 1,067 new homes.

The population growth and housing demand 'overflow' from Mildura and migration in to the Sunraysia region, is not expected to reduce and more than likely, will continue to increase, providing there is a consistent supply of available, developable land.

There is currently, under the average annual demand rate of 91 lots and estimated 95 lots, an 11-year supply of RU5 Village zoned land.

The average timeframe to increase the supply of zoned land and work through the planning and civil works approvals processes, to the stage where lots are ready for residential development, is approximately 8 years. This timeframe is a conservative average. Therefore, the release and consideration of rezoning additional land for residential purposes should commence immediately.

Other than the 29 hectares proposed to be rezoned by the BGGSP, of which only 3 hectares has been rezoned, the BGGSP did not identify any additional land or areas to be rezoned to RU5 in the staging plan. Hence, the necessity for the BGG Scoping Report and support for this Planning Proposal.

Attachment 1 – State Environmental Planning Policy Assessment

State Environmental Planning Policy (SEPP)	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Y	Y	<u>Chapter 2 – Vegetation in non-rural areas</u> Not applicable. <u>Chapter 3 – Koala habitat protection 2020</u> The aim of this SEPP is to *encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas…*with the aim of reversing the ongoing population decline of the koala. The Planning Proposal is consistent with this SEPP as the subject site does not contain any native vegetation that would accommodate koalas. Other than a farm shed, the site is fully under horticultural crop. The north eastern boundary is adjacent to a large area of naturally vegetated land that is zoned C2 Environmental Conservation. While this site is vegetated, it is unclear if the adjoining land contains tree species that accommodate koalas. Therefore, prior to construction activities occurring on the subject site, the boundary would need to be fenced to ensure the preservation of the vegetation on the adjoining land. <u>Chapter 4 – Koala habitat protection 2021</u> 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 does not contain any native vegetation and has been historically used for horticulture purposes. The vegetation on the adjoining C2 land will be protected by securing the site with fencing prior to the future development of the subject site. <u>Chapter 5 – River Murray lands</u> 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 included in Sheet 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 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> Not applicable.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Y	Y	The Planning Proposal does not detract from, or contravene, the aims of this policy.
State Environmental Planning Policy (Housing) 2021	Y	Y	This SEPP applies to all land in NSW. The Planning Proposal does not detract or contravene the aims of this policy.
State Environmental Planning Policy (Industry and Employment) 2021	Y	Y	<u>Chapter 2 – Western Sydney employment area</u> Not applicable. <u>Chapter 3 – Advertising and signage</u> There will be no advertising or signage as a consequence of this Planning Proposal.
State Environmental Planning Policy (Planning Systems) 2021			<u>Chapter 2 – State and regional development</u> Not applicable. <u>Chapter 3 – Aboriginal land</u> The subject site is not owned by an Aboriginal Land Council. <u>Chapter 4 – Concurrences and consents</u> The Planning Proposal does not detract from the aims and principles of this policy.
State Environmental Planning Policy (Precincts – Central River City) 2021	N		
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	N		

State Environmental Planning Policy (Regional) 2021			
State Environmental Planning Policy (Western Parkland City) 2021	N		
State Environmental Planning Policy (Primary Production) 2021	Y	Y	<u>Chapter 2 – Primary production and rural development</u> While the subject site is currently under horticultural crop, the subject site is not classified or mapped as state significant agricultural land and is included in the study area of the BGGSP 2020 and settlement area of the Wentworth LSPS. The study/settlement area was established to allow for growth and expansion of the Buronga and Gol Gol townships. <u>Chapter 3 – Central Coast plateau area</u> Not applicable.
State Environmental Planning Policy (Resilience and Hazards) 2021	Y	Y	<u>Chapter 2 Coastal management</u> Not applicable. <u>Chapter 3 Hazardous & offensive development</u> Not applicable. <u>Chapter 4 Remediation of land</u> The Planning Proposal aims to rezone the subject site to enable residential development. Therefore, Council is required to consider if the site is contaminated from previous uses. The subject site has been historically used for agricultural/horticultural purposes, which is a use listed in Table 1 of the Contaminated Land Planning Guidelines. A Preliminary Site Investigation report has been prepared by Green Edge Environmental Pty Ltd. The findings and recommendations of the PSI determine that the subject site is suitable for residential development. However, the subject site will require minor remediation works in the form of extraction of stained soil and additional soil sampling of the extracted area to ensure that all contaminants have been removed.

State Environmental Planning Policy (Resources and Energy) 2021	Y	Y	The Planning Proposal does not propose any mining, petroleum production or extractive industries. Therefore, the Planning Proposal does not detract from the aims of this policy.
State Environmental Planning Policy (Sustainable Buildings) 2022	Y	Y	The Planning Proposal does not detract from or contravene the aims of this policy.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Y	Y	<u>Chapter 2 – Infrastructure</u> The aim of this SEPP is to ensure there is the effective delivery of infrastructure to support the future development. Consultation with Council has commenced to ensure there is sufficient infrastructure in Melaleuca Street and Pitman Avenue to fully service the future development. The services that will be provided with the development of the site include water (filtered and unfiltered), electricity, stormwater, sewer, telecommunications services, sealed road network, pathways, street trees and lighting, fire hydrants and public open space. A Traffic Impact Assessment will be prepared, as conditioned by a Gateway Determination to proceed, to determine the impact of the future development of the subject site on vehicle movements in the locality. <u>Chapter 3 – Educational establishments and child care facilities</u> Not applicable. <u>Chapter 4 – Major infrastructure corridors</u> Not applicable. <u>Chapter 5 – Port Botany, Port Kembla and Port of Newcastle</u> Not applicable. <u>Chapter 6 – Moorebank Freight Intermodal Precinct</u> Not applicable.

Attachment 2 – Section 9.1 Ministerial Directions Assessment

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
Focus Area 1: Planning Systems			
1.1 Implementation of Regional Plans	Y	Y	Refer to 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 seek to include provisions within the WLEP 2011 that require concurrence, consultation or referral to a Minister or public authority and does not identify development as designated development.
1.4 Site Specific Provisions	Y	Y	The Planning Proposal does not seek to introduce site specific planning controls.
1.4A Exclusion of Development Standards from Variation	Y	Y	The Planning Proposal does not seek to exclude the subject site from the provisions of Clause 4.6 of the Wentworth LEP 2011.
Focus Area 1: Planning Systems – Place based			
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		
1.12 Implementation of Planning Principles for the cooks Cove Precinct	N		
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N		
1.14 Implementation of Greater Macarthur 2040	N		
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N		
1.16 North West Rail Link Corridor Strategy	N		
1.17 Implementation of the Bays West Place Strategy	N		
1.18 Implementation of the Macquarie Park Innovation Precinct	N		
1.19 Implementation of the Westmead Place Strategy	N		
1.20 Implementation of the Camellia-Rosehill Place Strategy	N		
1.21 Implementation of the South West Growth Area Structure Plan	N		
1.22 Implementation of the Cheerybrook Station Place Strategy	N		
Focus Area 2: Design and Place			
2.1			
Focus Area 3: Biodiversity and Conservation			
3.1 Conservation Zones	Y	Y	The subject site of the Planning Proposal is not zoned for the purposes of environmental conservation or protection. However, the subject site is located adjacent to land that is currently zoned C2 Environmental Conservation, and as such, the Planning Proposal has addressed and responded to any risk the proposed

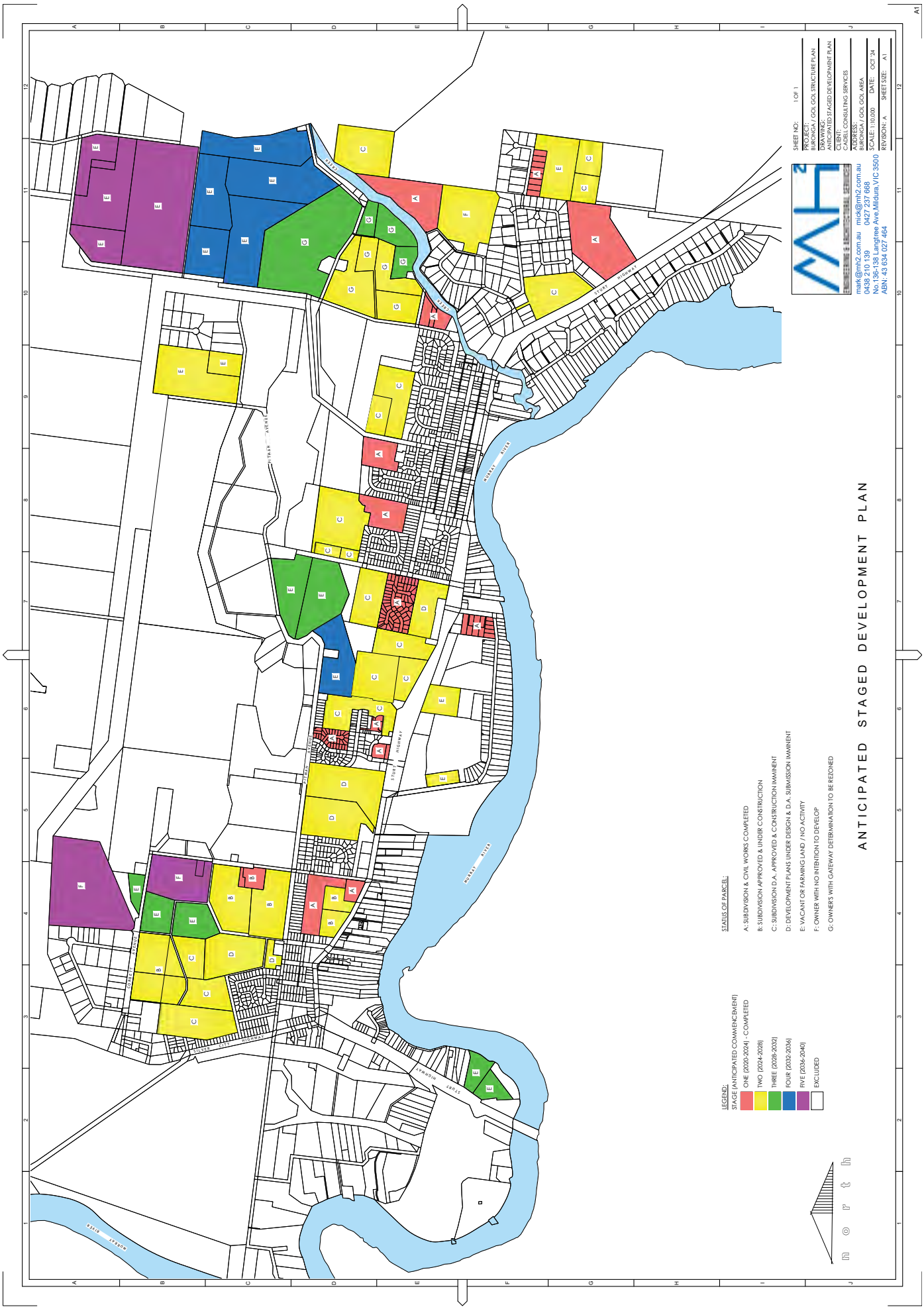
			development of the site would have on the C2 land. Refer to Section 3.3.9.
3.2 Heritage Conservation	Y	Y	There are no known or registered heritage items, relics, objects or site applicable to the subject site.
3.3 Sydney Drinking Water Catchments	N		
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N		
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 *Recreation Vehicles Act 1983.*
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		
3.9 Sydney Harbour Foreshores and Waterways Area	N		
3.10 Water Catchment Protection	N		
Focus Area 4: Resilience and Hazards			
4.1 Flooding	N		The subject site is not located on flood prone land.
4.2 Coastal Management	N		
4.3 Planning for Bushfire Protection	N		The subject site is not identified as bush fire prone land.
4.4 Remediation of Contaminated Land	Y	Y	A Preliminary Site Investigation has been conducted on the subject site. While there are areas that will require remediation prior to construction, the outcome of the PSI considered that the site is suitable for rezoning and residential development. The PSI also states that any 'unexpected finds' during construction works on site will require further assessment to determine the investigation and remedial requirements. A copy of the PSI has been submitted with Planning Proposal.
4.5 Acid Sulfate Soils	N		
4.6 Mine Subsidence and Unstable Land	N		
Focus Area 5: Transport and Infrastructure			

5.1 Integrating Land Use and Transport	Y	Y	Due to the size and location of the subject site and proposed residential development, a Traffic Impact Assessment will be prepared and submitted as conditioned in the Gateway Determination to proceed.
5.2 Reserving Land for Public Purposes	Y	Y	The Planning Proposal does not seek to remove, alter or reduce land that has been reserved for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	N		The subject site is not located near a regulated airport or defence airfield.
5.4 Shooting Ranges	N		The subject site is not located near or adjacent to an existing shooting range.
5.5 High pressure dangerous goods pipelines	N		
Focus Area 6: Housing			
6.1 Residential Zones	Y	Y	The Planning Proposal aims to increase the supply of land available for residential and other suitable development on the subject site. The location of the subject site is central and close to the emerging commercial precinct on Hendy Road. The proposed development will enable the provision of a variety of lot sizes to meet future housing demand, will have access to all required services and infrastructure located on Pitman Avenue and Melaleuca Street, and, the concept design for subdivision is considered to be well planned. The Planning Proposal does not include provisions that will reduce the permissible residential density of the land.
6.2 Caravan Parks and Manufactured Home Estates	Y	Y	The Planning Proposal does not reduce the opportunities for the development of caravan parks and manufactured home estates.
Focus Area 7: Industry and Employment			
7.1 Employment Zones	N		
7.2 Reduction in Non-Hosted Short-term Rental Accommodation period	N		
7.3 Commercial and Retail Development along the Pacific Highway North Coast	N		

Focus Area 8: Resources and Energy			
8.1 Mining, Petroleum Production and Extractive Industries	N		
Focus Area 9: Primary Production			
9.1 Rural Zones	Y	N	The Planning Proposal is inconsistent with Direction 9.1 as it proposes to rezone land from a rural to the village zone. Justification for the inconsistency is provided in the Buronga Gol Gol Structure Plan 2020 and the Wentworth Local Strategic Planning Statement, of which both documents have been endorsed by the NSW Department of Planning. While the BGGSP does not include a direct recommendation for rezoning additional land for residential development within the planning horizon (up to 2040), the subject site is located within the BGGSP study area and the plan anticipates that this area will be required for future development. The Wentworth LSPS also identifies a settlement boundary, identical to the BGGSP, and aims to ensure that new urban development is located within the settlement boundary, in which the subject site located. Further justification is provided in the Buronga Gol Gol Scoping report. This report was prepared to review the relevant statistics relating to the 2016 ABS Census data as used in the BGGSP, and the 2021 ABS Census data, in order to provide an update on population and demographic changes and the supply and demand for residential land. Further details relating to this matter can be found in Section 4.
9.2 Rural Lands	Y	N	The Planning Proposal is inconsistent with this direction as it affects land in an existing rural zone. The inconsistency is justified, for the following reasons: a) The Planning Proposal is consistent with the BGGSP and the Wentworth LSPS for reasons explained above. b) While the land will be a loss to agricultural production, it is

			necessary to ensure that there is an ongoing supply of readily available land for development to facilitate and accommodate the growth of Buronga and Gol Gol. Additionally, many horticultural enterprises are expanding outside of irrigation districts to enable expansion of activities to be financially sustainable. c) The Planning Proposal does not pose a threat to biodiversity, native vegetation, cultural heritage or water resources. d) The subject site is considered suitable for the proposed development and will not be constrained by the topography, size, location or soil conditions and will have access to all required infrastructure to service the development. e) The Sunraysia region plays an important role in the growth of rural products and will continue to promote opportunities for growth and new investment in sustainable and productive agricultural activities. f) The proposed development will not inhibit or prevent farmers from exercising their right to farm. g) The subject site will be rezoned in one stage and then developed in stages as required by Council and in response to the demand for residential allotments. To reduce land use conflict, it is anticipated that the proponent will cease agricultural activities once development approval is issued for the subdivision of the subject site. h) The subject site is not identified as being state significant agricultural land. i) The Planning Proposal will facilitate population growth by the provision of new housing lots, which in turn will drive economic growth and activity for the local township and surrounds. The Planning Proposal

			will not have a detrimental impact on any environmental areas that are attractive to both the resident community and visitors.
9.3 Oyster Aquaculture	N		
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N		


ANTICIPATED STAGED DEVELOPMENT PLAN
LEGEND:
STAGE (ANTICIPATED COMMENCEMENT)
ONE (2020-2024) - COMPLETED
TWO (2024-2028)
THREE (2028-2032)
FOUR (2032-2036)
FIVE (2036-2040)
EXCLUDED
STATUS OF PARCEL:
A: SUBDIVISION & CIVIL WORKS COMPLETED
B: SUBDIVISION APPROVED & UNDER CONSTRUCTION
C: SUBDIVISION D.A. APPROVED & CONSTRUCTION IMMINENT
D: DEVELOPMENT PLANS UNDER DESIGN & D.A. SUBMISSION IMMINENT
E: VACANT OR FARMING LAND / NO ACTIVITY
F: OWNER WITH NO INTENTION TO DEVELOP
G: OWNER'S WITH GATEWAY DETERMINATION TO BE REZONED
SHEET NO: 1 OF 1
PROJECT: BURONGA / GOL GOL STRUCTURE PLAN
DRAWING: ANTICIPATED STAGED DEVELOPMENT PLAN
CLIENT: CADEL CONSULTING SERVICES
ADDRESS: BURONGA / GOL GOL AREA
SCALE: 1:10,000 DATE: OCT '24
REVISION: A SHEET SIZE: A1
mark@mh2.com.au mick@mh2.com.au
0438 210 139 0427 237 668
No.136-138 Langtree Ave,Mildura,VIC 3500
ABN: 43 634 027 464
north

AHIMS Web Services (AWS)
Search Result

Attachment 3 AHIMS Search result

Your Ref/PO Number : Melaleuca

Client Service ID : 914141

Michele Bos

PO Box 26
Wentworth New South Wales 2648

Attention: Michele Bos

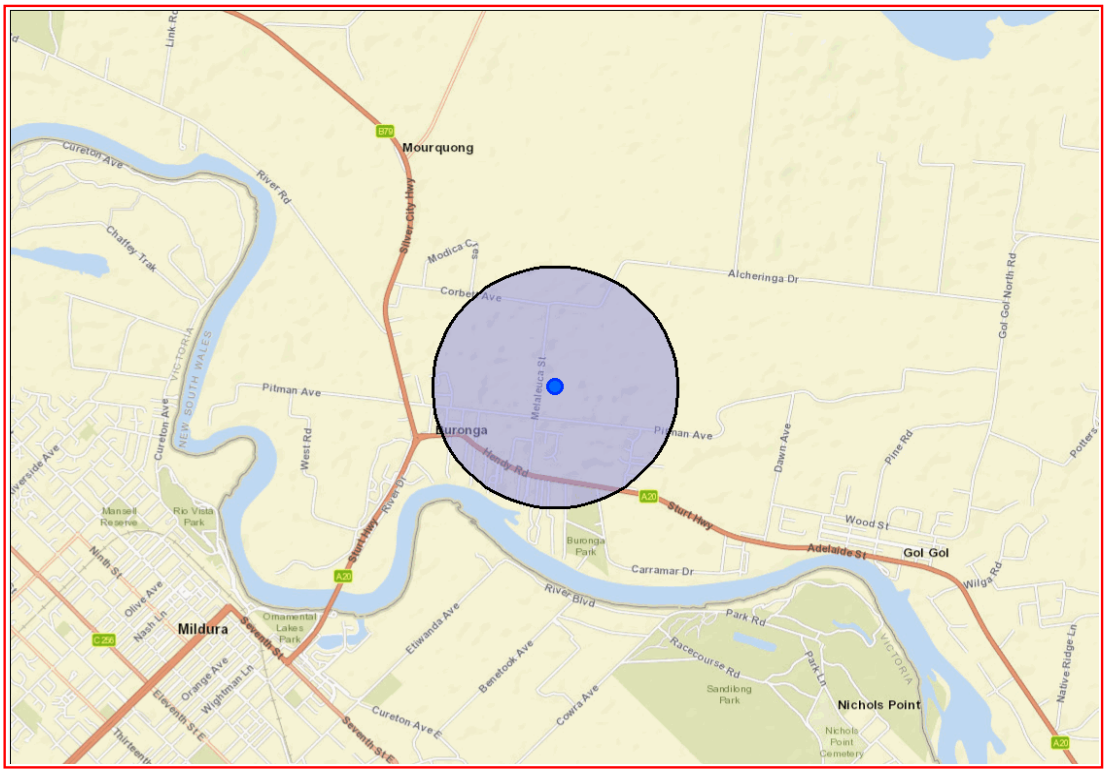
Email: michele@cadellconsulting.com.au

Date: 27 July 2024

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 90 MELALEUCA STREET BURONGA 2739 with a Buffer of 1000 meters, conducted by Michele Bos on 27 July 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

Preliminary Site Investigation

Melaleuca Street / Pitman Avenue, Buronga 2739

For:
MH2 Engineering and Architectural services

Business name	Green Edge Environmental P/L
ABN	18 654 533 712
Postal address	60 Murray Street, Tanunda, SA, 5235
Point of contact	Chris Alderton
Email and Mobile	chris@geenvironmental.com.au 0438 345 109

Rev	Purpose	Author	Reviewer	Issue Date
A	Draft report for internal review	R. Allwright	C. Alderton	29 January 2024
B	Draft report for client review	R. Allwright	C. Alderton	30 January 2024
0	Final for submission	R. Allwright	C. Alderton	1 February 2024

© No part of this report may be reproduced, stored in a retrieval system or transmitted in any form by any means, electronic, mechanical, photocopying, recording or otherwise without prior permission from the author.

TABLE OF CONTENTS

1.0 Introduction 1
1.1 Objectives 1
1.2 Scope of works 1
2.0 Site identification 2
3.0 Site history 4
3.1 Information sources 4
3.2 Zoning 4
3.3 Land use 4
3.4 Chronology of the site 4
3.5 Aerial photo review 6
3.6 Chemicals identified 7
3.7 EPA records 7
3.8 Possible contamination sources 7
3.9 Complaint history 8
3.10 Integrity assessment 9
4.0 Site condition and surrounding environment 10
4.1 Site assessment 10
4.2 Surrounding environment 11
5.0 Geology and hydrogeology 12
5.1 Geology 12
5.2 Hydrogeology 13
6.0 Sampling, Analytical and Quality Plan 14
6.1 Data quality objectives 14
6.2 Methodology and quality assurance / quality control 15
6.3 Site assessment criteria 16
7.0 Results 17
7.1 General field observation 17
7.2 Soil conditions 17
7.3 Analytical results 17
8.0 Conclusions and recommendations 19
9.0 References 20

TABLES

Table 1: Property one details 2

Table 2: Property two details 2

Table 3: Property three details 3

Table 4: Property four details 3

Table 5: Chronology of the land ownership and land uses of the site 5

Table 6: Historical aerial photo review 6

Table 7: Potential AEC 7

Table 8: Observation bore data 13

Table 9: Data quality objectives 14

Table 10: Investigation and sampling methodology 15

Table 11: Investigation and sampling methodology 16

Table 12: Summary of soil analytical results – EPA screening 17

Table 13: Summary of soil analytical results – TPH/TRH 18

FIGURES

Figure 1: Vineyards on 90 Melaleuca Street 10

Figure 2: Citrus orchids on 133 Pitman Avenue 11

Figure 3: Large sealed shed at 133 Pitman Avenue. Assumed sealed with a independent septic tank 11

Figure 4: Overhead fuel tank and ground staining next to the large shed at 133 Pitman Avenue 11

Figure 5: Overhead fuel tank at 90 Melaleuca Street 10

Figure 6: Ground staining and chemical containers around shed at 133 Pitman Avenue 10

Figure 7: General landscape of irrigated citus orchids 10

Figure 8: Simplified schematic of the major aquifers of the Mallee dryland (Mallee CMA website, 2011) 12

APPENDICES

Appendix A: Map series

Appendix B: Aerial photos

Appendix C: EPA records

Appendix D: Title documents

Appendix E: Chain of custody

Appendix F: Soil analytical results

Appendix G: Laboratory documents

1.0 Introduction

1.1 Objectives

Potentially consisting of a number of stages, a preliminary Site Investigation (PSI) is defined under the *National Environmental protection (Assessment of Site Contamination) Measure 1999* as a set of formal methods for determining the nature, extent and levels of existing contamination and the actual or potential risk to human health or the environment on or off-site resulting from that contamination.

MH2 Engineering and Architectural Services (MH2), project manager, has engaged Green Edge Environmental Pty Ltd to undertake a phase one PSI to establish the potential for contamination of the soil at a 41.37 hectare (ha) property located over four different land parcels in Buronga:

- 88 Melaleuca Street, Buronga
- 90 Melaleuca Street, Buronga
- 133 Pitman Avenue, Buronga
- 165 Pitman Avenue, Buronga

Previous to this assessment, 88 Melaleuca Street and 133 Pitman Avenue were subdivided from the larger land parcels. The residential land use in these two parcels will not change as a result of the proposed development.

The purpose of this assessment is a requirement to the proposed development application and rezoning of land from Rural (RU4) – Primary production Small Lots to Village (RU5) for the proposed residential development.

1.2 Scope of works

A stage one PSI involves a preliminary site assessment with no or limited physical sampling of soils, groundwater, surface water or sediment. A PSI is a mechanism for gathering sufficient information to understand the potential for contamination at the site being investigated. This preliminary assessment will:

- identify past and present potentially contaminating activities
- identify potential contamination types
- discuss the site condition
- provide a preliminary assessment of site contamination
- include some preliminary, targeted soil sampling
- assess the need for further investigations.

2.0 Site identification

Details of the properties assessed as part of this investigation are located in Table 1, Table 2, Table 3, Table 4 and Appendix A, map series containing the location map and site plan.

Table 1: Property one details

Site identification	Detail
Street number	88
Street name	Melaleuca Street
Suburb	Buronga
Lot number	1
DP number	DP1075225
First title	105/756946
Prior titles	105/756946

Table 2: Property two details

Site identification	Detail
Street number	90
Street name	Melaleuca Street
Suburb	Buronga
Lot number	2
DP number	DP1075225
First title	105/756946
Prior titles	105/756946

Table 3: Property three details

Site identification	Detail
Street number	133
Street name	Pitman Avenue
Suburb	Buronga
Lot/DP number	1/DP883678, 106/DP756946 & 2/DP883678
First title	107/756946
Prior titles	232/820163

Table 4: Property four details

Site identification	Detail
Street number	165
Street name	Pitman Avenue
Suburb	Buronga
Lot number	231
DP number	DP820163
First title	107/756946
Prior titles	107/756946

3.0 Site history

This site history review has been conducted in accordance with the following guidelines:

- National Environment Protection (*Assessment of Site Contamination*) Measure 1999, specifically Schedules B1-B4
- Consultants reporting on contaminated land, Contaminated land guidelines (NSW Environmental Protection Authority, 2020)
- Guidelines for assessing former orchards and market gardens (Department of Environment and Conservation, 2005).

3.1 Information sources

Information for this preliminary investigation has been obtained from the following sources:

- Current owners
- Former owners
- Wentworth Shire Council
- NSW Land and Property Information
    - Title and site history searches
    - EPA priority sites register
    - Groundwater bore data
- Google satellite imagery
- Aerial photography
- Past reports

3.2 Zoning

The zoning under the Wentworth Shire Council Local Environmental Plan 2011, is Primary Production (small lots)(RU4).

3.3 Land use

The predominant land use across the properties has been for irrigated horticulture, mainly table grapes and citrus. The study area also comprises three habitable dwellings and multiple farm sheds used for storage.

3.4 Chronology of the site

A number of investigations into the potential contamination of the Buronga/Gol Gol area have been previously undertaken. These include Thompson (2007), which is a historical review of the area from settlement, providing information on land use over time and Sunraysia Environmental (2008) which includes an overview of the larger Buronga/Gol Gol area as well as some limited soil sampling.

The current landowners were interviewed on 2 November 2023. A number of findings from these interviews have added to the chronology of the site and chemicals identified.

The following points relevant to this preliminary assessment are taken from Thompson (2007):

- European settlement commenced in the local area in the 1840's with the arrival of the first grazing run in the region in 1846
- in 1865 the Gol Gol Township was surveyed and excised from Tapio Station and land sales commenced in 1871
- the Buronga Irrigation District was planned in 1956 and settled by 1958
- the Buronga Irrigation Scheme was refurbished, commencing in 1994.

The following points relevant to this preliminary assessment are taken from Sunraysia Environmental (2008):

- the main crop types for the local irrigated areas have been horticulture, including grapes for wine, table and dried fruit, citrus, vegetables and olives
- most horticultural properties over the last 50 years have used agricultural chemicals (fungicide, herbicide or insecticide)
- some properties may also have stored fuels in drums, overhead tanks or underground tanks on the farm
- pre-1950's the study area was vacant land covered in light Mallee scrub, no fences were present so the land was not even used for rangeland grazing
- there may be potential contaminants in the soil from horticultural chemicals use and storage. However, testing of the soil for agricultural chemical residues screen revealed that no contamination had occurred for the parameters analysed.

As documented above, a number of searches were undertaken to develop a chronology of past ownership and land uses of the subject site (refer Appendix B). The results of the searches are summarised in Table 5.

Table 5: Chronology of the land ownership and land uses of the site

Proprietor(s)	Dates	Major land uses
88 Melaleuca Street		
Barry Hancock	≈2009 – Current	Residential dwelling was subdivided from the property approximately 15 years ago.
90 Melaleuca Street		
Government of NSW	Prior to 1950	Mallee Shrubland
Unknown	1950 - unknown	Land was clear for agricultural use and irrigated horticulture commenced.
Charlie Peters	Unknown - 1994	Vineyard was planted over the property.
Barry Hancock	1994 - Current	Predominantly vineyard for table grapes.
133 Pitman Avenue		
Government of NSW	Prior to 1950	Mallee Shrubland
Unknown	1950 – Unknown	Land was clear for agricultural use as irrigated horticulture commenced in the surrounding area.

Joseph Scopelliti	Unknown - 1997	Approximately 25ha of citrus orchids and 1.62ha of vineyard was planted across the property. The house dwelling has also been erected in this time.
Paul Scopelliti	1997 – Current	Some areas of the property have been cleared of irrigation activities however, land use has not significantly changed.
165 Pitman Avenue		
Government of NSW	Prior to 1950	Mallee Shrubland
Unknown	1950 – unknown	Land was clear for agricultural use as irrigated horticulture commenced in the surrounding area.
Joseph Scopelliti	Unknown – Current	House and shed have been erected. This property is also used as a fruit and vegetable retail store.

The site history did not reveal any permits, licences, approvals or trade waste agreements.

3.5 Aerial photo review

As indicated on the attached site plan (Appendix A) the study area comprised approximately 41.37ha, containing six sheds and three residential dwellings. The remainder of the site consists of citrus orchids with irrigation sprinklers vineyard, and seasonal vegetable plantings.

The historical aerial photos of the site provide an insight into the site history. Table 6 provides some comments on the aerial photos; refer to Appendix B for more information.

Table 6: Historical aerial photo review

Date	Comments
1975	First signs of horticulture on the site. Two of the three dwellings have been built prior to this aerial photo.
1981	The entire site has been cultivated for horticulture, assumed vineyard and citrus.
2005	All three dwellings have been erected by this time and the entire study area is being used for horticulture, assumed vineyard and citrus.
2023	No major changes from 2005.

In summary, land use of the site appeared to have been predominantly agricultural from at least 1975. The site layout and land use generally remains unchanged from this time.

3.6 Chemicals identified

As identified in the Sunraysia Environmental (2008) report the following chemical types are likely to have been used:

- fungicide
- herbicide
- insecticide.

Additionally, this preliminary site investigation has identified the following:

- a range of metals
- agricultural chemicals
- pesticides
- petroleum hydrocarbons
- fertilisers.

The above chemicals were also identified in the interview with the landowners between the years 1994 and 2024, with these chemicals being stored and mixed around the farm shed located on site (Appendix A). The orchids and vineyards are still in active use where chemicals and liquid fertilisers are still being used on the site.

3.7 EPA records

3.7.1 CLM Act 1997

The NSW EPA publishes records of contaminated sites under Sections 58 of the *Contaminated Land Management (CLM) Act 1997*. The notices relate to the investigation and/or remediation of the site contamination considered to pose significant risk of harm under the definition of the CLM Act. However, it should be noted that the EPA record of Notices on Contaminated Land does not provide a record for all contaminated land in NSW.

A search of the EPA database revealed that the subject site is not listed. The closest property that is listed is located approximately 900m away at 141 Hendy Road, Buronga and is not considered to cause concern for the site.

Copies of the EPA records can be found in Appendix C.

3.8 Possible contamination sources

Based on the site inspection, site history, previous reports and review of available information from desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoC) for the site were identified. These are summarised in the following table.

Table 7: Potential AEC

Zone	Location	Comments
1	Off site	Residential dwelling and shedding in the southeast corner of the study area has the potential to contain asbestos, household chemicals OC/OP pesticides and other waste contaminants, including a septic tank.

2	On site	The inhabited dwelling in the northwest extent (90 Melaleuca Street) has the potential to contain asbestos, household chemicals OC/OP pesticides and other waste contaminants, including a septic tank. This property will not be impacted by the proposed development.
3	On site	The shed behind the dwelling in the northwest extent has been subdivided away from the dwelling. The shed is a large, sealed shed with a refrigerated cool room for produce storage. Around the shed is two above ground fuel tanks and visible soil staining. This area will be demolished and developed as a result of the proposed development.
4	On site	The inhabited dwelling and shedding in the southwest extent (133 Pitman Avenue) of the property has the potential to contain asbestos, household chemicals, OC/OP pesticides and other waste contaminants, including a septic tank. There is a large sealed shed next to the dwelling with overhead fuel tanks for domestic use. Visible soil staining appears around the shed and fuel tanks. This property will not be impacted by the proposed development.
5	On site	The inhabited dwelling and shedding in the southeast extent of the property (165 Pitman Avenue) has the potential to contain asbestos, household chemicals, OC/OP pesticides and other waste contaminants, including a septic tank. The large shed on the property operates as a fruit and vegetable retailer with no identifiable contaminants present. This property will not be impacted by the proposed development.
6	On site	The soil around irrigated areas have the potential to contain contaminants through the spraying of chemicals for crop production.
7	On site	In the north of the study area there is vacant land that is currently being used for waste storage. Scrap metal, pallet waste, empty chemical containers and retired farm machinery were observed that have the potential to leach into the soils.
8	On site	Underground flood irrigation main running north south of 90 Melaleuca Street has the potential to be made of asbestos.

No other sewer, site plans, discharges to land, water or air were identified as part of this preliminary assessment. Historically, neighbouring land use has been similar to the study area.

The groundwater is not used for any productive uses as it is highly saline. The Buronga Salt Interception Scheme to the west of the site protects salt from entering the River Murray by intercepting saline groundwater and diverting in to Mourquong disposal basin.

3.9 Complaint history

No known complaints have been made about the site.

3.10 Integrity assessment

The information discovered about this site through the historical review has been verified by previous owners. The information is therefore seen as accurate for the purposes of this PSI.

4.0 Site condition and surrounding environment

4.1 Site assessment

The site assessment revealed seven onsite areas/land uses which have potential to contribute to soil contamination. These areas include sheds, above ground fuel tanks, three residential dwellings, a potential underground irrigation pipe made of asbestos and general chemical use for horticulture.

The soil at the site consists of mallee loam, which could be prone to water and wind erosion with minimal ground cover vegetation. The topography ranges from 47mAHD and slopes to the north to 38mAHD (Appendix A).

The inhabited dwellings situated around the site extent are built between 1970 and 2000. Common contaminants that may occur around the house include PFAS, Pesticides, nitrates and asbestos. Contamination could also come from the septic systems that services the houses.

Figure 1: Vineyards on 90 Melaleuca Street

Situated next to the dwellings were large implement sheds used for the storage of farm machinery and general workshop activity. Free standing fuel tanks were also identified around two of the three dwellings with visible ground staining. The large shed at 133 Pitman Avenue has what appears to be an independent septic system with toilet facilities (Figure 3).

