



13 July 2023

Dear Councillor,

Your attendance is requested at an Ordinary Council Meeting of the Blayney Shire Council to be held in the Chambers, Blayney Shire Community Centre on Tuesday, 18 July 2023 at 6.00pm for consideration of the following business -

- (1) Livestreaming Video and Audio Check
- (2) Acknowledgement of Country
- (3) Recording of Meeting Statement
- (4) Apologies for non-attendance
- (5) Disclosures of Interest
- (6) Public Forum
- (7) Mayoral Minute
- (8) Confirmation of Minutes - Ordinary Council Meeting held on 27.06.23
- (9) Matters arising from Minutes
- (10) Reports of Staff
  - (a) Executive Services
  - (b) Corporate Services
  - (c) Infrastructure Services
  - (d) Planning and Environmental Services
- (11) Closed Meeting

Mark Dicker  
**General Manager**

## **Meeting Calendar 2023**

### **July**

<b><u>Time</u></b>	<b><u>Date</u></b>	<b><u>Meeting</u></b>	<b><u>Location</u></b>
6.00pm	18 July 2023	Council Meeting	Community Centre
8.30am	26 July 2023	Orange 360 Board Meeting	Orange

### **August**

<b><u>Time</u></b>	<b><u>Date</u></b>	<b><u>Meeting</u></b>	<b><u>Location</u></b>
9.00am	4 August 2023	Country Mayors	Sydney
10.00am	4 August 2023	Traffic Committee Meeting	Community Centre
5.00pm	8 August 2023	Financial Assistance Committee Meeting	Community Centre
2.00pm	9 August 2023	Disability Inclusion Working Group Meeting	Community Centre
6.00pm	15 August 2023	Council Meeting	Community Centre
10.00am	16 August 2023	Central Tablelands Water Meeting	Blayney
8.30am	23 August 2023	Orange 360 Board Meeting	Orange
10.00am	24 August 2023	Central NSW Joint Organisation Board Meeting	Sydney
9.00am	30 August 2023	Audit, Risk and Improvement Committee Meeting	Community Centre

### **September**

<b><u>Time</u></b>	<b><u>Date</u></b>	<b><u>Meeting</u></b>	<b><u>Location</u></b>
6.00pm	19 September 2023	Council Meeting	Community Centre
8.30am	27 September 2023	Orange 360 Board Meeting	Orange

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**HELD ON TUESDAY 18 JULY 2023**

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## **LIVE STREAMING OF COUNCIL MEETINGS**

In accordance with the Blayney Shire Council Code of Meeting Practice, this meeting will be recorded for the purpose of the live streaming function via our YouTube channel. The audio and visual live stream and recording, will allow members of the public to view proceedings via the Internet without the need to attend Council meetings. The objective of this service is to eliminate geographic and other access barriers for the community wishing to learn more about Council's decision making processes.

By speaking at the Council Meeting you agree to be livestreamed and recorded. Please ensure that if and when you speak at this Council Meeting that you ensure you are respectful to others and use appropriate language at all times.

Whilst Council will make every effort to ensure that live streaming is available, it takes no responsibility for, and cannot be held liable for technical issues beyond its control. Technical issues may include, but are not limited to the availability or quality of the internet connection, device failure or malfunction, unavailability of YouTube or power outages.

Live streams and archived recordings are a free public service and are not an official record of Council meetings. Recordings will be made of all Council meetings (excluding confidential items) and published to YouTube the day after the meeting. For a copy of the official public record, please refer to Council's Business Papers and Minutes page on Council's website.

Council does not accept any responsibility for any verbal comments made during Council meetings which may be inaccurate, incorrect, defamatory, or contrary to law and does not warrant nor represent that the material or statements made during the streamed meetings are complete, reliable, accurate or free from error.

Live streaming is primarily set up to capture the proceedings of the Council meeting and members of the public attending a Council meeting need to be aware they may be recorded as part of the proceedings.

**01) MINUTES OF THE PREVIOUS COUNCIL MEETING HELD 27 JUNE 2023**

**Department:** Executive Services

**Author:** General Manager

**CSP Link:** 2. Build the Capacity and Capability of Local Governance and Finance

**File No:** GO.ME.3

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**Recommendation:**

That the Minutes of the Ordinary Council Meeting held on 27 June 2023, being minute numbers 2306/E001 to 2306/E011 be confirmed.

**MINUTES OF THE BLAYNEY SHIRE COUNCIL ORDINARY MEETING HELD IN THE CHAMBERS, BLAYNEY SHIRE COUNCIL COMMUNITY CENTRE, ON 27 JUNE 2023, COMMENCING AT 6.00PM**

**Present:** Crs S Ferguson (Mayor), C Gosewisch, J Newstead, B Reynolds and D Somerville (Deputy Mayor)

General Manager (Mr M Dicker), Director Corporate Services (Mr A Franze), Chief Financial Officer (Mrs T Irlam), Director Infrastructure Services (Mr J Hogan), Director Planning & Environmental Services (Mr A Muir) and Administration Officer (Mrs J Evans) and Administration Officer (Mrs N Smith).

**ACKNOWLEDGEMENT OF COUNTRY**

**RECORDING OF MEETING STATEMENT**

**APOLOGIES**

Cr Allan Ewin – Leave of Absence approved at the June 2023 Council Meeting (Resolution No. 2305/006)

2306/E001 **RESOLVED:**

That the apology tendered on behalf of Cr Pryse Jones, be accepted.

(Gosewisch/Newstead)  
**CARRIED**

**DISCLOSURES OF INTEREST**

The General Manager reported the following Disclosure of Interest forms had been submitted:

Councillor /Staff	Interest	Item	Pg	Report	Reason
Mark Dicker	Non-Pecuniary (Less than significant)	4	10	Adoption of 2023/24 - 2026/27 Delivery Program and 2023/24 Operational Plan	Mr Dicker highlights the property in which he resides is in close proximity (approx. 820m away) to the culvert upgrade and improvement works at Richards Lane, Millthorpe, which is now proposed to be undertaken in 2023/24

### CONFIRMATION OF MINUTES

#### **MINUTES OF THE PREVIOUS COUNCIL MEETING HELD 6 JUNE 2023**

2306/E002

#### **RESOLVED:**

That the Minutes of the Ordinary Council Meeting held on 6 June 2023, being minute numbers 2306/001 to 2306/010 be confirmed.

(Somerville/Gosewisch)

**CARRIED**

#### **MATTERS ARISING FROM THE MINUTES**

Nil

### EXECUTIVE SERVICES REPORTS

#### **QUESTIONS TAKEN ON NOTICE AT THE PREVIOUS COUNCIL MEETING HELD 6 JUNE 2023**

2306/E003

#### **RESOLVED:**

That the questions taken on notice at the Ordinary Council Meeting held on 6 June 2023 and the subsequent response be received and noted.

(Gosewisch/Newstead)

**CARRIED**

#### **TOURISM DEVELOPMENT PROGRAM APPLICATION**

2306/E004

#### **RESOLVED:**

That Council approve \$1,100 to the Millthorpe Village Committee for the Millthorpe Night Market event.

(Reynolds/Gosewisch)

**CARRIED**

#### **ADOPTION OF 2023/24 - 2026/27 DELIVERY PROGRAM AND 2023/24 OPERATIONAL PLAN**

#### **MOTION:**

That Council:

1. Pursuant to the requirements of the Local Government Act 1993, adopt the 2023/24 – 2026/27 Delivery Program and 2023/24 Operational Plan as attached to this report.
2. Note that the 2023/24 Operational Plan forecasts a Net Operating Result before Capital Items of (\$1.08m) deficit (\$1.27m deficit for General Fund and \$194k surplus for Sewer

- Fund) and continued deficits thereafter throughout Council's Delivery Program and Long-Term Financial Plan.
3. Note the 5 community submissions received during the public exhibition period (summarised and attached to this report) with the following changes proposed in response to the submissions received;
    - a. \$330k allocated (from Regional and Local Roads Repair Program) for road repair works to Garland Road in 2023/24,
    - b. The "Annual User-group" fee for Central West Equestrian and Livestock Centre will enable 1 'Special Event' without incurring a 'Special Event' charge.
    - c. \$145k allocated (from NSW OLG \$1m Flood Recovery Grant) to commence culvert upgrade and improvement works at Richards Lane in 2023/24.
  4. Adopt the Revenue Policy for 2023/24, as outlined in the 2023/24 Operational Plan.
  5. Adopt the Statement of Rating Structure and their respective short names as contained in the Operational Plan 2023/24 and make the Ordinary Rate and charges, including sewer charges and domestic waste management charges, pursuant to s.494 and s.496 of the Local Government Act 1993 and Waste Management Levy pursuant to s.501 of the Local Government Act 1993 detailed in the tables below:

<b>Rating Structure for the 2023/24 Rating Year (3.7% increase)</b>						
<b>Name of Category/Sub Category</b>	<b>No. of Assessments</b>	<b>Base Rate</b>	<b>Ad Valorem</b>	<b>Land Value</b>	<b>Total Yield</b>	<b>% Yield from Base Amount</b>
<b>Residential</b>						
Ordinary Rate	1,200	\$370	0.00112911	\$405,175,200	\$901,487	<b>49.25%</b>
Blayney & Carcoar	1,407	\$370	0.00230344	\$240,286,300	\$1,074,075	<b>48.47%</b>
Millthorpe	330	\$370	0.00110024	\$118,187,000	\$252,134	<b>48.43%</b>
<b>Business</b>						
Ordinary Rate	128	\$475	0.00370041	\$31,780,510	\$178,401	<b>34.08%</b>
Blayney	171	\$475	0.00613150	\$24,733,700	\$232,880	<b>34.88%</b>
Business Millthorpe & Carcoar	56	\$475	0.00341157	\$14,951,900	\$77,609	<b>34.27%</b>
<b>Farmland</b>						
Ordinary Rate	720	\$600	0.00127720	\$1,523,393,130	\$2,377,681	<b>18.17%</b>
<b>Mining</b>						
Ordinary Rate	1	\$1,200	0.03074824	\$564,000	\$18,542	<b>6.47%</b>
Gold	-	\$1,200	0.04357993			
Gold / Copper Combined	1	\$1,200	0.04185352	\$116,400,000	\$4,872,950	<b>0.02%</b>
<b>Total Yield</b>	<b>4,014</b>			<b>\$2,475,471,740</b>	<b>\$9,985,759</b>	

**2023/24 Waste Charges**

Charge Category and Description	Annual Charge	No. of Properties
<b>Waste Management Levy</b> <i>This is waste management charge is applied to all properties funding waste disposal services for the Blayney Shire</i>	\$60	4,119
<b>Domestic Waste Management</b>		
<b>Domestic Waste Management Service Charge</b> <i>This is applied to properties that have a residence within the waste collection area.</i>	\$376	2,661
<b>Domestic Waste Management Availability Charge</b> <i>This charge is applied to properties within the waste collection area that do not have a service but it is available i.e. vacant land</i>	\$68	321
<b>Commercial (Non-Domestic) Waste Management</b>		
<b>Non-Domestic Waste Management Service Charge</b> <i>This is applied to properties for non-domestic properties within the waste collection area</i>	\$484	331
<b>Non-Domestic Waste Management Availability Charge</b> <i>This charge is applied to properties within the waste collection area that do not have a service but it is available i.e. vacant land</i>	\$68	90
<b>Non-Domestic Waste Service Management Charge for Charity and Not Profit Organisations</b> <i>This is applied to the above properties for non-domestic properties within the waste collection area</i>	\$132	15
<b>Extra Services</b>		
Additional Garbage Charge – per red bin	\$344	91
Additional Recycling Charge – per yellow bin	\$140	31
<b>Total Yield</b>		<b>\$1,473,452</b>

**2023/24 Non Residential and Residential Sewer Charges**

<b>Residential</b>			
	Access Charge	No. of Properties	Total Yield
<b>Connected</b>	\$800	1,544	\$1,235,200
<b>Vacant (Unconnected)</b>	\$412	123	\$50,676
<b>Estimated Total Yield</b>			<b>\$1,285,876</b>

<b>Non-Residential</b>				
	Annual Charge (Prior to SDF Factor)	No. of Properties	Quarter Charge before SDF applied	Min. quarterly amount charged
20mm Water Service	\$668	161	\$167	\$200
25mm Water Service	\$1,020	21	\$255	\$200
32mm Water Service	\$1,662	18	\$415	\$200
40mm Water Service	\$2,604	11	\$651	\$200
50mm Water Service	\$4,060	24	\$1,015	\$200
80mm Water Service	\$10,380	1	\$2,595	
100mm Water Service	\$16,272	6	\$4,068	
150mm Water Service	\$36,620	2	\$9,155	
Vacant/Unmetered	\$412	54		
Usage Charge (per kl)	\$1.71			
<b>Estimated Total Yield</b>				<b>\$452,282</b>



**Future Sewerage Infrastructure Subsidy Charge**

	Access Charge	No of Properties	Total Yield
Connected - Residential	\$55	1,512	\$83,160
Connected - Business	\$55	242	\$13,310
Vacant (Unconnected)	\$55	123	\$6,765
<b>Estimated Total Yield</b>			<b>\$103,235</b>

**2023/24 Trade Waste Charges**

<b>Commercial (Non-Residential)</b>		
	Annual Fee	No. of Properties
Annual Trade Waste Fee	\$124	65
Annual Trade Waste Fee (Large Dischargers Category 3)	\$456	1
Liquid Trade Waste User Charges with Trade Waste Agreement (Category 1, Category 2/2s)	\$2.47	23
Liquid Trade Waste User Charges with No Trade Waste Agreement	\$24.70	12
Excess Mass Chargers for Category (3 Dischargers)	\$ as per the table in fees and charges	
Water Testing Charges (if required)	\$320 per quarter	1
<b>Estimated Total Yield</b>		<b>\$72,360</b>

6. That the schedule of financial assistance under the Community Financial Assistance Program, pursuant to s.356 Local Government Act be adopted noting the following amendments:

Type	Item	\$
Community Events / Cultural Activities	Newbridge Progress Association – Swap Meet	(\$340)
Insurance	Blayney Shire Community Mens Shed	\$80
Insurance	Total Insurance Contributions	\$260

7. That the following programs which financially assist others under s.356 Local Government Act (1993), including; Local Heritage Assistance Program, the Youth Week Grants Program, the Tourism Event Development Fund and the Village Enhancement Program be adopted.
8. Endorse commencement of the Special Variation application process, noting;
- a. Council in 2022 undertook a Strategic Financial Review (completed by LG Solutions) to review Council’s long term financial sustainability and must now consider a Special Variation application.
  - b. Council must ensure it has sufficient revenue to:
    - Improve financial sustainability by eliminating the General Fund operating deficits;
    - Deliver the services adopted within its Integrated Planning and Reporting documents;

- Provide sufficient funding to meet asset renewal funding requirements and appropriately manage the infrastructure backlog;
  - Meet compliance obligations under the Local Government Act 1993 (NSW) and other forms of legislation;
  - Address continual financial implications mandated and/or cost shifting from the NSW Government;
  - Address Council's unsustainable reliance on mining rate income (current and future) and develop strategies to reduce this reliance.
- c. Council will engage a specialist local government finance consultant to review and prepare all necessary documentation required for the potential Special Variation application.
- d. Progression of the Special Variation application will be subject to further Council approval and a future community engagement process as per the requirements of the Office of Local Government and the Independent Pricing and Regulatory Tribunal (IPART) with a view to making application for the 2024/25 financial year.  
(Ferguson/Newstead)

An **AMENDMENT** was moved by Cr Reynolds and seconded by Cr Somerville to add:

9. The remaining money in each of the village enhancement program funds be carried over for a period of three months into a new financial year. Each village or village committee be immediately approached to determine if they have projects within the village may be designated for, or if there are footpath extensions or streetlights the money be used for. Any remaining carryover funds after three months are to be returned to consolidated revenue.

During debate the mover and seconder agreed to make the **AMENDMENT**:

9. The remaining money in the village enhancement program is to be carried over into the 2023/24 financial year.

(Reynolds/Somerville)  
**CARRIED**

The amendment became the substantive motion and was put.

2306/E005 **RESOLVED:**

That Council:

1. Pursuant to the requirements of the Local Government Act 1993, adopt the 2023/24 – 2026/27 Delivery Program and 2023/24 Operational Plan as attached to this report.
2. Note that the 2023/24 Operational Plan forecasts a Net Operating Result before Capital Items of (\$1.08m) deficit (\$1.27m deficit for General Fund and \$194k surplus for Sewer

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Type	Item	\$
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Insurance	Blayney Shire Community Mens Shed	\$80
Insurance	Total Insurance Contributions	\$260

7. That the following programs which financially assist others under s.356 Local Government Act (1993), including; Local Heritage Assistance Program, the Youth Week Grants Program, the Tourism Event Development Fund and the Village Enhancement Program be adopted.
8. Endorse commencement of the Special Variation application process, noting;
- a. Council in 2022 undertook a Strategic Financial Review (completed by LG Solutions) to review Council’s long term financial sustainability and must now consider a Special Variation application.
  - b. Council must ensure it has sufficient revenue to:
    - Improve financial sustainability by eliminating the General Fund operating deficits;
    - Deliver the services adopted within its Integrated Planning and Reporting documents;

- Provide sufficient funding to meet asset renewal funding requirements and appropriately manage the infrastructure backlog;
  - Meet compliance obligations under the Local Government Act 1993 (NSW) and other forms of legislation;
  - Address continual financial implications mandated and/or cost shifting from the NSW Government;
  - Address Council's unsustainable reliance on mining rate income (current and future) and develop strategies to reduce this reliance.
- c. Council will engage a specialist local government finance consultant to review and prepare all necessary documentation required for the potential Special Variation application.
- d. Progression of the Special Variation application will be subject to further Council approval and a future community engagement process as per the requirements of the Office of Local Government and the Independent Pricing and Regulatory Tribunal (IPART) with a view to making application for the 2024/25 financial year.
9. The remaining money in the village enhancement program is to be carried over into the 2023/24 financial year.

### **CORPORATE SERVICES REPORTS**

#### **REPORT OF COUNCIL INVESTMENTS AS AT 31 MAY 2023**

2306/E006

#### **RESOLVED:**

1. That the report indicating Council's investment position as at 31 May 2023 be received.
2. That the certification of the Responsible Accounting Officer be received and the report be adopted.

(Gosewisch/Newstead)

**CARRIED**

### **INFRASTRUCTURE SERVICES REPORTS**

#### **ROAD STRATEGY REVIEW**

2306/E007

#### **RESOLVED:**

That Council endorse the Blayney Shire Roads Strategy 2023 attached to this report.

(Newstead/Reynolds)

**CARRIED**

#### **MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD 9 JUNE 2023**

2306/E008

#### **RESOLVED:**

That Council:

1. Receive and note the minutes of the Blayney Traffic Committee Meeting, held on Friday 9 June 2023.

2. Endorse the Traffic Management Plan for the Newcrest Orange Challenge event to be staged on 10 September 2023. The event is to be classified as a Class 2 event, and approved subject to the conditions detailed in the Director Infrastructure Services' Report.
3. Endorse the Traffic Guidance Scheme for the Millthorpe Winter Fire Festival Night Market, to be staged on 4 August 2023 on Pym Street Millthorpe as a Class 2 event, subject to the conditions detailed in the Director Infrastructure Services' Report.
4. Note, Give way signage for the intersection of Adelaide Lane and Stillingfleet Street is neither required nor recommended.
5. Millthorpe Pump Station
  - a. Install two "No Parking" (R9-40) signs either side of Lot 1 DP1036244, and
  - b. Apply to TfNSW for inclusion of "authorised Vehicles Excepted" on the two new "No Parking" signs for this location.
6. Blayney High Pedestrian Area.
  - a. Note the submissions made during the public exhibition of the proposed Blayney High Pedestrian Area.
  - b. Having considered the submissions received endorse the modified Blayney High Pedestrian Area Zone for implementation.

(Newstead/Gosewisch)

**CARRIED**

### **CLOSED MEETING**

2306/E009 **RESOLVED:**

That the meeting now be closed to the public in accordance with Section 10A of the Local Government Act, 1993 for consideration of the following matter:

#### **TENDER 06/2023: SUPPLY OF QUARRY MATERIALS**

*This matter is considered to be confidential under Section 10A(2) (c) of the Local Government Act, as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*

(Gosewisch/Somerville)

**CARRIED**

### **CONFIDENTIAL MEETING REPORTS**

#### **TENDER 06/2023: SUPPLY OF QUARRY MATERIALS**

2306/E010 **RESOLVED:**

That Council accept the following tenderers onto the panel contract for Supply, or Supply and Delivery of Quarry Materials:

- Bonus Quarry Materials
- Boral Resources (Country)
- CPB Excavations
- Hanson Construction Materials

(Somerville/Newstead)

**CARRIED**

2306/E011 **RESOLVED:**

That as consideration of the matters referred to in the closed meeting has been concluded, the meeting now be opened to the public.

(Newstead/Gosewisch)

**CARRIED**

**AT THE RE-OPENING OF THE MEETING TO THE PUBLIC, THE MAYOR ANNOUNCED THE OUTCOME OF RESOLUTION NUMBER 2306/E010.**

There being no further business, the meeting concluded at 6:58pm.

The Minute Numbers 2306/E001 to 2306/E011 were confirmed on 18 July 2023 and are a full and accurate record of proceedings of the Ordinary Meeting held on 27 June 2023.

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Cr S Ferguson  
**MAYOR**

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Mr M Dicker  
**GENERAL MANAGER**



**02) QUARTERLY OUTSTANDING RESOLUTION REPORT**

**Department:** Executive Services

**Author:** General Manager

**CSP Link:** 2. Build the Capacity and Capability of Local Governance and Finance

**File No:** GO.ME.1

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**Recommendation:**

That Council note the Outstanding Resolution Report to June 2023.

**Reason for Report:**

The General Manager is responsible for ensuring that Council's policies, decisions and priorities are implemented in a timely and efficient manner, consistent with the goals and objectives of Council.

After a Council meeting, each resolution is allocated to the responsible officer to action in accordance with the intent of the Council decision.

Council have requested an Outstanding Resolution Report on a quarterly basis.

**Report:**

This Council Outstanding Resolution Report includes Council Resolutions up to and including the previous Council Meeting.

Council currently has 6 resolutions not yet completed. An update is provided in the comments section from the relevant responsible officer.

It should be noted that;

- Road related land matters, are captured and transferred to a land register, and
- Traffic Committee matters are captured and transferred to a traffic register.

There are currently;

- 23 resolutions outstanding on the land register and
- 8 resolutions outstanding on the traffic register.

Date of Meeting	Res. No	Resolution	Owner	Comments
21-Dec - 20	2012/027	<p><b>EOI3/2016 - Sale of Industrial Land by Council</b> RESOLVED</p> <p>1. That Council accept the offer for sale of part Lot 4 DP 871015 and part Lot 1 DP134341 for the amount of \$49,500 including GST plus survey and subdivision costs; and</p> <p>2. That Council endorse execution of relevant contracts and associated documentation by the Mayor and General Manager under Council seal if required.</p>	DCS	<p>Completed with settlement occurring in May 2023.</p> <p>This will now be removed from the report.</p>
19-Apr-21	2104/013	<p><b>Change of Tenure - Crown Land Cemeteries</b> RESOLVED</p> <p>That Council seek approval from Department Planning, Industry and Environment – Crown Lands for amendment of the management structure of Crown Land cemeteries located at Carcoar, Lyndhurst, Neville and Newbridge from 'Devolved to Council' to 'Crown Land Manager'.</p>	DCS	<p>Email sent of land parcels to be amended from devolved to Council as Reserve Manager to assist with preparation of gazettal notice.</p>

Date of Meeting	Res. No	Resolution	Owner	Comments
15-Nov-21	2111/007	<p><b>Blayney Medium Scale Solar Array Project</b> RESOLVED That Council;</p> <ol style="list-style-type: none"> <li>1. Endorse the Blayney Medium Scale Solar Array project Business Case and refer to the new Council for consideration following receipt of a Peer Review of the Business Case, finalisation of the Capital Expenditure Review and assessment of financial implications.</li> <li>2. Approve the General Manager progressing discussion with another Council(s) for a potential joint arrangement for the project.</li> <li>3. Approve a supplementary vote of \$40k from the Property Account, to engage a consultant to prepare documentation required for the Development Application and fees associated with lodgement of the Development Application.</li> </ol>	GM	Project options being reviewed given risk to Council as the Energy market has been extremely volatile over the past 12 months.

Date of Meeting	Res. No	Resolution	Owner	Comments
19-Apr-22	2204/004	<p><b>Committees of Council</b> RESOLVED</p> <p>4. That Council staff conduct an annual onsite inspection of the Shire’s Cemeteries with Councillors inviting stakeholders, Blayney Family History Group, Village/Progress Association representatives and community members.</p> <p>5. That the Tourism, Towns and Villages Committee not continue in its current format, and Council utilise alternative localised attendance of the Mayor, Councillors and staff, engagement with Orange360 and ongoing communication and involvement supporting Village/Progress Associations and Hall Committees to progress the individual Town and Village Community Plans. A report comes back to Council on the best options to connect with each of the villages and Blayney Township.</p>	GM	<p>Annual inspection to be included in Councillor shire tour proposed for January 2024.</p> <p>How Council engages with each village needs to be carefully considered. Village committees are not regularly meeting like they did pre covid.</p>
16-May-22	2205/014	<p><b>Floodplain Management</b> RESOLVED</p> <p>1. That Council endorse the Addendum to the Blayney Flood Study (Storm, 2022), and Addendum to the Blayney Floodplain Risk Management Study (Storm, 2022) and place them on Public Exhibition for a period of not less than 28 days.</p> <p>2. Should no submissions be received during the Public Exhibition period, the Addendums be adopted by Council at the earliest possible meeting.</p> <p>3. That Council endorse the Blayney Retarding Basins Study – Concept Design Report (Storm, 2022), and place it on Public Exhibition for a period of not less than 42 days.</p>	DIS	<p>A specialist consultant has been engaged to independently review the local flood study assessment.</p> <p>This resolution will be removed as the review is included in the Operational Plan.</p>

Date of Meeting	Res. No	Resolution	Owner	Comments
21-Nov-22	2211/015	<p><b>Planning Proposal to Amend the Blayney Local Environmental Plan 2012 - PP2: Millthorpe and Surrounds</b>  <b>RESOLVED</b>  That Council</p> <ol style="list-style-type: none"> <li>1. Endorse, as exhibited, the amendment to the Blayney Local Environmental Plan 2012 PP2 as outlined in this report including addendum PP2C.</li> <li>2. In addition to the exhibited Planning Proposal, a maximum lot yield of 5 potential lots be placed on the land pertinent to PP2D: 78 Clover Ridge Road.</li> <li>3. In exercising its delegation under Section 3.36 of the Environmental Planning and Assessment Act 1979, as endorsed by NSW Department Planning and Environment, forward the required documentation to Parliamentary Counsel for opinion to amend the Blayney Local Environmental Plan 2012.</li> </ol>	DPES	<p>Completed.</p> <p>This will now be removed from the report.</p>

Date of Meeting	Res. No	Resolution	Owner	Comments
19-Dec-22	2212/017	<p><b>Planning Proposal to Amend Blayney Local Environmental Plan 2012 – RU2 Rural Landscape to R2 Low Density Residential – 34 Charles Street, Blayney</b></p> <p>RESOLVED</p> <p>That Council:</p> <ol style="list-style-type: none"> <li>1. Submit the Planning Proposal to the Minister for Planning in accordance with Section 3.34(1) of the Environmental Planning and Assessment Act 1979, requesting a Gateway Determination, pursuant to Section 3.34(2) of the Environmental Planning and Assessment Act 1979.</li> <li>2. Request delegation to finalise and make the draft Local Environmental Plan, pursuant to Section 3.36 of the Environmental Planning and Assessment Act 1979.</li> <li>3. Prepare and exhibit an amendment to the Blayney Shire Development Control Plan 2018 to include development controls relating to the subject property in accordance with the Environmental Planning and Assessment Act 1979.</li> <li>4. Require, prior to submitting the Planning Proposal for Gateway Determination, that the landowner be advised and agree to paying all reasonable costs involved for Council to amend the Blayney Shire Development Control Plan 2018.</li> </ol>	DPES	DPE has requested additional information from the applicant for a full flood study required prior to determining the gateway.