Visible ground staining from leaking oils and fuels were observed under fuel tanks and where machines are generally worked on or stored for longer periods of time around sheds (Figure 6). Through interviews with the landowner these sheds have also been identified as the chemical storage and mixing location for the irrigation.

Figure 2: Citrus orchids on 133 Pitman Avenue

Figure 3: Large sealed shed at 133 Pitman Avenue. Assumed sealed with a independent septic tank

Figure 4: Overhead fuel tank and ground staining next to the large shed at 133 Pitman Avenue

At the time of the site visit the northern extent of 90 Melaleuca Street was being used for waste storage. This was largely made up of scrap metal, pallet waste and empty chemical containers (Figure 7). Preliminary soil sampling was undertaken in this area (section 6.0) however, it is unlikely that the leaching from this waste would be significant enough to lead to contaminated soils above what is acceptable for the proposed residential zoning.

Figure 5: Overhead fuel tank at 90 Melaleuca Street

Figure 6: Ground staining and chemical containers around shed at 133 Pitman Avenue

Figure 7: General landscape of irrigated citus orchids

Horticulture can contribute to soil contamination due to the chemicals used during irrigation. Pesticides that have been used according to manufacturers' directions are unlikely to result in high levels of residual soil contamination in cultivated areas, as modern agricultural chemicals are generally not persistent in the environment. Soil

sampling completed by Sunraysia Environmental (2008), for previous rezoning of the area, also suggests that samples tested were below the threshold criteria set by the EPA and that the EPA requirements for a clean site were satisfied.

Through discussions with landowners, we are confident that the underground irrigation system over the four properties have been upgraded to PVC. However, there is the potential for an old flood irrigation pipe to run north south of 90 Melaleuca Street, to be made of asbestos. The asbestos piping is *in situ* and will not impose any risk in its current state. It is expected to be removed as part of development as per State guided standards.

No odours were recorded at the site. All shedding on the site is in reasonable repair. There are also no formal roads on the property. All access tracks are fit for purpose.

The site is located on a high dune and not subject to flooding. There is a manmade wetland directly surrounding the study area managed by council for the catchment of stormwater.

4.2 Surrounding environment

Directly surrounding the study area is a predominantly made up of other farming properties use for horticulture and cropping. There is an industrial warehouse to the west, a residential dwelling to the southeast.

Moving further away from the site, these same land uses continue with the addition of some residential development in the south and west of the site (Appendix A).

The most sensitive environment is the Murray River (1,220m west) and associated floodplain environment.

5.0 Geology and hydrogeology

5.1 Geology

The Mallee lands of Victoria's north-west and southern NSW consists of multiple layers of sands, clays, limestone and other materials that have accumulated over vast periods of geological time. Only the surface layers can be seen, but exploration of the buried substrate has enabled a greater understanding of the landscape at the surface.

This land is located in an undulating dune/swale landscape formed predominantly from quaternary aged aeolian deposits, known as the Woorinen Formation. Soils formed from this material are characterised by horizons of concentrated calcium carbonate (finely divided lime or calcrete rubble). These soils are commonly sandy at the surface, with the clay content increasing down the profile.

When the sea last retreated some two million years ago, it left behind a spread of sand as well as the strandlines (old shorelines). The materials of the sand spread are called the Parilla Sands. Materials of the same age laid down by rivers in the higher land areas not covered by the sea are known as the Shepparton Formation (refer to figure 8).

Fine textured clay sediments were laid down on top of the sand left by the retreating sea, to form an extensive thin capping, now known as the Blanchetown Clay (refer to figure 8).

The low east-west dunes were formed from materials that may not have been moved a great distance. They have considerable clay and carbonate content and are now relatively stable due to plant cover. These materials are referred to as the Woorinen Formation (refer to figure 8).

The site is typical of the Woorinen Formation with broad swales above flood level interspersed by low east-west dunes of sandier soil. The topography in the local area is generally undulating with the difference in elevation between the dune crests and swales being three to eight metres.

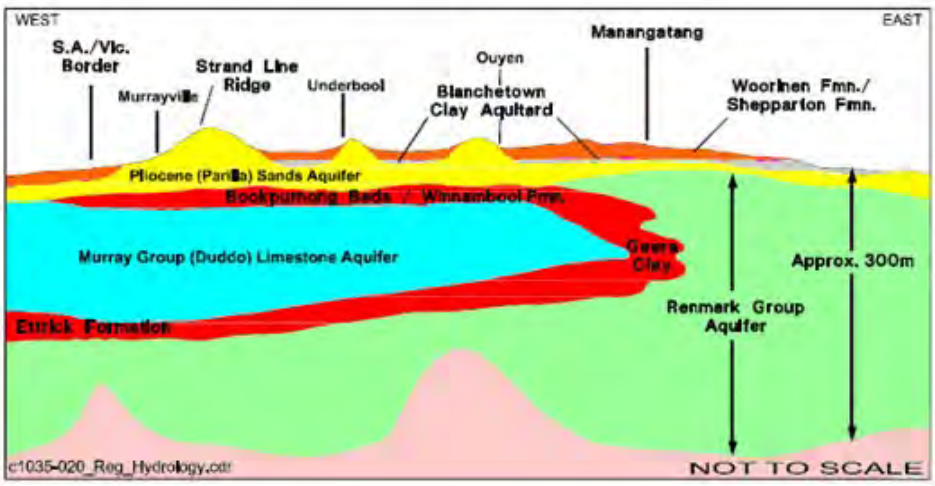


Figure 8: Simplified schematic of the major aquifers of the Mallee dryland (Mallee CMA website, 2011)

5.2 Hydrogeology

Groundwater flow occurs in subsurface aquifers. An aquifer is a sediment or soil which will transmit water. The rate of groundwater movement is controlled by the gradient of the potentiometric surface and the aquifer characteristics. The rate of groundwater movement is generally very slow. Typical rates for sand aquifers, such as found in the Mallee are tens of centimetres per year.

Sediments in the southwest sector of the Murray Darling Basin form a series of 'regional' aquifers that transmit groundwater flows over great distances. The coarse-grained alluvium (Renmark Formation) located at the base of the basin forms the deepest aquifer.

Above this, and separated by layers of clay, lies a thick sequence of marine limestone (Murray-Group Limestone). This is an important aquifer, both from the perspective of groundwater resources and dryland salinity. Water quality in this aquifer is generally good, being less than 2,000mg/l TDS (Hoxley, 1996).

Above the limestone, layers of sand (Parilla or Loxton-Parilla Sands) form the shallowest aquifer and part of the upper land surface in both Victoria and South Australia. These regional aquifers are conduits for groundwater movement from western Victoria to the Murray River in Victoria and South Australia. Groundwater in this aquifer is highly saline, often more saline than sea water (Hoxley, 1996).

The trench of the Murray River is the natural discharge zone or 'drain' for groundwater from most of the region.

Groundwater flow in all Mallee aquifers is generally toward the Murray River. The groundwater flow from all Mallee aquifers eventually discharges to the Murray River, mostly in South Australia.

Three observation bores monitoring the NSW Office of Water located near the study area were approximately 10m below ground level. Refer to Table 8 which contains details of the observation bores.

Table 8: Observation bore data

Name	Easting	Northing	Completion date	Final depth (m)	Observation depth (m)	Standing water level (m)
GW087042	610066	6217575	1972	9.14	N/A	N/A
GW087041	611879	6218528	1972	10.97	N/A	N/A
GW087597	612189	6218355	1989	12.50	N/A	1.300

Note: Data adapted from NSW Natural Resource Atlas (2012), refer to Appendix A for mapped locations.

6.0 Sampling, Analytical and Quality Plan

A Sampling, Analytical and Quality Plan (SAQP) was developed to ensure that data collected for the PSI is representative and provides a robust basis for site assessment decisions. Preparation of the SAQP was completed in general accordance with ASC NEPM (2013) methodology and includes:

- Data Quality Objectives (DQO)
- Sampling methodology and procedures

Field screening methods:

- Sample handling, preservation and storage procedures
- Analytical QA/QC

The following sections summarise the DQO and QA/QC.

6.1 Data quality objectives

DQO were prepared as statements specifying qualitative and quantitative data required to support project decisions. DQO were prepared in general accordance with NSW EPA (2017), EPA (2014) and NEPM (2013) guidelines and are presented in table 9.

Table 9: Data quality objectives

Step 1 Stating the problem	Review of previous site documentation identified potential contaminants that might be accessible to human and environment receptors during construction of the proposed residential and industrial development. This PSI is required to assess risk posed by Contaminants of Potential Concern (COPC) in the identified AEC to receptors.
Step 2 Identifying the decision(s)	To assess the suitability of the site for future land use, decisions are to be made based on the following questions: • What is the contaminant exposure pathway? • Has previous or current site use impacted the study area that may pose a risk to humans or the environment for future land use? • Does the study area require remediation or management prior to constructing the proposed development?
Step 3 Identification of inputs to the decision	The inputs to the assessment include: • Field observations made during intrusive investigation works • Soil sampling at nominated locations across the investigation area • Laboratory analytical results for relevant COPC • Assessment of analytical results against site suitable guidelines.
Step 4 Study boundary definitions	Study boundaries are as follows: • Lateral – Lateral boundary of the assessment is defined by the investigation area boundary

	• Vertical – vertical boundary is governed by the maximum depth reached during subsurface investigations • Temporal – one round of soil sampling has been undertaken at this stage
Step 5 Development and decision rules	The decision rule for this investigation is as follows: If the concentration of contaminants exceeds the adopted assessment criteria, a risk assessment is required. Should the risk be unacceptable, further investigations to remediate and / or manage the onsite impacts, in relation to the proposed development, will be undertaken.
Step 6 Specification of limits on decision errors	Guidance found in ASC NEPM (2013) schedule B2 regarding 95% upper confidence limit (UCL) states that the 95% UCL of the arithmetic mean provides a 95% confidence level that the true population mean will be less than or equal to this value. Therefore, a decision can be made based on a probability that 95% of the data collected will satisfy the site acceptance criteria. A limit of decision error will be 5% that a conclusive statement may be incorrect.
Step 7 Optimisation of sampling design	Proposed sampling locations should provide relevant preliminary data for the purpose of this PSI. Sampling shall attempt to ensure that critical locations are assessed, sampled, and analysed for appropriate contaminants of concern. Soil sampling locations were set subject to site access and selected using a judgmental pattern across the investigation area.

6.2 Methodology and quality assurance / quality control

Site investigation and soil sampling methodology as shown in Table 10, was completed to meet the projects DQO.

Table 10: Investigation and sampling methodology

Activity	Detail / Comments
Fieldwork	Subsurface soil investigations were completed on 7 December 2023 and involved the excavation of four representative surface samples across the site using a trowel up to 0.2m below ground level (bgl). Soil sampling locations are shown in attachment A.
Soil sampling	Soil sampling was completed by Chris Alderton, Director and Environmental Consultant, using a clean pair of nitrile gloves for each sample. Each sample was placed into a laboratory supplied, 250mL jar with no headspace to limit volatile loss and labelled with a unique identification number.
QA / QC sampling	During laboratory analysis. There was duplicate analysis on an individual sample to test the reliability of results.

Sample Handling and transport	Collected soil samples were placed immediately into a cooler bag and dispatched to ALS Victoria, a NATA accredited laboratory, under chain of custody documentation within holding times.

Summary

Four soil samples were taken by Chris Alderton (BAppSc) on the 7 December 2023. General locations of soil samples and what contaminants were going to be tested for were determined beforehand based on previous investigations. All four samples were identified as having potential for various common agricultural and household contaminants, a complete EPA screening was completed following the NSW DEECW Waste Classification Guidelines. For areas under free standing fuel tanks and with visible soil staining, an isolated test for Total Petroleum Hydrocarbons (TPH)/Total Recoverable Hydrocarbons (TRH) was completed, sample IDs include 1 and 4. Locations of soil samples are mapped in Appendix A and the chain of custody for soil samples can be found in Appendix E.

6.3 Site assessment criteria

The site assessment criteria (SAC) adopted for this PSI, are listed in table 11 and derived from the ASC NEPM (2013).

Table 11: Investigation and sampling methodology

Media	Adopted guidelines	Applicability
Soil	ASC NEPM (2013)	Health Investigation levels (HIL) HIL A – Residential was adopted in areas of proposed residential land use. Health screening levels (HSL) HSL A – Residential for sand was adopted based on granualar nartural and fill material. Ecological investigation levels (EIL) EILs were derived from methodology from the ASC NEPM (2013) for the protection of terrestrial ecosystems for urban residential areas and public spaces. Ecological screening levels (ESL) ESL – Urban residential, course soil and commercial industrial, course soil.

7.0 Results

7.1 General field observation

Preliminary field investigations and site walkover were undertaken on 7 December 2023. All locations were examined for signs of contamination (odours, staining etc.). the following observations were made:

- Extensive irrigated horticulture
- No olfactory forms of contamination
- Some ground staining underneath overhead fuel tanks and around implement sheds
- Potential contamination from agriculture activity and storage
- Little to no change in the land use within the past 70 years.

7.2 Soil conditions

Subsurface conditions generally consisted of sandy loam to at least 0.2mbgl. Some soil staining was evident around the property where machines have been stored or below overhead fuel storage tanks.

7.3 Analytical results

The following sections summarises the results of the laboratory analysis. Detailed tabulated results showing individual sample concentrations compared to the adopted SAC are available in Appendix D. Laboratory analytical documentation is available is Appendix E.

Mapping showing identified areas of contamination is provided in Appendix A.

7.3.1 Soil results

Laboratory analytical results are summarised in Table 12 and Table 13.

Table 12: Summary of soil analytical results – EPA screening

Analyte	Results compared to SAC
Heavy metals	HIL All results below SAC EIL All results below SAC
OCP / OPP	HIL All results below SAC
PAH	HIL All results below SAC EIL All results below SAC
PCB	HIL

	All results below SAC
TRH	Sample 1 has elevated levels of TRH. This result was expected where the area surrounding these soil samples had visual triggers of possible contamination, including empty storage containers and canisters (assumed for fuel/oil storage). Mitigation measures will be implemented.
BTEXN	HIL All results below SAC EIL All results below SAC

Table 13: Summary of soil analytical results – TPH/TRH

Analyte	Results compared to SAC
TRH	Sample 1 has elevated levels of TRH. This result was expected where the areas surrounding these soil samples had visual triggers of possible contamination, including soil staining. Mitigation measures will be implemented.
BTEXN	HIL All results below SAC EIL All results below SAC

7.3.2 Data QA / QC

A review of the QA/QC procedure has been completed and is presented in the Quality control report and QA/QC compliance assessment (Appendix G).

The report concludes that the data is suitable for the purposes of the assessment.

8.0 Conclusions and recommendations

The purpose of this assessment was to undertake a phase one PSI to establish the potential for contamination of the soil at a 41.37 hectare (ha) property located over four different land parcels in Buronga:

- 88 Melaleuca Street, Buronga
- 90 Melaleuca Street, Buronga
- 133 Pitman Avenue, Buronga
- 165 Pitman Avenue, Buronga

The purpose of this assessment is a requirement to the proposed development application and rezoning of land from Rural (RU4) – Primary production Small Lots to Village (RU5) for the proposed residential development.

This PSI has:

- identified past and present potentially contaminating activities
- identified potential contamination types
- discussed the site condition
- provided a preliminary assessment of site contamination
- included some preliminary, targeted soil sampling
- assessed the need for further investigations.

The findings of the subsurface investigation and laboratory assessment of the collected soil samples show that COPC generally reported concentrations below the adopted assessment criteria. However, there were areas identified in the field survey as having visual soil staining and therefore higher risk of contamination. Expectedly, this sample resulted in elevated levels of TRH.

Based on the results of this PSI we can justify that the soil contamination present in these areas is isolated to the visual ground staining and storage sheds. Prior to the demolition stage of the proposed development the contaminated soil will need to be removed, extracting approximately 1m^3 from each effected area, and discarded offsite by an authorised person. Further soil sampling will then be completed at the bottom and sides of the excavation footprint to ensure there is no further leaching of contaminants.

Using the *NSW EPA Waste Classification Guidelines (2014)* the levels of TRH analysed in the soil samples classifies the soil as 'general solid waste'. Alternately, in Victoria using the guidelines for *Waste Disposal Categories – Characteristics and Thresholds*, the soil samples are classified as category D. These classifications both in NSW and Victoria indicate that the soil is significantly low risk where most landfills are licensed to accept this level of contamination, including Mildura Landfill.

Through control measures, the potential risk to receptors is considered to be low and no further contamination investigation is required. The site is considered to be suitable for the proposed residential development.

If any unexpected finds (such as potential asbestos containing materials, odours or soil staining) are encountered during site works, or as part of post demolition inspections, the unexpected find will require assessment to determine requirements for additional investigation or remedial action.

9.0 References

Department of Environment and Conservation. (2005). *Guidelines for assessing former orchards and market gardens*.

Environmental Protection and Heritage Council. (2013). *National Environmental Protection Measure (NEPM).*

Hoxley, G. (1996). *The Hydrogeology and Hydrology of the Mallee*. Sinclair Knight Mertz

NSW Environmental Protection Authority (2020), *Consultants reporting on contaminated land*.

NSW Office of Environmental and Heritage. (2011). *Guidelines for consultants reporting on contaminates sites.*

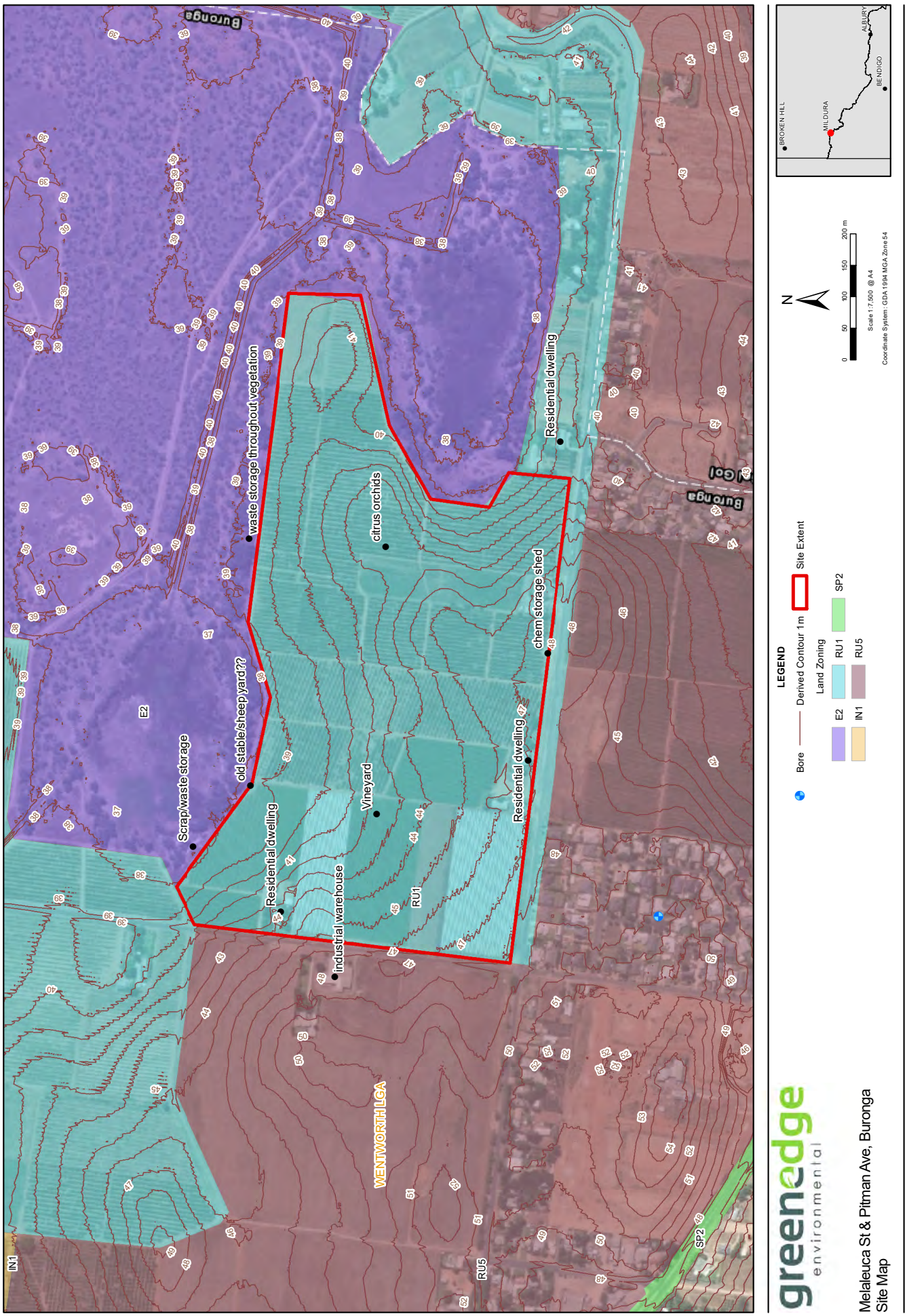
Sunraysia Environmental. (2008). *Site History of Potential Land Contamination Buronga – Gol Gol, NSW.*

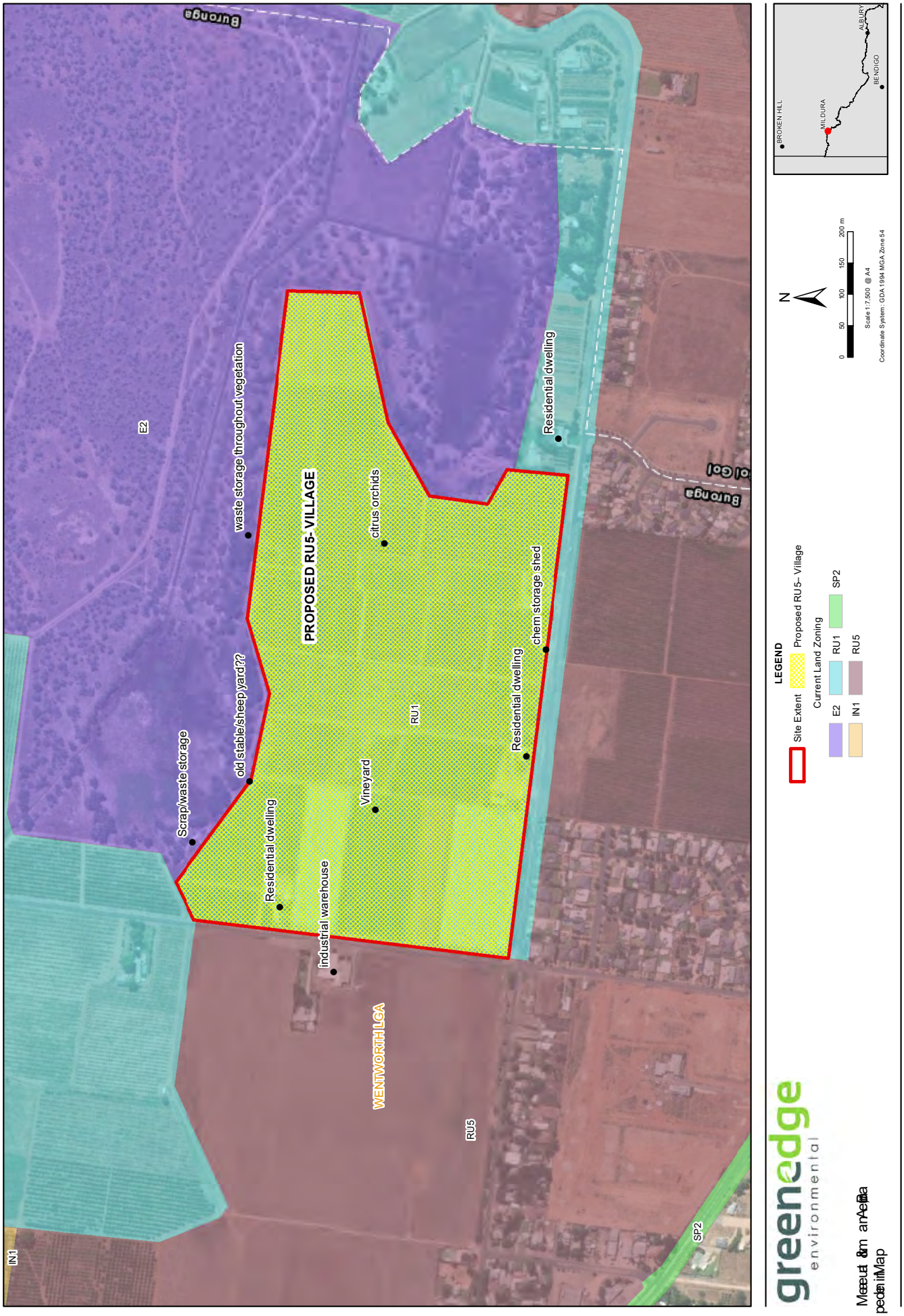
Thompson, P. (2007). *Timelines of Wentworth Shire.* Wentworth Shire Council and Coomealla Memorial Sporting Club New South Wales.

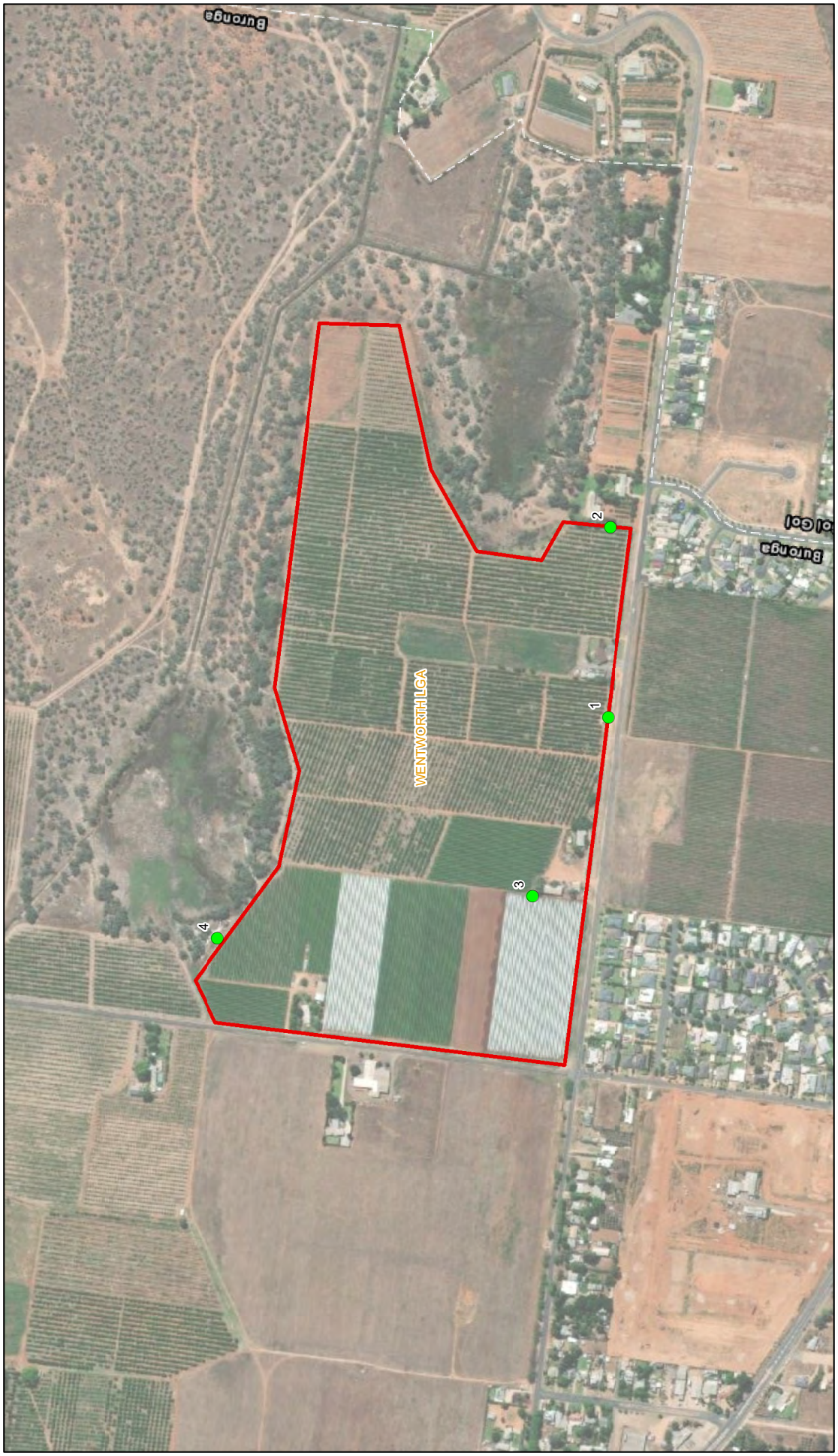
Appendix A: Map series

greenedge environmental

Melaleuca St & Pitman Ave, Buronga
Location Map

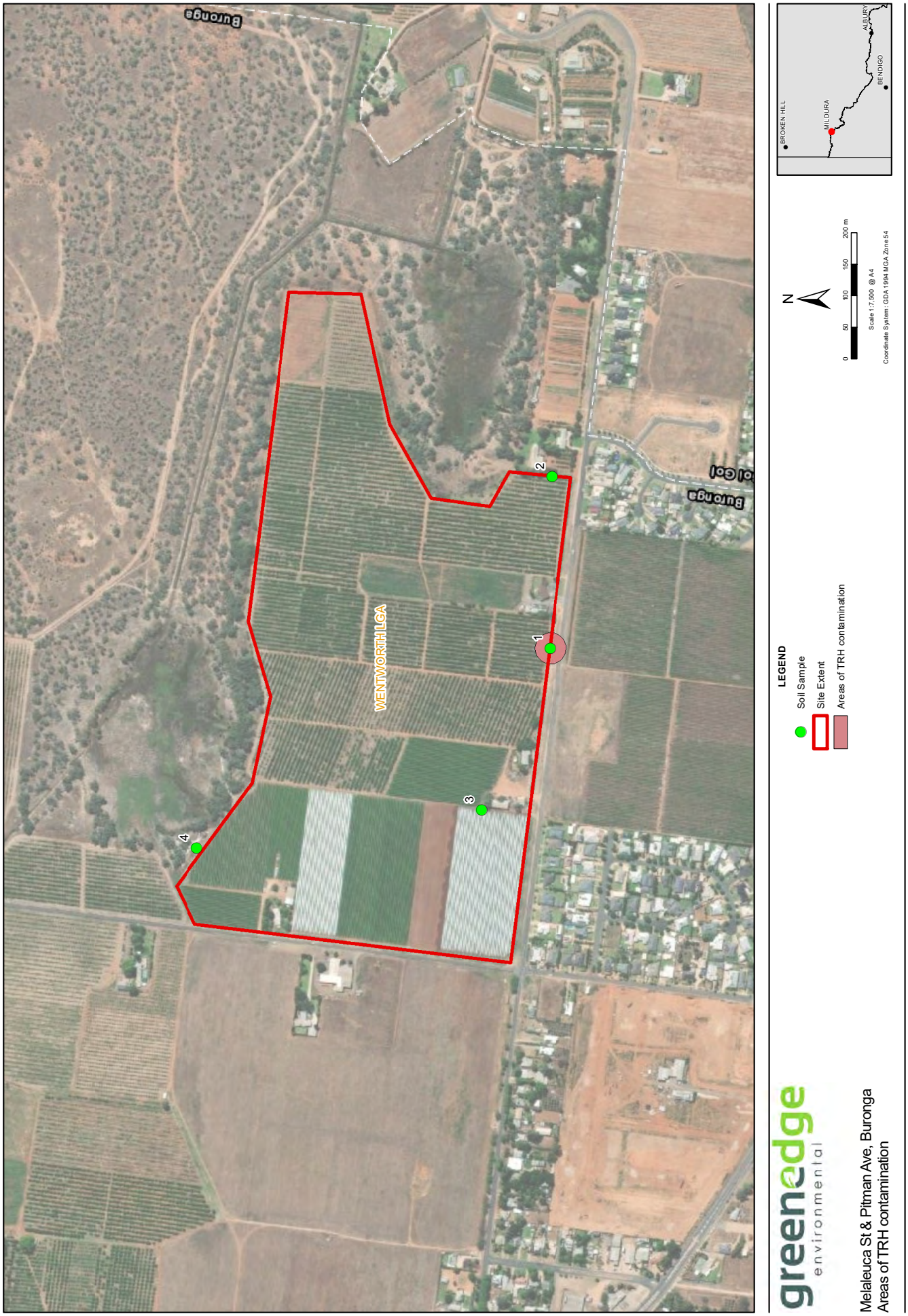

Buronga
waste storage throughout vegetation
citrus orchids
Residential dwelling
chem storage shed
old stable/sheep yard??
Scrap/waste storage
Vineyard
Residential dwelling
Residential dwelling
industrial warehouse
WENTWORTH LGA
E2
RU1
RU5
IN1
SP2
Gol
BROKEN HILL
MILDURA
BENDIGO
ALBURY
N
0 50 100 150 200 m
Scale 1:7,500 @ A4
Coordinate System: GDA 1994 MGA Zone 54
LEGEND
Bore
Derived Contour 1m
Site Extent
Land Zoning
E2
RU1
SP2
IN1
RU5
greenedge environmental
Melaleuca St & Pitman Ave, Buronga
Site Map


Buronga
E2
waste storage throughout vegetation
PROPOSED RU5- VILLAGE
citrus orchids
Residential dwelling
Buronga
Scrap/waste storage
old stable/sheep yard??
Residential dwelling
Vineyard
RU1
Residential dwelling
chem storage shed
industrial warehouse
WENTWORTH LGA
RU5
IN1
SP2
LEGEND
Site Extent
Proposed RU5– Village
Current Land Zoning
E2
RU1
SP2
IN1
RU5
N
0
50
100
150
200 m
Scale 1:7,500 @ A4
Coordinate System: GDA 1994 MGA Zone 54
BROKEN HILL
MILDURA
BENDIGO
ALBURY
greenedge
environmental



greenedge environmental

Melaleuca St & Pitman Ave, Buronga
Soil Samples


Buronga
Buronga
Buronga
WENTWORTH LGA
1
2
3
4
LEGEND
Soil Sample
Site Extent
Areas of TRH contamination
N
0 50 100 150 200 m
Scale 1:7,500 @ A4
Coordinate System: GDA 1994 MGA Zone 54
BROKEN HILL
MILDURA
BENDIGO
ALBURY
greenedge
environmental
Melaleuca St & Pitman Ave, Buronga
Areas of TRH contamination

Appendix B: Aerial photos

Figure 1: General landscape of the study area 1933

Figure 2: General landscape of the study area 1975

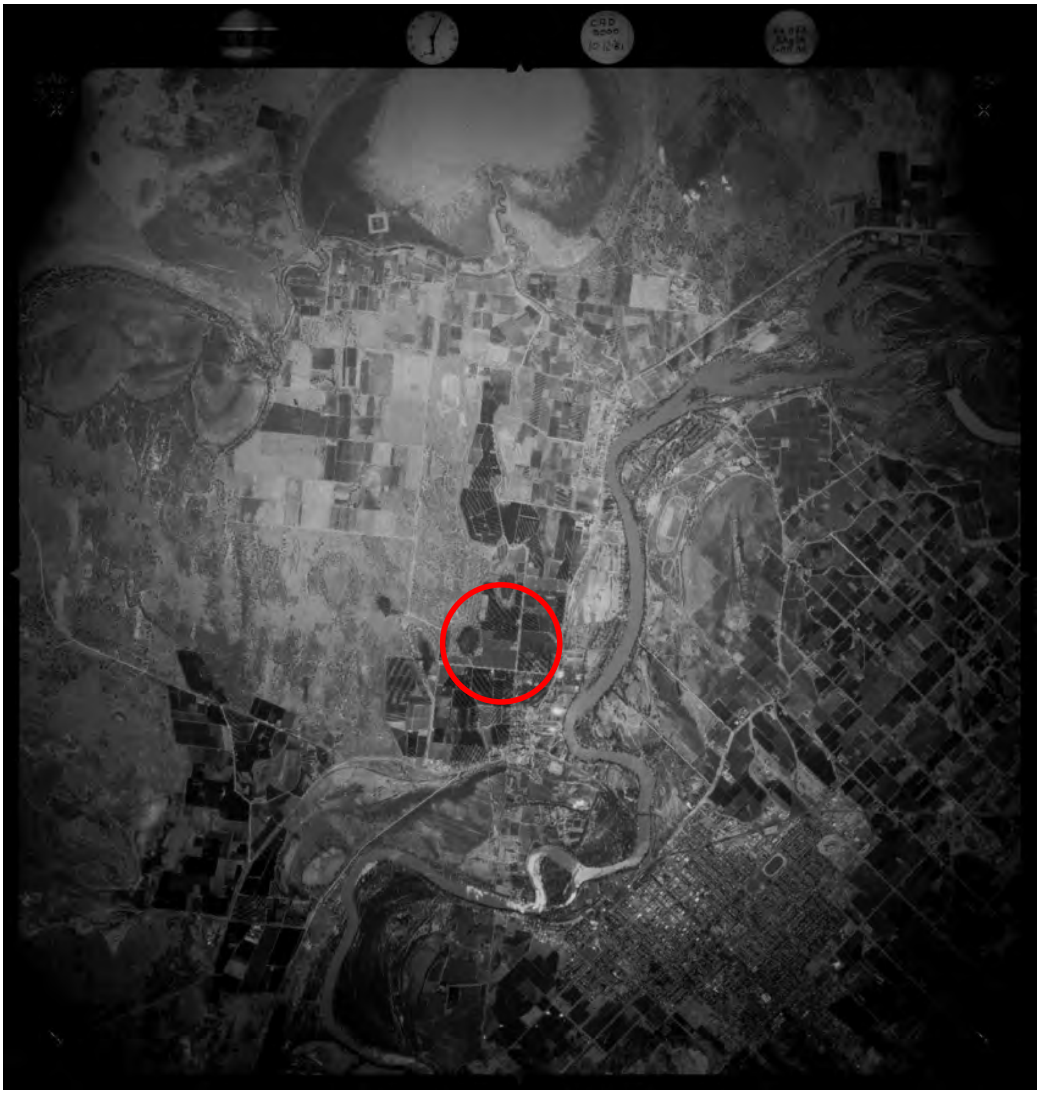


Figure 3: Google earth image of the study area dated 1981

Figure 4: Google earth image of the study area dated 2005

Figure 5: Google earth image of the study area dated 2023

Appendix C: EPA records

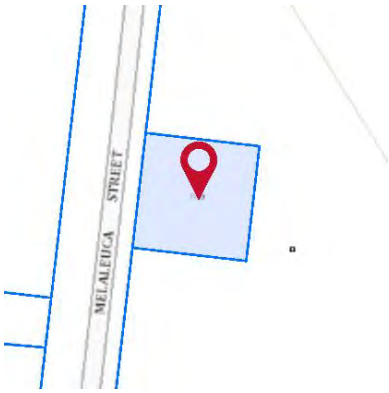
Number	Name	Location	Type	Status	Issued date	LastInspectionDate	InspectionDueDate	ERADueDate	IssueDate	OrganisationFlag	OrganisationType
1626494		ARUMPO ROAD, BURONGA, NSW 2739	s.58 Licence Variation	Issued	8-Mar-23						
1634773		ARUMPO ROAD, BURONGA, NSW 2739	s.58 Licence Variation	Pending	16-Nov-23						
1005700	BURONGA PRE-MIX CONCRETE (VIC) PTY. LTD.	CNR SILVER CITY HIGHWAY & CORBETT AVENUE, BURONGA, NSW 2739	s.58 Licence Variation	Issued	9-Apr-01						
1007401	BURONGA PRE-MIX CONCRETE (VIC) PTY. LTD.	CNR SILVER CITY HIGHWAY & CORBETT AVENUE, BURONGA, NSW 2739	s.58 Licence Variation	Issued	15-Jan-02						
2642	E.B. MAWSON & SONS PROPRIETARY LIMITED	CNR SILVER CITY HIGHWAY & CORBETT AVENUE, BURONGA, NSW 2739	POEO licence	No longer in force	3-Jan-01						
11748	ILINGA PTY LTD	30 RIVER DRIVE, BURONGA, NSW 2739	POEO licence	Issued	30-Sep-02						
1051346	ILINGA PTY LTD	30 RIVER DRIVE, BURONGA, NSW 2739	s.58 Licence Variation	Issued	29-Sep-05						
1513046	ILINGA PTY LTD	30 RIVER DRIVE, BURONGA, NSW 2739	s.58 Licence Variation	Issued	31-May-13						
1526978	ILINGA PTY LTD	30 RIVER DRIVE, BURONGA, NSW 2739	s.58 Licence Variation	Issued	22-Dec-14						
1529470	ILINGA PTY LTD	30 RIVER DRIVE, BURONGA, NSW 2739	s.58 Licence Variation	Issued	1-Apr-15						
1532510	ILINGA PTY LTD	30 RIVER DRIVE, BURONGA, NSW 2739	s.58 Licence Variation	Issued	29-Jul-15						
1533005	ILINGA PTY LTD	30 RIVER DRIVE, BURONGA, NSW 2739	s.58 Licence Variation	Issued	20-Aug-15						
1536818	ILINGA PTY LTD	30 RIVER DRIVE, BURONGA, NSW 2739	s.58 Licence Variation	Issued	5-Jan-16						
1548103	ILINGA PTY LTD	30 RIVER DRIVE, BURONGA, NSW 2739	s.58 Licence Variation	Issued	6-Jan-17						
1531597	Pickering Transport Pty Ltd	24 Corbett Avenue, BURONGA, NSW 2739	s.92 Clean Up Notice	Issued	24-Jun-15						
3633	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	POEO licence	Issued	8-May-00						
1002802	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	s.58 Licence Variation	Issued	13-Jun-01						
1011976	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	s.58 Licence Variation	Issued	15-Oct-01						
1012910	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	s.58 Licence Variation	Issued	21-Mar-02						
1016756	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	s.58 Licence Variation	Issued	19-Apr-02						
1032540	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	s.58 Licence Variation	Issued	24-Nov-03						
1034627	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	s.58 Licence Variation	Issued	19-Feb-04						
1039102	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	s.58 Licence Variation	Issued	27-Jul-05						
1092445	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	s.58 Licence Variation	Issued	23-Dec-08						
1106014	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	s.58 Licence Variation	Issued	10-Sep-09						
1113556	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	s.58 Licence Variation	Issued	12-May-10						
1512764	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	s.58 Licence Variation	Issued	15-May-13						
1522395	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	s.58 Licence Variation	Issued	3-Jun-14						
1567445	SIMEON WINES LIMITED	1031 SILVER CITY HIGHWAY, BURONGA, NSW 2739	s.58 Licence Variation	Issued	3-Aug-18						
20209	WENTWORTH SHIRE COUNCIL	ARUMPO ROAD, BURONGA, NSW 2739	POEO licence	Issued	5-Apr-13						
1519910	WENTWORTH SHIRE COUNCIL	ARUMPO ROAD, BURONGA, NSW 2739	s.58 Licence Variation	Issued	12-May-14						
1526662	WENTWORTH SHIRE COUNCIL	ARUMPO ROAD, BURONGA, NSW 2739	s.58 Licence Variation	Issued	12-Dec-14						
1528653	WENTWORTH SHIRE COUNCIL	ARUMPO ROAD, BURONGA, NSW 2739	s.58 Licence Variation	Issued	6-Mar-15						
1532101	WENTWORTH SHIRE COUNCIL	ARUMPO ROAD, BURONGA, NSW 2739	s.58 Licence Variation	Issued	17-Jul-15						
1535200	WENTWORTH SHIRE COUNCIL	ARUMPO ROAD, BURONGA, NSW 2739	s.58 Licence Variation	Issued	9-Nov-15						
1536741	WENTWORTH SHIRE COUNCIL	ARUMPO ROAD, BURONGA, NSW 2739	s.58 Licence Variation	Issued	21-Dec-15						
1536820	WENTWORTH SHIRE COUNCIL	ARUMPO ROAD, BURONGA, NSW 2739	s.58 Licence Variation	Issued	5-Jan-16						
1539729	WENTWORTH SHIRE COUNCIL	ARUMPO ROAD, BURONGA, NSW 2739	s.58 Licence Variation	Issued	12-Apr-16						

1546513	WENTWORTH SHIRE COUNCIL	ARUMPO ROAD, BURONGA, NSW 2739	s.58 Licence Variation	Issued	10-Nov-16						
1551718	WENTWORTH SHIRE COUNCIL	ARUMPO ROAD, BURONGA, NSW 2739	s.58 Licence Variation	Issued	23-May-17						
1558634	WENTWORTH SHIRE COUNCIL	ARUMPO ROAD, BURONGA, NSW 2739	s.58 Licence Variation	Issued	24-Nov-17						
1600208	WENTWORTH SHIRE COUNCIL	ARUMPO ROAD, BURONGA, NSW 2739	Compliance Audit	Complete	11-Sep-20						

Appendix D: Title documents

Property Report

88 MELALEUCA STREET BURONGA 2739



Property Details

Address:	88 MELALEUCA STREET BURONGA 2739
Lot/Section /Plan No:	1/-/DP1075225
Council:	WENTWORTH SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Wentworth Local Environmental Plan 2011 (pub. 16-12-2011)
Land Zoning	RU4 - Primary Production Small Lots: (pub. 21-4-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	10 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

88 MELALEUCA STREET BURONGA 2739

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	DARETON
Regional Plan Boundary	Far West

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1075225

SEARCH DATE	TIME	EDITION NO	DATE
23/1/2024	8:51 AM	4	8/4/2020

LAND

LOT 1 IN DEPOSITED PLAN 1075225
AT BURONGA
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP1075225

FIRST SCHEDULE

BARRY COLIN HANCOCK (TZ AI418558)

SECOND SCHEDULE (6 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A
2 EXCEPTING ANY ROADS AND RESUMED LAND
3 LAND IS SUBJECT TO THE CONDITIONS CONTAINED IN MEMORANDUM S750000B
4 SUBJECT TO THE CONDITIONS CONTAINED IN THE GOVERNMENT GAZETTE DATED 3.5.1957
5 IRRIGATION FARM PURCHASE NO. 5 (BURONGA IRRIGATION AREA)
6 AQ22082 MORTGAGE TO BENDIGO AND ADELAIDE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

dda35701 PRINTED ON 23/1/2024

Obtained from NSW LRS on 23 January 2024 07:51 AM AEST © Office of the Registrar-General 2024
* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. GlobalX hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900. Note: Information contained in this document is provided by GlobalX Pty Ltd, ABN 35 099 032 596, www.globalx.com.au an approved NSW Information Broker.

SIGNATURES, AND SEALS ONLY.

Signed at Sydney the 15th day of July 2004 For Commonwealth Bank of Australia ABN 48 123 123 124 by its duly appointed Attorney under Power of Attorney Book 4297 No 297

Witness

Lauren Smith

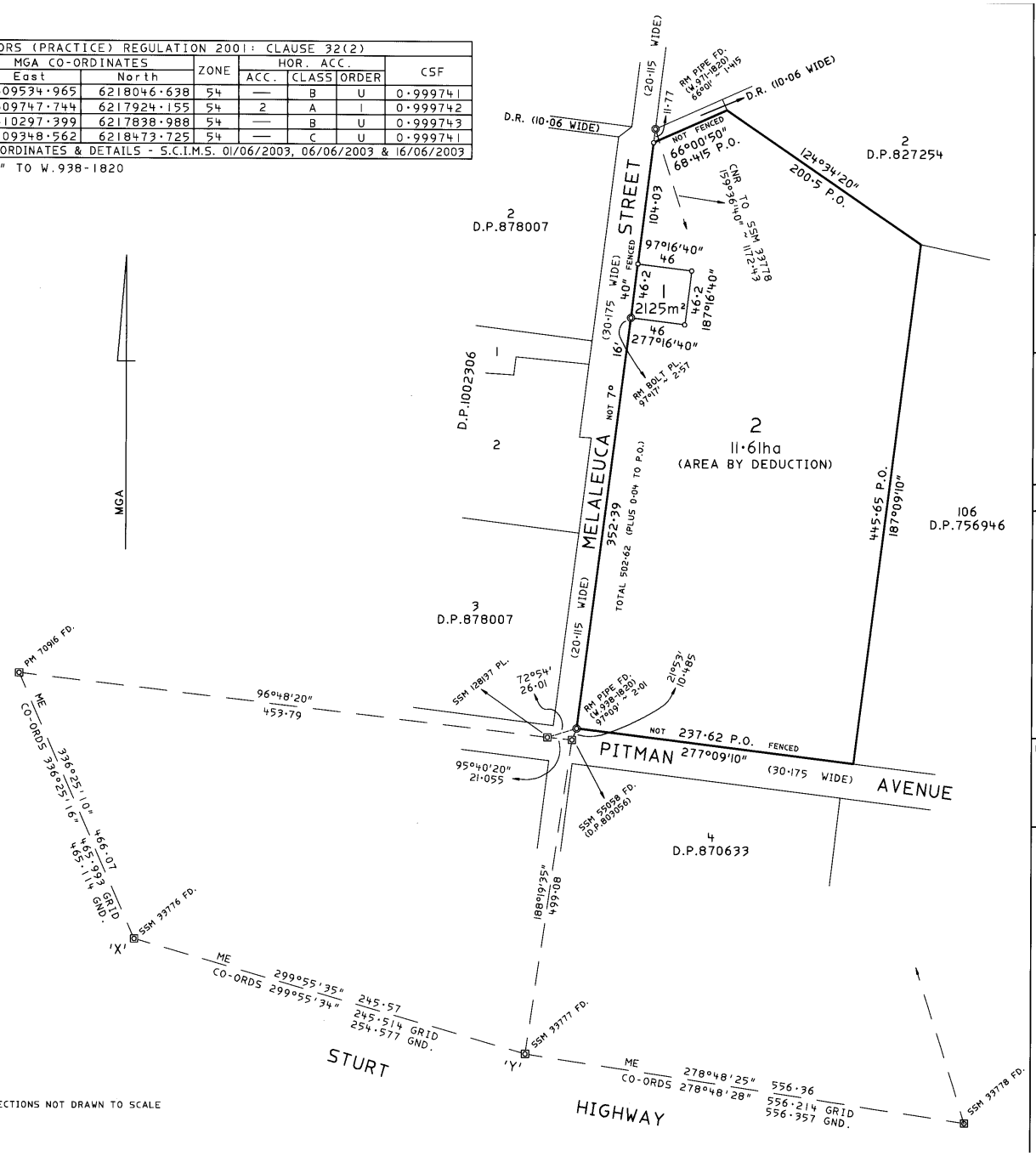
150 George St Parramatta

NICK CEH

R. K. Hancock
B. Hancock

SURVEYORS (PRACTICE) REGULATION 2001: CLAUSE 32(2)							
MARK	MGA CO-ORDINATES		ZONE	HOR. ACC.			CSF
	East	North		ACC.	CLASS	ORDER	
SSM 33776	609534·965	6218046·638	54	—	B	U	0·999741
SSM 33777	609747·744	6217924·155	54	2	A	1	0·999742
SSM 33778	610297·399	6217838·988	54	—	B	U	0·999743
PM 70916	609348·562	6218473·725	54	—	C	U	0·999741
SOURCE:MGA CO-ORDINATES & DETAILS - S.C.I.M.S. 01/06/2003, 06/06/2003 & 16/06/2003							

PLUS 7°34'50" TO W.938-1820



NOTE: SSM CONNECTIONS NOT DRAWN TO SCALE

Crown Lands Office Approval

PLAN APPROVED .....
Authorised Officer
Land District .....
Paper No. .....
Field Book ..... pages .....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed Subdivision set out herein
* (insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority : Wentworth Shire Council
Date of endorsement : 11 May 2004
Accreditation no : .....
Subdivision Certificate no : 05/04
File no : DA 30/03

Note:
When the plan is to be lodged electronically in the Land Titles Office it should include a signature in an electronic or digital format approved by the Registrar-General

* Delete if inapplicable.

DP1075225

Registered: 27.10.2004
C.A.: SEE CERTIFICATE
Title System: TORRENS
Purpose: SUBDIVISION
Ref.Map: BURONGA SH. 1
Last Plan: 938. 1820

PLAN OF SUBDIVISION OF LOT 105 IN D.P.756946

Lengths are in metres. Reduction Ratio 1:2500

LGA WENTWORTH SHIRE
Suburb/Locality: BURONGA
Parish: GOL GOL
County: WENTWORTH

This is sheet 1 of my plan in ~~..... sheets.~~ (Delete if inapplicable).

Surveyors (Practice) Regulation 2001

I, ROBERT BRUCE FREEMAN
of 130 LANGTREE AVENUE, MILDURA, 3500.
a surveyor registered under the Surveyor's Act 1929, hereby certify that the survey represented in this pl is accurate, has been made in accordance with the Surveyors (Practice) Regulation 2001 and was complet on 25th AUGUST 2003

The survey relates to LOT 1
(here specify the land actually surveyed, or specify any land shown in the plan that is not the subject of the survey)

(Signature)

Datum Line : 'X'-'Y'
Zone : ~~Urban~~/Rural

Surveyor registered un the Surveyor's Act 192

Plans used in preparation of survey/compilatio
D.P.803056
D.P.1002306
W.938-1820

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to creat public reserves, drainage reserves, easement restrictions on the use of land or positive covenants.

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
23/1/2024 9:11AM

FOLIO: 1/1075225

First Title(s): 105/756946
Prior Title(s): 105/756946

Recorded	Number	Type of Instrument	C.T. Issue
27/10/2004	DP1075225	DEPOSITED PLAN	FOLIO CREATED EDITION 1
11/8/2005	AB686637	DEPARTMENTAL DEALING	
23/4/2014	AI418556	DISCHARGE OF MORTGAGE	
23/4/2014	AI418557	WITHDRAWAL OF CAVEAT	
23/4/2014	AI418558	TRANSFER WITHOUT MONETARY CONSIDERATION	
23/4/2014	AI418559	MORTGAGE	EDITION 2
3/5/2017	AM348400	DEPARTMENTAL DEALING	
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED
8/4/2020	AQ22081	DISCHARGE OF MORTGAGE	
8/4/2020	AQ22082	MORTGAGE	EDITION 4 CORD ISSUED

*** END OF SEARCH ***

dda35701 PRINTED ON 23/1/2024

Obtained from NSW LRS on 23 January 2024 08:11 AM AEST © Office of the Registrar-General 2024

NSW Prior Titles

Title reference : 107/756946

Prior titles :
CROWN LAND

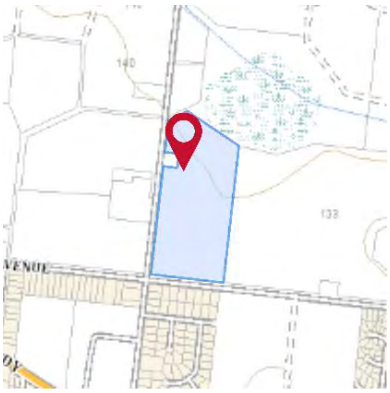
This information is provided as a searching aid only. The Registrar General does not guarantee the information provided.

OBTAINED FROM LRS ON 23 January 2024 at 02:24 PM AEST

Â©Â Office of the Registrar-General 2024

Property Report

90 MELALEUCA STREET BURONGA 2739



Property Details

Address:	90 MELALEUCA STREET BURONGA 2739
Lot/Section /Plan No:	2/-/DP1075225
Council:	WENTWORTH SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Wentworth Local Environmental Plan 2011 (pub. 16-12-2011)
Land Zoning	RU4 - Primary Production Small Lots: (pub. 21-4-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	10 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

90 MELALEUCA STREET BURONGA 2739

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	DARETON
Regional Plan Boundary	Far West

Order number: 70263268
Your Reference: Hancock - 90 Melaleuca St Buronga
10/09/21 09:24

NSW LRS - Title Search

```
          NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH
          -----------------------------------------------------


FOLIO: 2/1075225
------

           SEARCH DATE       TIME              EDITION NO    DATE
           -----------       ----              ----------    ----
           10/9/2021        9:24 AM                4       8/4/2020


NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY BENDIGO AND ADELAIDE BANK LIMITED.

LAND
----
LOT 2 IN DEPOSITED PLAN 1075225
   AT BURONGA
   LOCAL GOVERNMENT AREA WENTWORTH
   PARISH OF GOL GOL   COUNTY OF WENTWORTH
   TITLE DIAGRAM DP1075225

FIRST SCHEDULE
--------------
BARRY COLIN HANCOCK                                      (TZ AI418558)

SECOND SCHEDULE (5 NOTIFICATIONS)
---------------
1   LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
    CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A
2   EXCEPTING ANY ROADS AND RESUMED LAND
3   LAND IS SUBJECT TO THE CONDITIONS CONTAINED IN MEMORANDUM S750000B
4   SUBJECT TO THE CONDITIONS CONTAINED IN THE GOVERNMENT GAZETTE
    DATED 3.5.1957
5   AQ22082   MORTGAGE TO BENDIGO AND ADELAIDE BANK LIMITED

NOTATIONS
---------

UNREGISTERED DEALINGS: NIL

        ***  END OF SEARCH  ***


                                        PRINTED ON 10/9/2021
```

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

SIGNATURES, AND SEALS ONLY.

Signed at Sydney the 1st day of July 2004 For Commonwealth Bank of Australia ABN 48 123 123 124 by its duly appointed Attorney under Power of Attorney Book 4297 No 297

Witness NICK CEH

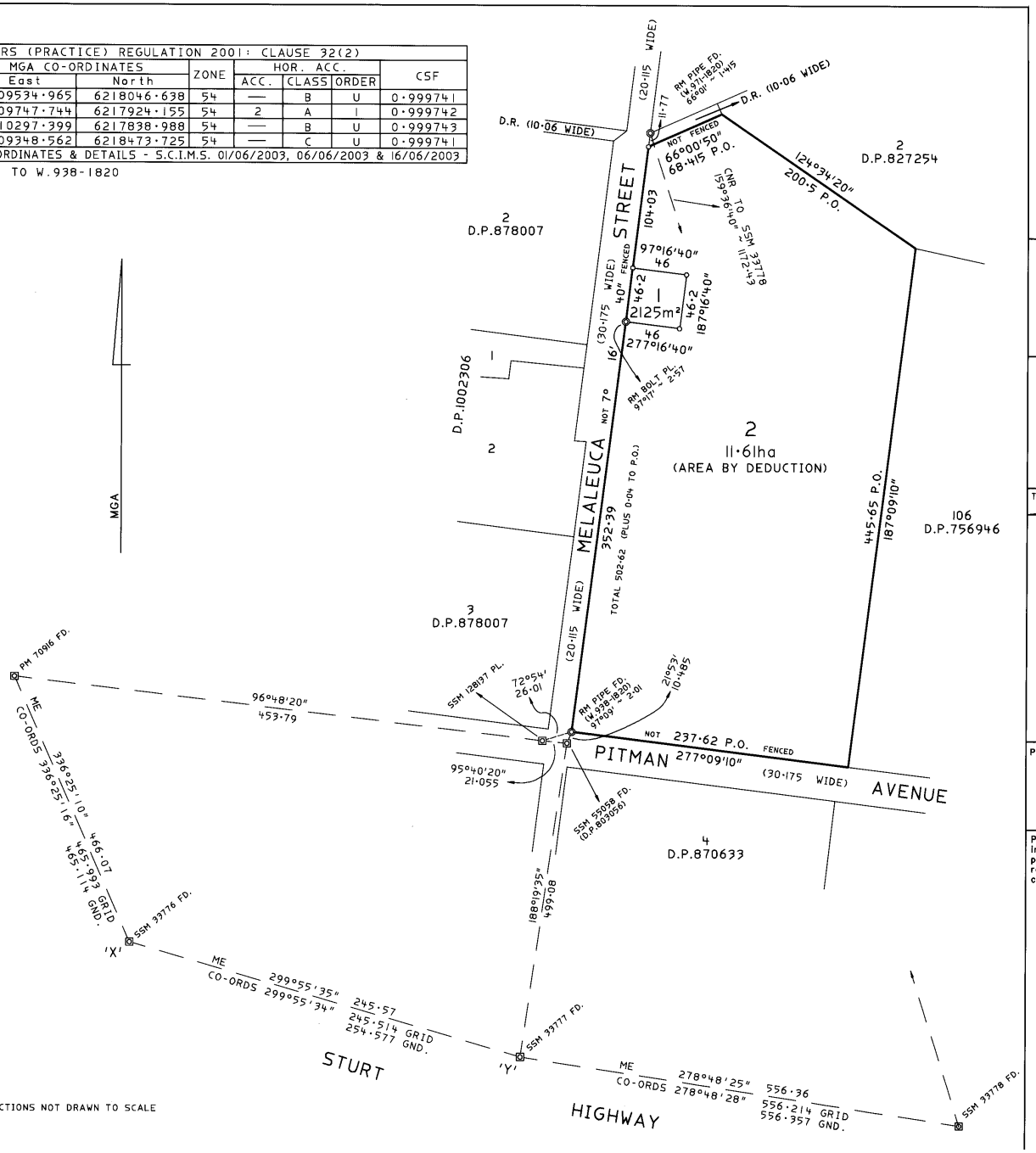
Lauren Smith

150 George St Parramatta

R. K. Hancock
B. Hancock

SURVEYORS (PRACTICE) REGULATION 2001: CLAUSE 32(2)							
MARK	MGA CO-ORDINATES		ZONE	HOR. ACC.			CSF
	East	North		ACC.	CLASS	ORDER	
SSM 33776	609534·965	6218046·638	54	—	B	U	0·999741
SSM 33777	609747·744	6217924·155	54	2	A	I	0·999742
SSM 33778	610297·399	6217838·988	54	—	B	U	0·999743
PM 70916	609348·562	6218473·725	54	—	C	U	0·999741
SOURCE:MGA CO-ORDINATES & DETAILS - S.C.I.M.S. 01/06/2003, 06/06/2003 & 16/06/2003							

PLUS 7°34'50" TO W.938-1820



NOTE: SSM CONNECTIONS NOT DRAWN TO SCALE

DP1075225

Registered: JW 27.10.2004

C.A.: SEE CERTIFICATE

Title System: TORRENS

Purpose: SUBDIVISION

Ref.Map: BURONGA SH. 1

Last Plan: 938. 1820

PLAN OF SUBDIVISION OF LOT 105 IN D.P.756946

Lengths are in metres. Reduction Ratio 1:2500

LGA WENTWORTH SHIRE

Suburb/Locality: BURONGA

Parish: GOL GOL

County: WENTWORTH

This is sheet 1 of my plan in ~~sheets~~ (Delete if inapplicable).

Surveyors (Practice) Regulation 2001

I, ROBERT BRUCE FREEMAN of 130 LANGTREE AVENUE, MILDURA, 3500. a surveyor registered under the Surveyor's Act 1925 hereby certify that the survey represented in this p is accurate, has been made in accordance with the Surveyors (Practice) Regulation 2001 and was comple on 25th AUGUST 2003

The survey relates to LOT 1

(here specify the land actually surveyed, or specify any land shown in the plan that is not the subject o the survey)

(Signature)

Datum Line : 'X'-'Y'
Zone : ~~Urban~~/Rural

Surveyor registered u the Surveyor's Act 19

Plans used in preparation of survey/compilati

D.P.803056
D.P.1002306
W.938-1820

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to creat public reserves, drainage reserves, easement restrictions on the use of land or positive covenants.

Crown Lands Office Approval

PLAN APPROVED ..... Authorised Officer

Land District .....

Paper No. .....

Field Book ..... pages .....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed Subdivision set out herein

* (insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority : Wentworth Shire Council
Date of endorsement : 11 May 2004
Accreditation no :
Subdivision Certificate no : 05/04
File no : DA 50/03

Note:
When the plan is to be lodged electronically in the Land Titles Office it should include a signature in an electronic or digital format approved by the Registrar-General

* Delete if inapplicable.

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
23/1/2024 3:28PM

FOLIO: 2/1075225

First Title(s): 105/756946
Prior Title(s): 105/756946

Recorded	Number	Type of Instrument	C.T. Issue
27/10/2004	DP1075225	DEPOSITED PLAN	FOLIO CREATED EDITION 1
11/8/2005	AB686637	DEPARTMENTAL DEALING	
23/4/2014	AI418556	DISCHARGE OF MORTGAGE	
23/4/2014	AI418557	WITHDRAWAL OF CAVEAT	
23/4/2014	AI418558	TRANSFER WITHOUT MONETARY CONSIDERATION	
23/4/2014	AI418560	MORTGAGE	EDITION 2
2/5/2017	AM344858	DEPARTMENTAL DEALING	
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED
8/4/2020	AQ22080	DISCHARGE OF MORTGAGE	
8/4/2020	AQ22082	MORTGAGE	EDITION 4 CORD ISSUED
17/9/2020	AQ400052	WITHDRAWN - CAVEAT	
21/2/2022	AR850899	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	EDITION 5
4/7/2022	AS277794	DISCHARGE OF MORTGAGE	
4/7/2022	AS277795	TRANSFER	
4/7/2022	AS277796	MORTGAGE	EDITION 6

*** END OF SEARCH ***

dda35701 PRINTED ON 23/1/2024

Obtained from NSW LRS on 23 January 2024 02:28 PM AEST © Office of the Registrar-General 2024

Property Report

133 PITMAN AVENUE BURONGA 2739

Property Details

Address:	133 PITMAN AVENUE BURONGA 2739		
Lot/Section /Plan No:	1/-/DP883678	106/-/DP756946	2/-/DP883678
Council:	WENTWORTH SHIRE COUNCIL		

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Wentworth Local Environmental Plan 2011 (pub. 16-12-2011)
Land Zoning	RU4 - Primary Production Small Lots: (pub. 21-4-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	10 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

133 PITMAN AVENUE BURONGA 2739

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	DARETON
Regional Plan Boundary	Far West

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/883678

SEARCH DATE	TIME	EDITION NO	DATE
23/1/2024	8:52 AM	12	24/10/2019

LAND

LOT 2 IN DEPOSITED PLAN 883678
AT BURONGA
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP883678

FIRST SCHEDULE

BELVERE PTY LTD (TP AP620774)

SECOND SCHEDULE (9 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
2 SUBJECT TO THE CONDITIONS CONTAINED IN THE GOVERNMENT GAZETTE DATED 3.5.1957
3 SUBJECT TO PAYMENT OF RATES AND CHARGES FOR WATER UNDER THE IRRIGATION ACT, 1912
4 IRRIGATION FARM PURCHASE NO. 14 BURONGA IRRIGATION AREA
5 5310827 SUBJECT TO THE PROVISIONS OF THE CROWN LANDS ACT 1989 AND THE CROWN LANDS (CONTINUED TENURES) ACT 1989 PARTICULARLY AS REGARDS FORFEITURE PROVISIONS AND RESTRICTIONS ON LAND USE - SEE PART 2 OF SCHEDULE 7 OF THE LATTER ACT.
6 DP820163 EASEMENT FOR WATER SUPPLY 10.06 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
7 DP883678 RIGHT OF CARRIAGEWAY 7 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
8 DP883678 EASEMENT TO DRAIN WATER 4 & 10.06 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
9 DP883678 EASEMENT FOR SUPPLY OF WATER 7 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

dda35701 PRINTED ON 23/1/2024

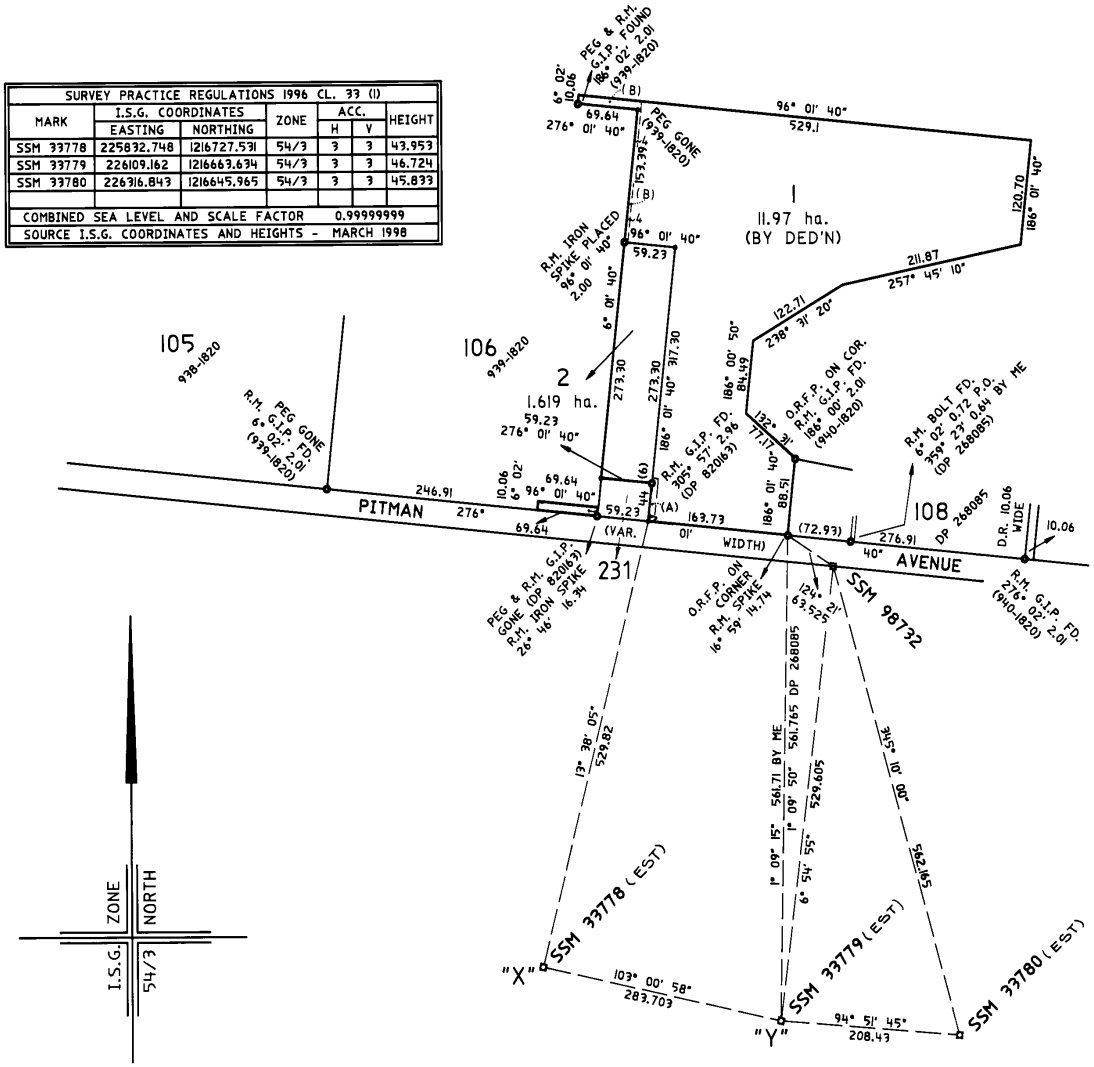
Obtained from NSW LRS on 23 January 2024 07:52 AM AEST © Office of the Registrar-General 2024
* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. GlobalX hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900. Note: Information contained in this document is provided by GlobalX Pty Ltd, ABN 35 099 032 596, www.globalx.com.au an approved NSW Information Broker.