Date of Meeting	Res. No	Resolution	Owner	Comments
21-Mar-23	2303/012	<p><b>Review of Council Policies</b> RESOLVED</p> <p>1. That the following policies be endorsed by Council and be placed on public exhibition for a period of not less than 28 days:</p> <ul style="list-style-type: none"> <li>• Liquid Trade Waste Policy</li> <li>• Media Spokesperson Policy</li> </ul> <p>2. Should no submissions be received during the public exhibition period, the policies be adopted and included in Council's policy register.</p>	DCS	<p>Liquid Trade Waste Policy received no submissions and has been added to the policy register.</p> <p>Media Spokesperson Policy received 1 submission and will be presented to a future Council meeting.</p>
21-Mar-23	2303/017	<p><b>Road, Pathway and Bridge Naming Policy</b> RESOLVED</p> <p>That Council:</p> <p>1. Endorse the Draft Road, Pathway and Bridge Naming Policy.</p> <p>2. Place the Draft policy on public exhibition for a period of not less than 28 days.</p> <p>3. Should no submissions be received during the public exhibition period, the policy be adopted.</p>	DIS	<p>No submissions received, has been added to the policy register.</p> <p>This will now be removed from the report.</p>
21-Mar-23	2303/020	<p><b>Update of the Blayney Shire Active Movement Strategy</b> RESOLVED</p> <p>That Council:</p> <p>1. Endorse the updates to the Blayney Shire Active Movement Strategy 2023.</p> <p>2. Place the Strategy on public exhibition for a period of not less than 28 days.</p> <p>3. Should no submissions be received during the public exhibition period, the strategy be adopted.</p>	MA	<p>Submissions received.</p> <p>See report 12 of this Council meeting.</p>

Date of Meeting	Res. No	Resolution	Owner	Comments
21-Mar-23	2303/022	<p><b>Council Development - Conflict of Interest Policy</b> RESOLVED That Council:</p> <ol style="list-style-type: none"> <li>1. Endorse the draft Council Development – Conflict of Interest Policy</li> <li>2. Place the draft policy on public exhibition for a period of not less than 28 days; and</li> <li>3. Should no submissions be received during the exhibition period, the Policy be adopted.</li> </ol>	DPES	<p>No submissions received, has been added to the policy register.</p> <p>This will now be removed from the report.</p>
16-May-23	2305/012	<p><b>Planning Proposal to Amend the Blayney Local Environmental Plan 2012 – Clarke Street Reclassification</b> RESOLVED That Council:</p> <ol style="list-style-type: none"> <li>1. Endorses the draft Planning Proposal for submission to the Minister for Planning in accordance with Section 3.34(1) of the Environmental Planning and Assessment Act 1979, requesting a Gateway Determination, pursuant to Section 3.34(2) of the Environmental Planning and Assessment Act 1979.</li> <li>2. Request delegation to finalise and make the draft Local Environmental Plan, pursuant to Section 3.36 of the Environmental Planning and Assessment Act 1979.</li> </ol>	MDA	<p>The draft Planning Proposal has been forward to the Department of Planning seeking a Gateway Determination.</p>



Date of Meeting	Res. No	Resolution	Owner	Comments
6-Jun-23	2306/008	<p><b>Proposed Name – Addition to Pre Approved Road and Bridge Name List</b> RESOLVED</p> <p>That Council;</p> <ol style="list-style-type: none"> <li>1. Note receipt of the request to add the name 'Sutton' to the pre-approved road and bridge names list in the Road, Pathway and Bridge Naming Policy (25F).</li> <li>2. Place the request on public exhibition for a minimum of 28 days,</li> <li>3. Following the public exhibition, receive a further report to consider the request.</li> </ol>	MA	See report 10 of this Council meeting.
6-Jun-23	2306/009	<p><b>Proposed Road Name – 61 Forest Reefs Road (Glenorie Road, Millthorpe Subdivision)</b> RESOLVED</p> <p>That Council;</p> <ol style="list-style-type: none"> <li>1. Note receipt of the request to name the new public road in the subdivision at 61 Forest Reefs Road, Millthorpe 'Mortimer Close' in memory of Mr. Ian Charles Mortimer,</li> <li>2. Place the request on public exhibition for a minimum of 28 days,</li> <li>3. Following the public exhibition, receive a further report to consider the road naming application.</li> </ol>	MA	See report 11 of this Council meeting.

Date of Meeting	Res. No	Resolution	Owner	Comments
23-Jun-23	2006/E0 08	<p><b>Minutes of the Traffic Committee Meeting held 9 June 2023</b> RESOLVED</p> <p>2. Endorse the Traffic Management Plan for the Newcrest Orange Challenge event to be staged on 10 September 2023. The event is to be classified as a Class 2 event, and approved subject to the conditions detailed in the Director Infrastructure Services' Report.</p> <p>3. Endorse the Traffic Guidance Scheme for the Millthorpe Winter Fire Festival Night Market, to be staged on 4 August 2023 on Pym Street Millthorpe as a Class 2 event, subject to the conditions detailed in the Director Infrastructure Services' Report.</p> <p>4. Note, Give way signage for the intersection of Adelaide Lane and Stillingfleet Street is neither required nor recommended.</p> <p>5. Millthorpe Pump Station</p> <p>a. Install two "No Parking" (R9-40) signs either side of Lot 1 DP1036244, and</p> <p>b. Apply to TfNSW for inclusion of "authorised Vehicles Excepted" on the two new "No Parking" signs for this location.</p> <p>6. Blayney High Pedestrian Area.</p> <p>a. Note the submissions made during the public exhibition of the proposed Blayney High Pedestrian Area.</p> <p>b. Having considered the submissions received endorse the modified Blayney High Pedestrian Area Zone for implementation.</p>	DIS	<p>Items added to the traffic register.</p> <p>This will now be removed from the report.</p>

**Risk/Policy/Legislation Considerations:**

Nil

**Budget Implications:**

Nil

**Enclosures (following report)**

Nil

**Attachments (separate document)**

Nil

**03) RISK WORK HEALTH AND SAFETY QUARTERLY REPORT**

**Department:** Executive Services

**Author:** WHS and Risk Coordinator

**CSP Link:** 2. Build the Capacity and Capability of Local Governance and Finance

**File No:** GO.ME.1

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**Recommendation:**

That Council note the Risk, Work Health and Safety Report for the quarter to 30 June 2023.

**Reason for Report:**

To update Council on Risk, Work Health and Safety activities and performance for the period of 1 April 2023 to 30 June 2023.

**Report:****StateWide Mutual**

Council's insurance renewal application with JLT has been completed for 2023 to 2024 period. Contributions per scheme have risen at least 10% from last year.

The Continuous Improvement Pathway (CIP) Workbooks for 2023 commenced 3 July. The CIP program looks at how Council has integrated operational risk exposure areas against planning and reporting requirements. Workbooks to review are: Building Assets, Playgrounds and Business Continuity. WHS&RC will liaise with relevant personal to review questions, workbooks to be submitted by 31 October 2023.

**StateCover**

The StateCover 2023 WHS Self-Audit commenced 13 June.

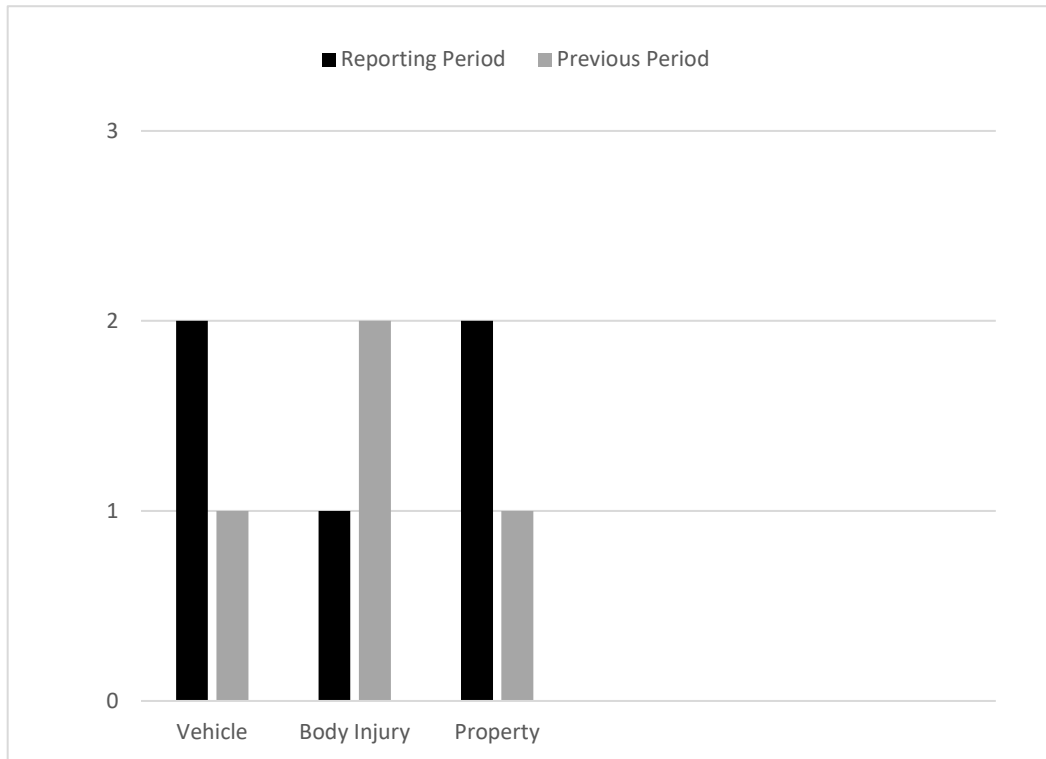
The self-audit provides councils with valuable information regarding its WHS performance including benchmarking against previous performance and peers. The audit consists of two sections with 66 questions.

For Council to qualify for 100% of StateCover WHS Initiative for 2022 and 2023, we must:

- Have completed the 2022 action plan with three identified actions.
  - WHS Audit.
  - Safe Working Near or Around Powerlines.
  - Musculoskeletal Risks.
- Complete and submit those actions with evidence by 17 July 2023.
- Complete and submit the 2023 WHS Self-Audit by 11 August 2023.
- Submit an action plan for 2023 with three chosen actions by 27 October 2023.

Health & Safety meetings are held quarterly, next meeting to be held 8 August 2023, actions arising from meetings continue to be addressed and completed.

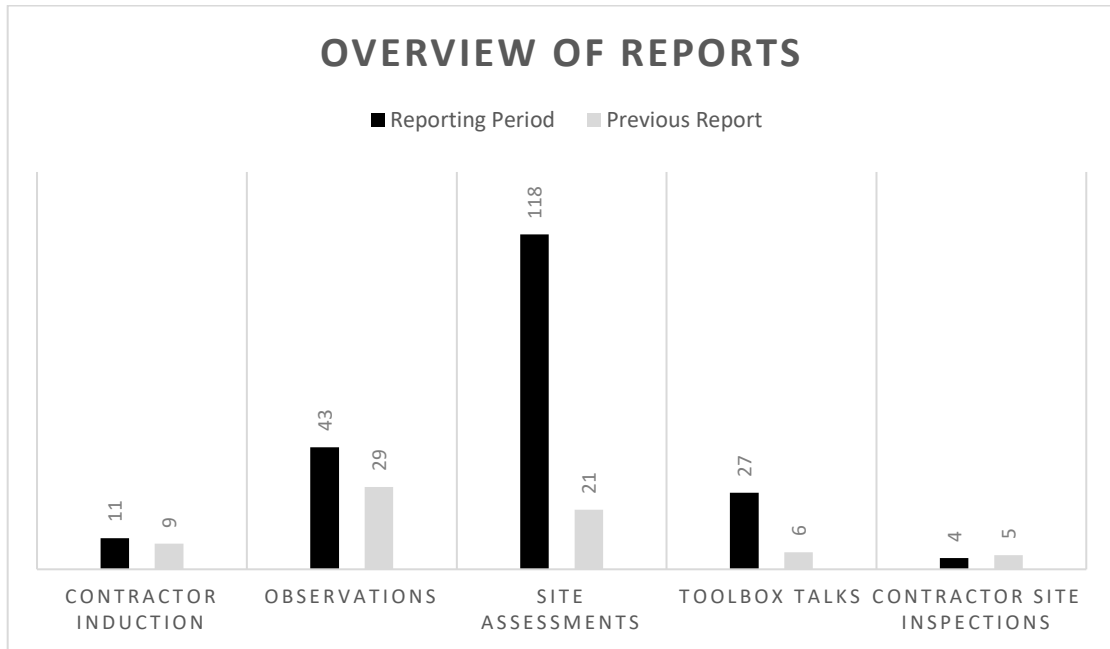
**1. Incident notifications submitted 1 April 2023 to 30 June 2023**



Property: Vandalism of council property, Blayney Tennis Courts and Blayney Showground fence.

Vehicle: Two windscreens damaged by rocks from passing vehicles

**2. Internal WHS documents submitted 1 April 2023 to 30 June 2023**



**Risk/Policy/Legislation Considerations:**

Nil

**Budget Implications:**

The StateCover WHS Initiative for 2022 and 2023 amounts to an insurance rebate of \$22k. If Council does not achieve the Initiative outcomes shown in the body of the report by the due date, Council will not be eligible to receive the rebate. This work has commenced and Council is on track to complete the items by the due date.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

Nil

**04) REPORT OF COUNCIL INVESTMENTS AS AT 30 JUNE 2023**

**Department:** Corporate Services

**Author:** Accountant

**CSP Link:** 2. Build the Capacity and Capability of Local Governance and Finance

**File No:** FM.AU.1

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**Recommendation:**

That Council;

1. Note the report indicating Council's investment position as at 30 June 2023.
2. Note the certification of the Responsible Accounting Officer.

**Reason for Report:**

For Council to endorse the Report of Council Investments as at 30 June 2023.

**Report:**

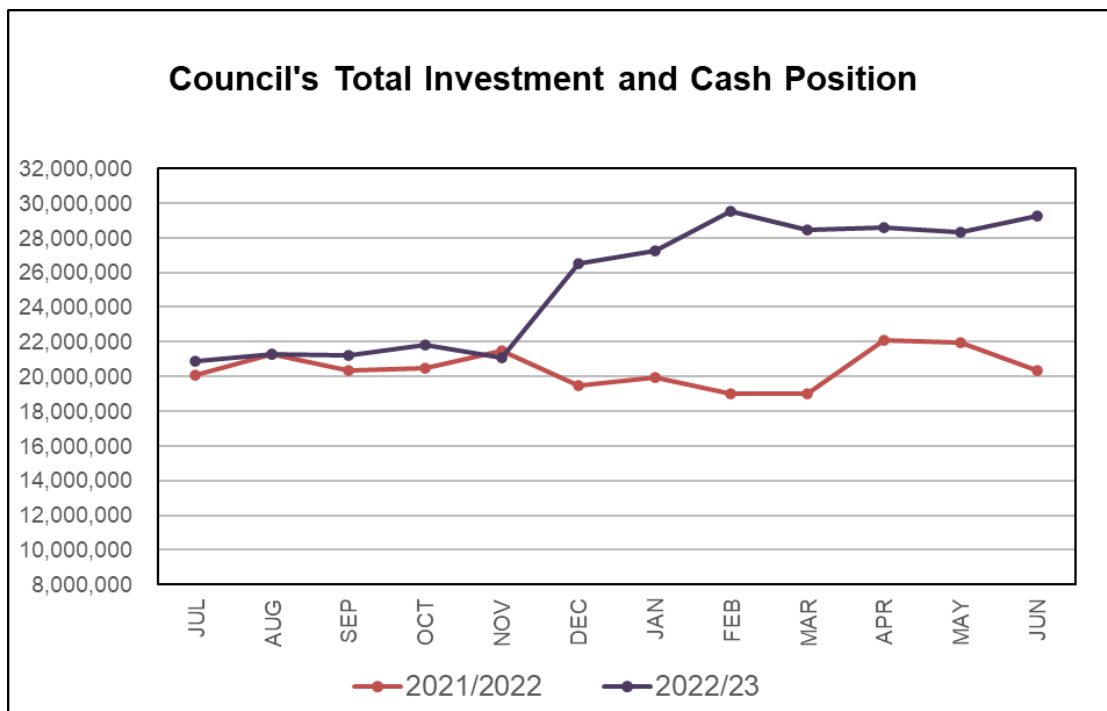
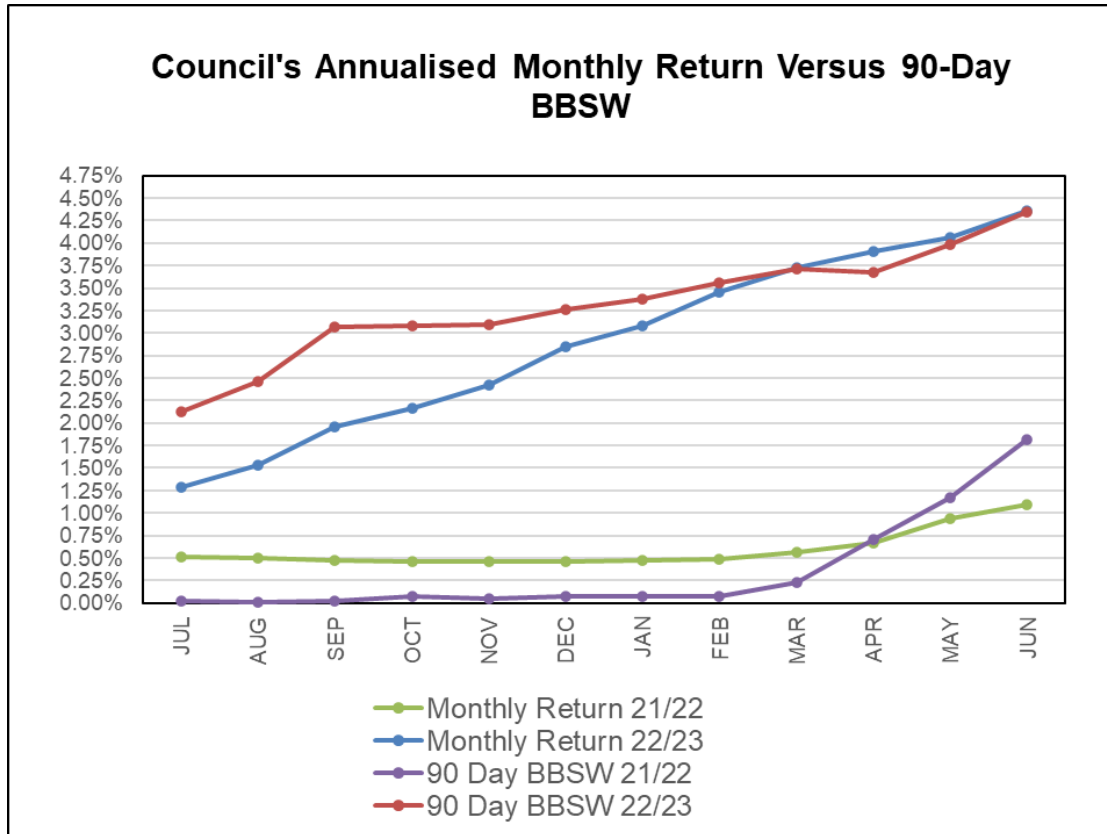
This report provides details of Council's Investment Portfolio as at 30 June 2023.

Council's total investment and cash position as at 30 June 2023 is \$29,267,957. Investments earned interest of \$95,192.04 for the month of June 2023.

Council's monthly net return on Term Deposits annualised for June was 4.36% which outperformed the 90-day Bank Bill Swap Rate of 4.35%.

At the end of June Council received the advance payment of the 2023/24 financial assistance grant totalling \$3.46m. The funds were initially placed in Council's online saver due to the timing of receipt but it is intended over the coming weeks that the funds will be invested in instalments to coincide with the scheduled instalment dates for 2023/24.

Overall during the year we have seen the value of investment offerings increase in line with the RBAs rate hikes which has allowed council to maintain returns exceeding the 90 day bank bill swap rate from March onwards.





<b>Register Of Investments and Cash as at 30 June 2023</b>					
<b>Institution</b>	<b>Method</b>	<b>Rating</b>	<b>Maturity</b>	<b>Amount \$</b>	<b>Interest Rate</b>
Westpac	Direct	A1+/AA-	04/07/2023	500,000	3.760%
CBA	Direct	A1+/AA-	18/07/2023	500,000	4.130%
Macquarie Bank	IAM	A1/A+	25/07/2023	500,000	4.400%
ME Bank	IAM	A2/BBB+	01/08/2023	500,000	3.770%
Westpac	Direct	A1+/AA-	15/08/2023	500,000	0.530%
CBA	Direct	A1+/AA-	15/08/2023	500,000	3.980%
NAB	Direct	A1+/AA-	29/08/2023	500,000	4.050%
Macquarie Bank	IAM	A1/A+	04/09/2023	500,000	4.520%
CBA	Direct	A1+/AA-	12/09/2023	500,000	4.060%
Macquarie Bank	IAM	A1/A+	19/09/2023	500,000	4.640%
CBA	Direct	A1+/AA-	26/09/2023	500,000	4.640%
Bank of Queensland	Curve	A2/BBB+	10/10/2023	500,000	4.200%
Westpac	Direct	A1+/AA-	10/10/2023	500,000	0.720%
CBA	Direct	A1+/AA-	17/10/2023	500,000	4.420%
Auswide Bank Ltd	Curve	A2/BBB	24/10/2023	500,000	4.850%
CBA	Direct	A1+/AA-	31/10/2023	500,000	4.480%
MyState Bank Ltd	Curve	A2/BBB+	07/11/2023	500,000	4.550%
NAB	Direct	A1+/AA-	14/11/2023	500,000	4.550%
Reliance Bank	Direct	Unrated	21/11/2023	500,000	4.100%
Westpac	Direct	A1+/AA-	21/11/2023	500,000	4.350%
Macquarie Bank	IAM	A1/A+	28/11/2023	500,000	4.200%
Westpac	Direct	A1+/AA-	28/11/2023	500,000	4.390%
Bank of Queensland	Curve	A2/BBB+	05/12/2023	500,000	4.250%
Defence Bank Ltd	Curve	A2/BBB	12/12/2023	500,000	4.450%
ING Bank	IAM	A1/A	19/12/2023	500,000	4.800%
NAB	Direct	A1+/AA-	09/01/2024	500,000	4.500%
CBA	Direct	A1+/AA-	23/01/2024	500,000	4.490%
NAB	Direct	A1+/AA-	30/01/2024	500,000	5.250%
NAB	Direct	A1+/AA-	06/02/2024	500,000	4.550%
Westpac	Direct	A1+/AA-	20/02/2024	500,000	4.950%
CBA	Direct	A1+/AA-	26/02/2024	500,000	4.300%
NAB	Direct	A1+/AA-	27/02/2024	500,000	5.000%
Reliance Bank	Direct	Unrated	09/03/2024	500,000	4.200%
ING Bank	IAM	A1/A	12/03/2024	500,000	4.750%
CBA	Direct	A1+/AA-	19/03/2024	500,000	4.200%
Macquarie Bank	IAM	A1/A+	02/04/2024	500,000	4.450%
MyState Bank Ltd	Curve	A2/BBB+	02/04/2024	500,000	4.650%
CBA	Direct	A1+/AA-	09/04/2024	500,000	4.280%
NAB	Direct	A1+/AA-	16/04/2024	500,000	4.510%
Westpac	Direct	A1+/AA-	23/04/2024	500,000	4.490%
NAB	Direct	A1+/AA-	07/05/2024	500,000	4.700%
NAB	Direct	A1+/AA-	21/05/2024	500,000	4.900%
Westpac	Direct	A1+/AA-	28/05/2024	500,000	4.840%
Westpac	Direct	A1+/AA-	04/06/2024	500,000	5.040%
NAB	Direct	A1+/AA-	11/06/2024	500,000	5.500%
Westpac	Direct	A1+/AA-	18/06/2024	500,000	5.450%
Macquarie Bank	IAM	A1/A+	25/06/2024	500,000	5.250%

<b>Register Of Investments and Cash as at 30 June 2023</b>		
<b>Institution</b>	<b>Amount \$</b>	<b>Interest Rate</b>
<b>Total Investments</b>	<b>23,500,000</b>	<b>4.363%</b>
Commonwealth Bank - At Call Account <sup>(1)</sup>	4,774,868	4.150%
Commonwealth Bank Balance - General <sup>(1)</sup>	921,461	3.950%
Reliance Bank <sup>(1)</sup>	71,628	0.000%
<b>Total Cash and Investments</b>	<b>29,267,957</b>	
Benchmarks:	BBSW 90 Day Index <sup>(1)</sup>	4.351%
	RBA Cash Rate <sup>(1)</sup>	4.100%

1. % Interest rates as at end of reporting period.

<b>Summary of Investment Movements - June 2023</b>		
<b>Financial Institution</b>	<b>Amount \$</b>	<b>Commentary</b>
WBC	(516,056)	Term deposit matured 06/06/2023
WBC	500,000	Term deposit reinvested 06/06/2023
NAB	(510,641)	Term deposit matured 13/06/2023
NAB	500,000	Term deposit reinvested 13/06/2023
WBC	(519,841)	Term deposit matured 20/06/2023
WBC	500,000	Term deposit reinvested 20/06/2023
NAB	(502,975)	Term deposit matured 20/06/2023
NAB	500,000	Term deposit reinvested 20/06/2023
Macquarie Bank	(506,268)	Term deposit matured 27/06/2023
Macquarie Bank	500,000	Term deposit reinvested 27/06/2023

<b>Long Term Credit Rating (or Moody's, Fitch, S&amp;P or Equivalent)</b>	<b>Policy Maximum %</b>	<b>Current Holding %</b>	<b>Current Holding \$</b>
TCorp IM Funds	100%	0%	-
AAA – AA Category	100%	64%	15,000,000
A- Category	40%	17%	4,000,000
BBB+ Category	25%	11%	2,500,000
BBB Category	5%	4%	1,000,000
BBB- Category and below: Local <sup>(2)</sup> ADI's	10%	4%	1,000,000
BBB+ / BBB / BBB- & below categories combined	25%	19%	23,500,000
			<b>23,500,000</b>

2. ADI's located within the Local Government Area

Individual Institution Limit	Rating	Policy Maximum \$	Current Holding \$
Auswide Bank Ltd	A2/BBB	500,000	500,000
Bank of Queensland	A2/BBB+	1,000,000	1,000,000
CBA	A1+/AA-	5,000,000	5,000,000
Defence Bank Ltd	A2/BBB	500,000	500,000
ING Bank	A1/A	3,000,000	1,000,000
Macquarie Bank	A1/A+	3,000,000	3,000,000
ME Bank	A2/BBB+	1,000,000	500,000
MyState Bank Ltd	A2/BBB+	1,000,000	1,000,000
NAB	A1+/AA-	5,000,000	5,000,000
Reliance Bank	Unrated	1,000,000	1,000,000
Westpac	A1+/AA-	5,000,000	5,000,000

Summary of Restricted, Allocated and Unrestricted Cash & Investments			
	Actual 30/06/2022 \$ 000's	Actual <sup>(3)</sup> 30/06/2023 \$ 000's	Forecast <sup>(4)</sup> 30/06/2023 \$ 000's
External Cash Restrictions	13,097	19,409	9,856
Internal Cash Allocations	7,120	9,127	4,815
<b>Total Restricted, Allocated Cash &amp; Investments</b>	<b>20,217</b>	<b>28,536</b>	<b>14,671</b>
Unrestricted Cash	81	732	2,871
<b>Total Restricted, Allocated and Unrestricted Cash &amp; Investments</b>	<b>20,298</b>	<b>29,268</b>	<b>17,542</b>

<sup>(3)</sup> Balances are indicative and represent best available information as at 30/06/2023. Further adjustments are anticipated throughout finalisation of the 2022/23 Financial Statements.

<sup>(4)</sup> Balances are informed by the Long Term Financial Plan and based on the best available information at time of preparation.

#### CERTIFICATION – RESPONSIBLE ACCOUNTING OFFICER

I, Tiffany Irlam, certify that the investments listed in this report have been made in accordance with s625 of the Local Government Act (1993), the Local Government (General) Regulation (2005) and Council Policy.

#### Risk/Policy/Legislation Considerations:

The Responsible Accounting Officer must table a written report to Council on money invested pursuant to s625 of the Local Government Act (1993). Investments made are in accord with the framework established within Council's Investment Policy.

#### Budget Implications:

A good investment strategy optimises Council's return on investments.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

Nil

**05) INFORMATION TECHNOLOGY QUARTERLY REPORT****Department:** Corporate Services**Author:** Manager Information Technology**CSP Link:** 2. Build the Capacity and Capability of Local Governance and Finance**File No:** GO.ME.2**Recommendation:**

That Council note the Information Technology report for the quarter to 30 June 2023.

**Reason for Report:**

To update Council on Information Technology activities and performance for the April to June 2023 quarter.

**Report:**

The following is an overview of information technology projects in progress during the quarter:

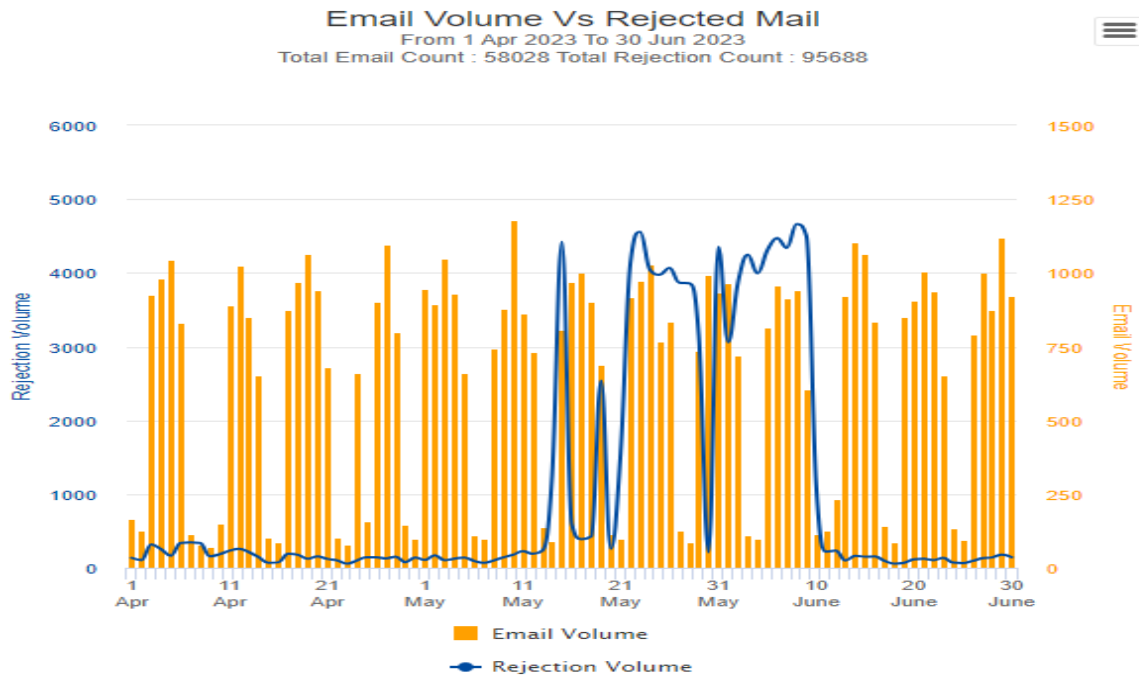
1. Training by an external cyber security expert in Cyber Security Awareness was conducted on the 29th of May for Councillors and staff. This training was to help inform and raise awareness around the latest cyber risks and strategies for mitigation and control.
2. Council engaged Cyber Security NSW in March 2023 to undertake a Cyber Security Review. The purpose of performing penetration testing was to investigate the security of our external facing systems and firewall with the goal of identifying vulnerabilities that could lead to compromise of data confidentiality, integrity and availability. The testing identified a minor number of vulnerabilities, which most have since been resolved with Cyber Security NSW to undertake a retest.

The testing came at no cost to Council, saving approximately \$27,000. The engagement also includes a retest of the systems in scope three months after the Penetration Test and will be scheduled in due course. The goal of the retest is to ensure remediation activities are correctly applied to mitigate the risk of the vulnerabilities found from the initial engagement. During the retest, Cyber Security NSW will not be actively finding new vulnerabilities however, any noticed or discovered new vulnerabilities during the retest will be reported accordingly.

3. Council completed the GDA2020 GIS project on our mapping systems to make the data more accurate. This new standard aligns more closely with GPS positioning services.

**Email Filtering Statistics**

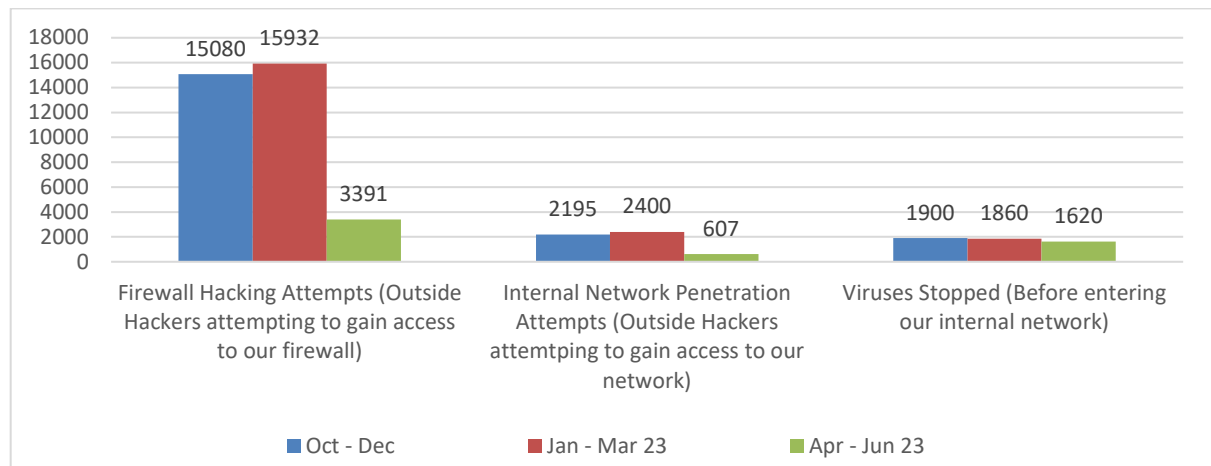
Council has not had any malicious emails enter the network during the quarter that were not stopped by email filters. The following table provides an overview of email volume to emails rejected for the quarter. The increased rejected volume is an indication that threats are increasing, and our systems are performing well to reject these threats.



**Firewall Statistics**

The number of threats to Council’s Firewall has reduced for the April to June quarter. The below graph provides a comparison of activity for the current and previous quarters and reflects hackers looking for open ports on the Internet to penetrate. This graph does not indicate hackers deliberately targeting Council’s network. As Council has no open ports, there were no successful attempts made.

**Firewall Threats**



**Risk/Policy/Legislation Considerations:**

Cyber threats are noted within Council's Corporate Risk Register with mitigating controls in place.

**Budget Implications:**

Council has provision within its Operational Plan for costs associated with Information Technology support and licencing arrangements.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

Nil

**06) QUARTERLY REPORT ON SOLAR ANALYTICS**

**Department:** Corporate Services

**Author:** Manager Information Technology

**CSP Link:** 2. Build the Capacity and Capability of Local Governance and Finance

**File No:** GO.ME.2

---

**Recommendation:**

That Council note the Solar Analytics report for the quarter to 30 June 2023.

**Reason for Report:**

To update Council on Solar performance and savings for the April to June 2023 quarter and for the 2022/23 financial year.

**Report:**

Council's solar power generation sites include the Sewage Treatment Plant, Works Depot, Council Administration Office and CentrePoint.

Overall solar generation and savings have reduced due to less favourable weather conditions and the reduction in daylight hours due to the end of daylight savings.

**Battery Storage**

Council is participating in the Illawarra Shoalhaven Joint Organisation's application to the Australian Renewal Energy Agency Community Batteries Funding Round 1 for provision of batteries to community pool facilities.

If Council is successful in obtaining this funding, it will involve the provision and installation of a 132 kWp battery at CentrePoint.

Council has sought a fee estimate from a specialist renewable energy consultant for advice on:

**1. Solar PV panels**

A report considering economic viability and any opportunities to install further / additional solar PV panels at Council owned facilities.

**2. EV charging**

Updated advice in relation to EV charging stations for the Blayney Shire, noting the Central NSW JO Assessment of Suitable Charging Stations December 2021 document.

**3. Battery Storage**

Advice on battery storage opportunities for any Council owned sites.

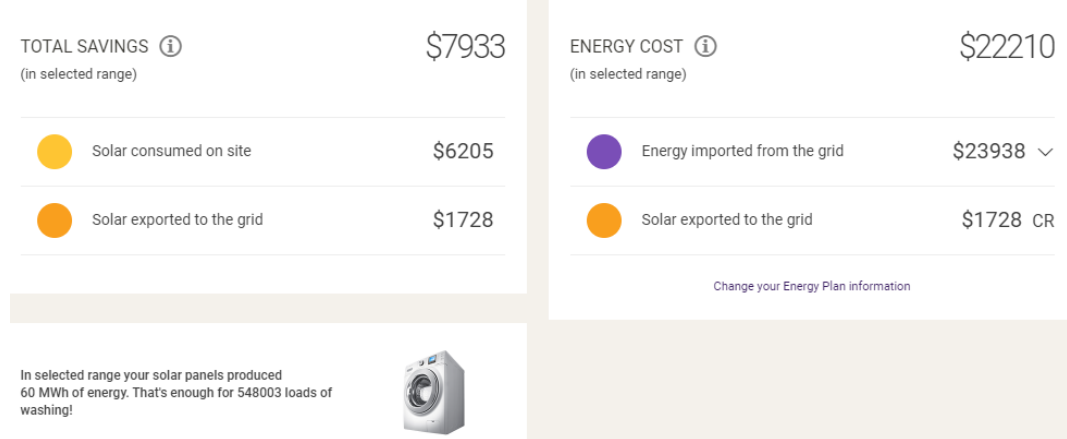


Below is a summary of production, consumption and savings for the quarter to 30 June 2023 and the overall savings for the 2022/23 financial year.

**Sewerage Treatment Plant**

Month	Production	Consumption	Savings
Apr-23	5.3MWh	16.3MWh	\$686
May-23	4.6MWh	17.1MWh	\$614
Jun-23	4.2MWh	16.9MWh	\$564

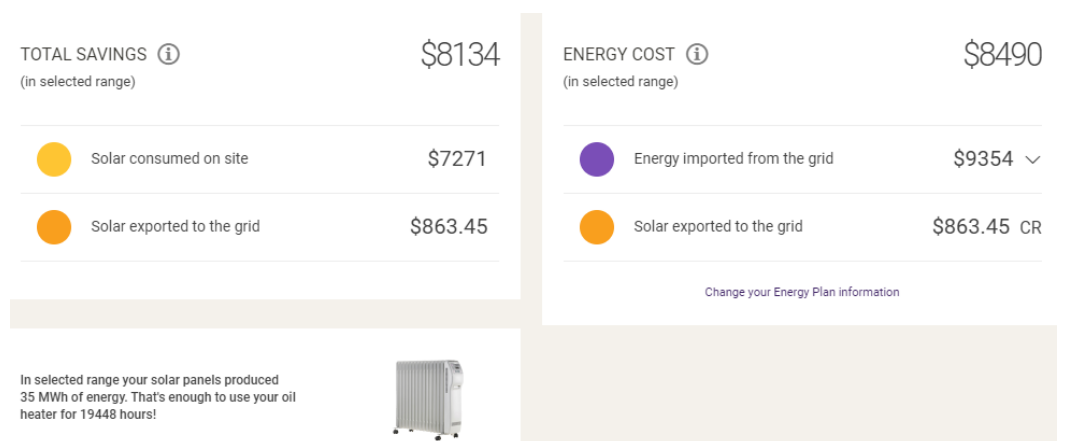
**Total Savings for the 2022/23 Financial Year**



**Works Depot**

Month	Production	Consumption	Savings
Apr-23	2.5MWh	3.3MWh	\$684
May-23	2.0MWh	5.1MWh	\$686
Jun-23	1.7MWh	6.8MWh	\$495

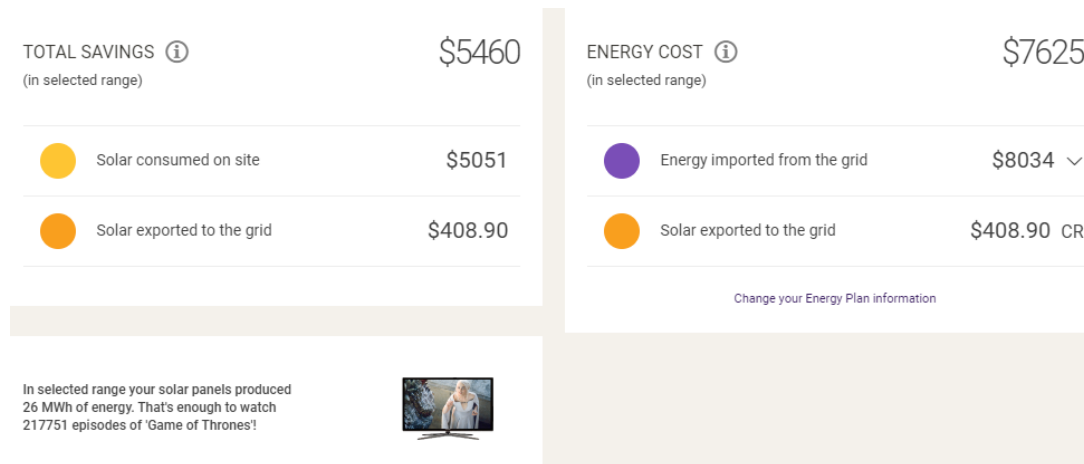
**Total Savings for the 2022/23 Financial Year**



**Council Administration Office**

Month	Production	Consumption	Savings
Apr-23	1.7MWh	3.5MWh	\$365
May-23	1.3MWh	5.7MWh	\$331
Jun-23	1.1MWh	5.8MWh	\$256

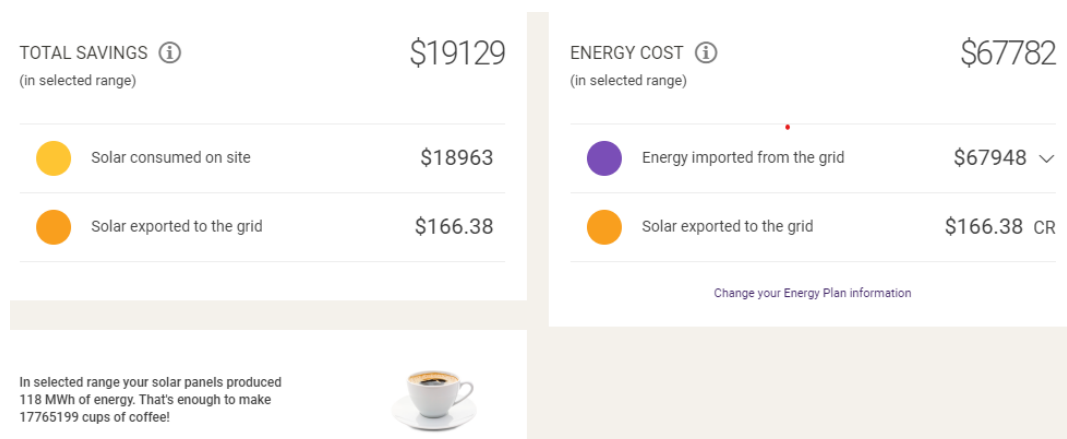
Total Savings for the 2022/23 Financial Year



**CentrePoint**

Month	Production	Consumption	Savings
Apr-23	8.6MWh	53.5MWh	\$1438
May-23	6.6MWh	63.7MWh	\$1138
Jun-23	5.3MWh	63.6MWh	\$872

Total Savings for the 2022/23 Financial Year



**Risk/Policy/Legislation Considerations:**

Periods of bad weather and reduced sunlight can hamper solar power production which will draw more power from the grid.

**Budget Implications:**

The installation of solar panels at Council's large generation sites creates operational savings by reducing Council's overall electricity costs. Anticipated savings have been forecast throughout Council's Operational Plan.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

Nil

**07) COMPLIANCE AND REPORTING ACTIVITIES****Department:** Corporate Services**Author:** Director Corporate Services**CSP Link:** 2. Build the Capacity and Capability of Local Governance and Finance**File No:** IM.CO.3**Recommendation:**

That Council note the report on Compliance and Reporting Activities for the six month period to June 2023.

**Reason for Report:**

For Council to be updated on compliance and reporting activities for the six month period to June 2023.

**Report:**

The Office of Local Government (OLG) issues all councils with a calendar of compliance and reporting activities annually. These activities are statutory obligations required under various pieces of legislation.

This report outlines compliance and reporting activities undertaken for the six month period to June 2023:

<b>Activity</b>	<b>Legislation</b>	<b>Due Date</b>	<b>Completion Date</b>
Issue 3rd Rates Instalment notices	L.G. Act s.562	31/01/2023	13/01/2023
Ledgers prepared for 6 monthly inspection by Auditors	L.G. Reg. cl.228	31/01/2023	31/01/2023
Public Interest Disclosure (PID) (six monthly) report to NSW Ombudsman	PID Act s.6CA	31/01/2023	27/01/2023
Submission of Quarterly Budget Review Statement to Council (2 <sup>nd</sup> Quarter)	L.G. Regulation cl.203(1)	28/02/2023	14/02/2023
Delivery Program progress report to Council	L.G. Act s.404(5)	Six monthly	14/02/2023
Issue 4 <sup>th</sup> Rates Instalment notices	L.G. Act s.562	30/04/2023	17/04/2023
Submission of Quarterly Budget Review Statement to Council (3 <sup>rd</sup> Quarter)	L.G. Regulation cl.203(1)	31/05/2023	16/05/2023
Adoption of 2023/24-2026/27 Delivery Program and 2023/24 Operational Plan	L.G. Act s.404 and s.405	30/06/2023	27/06/2023

**Risk/Policy/Legislation Considerations:**

Nil

**Budget Implications:**

Nil

**Enclosures (following report)**

Nil

**Attachments (separate document)**

Nil

**08) WRITE-OFF OF INVENTORY****Department:** Corporate Services**Author:** Chief Financial Officer**CSP Link:** 2. Local Governance and Finance**File No:** PS.SR.7**Recommendation:**

That Council approve the write-off of \$2,597.70 following the Bi-Annual stocktake conducted on 15 June 2023.

**Reason for Report:**

For Council to approve the write-off of a variation of stores and materials identified via the Bi-Annual stocktake conducted on 15 June 2023.

**Report:**

Council undertakes a Bi-Annual stocktake of stores and materials in June and December each year.

The stocktake undertaken on 15 June 2023 identified a variance of \$2,597.70 mainly relating to fuel and diesel. Details are shown in the following table:

<b>Stock Item</b>	<b>Loss / Gain</b>	<b>Quantity</b>	<b>\$</b>
Unleaded Petrol	Gain	190.30	263.30
Diesel	Loss	(1,414.10)	(2,177.95)
Concrete pipes	Loss	(2.00)	(533.45)
Small value items (PPE)	Loss		(149.60)
<b>Total</b>			<b>(2,597.70)</b>

Council does not hold a lot of items in stock, with the value of all inventory held totalling \$138,545.

Construction materials are typically ordered as required and allocated directly to works to be undertaken.

Council's fuel system is managed by an automated fuel management system which requires access via a programable token to operate the bowsers. Each item of plant is assigned a unique token which only allows a specific fuel type.

A weekly download assigns the fuel output directly to the plant costings within Council's business software. It is however noted that the fuel system rounds to only 1 decimal places upon import into Council's business software which is estimated to account for a variance of 300-400 litres per year.

Preventative maintenance and calibration of the fuel system is undertaken every 6 months and the tanks are manually dipped before and after each fuel delivery, which occurs approximately every 3-4 weeks. It is noted that the process of dipping tanks is a manual measurement, slight variances can and would occur.

Last financial year Council purchased 316,122 litres of diesel and 8,196 litres of unleaded petrol. The variance in quantity (1,604 litres) does appear sizeable, however overall equates to 0.49% of overall consumption.

In addition, the concrete pipes were identified in the December 2022 stocktake and is likely that the pipes were counted in error having been already allocated to a specific job and therefore should not have formed part of the closing stock count at the December stocktake.

Council staff maintain adequate controls around the issue of stores and materials and over the last 18 months have improved access in and around the depot by installing security gates to and from the works depot and upgrading the access controls to the storeroom with swipe access.

Issuing of stores excluding fuel is a relatively manual process and whilst there has been no evidence of, or reported incidents of theft or tampering, it has been identified that Council's internal controls could be improved with relevant staff looking at improvement options.

CCTV cameras, monitor in and around the works depot and access to the works depot and storeroom must be at the request of a relevant manager.

**Risk/Policy/Legislation Considerations:**

Under Section 378 of the Local Government Act 1993 (NSW) the Council sets a limit upon which the General Manager may exercise discretion with writing off stores and materials. Council has delegated to the General Manager the authority to write off stores and materials following a Bi-Annual stocktake up to a limit of \$2,000 per stocktake.

**Budget Implications:**

Council's annual budget for the purchase of fuel and oils is \$565,950. No additional budget is provided for stock losses. The write off of stock is borne against the relevant overhead for recovery (i.e. fuel against fleet overhead).

**Enclosures (following report)**

Nil

**Attachments (separate document)**

Nil

**09) INFRASTRUCTURE SERVICES MONTHLY REPORT**

**Department:** Infrastructure Services

**Author:** Director Infrastructure Services

**CSP Link:** 1. Maintain and Improve Public Infrastructure and Services

**File No:** GO.ME.1

---

**Recommendation:**

That Council note the Infrastructure Services Monthly Report for July 2023.

**Reason for Report:**

To update Councillors on matters associated with shire infrastructure, its maintenance, operation, upgrade and construction.

**Report:****Topical Matters****Tender for Supply, Delivery and Placement of Sprayed Bituminous Surfacing**

Council is currently advertising a tender for Bitumen Sealing, with a closing date of 4 August 2023. Tenders are invited from suitable suppliers to supply and install bitumen seals (new construction seals or reseals) as required to sites within the Blayney Shire Council Region. The contract period is 3 years with a possible extension of one year.

Council has tendered this contract several times over the last decade with demonstrated success in providing a competitive and predictable price for bitumen sealing. Some of these previous tenders have been a joint procurement with Cabonne Council, however an examination of the rates of neighbouring Council's predict there would be better value for money in a standard tender procurement for servicing Blayney only.

It is anticipated that recommendation will be made to Council at the meeting on 15 August 2023.

**Major Contracts****Belubula Way Bridge (REPAIR, R4R9)**

Pre-cast components are complete. Construction is underway with piling works commencing on 13 July 2023. Completion is anticipated in the first week of September.

**Four Mile Creek Road Bridge (FCB2A)**

A separate report is provided to Councillors to consider the Tender for this project.



**Major Works**Hobbys Yards Road Repair (R4R8)

Works have been substantially completed, with sealing complete and guideposts now installed. Drainage works and linemarking are outstanding and are expected to be completed this financial year.

Gap Road Culvert Repair (Storm Damage)

Works are completed.

Errowanbang Road Repair (Storm Damage)

Works are completed. Section of road now under maintenance management by FCWF project.

Forest Reefs Road Reconstruction (R4R7, OLG Flood Recovery)

Works completed; resealing and linemarking will be completed later this year.

Errowanbang Road, Gooleys Creek Repair (RLRRP)

This project is complete.

Garland Road Repair (RLRRP)

Scoping is currently underway to put together a project within budget allocations.

Neville Road Rehabilitation (FLR4)

Design is completed, with preliminary works scheduled for July pending weather.

Forest Reefs/Tallwood Road Intersection (R4R8)

Survey is complete. The acquisition deed that previously inhibited works is signed. Detailed design is still being finalised, with works expected to commence in September 2023.

Unwin & Stabback Street (LRCl)

Survey is complete, and detailed design is being finalised. Preliminary procurement for drainage materials is underway.

**Minor Road Works**Maintenance works

Pothole patching has been performed on segments of the following roads: Newbridge Road, Guyong Road, Vittoria Road.

The following areas have also undergone pothole patching: Forest Reefs, Errowanbang, Blayney.

Maintenance grading has been undertaken on unsealed roads within the Newbridge and Panuara areas.

No additional roadside vegetation management has been undertaken this month.

**Footpaths**Elliot Street/Park Street, Millthorpe (R4R8)

Works over halfway through completion, with second stage of Elliot Street underway and the Pym Street leg, blisters, and railing outstanding.

Trunkey Street, Newbridge (R4R8)

Works have commenced with tree removal work being recently completed. Path concreting works expected to commence late August.

Belubula River Walk – Stage 3 (BBRF5)

The Boardwalk is now complete. Outstanding works to be completed are only the landscaping and tree planting.

A final draft landscaping concept layout has been completed and forwarded to the Councillors. Staff are currently making arrangement to commence landscape construction.

Belubula River Walk – Stage 4 (SCCF4)

The work to construct the cul-de-sac at the end of Charles Streets has commenced and is anticipated to be complete by the end of July.

The Stillingfleet Street cul-de-sac works will commence later in the year with the warmer weather.

Fencing work around the dams at the back of Heritage Park have been completed.

**Open Spaces & Facilities**Smart Hub Lighting & Access Control

CWELC lighting, Dakers Oval amenities, and Redmond Oval lighting and access control sites are online with final programming and software deliverables outstanding. This is tied to the same control system outstanding for the Recycled Water Treatment Plant with programming items outstanding by the consultant.

King George Oval Upgrades (R4R8, SCCF4, SCCF5)

Carpark construction works will commence in October 2023.

Majority of footpath and handrail works have been completed (internal and external)

New Ambulance entrance has been completed and only needs to be gravelled to the southern change room.

A new pedestrian gate for installation near the canteen has been ordered and will be installed in conjunction with a path to the canteen Bollards have been installed for pedestrian safety in front of the grandstands and change rooms.

Quotations have been sought for new signage at the grandstands and entrance.

Lighting upgrade has been completed and is operational.

Seating upgrade has been completed.

Painting of the grandstands has also commenced. Old toilet block, canteen, old change rooms and the northern grandstand have all been completed.

#### Carrington Park Toilet Refurbishments (R4R8)

Contractor has been engaged to undertake this work materials have been ordered and the start date of construction is yet to be determined.

#### Heritage Park New Toilets (R4R8)

The concept design has been presented to Councillors. Following some small amendments, it will be tabled at a Disability Inclusion Working Group Meeting for further comment.

#### Recycled Water Treatment Plant

With the plant now validated and commissioned, the only outstanding works to be completed is some final programming for automated control and software install to allow the data from the filling point to automatically be captured and reported for billing purposes.

In the interim the plant can be run manually if water is required from the standpipe.

#### **Assets**

Footpath, Kerb and Gutter defect and condition inspections have been recently completed.

The following is currently in progress.

- Completion of end of year asset and finance reconciliations, including many additions across all asset classes.
- Collation of data for Morrison Low for assessment of Council's asset management system.

#### **Risk/Policy/Legislation Considerations:**

Information report only.

#### **Budget Implications:**

Nil

#### **Enclosures (following report)**

Nil

#### **Attachments (separate document)**

Nil

**10) ADDITION OF NAME TO PRE APPROVED ROAD AND BRIDGE NAME LIST**

**Department:** Infrastructure Services

**Author:** Manager Assets

**CSP Link:** 1. Maintain and Improve Public Infrastructure and Services

**File No:**

---

**Recommendation:**

That Council endorse inclusion of the name 'Sutton' to the pre-approved road and bridge names list in the Road, Pathway and Bridge Naming Policy (25F).

**Reason for Report:**

To seek direction from Council on the inclusion of the name 'Sutton' on the List of Pre-Approved Names (Appendix A) in the *Road, Pathway, and Bridge Naming Policy (25F)*.

**Report:**

Council at its meeting of 6 June 2023 (**resolution number 2306/008**);

- Note receipt of the request to add the name 'Sutton' to the pre-approved road and bridge names list in the Road, Pathway and Bridge Naming Policy (25F).
- Place the request on public exhibition for a minimum of 28 days,
- Following the public exhibition, receive a further report to consider the request. (Resolution 2306/008)

The public exhibition has been completed and Council received no submissions in relation to this matter.

The application is summarised in table 1.