A. Sugetti

EXECUTED in Victoria by BENDIGO BANK LIMITED ACN 068 049 178 by being signed by its Attorneys [redacted] who certify that they are the [redacted] respectively [redacted] copy of which is filed in Permanent Order Book No. 277 Page 1 in the presence of - Attorney

Witness

SURVEY PRACTICE REGULATIONS 1996 CL. 33 (1)						
MARK	I.S.G. COORDINATES		ZONE	ACC.		HEIGHT
	EASTING	NORTHING		H	V	
SSM 33778	225832.748	1216727.531	54/3	3	3	43.953
SSM 33779	226109.162	1216663.634	54/3	3	3	46.724
SSM 33780	226316.843	1216645.965	54/3	3	3	45.833
COMBINED SEA LEVEL AND SCALE FACTOR				0.99999999		
SOURCE I.S.G. COORDINATES AND HEIGHTS - MARCH 1998						



(A) EASEMENT FOR SUPPLY OF WATER 7 WIDE
(A) EASEMENT FOR RIGHT OF CARRIAGEWAY ~~AND WATER SUPPLY 7 WIDE~~
(B) EASEMENT FOR DRAINAGE 4 AND 10.06 WIDE

Registered: 23.2.1999

C.A: NO 14/98 OF 25.11.1998

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: BURONGA SHT 1

Last Plan: DP 820163

PLAN OF SUBDIVISION OF LOT 232 IN DP 820163

Lengths are in metres. Reduction Ratio 1: 4000

LGA: WENTWORTH

Locality: BURONGA

Parish: GOL GOL

County: WENTWORTH

This is sheet 1 of my plan in sheets (Delete if inapplicable)

I, PETER ROBERT DANSON of 177 WALNUT AVENUE MILDURA V

a surveyor registered under the Surveyors Act 1929, hereb certify that the survey represented in this plan is accurat has been made in accordance with the Survey Practic Regulation 1990 and was completed on 26TH JUNE 1998

(Signature) Surveyor registered und the surveyors Act 192

Datum Line of Azimuth "X" - "Y"

ZONING: GENERAL RURAL 1A

Plans used in preparation of survey/compilatio

938-1820	DP 268085
939-1820	DP 820163
940-1820	DP 823886

PANEL FOR USE ONLY for statements of intentio to dedicate public roads, to create public reserve drainage reserves, easements, restrictions on t use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, AS AMENDE

IT IS INTENDED TO CREATE:

(1) EASEMENT FOR RIGHT OF CARRIAGEWAY 7 WIDE

(2) EASEMENT FOR DRAINAGE 4 AND 10.06 WIDE

(3) EASEMENT FOR ~~WATER SUPPLY 7 WIDE~~ SUPPLY OF WATER 7 WIDE

Crown Lands Office Approval

PLAN APPROVED ..... Authorised Officer

Land District .....

Paper No. .....

Field Book ..... pages .....

Council's Certificate

I hereby certify that –

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

~~*(b) the requirements of † Part 3 Division 2 of the Water Board Act 1987, or † Part 5 Division 7 of the Hunter Water Board (Corporation) Act 1991.~~

have been complied with by the applicant in relation to the proposed SUBDIVISION (Insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. 14/98

Date NOVEMBER 25, 1998

(Signature) General Manager/Authorised Person

Council File No. DA 48/98

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Water Board and the Hunter Water Corporation Ltd.

†Delete if inapplicable

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
23/1/2024 5:07PM

FOLIO: 2/883678

First Title(s): 107/756946
Prior Title(s): 232/820163

Recorded	Number	Type of Instrument	C.T. Issue
23/2/1999	DP883678	DEPOSITED PLAN	FOLIO CREATED EDITION 1
16/3/1999	5680861	DEPARTMENTAL DEALING	EDITION 2
18/3/1999	5691396	DEPARTMENTAL DEALING	EDITION 3
29/3/1999	5712959	DEPARTMENTAL DEALING	EDITION 4
31/8/1999	6146258	DISCHARGE OF MORTGAGE	
31/8/1999	6146259	MORTGAGE	EDITION 5
16/3/2000	6647568	MORTGAGE	EDITION 6
23/5/2000	6801237	DISCHARGE OF MORTGAGE	EDITION 7
5/2/2002	8331828	DISCHARGE OF MORTGAGE	
5/2/2002	8331829	MORTGAGE	EDITION 8
9/5/2002	8580737	CAVEAT	
14/11/2003	AA158890	WITHDRAWAL OF CAVEAT	
27/11/2003	AA200670	CAVEAT	
5/1/2004	AA294884	WITHDRAWAL OF CAVEAT	
5/1/2004	AA294886	DISCHARGE OF MORTGAGE	
5/1/2004	AA294887	MORTGAGE	EDITION 9
21/3/2004	AA501351	DEPARTMENTAL DEALING	
2/3/2005	AB291901	DISCHARGE OF MORTGAGE	
2/3/2005	AB291902	TRANSFER	EDITION 10
24/1/2006	AC66189	MORTGAGE	EDITION 11
12/4/2017	AM304001	DEPARTMENTAL DEALING	
24/10/2019	AP620774	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 12

END OF PAGE 1 - CONTINUED OVER

dda35701 PRINTED ON 23/1/2024

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
23/1/2024 5:07PM

FOLIO: 2/883678 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue

*** END OF SEARCH ***

dda35701 PRINTED ON 23/1/2024

Obtained from NSW LRS on 23 January 2024 04:07 PM AEST © Office of the Registrar-General 2024

NSW Prior Titles

Title reference : 232/820163

Prior titles :
107/756946

This information is provided as a searching aid only. The Registrar General does not guarantee the information provided.

OBTAINED FROM LRS ON 24 January 2024 at 07:52 AM AEST

Â©Â Office of the Registrar-General 2024

NSW Prior Titles

Title reference : 107/756946

Prior titles :
CROWN LAND

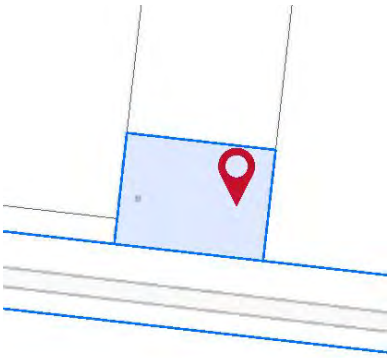
This information is provided as a searching aid only. The Registrar General does not guarantee the information provided.

OBTAINED FROM LRS ON 24 January 2024 at 07:47 AM AEST

Â©Â Office of the Registrar-General 2024

Property Report

165 PITMAN AVENUE BURONGA 2739



Property Details

Address:	165 PITMAN AVENUE BURONGA 2739
Lot/Section /Plan No:	231/-/DP820163
Council:	WENTWORTH SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Wentworth Local Environmental Plan 2011 (pub. 16-12-2011)
Land Zoning	RU4 - Primary Production Small Lots: (pub. 21-4-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	10 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

165 PITMAN AVENUE BURONGA 2739

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	DARETON
Regional Plan Boundary	Far West

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 231/820163

SEARCH DATE	TIME	EDITION NO	DATE
23/1/2024	8:55 AM	26	8/9/2023

LAND

LOT 231 IN DEPOSITED PLAN 820163
AT BURONGA
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP820163

FIRST SCHEDULE

JOSEPH DAVID SCOPELLITI (CN AC417507)

SECOND SCHEDULE (10 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
2 SUBJECT TO THE CONDITIONS CONTAINED IN THE GOVERNMENT GAZETTE DATED 3.5.1957
3 SUBJECT TO PAYMENT OF RATES AND CHARGES FOR WATER UNDER THE IRRIGATION ACT, 1912
4 IRRIGATION FARM NO. 34 (BURONGA IRRIGATION AREA)
5 E79703 INCOMPLETE PURCHASE NO.186222
6 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM CREATED BY:
DP820163 -EASEMENT FOR WATER SUPPLY 10.06 WIDE
7 SUBJECT TO THE PROVISIONS OF THE CROWN LANDS ACT 1989 AND THE CROWN LANDS (CONTINUED TENURES) ACT 1989 PARTICULARLY AS REGARDS FORFIETURE PROVISIONS AND RESTRICTIONS ON LAND USE-SEE PART 2 OF SCHEDULE 7 OF THE LATTER ACT
8 AE384501 MORTGAGE TO WESTPAC BANKING CORPORATION
9 AT382602 MORTGAGE TO EM SECURITIES PTY LTD
* 10 AT410293 CAVEAT BY BIZFUND PTY LTD

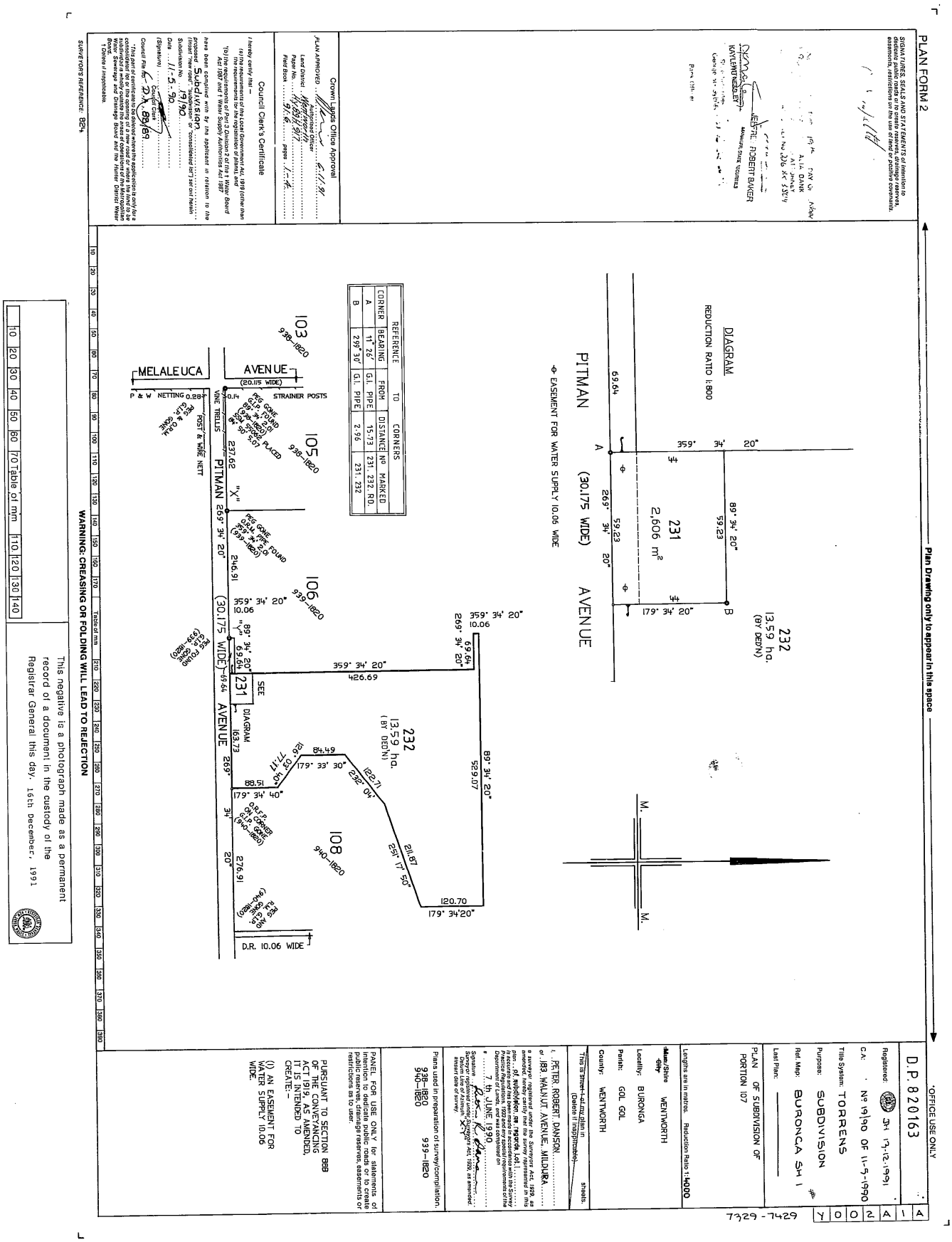
NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

dda35701 PRINTED ON 23/1/2024

Obtained from NSW LRS on 23 January 2024 07:55 AM AEST © Office of the Registrar-General 2024
* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. GlobalX hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900. Note: Information contained in this document is provided by GlobalX Pty Ltd, ABN 35 099 032 596, www.globalx.com.au an approved NSW Information Broker.


PLAN FORM 2
Plan Drawing only to appear in this space
DIAGRAM
REDUCTION RATIO 1:800
PITMAN AVENUE
(30.175 WIDE)
EASEMENT FOR WATER SUPPLY 10.06 WIDE
231
2,606 m²
232
13.59 ha.
(BY DED'N)
REFERENCE TO CORNERS
CORNER BEARING FROM DISTANCE No MARKED
A 11° 26' G.I. PIPE 15.73 231. 232. RD.
B 299° 30' G.I. PIPE 2.96 231. 232
103
105
106
108
MELALEUCA AVENUE
(20.115 WIDE)
STRAINER POSTS
PITMAN AVENUE
(30.175 WIDE)
D.R. 10.06 WIDE
SEE DIAGRAM
Crown Lands Office Approval
Council Clerk's Certificate
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 16th December, 1991
D.P. 820163
OFFICE USE ONLY
Registered: JH 13-12-1991
C.A.: No 19/90 OF 11-5-1990
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: BURONGA SH 1
Last Plan:
PLAN OF SUBDIVISION OF PORTION 107
Lengths are in metres. Reduction Ratio 1:4000
Shire WENTWORTH
Locality: BURONGA
Parish: GOL GOL
County: WENTWORTH
PETER ROBERT DANSON
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE:-
(1) AN EASEMENT FOR WATER SUPPLY 10.06 WIDE.
7329-7429
Y002A1A

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
24/1/2024 8:43AM

FOLIO: 231/820163

First Title(s): 107/756946
Prior Title(s): 107/756946

Recorded	Number	Type of Instrument	C.T. Issue
16/12/1991	DP820163	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/12/1991	E118270	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	EDITION 2
15/10/1992	E825995	DISCHARGE OF MORTGAGE	
15/10/1992	E825997	MORTGAGE	EDITION 3
9/3/1994	U90408	DISCHARGE OF MORTGAGE	
9/3/1994	U90409	MORTGAGE	EDITION 4
22/12/1994	U891313	MORTGAGE	EDITION 5
28/1/1997	2791307	CHANGE OF NAME	
28/1/1997	2791308	VARIATION OF MORTGAGE	EDITION 6
5/3/1998	3836996	DEPARTMENTAL DEALING	
5/3/1998	3823172	MORTGAGE	EDITION 7
12/3/1998	3850517	DEPARTMENTAL DEALING	
31/8/1999	6146258	DISCHARGE OF MORTGAGE	
31/8/1999	6146259	MORTGAGE	EDITION 8
14/7/2000	6945752	DISCHARGE OF MORTGAGE	
14/7/2000	6945753	MORTGAGE	EDITION 9
24/10/2000	7168807	MORTGAGE	EDITION 10
5/2/2002	8331826	DISCHARGE OF MORTGAGE	
5/2/2002	8331827	DISCHARGE OF MORTGAGE	
5/2/2002	8331829	MORTGAGE	EDITION 11
9/5/2002	8580737	CAVEAT	
14/11/2003	AA158890	WITHDRAWAL OF CAVEAT	
24/11/2003	AA190087	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

dda35701 PRINTED ON 24/1/2024

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
24/1/2024 8:43AM

FOLIO: 231/820163 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
5/1/2004	AA294885	WITHDRAWAL OF CAVEAT	
5/1/2004	AA294886	DISCHARGE OF MORTGAGE	
5/1/2004	AA294887	MORTGAGE	EDITION 12
21/3/2004	AA501351	DEPARTMENTAL DEALING	
25/1/2005	AB242475	DISCHARGE OF MORTGAGE	
25/1/2005	AB242476	MORTGAGE	EDITION 13
30/6/2006	AC417506	DISCHARGE OF MORTGAGE	
30/6/2006	AC417507	CHANGE OF NAME	
30/6/2006	AC417508	MORTGAGE	EDITION 14
13/11/2006	AC736386	TRANSFER OF MORTGAGE	EDITION 15
10/4/2007	AD39713	DISCHARGE OF MORTGAGE	
10/4/2007	AD39714	MORTGAGE	EDITION 16
5/7/2007	AD250736	DISCHARGE OF MORTGAGE	
5/7/2007	AD250737	MORTGAGE	EDITION 17
11/12/2008	AE384500	DISCHARGE OF MORTGAGE	
11/12/2008	AE384501	MORTGAGE	EDITION 18
5/6/2013	AH781398	DEPARTMENTAL DEALING	
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 19 CORD ISSUED
20/7/2022	AS263952	CAVEAT	EDITION 20
28/7/2022	AS343753	WITHDRAWAL OF CAVEAT	EDITION 21
30/9/2022	AS497621	MORTGAGE	EDITION 22
6/4/2023	AS955499	DISCHARGE OF MORTGAGE	
6/4/2023	AS955500	MORTGAGE	EDITION 23
22/8/2023	AT372310	PRIORITY NOTICE	EDITION 24
8/9/2023	AT382601	DISCHARGE OF MORTGAGE	
8/9/2023	AT382602	MORTGAGE	EDITION 25
8/9/2023	AT410293	CAVEAT	EDITION 26

END OF PAGE 2 - CONTINUED OVER

dda35701 PRINTED ON 24/1/2024

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
24/1/2024 8:43AM

FOLIO: 231/820163 PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue

*** END OF SEARCH ***

dda35701 PRINTED ON 24/1/2024

Obtained from NSW LRS on 24 January 2024 07:43 AM AEST © Office of the Registrar-General 2024

Appendix E: Chain of custody

ALS Environmental

CHAIN OF CUSTODY

ALS Laboratory: please tick →

☐ADELAIDE 1/ Burma Road Pooraka SA 5095 Ph: 08 8359 0890 E: adelaide@alsglobal.com
☐MACKAY 78 Harbour Road Mackay QLD 4740 Ph: 07 4944 0177 E: mackay@alsglobal.com
☐NEWCASTLE 5/585 Maitland Rd Mayfield West NSW 2304 Ph: 02 4014 2500 E: samples.newcastle@alsglobal.com
☐SYDNEY 277-289 Woodpark Road Smithfield Ph: 02 8784 8555 E: samples.sydney@alsglob
☐BRISBANE 32 Shand Street Stafford QLD 4053 Ph: 07 3243 7222 E: samples.brisbane@alsglobal.com
☐MELBOURNE 2-4 Westall Road Springvale VIC 3171 Ph: 03 8549 9600 E: samples.melbourne@alsglobal.com
☐NOWRA 4/13 Geary Place North Nowra NSW 2541 Ph: 024423 2063 E: nowra@alsglobal.com
☐TOWNSVILLE 14-15 Desma Court Bohle QLD 48 Ph: 07 4796 0900 E: townsville.environmental@alsglo
☐GLADSTONE 48 Callemondah Drive Clinton QLD 4680 Ph: 07 7471 5600 E: gladstone@alsglobal.com
☐MUDGEE 27 Sydney Road Mudgee NSW 2850 Ph: 02 6372 6735 E: mudgee.mail@alsglobal.com
☐PERTH 10 Hod Way Malaga WA 6090 Ph: 08 9209 7655 E: samples.perth@alsglobal.com
☐WOLLONGONG 99 Kenny Street Wollongong NS Ph: 02 4225 3125 E: portkembla@alsglobal.com

CLIENT: Green Edge Environmental	TURNAROUND REQUIREMENTS : (Standard TAT may be longer for some tests e.g.. Ultra Trace Organics)	☑ Standard TAT (List due date):	FOR LABORATORY USE ONLY (Circle)
OFFICE: South Australia		☐ Non Standard or urgent TAT (List due date):	Custody Seal Intact? Yes N
PROJECT: ~~Burunga Rezoning~~ Melaleuka.	ALS QUOTE NO.:	COC SEQUENCE NUMBER (Circle)	Free ice / frozen ice bricks present upon receipt? Yes N
ORDER NUMBER: 003		COC: 1 2 3 4 5 6 7	Random Sample Temperature on Receipt: °C
PROJECT MANAGER: Chris	CONTACT PH: 0438345109	OF: 1 2 3 4 5 6 7	Other comment:
SAMPLER: Chris	SAMPLER MOBILE: 0438345109		
COC emailed to ALS? (YES) / NO)	EDD FORMAT (or default):		
Email Reports to (will default to PM if no other addresses are listed): chris@geenvironmental.com.au			
Email Invoice to (will default to PM if no other addresses are listed): Chris@geenvironmental.com.au			

RELINQUISHED BY:	RECEIVED BY:	RELINQUISHED BY:	RECEIVED BY:
DATE/TIME: 7 December 2023 9am	DATE/TIME:	DATE/TIME:	Richard DATE/TIME: 11/12/23

COMMENTS/SPECIAL HANDLING/STORAGE OR DISPOSAL:

ALS USE	SAMPLE DETAILS MATRIX: SOLID (S) WATER (W)			CONTAINER INFORMATION		ANALYSIS REQUIRED including SUITES (NB. Suite Codes must be listed to attract suite price) Where Metals are required, specify Total (unfiltered bottle required) or Dissolved (field filtered bottle required).								Additional Inform
LAB ID	SAMPLE ID	DATE / TIME	MATRIX	TYPE & PRESERVATIVE (refer to codes below)	TOTAL CONTAINERS	P-7/3 long	S-4							Comments on likely contamina dilutions, or samples requiring analysis etc.
1	1A	6/12/2023	S	Glass jar		✓	✓							
2	~~1A~~ 2A	6/12/2023	S	Glass jar		✓								
3	3A	6/12/2023	S	Glass jar		✓								
4	4A	6/12/2023	S	Glass jar		✓	✓							TPH.
		6/12/2023		Glass jar										
		6/12/2023		Glass jar										
		6/12/2023		Glass jar										
		6/12/2023		Glass jar										
		6/12/2023		Glass jar										
		6/12/2023		Glass jar										
		6/12/2023		Glass jar										
		6/12/2023		Glass jar										
				TOTAL	4									

Environmental Division Melbourne
Work Order Reference
EM2322163

Telephone : + 61-3-8549 9600

Water Container Codes: P = Unpreserved Plastic; N = Nitric Preserved Plastic; ORC = Nitric Preserved ORC; SH = Sodium Hydroxide/Cd Preserved; S = Sodium Hydroxide Preserved Plastic; AG = Amber Glass Unp
V = VOA Vial HCl Preserved; VB = VOA Vial Sodium Bisulphate Preserved; VS = VOA Vial Sulfuric Preserved; AV = Airfreight Unpreserved Vial SG = Sulfuric Preserved Amber Glass; H = HCl preserved Plastic; HS = HCl preserved Speciation bottle; SP = Sulfuric Preserved Plastic; F = Formaldehyde Preserve
Z = Zinc Acetate Preserved Bottle; E = EDTA Preserved Bottles; ST = Sterile Bottle; ASS = Plastic Bag for Acid Sulphate Soils; B = Unpreserved Bag.

Appendix F: Soil analytical results

Matrix:	SOIL				**Sample Type:**	**REG**	**REG**	**REG**	**REG**
Workgroup:	EM2322163				**ALS Sample Number:**	EM2322163001	EM2322163002	EM2322163003	EM2322163004
Project name/number:	Melalvekla				**Sample Date:**	06/12/2023	06/12/2023	06/12/2023	06/12/2023
					Client sample ID (1st):	1A	2A	3A	4A
					Client sample ID (2nd):				
					Depth Type:				
					Depth (m):				
					Site:				
					Purchase Order:	003	003	003	003
Analyte grouping/Analyte	**CAS Number**	**Unit**	**Limit of reporting**	**ASC NEMP 2013 HIL/HSL - Residential**	**ASC NEPM 2013 ESL - Residential**				
EA055: Moisture Content (Dried @ 105-110°C)									
Moisture Content		%	1.0			**1.6**	**12.7**	**10.0**	<1.0
EG005(ED093)T: Total Metals by ICP-AES									
Arsenic	7440-38-2	mg/kg	5	100		<5	<5	<5	<5
Beryllium	7440-41-7	mg/kg	1	70		<1	<1	<1	<1
Cadmium	7440-43-9	mg/kg	1	15		<1	<1	<1	<1
Lead	7439-92-1	mg/kg	5	300		<5	**10**	**12**	**6**
Molybdenum	7439-98-7	mg/kg	2			<2	<2	<2	<2
Nickel	7440-02-0	mg/kg	2	400		**4**	**6**	**11**	**5**
Selenium	7782-49-2	mg/kg	5	200		<5	<5	<5	<5
Silver	7440-22-4	mg/kg	2			<2	<2	<2	<2
EG035T: Total Recoverable Mercury by FIMS									
Mercury	7439-97-6	mg/kg	0.1	40		<0.1	<0.1	<0.1	<0.1
EG048: Hexavalent Chromium (Alkaline Digest)									
Hexavalent Chromium	18540-29-9	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
EK026SF: Total CN by Segmented Flow Analyser									
Total Cyanide	57-12-5	mg/kg	1	200		<1	<1	<1	**1**
EK028SF: Weak Acid Dissociable CN by Segmented Flow Analyser									
Weak Acid Dissociable Cyanide		mg/kg	1			<1	<1	<1	**1**
EK040T: Fluoride Total									
Fluoride	16984-48-8	mg/kg	40			<40	**60**	**110**	<40
EP066: Polychlorinated Biphenyls (PCB)									

Total Polychlorinated biphenyls		mg/kg	0.1	1	<0.1	<0.1	<0.1	<0.1
EP068A: Organochlorine Pesticides (OC)								
alpha-BHC	319-84-6	mg/kg	0.05		<0.05	<0.05	<0.05	<0.05
Hexachlorobenzene (HCB)	118-74-1	mg/kg	0.05	10	<0.05	<0.05	<0.05	<0.05
beta-BHC	319-85-7	mg/kg	0.05		<0.05	<0.05	<0.05	<0.05
gamma-BHC	58-89-9	mg/kg	0.05		<0.05	<0.05	<0.05	<0.05
delta-BHC	319-86-8	mg/kg	0.05		<0.05	<0.05	<0.05	<0.05
Heptachlor	76-44-8	mg/kg	0.05	6	<0.05	<0.05	<0.05	<0.05
Aldrin	309-00-2	mg/kg	0.05	6	<0.05	<0.05	<0.05	<0.05
Heptachlor epoxide	1024-57-3	mg/kg	0.05		<0.05	<0.05	<0.05	<0.05
Total Chlordane (sum)		mg/kg	0.05	50	<0.05	<0.05	<0.05	<0.05
trans-Chlordane	5103-74-2	mg/kg	0.05		<0.05	<0.05	<0.05	<0.05
alpha-Endosulfan	959-98-8	mg/kg	0.05	270	**0.12**	<0.05	<0.05	<0.05
cis-Chlordane	5103-71-9	mg/kg	0.05		<0.05	<0.05	<0.05	<0.05
Dieldrin	60-57-1	mg/kg	0.05	6	<0.05	<0.05	<0.05	<0.05
4.4`-DDE	72-55-9	mg/kg	0.05	240	<0.05	<0.05	<0.05	<0.05
Endrin	72-20-8	mg/kg	0.05	10	<0.05	<0.05	<0.05	<0.05
beta-Endosulfan	33213-65-9	mg/kg	0.05		**0.72**	<0.05	<0.05	<0.05
4.4`-DDD	72-54-8	mg/kg	0.05	240	<0.05	<0.05	<0.05	<0.05
Endrin aldehyde	7421-93-4	mg/kg	0.05		<0.05	<0.05	<0.05	<0.05
Endosulfan sulfate	1031-07-8	mg/kg	0.05		**0.52**	<0.05	<0.05	<0.05
4.4`-DDT	50-29-3	mg/kg	0.2	240	<0.2	<0.2	<0.2	<0.2
EP068B: Organophosphorus Pesticides (OP)								
Chlorpyrifos	2921-88-2	mg/kg	0.05	160	<0.05	<0.05	<0.05	<0.05
EP071 SG-S: Total Petroleum Hydrocarbons in Soil - Silica gel cleanup								
C10 - C14 Fraction		mg/kg	50		<50	<50	<50	<50
C15 - C28 Fraction		mg/kg	100		**740**	<100	<100	<100
C29 - C36 Fraction		mg/kg	100		<100	<100	<100	<100
C10 - C36 Fraction (sum)		mg/kg	50		**740**	<50	<50	<50
EP071 SG: Total Recoverable Hydrocarbons - NEPM 2013 Fractions - Silica gel cleanup								
>C10 - C16 Fraction		mg/kg	50	800	120 <50	<50	<50	<50
>C16 - C34 Fraction		mg/kg	100	1000	300 **800**	<100	<100	<100
>C34 - C40 Fraction		mg/kg	100	10000	2800 <100	<100	<100	<100
>C10 - C40 Fraction (sum)		mg/kg	50		**800**	<50	<50	<50
EP074A: Monocyclic Aromatic Hydrocarbons								
Benzene	71-43-2	mg/kg	0.2	100	50 <0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	mg/kg	0.5	14000	85 <0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	mg/kg	0.5	4500	70 <0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5

Styrene	100-42-5	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
EP074B: Oxygenated Compounds								
2-Butanone (MEK)	78-93-3	mg/kg	5		<5	<5	<5	<5
EP074E: Halogenated Aliphatic Compounds								
Vinyl chloride	75-01-4	mg/kg	4		<4	<4	<4	<4
1.1-Dichloroethene	75-35-4	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
Methylene chloride	75-09-2	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
1.1.1-Trichloroethane	71-55-6	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
Carbon Tetrachloride	56-23-5	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
1.2-Dichloroethane	107-06-2	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
Trichloroethene	79-01-6	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
1.1.2-Trichloroethane	79-00-5	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
Tetrachloroethene	127-18-4	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
1.1.1.2-Tetrachloroethane	630-20-6	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
1.1.2.2-Tetrachloroethane	79-34-5	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
EP074F: Halogenated Aromatic Compounds								
Chlorobenzene	108-90-7	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
EP074G: Trihalomethanes								
Chloroform	67-66-3	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
EP075A: Phenolic Compounds								
Phenol	108-95-2	mg/kg	0.5	3000	<0.5	<0.5	<0.5	<0.5
2-Methylphenol	95-48-7	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
3- & 4-Methylphenol	1319-77-3	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
4-Chloro-3-methylphenol	59-50-7	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
2.4.6-Trichlorophenol	88-06-2	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
2.4.5-Trichlorophenol	95-95-4	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
Pentachlorophenol	87-86-5	mg/kg	1	100	<1	<1	<1	<1
EP075B: Polynuclear Aromatic Hydrocarbons								
Naphthalene	91-20-3	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
Acenaphthylene	208-96-8	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
Acenaphthene	83-32-9	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
Fluorene	86-73-7	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
Phenanthrene	85-01-8	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
Anthracene	120-12-7	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
Fluoranthene	206-44-0	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
Pyrene	129-00-0	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5
Benz(a)anthracene	56-55-3	mg/kg	0.5		<0.5	<0.5	<0.5	<0.5

Chrysene	218-01-9	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
Benzo(b+j) & Benzo(k)fluoranthene	205-99-2 207-08-9	mg/kg	1			<1	<1	<1	<1
Benzo(a)pyrene	50-32-8	mg/kg	0.5		3	<0.5	<0.5	<0.5	<0.5
Indeno(1.2.3.cd)pyrene	193-39-5	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
Dibenz(a.h)anthracene	53-70-3	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
Benzo(g.h.i)perylene	191-24-2	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
Sum of PAHs		mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
EP075C: Phthalate Esters									
bis(2-ethylhexyl) phthalate	117-81-7	mg/kg	5.0			<5.0	<5.0	<5.0	<5.0
EP075E: Nitroaromatics and Ketones									
Nitrobenzene	98-95-3	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
2.4-Dinitrotoluene	121-14-2	mg/kg	1.0			<1.0	<1.0	<1.0	<1.0
Pentachloronitrobenzene	82-68-8	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
EP075G: Chlorinated Hydrocarbons									
1.4-Dichlorobenzene	106-46-7	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
1.2-Dichlorobenzene	95-50-1	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
1.2.4-Trichlorobenzene	120-82-1	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
Pentachlorobenzene	608-93-5	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
1.2.3.4-Tetrachlorobenzene	634-66-2	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
EP075K: Miscellaneous Compounds									
1.2.4.5-Tetrachlorobenzene	95-94-3	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
2.3.4.6-Tetrachlorophenol	58-90-2	mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction		mg/kg	10			<10	<10	<10	<10
C10 - C14 Fraction		mg/kg	50			<50	----	----	<50
C15 - C28 Fraction		mg/kg	100			**980**	----	----	<100
C29 - C36 Fraction		mg/kg	100			**130**	----	----	<100
C10 - C36 Fraction (sum)		mg/kg	50			**1110**	----	----	<50
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	mg/kg	10	700	180	<10	<10	<10	<10
C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	mg/kg	10			<10	----	----	<10
>C10 - C16 Fraction		mg/kg	50	800	120	<50	----	----	<50
>C16 - C34 Fraction		mg/kg	100	1000	300	**1060**	----	----	<100
>C34 - C40 Fraction		mg/kg	100	10000	2800	<100	----	----	<100
>C10 - C40 Fraction (sum)		mg/kg	50			**1060**	----	----	<50
>C10 - C16 Fraction minus Naphthalene (F2)		mg/kg	50		120	<50	----	----	<50
EP080: BTEXN									

Benzene	71-43-2	mg/kg	0.2	100	50	<0.2	----	----	<0.2
Toluene	108-88-3	mg/kg	0.5	14000	85	<0.5	----	----	<0.5
Ethylbenzene	100-41-4	mg/kg	0.5	4500	70	<0.5	----	----	<0.5
meta- & para-Xylene	108-38-3 106-42-3	mg/kg	0.5			<0.5	----	----	<0.5
ortho-Xylene	95-47-6	mg/kg	0.5			<0.5	----	----	<0.5
Total Xylenes		mg/kg	0.5	12000	105	<0.5	----	----	<0.5
Sum of BTEX		mg/kg	0.2			<0.2	----	----	<0.2
Naphthalene	91-20-3	mg/kg	1	1400		<1	----	----	<1
EP132A: Phenolic Compounds									
Hexachlorophene	70-30-4	mg/kg	0.01			<0.01	<0.01	<0.01	<0.01
EP202A: Phenoxyacetic Acid Herbicides by LCMS									
2.4-D	94-75-7	mg/kg	0.02	900		<0.02	<0.04	<0.02	<0.04
Triclopyr	55335-06-3	mg/kg	0.02			<0.02	<0.04	<0.02	<0.04
2.4.5-TP (Silvex)	93-72-1	mg/kg	0.02			<0.02	<0.04	<0.02	<0.04
2.4.5-T	93-76-5	mg/kg	0.02	600		<0.02	<0.04	<0.02	<0.04
Picloram	1918-02-1	mg/kg	0.02	4500		<0.02	<0.04	<0.02	<0.04
Fluroxypyr	69377-81-7	mg/kg	0.02			<0.02	<0.04	<0.02	<0.04
NSW-CWG: Aggregate Organics for Guideline Evaluation									
Sum of Endosulfans (inc. sulfate)		mg/kg	0.05			**1.36**	<0.05	<0.05	<0.05
Sum of Scheduled Chemicals		mg/kg	0.05			<0.05	<0.05	<0.05	<0.05
Sum of plasticisers		mg/kg	0.5			<0.5	<0.5	<0.5	<0.5
EP066S: PCB Surrogate									
Decachlorobiphenyl	2051-24-3	%	0.1			92.7	86.8	86.5	91.7
EP068S: Organochlorine Pesticide Surrogate									
Dibromo-DDE	21655-73-2	%	0.05			98.4	81.5	85.1	90.2
EP068T: Organophosphorus Pesticide Surrogate									
DEF	78-48-8	%	0.05			95.3	101	98.4	94.4
EP074S(SIM) : VOC Surrogates									
1.2-Dichloroethane-D4	17060-07-0	%	0.1			86.1	78.2	73.9	84.5
EP074S: VOC Surrogates									
1.2-Dichloroethane-D4	17060-07-0	%	0.5			94.3	89.0	87.5	91.4
Toluene-D8	2037-26-5	%	0.5			93.3	87.7	88.3	93.1
4-Bromofluorobenzene	460-00-4	%	0.5			98.7	91.9	91.4	93.8
EP075S: Acid Extractable Surrogates									
2-Fluorophenol	367-12-4	%	0.5			79.5	103	106	99.2

Phenol-d6	13127-88-3	%	0.5	82.6	82.0	86.5	82.0
2-Chlorophenol-D4	93951-73-6	%	0.5	76.8	76.6	80.8	75.3
2.4.6-Tribromophenol	118-79-6	%	0.5	87.5	85.8	86.3	69.1
EP075T: Base/Neutral Extractable Surrogates							
Nitrobenzene-D5	4165-60-0	%	0.5	82.2	78.2	82.1	79.5
1.2-Dichlorobenzene-D4	2199-69-1	%	0.5	76.5	78.1	80.8	73.4
2-Fluorobiphenyl	321-60-8	%	0.5	88.8	85.7	88.0	87.9
Anthracene-d10	1719-06-8	%	0.5	88.5	91.2	92.0	87.4
4-Terphenyl-d14	1718-51-0	%	0.5	88.4	84.7	87.2	80.7
EP080S: TPH(V)/BTEX Surrogates							
1.2-Dichloroethane-D4	17060-07-0	%	0.2	84.6	79.1	78.2	81.8
Toluene-D8	2037-26-5	%	0.2	78.5	73.6	74.6	78.2
4-Bromofluorobenzene	460-00-4	%	0.2	91.6	84.4	85.0	86.7
EP132S: Acid Extractable Surrogates							
2-Fluorophenol	367-12-4	%	10	55.6	85.3	81.8	95.0
Phenol-d6	13127-88-3	%	10	60.8	85.8	86.0	95.7
2-Chlorophenol-D4	93951-73-6	%	10	71.6	93.0	88.7	84.4
2.4.6-Tribromophenol	118-79-6	%	10	71.7	106	107	87.1
EP132T: Base/Neutral Extractable Surrogates							
2-Fluorobiphenyl	321-60-8	%	10	67.8	114	107	98.3
Anthracene-d10	1719-06-8	%	10	95.4	106	106	52.9
4-Terphenyl-d14	1718-51-0	%	10	81.2	114	126	81.7
EP202S: Phenoxyacetic Acid Herbicide Surrogate							
2.4-Dichlorophenyl Acetic Acid	19719-28-9	%	0.02	83.6	75.0	69.4	77.5

Appendix G: Laboratory documents

CERTIFICATE OF ANALYSIS

Work Order	: **EM2322163**	Page	: 1 of 12
Client	: **GREENEDGE ENVIRONMENTAL**	Laboratory	: Environmental Division Melbourne
Contact	: CHRIS ALDERTON	Contact	: Kieren Burns
Address	: 178 JUTLAND ROAD SPRINGTON	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: ----	Telephone	: +61881625130
Project	: Melalvekla	Date Samples Received	: 11-Dec-2023 00:27
Order number	: 003	Date Analysis Commenced	: 13-Dec-2023
C-O-C number	: ----	Issue Date	: 27-Dec-2023 15:00
Sampler	: Chris		
Site	: ----		
Quote number	: EN/222		
No. of samples received	: 4		
No. of samples analysed	: 4		

Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Dilani Fernando	Laboratory Coordinator	Melbourne Inorganics, Springvale, VIC
Edwandy Fadjar	Organic Coordinator	Sydney Organics, Smithfield, NSW
Franco Lentini	LCMS Coordinator	Sydney Organics, Smithfield, NSW
Nancy Wang	2IC Organic Chemist	Melbourne Organics, Springvale, VIC
Xing Lin	Senior Organic Chemist	Melbourne Organics, Springvale, VIC

General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contract for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
^ = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.
~ = Indicates an estimated value.