<b>Allen Loseby Sutton (25.07.1913 – 01.12.1991)</b>		
<b>Statement</b>	<b>Evidence</b>	<b>Compliance with Policy</b>
Resided in Blayney from 1946 to 1991.	Unverified	Compliant with policy.
Licensed Builder <ul style="list-style-type: none"> <li>• Building houses in Blayney, Lyndhurst, Mandurama, Millthorpe and rural properties,</li> <li>• Employing up to 5 carpenters and apprentices.</li> </ul>	Verified (Item 9)  Unverified	Considered paid work – not consistent with policy.  Compliant with Policy.
Highly skilled Water Diviner	Verified (Item 5)	Considered paid work – not consistent with policy.
Charter member of Blayney Rotary Club	Verified (Item 8)	Compliant with policy.
Honorable Brother of Blayney Freemason Lodge.	Unverified	Potentially contentious within the broader community.
Member of the Blayney Show Society	Unverified	Compliant with policy
Blayney Cubs and Scouts committee member	Unverified	Compliant with policy
'Infamous' Gold Prospector. <ul style="list-style-type: none"> <li>• Recognised within region.</li> <li>• The proponent has also claimed a community contribution as “the principal instigator in having the Browns Creek Mine becoming operational”.</li> </ul>	Verified (Item 2 & 3)  Unverified	Compliant with policy

Table 1: Sutton Submission Summary

**Risk/Policy/Legislation Considerations:**

This submission to include the name Sutton on the List of Pre-Approved Names (Appendix A) has been undertaken in accordance with Council's Road, Pathway and Bridge Naming Policy (25F).

**Budget Implications:**

Nil

**Enclosures (following report)**

Nil

**Attachments (separate document)**

Nil

**11) ROAD NAME - 61 FOREST REEFS ROAD (GLENORIE ROAD)  
MILLTHORPE SUBDIVISION****Department:** Infrastructure Services**Author:** Manager Assets**CSP Link:** 1. Maintain and Improve Public Infrastructure and Services**File No:**

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**Recommendation:**

Option 1

1. Council endorse the name 'Mortimer Close' for the subdivision at 61 Forest Reefs Road (Glenorie Road) Millthorpe,

**or**

Option 2

2. Council does not endorse the name 'Mortimer Close' for the subdivision at 61 Forest Reefs Road (Glenorie Road) Millthorpe,
3. The Developer shall select a name from the preapproved names list in Appendix A of the Road, Pathway and Bridge Naming Policy (25F),
4. That Council through engagement with the community seek to expand, diversify and update the preapproved names list in Appendix A of the Road, Pathway and Bridge Naming Policy (25F).

**Reason for Report:**

For Council to consider and resolve the name of the road in the subdivision at 61 Forest Reefs Road (Glenorie Road) Millthorpe, noting submissions were received during the public exhibition period.

**Report:**

Council at its meeting of 6 June 2023 (**resolution number 2306/009**);

1. Note receipt of the request to name the new public road in the subdivision at 61 Forest Reefs Road, Millthorpe 'Mortimer Close' in memory of Mr. Ian Charles Mortimer,
2. Place the request on public exhibition for a minimum of 28 days,
3. Following the public exhibition, receive a further report to consider the road naming application (2306/009).

Council has subsequently undertaken the public exhibition and received four (4) submissions against using the proposed name of 'Mortimer Close' for the new road in the subdivision at 61 Forest Reefs Road (Glenorie Road) Millthorpe.

The submissions are generally summarised as:

Submission	Feedback	Response
1	Propose “The Grove”, recognising an earlier possible name for Millthorpe.	Council could consider for inclusion in the pre-approved names list.
2	Propose “Garwoods Paddock” in recognition of an unofficial name for the area.	Council could consider for inclusion in the pre-approved names list.
3	Propose names derived from local community members, including: <ul style="list-style-type: none"> <li>• Pearl Goodman,</li> <li>• Charles Garwood (Paddock or Dairy)</li> <li>• Isabella Arkins</li> <li>• Joyce Pascoe</li> <li>• Jean Adams</li> </ul>	Council could consider for inclusion in the pre-approved names list.
4	Proposing the developer choose a name from the pre-approved names list.	Traditionally what has happened and occurred. Additionally it enables subdivision registration to proceed with no delay.

A copy of each submission (unredacted) received during the public consultation process is included as a confidential attachment to this report.

It should be noted that the use of Christian and Surnames in combination is unlikely to be approved by the Geographical Names Board (GNB), as this is only allowed in exceptional circumstances.

Council essentially needs to consider and decide whether the proposed road name is “*considered controversial by the broader community*” which is a requirement of the policy.

There is no specific guidance which can be provided here, it is solely at Councils discretion, hence why 2 alternate options are put forward in the recommendation.

Policy 25F can be found at;

<https://www.blayney.nsw.gov.au/ArticleDocuments/184/025F%20Road%20Pathway%20and%20Bridge%20Naming%20Policy%2021032023.pdf.aspx>

Council may wish to call for submissions for names to be added to the pre-approved road and bridge names list (Appendix A) in the Road, Pathway and Bridge Naming Policy (25F) seeking to diversify the list, noting ultimately it is up to the developer to choose a name off the pre-approved list.

**Risk/Policy/Legislation Considerations:**

Selection of a name from the pre-approved names list for the road within the subdivision at 61 Forest Reefs Road, Millthorpe would be in accordance with the Councils Road, Pathway and Bridge Naming Policy (25F).

**Budget Implications:**

Nil

**Enclosures (following report)**

Nil

**Attachments (separate document)**

- 1 Road Naming 61 Forest Reefs Road (Glenorie Road)  
Millthorpe Submissions 18 Pages

*This matter is considered to be confidential under Section 10A(2) (e) of the Local Government Act, as it deals with information that would, if disclosed, prejudice the maintenance of law.*



**12) BLAYNEY SHIRE ACTIVE MOVEMENT STRATEGY 2023**

**Department:** Infrastructure Services

**Author:** Manager Assets

**CSP Link:** 1. Maintain and Improve Public Infrastructure and Services

**File No:** RD.AD.1

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**Recommendation:**

That Council adopt the Blayney Shire Active Movement Strategy 2023, including modifications made having considered the submissions received during the public exhibition period.

**Reason for Report:**

Council endorsed an updated draft Blayney Shire Active Movement Strategy (AMS) the 21 March meeting (**resolution number 2303/020**);

*“That Council:*

- 1. Endorse the updates to the Blayney Shire Active Movement Strategy 2023.*
- 2. Place the Strategy on public exhibition for a period of not less than 28 days.*
- 3. Should no submissions be received during the public exhibition period, the strategy be adopted.”*

The draft strategy was placed on public exhibition with four (4) submissions being received.

**Report:**

Council has been regularly reviewing the AMS as part of its Operational Plan and Delivery Plan commitments. Since 2016 Council has completed and/or is subject to complete a number of projects identified in the 2016 AMS, in particular following receipt of grant funding to deliver a number of projects.

There were four submissions received, relating to pathways in Blayney, Millthorpe, and Lyndhurst. The submissions are summarised in the table 1.

Submission (Village)	Details	Response
1 (Millthorpe)	<ul style="list-style-type: none"> <li>○ Supportive of Millthorpe plans.</li> <li>○ Request for extension of Church St, Millthorpe path from Pearce St to existing.</li> </ul>	<ul style="list-style-type: none"> <li>○ Noted</li> <li>○ Covered by link from Church St to Pearce to Montgomery Streets.</li> </ul>
2 (Millthorpe)	<ul style="list-style-type: none"> <li>○ Concern regarding a pathway across the northern end of Stabback St and Unwin St.</li> </ul>	<ul style="list-style-type: none"> <li>○ No path proposed.</li> <li>○ Pathway in Richards Lane area subject to detailed design, noting it is significantly constrained.</li> </ul>
3 (Lyndhurst)	<ul style="list-style-type: none"> <li>○ Request to keep Mid Western Highway, Selby St to Ramsay Street.</li> </ul>	<ul style="list-style-type: none"> <li>○ Project reinstated from Selby St to Ramsay St.</li> </ul>
4 (Millthorpe, Blayney, Lyndhurst)	<ul style="list-style-type: none"> <li>○ Pym St – extension from existing to Pearce St.</li> <li>○ Crowson St / Hawke St – extending Unwin to Stabback section to Hawke St.</li> <li>○ Hobbys Yards Rd – link to Gowan PI path.</li> <li>○ Henry St – Martin St to Charles St. Remove as duplicated by Belubula River Walk.</li> <li>○ Amos Ave – Reinstate.</li> <li>○ Loftus St &amp; Lane St – link through to Carcoar St.</li> </ul>	<ul style="list-style-type: none"> <li>○ Included.</li> <li>○ Included.</li> <li>○ Linkage issue to be addressed in detailed design.</li> <li>○ Removed.</li> <li>○ Reinstated.</li> <li>○ Duplication of Orange Rd and Plumb St, delivers to undefined crossing point. For further consideration in next AMS review.</li> </ul>

Table 1: Summary of Submissions and Response

A copy of each submission (unredacted) received during the public consultation process is included as a confidential attachment to this report.

Following public exhibition having considered the submissions made, the draft AMS which was publicly exhibited has been altered, with the key changes considered:

- Blayney:
  - Amos Avenue pathway reinstated,
  - Henry St – from Martin Street to Charles Street, removed as it duplicates the Belubula River Walk,
- Millthorpe:
  - Pym Street (northern side) – from existing to Pearce St included,
  - Crowson Street – Pearce to Unwin Streets
  - Montgomery St – (East side) Crowson to Pym Streets
- Lyndhurst:
  - Mid Western Highway – Selby St to Ramsay St reinstated.  
Ramsay St to Prescott St removed.

**Risk/Policy/Legislation Considerations:**

It is noted the majority of projects are not specifically identified to be completed unless external grant funding can be identified and obtained.

The 2023 AMS update is a strategic update, particularly for projects that will be delivered in later years of Council's Long Term Financial Plan (LTFP). The AMS will be reviewed in the next Council term.

The AMS is a strategic plan identifying desired routes for active movement at a high level. The maps identify the general location of pathways, with some projects potentially being unviable and/or requiring significant alterations, due to individual site constraints which cannot be identified until environmental studies and detailed engineering (survey and design) are completed.

In addition, the Blayney and Millthorpe Main Street Masterplans identified a number of options in relation to 'Active Movement' in and around the CBD precincts of Blayney and Millthorpe.

Detailed costings of these concept plans will be now undertaken after funding has been allocated under Resources for Regions Round 9 and will include consideration of projects in and around those localities not specifically highlighted in the AMS.

**Budget Implications:**

The update to the AMS will mainly correlate to later years in Council's Long Term Financial Plan (LTFP).

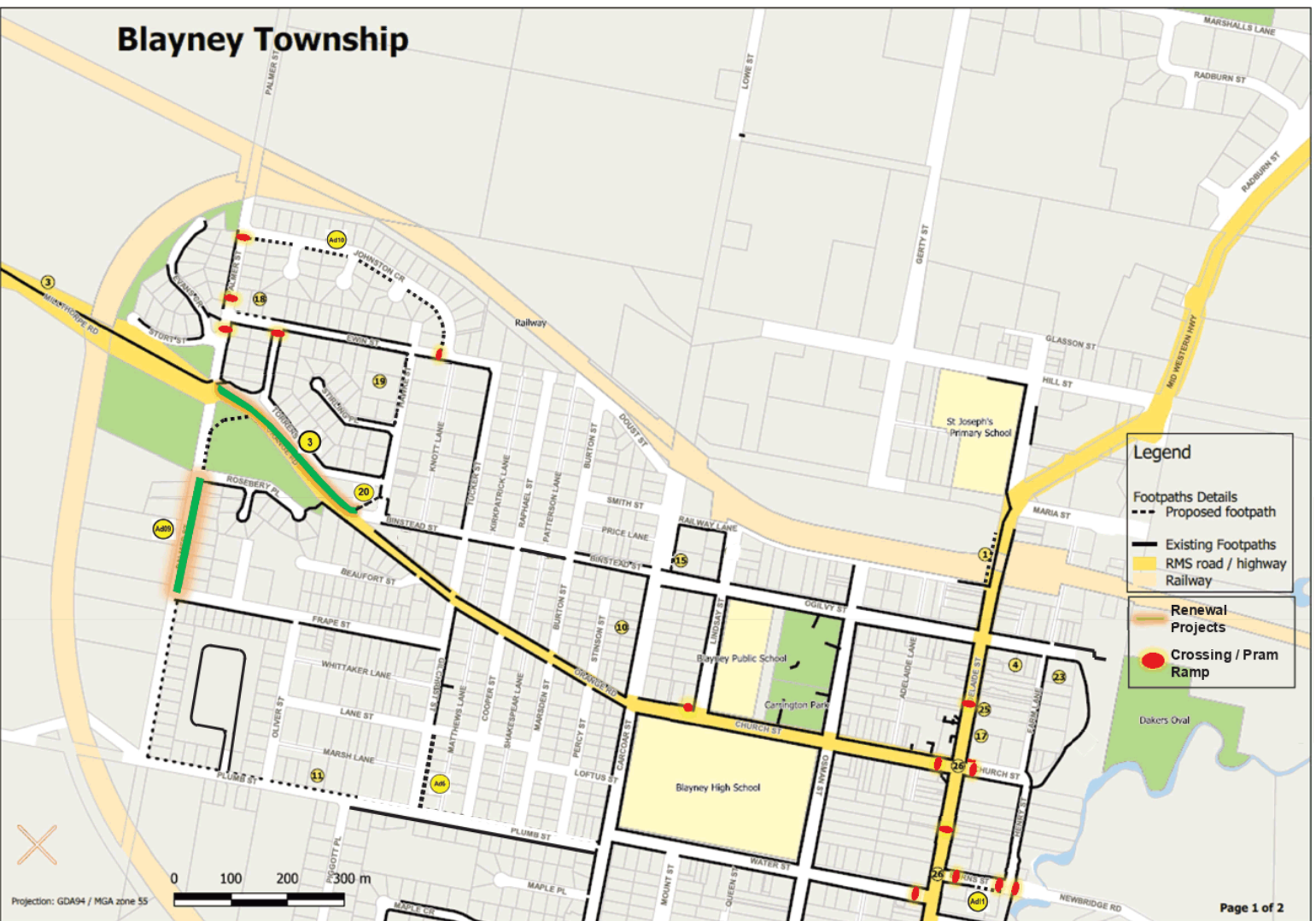
**Enclosures (following report)**

- 1 Active Movement Strategy Maps 8 Pages

**Attachments (separate document)**

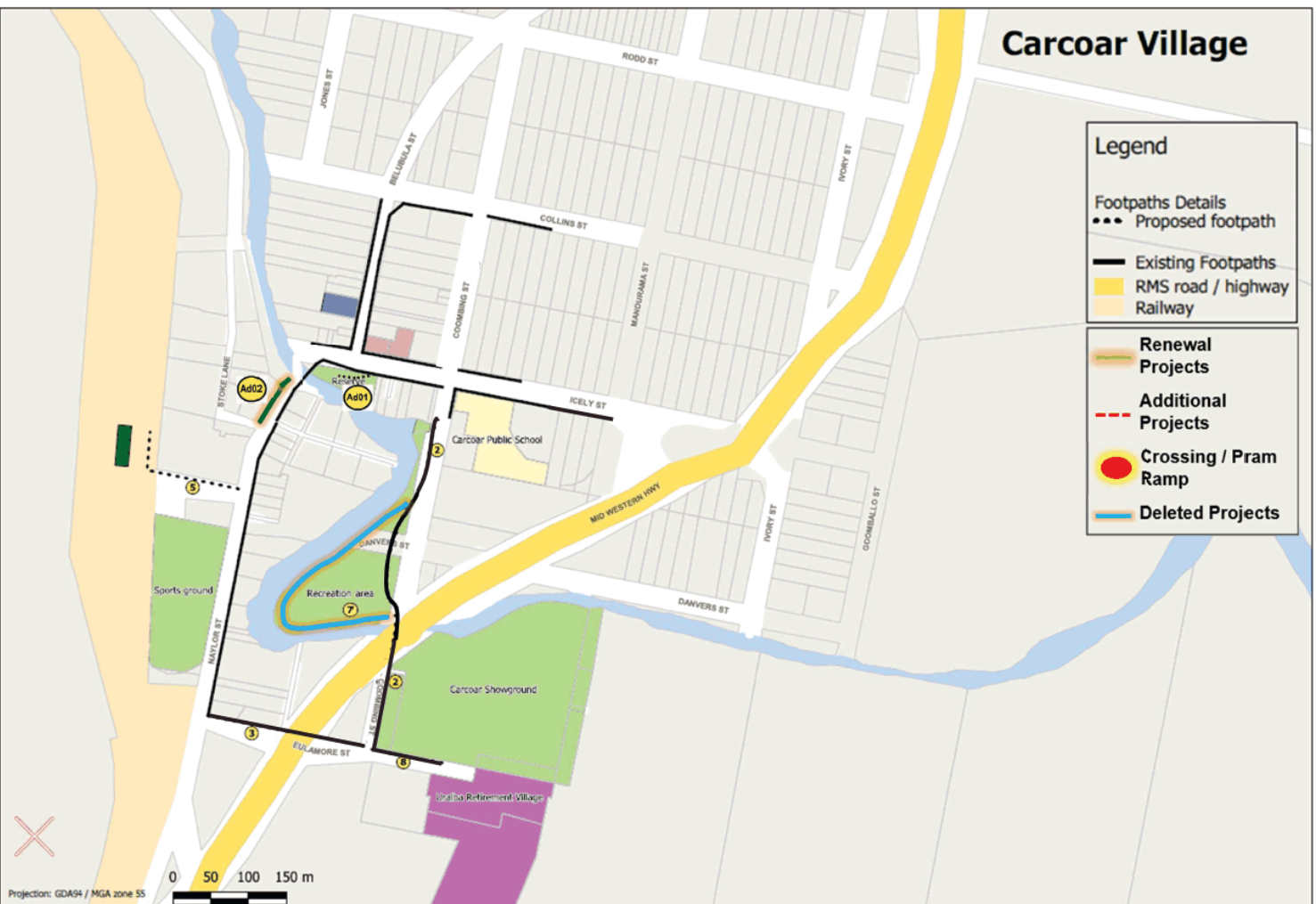
- 2 Active Movement Strategy Submissions 5 Pages

*This matter is considered to be confidential under Section 10A(2) (e) of the Local Government Act, as it deals with information that would, if disclosed, prejudice the maintenance of law.*

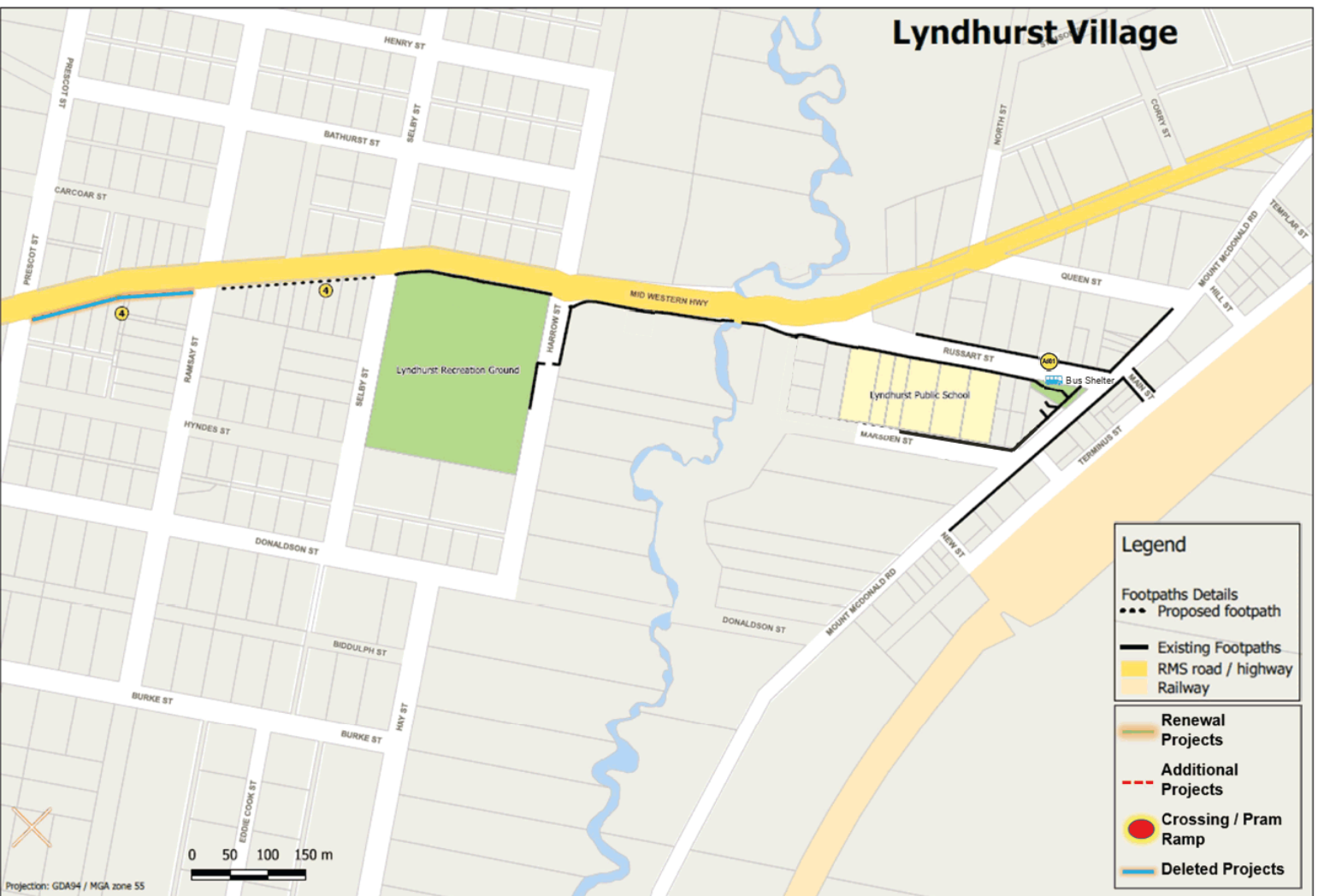




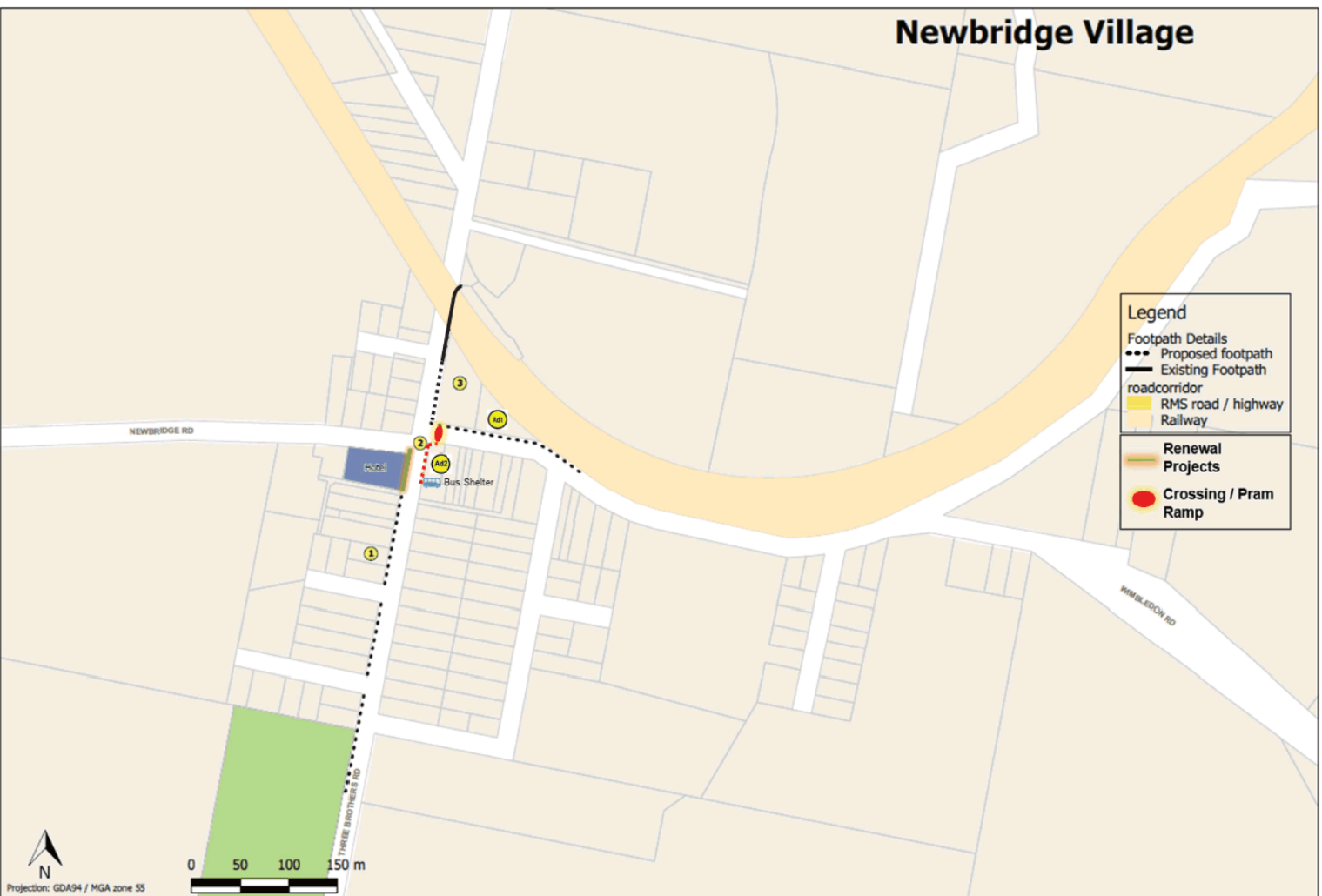














**13) DA2023/3 - DEMOLISH EXISTING RESIDENTIAL DWELLING HOUSE & ANCILLARY BUILDINGS, ERECTION OF A MULTI DWELLING DEVELOPMENT AND COMMUNITY TITLE SUBDIVISION - 46 OSMAN STREET BLAYNEY**

**Department:** Planning and Environmental Services

**Author:** Manager Development Assessment

**CSP Link:** 5. Protect Our Natural Environment

**File No:** DB.AB.1907

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**Recommendation:**

That Council consent to Development Application 3/2023 for the demolition of an existing dwelling house and outbuildings, erection of multi dwelling development (containing four dwelling houses) and a community title subdivision at 46 Osman Street, Blayney (Lot 16 Section 12 DP758121).

**Reason for Report:**

Council's consent is sought for the demolition of an existing dwelling house and outbuildings, erection of multi dwelling development (containing four dwelling houses) and a community title subdivision at 46 Osman Street, Blayney (Lot 16 Section 12 DP758121) (the subject property).

The subject property is in a R1 General Residential zone under the *Blayney Local Environmental Plan 2012 (BLEP)* and contains an existing dwelling house and several outbuildings.

The application was notified and publicly exhibited as per the *Blayney Shire Community Participation Plan 2020*. The advertised development was publicly exhibited in the Blayney Chronicle and on Councils website from 9 February 2023 to 24 February 2023 and concurrently notified by mail to adjoining landowners. During this period four submissions and 1 petition were received, which are addressed in the body of this report.

In summary, it is considered that the proposed development is consistent with the aims, objectives, and performance criteria of the *BLEP* and *Blayney Shire Development Control Plan 2018 (DCP)* subject to the recommended conditions of consent.

**Report:**

**Proposed Development**

The application seeks consent for the demolition of an existing dwelling house and outbuildings, erection of multi dwelling development (containing four dwelling houses with weatherboard cladding and a colorbond roof finish) and a community title subdivision at 46 Osman Street, Blayney.

Details of the proposed dwellings are provided below:

Demolition	Demolish existing dwelling house and ancillary outbuildings (shed/garages)
Dwelling House 1 (fronting Osman Street)	Four bedrooms, living area of 163.15m <sup>2</sup> , 51.64m <sup>2</sup> private open space
Dwelling House 2	Four bedrooms, living area of 168.65m <sup>2</sup> , 99.62m <sup>2</sup> private open space
Dwelling House 3	Four bedrooms, living area of 168.65m <sup>2</sup> , 108.26m <sup>2</sup> private open space
Dwelling House 4	Three bedrooms, living area of 159.3m <sup>2</sup> , 154.47m <sup>2</sup> private open space
Subdivision	Community Title Subdivision: Lot 1 – 360m <sup>2</sup> Lot 2 – 360m <sup>2</sup> Lot 3 – 360m <sup>2</sup> Lot 4 – 360.9m <sup>2</sup>

Access to the subject property is off Osman Street via a two-way driveway, which will form part of the common area for the Community Title Subdivision. Two carparking spaces are provided per dwelling house and one visitor parking space services the development. Therefore, a total of 9 carparking spaces are provided on the subject property.