- EG048G: EM2321932 #8 poor matrix spike recovery for hexavalent chromium due to matrix effects. Confirmed by re-preparation and re-analysis.
- EP080: Where reported, Total Xylenes is the sum of the reported concentrations of m&p-Xylene and o-Xylene at or above the LOR.
- EP068: Where reported, Total Chlordane (sum) is the sum of the reported concentrations of cis-Chlordane and trans-Chlordane at or above the LOR.
- EP068: Where reported, Total OCP is the sum of the reported concentrations of all Organochlorine Pesticides at or above LOR.
- NSW-WCG: Where reported, Total Chlorinated Hydrocarbons is the sum of the reported concentrations of all Chlorinated Hydrocarbons at or above the LOR.
- EP074: Where reported, Total Trihalomethanes is the sum of the reported concentrations of all Trihalomethanes at or above the LOR.
- EP074: Where reported, Total Xylenes is the sum of the reported concentrations of m&p-Xylene and o-Xylene at or above the LOR.
- EP074: Where reported, Sum of chlorinated hydrocarbons includes carbon tetrachloride, chlorobenzene, chloroform, 1,2-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichlorothene, trans-1,2-dichlorothene, 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethene, vinyl chloride, hexachlorobutadiene and methylene chloride.
- EP074: Where reported, Total Trimethylbenzenes is the sum of the reported concentrations of 1.2.3-Trimethylbenzene, 1.2.4-Trimethylbenzene and 1.3.5-Trimethylbenzene at or above the LOR.
- EK040T: EM2322163 #001 Poor matrix spike recovery for Total Fluoride due to sample matrix. Confirmed by re-extraction and re-analysis.
- EP075: Where reported, 'Sum of PAH' is the sum of the USEPA 16 priority PAHs
- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1.2.3.cd)pyrene (0.1), Dibenz(a.h)anthracene (1.0), Benzo(g.h.i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.
- EP132: Where reported, Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1.2.3.cd)pyrene (0.1), Dibenz(a.h)anthracene (1.0), Benzo(g.h.i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.

Page	: 3 of 12
Work Order	: EM2322163
Client	: GREENEDGE ENVIRONMENTAL
Project	: Melalvekla

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	1A	2A	3A	4A	----
			Sampling date / time	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	----
Compound	CAS Number	LOR	Unit	EM2322163-001	EM2322163-002	EM2322163-003	EM2322163-004	--------
				Result	Result	Result	Result	----
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	**1.6**	**12.7**	**10.0**	<1.0	----
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	<5	<5	<5	<5	----
Beryllium	7440-41-7	1	mg/kg	<1	<1	<1	<1	----
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1	<1	----
Lead	7439-92-1	5	mg/kg	<5	**10**	**12**	**6**	----
Molybdenum	7439-98-7	2	mg/kg	<2	<2	<2	<2	----
Nickel	7440-02-0	2	mg/kg	**4**	**6**	**11**	**5**	----
Selenium	7782-49-2	5	mg/kg	<5	<5	<5	<5	----
Silver	7440-22-4	2	mg/kg	<2	<2	<2	<2	----
EG035T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	----
EG048: Hexavalent Chromium (Alkaline Digest)								
Hexavalent Chromium	18540-29-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
EK026SF: Total CN by Segmented Flow Analyser								
Total Cyanide	57-12-5	1	mg/kg	<1	<1	<1	**1**	----
EK028SF: Weak Acid Dissociable CN by Segmented Flow Analyser								
Weak Acid Dissociable Cyanide	----	1	mg/kg	<1	<1	<1	**1**	----
EK040T: Fluoride Total								
Fluoride	16984-48-8	40	mg/kg	<40	**60**	**110**	<40	----
EP066: Polychlorinated Biphenyls (PCB)								
Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	----
EP068A: Organochlorine Pesticides (OC)								
alpha-BHC	319-84-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
beta-BHC	319-85-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
gamma-BHC	58-89-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----

Page	: 4 of 12
Work Order	: EM2322163
Client	: GREENEDGE ENVIRONMENTAL
Project	: Melalvekla

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	1A	2A	3A	4A	----
			Sampling date / time	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	----
Compound	CAS Number	LOR	Unit	EM2322163-001	EM2322163-002	EM2322163-003	EM2322163-004	--------
				Result	Result	Result	Result	----
EP068A: Organochlorine Pesticides (OC) - Continued								
delta-BHC	319-86-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Heptachlor	76-44-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
^ Total Chlordane (sum)	----	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
alpha-Endosulfan	959-98-8	0.05	mg/kg	**0.12**	<0.05	<0.05	<0.05	----
cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Dieldrin	60-57-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
4.4`-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
beta-Endosulfan	33213-65-9	0.05	mg/kg	**0.72**	<0.05	<0.05	<0.05	----
4.4`-DDD	72-54-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Endosulfan sulfate	1031-07-8	0.05	mg/kg	**0.52**	<0.05	<0.05	<0.05	----
4.4`-DDT	50-29-3	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	----
EP068B: Organophosphorus Pesticides (OP)								
Chlorpyrifos	2921-88-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
EP071 SG: Total Recoverable Hydrocarbons - NEPM 2013 Fractions - Silica gel cleanup								
>C10 - C16 Fraction	----	50	mg/kg	<50	<50	<50	<50	----
>C16 - C34 Fraction	----	100	mg/kg	**800**	<100	<100	<100	----
>C34 - C40 Fraction	----	100	mg/kg	<100	<100	<100	<100	----
^ >C10 - C40 Fraction (sum)	----	50	mg/kg	**800**	<50	<50	<50	----
EP071 SG-S: Total Petroleum Hydrocarbons in Soil - Silica gel cleanup								
C10 - C14 Fraction	----	50	mg/kg	<50	<50	<50	<50	----
C15 - C28 Fraction	----	100	mg/kg	**740**	<100	<100	<100	----
C29 - C36 Fraction	----	100	mg/kg	<100	<100	<100	<100	----

Page	: 5 of 12
Work Order	: EM2322163
Client	: GREENEDGE ENVIRONMENTAL
Project	: Melalvekla

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	1A	2A	3A	4A	----
			Sampling date / time	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	----
Compound	CAS Number	LOR	Unit	EM2322163-001	EM2322163-002	EM2322163-003	EM2322163-004	--------
				Result	Result	Result	Result	----
EP071 SG-S: Total Petroleum Hydrocarbons in Soil - Silica gel cleanup - Continued								
^ C10 - C36 Fraction (sum)	----	50	mg/kg	**740**	<50	<50	<50	----
EP074A: Monocyclic Aromatic Hydrocarbons								
Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	----
Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Styrene	100-42-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
EP074B: Oxygenated Compounds								
2-Butanone (MEK)	78-93-3	5	mg/kg	<5	<5	<5	<5	----
EP074E: Halogenated Aliphatic Compounds								
Vinyl chloride	75-01-4	4	mg/kg	<4	<4	<4	<4	----
1.1-Dichloroethene	75-35-4	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Methylene chloride	75-09-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
1.1.1-Trichloroethane	71-55-6	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Carbon Tetrachloride	56-23-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
1.2-Dichloroethane	107-06-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Trichloroethene	79-01-6	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
1.1.2-Trichloroethane	79-00-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Tetrachloroethene	127-18-4	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
1.1.1.2-Tetrachloroethane	630-20-6	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
1.1.2.2-Tetrachloroethane	79-34-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
EP074F: Halogenated Aromatic Compounds								
Chlorobenzene	108-90-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
EP074G: Trihalomethanes								
Chloroform	67-66-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
EP075A: Phenolic Compounds								

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	1A	2A	3A	4A	----
			Sampling date / time	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	----
Compound	CAS Number	LOR	Unit	EM2322163-001	EM2322163-002	EM2322163-003	EM2322163-004	--------
				Result	Result	Result	Result	----
EP075A: Phenolic Compounds - Continued								
Phenol	108-95-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
3- & 4-Methylphenol	1319-77-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
2.4.6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
2.4.5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Pentachlorophenol	87-86-5	1	mg/kg	<1	<1	<1	<1	----
EP075B: Polynuclear Aromatic Hydrocarbons								
Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Benzo(b+j) & Benzo(k)fluoranthene	205-99-2 207-08-9	1	mg/kg	<1	<1	<1	<1	----
Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
^ Sum of PAHs	----	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
EP075C: Phthalate Esters								
bis(2-ethylhexyl) phthalate	117-81-7	5.0	mg/kg	<5.0	<5.0	<5.0	<5.0	----

Page	:	7 of 12
Work Order	:	EM2322163
Client	:	GREENEDGE ENVIRONMENTAL
Project	:	Melalvekla

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	1A	2A	3A	4A	----
			Sampling date / time	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	----
Compound	CAS Number	LOR	Unit	EM2322163-001	EM2322163-002	EM2322163-003	EM2322163-004	--------
				Result	Result	Result	Result	----
EP075E: Nitroaromatics and Ketones								
Nitrobenzene	98-95-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
2.4-Dinitrotoluene	121-14-2	1.0	mg/kg	<1.0	<1.0	<1.0	<1.0	----
Pentachloronitrobenzene	82-68-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
EP075G: Chlorinated Hydrocarbons								
1.4-Dichlorobenzene	106-46-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
1.2-Dichlorobenzene	95-50-1	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
1.2.4-Trichlorobenzene	120-82-1	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Pentachlorobenzene	608-93-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
1.2.3.4-Tetrachlorobenzene	634-66-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
EP075K: Miscellaneous Compounds								
1.2.4.5-Tetrachlorobenzene	95-94-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
2.3.4.6-Tetrachlorophenol	58-90-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
EP080/071: Total Petroleum Hydrocarbons								
C6 - C9 Fraction	----	10	mg/kg	<10	<10	<10	<10	----
C10 - C14 Fraction	----	50	mg/kg	<50	----	----	<50	----
C15 - C28 Fraction	----	100	mg/kg	**980**	----	----	<100	----
C29 - C36 Fraction	----	100	mg/kg	**130**	----	----	<100	----
^ C10 - C36 Fraction (sum)	----	50	mg/kg	**1110**	----	----	<50	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions								
C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	<10	<10	----
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<10	----	----	<10	----
>C10 - C16 Fraction	----	50	mg/kg	<50	----	----	<50	----
>C16 - C34 Fraction	----	100	mg/kg	**1060**	----	----	<100	----
>C34 - C40 Fraction	----	100	mg/kg	<100	----	----	<100	----
^ >C10 - C40 Fraction (sum)	----	50	mg/kg	**1060**	----	----	<50	----
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg	<50	----	----	<50	----

Page	: 8 of 12
Work Order	: EM2322163
Client	: GREENEDGE ENVIRONMENTAL
Project	: Melalvekla

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	1A	2A	3A	4A	----
			Sampling date / time	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	----
Compound	CAS Number	LOR	Unit	EM2322163-001	EM2322163-002	EM2322163-003	EM2322163-004	--------
				Result	Result	Result	Result	----
EP080: BTEXN								
Benzene	71-43-2	0.2	mg/kg	<0.2	----	----	<0.2	----
Toluene	108-88-3	0.5	mg/kg	<0.5	----	----	<0.5	----
Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	----	----	<0.5	----
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	----	----	<0.5	----
ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	----	----	<0.5	----
^ Sum of BTEX	----	0.2	mg/kg	<0.2	----	----	<0.2	----
^ Total Xylenes	----	0.5	mg/kg	<0.5	----	----	<0.5	----
Naphthalene	91-20-3	1	mg/kg	<1	----	----	<1	----
EP132A: Phenolic Compounds								
Hexachlorophene	70-30-4	0.01	mg/kg	<0.01	<0.01	<0.01	<0.01	----
EP202A: Phenoxyacetic Acid Herbicides by LCMS								
2.4-D	94-75-7	0.02	mg/kg	<0.02	<0.04	<0.02	<0.04	----
Triclopyr	55335-06-3	0.02	mg/kg	<0.02	<0.04	<0.02	<0.04	----
2.4.5-TP (Silvex)	93-72-1	0.02	mg/kg	<0.02	<0.04	<0.02	<0.04	----
2.4.5-T	93-76-5	0.02	mg/kg	<0.02	<0.04	<0.02	<0.04	----
Picloram	1918-02-1	0.02	mg/kg	<0.02	<0.04	<0.02	<0.04	----
Fluroxypyr	69377-81-7	0.02	mg/kg	<0.02	<0.04	<0.02	<0.04	----
NSW-CWG: Aggregate Organics for Guideline Evaluation								
^ø Sum of Endosulfans (inc. sulfate)	----	0.05	mg/kg	**1.36**	<0.05	<0.05	<0.05	----
ø Sum of Scheduled Chemicals	----	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
^ø Sum of plasticisers	----	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
EP066S: PCB Surrogate								
Decachlorobiphenyl	2051-24-3	0.1	%	**92.7**	**86.8**	**86.5**	**91.7**	----
EP068S: Organochlorine Pesticide Surrogate								
Dibromo-DDE	21655-73-2	0.05	%	**98.4**	**81.5**	**85.1**	**90.2**	----
EP068T: Organophosphorus Pesticide Surrogate								
DEF	78-48-8	0.05	%	**95.3**	**101**	**98.4**	**94.4**	----

Page	: 9 of 12
Work Order	: EM2322163
Client	: GREENEDGE ENVIRONMENTAL
Project	: Melalvekla

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	1A	2A	3A	4A	----
			Sampling date / time	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	----
Compound	CAS Number	LOR	Unit	EM2322163-001	EM2322163-002	EM2322163-003	EM2322163-004	--------
				Result	Result	Result	Result	----
EP074S(SIM) : VOC Surrogates								
1.2-Dichloroethane-D4	17060-07-0	0.1	%	86.1	78.2	73.9	84.5	----
EP074S: VOC Surrogates								
1.2-Dichloroethane-D4	17060-07-0	0.5	%	94.3	89.0	87.5	91.4	----
Toluene-D8	2037-26-5	0.5	%	93.3	87.7	88.3	93.1	----
4-Bromofluorobenzene	460-00-4	0.5	%	98.7	91.9	91.4	93.8	----
EP075S: Acid Extractable Surrogates								
2-Fluorophenol	367-12-4	0.5	%	79.5	103	106	99.2	----
Phenol-d6	13127-88-3	0.5	%	82.6	82.0	86.5	82.0	----
2-Chlorophenol-D4	93951-73-6	0.5	%	76.8	76.6	80.8	75.3	----
2.4.6-Tribromophenol	118-79-6	0.5	%	87.5	85.8	86.3	69.1	----
EP075T: Base/Neutral Extractable Surrogates								
Nitrobenzene-D5	4165-60-0	0.5	%	82.2	78.2	82.1	79.5	----
1.2-Dichlorobenzene-D4	2199-69-1	0.5	%	76.5	78.1	80.8	73.4	----
2-Fluorobiphenyl	321-60-8	0.5	%	88.8	85.7	88.0	87.9	----
Anthracene-d10	1719-06-8	0.5	%	88.5	91.2	92.0	87.4	----
4-Terphenyl-d14	1718-51-0	0.5	%	88.4	84.7	87.2	80.7	----
EP080S: TPH(V)/BTEX Surrogates								
1.2-Dichloroethane-D4	17060-07-0	0.2	%	84.6	79.1	78.2	81.8	----
Toluene-D8	2037-26-5	0.2	%	78.5	73.6	74.6	78.2	----
4-Bromofluorobenzene	460-00-4	0.2	%	91.6	84.4	85.0	86.7	----
EP132S: Acid Extractable Surrogates								
2-Fluorophenol	367-12-4	10	%	55.6	85.3	81.8	95.0	----
Phenol-d6	13127-88-3	10	%	60.8	85.8	86.0	95.7	----
2-Chlorophenol-D4	93951-73-6	10	%	71.6	93.0	88.7	84.4	----
2.4.6-Tribromophenol	118-79-6	10	%	71.7	106	107	87.1	----
EP132T: Base/Neutral Extractable Surrogates								
2-Fluorobiphenyl	321-60-8	10	%	67.8	114	107	98.3	----

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	1A	2A	3A	4A	----
			Sampling date / time	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	06-Dec-2023 00:00	----
Compound	CAS Number	LOR	Unit	EM2322163-001	EM2322163-002	EM2322163-003	EM2322163-004	--------
				Result	Result	Result	Result	----
EP132T: Base/Neutral Extractable Surrogates - Continued								
Anthracene-d10	1719-06-8	10	%	**95.4**	**106**	**106**	**52.9**	**----**
4-Terphenyl-d14	1718-51-0	10	%	**81.2**	**114**	**126**	**81.7**	**----**
EP202S: Phenoxyacetic Acid Herbicide Surrogate								
2.4-Dichlorophenyl Acetic Acid	19719-28-9	0.02	%	**83.6**	**75.0**	**69.4**	**77.5**	**----**

Page	: 11 of 12
Work Order	: EM2322163
Client	: GREENEDGE ENVIRONMENTAL
Project	: Melalvekla

Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP066S: PCB Surrogate			
Decachlorobiphenyl	2051-24-3	36	140
EP068S: Organochlorine Pesticide Surrogate			
Dibromo-DDE	21655-73-2	62	128
EP068T: Organophosphorus Pesticide Surrogate			
DEF	78-48-8	40	139
EP074S(SIM) : VOC Surrogates			
1.2-Dichloroethane-D4	17060-07-0	73	131
EP074S: VOC Surrogates			
1.2-Dichloroethane-D4	17060-07-0	62	122
Toluene-D8	2037-26-5	64	120
4-Bromofluorobenzene	460-00-4	66	124
EP075S: Acid Extractable Surrogates			
2-Fluorophenol	367-12-4	54	134
Phenol-d6	13127-88-3	62	122
2-Chlorophenol-D4	93951-73-6	52	127
2.4.6-Tribromophenol	118-79-6	38	133
EP075T: Base/Neutral Extractable Surrogates			
Nitrobenzene-D5	4165-60-0	67	128
1.2-Dichlorobenzene-D4	2199-69-1	63	108
2-Fluorobiphenyl	321-60-8	70	127
Anthracene-d10	1719-06-8	58	138
4-Terphenyl-d14	1718-51-0	50	138
EP080S: TPH(V)/BTEX Surrogates			
1.2-Dichloroethane-D4	17060-07-0	51	125
Toluene-D8	2037-26-5	55	125
4-Bromofluorobenzene	460-00-4	56	124
EP132S: Acid Extractable Surrogates			
2-Fluorophenol	367-12-4	25	121
Phenol-d6	13127-88-3	25	121
2-Chlorophenol-D4	93951-73-6	21	137
2.4.6-Tribromophenol	118-79-6	19	122
EP132T: Base/Neutral Extractable Surrogates			
2-Fluorobiphenyl	321-60-8	27	131
Anthracene-d10	1719-06-8	35	139
4-Terphenyl-d14	1718-51-0	30	164
EP202S: Phenoxyacetic Acid Herbicide Surrogate			
2.4-Dichlorophenyl Acetic Acid	19719-28-9	45	139

Inter-Laboratory Testing

Analysis conducted by ALS Sydney, NATA accreditation no. 825, site no. 10911 (Chemistry) 14913 (Biology).

(SOIL) NSW-CWG: Aggregate Organics for Guideline Evaluation

(SOIL) EP074S(SIM) : VOC Surrogates

(SOIL) EP202A: Phenoxyacetic Acid Herbicides by LCMS

(SOIL) EP202S: Phenoxyacetic Acid Herbicide Surrogate

(SOIL) EP132A: Phenolic Compounds

(SOIL) EP132S: Acid Extractable Surrogates

(SOIL) EP132T: Base/Neutral Extractable Surrogates

QUALITY CONTROL REPORT

Work Order	: **EM2322163**	Page	: 1 of 13
Client	: **GREENEDGE ENVIRONMENTAL**	Laboratory	: Environmental Division Melbourne
Contact	: CHRIS ALDERTON	Contact	: Kieren Burns
Address	: 178 JUTLAND ROAD SPRINGTON	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: ----	Telephone	: +61881625130
Project	: Melalvekla	Date Samples Received	: 11-Dec-2023
Order number	: 003	Date Analysis Commenced	: 13-Dec-2023
C-O-C number	: ----	Issue Date	: 27-Dec-2023
Sampler	: Chris		
Site	: ----		
Quote number	: EN/222		
No. of samples received	: 4		
No. of samples analysed	: 4		

Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Quality Control Report contains the following information:

- Laboratory Duplicate (DUP) Report; Relative Percentage Difference (RPD) and Acceptance Limits
- Method Blank (MB) and Laboratory Control Spike (LCS) Report; Recovery and Acceptance Limits
- Matrix Spike (MS) Report; Recovery and Acceptance Limits

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Dilani Fernando	Laboratory Coordinator	Melbourne Inorganics, Springvale, VIC
Edwandy Fadjar	Organic Coordinator	Sydney Organics, Smithfield, NSW
Franco Lentini	LCMS Coordinator	Sydney Organics, Smithfield, NSW
Nancy Wang	2IC Organic Chemist	Melbourne Organics, Springvale, VIC
Xing Lin	Senior Organic Chemist	Melbourne Organics, Springvale, VIC

Page	:	2 of 13
Work Order	:	EM2322163
Client	:	GREENEDGE ENVIRONMENTAL
Project	:	Melalvekla

General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis. Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

Key :
- Anonymous = Refers to samples which are not specifically part of this work order but formed part of the QC process lot
- CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
- LOR = Limit of reporting
- RPD = Relative Percentage Difference
- # = Indicates failed QC
- * = The final LOR has been raised due to dilution or other sample specific cause; adjusted LOR is shown in brackets. The duplicate ranges for Acceptable RPD% are applied to the final LOR where applicable.

Laboratory Duplicate (DUP) Report

The quality control term Laboratory Duplicate refers to a randomly selected intralaboratory split. Laboratory duplicates provide information regarding method precision and sample heterogeneity. The permitted ranges for the Relative Percent Deviation (RPD) of Laboratory Duplicates are specified in ALS Method QWI-EN/38 and are dependent on the magnitude of results in comparison to the level of reporting: Result < 10 times LOR: No Limit; Result between 10 and 20 times LOR: 0% - 50%; Result > 20 times LOR: 0% - 20%.

Sub-Matrix: **SOIL**

				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EG005(ED093)T: Total Metals by ICP-AES (QC Lot: 5491399)									
EM2322163-001	1A	EG005T: Beryllium	7440-41-7	1	mg/kg	<1	<1	0.0	No Limit
		EG005T: Cadmium	7440-43-9	1	mg/kg	<1	<1	0.0	No Limit
		EG005T: Molybdenum	7439-98-7	2	mg/kg	<2	<2	0.0	No Limit
		EG005T: Nickel	7440-02-0	2	mg/kg	4	4	0.0	No Limit
		EG005T: Silver	7440-22-4	2	mg/kg	<2	<2	0.0	No Limit
		EG005T: Arsenic	7440-38-2	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Lead	7439-92-1	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.0	No Limit
EM2322178-004	Anonymous	EG005T: Beryllium	7440-41-7	1	mg/kg	2	2	0.0	No Limit
		EG005T: Cadmium	7440-43-9	1	mg/kg	<1	<1	0.0	No Limit
		EG005T: Molybdenum	7439-98-7	2	mg/kg	<2	<2	0.0	No Limit
		EG005T: Nickel	7440-02-0	2	mg/kg	82	88	7.0	0% - 20%
		EG005T: Silver	7440-22-4	2	mg/kg	<2	<2	0.0	No Limit
		EG005T: Arsenic	7440-38-2	5	mg/kg	25	22	13.5	No Limit
		EG005T: Lead	7439-92-1	5	mg/kg	11	11	0.0	No Limit
		EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.0	No Limit
EA055: Moisture Content (Dried @ 105-110°C) (QC Lot: 5489899)									
EM2322140-001	Anonymous	EA055: Moisture Content	----	0.1 (1.0)*	%	28.9	27.7	4.1	0% - 20%
EM2322141-009	Anonymous	EA055: Moisture Content	----	0.1 (1.0)*	%	30.8	30.2	2.1	0% - 20%
EG035T: Total Recoverable Mercury by FIMS (QC Lot: 5491398)									

Page	: 3 of 13
Work Order	: EM2322163
Client	: GREENEDGE ENVIRONMENTAL
Project	: Melalvekla

Sub-Matrix: **SOIL**

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EG035T: Total Recoverable Mercury by FIMS (QC Lot: 5491398) - continued									
EM2322163-001	1A	EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	0.0	No Limit
EM2322178-004	Anonymous	EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	0.0	No Limit
EG048: Hexavalent Chromium (Alkaline Digest) (QC Lot: 5490080)									
EM2321628-003	Anonymous	EG048G: Hexavalent Chromium	18540-29-9	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
EM2322096-001	Anonymous	EG048G: Hexavalent Chromium	18540-29-9	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
EK026SF: Total CN by Segmented Flow Analyser (QC Lot: 5493214)									
EM2322140-001	Anonymous	EK026SF: Total Cyanide	57-12-5	1	mg/kg	<1	<1	0.0	No Limit
EM2322087-001	Anonymous	EK026SF: Total Cyanide	57-12-5	1	mg/kg	<1	<1	0.0	No Limit
EK028SF: Weak Acid Dissociable CN by Segmented Flow Analyser (QC Lot: 5493216)									
EM2322087-001	Anonymous	EK028SF: Weak Acid Dissociable Cyanide	----	1	mg/kg	<1	<1	0.0	No Limit
EK040T: Fluoride Total (QC Lot: 5490070)									
EM2322143-001	Anonymous	EK040T: Fluoride	16984-48-8	40	mg/kg	40	<40	0.0	No Limit
EM2322178-002	Anonymous	EK040T: Fluoride	16984-48-8	40	mg/kg	210	200	6.2	No Limit
EP066: Polychlorinated Biphenyls (PCB) (QC Lot: 5490012)									
EM2322163-001	1A	EP066: Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	<0.1	0.0	No Limit
EP068A: Organochlorine Pesticides (OC) (QC Lot: 5490011)									
EM2322163-001	1A	EP068: alpha-BHC	319-84-6	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: beta-BHC	319-85-7	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: gamma-BHC	58-89-9	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: delta-BHC	319-86-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Heptachlor	76-44-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: alpha-Endosulfan	959-98-8	0.05	mg/kg	0.12	0.10	0.0	No Limit
		EP068: cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Dieldrin	60-57-1	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: 4.4`-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: beta-Endosulfan	33213-65-9	0.05	mg/kg	0.72	0.71	2.0	0% - 50%
		EP068: 4.4`-DDD	72-54-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Endosulfan sulfate	1031-07-8	0.05	mg/kg	0.52	0.42	19.5	0% - 50%
		EP068: 4.4`-DDT	50-29-3	0.2	mg/kg	<0.2	<0.2	0.0	No Limit
EP068B: Organophosphorus Pesticides (OP) (QC Lot: 5490011)									
EM2322163-001	1A	EP068: Chlorpyrifos	2921-88-2	0.05	mg/kg	<0.05	<0.05	0.0	No Limit

Page	: 4 of 13
Work Order	: EM2322163
Client	: GREENEDGE ENVIRONMENTAL
Project	: Melalvekla

Sub-Matrix: **SOIL**

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EP071 SG: Total Petroleum Hydrocarbons - Silica gel cleanup (QC Lot: 5490016)									
EM2322163-001	1A	EP071SG-S: C15 - C28 Fraction	----	100	mg/kg	740	740	0.0	No Limit
		EP071SG-S: C29 - C36 Fraction	----	100	mg/kg	<100	100	0.0	No Limit
		EP071SG-S: C10 - C14 Fraction	----	50	mg/kg	<50	<50	0.0	No Limit
EP071 SG: Total Recoverable Hydrocarbons - NEPM 2013 Fractions - Silica gel cleanup (QC Lot: 5490016)									
EM2322163-001	1A	EP071SG-S: >C16 - C34 Fraction	----	100	mg/kg	800	810	0.0	No Limit
		EP071SG-S: >C34 - C40 Fraction	----	100	mg/kg	<100	<100	0.0	No Limit
		EP071SG-S: >C10 - C16 Fraction	----	50	mg/kg	<50	<50	0.0	No Limit
EP074A: Monocyclic Aromatic Hydrocarbons (QC Lot: 5489841)									
EM2322163-001	1A	EP074: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.0	No Limit
		EP074: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: Styrene	100-42-5	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
EP074B: Oxygenated Compounds (QC Lot: 5489841)									
EM2322163-001	1A	EP074: 2-Butanone (MEK)	78-93-3	5	mg/kg	<5	<5	0.0	No Limit
EP074E: Halogenated Aliphatic Compounds (QC Lot: 5489841)									
EM2322163-001	1A	EP074: 1.1-Dichloroethene	75-35-4	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: Methylene chloride	75-09-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: 1.1.1-Trichloroethane	71-55-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: Carbon Tetrachloride	56-23-5	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: 1.2-Dichloroethane	107-06-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: Trichloroethene	79-01-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: 1.1.2-Trichloroethane	79-00-5	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: Tetrachloroethene	127-18-4	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: 1.1.1.2-Tetrachloroethane	630-20-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: 1.1.2.2-Tetrachloroethane	79-34-5	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP074: Vinyl chloride	75-01-4	5 (4)*	mg/kg	<4	<4	0.0	No Limit
EP074F: Halogenated Aromatic Compounds (QC Lot: 5489841)									
EM2322163-001	1A	EP074: Chlorobenzene	108-90-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
EP074G: Trihalomethanes (QC Lot: 5489841)									
EM2322163-001	1A	EP074: Chloroform	67-66-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
EP075A: Phenolic Compounds (QC Lot: 5490013)									
EM2322163-001	1A	EP075: Phenol	108-95-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: 2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: 3- & 4-Methylphenol	1319-77-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit

Sub-Matrix: **SOIL**

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EP075A: Phenolic Compounds (QC Lot: 5490013) - continued									
EM2322163-001	1A	EP075: 4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: 2.4.6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: 2.4.5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Pentachlorophenol	87-86-5	1	mg/kg	<1	<1	0.0	No Limit
EP075B: Polynuclear Aromatic Hydrocarbons (QC Lot: 5490013)									
EM2322163-001	1A	EP075: Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Sum of PAHs	----	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Benzo(b+j) & Benzo(k)fluoranthene	205-99-2 207-08-9	1	mg/kg	<1	<1	0.0	No Limit
EP075C: Phthalate Esters (QC Lot: 5490013)									
EM2322163-001	1A	EP075: bis(2-ethylhexyl) phthalate	117-81-7	0.5 (5.0)*	mg/kg	<5.0	<5.0	0.0	No Limit
EP075E: Nitroaromatics and Ketones (QC Lot: 5490013)									
EM2322163-001	1A	EP075: Nitrobenzene	98-95-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: 2.4-Dinitrotoluene	121-14-2	0.5 (1.0)*	mg/kg	<1.0	<1.0	0.0	No Limit
		EP075: Pentachloronitrobenzene	82-68-8	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
EP075G: Chlorinated Hydrocarbons (QC Lot: 5490013)									
EM2322163-001	1A	EP075: 1.4-Dichlorobenzene	106-46-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: 1.2-Dichlorobenzene	95-50-1	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: 1.2.4-Trichlorobenzene	120-82-1	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: Pentachlorobenzene	608-93-5	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: 1.2.3.4-Tetrachlorobenzene	634-66-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
EP075K: Miscellaneous Compounds (QC Lot: 5490013)									
EM2322163-001	1A	EP075: 1.2.4.5-Tetrachlorobenzene	95-94-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075: 2.3.4.6-Tetrachlorophenol	58-90-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit

Sub-Matrix: **SOIL**

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 5489842)									
EM2322173-007	Anonymous	EP080: C6 - C9 Fraction	----	10	mg/kg	<10	<10	0.0	No Limit
EM2322163-001	1A	EP080: C6 - C9 Fraction	----	10	mg/kg	<10	<10	0.0	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 5490017)									
EM2322163-001	1A	EP071: C15 - C28 Fraction	----	100	mg/kg	980	990	1.4	No Limit
		EP071: C29 - C36 Fraction	----	100	mg/kg	130	140	11.8	No Limit
		EP071: C10 - C14 Fraction	----	50	mg/kg	<50	<50	0.0	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 5489842)									
EM2322173-007	Anonymous	EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	0.0	No Limit
EM2322163-001	1A	EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	0.0	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 5490017)									
EM2322163-001	1A	EP071: >C16 - C34 Fraction	----	100	mg/kg	1060	1090	2.4	0% - 50%
		EP071: >C34 - C40 Fraction	----	100	mg/kg	<100	<100	0.0	No Limit
		EP071: >C10 - C16 Fraction	----	50	mg/kg	<50	<50	0.0	No Limit
EP080: BTEXN (QC Lot: 5489842)									
EM2322173-007	Anonymous	EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.0	No Limit
		EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.0	No Limit
EM2322163-001	1A	EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.0	No Limit
		EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.0	No Limit
EP132A: Phenolic Compounds (QC Lot: 5496667)									
EM2322163-001	1A	EP132: Hexachlorophene	70-30-4	10	µg/kg	<0.01 mg/kg	<10	0.0	No Limit
EP202A: Phenoxyacetic Acid Herbicides by LCMS (QC Lot: 5498939)									
EM2322163-004	4A	EP202: 2.4-D	94-75-7	0.02 (0.04)*	mg/kg	<0.04	<0.04	0.0	No Limit
		EP202: Triclopyr	55335-06-3	0.02 (0.04)*	mg/kg	<0.04	<0.04	0.0	No Limit
		EP202: 2.4.5-TP (Silvex)	93-72-1	0.02 (0.04)*	mg/kg	<0.04	<0.04	0.0	No Limit
		EP202: 2.4.5-T	93-76-5	0.02 (0.04)*	mg/kg	<0.04	<0.04	0.0	No Limit
		EP202: Picloram	1918-02-1	0.02 (0.04)*	mg/kg	<0.04	<0.04	0.0	No Limit
		EP202: Fluroxypyr	69377-81-7	0.02 (0.04)*	mg/kg	<0.04	<0.04	0.0	No Limit

Page	:	7 of 13
Work Order	:	EM2322163
Client	:	GREENEDGE ENVIRONMENTAL
Project	:	Melalvekla

Method Blank (MB) and Laboratory Control Sample (LCS) Report

The quality control term Method / Laboratory Blank refers to an analyte free matrix to which all reagents are added in the same volumes or proportions as used in standard sample preparation. The purpose of this QC parameter is to monitor potential laboratory contamination. The quality control term Laboratory Control Sample (LCS) refers to a certified reference material, or a known interference free matrix spiked with target analytes. The purpose of this QC parameter is to monitor method precision and accuracy independent of sample matrix. Dynamic Recovery Limits are based on statistical evaluation of processed LCS.

Sub-Matrix: **SOIL**

				Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
					Spike	Spike Recovery (%)	Acceptable Limits (%)	
Method: Compound	CAS Number	LOR	Unit	Result	Concentration	LCS	Low	High
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 5491399)								
EG005T: Arsenic	7440-38-2	5	mg/kg	<5	123 mg/kg	100	70.0	130
EG005T: Beryllium	7440-41-7	1	mg/kg	<1	0.67 mg/kg	103	70.0	130
EG005T: Cadmium	7440-43-9	1	mg/kg	<1	1.23 mg/kg	65.4	50.0	130
EG005T: Lead	7439-92-1	5	mg/kg	<5	62.4 mg/kg	92.4	70.0	130
EG005T: Molybdenum	7439-98-7	2	mg/kg	<2	2.19 mg/kg	94.2	70.0	130
EG005T: Nickel	7440-02-0	2	mg/kg	<2	15.4 mg/kg	101	70.0	130
EG005T: Selenium	7782-49-2	5	mg/kg	<5	----	----	----	----
EG005T: Silver	7440-22-4	2	mg/kg	<2	2.9 mg/kg	87.1	70.0	130
EG035T: Total Recoverable Mercury by FIMS (QCLot: 5491398)								
EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	0.64 mg/kg	94.5	70.0	130
EG048: Hexavalent Chromium (Alkaline Digest) (QCLot: 5490080)								
EG048G: Hexavalent Chromium	18540-29-9	0.5	mg/kg	<0.5	20 mg/kg	86.6	70.0	130
EK026SF: Total CN by Segmented Flow Analyser (QCLot: 5493214)								
EK026SF: Total Cyanide	57-12-5	1	mg/kg	<1	20 mg/kg	114	70.0	130
EK028SF: Weak Acid Dissociable CN by Segmented Flow Analyser (QCLot: 5493216)								
EK028SF: Weak Acid Dissociable Cyanide	----	1	mg/kg	<1	20 mg/kg	100.0	70.0	130
EK040T: Fluoride Total (QCLot: 5490070)								
EK040T: Fluoride	16984-48-8	40	mg/kg	<40	334 mg/kg	104	93.1	107
EP066: Polychlorinated Biphenyls (PCB) (QCLot: 5490012)								
EP066: Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	1 mg/kg	107	68.0	133
EP068A: Organochlorine Pesticides (OC) (QCLot: 5490011)								
EP068: alpha-BHC	319-84-6	0.05	mg/kg	<0.05	0.5 mg/kg	92.8	71.8	126
EP068: Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	0.5 mg/kg	98.0	72.2	125
EP068: beta-BHC	319-85-7	0.05	mg/kg	<0.05	0.5 mg/kg	95.0	70.0	124
EP068: gamma-BHC	58-89-9	0.05	mg/kg	<0.05	0.5 mg/kg	98.3	69.1	124
EP068: delta-BHC	319-86-8	0.05	mg/kg	<0.05	0.5 mg/kg	94.2	69.2	125
EP068: Heptachlor	76-44-8	0.05	mg/kg	<0.05	0.5 mg/kg	94.8	66.6	122
EP068: Aldrin	309-00-2	0.05	mg/kg	<0.05	0.5 mg/kg	96.9	68.8	123
EP068: Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	0.5 mg/kg	93.6	67.2	124
EP068: trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	0.5 mg/kg	93.4	66.0	126

Sub-Matrix: **SOIL**

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report Result	Laboratory Control Spike (LCS) Report: Spike Concentration	Spike Recovery (%) LCS	Acceptable Limits (%) Low	Acceptable Limits (%) High
EP068A: Organochlorine Pesticides (OC) (QCLot: 5490011) - continued								
EP068: alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	0.5 mg/kg	93.5	70.2	126
EP068: cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	0.5 mg/kg	93.9	72.1	124
EP068: Dieldrin	60-57-1	0.05	mg/kg	<0.05	0.5 mg/kg	95.7	68.0	122
EP068: 4.4`-DDE	72-55-9	0.05	mg/kg	<0.05	0.5 mg/kg	94.3	68.9	124
EP068: Endrin	72-20-8	0.05	mg/kg	<0.05	0.5 mg/kg	91.7	55.8	130
EP068: beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	0.5 mg/kg	96.8	67.9	124
EP068: 4.4`-DDD	72-54-8	0.05	mg/kg	<0.05	0.5 mg/kg	94.3	72.0	127
EP068: Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	0.5 mg/kg	91.4	66.3	131
EP068: Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	0.5 mg/kg	89.8	62.4	131
EP068: 4.4`-DDT	50-29-3	0.2	mg/kg	<0.2	0.5 mg/kg	92.6	55.4	130
EP068B: Organophosphorus Pesticides (OP) (QCLot: 5490011)								
EP068: Chlorpyrifos	2921-88-2	0.05	mg/kg	<0.05	0.5 mg/kg	93.1	67.4	126
EP071 SG: Total Petroleum Hydrocarbons - Silica gel cleanup (QCLot: 5490016)								
EP071SG-S: C10 - C14 Fraction	----	50	mg/kg	<50	860 mg/kg	64.0	48.6	129
EP071SG-S: C15 - C28 Fraction	----	100	mg/kg	<100	2770 mg/kg	76.2	67.5	129
EP071SG-S: C29 - C36 Fraction	----	100	mg/kg	<100	1520 mg/kg	75.2	66.5	133
EP071 SG: Total Recoverable Hydrocarbons - NEPM 2013 Fractions - Silica gel cleanup (QCLot: 5490016)								
EP071SG-S: >C10 - C16 Fraction	----	50	mg/kg	<50	1130 mg/kg	67.8	53.8	127
EP071SG-S: >C16 - C34 Fraction	----	100	mg/kg	<100	3730 mg/kg	76.5	64.0	134
EP071SG-S: >C34 - C40 Fraction	----	100	mg/kg	<100	260 mg/kg	82.9	52.2	128
EP074A: Monocyclic Aromatic Hydrocarbons (QCLot: 5489841)								
EP074: Benzene	71-43-2	0.2	mg/kg	<0.2	1 mg/kg	88.8	66.4	121
EP074: Toluene	108-88-3	0.5	mg/kg	<0.5	1 mg/kg	91.7	70.6	116
EP074: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	1 mg/kg	89.9	70.4	117
EP074: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	2 mg/kg	90.3	70.0	119
EP074: Styrene	100-42-5	0.5	mg/kg	<0.5	1 mg/kg	89.5	70.8	115
EP074: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	1 mg/kg	95.3	72.6	120
EP074B: Oxygenated Compounds (QCLot: 5489841)								
EP074: 2-Butanone (MEK)	78-93-3	5	mg/kg	<5	10 mg/kg	109	61.2	128
EP074E: Halogenated Aliphatic Compounds (QCLot: 5489841)								
EP074: Vinyl chloride	75-01-4	5	mg/kg	<5	10 mg/kg	78.2	46.0	138
EP074: 1.1-Dichloroethene	75-35-4	0.5	mg/kg	<0.5	1 mg/kg	78.6	55.2	122
EP074: Methylene chloride	75-09-2	0.5	mg/kg	<0.5	1 mg/kg	99.0	74.6	144

Sub-Matrix: **SOIL**

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report Result	Laboratory Control Spike (LCS) Report: Spike Concentration	Spike Recovery (%) LCS	Acceptable Limits (%) Low	Acceptable Limits (%) High
EP074E: Halogenated Aliphatic Compounds (QCLot: 5489841) - continued								
EP074: 1.1.1-Trichloroethane	71-55-6	0.5	mg/kg	<0.5	1 mg/kg	78.2	57.0	117
EP074: Carbon Tetrachloride	56-23-5	0.5	mg/kg	<0.5	1 mg/kg	72.6	57.7	113
EP074: 1.2-Dichloroethane	107-06-2	0.5	mg/kg	<0.5	1 mg/kg	94.1	68.9	117
EP074: Trichloroethene	79-01-6	0.5	mg/kg	<0.5	1 mg/kg	83.9	65.5	119
EP074: 1.1.2-Trichloroethane	79-00-5	0.5	mg/kg	<0.5	1 mg/kg	96.9	69.8	118
EP074: Tetrachloroethene	127-18-4	0.5	mg/kg	<0.5	1 mg/kg	87.6	65.6	117
EP074: 1.1.1.2-Tetrachloroethane	630-20-6	0.5	mg/kg	<0.5	1 mg/kg	88.1	62.8	106
EP074: 1.1.2.2-Tetrachloroethane	79-34-5	0.5	mg/kg	<0.5	1 mg/kg	93.2	72.3	127
EP074F: Halogenated Aromatic Compounds (QCLot: 5489841)								
EP074: Chlorobenzene	108-90-7	0.5	mg/kg	<0.5	1 mg/kg	91.2	72.5	115
EP074G: Trihalomethanes (QCLot: 5489841)								
EP074: Chloroform	67-66-3	0.5	mg/kg	<0.5	1 mg/kg	88.4	67.5	119
EP075A: Phenolic Compounds (QCLot: 5490013)								
EP075: Phenol	108-95-2	0.5	mg/kg	<0.5	1.5 mg/kg	98.0	75.1	127
EP075: 2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	1.5 mg/kg	98.0	72.1	127
EP075: 3- & 4-Methylphenol	1319-77-3	0.5	mg/kg	<0.5	1.5 mg/kg	84.2	73.1	127
EP075: 4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	1.5 mg/kg	92.2	68.9	124
EP075: 2.4.6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	1.5 mg/kg	94.9	65.5	123
EP075: 2.4.5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	1.5 mg/kg	80.3	61.0	123
EP075: Pentachlorophenol	87-86-5	1	mg/kg	<1	1.5 mg/kg	80.8	43.1	131
EP075B: Polynuclear Aromatic Hydrocarbons (QCLot: 5490013)								
EP075: Naphthalene	91-20-3	0.5	mg/kg	<0.5	1.5 mg/kg	94.8	78.7	126
EP075: Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	1.5 mg/kg	97.9	77.2	126
EP075: Acenaphthene	83-32-9	0.5	mg/kg	<0.5	1.5 mg/kg	107	75.7	126
EP075: Fluorene	86-73-7	0.5	mg/kg	<0.5	1.5 mg/kg	104	78.6	126
EP075: Phenanthrene	85-01-8	0.5	mg/kg	<0.5	1.5 mg/kg	98.9	78.1	128
EP075: Anthracene	120-12-7	0.5	mg/kg	<0.5	1.5 mg/kg	107	77.1	130
EP075: Fluoranthene	206-44-0	0.5	mg/kg	<0.5	1.5 mg/kg	107	76.2	132
EP075: Pyrene	129-00-0	0.5	mg/kg	<0.5	1.5 mg/kg	104	70.7	135
EP075: Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	1.5 mg/kg	102	75.1	133
EP075: Chrysene	218-01-9	0.5	mg/kg	<0.5	1.5 mg/kg	112	76.2	132
EP075: Benzo(b+j) & Benzo(k)fluoranthene	205-99-2 207-08-9	1	mg/kg	<1	3 mg/kg	93.6	76.5	128
EP075: Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	1.5 mg/kg	95.6	72.4	128

Page	: 10 of 13
Work Order	: EM2322163
Client	: GREENEDGE ENVIRONMENTAL
Project	: Melalvekla

Sub-Matrix: **SOIL**

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report: Result	Laboratory Control Spike (LCS) Report: Spike Concentration	Spike Recovery (%): LCS	Acceptable Limits (%): Low	Acceptable Limits (%): High
EP075B: Polynuclear Aromatic Hydrocarbons (QCLot: 5490013) - continued								
EP075: Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	<0.5	1.5 mg/kg	90.4	68.7	123
EP075: Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	1.5 mg/kg	90.7	69.7	123
EP075: Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	<0.5	1.5 mg/kg	87.5	67.3	125
EP075: Sum of PAHs	----	0.5	mg/kg	<0.5	----	----	----	----
EP075C: Phthalate Esters (QCLot: 5490013)								
EP075: bis(2-ethylhexyl) phthalate	117-81-7	0.5	mg/kg	<0.5	1.5 mg/kg	93.6	74.1	122
EP075E: Nitroaromatics and Ketones (QCLot: 5490013)								
EP075: Nitrobenzene	98-95-3	0.5	mg/kg	<0.5	1.5 mg/kg	92.7	75.7	125
EP075: 2.4-Dinitrotoluene	121-14-2	0.5	mg/kg	<0.5	1.5 mg/kg	98.6	68.3	124
EP075: Pentachloronitrobenzene	82-68-8	0.5	mg/kg	<0.5	1.5 mg/kg	98.5	74.9	127
EP075G: Chlorinated Hydrocarbons (QCLot: 5490013)								
EP075: 1.4-Dichlorobenzene	106-46-7	0.5	mg/kg	<0.5	1.5 mg/kg	95.4	77.3	124
EP075: 1.2-Dichlorobenzene	95-50-1	0.5	mg/kg	<0.5	1.5 mg/kg	93.2	76.8	125
EP075: 1.2.4-Trichlorobenzene	120-82-1	0.5	mg/kg	<0.5	1.5 mg/kg	100	72.8	125
EP075: Pentachlorobenzene	608-93-5	0.5	mg/kg	<0.5	1.5 mg/kg	106	76.7	125
EP075: 1.2.3.4-Tetrachlorobenzene	634-66-2	0.5	mg/kg	<0.5	1.5 mg/kg	99.6	76.2	126
EP075K: Miscellaneous Compounds (QCLot: 5490013)								
EP075: 1.2.4.5-Tetrachlorobenzene	95-94-3	0.5	mg/kg	<0.5	1.5 mg/kg	80.8	72.0	132
EP075: 2.3.4.6-Tetrachlorophenol	58-90-2	0.5	mg/kg	<0.5	1.5 mg/kg	82.2	59.6	126
EP080/071: Total Petroleum Hydrocarbons (QCLot: 5489842)								
EP080: C6 - C9 Fraction	----	10	mg/kg	<10	36 mg/kg	70.6	58.6	131
EP080/071: Total Petroleum Hydrocarbons (QCLot: 5490017)								
EP071: C10 - C14 Fraction	----	50	mg/kg	<50	860 mg/kg	102	75.0	128
EP071: C15 - C28 Fraction	----	100	mg/kg	<100	2770 mg/kg	102	82.0	123
EP071: C29 - C36 Fraction	----	100	mg/kg	<100	1520 mg/kg	102	82.4	121
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 5489842)								
EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	45 mg/kg	69.6	59.3	128
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 5490017)								
EP071: >C10 - C16 Fraction	----	50	mg/kg	<50	1130 mg/kg	103	77.0	130
EP071: >C16 - C34 Fraction	----	100	mg/kg	<100	3730 mg/kg	102	81.5	120
EP071: >C34 - C40 Fraction	----	100	mg/kg	<100	260 mg/kg	96.4	73.3	137
EP080: BTEXN (QCLot: 5489842)								
EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	2 mg/kg	74.1	61.6	117
EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	2 mg/kg	76.0	65.8	125

Sub-Matrix: **SOIL**

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report Result	Laboratory Control Spike (LCS) Report: Spike Concentration	Spike Recovery (%) LCS	Acceptable Limits (%) Low	Acceptable Limits (%) High
EP080: BTEXN (QCLot: 5489842) - continued								
EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	2 mg/kg	74.6	65.8	124
EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	4 mg/kg	76.8	64.8	134
EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	2 mg/kg	82.2	68.7	132
EP080: Naphthalene	91-20-3	1	mg/kg	<1	0.5 mg/kg	90.8	61.8	123
EP132A: Phenolic Compounds (QCLot: 5496667)								
EP132: Hexachlorophene	70-30-4	10	µg/kg	<10	100 µg/kg	77.5	15.6	94.0
EP202A: Phenoxyacetic Acid Herbicides by LCMS (QCLot: 5498939)								
EP202: 2.4-D	94-75-7	0.02	mg/kg	<0.02	0.1 mg/kg	75.5	68.5	131
EP202: Triclopyr	55335-06-3	0.02	mg/kg	<0.02	0.1 mg/kg	62.8	50.8	141
EP202: 2.4.5-TP (Silvex)	93-72-1	0.02	mg/kg	<0.02	0.1 mg/kg	61.0	40.8	126
EP202: 2.4.5-T	93-76-5	0.02	mg/kg	<0.02	0.1 mg/kg	65.5	57.4	139
EP202: Picloram	1918-02-1	0.02	mg/kg	<0.02	0.1 mg/kg	63.0	48.7	129
EP202: Fluroxypyr	69377-81-7	0.02	mg/kg	<0.02	0.1 mg/kg	61.0	53.2	128

Matrix Spike (MS) Report

The quality control term Matrix Spike (MS) refers to an intralaboratory split sample spiked with a representative set of target analytes. The purpose of this QC parameter is to monitor potential matrix effects on analyte recoveries. Static Recovery Limits as per laboratory Data Quality Objectives (DQOs). Ideal recovery ranges stated may be waived in the event of sample matrix interference.

Sub-Matrix: **SOIL**

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Matrix Spike (MS) Report: Spike Concentration	SpikeRecovery(%) MS	Acceptable Limits (%) Low	Acceptable Limits (%) High
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 5491399)							
EM2322163-002	2A	EG005T: Arsenic	7440-38-2	50 mg/kg	104	78.0	124
		EG005T: Cadmium	7440-43-9	50 mg/kg	99.1	79.7	116
		EG005T: Lead	7439-92-1	250 mg/kg	99.2	80.0	120
		EG005T: Nickel	7440-02-0	50 mg/kg	100	78.0	120
EG035T: Total Recoverable Mercury by FIMS (QCLot: 5491398)							
EM2322163-002	2A	EG035T: Mercury	7439-97-6	0.5 mg/kg	95.1	76.0	116
EG048: Hexavalent Chromium (Alkaline Digest) (QCLot: 5490080)							
EM2321932-008	Anonymous	EG048G: Hexavalent Chromium	18540-29-9	20 mg/kg	# 43.4	58.0	114
EM2321932-008	Anonymous	EG048G: Hexavalent Chromium	18540-29-9	20 mg/kg	# 51.7	58.0	114
EK026SF: Total CN by Segmented Flow Analyser (QCLot: 5493214)							
EM2321932-008	Anonymous	EK026SF: Total Cyanide	57-12-5	20 mg/kg	109	70.0	130
EK028SF: Weak Acid Dissociable CN by Segmented Flow Analyser (QCLot: 5493216)							
EM2322163-001	1A	EK028SF: Weak Acid Dissociable Cyanide	----	20 mg/kg	89.8	70.0	130

Page	: 12 of 13
Work Order	: EM2322163
Client	: GREENEDGE ENVIRONMENTAL
Project	: Melalvekla

Sub-Matrix: **SOIL**

				Matrix Spike (MS) Report			
				Spike	SpikeRecovery(%)	Acceptable Limits (%)	
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Concentration	MS	Low	High
EK040T: Fluoride Total (QCLot: 5490070)							
EM2322163-001	1A	EK040T: Fluoride	16984-48-8	400 mg/kg	# 68.2	70.0	130
EP066: Polychlorinated Biphenyls (PCB) (QCLot: 5490012)							
EM2322163-003	3A	EP066: Total Polychlorinated biphenyls	----	1 mg/kg	105	63.2	144
EP068A: Organochlorine Pesticides (OC) (QCLot: 5490011)							
EM2322163-001	1A	EP068: gamma-BHC	58-89-9	0.5 mg/kg	82.3	51.4	139
		EP068: Heptachlor	76-44-8	0.5 mg/kg	112	49.1	130
		EP068: Aldrin	309-00-2	0.5 mg/kg	92.9	38.4	135
		EP068: Dieldrin	60-57-1	0.5 mg/kg	120	58.4	136
		EP068: Endrin	72-20-8	0.5 mg/kg	101	33.0	146
		EP068: 4.4`-DDT	50-29-3	0.5 mg/kg	105	20.0	133
EP071 SG: Total Petroleum Hydrocarbons - Silica gel cleanup (QCLot: 5490016)							
EM2322163-002	2A	EP071SG-S: C10 - C14 Fraction	----	860 mg/kg	62.7	45.8	126
		EP071SG-S: C15 - C28 Fraction	----	2770 mg/kg	75.1	64.7	122
		EP071SG-S: C29 - C36 Fraction	----	1520 mg/kg	74.5	62.8	126
EP071 SG: Total Recoverable Hydrocarbons - NEPM 2013 Fractions - Silica gel cleanup (QCLot: 5490016)							
EM2322163-002	2A	EP071SG-S: >C10 - C16 Fraction	----	1130 mg/kg	65.5	49.8	122
		EP071SG-S: >C16 - C34 Fraction	----	3730 mg/kg	75.7	66.0	124
		EP071SG-S: >C34 - C40 Fraction	----	260 mg/kg	81.7	49.4	124
EP074A: Monocyclic Aromatic Hydrocarbons (QCLot: 5489841)							
EM2322163-002	2A	EP074: Benzene	71-43-2	2 mg/kg	85.1	51.0	137
		EP074: Toluene	108-88-3	2 mg/kg	88.7	54.0	141
EP074E: Halogenated Aliphatic Compounds (QCLot: 5489841)							
EM2322163-002	2A	EP074: 1.1-Dichloroethene	75-35-4	2 mg/kg	80.2	29.0	141
		EP074: Trichloroethene	79-01-6	2 mg/kg	79.5	50.0	126
EP074F: Halogenated Aromatic Compounds (QCLot: 5489841)							
EM2322163-002	2A	EP074: Chlorobenzene	108-90-7	2 mg/kg	86.6	65.0	133
EP075A: Phenolic Compounds (QCLot: 5490013)							
EM2322163-002	2A	EP075: Phenol	108-95-2	3 mg/kg	80.0	64.9	129
		EP075: 4-Chloro-3-methylphenol	59-50-7	3 mg/kg	72.4	47.5	130
		EP075: Pentachlorophenol	87-86-5	3 mg/kg	98.1	19.1	134
EP075B: Polynuclear Aromatic Hydrocarbons (QCLot: 5490013)							
EM2322163-002	2A	EP075: Acenaphthene	83-32-9	3 mg/kg	97.0	77.1	115
		EP075: Pyrene	129-00-0	3 mg/kg	83.2	54.4	136
EP075E: Nitroaromatics and Ketones (QCLot: 5490013)							
EM2322163-002	2A	EP075: 2.4-Dinitrotoluene	121-14-2	3 mg/kg	83.4	47.3	118

Page	: 13 of 13
Work Order	: EM2322163
Client	: GREENEDGE ENVIRONMENTAL
Project	: Melalvekla

Sub-Matrix: **SOIL**

				Matrix Spike (MS) Report			
				Spike	SpikeRecovery(%)	Acceptable Limits (%)	
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Concentration	MS	Low	High
EP075G: Chlorinated Hydrocarbons (QCLot: 5490013)							
EM2322163-002	2A	EP075: 1.4-Dichlorobenzene	106-46-7	3 mg/kg	83.2	78.6	115
		EP075: 1.2.4-Trichlorobenzene	120-82-1	3 mg/kg	78.8	75.2	122
EP080/071: Total Petroleum Hydrocarbons (QCLot: 5489842)							
EM2322163-002	2A	EP080: C6 - C9 Fraction	----	28 mg/kg	61.9	33.4	124
EP080/071: Total Petroleum Hydrocarbons (QCLot: 5490017)							
EM2322163-004	4A	EP071: C10 - C14 Fraction	----	860 mg/kg	99.7	71.2	125
		EP071: C15 - C28 Fraction	----	2770 mg/kg	98.8	75.6	122
		EP071: C29 - C36 Fraction	----	1520 mg/kg	99.1	78.0	120
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 5489842)							
EM2322163-002	2A	EP080: C6 - C10 Fraction	C6_C10	33 mg/kg	57.7	30.8	120
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 5490017)							
EM2322163-004	4A	EP071: >C10 - C16 Fraction	----	1130 mg/kg	98.6	72.2	128
		EP071: >C16 - C34 Fraction	----	3730 mg/kg	97.8	76.5	119
		EP071: >C34 - C40 Fraction	----	260 mg/kg	106	66.8	138
EP080: BTEXN (QCLot: 5489842)							
EM2322163-002	2A	EP080: Benzene	71-43-2	2 mg/kg	79.9	54.4	127
		EP080: Toluene	108-88-3	2 mg/kg	79.9	57.1	131
EP132A: Phenolic Compounds (QCLot: 5496667)							
EM2322163-002	2A	EP132: Hexachlorophene	70-30-4	100 µg/kg	16.9	6.80	91.0
EP202A: Phenoxyacetic Acid Herbicides by LCMS (QCLot: 5498939)							
EM2322163-004	4A	EP202: 2.4-D	94-75-7	0.1 mg/kg	84.4	68.0	139
		EP202: Triclopyr	55335-06-3	0.1 mg/kg	82.7	51.0	145
		EP202: 2.4.5-T	93-76-5	0.1 mg/kg	69.1	57.0	142
		EP202: Picloram	1918-02-1	0.1 mg/kg	77.9	49.0	138

QA/QC Compliance Assessment to assist with Quality Review

Work Order	: **EM2322163**	Page	: 1 of 10
Client	: **GREENEDGE ENVIRONMENTAL**	Laboratory	: Environmental Division Melbourne
Contact	: CHRIS ALDERTON	Telephone	: +61881625130
Project	: Melalvekla	Date Samples Received	: 11-Dec-2023
Site	: ----	Issue Date	: 27-Dec-2023
Sampler	: Chris	No. of samples received	: 4
Order number	: 003	No. of samples analysed	: 4

This report is automatically generated by the ALS LIMS through interpretation of the ALS Quality Control Report and several Quality Assurance parameters measured by ALS. This automated reporting highlights any non-conformances, facilitates faster and more accurate data validation and is designed to assist internal expert and external Auditor review. Many components of this report contribute to the overall DQO assessment and reporting for guideline compliance.

Brief method summaries and references are also provided to assist in traceability.

Summary of Outliers

Outliers : Quality Control Samples

This report highlights outliers flagged in the Quality Control (QC) Report.

- **NO Method Blank value outliers occur.**
- **NO Duplicate outliers occur.**
- **NO Laboratory Control outliers occur.**
- **Matrix Spike outliers exist - please see following pages for full details.**
- **For all regular sample matrices, NO surrogate recovery outliers occur.**

Outliers : Analysis Holding Time Compliance

- **NO Analysis Holding Time Outliers exist.**

Outliers : Frequency of Quality Control Samples

- **NO Quality Control Sample Frequency Outliers exist.**

Outliers : Quality Control Samples

Duplicates, Method Blanks, Laboratory Control Samples and Matrix Spikes

Matrix: **SOIL**

Compound Group Name	Laboratory Sample ID	Client Sample ID	Analyte	CAS Number	Data	Limits	Comment
Matrix Spike (MS) Recoveries							
EG048: Hexavalent Chromium (Alkaline Digest)	EM2321932--008	Anonymous	**Hexavalent Chromium**	18540-29-9	43.4 %	58.0-114%	**Recovery less than lower data quality objective**
EG048: Hexavalent Chromium (Alkaline Digest)	EM2321932--008	Anonymous	**Hexavalent Chromium**	18540-29-9	51.7 %	58.0-114%	**Recovery less than lower data quality objective**
EK040T: Fluoride Total	EM2322163--001	1A	**Fluoride**	16984-48-8	68.2 %	70.0-130%	**Recovery less than lower data quality objective**

Analysis Holding Time Compliance

If samples are identified below as having been analysed or extracted outside of recommended holding times, this should be taken into consideration when interpreting results.

This report summarizes extraction / preparation and analysis times and compares each with ALS recommended holding times (referencing USEPA SW 846, APHA, AS and NEPM) based on the sample container provided. Dates reported represent first date of extraction or analysis and preclude subsequent dilutions and reruns. A listing of breaches (if any) is provided herein.

Holding time for leachate methods (e.g. TCLP) vary according to the analytes reported. Assessment compares the leach date with the shortest analyte holding time for the equivalent soil method. These are: organics 14 days, mercury 28 days & other metals 180 days. A recorded breach does not guarantee a breach for all non-volatile parameters.

Holding times for ***VOC in soils*** vary according to analytes of interest. Vinyl Chloride and Styrene holding time is 7 days; others 14 days. A recorded breach does not guarantee a breach for all VOC analytes and should be verified in case the reported breach is a false positive or Vinyl Chloride and Styrene are not key analytes of interest/concern.

Matrix: **SOIL**

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / *Container / Client Sample ID(s)*	*Sample Date*	*Extraction / Preparation*			*Analysis*		
		Date extracted	*Due for extraction*	*Evaluation*	*Date analysed*	*Due for analysis*	*Evaluation*
EA055: Moisture Content (Dried @ 105-110°C)							
Soil Glass Jar - Unpreserved (EA055) 1A, 2A, 3A, 4A	**06-Dec-2023**	**----**	----	----	**13-Dec-2023**	20-Dec-2023	✓
EG005(ED093)T: Total Metals by ICP-AES							
Soil Glass Jar - Unpreserved (EG005T) 1A, 2A, 3A, 4A	**06-Dec-2023**	**14-Dec-2023**	03-Jun-2024	✓	**14-Dec-2023**	03-Jun-2024	✓
EG035T: Total Recoverable Mercury by FIMS							
Soil Glass Jar - Unpreserved (EG035T) 1A, 2A, 3A, 4A	**06-Dec-2023**	**14-Dec-2023**	03-Jan-2024	✓	**14-Dec-2023**	03-Jan-2024	✓
EG048: Hexavalent Chromium (Alkaline Digest)							
Soil Glass Jar - Unpreserved (EG048G) 1A, 2A, 3A, 4A	**06-Dec-2023**	**14-Dec-2023**	03-Jan-2024	✓	**15-Dec-2023**	21-Dec-2023	✓
EK026SF: Total CN by Segmented Flow Analyser							
Soil Glass Jar - Unpreserved (EK026SF) 1A, 2A, 3A, 4A	**06-Dec-2023**	**14-Dec-2023**	20-Dec-2023	✓	**18-Dec-2023**	28-Dec-2023	✓

Page	: 3 of 10
Work Order	: EM2322163
Client	: GREENEDGE ENVIRONMENTAL
Project	: Melalvekla

Matrix: **SOIL**

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)	Sample Date	Extraction / Preparation			Analysis		
		Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EK028SF: Weak Acid Dissociable CN by Segmented Flow Analyser							
Soil Glass Jar - Unpreserved (EK028SF) 1A, 2A, 3A, 4A	**06-Dec-2023**	**14-Dec-2023**	20-Dec-2023	✓	**18-Dec-2023**	28-Dec-2023	✓
EK040T: Fluoride Total							
Soil Glass Jar - Unpreserved (EK040T) 1A, 2A, 3A, 4A	**06-Dec-2023**	**13-Dec-2023**	03-Jan-2024	✓	**14-Dec-2023**	03-Jan-2024	✓
EP066: Polychlorinated Biphenyls (PCB)							
Soil Glass Jar - Unpreserved (EP066) 1A, 2A, 3A, 4A	**06-Dec-2023**	**14-Dec-2023**	20-Dec-2023	✓	**15-Dec-2023**	23-Jan-2024	✓
EP068A: Organochlorine Pesticides (OC)							
Soil Glass Jar - Unpreserved (EP068) 1A, 2A, 3A, 4A	**06-Dec-2023**	**14-Dec-2023**	20-Dec-2023	✓	**14-Dec-2023**	23-Jan-2024	✓
EP068B: Organophosphorus Pesticides (OP)							
Soil Glass Jar - Unpreserved (EP068) 1A, 2A, 3A, 4A	**06-Dec-2023**	**14-Dec-2023**	20-Dec-2023	✓	**14-Dec-2023**	23-Jan-2024	✓
EP071 SG: Total Recoverable Hydrocarbons - NEPM 2013 Fractions - Silica gel cleanup							
Soil Glass Jar - Unpreserved (EP071SG-S) 1A, 2A, 3A, 4A	**06-Dec-2023**	**14-Dec-2023**	20-Dec-2023	✓	**15-Dec-2023**	23-Jan-2024	✓
EP071 SG-S: Total Petroleum Hydrocarbons in Soil - Silica gel cleanup							
Soil Glass Jar - Unpreserved (EP071SG-S) 1A, 2A, 3A, 4A	**06-Dec-2023**	**14-Dec-2023**	20-Dec-2023	✓	**15-Dec-2023**	23-Jan-2024	✓
EP074A: Monocyclic Aromatic Hydrocarbons							
Soil Glass Jar - Unpreserved (EP074) 1A, 2A, 3A, 4A	**06-Dec-2023**	**13-Dec-2023**	13-Dec-2023	✓	**13-Dec-2023**	13-Dec-2023	✓
EP074B: Oxygenated Compounds							
Soil Glass Jar - Unpreserved (EP074) 1A, 2A, 3A, 4A	**06-Dec-2023**	**13-Dec-2023**	13-Dec-2023	✓	**13-Dec-2023**	13-Dec-2023	✓
EP074E: Halogenated Aliphatic Compounds							
Soil Glass Jar - Unpreserved (EP074) 1A, 2A, 3A, 4A	**06-Dec-2023**	**13-Dec-2023**	13-Dec-2023	✓	**13-Dec-2023**	13-Dec-2023	✓

Page	: 4 of 10
Work Order	: EM2322163
Client	: GREENEDGE ENVIRONMENTAL
Project	: Melalvekla

Matrix: **SOIL**

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)	Sample Date	Extraction / Preparation			Analysis		
		Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EP074F: Halogenated Aromatic Compounds							
Soil Glass Jar - Unpreserved (EP074) 1A, 2A, 3A, 4A	06-Dec-2023	13-Dec-2023	13-Dec-2023	✓	13-Dec-2023	13-Dec-2023	✓
EP074G: Trihalomethanes							
Soil Glass Jar - Unpreserved (EP074) 1A, 2A, 3A, 4A	06-Dec-2023	13-Dec-2023	13-Dec-2023	✓	13-Dec-2023	13-Dec-2023	✓
EP075A: Phenolic Compounds							
Soil Glass Jar - Unpreserved (EP075) 1A, 2A, 3A, 4A	06-Dec-2023	14-Dec-2023	20-Dec-2023	✓	14-Dec-2023	23-Jan-2024	✓
EP075B: Polynuclear Aromatic Hydrocarbons							
Soil Glass Jar - Unpreserved (EP075) 1A, 2A, 3A, 4A	06-Dec-2023	14-Dec-2023	20-Dec-2023	✓	14-Dec-2023	23-Jan-2024	✓
EP075C: Phthalate Esters							
Soil Glass Jar - Unpreserved (EP075) 1A, 2A, 3A, 4A	06-Dec-2023	14-Dec-2023	20-Dec-2023	✓	14-Dec-2023	23-Jan-2024	✓
EP075E: Nitroaromatics and Ketones							
Soil Glass Jar - Unpreserved (EP075) 1A, 2A, 3A, 4A	06-Dec-2023	14-Dec-2023	20-Dec-2023	✓	14-Dec-2023	23-Jan-2024	✓
EP075G: Chlorinated Hydrocarbons							
Soil Glass Jar - Unpreserved (EP075) 1A, 2A, 3A, 4A	06-Dec-2023	14-Dec-2023	20-Dec-2023	✓	14-Dec-2023	23-Jan-2024	✓
EP075K: Miscellaneous Compounds							
Soil Glass Jar - Unpreserved (EP075) 1A, 2A, 3A, 4A	06-Dec-2023	14-Dec-2023	20-Dec-2023	✓	14-Dec-2023	23-Jan-2024	✓
EP080/071: Total Petroleum Hydrocarbons							
Soil Glass Jar - Unpreserved (EP080) 1A, 2A, 3A, 4A	06-Dec-2023	13-Dec-2023	20-Dec-2023	✓	13-Dec-2023	20-Dec-2023	✓
Soil Glass Jar - Unpreserved (EP071) 1A, 4A	06-Dec-2023	14-Dec-2023	20-Dec-2023	✓	14-Dec-2023	23-Jan-2024	✓

Page	:	5 of 10
Work Order	:	EM2322163
Client	:	GREENEDGE ENVIRONMENTAL
Project	:	Melalvekla

Matrix: **SOIL**

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)	Sample Date	Extraction / Preparation			Analysis		
		Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions							
Soil Glass Jar - Unpreserved (EP080) 1A, 2A, 3A, 4A	**06-Dec-2023**	**13-Dec-2023**	20-Dec-2023	✓	**13-Dec-2023**	20-Dec-2023	✓
Soil Glass Jar - Unpreserved (EP071) 1A, 4A	**06-Dec-2023**	**14-Dec-2023**	20-Dec-2023	✓	**14-Dec-2023**	23-Jan-2024	✓
EP080: BTEXN							
Soil Glass Jar - Unpreserved (EP080) 1A, 4A	**06-Dec-2023**	**13-Dec-2023**	20-Dec-2023	✓	**13-Dec-2023**	20-Dec-2023	✓
EP132A: Phenolic Compounds							
Soil Glass Jar - Unpreserved (EP132) 1A	**06-Dec-2023**	**20-Dec-2023**	20-Dec-2023	✓	**20-Dec-2023**	29-Jan-2024	✓
Soil Glass Jar - Unpreserved (EP132) 2A, 3A, 4A	**06-Dec-2023**	**20-Dec-2023**	20-Dec-2023	✓	**21-Dec-2023**	29-Jan-2024	✓
EP202A: Phenoxyacetic Acid Herbicides by LCMS							
Soil Glass Jar - Unpreserved (EP202) 1A, 2A, 3A, 4A	**06-Dec-2023**	**18-Dec-2023**	20-Dec-2023	✓	**19-Dec-2023**	27-Jan-2024	✓

Page	:	6 of 10
Work Order	:	EM2322163
Client	:	GREENEDGE ENVIRONMENTAL
Project	:	Melalvekla

Quality Control Parameter Frequency Compliance

The following report summarises the frequency of laboratory QC samples analysed within the analytical lot(s) in which the submitted sample(s) was(were) processed. Actual rate should be greater than or equal to the expected rate. A listing of breaches is provided in the Summary of Outliers.