Proposed fencing includes 1.2m high picket fencing for the front elevations of the dwelling houses and 1.8m high colorbond fencing for the side and rear boundaries.

Landscaping is proposed along the front elevations of each dwelling house, which provides visual privacy to bedrooms facing Osman Street and the common area driveway.

### **Section 1.7 – Application of Part 7 of the *Biodiversity Conservation Act 2016* and Part 7A of the *Fisheries Management Act 1994***

Section 1.7 of the *EP&A Act 1979* identifies that Part 7 of the *Biodiversity Conservation Act 2016* and Part 7A of the *Fisheries Management Act 1994* have effect in connection with terrestrial and aquatic environments.

Having regard to the relevant provisions and based on an inspection of the subject property, it is considered that the proposed development is not likely to have a significant effect any threatened species, population or ecological communities or their habitats.

### **Section 4.15 Evaluation Matters for Consideration – General**

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

## **Section 4.15(1)(a)(i) The Provisions of any Environmental Planning Instrument**

### **Blayney Local Environmental Plan 2012**

#### **Part 1 – Preliminary**

#### **Clause 1.2 Aims of Plan**

The proposed development is considered to be consistent with the broad aims of the *BLEP*. Relevant issues are addressed in the body of this report.

#### **Clause 1.7 Maps**

Land zoning:	R1 General Residential
Lot size:	The subject property has a total area of 1908.37m <sup>2</sup> . The minimum allotment size for subdivision is 450m <sup>2</sup> , however, Clause 4.1 and 4.1AA of the <i>BLEP</i> does not restrict allotment sizes for Community Title subdivision.
Heritage:	The subject property is not located in the Blayney Heritage Conservation Area.
Terrestrial biodiversity:	The subject property is not identified as 'biodiversity' pursuant to the <i>BLEP</i> terrestrial biodiversity mapping.
Groundwater vulnerability:	The subject property is not identified as having groundwater vulnerability pursuant to the <i>BLEP</i> groundwater vulnerability mapping.
Drinking water catchment:	The subject property is not identified within a drinking water catchment.
Watercourse:	The subject property is not identified on the 'Riparian Land or Waterways' on the Riparian Land and Waterways Map.
Flood:	The subject property is situated outside the land affected by the <i>BLEP</i> floodwater mapping.

#### **Clause 1.9A – Suspension of Covenants, Agreements and Instruments**

Clause 1.9A provides that covenants, agreements and other instruments which seek to restrict the carrying out of development do not apply with the following exceptions:

- A covenant imposed by the Council or that the Council requires to be imposed, or
- Any prescribed instrument within the meaning of section 183A of the *Crown Lands Act 1989*, or
- Any conservation agreement within the meaning of the *National Parks and Wildlife Act 1974*, or
- Any Trust agreement within the meaning of the *Nature Conservation Trust Act 2001*, or
- Any property vegetation plan within the meaning of the *Native Vegetation Act 2003*, or
- Any biobanking agreement within the meaning of Part 7A of the *Threatened Species Conservation Act 1995*, or
- Any planning agreement within the meaning of Division 6 of Part 4 of the Act.

This clause does not affect the rights or interest of any public authority under any registered instruments.

A search of Council's records indicates that the subject property is not affected by any of the foregoing covenants, instruments, agreements or plans.

## **Part 2 – Permitted or prohibited development**

### **Clause 2.3 – Zone objectives and Land Use Table**

The subject property is zoned R1 General Residential zone. The development is permissible in the in R1 General Residential zone.

The objectives of the R1 General Residential zone seek to:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The development is consistent with the foregoing objectives. In particular, the proposed development will make a positive contribution to provide a variety of housing types and densities to the town of Blayney.

## **Part 6 – Additional local provisions**

### **Clause 6.2 Stormwater management**

Clause 6.2 seeks to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.

Through referral, assessment and comment from Council's Infrastructure Services Department, the provisions of this clause have been properly considered and council is satisfied the development is designed to maximise the use of water permeable surfaces on the land. There are no impacts on groundwater or river water and no significant adverse impacts of stormwater runoff on adjoining properties, native bushland or receiving waters. It is not practicable for on-site stormwater retention to be used as an alternative supply to mains water.

### **Clause 6.8 Essential services**

Clause 6.8 requires that development consent must not be granted to development unless the consent authority is satisfied that any of the services that are essential for the development are available or that adequate arrangements have been made to make them available when required.

Essential services are identified as the supply of water, the supply of electricity, the disposal and management of sewage, stormwater drainage / conservation and suitable vehicle access. All dwellings are proposed to be serviced with reticulated water, sewer, electricity and telecommunications.

Vehicular access to the subject property is off Osman Street via a two-way driveway, conditions of consent will apply to ensure compliance with Councils standard. The stormwater for dwelling house 1 will be diverted via a



stormwater detention (tank) before being diverted to Osman Street and dwelling houses 2, 3 & 4 will be diverted directly to Osman Street, as per the submitted Plans.

### **State Environmental Planning Policy (Resilience and Hazards) 2021**

*State Environmental Planning Policy (Resilience and Hazards) 2021* requires that a consent authority must not consent to the carrying out of development of land unless it has considered whether the land is contaminated; is satisfied that the land is suitable in its contaminated state for the development that is proposed, and if the land requires remediation to be made suitable for the proposed development it is satisfied that the land will be remediated before the land is used for that purpose.

The existing use is residential and the proposed use is residential. An inspection of the site shows no evidence that the land has historically been used for anything other than residential purposes. Consequently, having regard to all available information it is safe to conclude that there is no evidence of previous contaminating land uses that would require further investigation. A condition requiring safe disposal of any asbestos in the existing dwelling to be demolished is recommended.

### **Section 4.15(1)(a)(ii) Any proposed instrument that is or has been the subject of public consultation under the Act and has been notified to the consent authority**

Not applicable to this application.

### **Section 4.15(1)(a)(iii) Any Development Control Plan Blayney Shire Development Control Plan 2018 (DCP) Part C – Residential Part C5 Medium Density Housing**

Objective/Performance Criteria	Assessment Comments
C5.1 State Environmental Planning Policies	Not applicable.
C5.2 Suitability of the Site	The subject property is located in the R1 General Residential zone and is therefore suited to higher density housing. The proposal will not have significant impacts on the amenity or character of Blayney.
C5.3 Minimum Street Frontage	The subject property has a frontage of 20.095m and therefore exceeds the minimum requirement of 18m.
Density / Site Area	The development will be connected to the reticulated sewer system. The proposal is for 3 x 4 bedroom dwellings and 1 x 3 bedroom dwelling, requiring a minimum site area of 1440m <sup>2</sup> . With a site area of 1922m <sup>2</sup> , the proposal complies.

C5.4 Setbacks	<p>The dwelling facing Osman Street has a 4.75m setback, which is the average of the adjoining properties, the proposal complies.</p> <p>The side boundary setbacks are 1.5m and the rear boundary is 2m, the proposal complies.</p>
C5.5 Site Coverage	With a site area of 1922m <sup>2</sup> and a site coverage (including driveways and hard stand areas of 1335.04m <sup>2</sup> , the site coverage is 69.65%, less than the maximum 70%.
C5.6 Height & Solar Access	The proposed development does not exceed 9m in height and solar access is provided to the primary living space, the proposal complies.
C5.7 Presentation to Street & Vehicle Driveways	The development presents as a separate dwelling to Osman Street with clear dwelling entrances and living room windows facing the street. No large areas of blank walls are proposed. The garages are set back from the dwelling facades and will not be dominant in the streetscape. The proposal complies.
C5.8 Noise & Visual Privacy	The four dwellings have bedroom windows in close proximity to the internal driveway. The landscape plan shows plantings for privacy and acoustic amenity. The proposal is considered satisfactory in relation to noise and visual privacy.
C5.9 Private Open Space	Each dwelling has a private open space area greater than 40m <sup>2</sup> and containing the minimum 4m by 4m primary open space area. All of the private open space areas are directly accessible from an internal living area and will not be visible from public places.
C5.10 Landscaping and Deep Soil	A landscape plan has been submitted adequately demonstrating compliance with the relevant requirements.
C5.11 Fencing	The proposed side, rear and internal fencing is considered appropriate for the development and sympathetic to the streetscape.
C5.12 Landscaping & Private Open Space	The proposal can comply with the BASIX commitments.
C5.13 Solid Waste Management	Individual bin storage areas are located behind each dwelling house.

C5.14 Adaptability	Not applicable.
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### Part C7 Access and Parking

Objective/Performance Criteria	Assessment Comments
C7.1 Vehicle Parking	The DCP requires one space per dwelling plus one per four units, plus 1 space per five units for visitors. The proposal provides a total of 9 spaces.
C7.2 New Driveways & Entrances (Urban Areas)	The proposed driveway locations are considered satisfactory having regard to safety. Driveway widths comply with the minimum requirements and with a two-way traffic system, the proposal is considered satisfactory in relation to vehicles entering and leaving the site in a forward direction.
C7.3 New Access, Entrances & Driveways (Rural Areas)	Not applicable

### Part C8 Site Planning, Earthworks and Utilities

Objective/Performance Criteria	Assessment Comments
C8.1 Site Planning	The design of the development is considered satisfactory having regard to topography, climate and natural environment.  The proposal maintains reasonable residential amenity for the proposed and adjacent dwellings.
C8.2 Water & Energy Efficiency	A BASIX Certificate was submitted with the development application.
C8.3 Design Principles (Advisory only)	The design of the development is considered satisfactory having regard to the relevant principles.
C8.4 Earthworks	Minimal earthworks are proposed for building foundations.
C8.5 Building near Utilities/Easements	Proposed dwelling house 3 will be built over Councils sewer main, conditions of consent will apply to ensure compliance with Councils requirements for building over utilities.
C8.6 Connection to Utilities acceptable to Council.	The development will be connected to all essential utilities.
C8.7 Siting & Visibility of Utilities	No utilities will be visible to Osman Street.
C8.8 Water Tanks	As the site is connected to reticulated water supply, this control is not applicable. It is noted that water tanks are proposed to be provided with each dwelling.

C8.9 On-Site Sewage Management	Not applicable.
C8.10 Re-Use of Water	Water re-use is not proposed.
C8.11 Solid Waste Management	Each dwelling house will have a garbage bin located at the rear.
C8.12 Letterboxes	A condition of consent will apply to ensure that letterboxes are provided to each dwelling house.
C8.13 Street Numbering	This will be allocated at the completion of each dwelling house.

## **Part F Subdivision**

### **F6 Community & Strata Title Subdivision**

Objective/Performance Criteria	Assessment Comments
F6.1 Minimum Allotment Size	The proposed development complies as it satisfies the site area per dwelling of 360m <sup>2</sup> .
F6.2 Medium Housing Controls	Council's Engineers have assessed the proposal and recommended conditions of consent.
F6.3 Utilities	A condition of consent will apply to ensure that each dwelling house is connected to individual utilities and have separate water and electricity meters.

## **Part G Environmental Management and Hazard**

### **Part G3 Stormwater and Drainage**

Objective/Performance Criteria	Assessment Comments
G3.2 Objectives	The proposal can meet the objectives.
G3.3 Stormwater Management	Council's Engineers have assessed the proposal and recommended conditions of consent.

### **Part G6 Land Contamination**

Objective/Performance Criteria	Assessment Comments
G6.2 Objectives	There is no evidence of any previous uses of the land that may have caused any contamination. The existing use is residential, and the proposed use is residential. Having regard to all available information it is safe to conclude that there is no evidence of previous contaminating land uses that would require further investigation. A condition requiring safe disposal of any asbestos in the existing dwelling to be demolished is recommended.

**Part G9 Land and Soils**

Objective/Performance Criteria	Assessment Comments
G9.2 Objectives	The proposal can meet the objectives.
G9.3 Naturally Occurring Asbestos	The site is not known to contain naturally occurring asbestos.
G9.4 Erosion and Sedimentation	Appropriate conditions regarding erosion and sediment control are recommended.
G9.5 Other Geological or Soil Related Issues	Not applicable.

**Section 4.15(1)(a)(iv) The Regulations****In the case of a development application for the demolition of a building, the provisions of AS 2601 (Clause 92)**

A condition of consent will apply to ensure compliance AS2601.

**In the case of a development application for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act, the provisions of that order and of any development plan prepared for the land by a relevant authority under that Schedule (Clause 92)**

Not applicable to this application.

**Fire safety and other considerations (Clause 93)**

Not applicable to this application.

**Buildings to be Upgraded (Clause 94)**

Not applicable to this application.

**BASIX Commitments (Clause 97A)**

A BASIX Certificate accompanies this application.

**Section 4.15(1)(b) The likely impacts of the development, including environmental impacts both the natural and built environments, and social and economic impacts in the locality**

This has been substantially addressed in the balance of this report. The proposed development can be carried out with minimal environmental impact, provide additional housing opportunities and a positive social and economic development for the town of Blayney.

**Section 4.15(1)(c) The suitability of the site for the development**

The foregoing assessment demonstrates that the subject property is suitable for the proposed development.

**Section 4.15(1)(d) Any submissions made in accordance with this Act or the regulations**

The application was publicly exhibited and notified to adjoining landowners under the *Blayney Shire Community Participation Plan 2020* and during this period four submissions and one petition was received.

A copy of each submission (unredacted) is included as a confidential attachment to this report.

The submissions outlined the following matters:

- *An increase in traffic and on street parking within Osman Street*

Comment - The subject property is in an established residential zone and the proposed development complies with the *DCP* for the off-street carparking requirements for a multi dwelling development, therefore, limiting the impact on Osman Street and the surrounding network. No adverse impacts are assessed.

- *Decrease in land values in the area*

Comment - Under the *EP&A Act 1979*, Council is unable to determine or consider if land values will be impacted by the proposed development.

- *Increase on the residential streetscape and quiet area*

Comment - The subject property is in an established residential zone and the proposed development complies with the *DCP* requirements for a multi dwelling development. No adverse impacts are assessed.

- *Concerns regarding non-compliance with turning paths and onsite parking*

Comment - The subject property is in an established residential zone and the proposed development complies with the *DCP* requirements for a multi dwelling development, including turning paths and onsite parking. No adverse impacts are assessed.

- *Concerns regarding a negative impact on wildlife*

Comment - The subject property is in an established residential zone and the proposed development complies with the *DCP* requirements for a multi dwelling development. The subject property is not identified as 'biodiversity' pursuant to the *BLEP* terrestrial biodiversity mapping. No adverse impacts are assessed.

- *Concerns regarding the removal of the existing dwelling house.*

Comment - The existing dwelling house and ancillary outbuildings will be demolished from the subject property and a condition of consent will apply to ensure compliance AS2601.

#### **Section 4.15(1)(e) The public interest**

The proposed development is considered to be of minor interest to the wider public due to the localised nature of potential impacts. The proposal is not

inconsistent with any relevant policy statements, planning studies, guidelines etc. that have not been directly considered in this assessment.

**Risk/Policy/Legislation Considerations:**

The proposal is permissible with consent of Council. The proposed development complies with the relevant aims, objectives and provisions of *BLEP*. A Section 4.15 assessment of the development indicates that the development is acceptable in this instance.

Enclosed is a draft Notice of Decision outlining conditions considered appropriate to ensure that the development proceeds in an acceptable manner.

**Budget Implications:**

Nil

**Enclosures (following report)**

- |   |                             |          |
|---|-----------------------------|----------|
| 1 | Draft Conditions of Consent | 12 Pages |
| 2 | Plans                       | 14 Pages |

**Attachments (separate document)**

- |   |  |          |
|---|--|----------|
| 3 | Internal Floor Plans   | 4 Pages  |
|   | <i>This matter is considered to be confidential under Section 10A(2) (e) of the Local Government Act, as it deals with information that would, if disclosed, prejudice the maintenance of law.</i> |          |
| 4 | Statement of Environmental Effects   | 28 Pages |
| 5 | Submissions  | 5 Pages  |
|   | <i>This matter is considered to be confidential under Section 10A(2) (e) of the Local Government Act, as it deals with information that would, if disclosed, prejudice the maintenance of law.</i> |          |

**Approved Plans**

**DEVELOPMENT IN ACCORDANCE WITH APPROVED PLANS AND DOCUMENTATION.**

1. The development is to take place in accordance with the documentation submitted with the application indicated in the table below and subject to the following conditions.

Plan/Doc No	Plan/Doc Title	Prepared by	Issue	Date
68/22 (18 Pages)	Site, Elevations, Landscape and Subdivision Plans	Vision Town Planning Consultants	-	20/12/2022
1343217M	BASIX Certificate	Marc Khio	-	28/09/2022
2022.0905	Engineering Plans	Calare Civil	-	05/12/2022
Version 1	Statement of Environmental Effects	Vision Town Planning Consultants	-	22/12/2022

**Prescribed Conditions**

**BUILDING CODE OF AUSTRALIA**

2. The building work must be carried out in accordance with the requirements of the Building Code of Australia. A reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

**IDENTIFICATION OF SITE**

3. The developer is to provide a clearly visible sign to the site stating:
  - a) Unauthorised entry to the worksite is prohibited;
  - b) Street number or lot number;
  - c) Principal contractor's name and licence number; or owner builders permit number;
  - d) Principal contractor's contact telephone number/after-hours number;
  - e) Identification of Principal Certifying Authority, together with name, address & telephone number.

*Note: Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.*

**CONTRACT OF INSURANCE**

4. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of the Act, evidence that such a contract of insurance is in force is to be provided to the Principal Certifying Authority before any building work authorised to be carried out by the consent, commences.



**HOME BUILDING ACT**

5. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
- a) in the case of work for which a principal contractor is required to be appointed:
    - 1. The name of the licence number of the principal contractor, and
    - 2. The name of the insurer by which the work is insured under Part 6 of that Act,
  - b) in the case of work to be done by an owner-builder:
    - 1. The name of the owner-builder, and
    - 2. The name of the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- If arrangements for doing the residential building work are changed while the work is in progress so that the information under this condition becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

**EXCAVATION WORK**

6. Where any excavation work on the site extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- a) Protect and support the adjoining premises from possible damage from the excavation, and
  - b) Where necessary, underpin the adjoining premises to prevent any such damage.

<b>Prior to the Issue of a Construction Certificate</b>
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**SECTION 68 APPROVAL**

7. A section 68 Application to carry out plumbing and sewerage work shall be submitted to and approved by Council prior to the issue of a Construction Certificate.

**SECTION 7.11 CONTRIBUTIONS (TYPE A - RESIDENTIAL)**

8. Contributions are to be paid to Council towards the provision or improvement of amenities or services (residential subdivision/works) under the Blayney Local Infrastructure Contributions Plan 2013 (see Council's web site). The contributions to be paid are currently \$7,417.00 per new dwelling. The amount payable would be recalculated on the basis of the contribution rates that are applicable at the time of payment. Evidence of payment of the contributions is to be provided to the Principle Certifying Authority prior to the issue of the Construction/Subdivision Certificate.

**SEWERAGE HEADWORKS**

9. The applicant shall contribute \$5,095.00 per new dwelling, towards sewer head works pursuant to Section 305 of the Water Management Act, 2000, and the Development Servicing Plan (Section 64), before the Subdivision Certificate is issued. The amount applicable will be dependent upon the date on which payment is made and will be as per Council's adopted fees and charges for the financial year in which payment is made.

**WATER HEADWORKS**

10. The applicant shall contribute towards water head works to Central Tablelands Water (CTW) pursuant to Section 305 of the Water Management Act, 2000, and the Development Servicing Plan (Section 64), before the Subdivision Certificate is issued. The amount applicable will be dependent upon the date on which payment is made and will be as per CTW's adopted fees and charges for the financial year in which payment is made.

**ENGINEERING PLANS**

11. The applicant is to submit an electronic copy of engineering plans, specifications and calculations in relation to Conditions 12, 13, 33, 34, 35, 36, 37 and 40 in an appropriate digital format. Further, the works are to comply with WBC Guidelines for Engineering Works.

**TRAFFIC GUIDANCE SCHEME**

12. The applicant is to prepare and implement a Traffic Guidance Scheme that provides necessary direction to traffic or pedestrian movement through or past the work site. The Traffic Guidance Scheme is to be prepared by a suitably qualified person in accordance with the provisions of the relevant Australian Standards and is to be submitted to Council for approval PRIOR to its implementation.

**SOIL & WATER MANAGEMENT PLAN**

13. The developer is to submit a soil and water management plan for the site in accordance with WBC Guidelines for Engineering Work. No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until such time as the plan has been approved by Council and the measures detailed in the plan are in place prior to works commencing. The measures detailed in the plan are to remain in place until all landscaping is completed.

**BUILDING OVER SEWER – INDEMNITY**

14. Prior to the issuing of any Construction Certificate, the owners are to execute a Deed of Indemnity to indemnify Council with respect to building over, or within the minimum clearance from, Council's sewer main.

<b>Prior to Works Commencing</b>
----------------------------------

**CONSTRUCTION CERTIFICATE**

15. Prior to commencement of any works, a Construction Certificate is to be obtained, and where Council is not the PC, a copy is to be submitted to Council.

**COMMENCEMENT OF WORK & APPOINTMENT OF PCA**

16. The applicant is to submit to Council, at least two (2) days prior to the commencement of any works, a notice of commencement of building or subdivision works and Appointment of Principal Certifier.

**NOTICE OF PLUMBING WORKS**

17. Prior to the commencement of plumbing and drainage works the responsible plumbing contractor is to submit to Council a "Notice of Works" under the Plumbing and Drainage Act 2011.

**TRAFFIC GUIDANCE SCHEME**

18. The applicant is to prepare and implement a Traffic Guidance Scheme that provides necessary direction to traffic or pedestrian movement through or past the work site. The Traffic Guidance Scheme is to be prepared by a suitably qualified person in accordance with the provisions of the relevant Australian Standards and is to be submitted to Council for approval PRIOR to its implementation.

**PUBLIC LIABILITY INSURANCE**

19. Prior to the commencement of any works on Council or Roads and Maritime Services (RMS) controlled land including a public road, the applicant is to affect Public Liability Insurance to the minimum amount of \$20 million. This insurance is to note Council's interest and is to remain current for at least the period from the issue of the Construction Certificate until the issue of a Compliance Certificate or final inspection report for the works. Documentary evidence of the currency of the cover is to be provided to Council prior to the commencement of works within the road reserve.

**SUBDIVISION WORKS CERTIFICATE**

20. Unless the development is deemed as exempt, the applicant is to obtain a Subdivision Works Certificate pursuant to Section 6.13 of the Environmental Planning and Assessment Act 1979, as amended from either Council or an accredited certifying authority, which complements the detail provided in the development consent, that the proposed works are in accordance with *WBC Guidelines for Engineering Works*, prior to any subdivision works commencing.

*Note 1: No building, engineering or excavation work is to be carried out in relation to this development until the necessary Subdivision Works Certificate or certificates have been obtained.*

*Note 2: YOU MUST NOT COMMENCE WORK UNTIL YOU HAVE RECEIVED THE SUBDIVISION WORKS CERTIFICATE, even if you made an application for a Subdivision Works Certificate at the same time as you lodged this development application.*

*Note 3: It is the responsibility of the applicant to ensure that the development complies with the provisions of the Building Code of Australia in the case of building work and the applicable Council Engineering Standards in the case of subdivision works. This may entail alterations to the proposal so that it complies with these standards.*

#### **During Construction**

##### **BOUNDARY SURVEY**

21. A Certificate of Survey prepared by a registered surveyor, setting out the boundaries of the site and the actual situation of the building on the site, must be submitted to the Principal Certifier to certify the building is set back from the boundaries of the allotment in accordance with the approved building plans; and such Certificate is to be submitted prior to pouring any footings or any in-situ reinforced concrete building element.

*Note: It is recommended that a registered surveyor is to be utilised in the setting out of the footings and/or slab.*

##### **HOURS FOR CONSTRUCTION OR DEMOLITION**

22. Construction or demolition only be carried out between 7.00 am and 6.00 pm on Monday to Friday, and 8am to 5pm on Saturdays. No construction or demolition is to be carried out at any time on a Sunday or a public holiday.

*Note: The principal contractor shall be responsible to instruct and control their sub-contractors regarding the hours of work.*

##### **EROSION AND SEDIMENT CONTROL**

23. Erosion and sediment control measures are to be established prior to commencement of construction and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with Council's *WBC Guidelines for Engineering Works* (see Council's website), and the Dept Housing – *Soil and Water Management for Urban Development (The Blue Book)*.

##### **RUBBISH AND DEBRIS**

24. All rubbish and debris associated with the development, including that which can be windblown, must be contained on site in a suitable container at all times. The container shall be erected on the development site prior to work commencing.

Materials, sheds or machinery to be used in association with the development must be stored and stacked wholly within the worksite unless otherwise approved by Council.

*Note 1: No rubbish or debris associated with the development will be placed or permitted to be placed on any adjoining public reserve, footway or road.*

*Note 2: Offenders are liable for prosecution without further warning.*

#### **TOILET FACILITIES**

25. Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet, plus one additional toilet for every 20 persons employed at the site.

Each toilet must:

- i. be a standard flushing toilet connected to a public sewer, or
- ii. have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- iii. be a temporary chemical closet approved under the *Local Government Act 1993*.

#### **DEMOLITION**

26. Demolition work shall be carried out in accordance with Australian Standard AS2601-1991: The Demolition of Structures, and NSW SafeWork requirements.

On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility.

Demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".

Protective fencing is to be installed to prevent public access to the site.

All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at an approved Waste Management Centre.

i) Within fourteen (14) days of completion of demolition, the applicant shall submit to Council:

- (i) an asbestos clearance certificate prepared by a NATA accredited occupational hygienist stating the site is suitable for residential development; and
- (ii) a signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Workcover guidelines.

#### **BASIX CERTIFICATE**

27. All the required commitments shown on the BASIX Certificate and on the approved plans, are to be implemented prior to the issue of an Occupation Certificate.

**EXCAVATIONS AND BACKFILLING**

28. All excavation and backfilling associated with the erection/demolition of the building must:
- a) be executed safely and in accordance with appropriate professional standards, and
  - b) be properly guarded and protected to prevent them from being dangerous to life or property.

**INTERALLOTMENT DRAINAGE**

29. The developer shall construct inter allotment drainage within the subject property to manage overland stormwater flows in accordance with a revised Stormwater Management Plan approved by Council. All drainage works are to comply with the provisions of AS/NZS 3500 and WBC Guidelines for Engineering Works

**DRAIN BUILDING SURROUNDS**

30. The ground surrounding the existing dwelling shall be graded and drained to ensure that all surface and seepage water is diverted clear of buildings on the site and clear of adjoining properties. Permanent surface or subsoil drains or a combination of both shall be provided to all excavated areas, hard standing areas and depressions. The gutters and downpipes of the existing dwelling shall also be connected to the stormwater drainage system of the development.

**CLADDING**

31. All roof and wall finishes shall be comprised of low reflective surface materials.
- Note 1: Sheet metal shall be of factory prefinished (eg, colorbond) type material.*
- Note 2: Zinalume will be not accepted.*

**ENGINEERING INSPECTIONS**

32. The applicant is to arrange an inspection of the development/subdivision works by Council's Engineering Department, at the following stages of the development. This condition applies notwithstanding any private certification of the engineering works.

	COLUMN 1	COLUMN 2
B	Drainage	* After laying of pipes and prior to backfill; * Pits after rendering openings and installation of step irons.
D	Sewerage	* After laying of pipes and prior to backfill; * Main - air pressure testing; * Manhole – water test for infiltration, exfiltration
E	Concrete Footway Crossings	* After placing of formwork and reinforcement, and prior to concrete placement;
G	Erosion and Sediment Control	* Following to the installation of erosion measures.
H	All Development & or Subdivision Works	* Practical completion.
I	Road Openings	* Upon completion of works.

**FOOTWAY CROSSING – SQUARE**

33. A minimum 5.5m wide vehicular crossing(s) over the footway adjacent to the proposed ingress/egress point(s) is/are to be designed and constructed in accordance with *WBC Guidelines for Engineering Works*. Further the applicant is to obtain a Compliance Certificate pursuant to Section 109C of the Environmental Planning and Assessment Act as amended, **or inspection report**, at the completion of construction of the footway crossing, from Council or an accredited certifying authority, certifying that the works have been completed in accordance with *WBC Guidelines for Engineering Works* and that the levels are in accordance with those issued.

*Note: If other hard standing, dust free and weather proof surfaces are proposed instead of concrete, written approval is to be obtained from Council that the proposed alternative is acceptable.*

**COMBINED ACCESS WIDTH**

34. The proposed combined entrance and exit is to have a minimum width of 5.5 metres at the property line.

**OFF STREET CAR PARKING**

35. Off-street car parking for at least 5 vehicles is to be provided.

**INTERALLOTMENT DRAINAGE**

36. The developer is to construct inter allotment drainage to drain all lots not draining naturally to a public road. The drainage system is to include grated inlet pits with a 100 mm diameter pipe connection to all such lots. All drainage works are to comply with the provisions of AS/NZS 3500 and *WBC Guidelines for Engineering Works*.

**ONSITE DETENTION SYSTEM**

37. The developer is to construct an onsite stormwater detention system to ensure that post development stormwater discharge does not exceed that occurring pre development. This detention system is to be capable of servicing the development up to and including a 1% AEP storm event.

**BUILDING OVER SEWER**

38. Where building work is to occur over Council sewer mains:

- a) The existing main shall be replaced in ductile iron cement lined pipe and concrete encased with a minimum of 150 mm of cover from the pipe surface.
- b) The building footings shall be piers and beamed to below the sewer main invert level. The design shall be carried out by a practicing structural engineer.
- c) If a building is not directly over the sewer main but within the zone of influence i.e., within 45 degree line down from the sewer main invert to ground level, the building shall be piers and beamed to below the zone of influence line. The design shall be carried out by a practicing structural engineer.

**WATER CONNECTION**

39. Water mains are to be constructed such that there is a separate and distinct water main connection wholly within the boundary of each proposed residential and open space lot, in accordance with the Local Government (Approvals) Regulation 1999 and in accordance with *WBC Guidelines for Engineering Works*.

**SEWER CONNECTION**

40. The construction of sewer mains is to occur, such that there is a separate and distinct sewer connection wholly within the boundary of each proposed residential lot, in accordance with the Local Government (Approvals) Regulation 1999 and in accordance with *WBC Guidelines for Engineering Works*.

*Note: The developer is to construct a 150 mm sewer riser at each property junction; each riser is to be constructed so that riser cap finishes 150 mm above the finished surface level of each allotment created.*



**RETICULATION – SUBDIVISION**

41. The construction of water and sewerage reticulation is to take place to serve each residential lot and, where required, each open space lot, in accordance with *WBC Guidelines for Engineering Works*.  
The developer is to construct a 150 mm sewer riser at each property junction; each riser is to be constructed so that riser cap finishes 150 mm above the finished surface level of each allotment created.

**RELOCATE UTILITY SERVICES**

42. The developer is to relocate any utility services if required, at the developer's cost.

<b>Prior to Issue of an Subdivision Certificate</b>
---

**CREATION OF AN EASEMENT**

43. The development will require the creation of an easement under Section 88B of the Conveyancing Act 1919, to address water supply. The easement will be in favour of Council, it will have a minimum width of 3 metres and be centrally located over the water main required by condition 39.

**WORKS AS EXECUTED PLAN**

44. The applicant is to submit to Council an electronic copy of the works as executed plans for the works required by Conditions 39 and 40 in AutoCAD 2000 format. Further, the works are to comply with WBC Guidelines for Engineering Works. Additionally, installation and material costs for the works required by Condition 40 are to be provided to council alongside the Works as Executed Plan.

**ELECTRICAL AUTHORITIES – SUBDIVISION**

45. The developer is to furnish Council with documentary evidence that arrangements have been made, satisfactory to the appropriate electrical authority, for the provision of underground electrical power to serve each lot.

Note: This information must be submitted before Council will issue the Subdivision Certificate relating to this development.

**EASEMENT FOR SEWER**

46. The final plan of survey is to show a 3m easement for sewer over all lots affected and in favour of Council required by condition 40.

**Prior to the Issue of an Occupation Certificate****SEWER SERVICE DIAGRAM**

47. Prior to the issue of an Occupation Certificate, the licensed plumber shall submit to Council a Sewer Service Diagram and a Certificate of Compliance in accordance with the requirements of NSW Fair Trading.

**WORKS AS EXECUTED PLAN**

48. The applicant is to submit to Council an electronic copy of the works as executed plans for the works required by Condition 47 in AutoCAD 2000 format. Further, the works are to comply with WBC Guidelines for Engineering Works. Additionally, installation and material costs for the works required by Condition 47 are to be provided to council alongside the Works as Executed Plan.

**ELECTRICAL AND TELECOMMUNICATION AUTHORITIES – BUILDING**

49. The developer is to furnish documentary evidence that arrangements have been made satisfactory to the relevant electrical authority and the relevant telecommunications authority, for the provision of electrical power, and telephone lines, OR underground electrical power and telephone lines respectively, to fully serve the development, prior to the issuing of a Construction Certificate by Council or an accredited certifying authority.

**CREATION OF AN EASEMENT**

50. The development will require the creation of an easement under Section 88B of the Conveyancing Act 1919, to address sewer reticulation. The easement will be in favour of Council, it will have a minimum width of 3 metres and be centrally located over the existing sewer main.

**FINAL PLAN OF SURVEY**

51. The final plan of survey is to show an easement over sewer line 3m wide in favour of Council.

**Prior to the Commencement of the Use****OCCUPATION CERTIFICATE**

52. Prior to the occupation or use of the building an Occupation Certificate is to be obtained, and where Council is not the PCA, a copy is to be submitted to Council.

**Ongoing****APPROVED USE**

53. The approved buildings must not be used for any other purpose other than the approved use i.e. dwellings. Any proposed change of use or enclosure of the carport shall only be permitted with the consent of Council.

**INGRESS/EGRESS**

54. All vehicles entering or leaving the subject property shall be driven in a forward direction.

**ROAD AND INTERALLOTMENT DRAINAGE**

55. All road and inter allotment drainage is to be conveyed to:

- (a) the gutter in Adelaide Street, and/or
- (b) the table drain in Adelaide Lane

in accordance with the revised Stormwater Management Plan approved by Council and the WBC Guidelines for Engineering Works.

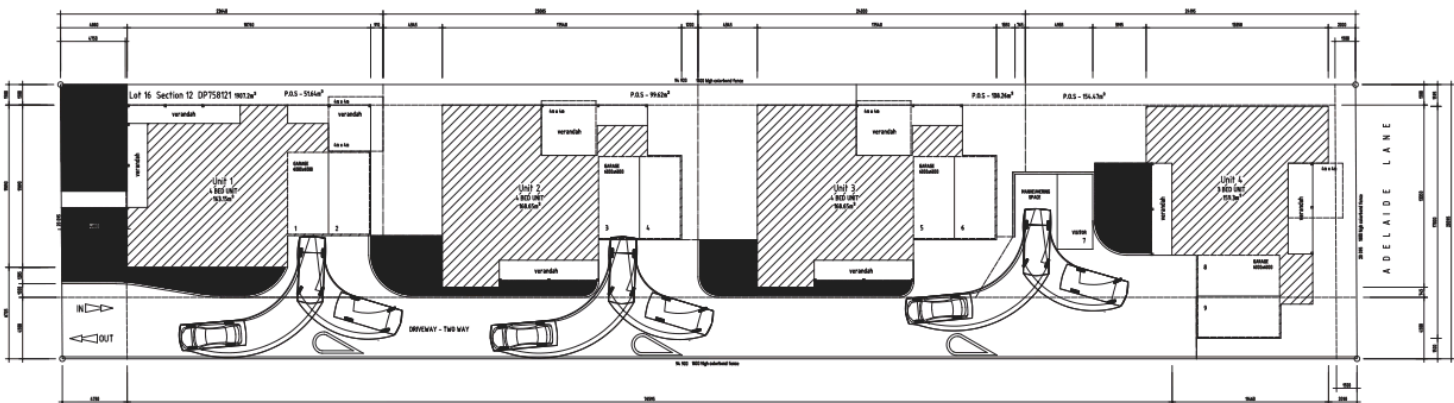
**Advisory Notes****Compliance with the Building Code of Australia (Volume 2)**

AN1. The following is required to ensure that the dwelling complies with the Building Code of Australia (Volume 2) Housing Provisions: -

- a. The exhaust from the bathrooms is to be ducted to the outside in accordance with Clause 3.8.7.3; and
- b. The dwelling frame and roof must be designed for a snow load in accordance with AS/NZS 1170.3-2003 in Part 1.4.

**Notice of Commencement**

AN2. Notice of commencement of building works – The attached form needs to be completed and emailed or mailed to Council at least 2 days before any work commences on the site.



site PLAN

SITE DIMENSIONS BASED ON LANDFILL AND SURVEYORS SITE SURVEY  
SEE DRAWINGS D1 to D4 FOR INDIVIDUAL SITE DETAILS

SITE AREA REQUIREMENTS FOR MEDIUM DENSITY HOUSING IN BLAYNEY OPC 2018 - PART C1.3	
3 and 4 BEDROOM UNITS 36m²	
<b>SITE AREA</b>	1013.2m²
3 & 4 BEDROOM UNITS	108m²
1 & 2 BEDROOM UNITS	36m²
<b>LANDSCAPE AREAS</b>	16.5m²
<b>MAXIMUM</b>	10% max (108.3m²)
<b>ACTUAL</b>	1028.8m² = 99.6%
PRIVATE OPEN SPACE REQUIREMENTS FOR MEDIUM DENSITY HOUSING IN BLAYNEY OPC 2018 - PART C1.3	
<b>MINIMUM LOT PER UNIT</b>	34.0m²
UNIT 1	34.0m²
UNIT 2	34.0m²
UNIT 3	34.0m²
UNIT 4	34.0m²
SUBDIVISION LOT SIZE REQUIREMENTS FOR MEDIUM DENSITY HOUSING IN BLAYNEY OPC 2018 - PART C1.1	
<b>MINIMUM LOT AREA FOR A 3 &amp; 4 BEDROOM UNITS 0.36m²</b>	
LOT 1	36m²
LOT 2	36m²
LOT 3	36m²
LOT 4	36m²
CAR PARKING REQUIREMENTS FOR MEDIUM DENSITY HOUSING IN BLAYNEY OPC 2018 - PART C1.1	
<b>ONE CAR PARKING SPACE FOR UNIT PLUS AN ADDITIONAL ONE SPACE FOR FOUR UNITS OR PART THEREOF</b>	= 5 PARKING SPACES
<b>MINIMUM ONE VISITOR SPACE FOR FIVE UNITS OR PART THEREOF</b>	= 2 VISITOR SPACES
<b>TOTAL REQUIRED</b>	<b>= 7 PARKING SPACES</b>
<b>TOTAL PROVIDED</b>	<b>= 9 PARKING SPACES</b>

Basic Compliance Schedule		
<b>Site Details</b>	<b>Energy Commitments - 62 Units</b>	<b>Thermal Comfort Commitments</b>
SR 2018	100.0m²	100.0m²
SR 2019	100.0m²	100.0m²
SR 2020	100.0m²	100.0m²
SR 2021	100.0m²	100.0m²
SR 2022	100.0m²	100.0m²
SR 2023	100.0m²	100.0m²
SR 2024	100.0m²	100.0m²
SR 2025	100.0m²	100.0m²
SR 2026	100.0m²	100.0m²
SR 2027	100.0m²	100.0m²
SR 2028	100.0m²	100.0m²
SR 2029	100.0m²	100.0m²
SR 2030	100.0m²	100.0m²
SR 2031	100.0m²	100.0m²
SR 2032	100.0m²	100.0m²
SR 2033	100.0m²	100.0m²
SR 2034	100.0m²	100.0m²
SR 2035	100.0m²	100.0m²
SR 2036	100.0m²	100.0m²
SR 2037	100.0m²	100.0m²
SR 2038	100.0m²	100.0m²
SR 2039	100.0m²	100.0m²
SR 2040	100.0m²	100.0m²
SR 2041	100.0m²	100.0m²
SR 2042	100.0m²	100.0m²
SR 2043	100.0m²	100.0m²
SR 2044	100.0m²	100.0m²
SR 2045	100.0m²	100.0m²
SR 2046	100.0m²	100.0m²
SR 2047	100.0m²	100.0m²
SR 2048	100.0m²	100.0m²
SR 2049	100.0m²	100.0m²
SR 2050	100.0m²	100.0m²
SR 2051	100.0m²	100.0m²
SR 2052	100.0m²	100.0m²
SR 2053	100.0m²	100.0m²
SR 2054	100.0m²	100.0m²
SR 2055	100.0m²	100.0m²
SR 2056	100.0m²	100.0m²
SR 2057	100.0m²	100.0m²
SR 2058	100.0m²	100.0m²
SR 2059	100.0m²	100.0m²
SR 2060	100.0m²	100.0m²
SR 2061	100.0m²	100.0m²
SR 2062	100.0m²	100.0m²
SR 2063	100.0m²	100.0m²
SR 2064	100.0m²	100.0m²
SR 2065	100.0m²	100.0m²
SR 2066	100.0m²	100.0m²
SR 2067	100.0m²	100.0m²
SR 2068	100.0m²	100.0m²
SR 2069	100.0m²	100.0m²
SR 2070	100.0m²	100.0m²
SR 2071	100.0m²	100.0m²
SR 2072	100.0m²	100.0m²
SR 2073	100.0m²	100.0m²
SR 2074	100.0m²	100.0m²
SR 2075	100.0m²	100.0m²
SR 2076	100.0m²	100.0m²
SR 2077	100.0m²	100.0m²
SR 2078	100.0m²	100.0m²
SR 2079	100.0m²	100.0m²
SR 2080	100.0m²	100.0m²
SR 2081	100.0m²	100.0m²
SR 2082	100.0m²	100.0m²
SR 2083	100.0m²	100.0m²
SR 2084	100.0m²	100.0m²
SR 2085	100.0m²	100.0m²
SR 2086	100.0m²	100.0m²
SR 2087	100.0m²	100.0m²
SR 2088	100.0m²	100.0m²
SR 2089	100.0m²	100.0m²
SR 2090	100.0m²	100.0m²
SR 2091	100.0m²	100.0m²
SR 2092	100.0m²	100.0m²
SR 2093	100.0m²	100.0m²
SR 2094	100.0m²	100.0m²
SR 2095	100.0m²	100.0m²
SR 2096	100.0m²	100.0m²
SR 2097	100.0m²	100.0m²
SR 2098	100.0m²	100.0m²
SR 2099	100.0m²	100.0m²
SR 2100	100.0m²	100.0m²

Insulation & Construction Details	
Roof colour	Resolux (R1.0) 47% (R-1.0)
Roof	Reflective sarking
Chimneys	R4.0 (except garage)
External Walls	R2.5 and vapour permeable sarking (except garage)
Internal Walls	R2.5 (internal walls shared with garage)
Floors	250mm waffle slab
Draught sealing	Draught stoppers & foam seals on all external doors & internal garage door Draught stoppers on all ceiling exhaust fans.
Ceiling	Downlights to be I.C.F. rated to permit coverage with insulation.
Generators	Single glazed door sliding aluminium frame (U=4.70 & SHGC=0.70) L or (R)
Window / glass door type	Double glazed skylights

PLANS / DA / CHAHINE / VERSION 3 / 20 DECEMBER 2022

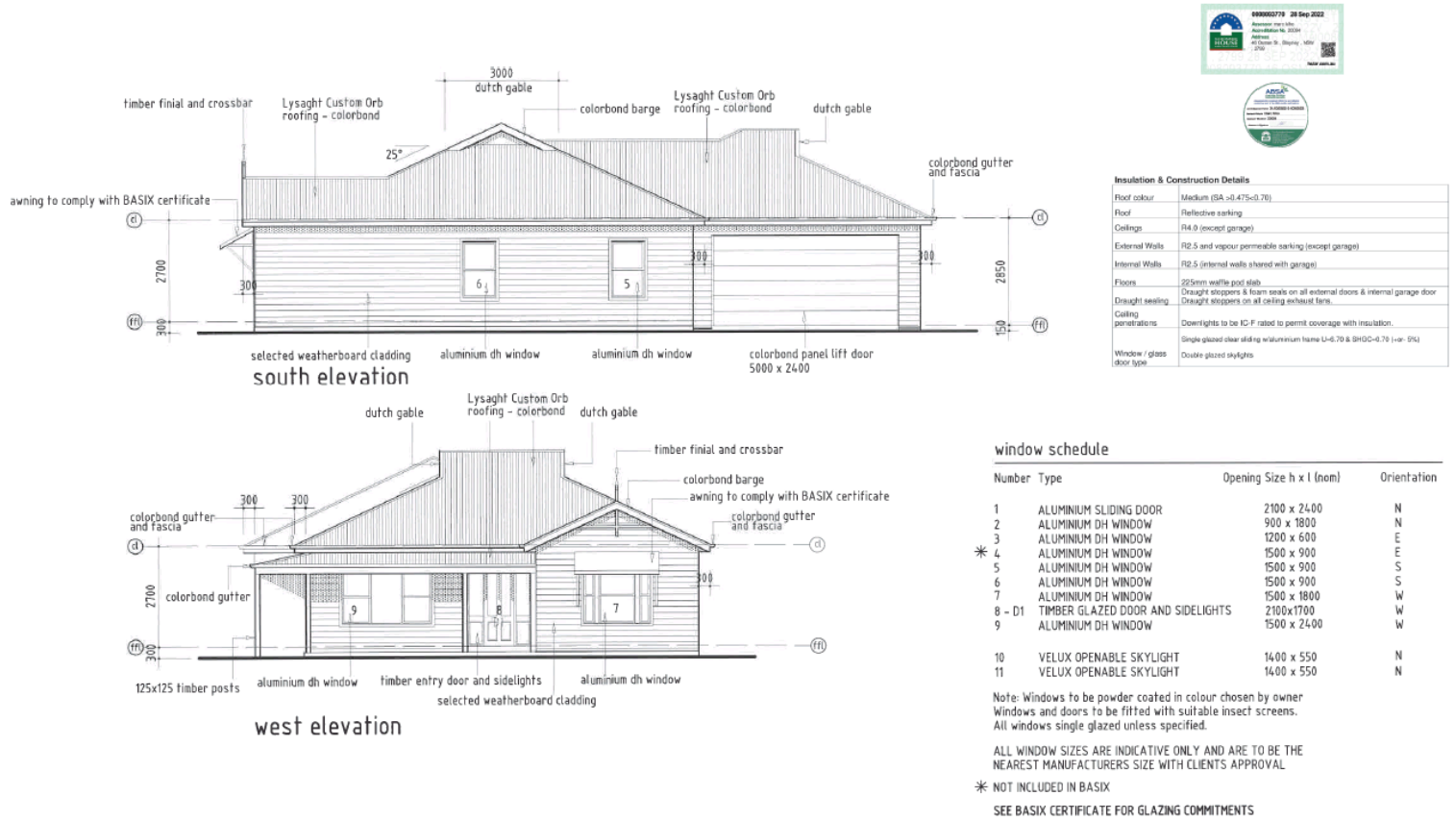
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Check all sheets before work begins. Check all sheets on site before work begins.  
Any discrepancies are to be referred to the office of issue. All materials and workmanship are to be in strict accordance with current Australian building codes, standards, regulations, The Building Code of Australia and BCA Codes. For more details and requirements go to external links.

AMENDMENTS	
A	20/12/22 - drawings amended to suit civil works plan



VISION Town Planning Consultants  
PO Box 852, Cowra NSW 2794  
1 300 240 827  
admin@visiontpc.com.au

PROJECT	PROPOSED UNITS	SCALE
S CHAHINE	NTS	
DATE		
20/12/22		
LOCATION		
46 Osman Street, Blayney		
NO.		
68/22		



UNIT 1

PLANS / DA / CHAHINE / VERSION 1 / 24 AUGUST 2022

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Check all sizes before work begins. Check all levels on site before work begins.  
Any discrepancies are to be referred to this office at once. All materials and workmanship are to be in strict accordance with current manufacturers printed instructions, local regulations, The Building Code of Australia and SAA Codes. Fix foam seals and weatherstrips to all external doors.

AMENDMENTS

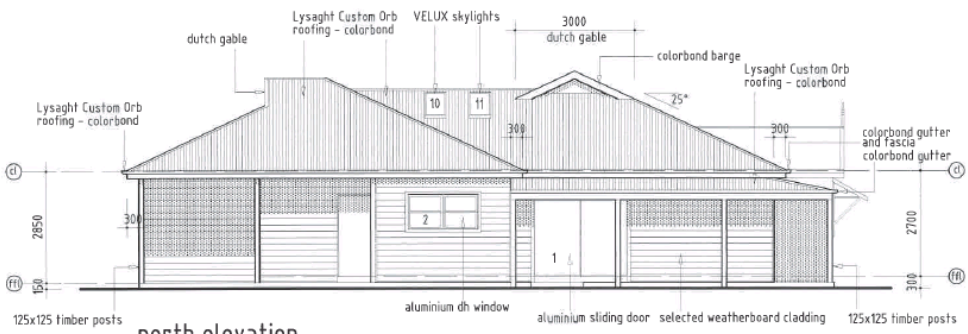


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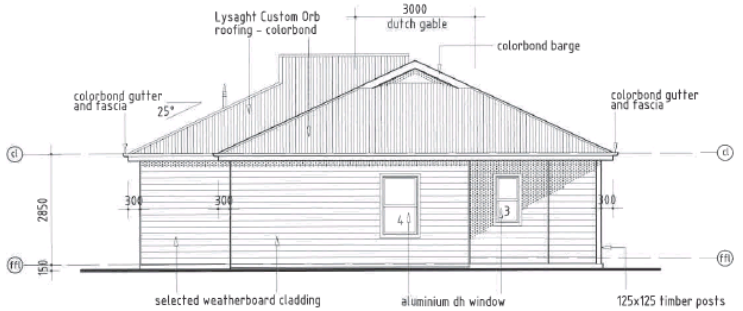
PROJECT	Proposed units	SCALE	1:100
CLIENT	S Chahine	DATE	24/8/22
LOCATION	46 Osman Street, Blayney	ISSUE	68/22



3



north elevation



east elevation

window schedule

Number	Type	Opening Size h x l (nom)	Orientation
1	ALUMINIUM SLIDING DOOR	2100 x 2400	N
2	ALUMINIUM DH WINDOW	900 x 1800	N
3	ALUMINIUM DH WINDOW	1200 x 600	E
* 4	ALUMINIUM DH WINDOW	1500 x 900	E
5	ALUMINIUM DH WINDOW	1500 x 900	S
6	ALUMINIUM DH WINDOW	1500 x 900	S
7	ALUMINIUM DH WINDOW	1500 x 1800	W
8 - D1	TIMBER GLAZED DOOR AND SIDELIGHTS	2100x1700	W
9	ALUMINIUM DH WINDOW	1500 x 2400	W
10	VELUX OPENABLE SKYLIGHT	1400 x 550	N
11	VELUX OPENABLE SKYLIGHT	1400 x 550	N

Note: Windows to be powder coated in colour chosen by owner  
Windows and doors to be fitted with suitable insect screens.  
All windows single glazed unless specified.

ALL WINDOW SIZES ARE INDICATIVE ONLY AND ARE TO BE THE NEAREST MANUFACTURERS SIZE WITH CLIENTS APPROVAL

\* NOT INCLUDED IN BASIX

SEE BASIX CERTIFICATE FOR GLAZING COMMITMENTS



UNIT 1

PLANS / DA / CHAHINE / VERSION 1 / 24 AUGUST 2022

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AMENDMENTS

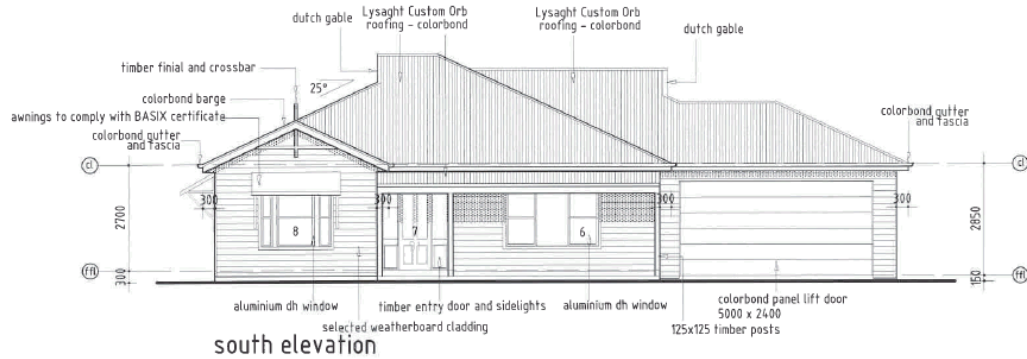


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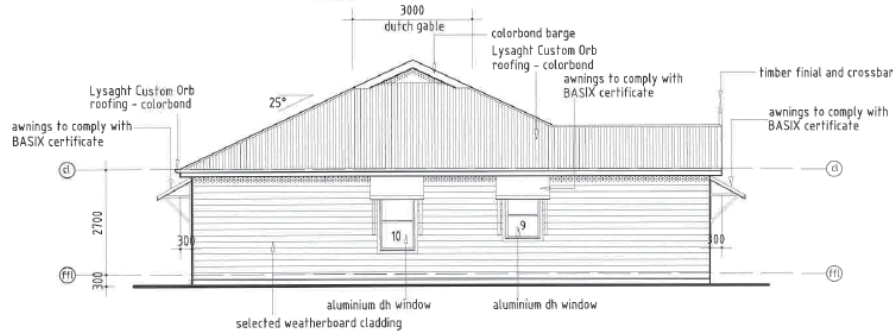
PROJECT	Proposed units	SCALE	1:100
CLIENT	S Chahine	DATE	24/8/22
LOCATION	46 Osman Street, Blayney	REV	68/22



4



south elevation



west elevation



**Insulation & Construction Details**

Roof colour	Medium (SA +0.475-0.70)
Roof	Reflective sarking
Ceiling	R4.0 (except garage)
External Walls	R2.5 and vapour permeable sarking (except garage)
Internal Walls	R2.5 (internal walls shared with garage)
Floors	225mm waffle pool slab
Draught sealing	Draught stoppers & foam seals on all external doors & internal garage door Draught stoppers on all ceiling external fans
Ceiling penetrations	Downlights to be IC-F rated to permit coverage with insulation.
Window / glass door type	Single glazed clear sliding aluminium frame U&E 7.0 & SHGC<=0.70 (min 3%) Double glazed skylights

**window schedule**

Number	Type	Opening Size h x l (nom)	Orientation
1	ALUMINIUM DH WINDOW	1500 x 900	N
2	ALUMINIUM DH WINDOW	1500 x 900	N
3	ALUMINIUM SLIDING DOOR	2100 x 2400	N
4	ALUMINIUM DH WINDOW	900 x 600	E
* 5	ALUMINIUM DH WINDOW	1500 x 900	E
6	ALUMINIUM DH WINDOW	1500 x 2400	S
7 - D1	TIMBER GLAZED DOOR AND SIDELIGHTS	2100x1700	S
8	ALUMINIUM DH WINDOW	1500 x 1800	S
9	ALUMINIUM DH WINDOW	1200 x 900	W
10	ALUMINIUM DH WINDOW	1500 x 900	W

Note: Windows to be powder coated in colour chosen by owner  
Windows and doors to be fitted with suitable insect screens.  
All windows single glazed unless specified.