Matrix: **SOIL**

Evaluation: × = Quality Control frequency not within specification ; ✓ = Quality Control frequency within specification.

Quality Control Sample Type		Count		Rate (%)			Quality Control Specification
Analytical Methods	Method	QC	Regular	Actual	Expected	Evaluation	
Laboratory Duplicates (DUP)							
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	2	17	11.76	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Low level CHC (SIM)	EP074E(SIM)	1	8	12.50	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Moisture Content	EA055	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Pesticides by GCMS	EP068	1	9	11.11	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Phenoxyacetic Acid Herbicides (LCMS - Standard DL)	EP202	1	8	12.50	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Polychlorinated Biphenyls (PCB)	EP066	1	9	11.11	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Semivolatile Compounds by GCMS(SIM - Ultra-trace)	EP132	1	8	12.50	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Semivolatile Organic Compounds	EP075	1	8	12.50	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Cyanide by Segmented Flow Analyser	EK026SF	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Fluoride	EK040T	2	13	15.38	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	3	33.33	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction (Silica Gel Clean Up)	EP071SG-S	1	8	12.50	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	17	11.76	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Volatile Organic Compounds	EP074	1	8	12.50	10.00	✓	NEPM 2013 B3 & ALS QC Standard
WAD Cyanide by Segmented Flow Analyser	EK028SF	1	9	11.11	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Laboratory Control Samples (LCS)							
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	2	17	11.76	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Low level CHC (SIM)	EP074E(SIM)	1	8	12.50	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Pesticides by GCMS	EP068	1	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Phenoxyacetic Acid Herbicides (LCMS - Standard DL)	EP202	1	8	12.50	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Polychlorinated Biphenyls (PCB)	EP066	1	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Semivolatile Compounds by GCMS(SIM - Ultra-trace)	EP132	1	8	12.50	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Semivolatile Organic Compounds	EP075	1	8	12.50	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Cyanide by Segmented Flow Analyser	EK026SF	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Fluoride	EK040T	1	13	7.69	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	3	33.33	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction (Silica Gel Clean Up)	EP071SG-S	1	8	12.50	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	17	5.88	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Volatile Organic Compounds	EP074	1	8	12.50	5.00	✓	NEPM 2013 B3 & ALS QC Standard
WAD Cyanide by Segmented Flow Analyser	EK028SF	1	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)							
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	1	17	5.88	5.00	✓	NEPM 2013 B3 & ALS QC Standard

Matrix: **SOIL**

Evaluation: × = Quality Control frequency not within specification ; ✓ = Quality Control frequency within specification.

Quality Control Sample Type		Count		Rate (%)			Quality Control Specification
Analytical Methods	*Method*	*QC*	*Regular*	***Actual***	***Expected***	*Evaluation*	
Method Blanks (MB) - Continued							
Low level CHC (SIM)	EP074E(SIM)	1	8	**12.50**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Pesticides by GCMS	EP068	1	9	**11.11**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Phenoxyacetic Acid Herbicides (LCMS - Standard DL)	EP202	1	8	**12.50**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Polychlorinated Biphenyls (PCB)	EP066	1	9	**11.11**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Semivolatile Compounds by GCMS(SIM - Ultra-trace)	EP132	1	8	**12.50**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Semivolatile Organic Compounds	EP075	1	8	**12.50**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Cyanide by Segmented Flow Analyser	EK026SF	1	20	**5.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Fluoride	EK040T	1	13	**7.69**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	**5.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	20	**5.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	3	**33.33**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction (Silica Gel Clean Up)	EP071SG-S	1	8	**12.50**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	17	**5.88**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Volatile Organic Compounds	EP074	1	8	**12.50**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
WAD Cyanide by Segmented Flow Analyser	EK028SF	1	9	**11.11**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	2	17	**11.76**	**10.00**	✓	NEPM 2013 B3 & ALS QC Standard
Low level CHC (SIM)	EP074E(SIM)	1	8	**12.50**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Pesticides by GCMS	EP068	1	9	**11.11**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Phenoxyacetic Acid Herbicides (LCMS - Standard DL)	EP202	1	8	**12.50**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Polychlorinated Biphenyls (PCB)	EP066	1	9	**11.11**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Semivolatile Compounds by GCMS(SIM - Ultra-trace)	EP132	1	8	**12.50**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Semivolatile Organic Compounds	EP075	1	8	**12.50**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Cyanide by Segmented Flow Analyser	EK026SF	1	20	**5.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Fluoride	EK040T	1	13	**7.69**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	**5.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	20	**5.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	3	**33.33**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction (Silica Gel Clean Up)	EP071SG-S	1	8	**12.50**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	17	**5.88**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Volatile Organic Compounds	EP074	1	8	**12.50**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
WAD Cyanide by Segmented Flow Analyser	EK028SF	1	9	**11.11**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard

Brief Method Summaries

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the US EPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request. The following report provides brief descriptions of the analytical procedures employed for results reported in the Certificate of Analysis. Sources from which ALS methods have been developed are provided within the Method Descriptions.

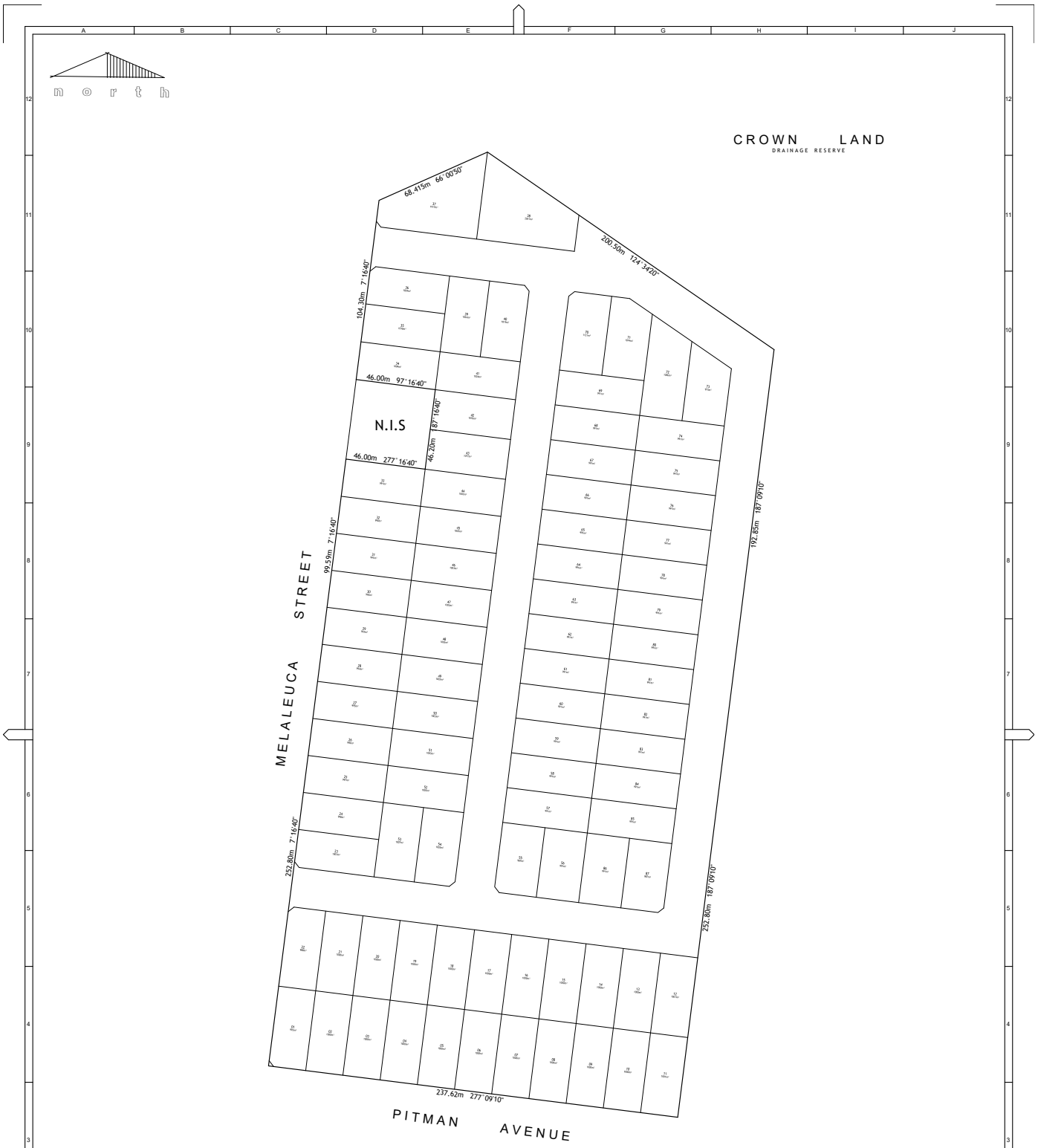
Analytical Methods	Method	Matrix	Method Descriptions
Moisture Content	EA055	SOIL	In house: A gravimetric procedure based on weight loss over a 12 hour drying period at 105-110 degrees C. This method is compliant with NEPM Schedule B(3).
Total Metals by ICP-AES	EG005T	SOIL	In house: Referenced to APHA 3120; USEPA SW 846 - 6010. Metals are determined following an appropriate acid digestion of the soil. The ICPAES technique ionises samples in a plasma, emitting a characteristic spectrum based on metals present. Intensities at selected wavelengths are compared against those of matrix matched standards. This method is compliant with NEPM Schedule B(3)
Total Mercury by FIMS	EG035T	SOIL	In house: Referenced to APHA 3112 Hg - B (Flow-injection (SnCl2) (Cold Vapour generation) AAS) FIM-AAS is an automated flameless atomic absorption technique. Mercury in solids are determined following an appropriate acid digestion. Ionic mercury is reduced online to atomic mercury vapour by SnCl2 which is then purged into a heated quartz cell. Quantification is by comparing absorbance against a calibration curve. This method is compliant with NEPM Schedule B(3)
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	SOIL	In house: Referenced to USEPA SW846, Method 3060. Hexavalent chromium is extracted by alkaline digestion. The digest is determined by photometrically by automatic discrete analyser, following pH adjustment. The instrument uses colour development using dephenylcarbazide. Each run of samples is measured against a five-point calibration curve. This method is compliant with NEPM Schedule B(3)
Total Cyanide by Segmented Flow Analyser	EK026SF	SOIL	In house: Referenced to APHA 4500-CN C / ASTM D7511 / ISO 14403. Caustic leachates of soil samples are introduced into an automated segmented flow analyser. Complex bound cyanide is decomposed in a continuously flowing stream, at a pH of 3.8, by the effect of UV light. A UV-B lamp (312 nm) and a decomposition spiral of borosilicate glass are used to filter out UV light with a wavelength of less than 290 nm thus preventing the conversion of thiocyanate into cyanide. The hydrogen cyanide present at a pH of 3.8 is separated by gas dialysis. The hydrogen cyanide is then determined photometrically, based on the reaction of cyanide with chloramine-T to form cyanogen chloride. This then reacts with 4-pyridine carboxylic acid and 1,3-dimethylbarbituric acid to give a red colour which is measured at 600 nm. This method is compliant with NEPM Schedule B(3).
WAD Cyanide by Segmented Flow Analyser	EK028SF	SOIL	In house: Referenced to APHA 4500-CN C&O / ISO 14403. Caustic leachates of soil samples are introduced into an automated segmented flow analyser. Hydrogen cyanide is liberated from a slightly acidified (pH 4.5) and is dialysed. Tight cyanide complexes that would not be amenable to oxidation by chlorine are not converted. Iron cyanide complexes are precipitated with zinc acetate. Liberated HCN diffuses through a membrane into a stream of sodium hydroxide where it is carried as CN- The cyanide in caustic solution is buffered to pH 5.2 and further converted to cyanogen chloride by reaction with chloramine-T. Cyanogen chloride subsequently reacts with 4-pyridine carboxylic and 1,3-dimethylbarbituric acids to give a red colour complex. This colour is measured at 600 nm. This method is compliant with NEPM Schedule B(3).
Total Fluoride	EK040T	SOIL	(In-house) Total fluoride is determined by ion specific electrode (ISE) in a solution obtained after a Sodium Carbonate / Potassium Carbonate fusion dissolution.
Polychlorinated Biphenyls (PCB)	EP066	SOIL	In house: Referenced to USEPA SW 846 - 8270 Extracts are analysed by Capillary GC/MS and quantification is by comparison against an established 5 point calibration curve. This method is compliant with NEPM Schedule B(3).

Page	:	9 of 10
Work Order	:	EM2322163
Client	:	GREENEDGE ENVIRONMENTAL
Project	:	Melalvekla

Analytical Methods	Method	Matrix	Method Descriptions
Pesticides by GCMS	EP068	SOIL	In house: Referenced to USEPA SW 846 - 8270 Extracts are analysed by Capillary GC/MS and quantification is by comparison against an established 5 point calibration curve. This technique is compliant with NEPM Schedule B(3).
TRH - Semivolatile Fraction	EP071	SOIL	In house: Referenced to USEPA SW 846 - 8015 Sample extracts are analysed by Capillary GC/FID and quantified against alkane standards over the range C10 - C40. Compliant with NEPM Schedule B(3).
TRH - Semivolatile Fraction (Silica Gel Clean Up)	EP071SG-S	SOIL	In house: Referenced to USEPA SW 846 - 8015. Sample extracts are analysed by Capillary GC/FID and quantified against alkane standards over the range C10 - C40. Compliant with NEPM Schedule B(3).
Volatile Organic Compounds	EP074	SOIL	In house: Referenced to USEPA SW 846 - 8260 Extracts are analysed by Purge and Trap, Capillary GC/MS. Quantification is by comparison against an established 5 point calibration curve. This method is compliant with NEPM Schedule B(3).
Low level CHC (SIM)	EP074E(SIM)	SOIL	In house: Referenced to USEPA SW 846 - 8260 Extracts are analysed by Purge and Trap, Capillary GC/MS. Quantification is by comparison against an established 5 point calibration curve. This method is compliant with NEPM Schedule B(3).
Semivolatile Organic Compounds	EP075	SOIL	In house: Referenced to USEPA SW 846 - 8270 Extracts are analysed by Capillary GC/MS and quantification is by comparison against an established 5 point calibration curve. This technique is compliant with NEPM Schedule B(3).
TRH Volatiles/BTEX	EP080	SOIL	In house: Referenced to USEPA SW 846 - 8260. Extracts are analysed by Purge and Trap, Capillary GC/MS. Quantification is by comparison against an established 5 point calibration curve. Compliant with NEPM Schedule B(3) amended.
Semivolatile Compounds by GCMS(SIM - Ultra-trace)	EP132	SOIL	In house: Referenced to USEPA 8270 GCMS Capiliary column, SIM mode.
Phenoxyacetic Acid Herbicides (LCMS - Standard DL)	EP202	SOIL	In house: LCMS (Electrospray in negative mode). Residues of acid herbicides are extracted from soil samples under the alkaline condition. An aliquot of the alkaline aqueous phase is taken and acidified before a SPE cleanup. After eluting off from the SPE cartridge, residues of acid herbicides are dissolved in HPLC mobile phase prior to instrument analysis.
NSW Waste Classification Guidelines - Aggregate Sums	* NSW-WCG	SOIL	In house: This method provides rounded sums for diverse trace organics to suit NSW Waste Classification Guidelines.

Preparation Methods	Method	Matrix	Method Descriptions
NaOH leach for CN in Soils	CN-PR	SOIL	In house: APHA 4500 CN. Samples are extracted by end-over-end tumbling with NaOH.
Alkaline digestion for Hexavalent Chromium	EG048PR	SOIL	In house: Referenced to USEPA SW846, Method 3060A.
Total Fluoride	EK040T-PR	SOIL	In house: Samples are fused with Sodium Carbonate / Potassium Carbonate flux.
Hot Block Digest for metals in soils sediments and sludges	EN69	SOIL	In house: Referenced to USEPA 200.2. Hot Block Acid Digestion 1.0g of sample is heated with Nitric and Hydrochloric acids, then cooled. Peroxide is added and samples heated and cooled again before being filtered and bulked to volume for analysis. Digest is appropriate for determination of selected metals in sludge, sediments, and soils. This method is compliant with NEPM Schedule B(3).
Extraction for Phenoxy Acid Herbicides in Soils.	EP202-PR	SOIL	In-House: Alkaline extract followed by SPE clean up of acidified portion of the sample extract.
Methanolic Extraction of Soils for Purge and Trap	ORG16	SOIL	In house: Referenced to USEPA SW 846 - 5030A. 5g of solid is shaken with surrogate and 10mL methanol prior to analysis by Purge and Trap - GC/MS.

Preparation Methods	Method	Matrix	Method Descriptions
Tumbler Extraction of Solids	ORG17	SOIL	In house: Mechanical agitation (tumbler). 10g of sample, Na2SO4 and surrogate are extracted with 30mL 1:1 DCM/Acetone by end over end tumble. The solvent is decanted, dehydrated and concentrated (by KD) to the desired volume for analysis.
Tumbler Extraction of Solids/ Acetylation	ORG17A-AC	SOIL	In house: Mechanical agitation (tumbler). 20g of sample, Na2SO4 and surrogate are extracted with 150mL 1:1 DCM/Acetone by end over end tumble. The solvent is decanted, dehydrated and concentrated (by KD) to 1 mL with exchange into cyclohexane. Phenolic compounds are reacted with acetic anhydride to yield phenyl acetates suitable for ultra-trace analysis.



mark@mh2.com.au mick@mh2.com.au
0438 210 139 0427 237 668
No.136-138 Langtree Ave,Mildura,VIC 3500
ABN: 43 634 027 464

PRELIMINARY ISSUE

DRG NO: MH2 2022-069
SHEET NO: 1 OF 3
PROJECT: 87 ALLOTMENT RESIDENTIAL SUBDIVISION
DRAWING: PROPOSED SUBDIVISION PLAN
CLIENT: 90 MELALEUCA STREET PTY LTD
ADDRESS: 90 MELALEUCA STREET, BURONGA
SCALE: 1:1000 DATE: OCT '24
REVISION: A SHEET SIZE: A1

A1

n o r t h

mark@mh2.com.au mick@mh2.com.au
0438 210 139 0427 237 668
No.136-138 Langtree Ave,Mildura,VIC 3500
ABN: 43 634 027 464

PRELIMINARY ISSUE

DRG NO:	MH2 2022-069
SHEET NO:	2 OF 3
PROJECT:	87 ALLOTMENT RESIDENTIAL SUBDIVISION
DRAWING:	PROPOSED SUBDIVISION PLAN
CLIENT:	90 MELALEUCA STREET PTY LTD
ADDRESS:	90 MELALEUCA STREET, BURONGA
SCALE: 1:1000	DATE: OCT '24
REVISION: A	SHEET SIZE: A1

A1

CROWN LAND
CROWN LAND
DRAINAGE RESERVE
PROPOSED STANDARD ROAD #1
PROPOSED STANDARD ROAD #1
PROPOSED STANDARD ROAD #1
PITMAN AVENUE
MELALEUCA STREET
ROSE STREET
north
DRG NO: MH2 2022-069
SHEET NO: 3 OF 3
PROJECT: 87 ALLOTMENT RESIDENTIAL SUBDIVISION
DRAWING: PROPOSED SUBDIVISION PLAN
CLIENT: 90 MELALEUCA STREET PTY LTD
ADDRESS: 90 MELALEUCA STREET, BURONGA
SCALE: 1:2000
DATE: OCT '24
REVISION: A
SHEET SIZE: A1
PRELIMINARY ISSUE
mark@mh2.com.au mick@mh2.com.au
0438 210 139 0427 237 668
No.136-138 Langtree Ave,Mildura,VIC 3500
ABN: 43 634 027 464

Our Reference:
Prepared By: George Kenende
Date:

PLANNING PROPOSAL ASSESSMENT REPORT

Application Details
Application No: L1/107, PP-2024-2290 *Applicant:* Cadell Consulting Services *Proposal Summary:* Rezone subject land from RU4 Primary Production Small Lots to RU5 Village and remove the 10 ha minimum lot size (MLS) *Assessment Officer:* George Kenende, Acting Director Health and Planning

Site and Locality Details
Subject Land: 88 & 90 Melaleuca Street, Buronga - Lot 1 & 2 DP 1075225 *Current LEP provisions:* Subject land is zoned RU4 Primary Production Small Lots with a Minimum Lot Size of 10 ha *Current DCP Provisions:* Chapter 3 & 5 *Proposed amendment controls:* Rezone from RU4 to RU5 and Remove the 10 ha MLS *Existing Character and Use:* The subject land includes 2 allotments encompassing approximately 11.6 hectares with access to the subject site from Melaleuca Street. Lot 1 DP 1075225 contains a dwelling and encompasses 2081 m2 and Lot 2 DP 1075225 contains farm buildings and is currently planted with horticultural crop. Other than crop, vegetation on the subject site is contained to areas surrounding the buildings and consists of ornamental and introduced species for landscaping purposes. The subject land is zoned RU4 Primary Production Small Lots with a minimum lot size of 10 hectares *Locality:* The subject land is located centrally in Buronga, bounded by Melaleuca Street to the west, Pitman Avenue to the south, Crown land to the north and private property to the east. Land to the east is under active horticultural production, the north eastern boundary is Crown land and zoned C2 Environmental Conservation. Further to the north east is the township of Gol Gol. The southern boundary borders on Pitman Avenue and the RU5 Village zone where there is existing residential development. The lots to the west of the subject are in the process of being developed for a mix of residential and commercial purposes. On the southwestern boundary is the RU5 Village zone where vacant lots are in the process of being developed for residential purposes. (Figure 1 & Figure 2)

Figure 1: Subject site location (Figure 3 from Planning Proposal)

Wentworth SHIRE COUNCIL

Our Reference:
Prepared By: George Kenende
Date:

Figure 2: Surrounding land use (Figure 4 from Planning Proposal)

Planning Proposal

Council is in receipt of an application to amend the Wentworth Local Environmental Plan 2011 (WLEP) to:

1. Rezone subject land from RU4 Primary Production Small Lots to RU5 Village (amend digital zoning map)
2. Remove the 10 ha Minimum Lot Size from the subject land (amend Lot Size Map - Sheet LSZ_004F)

The intended outcomes of the proposal identified in the planning proposal are to:

- ensure there is an ongoing, adequate supply of village zoned land available for future residential development
- facilitate the provision of a diverse range of residential development

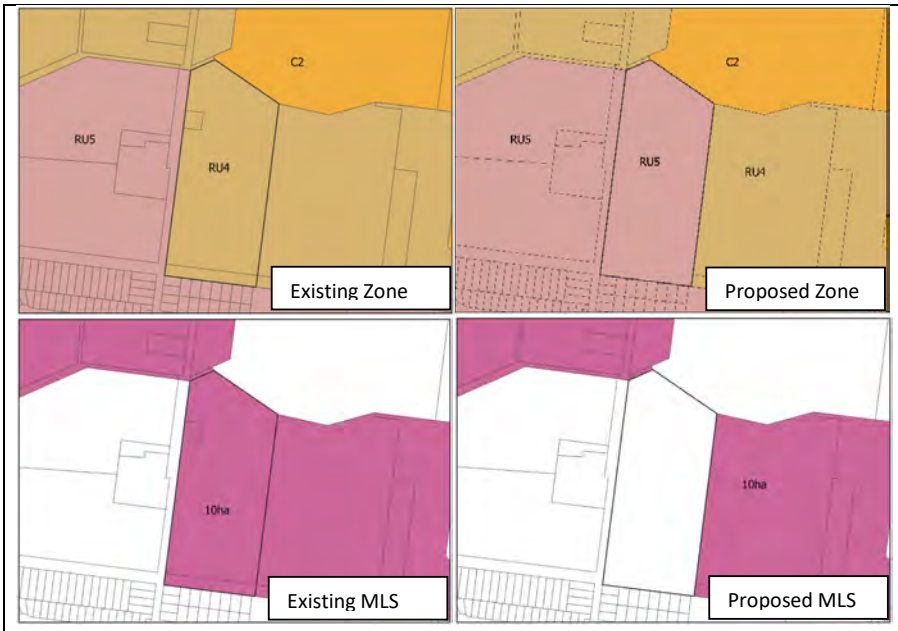


Figure 3: Current and Proposed zoning and MLS

The applicant's description of the proposal, including supporting information and conceptual plans are provided within the Planning Proposal.

Strategic Assessment

1. *Consistency with WSC Community Strategic Plan 2022-2032*

The planning proposal seeks to rezone subject land from RU4 to R5 and remove the 10 ha MLS to provide for diverse residential land with access to all main services that is in demand. The subject land comprises of 2 allotments and is approximately 11.6 ha.

The planning proposal is in line with the four key strategies of the WSC Community Strategic Plan 2022-2032.

Consistent

2. *Consistency with WSC Local Strategic Planning Statement*

Page 14 and 15 of the Planning Proposal addresses how the proposed amendments to the planning instrument are inline with *Planning Priority 6 of the Local Strategic Planning Statement* (LSPS). The subject land:

- Is within the settlement boundary
- Leverages the ongoing demand for residential lots in Buronga and Gol Gol, which will facilitate population growth.
- Facilitates population growth that will inevitably increase the local economy and social opportunities and capacity in the Gol Gol and Buronga townships.
- Ensures that the proposed development will be well planned, with adequate services and infrastructure, within close proximity to commercial and community services.

In addition to the response to the Local Strategic Planning Statement (LSPS) within the planning proposal, *Planning Priority 4 – Efficient transport and connectivity networks* and *Planning Priority 7 – Infrastructure Services* is applicable to the amendment to ensure all development within the Shire are

Wentworth SHIRE COUNCIL

Our Reference:
Prepared By: George Kenende
Date:

appropriately serviced by well-designed roads/footpaths and infrastructure (water, sewer, stormwater etc). Services including include water, sewerage and electricity are to be connected to land to service future developments.

Consistent

3. *Consistency with any other relevant strategy/study/report*

The Buronga Gol Gol Structure Plan 2020 (BGGSP) aims to facilitate quality and sustainable urban development in the localities of Buronga and Gol Gol with short, medium and long-term strategies.

Page 10 to 12 of the planning proposal identifies how the BGGSP supports the proposed amendments to the LEP even though the land is not directly identified within the plan. A detailed supply and demand analysis of RU5 zoned land has been provided (page 20 of the planning proposal) reviewing the staging plan of the BGGSP. The planning proposal has adequately shown that the rate of the development within the area is outside what was anticipated within the BGGSP. A short fall in RU5 land has been identified and the planning proposal looking to ameliorate that.

Page 12 of the planning proposal has also identified how the proposed amendment is in line with the planning principles of the BGGSP.

Consistent

4. *Consistency with Far West Regional Plan 2036*

The planning proposal addresses and shows consistency with *Direction 21: Strengthen communities of interest and cross-regional relationships* and *Direction 27: Provide greater housing choice* as shown on page 12-13 of the planning proposal.

Direction 2: Protect productive agricultural land and plan for greater land use compatibility is relevant for the planning proposal in relation to the managing interface between agricultural lands and other land uses to minimize land use conflict. The planning proposal has identified some measures to manage this potential land use conflict. More measures may be needed based on gateway assessment and responses during public exhibition.

The planning proposal seeks to rezone and remove the MLS of the subject land for residential purposes, which will provide more diverse residential lots in the area.

Consistent

5. *Consistency with Draft Far West Regional Plan 2041*

The planning proposal addresses and shows consistency with *Objective 6: Plan for housing supply, diversity, affordability and resilience* on page 13-14 by:

- Ensuring the ongoing provision of a range of residential development in response to the demand for new homes
- Providing different types of dwellings to cater for a variety of lifestyle choices, in the Buronga Gol Gol area

Consistent

6. *Consistency with applicable State Environmental Planning Policies*.

Refer to Table 1 below.

7. *Consistency with applicable Section 9.1 Ministerial Directions*.

Refer to Table 2 below.

Table 1: State Environmental Planning Policies consistency assessment

State Environmental Planning Policy (SEPP)	Applicable (Y/N)	Consistent (Y/N)	Assessment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Y	Y	The land is devoid of native vegetation due to its previous use for horticulture. There will be no removal of vegetation required. Due to the lack of native vegetation impact, it is considered that the site is not potential or core koala habitat. The site is setback from the Murray River, with minimal potential impacts to it.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	N		
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	N		
State Environmental Planning Policy (Housing) 2021	Y	Y	The planning proposal is consistent with the SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	N		No signage proposed for the PP
State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development	N		
State Environmental Planning Policy (Planning Systems) 2021	N		The PP is not regionally or state significant and the subject land is not owned by an Aboriginal Land Council.
State Environmental Planning Policy (Precincts – Central River City) 2021	N		
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	N		
State Environmental Planning Policy (Regional) 2021	N		

Wentworth SHIRE COUNCIL

Our Reference:
Prepared By: George Kenende
Date:

State Environmental Planning Policy (Western Parkland City) 2021	N		
State Environmental Planning Policy (Primary Production) 2021	Y	Y	The subject land is not identified as state significant agricultural land and is within the settlement area identified in the BGGSP.
State Environmental Planning Policy (Resilience and Hazards) 2021	Y	Y	The site is currently used for horticulture and is proposed for rezoning to residential. Agriculture is identified as a contaminating activity. A Preliminary Site Investigation was provided which recommended some rehabilitation to allow residential land uses.
State Environmental Planning Policy (Resources and Energy) 2021	N		
State Environmental Planning Policy (Transport and Infrastructure) 2021	Y	Y	The application is inline with the objectives of the SEPP. Infrastructure is to be made available to the subject land.
State Environmental Planning Policy (Sustainable Buildings) 2022	N		

Table 2: Ministerial Directions consistency assessment

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
1. Planning Systems			
1.1 Implementation of Regional Plans	Y	Y	Based on the objective of this planning proposal the following Directions of the *Far West Regional Plan 2036* are relevant and consistent: *Direction 2: Protect productive agricultural land and plan for greater land use compatibility* *Direction 21: Strengthen communities of interest and cross-regional relationships* *Direction 27: Provide greater housing choice* and Based on the objective of this planning proposal the following Objectives of the *Draft Far West Regional Plan 2041* are relevant and consistent: *Objective 6: Plan for housing supply, diversity, affordability and resilience*

1.2 Development of Aboriginal Land Council land	N		
1.3 Approval and Referral Requirements	Y	Y	The planning proposal is consistent with direction.
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		
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N		
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N		
1.14 Implementation of Greater Macarthur 2040	N		
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N		
1.16 North West Rail Link Corridor Strategy	N		
1.17 Implementation of the Bays West Place Strategy	N		

Wentworth SHIRE COUNCIL

Our Reference:
Prepared By: George Kenende
Date:

1.18 Implementation of the Macquarie Park Innovation Precinct	N		
1.19 Implementation of the Westmead Place Strategy	N		
1.20 Implementation of the Camellia-Rosehill Place Strategy	N		
1.21 Implementation of South West Growth Area Structure Plan	N		
1.22 Implementation of the Cherrybrook Station Place Strategy	N		
2. Design and Place			
2.1 Not yet applied			
3. Biodiversity and Conservation			
3.1 Conservation Zones	Y	Y	The subject land is already cleared for horticulture. Native vegetation in adjoining Conservation zoned land will not be impacted due to mitigation measures that will need to be implemented. The PP does not involve land identified as environmentally sensitive and does not seek to reduce any environmental protect standards.
3.2 Heritage Conservation	N		Not in a heritage area and no heritage items on the land
3.3 Sydney Drinking Water Catchments	N		
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N		
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 *Recreation Vehicles Act 1983.*
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		Not located within the Willandra Lakes area

3.9 Sydney Harbour Foreshores and Waterways Area	N		
3.10 Water Catchment Protection	N		
4. Resilience and Hazards			
4.1 Flooding	N		The subject site is not identified as flood prone
4.2 Coastal Management	N		
4.3 Planning for Bushfire Protection	N		The subject site is not bushfire mapped.
4.4 Remediation of Contaminated Land	Y	Y	Preliminary Site Investigation provided with the Planning Proposal identifies the subject land as land historically used for agriculture which is a land use identified as causing contamination. The results of the PSI recommend some land rehabilitation to ensure the site is suitable for residential and other sensitive developments. Further investigation to manage contamination will be undertaken in compliance with a condition of the Gateway Determination, if issued to proceed.
4.5 Acid Sulfate Soils	N		
4.6 Mine Subsidence and Unstable Land	N		
5. Transport and Infrastructure			
5.1 Integrating Land Use and Transport	Y	Y	The planning proposal is considered consistent with direction as the subject site has access to connector road, has access to services and infrastructure.
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. This will be identified at the development stage
5.3 Development Near Regulated Airports and Defence Airfields	N		
5.4 Shooting Ranges	N		
6. Housing			
6.1 Residential Zones	Y	Y	The subject land is to be rezoned to a village zone and proposed for residential use. Planning proposal consistent as the subject land will have access to relevant infrastructure.