ALL WINDOW SIZES ARE INDICATIVE ONLY AND ARE TO BE THE NEAREST MANUFACTURERS SIZE WITH CLIENTS APPROVAL

\* NOT INCLUDED IN BASIX

SEE BASIX CERTIFICATE FOR GLAZING COMMITMENTS

**UNITS 2 and 3**

PLANS / DA / CHAHINE / VERSION 1 / 25 AUGUST 2022

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AMENDMENTS

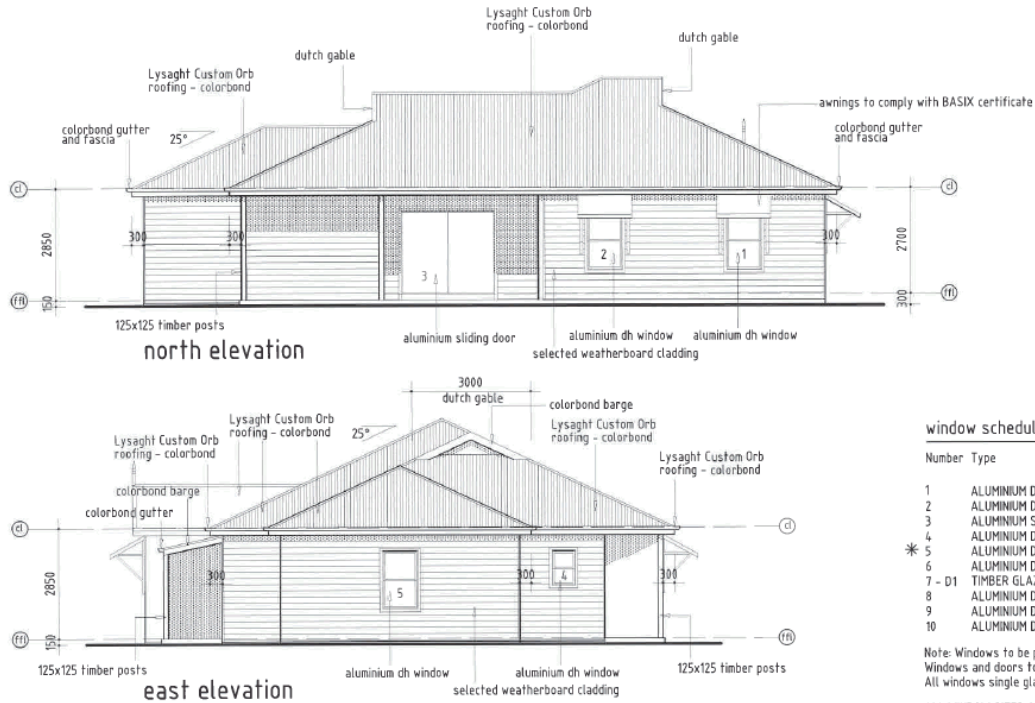


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1300 240 827  
admin@visiontpp.com.au

PROJECT	Proposed units	SCALE	1:100
CLIENT	S Chahine	DATE	25/8/22
LOCATION	46 Osman Street, Blayney	ISSUE	68/22



7



Window schedule

Number	Type	Opening Size h x l (nom)	Orientation
1	ALUMINIUM DH WINDOW	1500 x 900	N
2	ALUMINIUM DH WINDOW	1500 x 900	N
3	ALUMINIUM SLIDING DOOR	2100 x 2400	N
4	ALUMINIUM DH WINDOW	900 x 600	E
* 5	ALUMINIUM DH WINDOW	1500 x 900	E
6	ALUMINIUM DH WINDOW	1500 x 900	S
7 - D1	TIMBER GLAZED DOOR AND SIDELIGHTS	2100x1700	S
8	ALUMINIUM DH WINDOW	1500 x 1800	S
9	ALUMINIUM DH WINDOW	1200 x 900	W
10	ALUMINIUM DH WINDOW	1500 x 900	W

Note: Windows to be powder coated in colour chosen by owner  
Windows and doors to be fitted with suitable insect screens.  
All windows single glazed unless specified.

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\* NOT INCLUDED IN BASIX

SEE BASIX CERTIFICATE FOR GLAZING COMMITMENTS



## UNITS 2 and 3

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AMENDMENTS



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1300 240 827  
admin@visiontppc.com.au

PROJECT	Proposed units <th>SCALE</th> <td>1:100</td>	SCALE	1:100
CLIENT	S Chahine <th>DATE</th> <td>25/8/22</td>	DATE	25/8/22
LOCATION	46 Osman Street, Blayney <th>FIGURE</th> <td>68/22</td>	FIGURE	68/22

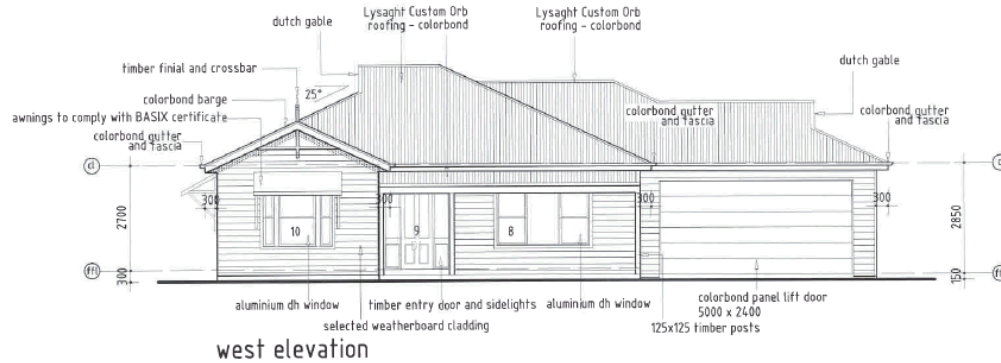
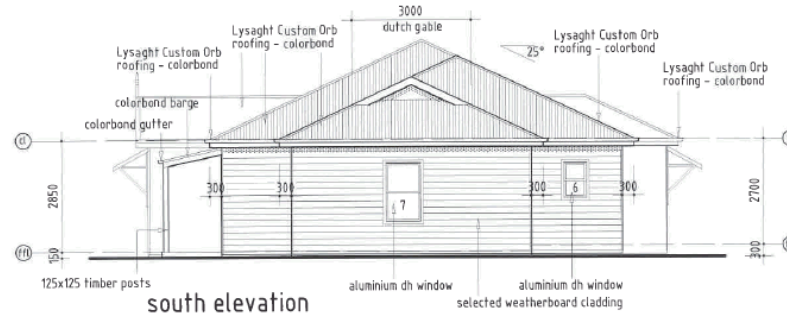






**Insulation & Construction Details**

Roof colour	Medium ISA (4.475-0.70)
Roof	Reflective sarking
Ceilings	R4.0 (except garage)
External Walls	R2.5 and vapour permeable sealing (except garage)
Internal Walls	R2.5 (internal walls shared with garage)
Floors	225mm waflite pool slab
Draught sealing	Draught stoppers & foam seals on all external doors & internal garage door Draught stoppers on all ceiling air-hand fans
Ceiling penetrations	Downlights to be IC-F rated to permit coverage with insulation.
Window / glass door type	Single glazed clear sliding aluminium frame Lx4.70 & 5x4.52 (x.70) (x.70-75) Double glazed skylights



**window schedule**

Number	Type	Opening Size h x l (nom)	Orientation
1	ALUMINIUM DH WINDOW	1200 x 900	N
2	ALUMINIUM DH WINDOW	1500 x 900	N
3	ALUMINIUM DH WINDOW	1500 x 900	E
4	ALUMINIUM SLIDING DOOR	2100 x 2400	E
5	ALUMINIUM DH WINDOW	900 x 1200	E
6	ALUMINIUM DH WINDOW	900 x 600	S
* 7	ALUMINIUM DH WINDOW	1500 x 900	S
8	ALUMINIUM DH WINDOW	1500 x 2400	W
9 - D1	TIMBER GLAZED DOOR AND SIDELIGHTS	2100x1700	W
10	ALUMINIUM DH WINDOW	1500 x 1800	W

Note: Windows to be powder coated in colour chosen by owner  
Windows and doors to be fitted with suitable insect screens.  
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\* NOT INCLUDED IN BASIX

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**UNIT 4**

PLANS / DA / CHAHINE / VERSION 1 / 25 AUGUST 2022

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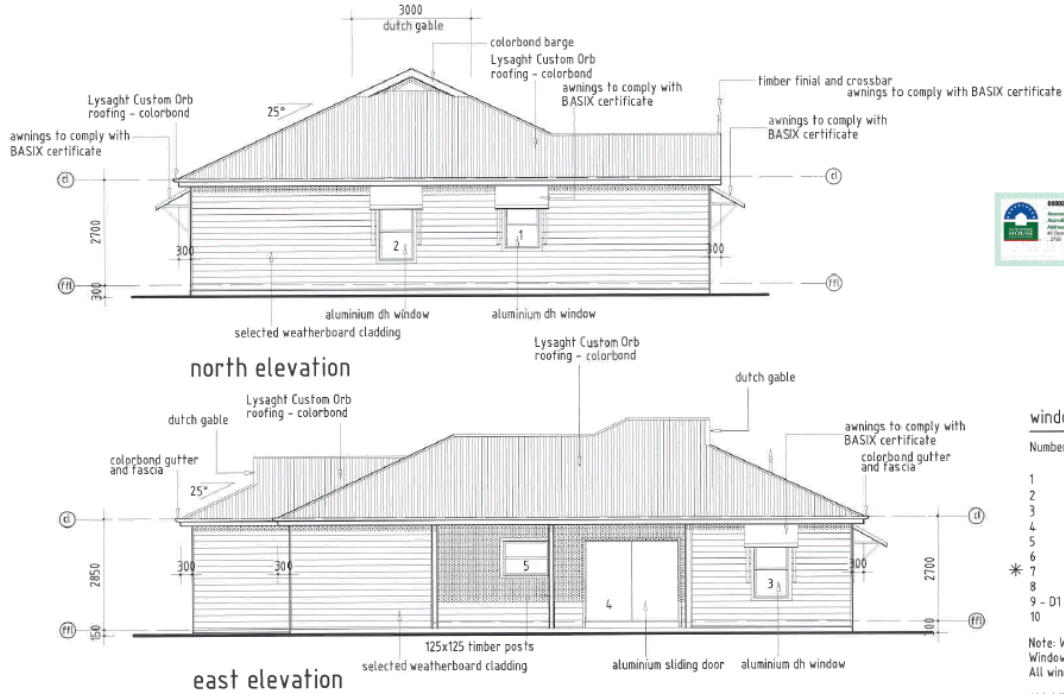
AMENDMENTS



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PROJECT	Proposed units	SCALE	1:100
CLIENT	S Chahine	DATE	25/8/22
LOCATION	46 Osman Street, Blayney	ISSUE NO	68/22





Window schedule

Number	Type	Opening Size h x l (nom)	Orientation
1	ALUMINIUM DH WINDOW	1200 x 900	N
2	ALUMINIUM DH WINDOW	1500 x 900	N
3	ALUMINIUM DH WINDOW	1500 x 900	E
4	ALUMINIUM SLIDING DOOR	2100 x 2400	E
5	ALUMINIUM DH WINDOW	900 x 1200	S
6	ALUMINIUM DH WINDOW	900 x 600	S
* 7	ALUMINIUM DH WINDOW	1500 x 900	S
8	ALUMINIUM DH WINDOW	1500 x 2400	W
9 - D1	TIMBER GLAZED DOOR AND SIDELIGHTS	2100x1700	W
10	ALUMINIUM DH WINDOW	1500 x 1800	W

Note: Windows to be powder coated in colour chosen by owner  
Windows and doors to be fitted with suitable insect screens.  
All windows single glazed unless specified.

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UNIT 4

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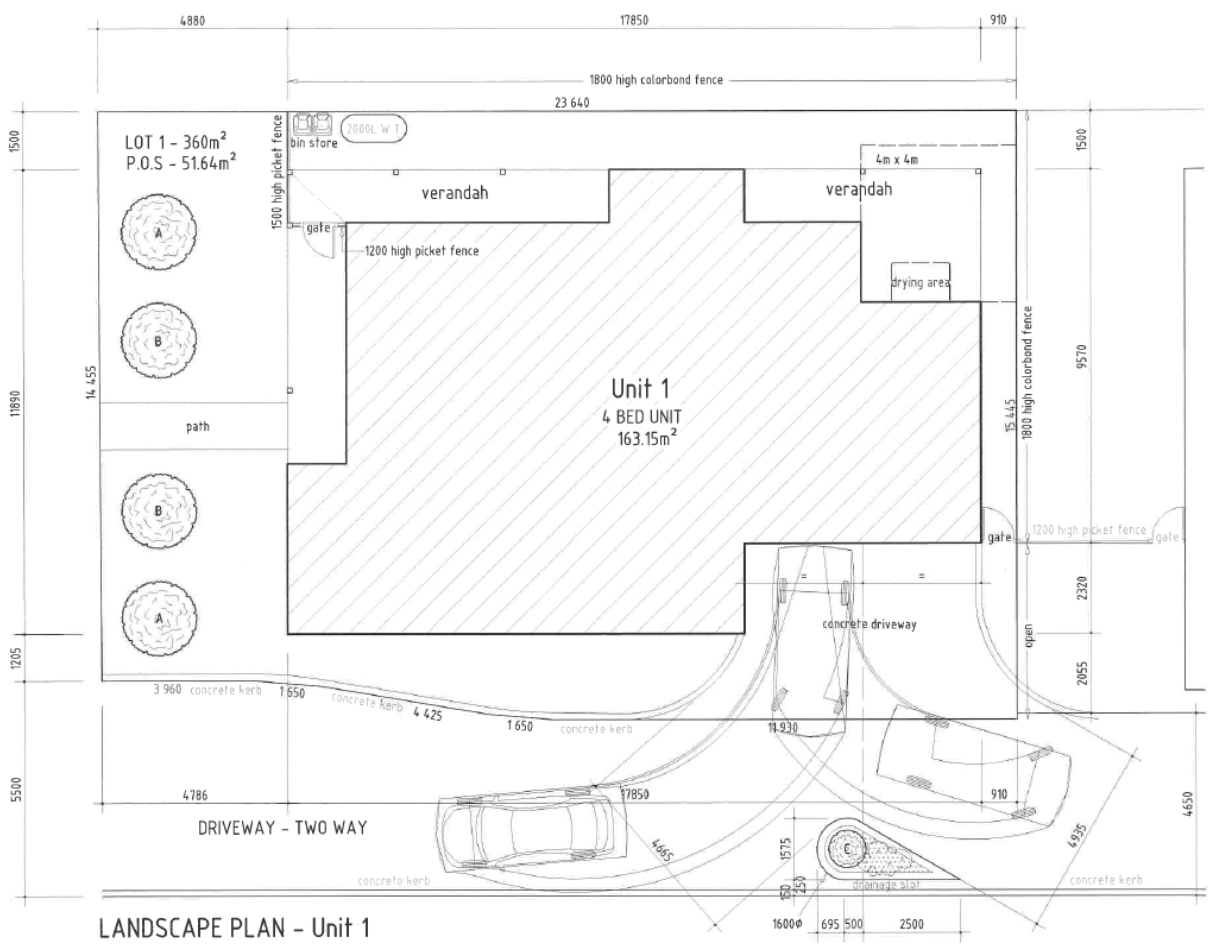
AMENDMENTS



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PROJECT	Proposed units	SCALE	1:100
CLIENT	S Chahine	DATE	25/8/22
LOCATION	46 Osman Street, Blayney	DATE	68/22










LANDSCAPE PLAN - Unit 1



Legend

-  ACACIA SPECTABILIS  
Mudgee Wattle  
2.5m high
-  GREVILLEA GORDON  
Robyn Gordon Grevillea  
2m high
-  CUPRESSUS SEMPERVIRENS STRICTA  
Pencil Pine  
8.0m high
-  Correa Alba Prostrata
-  Kikuyu turf
-  bark or similar surface

UNIT 1



PLANS / DA / CHAHINE / VERSION 4 / 20 DECEMBER 2022

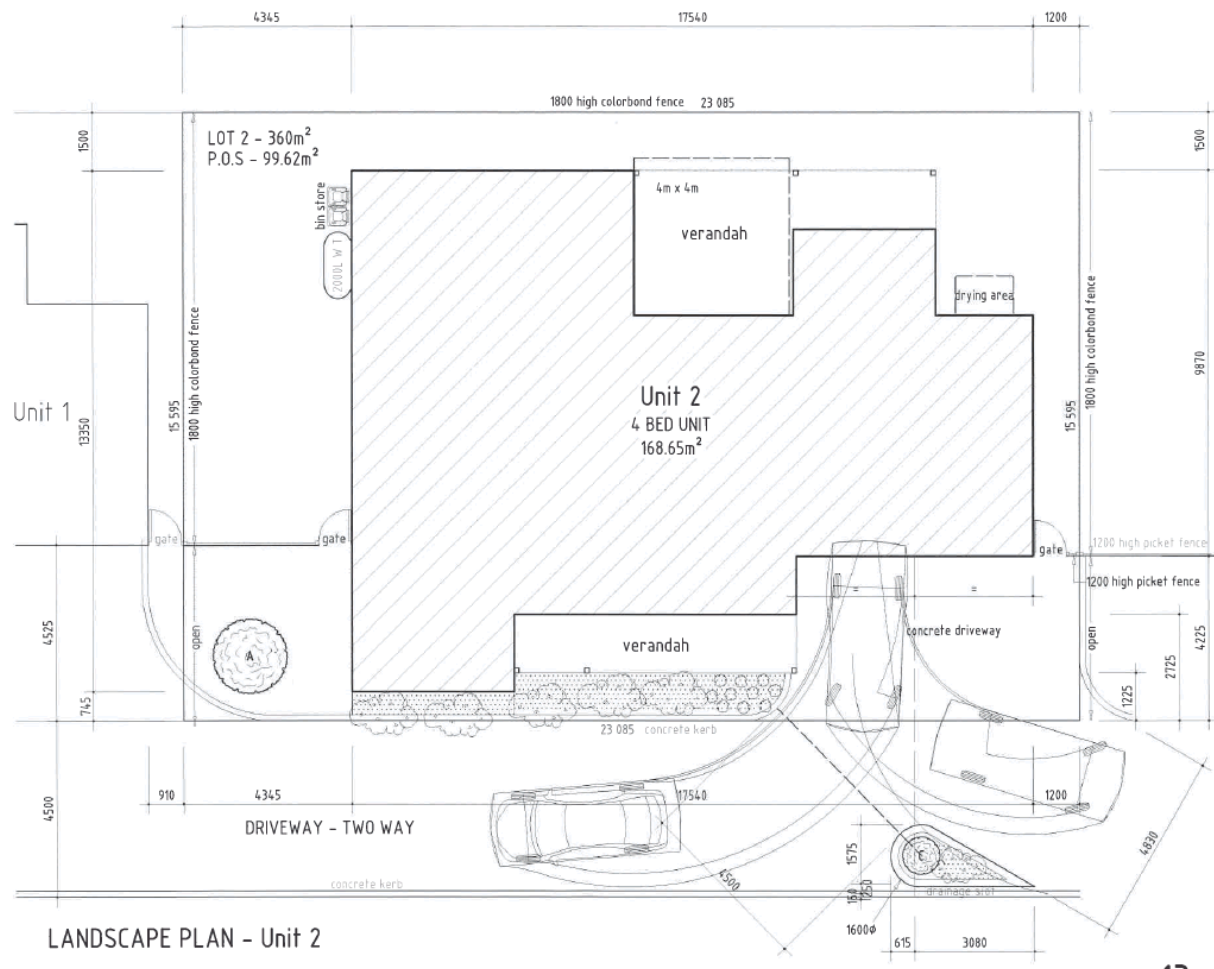
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AMENDMENTS	
A	20/12/22 Driveway amended to suit civil works plan

 **Vision**  
Town Planning Consultants

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PO Box 852, Cowra NSW 2794  
1300 240 827  
admin@visiontpc.com.au

PROJECT	Proposed units	SCALE	1:100
DRAWN	S Chahine	DATE	20/12/22
LOCATION	46 Osman Street, Blayney	JOB NO.	68/22



- Legend**
- ACACIA SPECTABILIS  
Mudgee Wattle  
2.5m high
  - CUPRESSUS SEMPERVIRENS STRICTA  
Pencil Pine  
8.0m high
  - CORREA ALBA PROSTRATA
  - AGAPANTHUS
  - Kikuyu turf
  - bark or similar surface

**UNIT 2**



PLANS / DA / CHAHINE / VERSION 4 / 20 DECEMBER 2022

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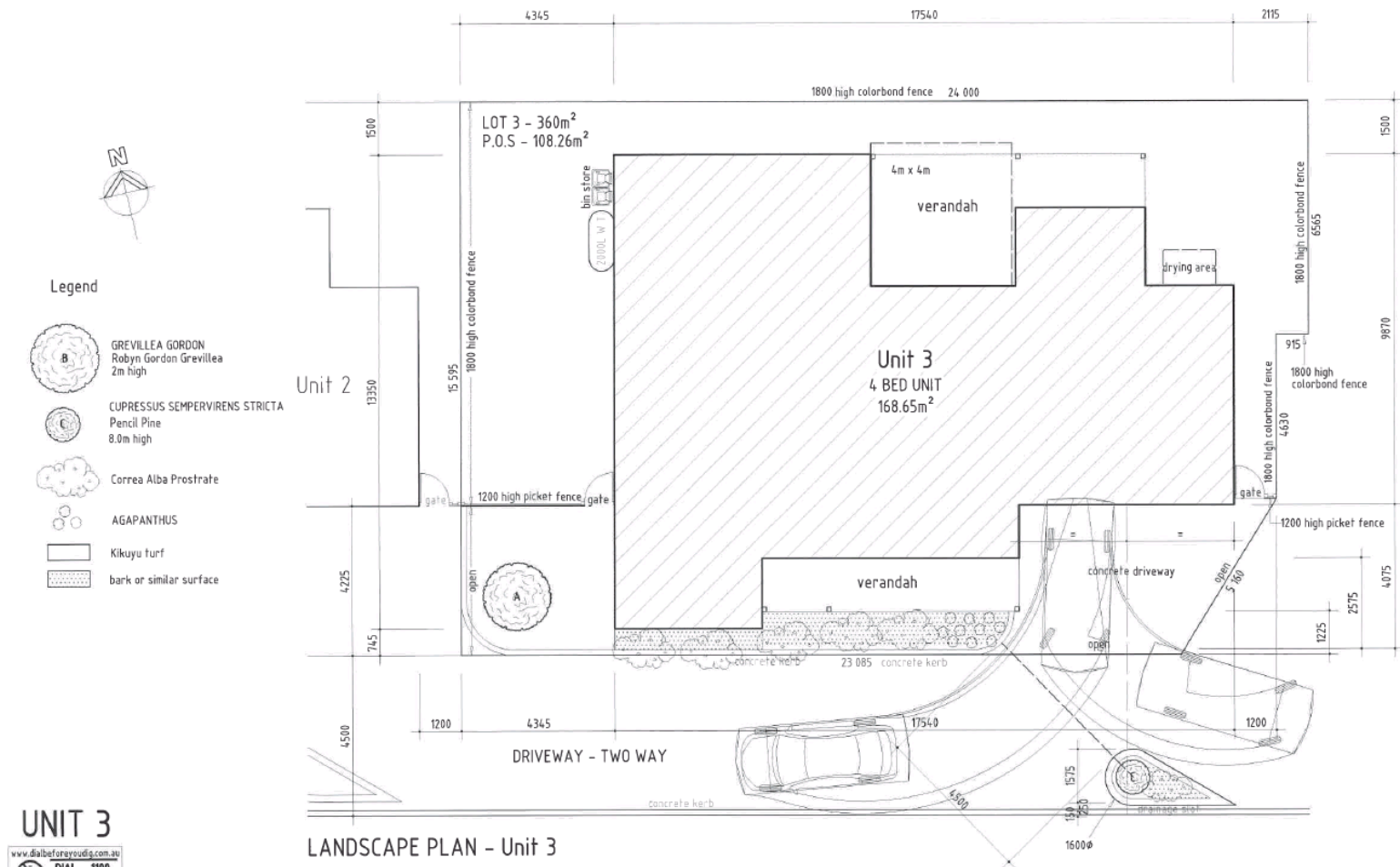
AMENDMENTS	
A	20/12/22 Driveway amended to suit civil works plan

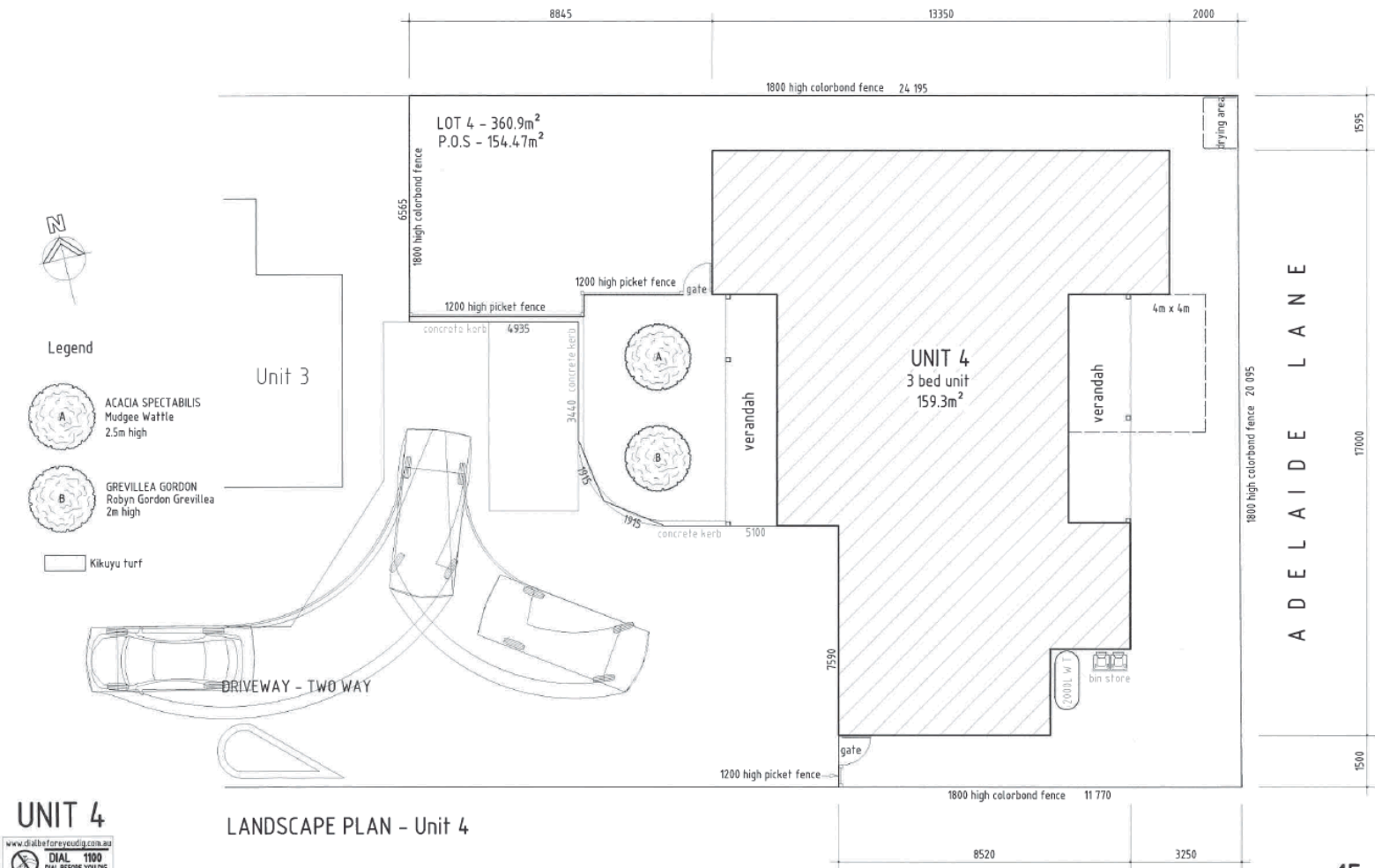


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1300 240 827  
admin@visiontpc.com.au

PROJECT Proposed units  
CLIENT S Chahine  
LOCATION 46 Osman Street, Blayney

SCALE 1:100  
DATE 20/12/22  
JOB No 68/22





**UNIT 4**  
**LANDSCAPE PLAN - Unit 4**



PLANS / DA / CHAHINE / VERSION 4 / 20 DECEMBER 2022

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AMENDMENTS	
A	20/12/22 Driveway amended to suit civil works plan



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PO Box 852, Cowra NSW 2794  
1300 240 827  
admin@visiontpc.com.au

PROJECT	Proposed units	SCALE	1:100
SUBJECT	S Chahine	DATE	20/12/22
LOCATION	46 Osman Street, Blayney	DRAWN	68/22

**PLANTING and STAKING DETAILS**

**CULTIVATION DEPTH AND TREATMENT**

The landscape contractor is responsible for ensuring that existing soil in the proposed garden beds are cultivated to a suitable depth and well prepared prior to the placing of the plants. It is recommended that prior to planting work is carried out all garden beds are cultivated to a depth of 300mm.

Incorporate an ample mix of imported "organic garden mix" and mix thoroughly with existing soil when installing "exotic" plant material.

Incorporate an ample mix of imported "native garden mix" and mix thoroughly with existing soil when installing "native" plant material.

Water installed plants thoroughly. Fertilise with Osmocote 8-9 months low phosphorous after watering.

**STAKING** - As detailed, tie 50mm jute webbing to 5 Litre tree and staple to one 1500x38x38 hardwood stake.

**MULCH** - Install 100mm Tree Loppers "Forest Blend" to all garden beds, coving mulch down around plant stems and flush with adjacent surfaces.