Wentworth SHIRE COUNCIL

Our Reference:
Prepared By: George Kenende
Date:

			This planning proposal is considered consistent with this direction.
6.2 Caravan Parks and Manufactured Home Estates	Y	Y	The Planning Proposal does not reduce the opportunities for caravan parks and manufactured homes estates.
7. Industry and Employment			
7.1 Employment zones	N		
7.2 Reduction in Non-Hosted Short-term Rental Accommodation period	N		
7.3 Commercial and Retail Development along the Pacific Highway North Coast	N		
8. Resources and Energy			
8.1 Mining, Petroleum Production and Extractive Industries	N		
9. Primary Production			
9.1 Rural Zones	Y	N	The Planning Proposal is inconsistent with this Direction, in that it proposes to rezone land from a rural zone to a village zone. The inconsistency is justified, in that the rezoning is inline with the principles of the Buronga Gol Gol Structure Plan 2020. The BGGSP was referred to DPI-Agriculture during drafting and is an endorsed plan by DPE (now DPHI). Additionally, the inconsistency is also justified through consistency with the Wentworth Shire Local Strategic Planning Statement, Community Strategic Plan 2022-2032, Far West Regional Plan 2036 and the draft Far West Regional Plan 2041.
9.2 Rural Lands	Y	N	The Planning Proposal is inconsistent with this Direction, in that it affects land in an existing rural zone. The inconsistency is justified, for the following reasons: - The planning proposal is consistent with all relevant local, regional and state strategic documents - The need for financial sustainable diverse allotments, and modern

			techniques allowing horticulture to be located on larger lots away from the historical irrigation areas - Minimal threat to biodiversity around the subject land - No constraints to residential development - Existing farms in the surrounding area still continue to farm exercising their right to farm. - Land is not identified as State Significant Agricultural Land
9.3 Oyster Aquaculture	N		
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N		

Site Assessment
Suitability of site for proposal
The site is deemed suitable for the proposal because: - No impediments on the land for residential use were identified which cannot be addressed via gateway conditions - The subject land will have access to infrastructure (water, sewerage, electricity) - Located close to services (shops, banks etc) The surrounding area is a mixture of residential and rural land. Diverse allotments will complement this mixed land use.
Infrastructure
There is infrastructure in the surrounding are to support the outcomes of the planning proposal. Power, filtered and raw water, sewerage and stormwater infrastructure is located in the vicinity of the land. The topography of the land will require specific engineering solutions especially in relation to sewerage and stormwater.

Consultation
Internal consultation
Roads and Engineering Department
External consultation
- Department of Planning, Housing and Infrastructure - Department of Primary Industries – Agriculture - Transport for NSW

Financial Implications
Council's 2024/2025 Fees and Charges include a fee for planning proposals which is $8,280. This lodgement fee has been paid by the proponent.

Wentworth SHIRE COUNCIL

Our Reference:
Prepared By: George Kenende
Date:

Should the planning proposal proceed and an amendment to the LEP be made, the following will apply to future development on the subject site:

- Section 7.12 Development Contribution Plan
- Servicing Plan No 1 (water and sewerage)
- Servicing Plan No 2 (stormwater)

Recommended Amendments

The following are recommended amendments and matters for gateway assessment consideration:

- Update to project timeline
- Zoning and MLS maps to be updated for ones which match the DPHI mapping standards
- Update to table 3 to reflect that zoning maps are now digital. The zone map referenced is no longer current
- Transport Impact Assessment to be attached to PP before exhibition if gateway is issued
- Specific land use standards may be required to ensure remediation is conducted on the land
- Specific provisions may be required to ensure land use conflict provisions will be followed during development on the east and north boundary
- Include section of Pitman fronting of the subject land into the planning proposal. Rezone to RU5 and remove MLS

Conclusion and Recommendation

That Council:

1. Support the planning proposal to amend the Wentworth LEP 2011 by:
    a. Rezoning the subject land from RU4 Primary Production Small Lots to RU5 Village
    b. Remove the 10 ha Minimum Lot Size (MLS)
2. Submit the planning proposal to the NSW Department of Planning Housing and Infrastructure for Gateway Determination

9.19 ROAD SAFETY QUARTERLY REPORT

File Number: RPT/25/4

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Barnaby Bates - Council Community Officer Road Safety

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

Summary

This report is to provide Council with an update of the Road Safety Officer's activities.

Recommendation

That Council receives and notes the report.

Detailed Report

Purpose

The purpose of this report is to provide Council with an update of the Road Safety Officer's activities.

Report Detail

- The Road Safety Officer attended the NHVR Forum in Mildura covering the Chain of Responsibility requirements for Heavy Vehicle operators and drivers, the LGA Liquor Accord meeting and the Local Traffic Committee meeting.

- Observations were carried out at Buronga Public School evaluating the request for an upgraded bus stop / zone, adjacent to the school. Further observations were completed for pedestrians crossing the Sturt Highway close to the junction of Dawn Avenue, and at Channel Road in Curlwaa for heavy vehicles using a non-gazetted route to access Silver City Highway.

- Community consultation was carried out in Dareton to assess the community's opinion on the proposed High Pedestrian Access Area zone implementation along Tapio Street, with website and Facebook postings soliciting feedback via a survey, along with three two-hour sessions standing outside the IGA in Tapio Street approaching and asking residents for their opinion. Overwhelming majority of respondents were in favour.

- Received funding approval for all submitted road safety projects from TfNSW.

- Processing and actions related to numerous community requests, including installation of bus stop signage in Knights Road, River Bend Estate.

- Provision of road safety merchandise to Wentworth Cup Race Day, along with the delivery of merchandise to nine venues in support of the holiday season's Plan B campaign (drink driving) running from 1 December 2024 – 31 January 2025.

- Hosting Jenene House and David Vant from TfNSW over a couple of days to undertake site visits addressing speed zone assessments and signage.

- On-going community engagement to assess local needs and issues and to develop relationships for targeted project delivery.

- Made site visits to produce Safe System Assessment reports for Black Spot Funding application – Old Wentworth Road, High Darling Road (bridges) and Boronia Crescent.

- Planning and preparation for the Tri-State Heavy Vehicles & Harvest Forum being co-hosted with Community RoadSafe Mildura at SuniTAFE, Mildura on 23 January 2025.

- On-going updates and maintenance of the Road Safety section on the Wentworth Shire Council's website with supporting posts placed on our Facebook page.

- Further project planning and preparation for Light Vehicles Safe Towing campaign, Road Safety in the Workplace to be presented to Wentworth Shire Council staff, and Child Restraints.

Conclusion

Projects are progressing well with a broad spectrum of community road safety issues being addressed.

Attachments

Nil

9.20 SPEED ZONE REVIEW IN DARETON

File Number: RPT/25/18

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Barnaby Bates - Council Community Officer Road Safety

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

Summary

The speed zone on Silver City Highway in the town centre of Dareton is under review by Transport for NSW (TfNSW). The area in question qualifies for a High Pedestrian Activity Area (HPAA). HPAA are sections of road where there is a high degree of interaction between vehicles and pedestrians. They may be near shopping strips, bus interchanges or services such as medical centres.

Recommendation

That Council recommends a High Pedestrian Activity Area (HPAA) to Transport for NSW for the Dareton town centre speed zone review.

Detailed Report

Purpose

The purpose of this report is to consider the benefits and impacts of HPAA in comparison to a standard speed zone and provide a recommendation to Transport for NSW for Council's preferred option.

Background

The speed zone on Silver City Highway in the township of Dareton had first been raised by TfNSW at the Local Traffic Committee meeting August 2021 and again in November 2023. Scoping for the proposed HPAA was requested and traffic counts and speed data studies completed. Concerns were raised over the increased volume of traffic, specifically heavy vehicles, including road trains. There are no pedestrian crossings for local residents to access amenities, including the Youth Centre for children coming from Dareton Public School. Following this, TfNSW received a request for a speed zone review via their online process. This prompted a proposal to present a footprint to Council and NSW Police. Community, Council and NSW Police supported a return to 60km/h to the rest of the highway outside the HPAA. TfNSW requires that Council conducts community consultation on HPAA zones once footprint has been approved by Council prior to TfNSW approvals.

Report Detail

The Silver City Highway traverses through the Dareton town centre with a speed zone of 50 km/h from Boggabilla Road (West) to past Coomealla High School (East). Side streets within the town are all at the standard default speed for urban streets (50 km/h). Speed reduction requests have been raised in the highest pedestrian areas in the town centre along Tapio Street, from the bend at the Ampol Petrol station to between Hume St and Burtundy St, including adjacent streets. If an assessment of the 50 km/h zone meets the warrant for a speed zone reduction the following option will be considered by TfNSW:

1. A High Pedestrian Activity Area (HPAA) to a specific footprint of the town centre. The speed limit is 40km/h at all times and associated traffic calming measures to alert the

drivers to the lower speed limit and make them aware of the presence of pedestrians moving about or near the road.

The review has been specifically requested for the purpose of pedestrian safety. The long length of the Dareton Silver City Highway 50 km/h speed zone is a similar reference to the Wentworth review area. Unfortunately, the reduction of speed begins so far from the town centre that drivers often increase speed again by the time they reach the area and it is argued that 50 km/h is still too high through the shopping strip. With this in mind a HPAA is the preferred option for Dareton.

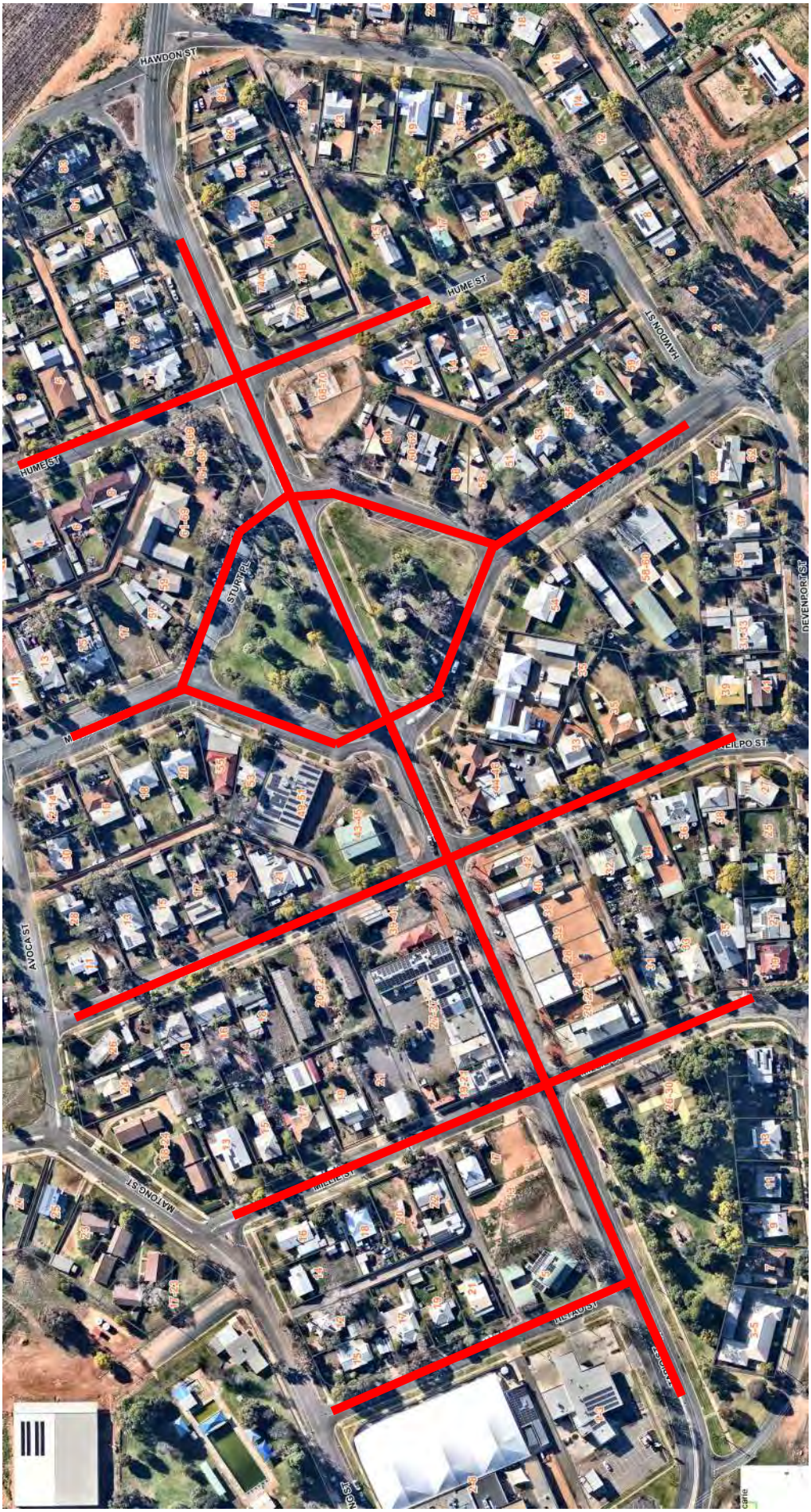
Conclusion

It is recommended that Council recommends a High Pedestrian Activity Area to Transport for NSW for the Dareton speed zone review.

Attachments

1. Proposed Footprint Dareton HPAA⇩
2. HPAA Fact Sheet⇩
3. Community Consultation results⇩

HPAA Dareton – proposed footprint – updated from LTC meting 14/11/2024 on advice from TfNSW / Police



NB/ Community requests that Devonport Road be included due to use as a rat-run to access highway from River Road.

40km/h HPAA
Fact Sheet

NSW GOVERNMENT | Transport for NSW

AUGUST 2012

What is a 40km/h High Pedestrian Activity Area(HPAA)?

These are areas of high pedestrian activity, near shopping strips, railway stations, bus interchanges, beach-sides and services such as medical centres.

The maximum speed limit is 40km/h at all times. The different road environment helps to alert drivers to the lower speed limit and makes them aware of the presence of pedestrians moving about or near the road.

This creates a safer road environment for all road users, particularly for pedestrians, cyclists and children.

Why 40 km/h?

Managing speed, in accordance with safe system principles, is a key component in managing pedestrian safety. Research and scientific analysis show that a pedestrian hit by a car travelling at 40 km/h has twice the chance of surviving the collision than if the car was travelling 50 km/h.

Travelling speeds higher than 40 km/h greatly increases the risk of injury and death to pedestrians.

How is a 40km/h HPAA created?

Local councils, in partnership with Roads and Maritime Services (RMS) design and implement the schemes in accordance with the Transport for NSW (TfNSW) guidelines for 40km/h zones.

How will I know a 40km/h HPAA?

These are schemes where the street environment makes drivers and pedestrians aware of the different driving conditions.

‹ Signs like this are used to clearly define the beginning of a 40km/h zone.

Signs like this are installed on each exit road from the zone. ›

There may also be other features such as pavement markings, road hump, pedestrian refuge and kerb extension.

Pedestrian safety

Transport for NSW, Roads and Maritime Services (RMS) and local councils are strongly focused on pedestrian safety. They recognise that everyone is a pedestrian at some time and should be able to walk safely.

40 km/h High Pedestrian Activity areas are part of a strategy to reduce the number and severity of crashes. They have been introduced since 1991 as part of Local Area Traffic Management schemes.

Changing the way streets are used in town centres improves the quality of life. They become places for people, not just traffic.

Comments

The success of a 40km/h HPAA depends on community involve ment and participation during their development and operation.

Send your comments to:

Council

Attach Council details for comments

Roads and Maritime Services

Website: www.rms.nsw.gov.au
Phone: 13 22 13
Mail: Locked Bag 928
North Sydney NSW 2059

For more fact sheets on speed management, visit **saferroadsnsw.com.au**

Transport for NSW

For further enquiries
13 22 13

The information in this brochure is intended as a guide only and is subject to change at any time without notice. It does not replace the relevant legislation.

© State of NSW through Transport for NSW
rms.nsw.gov.au

August 2012
TfNSW 12.039

Proposed HPAA, Dareton - Community Consultation

Mon 25th Nov 11am-1pm

Name	Support / No	Yes	Comment	Resident Postcode
Mary Job	Yes			2717
Ray	Yes		would prefer 30km/h with both approaches going from 50 -> 60 km/h	2717
Jenine	Yes		with both approaches going from 50 -> 60km/h	2717
anonymous	Yes			2717
Su	Yes		speed humps better for side streets (Millie St)	2717
Bec	Yes		needs to be enforced	2717
Kath	Yes			2717
Nelly	Yes			2717
Pat	Yes		needs enforcement	2717
George	Yes		get rid of double white lines in Tapio St - cars turning / u-turns, can't overtake	3224
Gloria	Yes			3500
Ian	Yes		prohibit turns across double white lines in Tapio St. No Right Turn signs at either end.	2717
Ron	Yes		prohibitright turns across double white lines in Tapio St	2717
anonymous	No		leave it as it is or put in speed humps at either end	2717
Gary	Yes		but only if both approaches go from 50->60km/h	2717
Rosalind	Yes		definitely, if both approaches go from 50->60km/h	2648
Peter	Yes		should include Devonport St as used as rat run	2717
Marion	Yes		should include Devonport St as used as rat run	2717
Nikita	Yes		But 50km zone should be extended Wentworth side to beyond Bemap	3500
Steve	Yes		only on Tapio St. Nobody pays attention to posted speed limits at either end, too many variations, the signs are a distraction	2648
CHAC rep	Yes			
anonymous	No		too many variations, it is what it is	

Wed 27th Nov 9am-11am

Joan	Yes		2717
Veronica	Yes		2648
Fiona	Yes	about time	2717
Lindsay	Yes	but change approaches from 50-60km/h	2717
Judy Wilson	Yes	but change approaches from 50-60km/h	2717
Bradley	No	Enfrocement is required, no more road trains at 70-80km/h. More enforcement	2717
May	Yes	Traffic is moving too fast	2717
Pam Keatch	Yes		2648
Bertolli	Yes	bloody good	2717
Kelsey	Yes		3500
Kirstin	Yes	trucks are too fast	2717
Greg	Yes	should have a pedestrian crossing	2717
Jenene	Yes	trucks too fast, needs enforcement, no room for human error as nowhere to go	2717
Bev	Yes	vehicles are too fast	2717
Helen	Yes		2717
anonymous	No	no worries	?
Jill	Yes	Good idea, too many trucks	2717
Andrew	Yes	Great idea but extend to Fletcher Lake, beyond pre-school after recent crashes in the news. Also people go around the back (River Rd) to avoid the 50km zone.	2717
Nathan	Yes	couldn't agree more	2717 / 3500
Patricia	Yes	need a pedestrian crossing, traffic too fast	2717
Tamica	Yes	speeding on Sundays, too fast for young and old to be safe crossing	2717
Alice	Yes	trucks too fast	2717
Grace	Yes	Needs a pedestrian crossing	2717
Brandon	Yes	Needs a pedestrian crossing	2717
Michael Robertson	No	50 is fine if the trucks slow down - needs enforcements / speed cameras	2717
Steve	?	a pedestrian crossing would be a good idea	Bendigo
Jan Blair	Yes	too many road trains with no chance of stopping at current speeds.	2717
Delenna	Yes	kids crossing all the time, cars are too fast	2717
Pam	Yes		2717
Sue	Yes	it needs 40km, not least due to people backing out from car parks	2717

Fri 29th Nov 2pm-4pm

Kay Lawrence	Yes		2717
Ilker	Yes		2717
Phyl Clay	Yes	good idea	2717
Howard	No	50km/h is ok	2717
Brian Tyers	No	mostly a pedestrian issue crossing	2717
Leon Redpath	Yes		2717
Noel (CDC driver)	Yes		2717
Brendon Gledhill	No	prefer to see change on approaches from 50->60km/h & re-route trucks around the town.	2717
anonymous	Yes	That's Ok	2717
John	Yes	OK by Coomealle School, no issues collecting his grandson	2717
Maryanne	Yes		2717

64 people spoken with	**No - 14%** **Yes - 86%**	**Most people spoken to were residents in Dareton and said Yes to the proposed introduction of 40km/h speed limit along Tapio St.**

On-line submissions

WSC website	NO	There are a lot of pedestrians using the main road tapio street where where there is a lot o heavy traffic all day and night. Tapio St (Silvercity Hyw) should be the only road to be reduced to 40kms there is no statistical information to include the other roads.
	NO	The issues within the proposed HPAA in Dareton relate to excessive speed by road users and a lack of appropriate lighting at night. Should the speed limits within the township be enforced, there would likely be a reduction in the risk to pedestrians. I fully support an increase to the speed limit. HPAA should be restricted to Tapio Street. The side streets are predominantly residential with minimal traffic. These streets have sufficient pedestrian protections in place.

	NO	I believe round abouts would be a better option as it would slow vehicles down and be a safer option especially at the intersection of Millie st and tapio St as there is a high danger of a vehicle being rear ended when waiting to turn. Changing the speed limit in this area is not needed as the majority of drivers are very aware of pedestrians	
	NO	The speed limit is already low enough, and through traffic on Tapio St will be severely impacted. The section on Tapio st is far too long	
	NO	There Is No need for it,High Pedestrian it is not. People just need to LOOK before crossing the roads. Pedestrian crossing slower speeds, just build Complacency, get people off their phones when crossing roads.I think the small fortune this will cost could be better spent on Crime prevention in the area.	
WSC website	YES	Safer for community to walk around our community.	2717
	YES	As a Coomealla landowner owner use the Business area every day, I often wonder why no accidents have occurred. Trucks in particular bully their way through, and cannot stop if an aged person wanders onto the street. My full support. Howard Jones OAM.	2717
	YES	To slow down drivers	2717
	YES	Being a long term local, the proposed amendments make more sense in lowering the speed through the township to ensure the safety of pedestrians .	2717
	YES		2717
	YES	Currently the 50 zone is too long.	2717

Several people made the observation that it should / could extend to beyond the pre-school at the eastern end of Tapio St, to minimise risk for them, and to reduce speed on approach to the bend from Coomealla High school.

Lots of people had issues with the double white lines in the middle of Tapio St - no overtaking really possible, endless cars doing u-turns or turning right into parking spaces. Appears to be some confusion over what the law says in this regard.

A significant number of people made the observation that the approaches at either end were really annoying and not enforced / obeyed by drivers and should be at 60km/h not 50km/h as currently stated. Encourages non-compliance.

Several people suggested a pedestrian crossing, especially if traffic is moving slower - 40km/h - making stopping easier and providing significant safety improvement for vulnerable road users needing to cross the road. Location - either on junction with Neilpo, and / or at crossing point outside IGA.

There was no real appetitie for speed restrictions on side streets as considered low speed environments by most people spoken to. Just have signage advising of 40km/k zone on approaches to Tapio St.

Several community members and residents of Devonport Street advised that Devonport St should also be included given that it serves as a rat-run for people wishing to avoid the high street when coming from River Road and heading towards Wentworth.

Overall results: **YES - 60 responses. NO - 13 responses => YES 82.2% NO - 17.8%**

9.21 PROJECT & WORKS UPDATE - FEBRUARY 2025

File Number: RPT/25/69

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Megan Jackson - Roads & Engineering Administration Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

Summary

This report provides a summary of the projects and major works undertaken by the Roads and Engineering Department which have been completed during the months of January 2025 and the planned activities for February 2025.

Recommendation

That Council receives and notes the major works undertaken in January 2025 and the scheduled works for the following month.

Detailed Report

Refer below for updates of the works completed in January 2025, and the planned activities for February 2025.

Projects and Works Completed in January 2025, and Scheduled for February 2025.	
Roads	***Maintenance Grading*** • Graders are currently undertaking works on the Springwood and Belvedere Roads. It is expected they will move onto the Old Broken Hill, Popio and Windamingle Roads. ***Arumpo Road 24.5km Upgrade*** • Earthmoving Scoops have recommenced Stage 2 work onsite on 14 January. It is expected that base earthworks will be completed by the middle of February. • All material has been crushed and pugged for stage 2 to commence once bulk earthworks are complete. • Council trucks will commence carting and placing of gravel early to the middle of February. • It is anticipated the total project will be completed by the end of March 2025. ***Local Road Maintenance*** • General maintenance on our local roads has been undertaken including replacing guideposts, tree trimming, shoulder grading and pothole repairs. ***TfNSW Road Maintenance*** • As part of Councils RMCC Contract with TfNSW for maintaining the State Highways, Council recently commenced shoulder grading works starting at the northern boundary working back towards Wentworth on the Silver City Highway. This is due to be completed early February with approximately 100km completed.

Roads ***(continued)***	***Log Bridge Road*** • Works were completed with the bitumen seal laid in early December. A speed zone review is being undertaken by the Local Traffic Committee before speed signage and Line marking can be completed. ***Vegetation Removal in various locations*** • A contractor has been engaged and works completed.
Parks and Gardens	***General Maintenance*** • Routine maintenance on all Council parks and gardens and sporting grounds during the summer season has increased, which includes additional watering to keep up with the extreme temperatures.
Water and Sewer	***Wentworth Effluent Disposal System (EDS) – Fire Repairs*** • On 22 January, a small fire underneath the gangway structure at the Wentworth EDS was extinguished by the local Rural Fire Brigade. • Inspection determined significant scorching of the underneath service pipes and electrical conduits. • The EDS was placed out of order and contractors contacted to provide quotes to repair. • Repairs are expected to take several weeks. ***Buronga Pump Station No. 1 – Urgent Pump Repairs*** • The main Buronga sewer pump station has continued to operate over the December / January period. • The new pump and various fittings have been delivered to Councils depot. • Discussions occurring with installation contractors, for a February installation. • Examples of community education material from other water utilities / councils have been sourced to promote appropriate discharge to sewer. ***Adam Street Wentworth Duplicate Water Main*** • The duplicate main was installed in mid-December by a local Contractor. • Councils Water Team undertook the connection works on 19 December, and it was made live on 23 December. • Pressure and flow have improved in the Wentworth Caravan Park, just in time for the additional post Christmas visitors. ***Safe and Secure Water Program (4 activities) – Development*** ***1. Wentworth Water Treatment Plant*** ***2. Gol Gol Water Treatment Plant*** ***3. Wentworth Raw Water Pump Station*** ***4. Dareton Raw Water Pump Station*** • All site surveys have been received. • The first of the geotechnical reports has been received, with the remainder due in February. • All site investigations have occurred for the environmental approvals. • Option Studies Contract is currently out to selected tender and is to close in early February. Site meeting with tenderers has occurred.

Water and Sewer ***(continued)***	***Wentworth Raw Water Pipeline - Development*** • Site Survey complete • Environmental approvals still progressing. • Geotechnical report has been received and determined unstable sand at pipeline installation depth. • Additional options are being explored by Public Works to ensure that the best value for money option is being considered. ***Sewer Rehabilitation Program*** • Contractor has been advised of acceptance of tender. • Contract documents in preparation for formal signing. • First meeting scheduled for late January, with a tentative on-site start date in March. ***3G to 4G Upgrade for Water and Wastewater Infrastructure*** • Still awaiting switchboard audit report to conclude these works. ***District Bulk Metering*** • Commenced construction of flow meter pits at Buronga Booster Pump Station and Wentworth Water Treatment Plant (WTP). • Additional works at Buronga Booster Pump Station due to garden irrigation flooding excavation. • Buronga bulk meter installation delayed to due limited isolation valving in the Buronga to Dareton filtered water main and unacceptable outage impacts on customers include Buronga Hill Winery. • Wentworth WTP meter to be installed in February. • Midway and Dareton standpipe bulk metering to be re-scoped based on lessons learnt from the first bulk meter installs. ***Dareton Sewer Pump Station No. 2*** • Construction on site progressed during December. • New Pump Station was commissioned on 13 January, with cut over to the sewer network the following day. • Old pump station has been demolished. ***Wentworth Raw Water Pump Station – Pump Replacement*** • Pump has been delivered to site. • Installation is currently underway. • Expected that this critically important pump station will be back to two operational pumps in early February. ***Gol Gol Water Treatment Plant Storage Clean*** • Works commenced in mid January to remove sludge from water pond No1 using Jet Vac suction trucks. • All works completed at end of January with water filling in first week of Feb.

Projects	***Darling Street Wentworth Footpaths*** • Architects have been engaged to complete additional drawings to allow final design documents to be sent out for tender. • It is expected that documents will be out for tender in early February and the contract be awarded at the March 2025 Council Meeting. ***Anabranch Mail Road and Wamberra Road Formation/Drainage Works*** • A contractor has signed contract documentation and is expected to commence onsite by mid February. • The works are aimed at building up low lying areas to rectify water ponding issues, that cause road closures for long periods of time following heavy rain events and create better sight distances reducing hazards. • This project is 100% funded to the total of $637,980 by a combination of the TfNSW Roads to Recovery and Regional Emergency Road Repair Funds (RERRF) ***Anabranch Mail Road and Wamberra Road Resheeting Works*** • Tender documentation is currently being prepared and is expected to be advertised early February 2025. ***Alcheringa Drive, Pooncarie Road & River Road - Stabilisation Works*** • A contractor has been engaged and awaiting the return of signed contract documentation, it is expected to commence onsite by the middle of March. • The projects are funded by the TfNSW RERRF program. • The three projects will be run concurrently and anticipated to commence in April 2025 and be completed by end of June 2025. ***Junction Island Bench Seats*** • Four new seats purchased by the Rotary Club of Wentworth have been installed by Council along the Junction Island walkway for users to sit and enjoy the river views. ***Pooncarie Camp Kitchen*** • Working through the amended scope with preferred tenderer to get a kitchen within the available budget. • Pooncarie user group are being kept informed on scope amendments. ***Wentworth Camp Kitchen*** • Tender documents updated with recent information in relation to scope and feedback on Pooncarie Camp Kitchen tender process. • To go out to selected tender in late January and looking to award by late February. ***Wentworth Rowing Club Upgrade*** • Designs and documentation updated to reflect accepted changes in readiness to go out for quotation. ***Rose Street Stormwater – Stage 1*** • All stormwater pipe installed by 13 December. • Final resealing and repair of roadways occurred in mid-January.
Projects ***(continued)***	

Projects ***(continued)***	• Site works complete. ***<u>Buronga Riverfront Toilet Block</u>*** • Material for the works starting to be delivered to the Contractor's yard. • Construction of the rising main to commence early February. • Consultation with the Buronga Riverfront Caravan Park has occurred. • Additional concrete slab for ramp and stairs to be constructed. ***<u>Pooncarie Toilet Block</u>*** • Loam replacement over the Reln drain occurred in mid-December. • Commenced operation on 19 December. • Some issues with the shower over the Christmas / New Year period which are now resolved. • Laundry needing to have the washers / dryer arranged. • Concrete slab constructed for ramp and stairs. ***<u>Dareton to Namatjira Shared way</u>*** • Solar light poles and solar lights fabricated. • Lights to be installed by mid February. ***<u>Buronga to Midway Shared way</u>*** • Solar light poles and solar lights fabricated and to be installed by late February. • Survey of shared way complete. • Design of shared way currently underway. ***<u>George Gordon Oval Lighting Upgrade</u>*** • Lights installed and commissioned. • Training provided to Coomealla Wentworth Cricket Club. • Lights successfully used at a night cricket match on 18 January. • Currently reviewing quality assurance documentation prior to issuing completion. ***<u>Open Spaces – Dawn Ave Drainage Basin</u>*** • Community consultation outcomes have been collated and summarized. • Concept design to be updated based on consultation outcomes. • Drone survey of the basin to assist with design. • Fencing installation to awaiting concurrence from neighboring property. ***<u>Wentworth Kerb Upgrades</u>*** • Design and quotation documentation complete. • Consultation with community required in relation to potential tree impacts, awaiting Wentworth Primary School to recommence the school year. ***<u>Wentworth Riverfront Mooring Rectification</u>*** • Environmental approvals completed. • Competitive quotes received. • Works issued to a local Contractor, awaiting a February commencement of construction.

	Wentworth Caravan Park • Management of outstanding contract defects. • Rectification of water pipes in all “powerheads” due to low water pressure and flow issues. • Installation of booster pumps to amenities buildings to improve low water pressure in showers. • Bollards installed to help protect boom gates. • Tactile markers and stair nosing procured for various buildings.

Attachments

1. Log Bridge Road⇩
2. Wentworth EDS⇩
3. Adam St Water Main & Buronga Bulk Meter Replacement⇩
4. Dareton Sewer Pump Station2⇩
5. Dareton Sewer Pump Station2 1⇩
6. George Gordon Oval Lights⇩
7. George Gordon Oval Lights & Amenities Concrete Block⇩
8. Raw Water Pump Station⇩
9. Rose Street & Vegetation Clearing⇩
10. Rose Street⇩
11. Lagoon Clean⇩
12. Junction Island Seating⇩
13. Reln Drain Install & Wentworth Township End Connection⇩

19/10/2024 8:25

19/12/2024 8:26

30/01/2025 9:20

30/01/2025 9:21

29/01/2025 16:13

29/01/2025 13:01

28/11/2024 11:46

06/12/2024 11:00

17/01/2025 8:33

17/01/2025 8:33

11/10/2024 18:13

11/12/2024 18:12

08/01/2025 12:57

09/12/2024 17:40

29/01/2025 14:06

29/01/2025 14:05
THIS EQUIPMENT
STARTS
AUTOMATICALLY
PUMP-1

29/01/2025 9:37

29/01/2025 12:49

29/01/2025 13:28

29/01/2025 13:35

22/01/2025 12:05

29/01/2025 11:59

29/01/2025 14:41

29/01/2025 14:41

Pooncarie Reln Drain Install

Wentworth Township End Connection

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 Wentworth Shire Council Bridge Lifts and Maintenance - 12 month period - PT2425/03. (RPT/25/44)

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 Log Bridge Road Lease with Mildura Regional Development. (RPT/25/40)

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (d) (i) commercial information of a confidential nature that would, if

disclosed prejudice the commercial position of the person who supplied it. On balance, the public interest in preserving the confidentiality of information about the item outweighs the public interest in maintaining openness and transparency in council decision-making.

12.3 Plant Replacement - Approval on Tenders for Replacement of Plant 671 - Ford Ranger - VR2425/671. (RPT/25/62)

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 OPEN COUNCIL - REPORT FROM CLOSED COUNCIL

12.1 WENTWORTH SHIRE COUNCIL BRIDGE LIFTS AND MAINTENANCE - 12 MONTH PERIOD - PT2425/03

File Number:	RPT/25/44
Responsible Officer:	Geoff Gunn - Director Roads and Engineering
Responsible Division:	Roads and Engineering
Reporting Officer:	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

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 LOG BRIDGE ROAD LEASE WITH MILDURA REGIONAL DEVELOPMENT

File Number: RPT/25/40

Responsible Officer: Simon Rule - Director Finance and Policy
Responsible Division: Finance and Policy
Reporting Officer: Simon Rule - Director Finance and Policy

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

REASON FOR CONFIDENTIALITY

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it. On balance, the public interest in preserving the confidentiality of information about the item outweighs the public interest in maintaining openness and transparency in council decision-making.

12.3 PLANT REPLACEMENT - APPROVAL ON TENDERS FOR REPLACEMENT OF PLANT 671 - FORD RANGER - VR2425/671

File Number: RPT/25/62

Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Samantha Wall - Projects Administration

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.4 Use and manage our resources wisely

REASON FOR CONFIDENTIALITY

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

13 CONCLUSION OF THE MEETING

NEXT MEETING

19 March 2025