**DRAINAGE**

The site is naturally drained and does not require any additional drainage

**GARDEN NOTES:**

All gardens filled 200 deep with premium garden mix - to be mixed with existing garden bed soil

**MULCH**

15mm Tan bark to cover all gardens areas

**EDGING**

150x35 treated pine edging supported on hw pegs to be used as a division between garden and turf

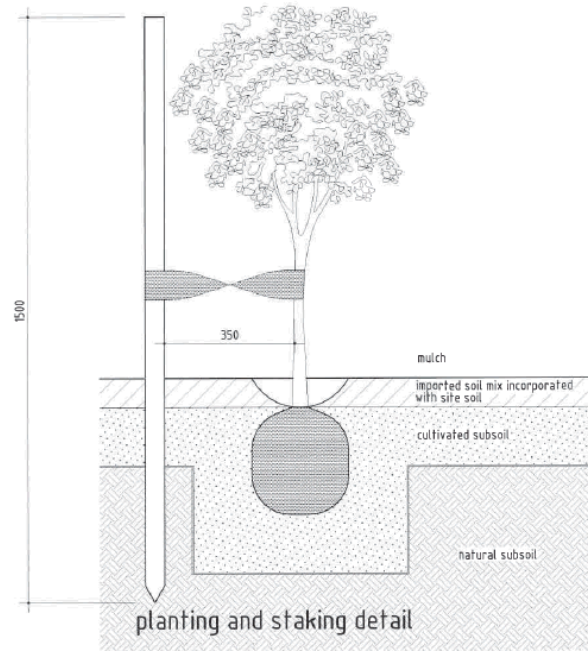
**IRRIGATION NOTES:**

**Garden Beds**

13mm Dripeze for gardens - Hunter 4 station Junior Pro Controllion/Hunter Solenoids

**Turf Areas**

100mm pop-up Hunter Pro spray sprinklers



16

PLANS / DA / CHAHINE / VERSION 1 / 26 AUGUST 2022

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AMENDMENTS

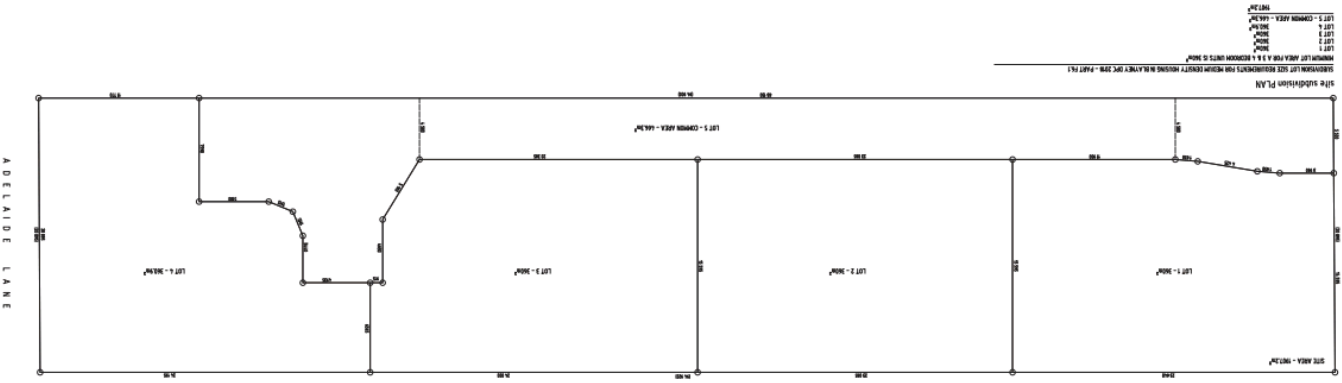
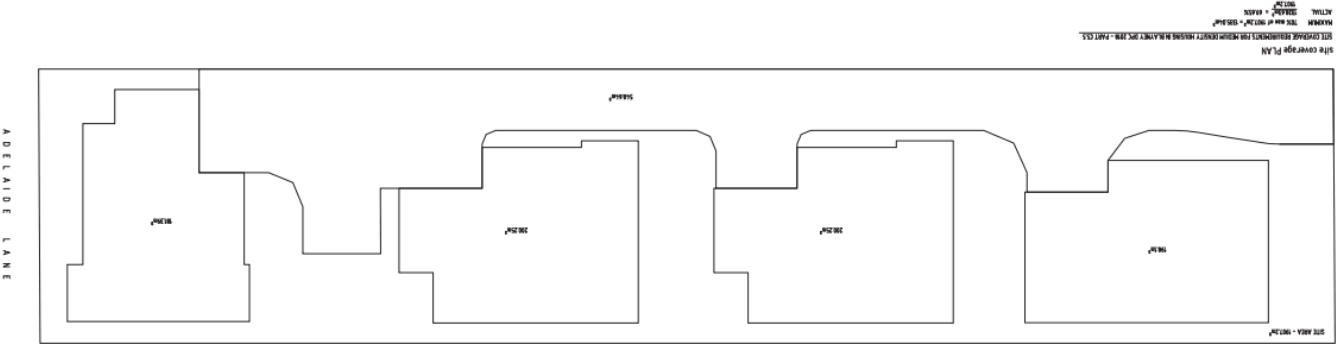


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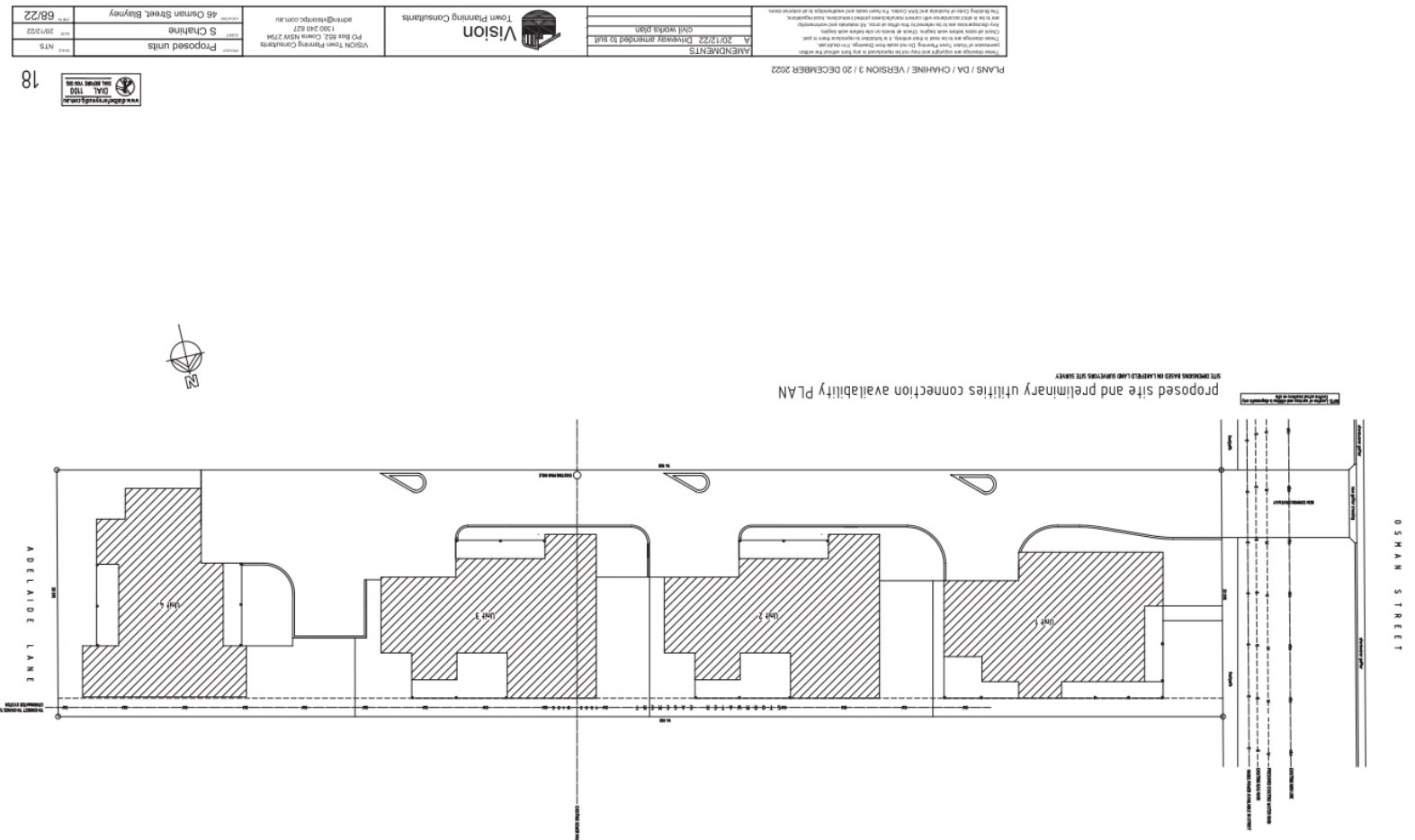
PROJECT	Proposed units	SCALE
CLIENT	S Chahine	DATE 26/8/22
LOCATION	46 Osman Street, Blayney	FIG NO 68/22

PLANS / DA / CHAHINE / VERSION 1 / 29 AUGUST 2022

<p>PLANNING DEPT OF BAYRNE AND BAYNE COUNCIL. THE SHOWN DATA AND INFORMATION IS FOR INFORMATION ONLY. IT IS NOT A GUARANTEE OF ACCURACY OR COMPLETENESS. THE SHOWN DATA AND INFORMATION IS FOR INFORMATION ONLY. IT IS NOT A GUARANTEE OF ACCURACY OR COMPLETENESS.</p>	
<p>APPROVED: _____</p>	
<p>VISION Town Planning Consultants                    PO Box 852, Cammeray NSW 2746                  admin@visiontp.com.au                  1500 240 827</p>	
<p>PROPOSED UNITS</p>	<p>46 Orman Street, Blayney                  S Chahine                  29/02</p>
<p>NTS</p>	<p>68/22</p>







PLANS / DA / CHAHINE / VERSION 3 / 20 DECEMBER 2022

APPROVED	DATE	BY
68/22	20/12/22	NTS
PROPOSED	DATE	BY
68/22	20/12/22	NTS

VISION Town Planning Consultants  
 PO Box 852, Osmania Newy 2794  
 1300 240 827  
 admin@visiontp.com.au

46 Osman Street, Blayney  
 S Chahine  
 68/22

APPROVED

DATE

BY

68/22

20/12/22

NTS



**14) DA2020/87 - MODIFICATION APPLICATION - CHANGE OF USE & INTERNAL ALTERATIONS - 27 VICTORIA STREET MILLTHORPE**

**Department:** Planning and Environmental Services

**Author:** Manager Development Assessment

**CSP Link:** 5. Protect Our Natural Environment

**File No:** DB.AB.1543

---

**Recommendation:**

That Council grant development consent under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979, as amended, to Development Application 87/2020/2 to amend condition 25 and add condition 27 in the following manner:

Amend condition 25 to read:

No excessive noise or disturbance after 8.30pm on the first-floor verandah.

Add condition 27 to read:

Prior to use of the verandah beyond 8.30pm the applicant shall implement a Plan of Management to include:

- Noise management and complaint handling protocols to ensure compliance with Condition 25.
- Noise management and complaint handling protocols in relation to noise after 8.30pm.

The Plan of Management shall be submitted for the approval of the Director Planning and Environmental Services prior to the use of the verandah after 8.30pm.

**Reason for Report:**

Council's consent is sought under Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*, as amended, to Development Application 87/2020/2 to amend condition 25 and add condition 27 at 27 Victoria Street, Millthorpe (Lot 3 DP11941) (the subject property).

The application was notified to adjoining landowners under the *Blayney Shire Community Participation Plan 2020* and during this period two submissions were received and are addressed in this report.

In summary, it is considered that the proposed modification is consistent with Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* and is recommended for approval subject to the amendment of condition 25 and the inclusion of condition 27.

**Report:****Site Description**

The subject property is located on Lot 3 DP11941 – 27 Victoria Street, Millthorpe and is known as the Grand Western Lodge.

The Grand Western Lodge is a Local and State Heritage Item under the *Blayney Local Environmental Plan 2012* and is located on the corner of Pym and Victoria Street, in the main centre of the village of Millthorpe. The subject land is surrounded by commercial and residential land use.

**Details of Current Approval – DA87/2020**

The original Development Application sought consent for the Change of Use from a Boarding House to a Motel or Hotel Accommodation and Internal Alterations. The application was approved on the 22 December 2020 at an Ordinary Council Meeting. Condition 25 was imposed which states:

*Access to the first-floor verandah shall be restricted to the satisfaction of Council until the verandah is made structurally adequate. Once the verandah is structurally adequate, no residents are to occupy the verandah after 8.30pm, 7 days a week.*

**Subject Modification Application**

The subject application seeks to amend condition 25 to read:

*No excessive noise or disturbance after 830pm on the first-floor verandah.*

It is important to note that a structural engineers report was submitted to Council confirming the verandah is structurally adequate.

Subsequently to address the matters raised during the notification period, it is proposed to include an additional condition as follows:

*27. Prior to use of the verandah beyond 8.30pm the applicant shall implement a Plan of Management to include:*

- *Noise management and complaint handling protocols to ensure compliance with Condition 25.*
- *Noise management and complaint handling protocols in relation to noise after 8.30pm.*

*The Plan of Management shall be submitted for the approval of the Director Planning and Environmental Services prior to the use of the verandah after 8.30pm*

The proposed modification will allow patrons of the Grand Western Lodge to utilise the verandah at all times, while minimising the noise impact on adjoining residential properties after 830pm. The addition of condition 27 will ensure that patrons and the owner are aware of their responsibilities and there is a process for noise management and handling complaints from adjoining properties.

**Notification**

The application was notified to adjoining landowners under the *Blayney Shire Community Participation Plan 2020* and during this period two submissions were received. The submissions outlined the following matters:

- *Noise impacts from the use of the verandah to the surrounding residential area*

Comment - The amendment will allow patrons of the Grand Western Lodge to utilise the verandah at all times, while minimising the noise impact on adjoining residential properties after 830pm. Accordingly, it is proposed to include condition 27 to ensure that patrons and the owner are aware of their responsibilities and there is a process for noise management and handling complaints from adjoining properties.

- *Clarification of the use of the verandah for commercial or private?*

Comment - The approved use of the subject property is a Motel or Hotel Accommodation, as defined by the *Blayney Local Environmental Plan 2012*. Any use of the verandah must be associated with the approved use. Furthermore, from the original accompanying documents supporting the application, it states that a manager will reside on the subject property.

- *How will noise from the verandah be managed by the owner?*

Comment - It is proposed to include condition 27 requiring a Plan of Management to be implemented to ensure that patrons and the owner are aware of their responsibilities and there is a process for noise management and handling complaints .

**Section 4.55 Assessment**

The subject modification application is made pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act, 1979*, as amended. Under the provisions of section 4.55(1A), a consent authority may modify the consent if the development satisfies the following:

*(a) it is satisfied that the proposed modification is of minimal environmental impact, and*

*(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*

*(c) it has notified the application in accordance with—*

- (i) the regulations, if the regulations so require, or*
- (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*

*(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

Council is satisfied that the proposed modification will have minimal environmental impact, is substantially the same development, has been notified and the submissions considered in accordance with the *Blayney Shire Community Participation Plan 2020*, as outlined in this report.

### **Environmental Assessment**

The site has been inspected and the application has been assessed having regard to Section 4.15 of the Environmental Planning and Assessment Act, 1979, as amended.

<b>Section 4.15 'Matters for Consideration'</b>	<b>Comments</b>
Section 4.15 (1)(a)(i) – Provisions of any environmental planning instrument	The proposed modifications are ancillary to the approved development, which will remain substantially the same. The development remains consistent with the general aims and objectives of the BLEP2012.
Section 4.15(1)(a)(ii) – Provisions of any draft environmental planning instrument	Nil.
Section 4.15(1)(a)(iii) – Provisions of any development control plan	The proposal generally satisfies the objectives and controls of the Blayney DCP2018.
Section 4.15(1)(a)(iiia) – Provisions of any Planning Agreement or draft Planning Agreement	Not applicable.
Section 4.15(1)(a)(iv) – Provisions of the regulations	The relevant clauses of the Regulations have been satisfied.
Section 4.15(1)(b) – The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	The proposed modification has responded appropriately to the relevant planning controls and with the inclusion of an additional condition will not result in any significant adverse environmental, social or economic impacts on the locality.
Section 4.15(1)(c) – The suitability of the site for the development	The site has been assessed as being suitable for the development in the original development consent. The modified development will remain substantially the same as the originally approved development and is considered to meet the relevant objectives and performance requirements in the BDCP 2018 and BLEP2012. Further, subject to the recommendations, the proposed

	modifications will not adversely affect the character or amenity of the locality. Therefore, the site remains suitable for the modified development.
Section 4.15(1)(d) – Any submissions made in accordance with the EP&A Act or EP&A Regulation	The issues raised in the submissions have been addressed in this report.
Section 4.15(1)(e) – The public interest	The proposal promotes the objectives of the zone and carried out in accordance with the proposed consent conditions will not result in any significant adverse environmental, social or economic impacts on the locality.

**Risk/Policy/Legislation Considerations:**

The proposal is permissible with consent of Council. The proposed development complies with the relevant aims, objectives and provisions of *BLEP*. A Section 4.15 and 4.55(1A) assessment of the development indicates that the development is acceptable in this instance.

**Budget Implications:**

Nil

**Enclosures (following report)**

- 1 Modification Application 2 Pages

**Attachments (separate document)**

- 2 Submissions 5 Pages

*This matter is considered to be confidential under Section 10A(2) (e) of the Local Government Act, as it deals with information that would, if disclosed, prejudice the maintenance of law.*

- 3 Response to Submissions 6 Pages

*This matter is considered to be confidential under Section 10A(2) (e) of the Local Government Act, as it deals with information that would, if disclosed, prejudice the maintenance of law.*



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Our Ref: 2023-059

9 April 2023

The General Manager  
Blayney Shire Council  
PO Box 62  
Blayney NSW 2799

Attention: Claire Johnstone

Dear Claire

**RE: 2020/0087/2 – MODIFICATION APPLICATION  
27 VICTORIA STREET, BLAYNEY  
AMEND CONDITION 25**

Following consultation with Council, application has been made with respect to amending condition 25 as following:

*"No excessive noise or disturbance after 8.30pm on the first floor verandah".*

The current condition is as follows:

25 *Access to the first floor verandah shall be restricted to the satisfaction of Council until the verandah is made structurally adequate. Once the verandah is structurally adequate, no residents are to occupy the verandah after 0830pm, 7 days a week.*

It is considered that the modification application can be considered under Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* as it is considered to be of "minimal environmental impact" and the modified development is substantially the same development as the development for which the consent was originally granted. Council has indicated that they are happy to consider this proposal as a modification.

It is noted that a structural report has been provided to Council indicating that the verandah is structurally adequate.

Use of the verandah after 8.30pm will provide more amenity to residents of the property. Grand Western Lodge (GWL) residents and guests are entitled to use the verandah to gain outdoor fresh air space for their quiet enjoyment and amenity.

Management is prepared to implement a number of noise management strategies to ensure that there is no loss of amenity for surrounding land owners as a result of the use of the verandah after 8.30pm. These include:

- Plan of management for the overall operation of the site.
- Signage in each room relating to the appropriate use of the balcony.
- Management will be onsite to deal with any inappropriate behaviour which will be acted on immediately.
- Residents to agree to terms of use of the balcony when they are occupying – failure to comply will lead to termination of their stay.

Any sound emanating from the verandah would be unamplified voices. The GWL is managed primarily by the Owner and/ or Housekeeper who would monitor and ensure no excessive noise after 8.30pm.

Further, it's in the GWL's best interests to ensure that noise is limited, as there are thirteen bedrooms immediately i.e. within a metre of the veranda and those guests may be sleeping. Therefore the chance of any noise affecting people would be more significant for residents of the GWL than any other resident and this would not be tolerated by GWL management, in the interests of GWL guests.

It is noted that the verandah faces the commercial centre of Millthorpe with facing Victoria Street and Pym Streets and is surrounded by commercial buildings. It sits above an already noisy road, and diagonally opposite Tonic, which regularly has over one hundred wedding guests pouring out onto the Pym and Victoria Street between 11:30pm and just after midnight, making post wedding conversation and singing.

Should you have any questions with respect to this matter, please contact the office on 0408249700.

Yours faithfully

**Anthony Daintith Town Planning Pty Ltd**



Anthony Daintith  
**Principal**



**15) DEVELOPMENT ASSESSMENT QUARTERLY REPORT**

**Department:** Planning and Environmental Services

**Author:** Director Planning and Environmental Services

**CSP Link:** 2. Build the Capacity and Capability of Local Governance and Finance

**File No:** GO.ME.1

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**Recommendation:**

That the development assessment quarterly report be received and noted.

**Reason for Report:**

To update Councillors on development assessment (development applications and complying development certificates) for the period.

**Report:**

The following enclosures are provided for Council's information;

1. Applications approved under delegated authority during the period,
2. Applications currently under assessment

There were no applications refused under delegated authority during the period.

**Risk/Policy/Legislation Considerations:**

Nil

**Budget Implications:**

Nil

**Enclosures (following report)**

- |          |   |                |
|----------|---|----------------|
| <b>1</b> | Approvals and Under Assessment 1 April 2023 to 30 June 2023 | <b>3 Pages</b> |
|----------|---|----------------|

**Attachments (separate document)**

Nil

## 1. Applications approved under delegated authority during the period

DA NUMBER	APPLICATION DATE	APPLICANTS NAME	APPLICATION DESCRIPTION OF WORK	PROPERTY ADDRESS	DATE APPROVED	VALUE
2021/0151/1	30/05/2023	Allan Langdon C/- The trustee for The Gersbach Family Trust	Modification - Erection of a shed	16 Henry St Lyndhurst	07/07/2023	\$31,476.00
2022/0074/1	17/05/2023	Holly Hooper	Modification - Erection of a dwelling	14 Castle Vista Blayney	26/05/2023	\$0.00
2022/0113/1	14/04/2023	Steve Johnston	Modification - Alterations & Additions to existing dwelling	44 Charles Booth Way Millthorpe	21/04/2023	-
2022/0119/1	03/05/2023	Melanie Iffland	Modification - Erection of a dwelling	10 Castle Vista Blayney	23/05/2023	-
2022/0132/1	26/06/2023	AE & RJ Oldham Partnership	Modification - Erection of a Dwelling	165 Browns Creek Rd Blayney	26/06/2023	-
2023/0042	03/04/2023	Philip Begg	Erection of a Shed and Watertank	259 Forest Reefs Rd Millthorpe	05/05/2023	\$28,000.00
2023/0044	11/04/2023	Frank Oly	Erection of a Dwelling	3 Rothery St Carcoar	26/05/2023	\$400,000.00
2023/0045	18/04/2023	Formation Building and Construction Pty Ltd	Erection of a dwelling	31 Adelaide Lane Blayney	19/05/2023	\$447,073.00
2023/0047	18/04/2023	Tahlia Dyer	Erection of a Shed	14 Johnston Cr Blayney	25/05/2023	\$22,000.00
2023/0048	18/04/2023	Banksia Building Pty Ltd	Section 68 - Alterations to existing bathroom	599 Spring Terrace Rd Forest Reefs	04/05/2023	\$0.00
2023/0049	18/04/2023	Rachel Booth	Installation of a Pool	57 Clover Ridge Rd Millthorpe	26/04/2023	\$62,949.00
2023/0050	18/04/2023	Olivia Ferreira	Erection of a shed	18 Queen St Blayney	27/04/2023	\$6,000.00
2023/0052	21/04/2023	Sharon & Ashley Gersbach	Installation of a Pool	591 Burnt Yards Rd Burnt Yards	12/05/2023	\$42,705.00
2023/0054	01/05/2023	Christine Alexander	Erection of a Carport	19 Russart St Lyndhurst	25/05/2023	\$9,860.00
2023/0057	01/05/2023	Housing Plus	Erection of a Dual Occupancy	11b Frape St Blayney	30/06/2023	\$540,000.00
2023/0058	01/05/2023	Housing Plus	Erection of Dual Occupancy	11a Frape St Blayney	06/07/2023	\$540,000.00
2023/0062	24/05/2023	Emma Lee Murphy	Erection of a shed	20 Athol St Blayney	15/06/2023	\$30,000.00
2023/0063	24/05/2023	Andrew Johnston	Installation of a swim spa	417 Mandurama Rd Mandurama	01/06/2023	\$30,000.00
2023/0068	30/05/2023	Bill Ryan	Erection of a Carport	21 Athol St Blayney	16/06/2023	\$13,880.00
2023/0073	16/06/2023	GJ Gardner Homes	Section 68	10 Starr Place Blayney	03/07/2023	\$0.00
2023/0075	20/06/2023	Richard Southwell	Erection of a dwelling	10 Springvale Lane Millthorpe	07/07/2023	\$762,750.00
					Total	\$2,943,517.00

**2. Applications currently under assessment**

DA NUMBER	APPLICATION DATE	APPLICANTS NAME	APPLICATION DESCRIPTION OF WORK	PROPERTY ADDRESS	VALUE
2020/0060/1	22/05/2023	Tectum Group 4 Pty Ltd	Modification - Twenty Three (23) Lot Subdivision	61 Forest Reefs Rd Millthorpe	-
2022/0020/1	30/05/2023	Hart Homes Bathurst	Modification - Erection of a Dwelling	1 Bradley St Newbridge Nsw	-
2023/0046	18/04/2023	Peter Newbery	Alteration & Additions to existing dwelling	6 George St Millthorpe	\$220,000.00
2023/0053	28/04/2023	Kathryn Linneman	Erection of a Shed	28 Stabback St Millthorpe	\$23,936.00
2023/0055	01/05/2023	Rovest Holdings Pty Ltd	Change of use from a bowling club to motel accommodation including provision of a reception, laundry, kitchen, amenities and office within the existing bowling club building, demolition of other structures within the site, construction and installation of modular motel accommodation buildings providing 102 motel rooms and associated works including signage, parking and essential services connections.	62 Osman St Blayney	\$1,000,000.00
2023/0056	01/05/2023	Michael Gerke	Erection of a shed and retaining walls	23 St Vincent Welsh Way Blayney	\$35,000.00
2023/0059	10/05/2023	Hannah Hart	Two (2) Lot Subdivision	37 Martha St Blayney	-
2023/0060	10/05/2023	Ian Gillings	Erection of a Patio	27 Victoria St Millthorpe	\$40,266.00
2023/0061	18/05/2023	Rockleigh Properties Pty Ltd	Change of Use - Dwelling to Medical Centre	3 Victoria St Millthorpe	\$150,000.00
2023/0064	25/05/2023	Greenbrook (Barry) Pty Ltd	Boundary Adjustment	202 Moorilda Rd Barry	-
2023/0065	30/05/2023	Scott Mcleod	Erection of a shed and attached carport	23 Hill St Blayney	\$62,823.00
2023/0066	30/05/2023	Burge Family Trust & Ortiger Family Trust	Two (2) Lot Subdivision	340 Three Brothers Rd Newbridge	-
2023/0067	30/05/2023	Metziya Pty Limited	Proposed Forklift Storage Building and Vehicle Servicing Building	137a Newbridge Rd Blayney	\$1,000,000.00

DA NUMBER	APPLICATION DATE	APPLICANTS NAME	APPLICATION DESCRIPTION OF WORK	PROPERTY ADDRESS	VALUE
2023/0069	07/06/2023	David Sutherland	Demolition of Existing House and Outbuildings and construction of new Dual Occupancy	37 Graham Lane Millthorpe	\$2,486,000.00
2023/0070	08/06/2023	Evan Lee Pty Ltd	To provide a level terraced area on southwest corner of site and allocate an existing open area on nort flat section of site	17 Belubula St Carcoar	\$77,500.00
2023/0071	14/06/2023	Amanda Hazzard	Erection of a shed	15 St Vincent Welsh Way Blayney	\$30,000.00
2023/0072	16/06/2023	Planning Potential	Boundary Adjustment	329 Neville Rd Blayney	-
2023/0074	19/06/2023	Corrie Gillett	Erection of Two (2) Sheds	9 Burrell Lane Forest Reefs	\$96,000.00
2023/0076	22/06/2023	Subangani Vijayakumar	Home Manufacturing Business	268 Marshalls Lane Blayney	-
2023/0077	27/06/2023	Trent Build Pty Ltd	Erection of a Dwelling (Section 68)	22 Burton St Blayney	-
2023/0078	28/06/2023	Fiona Bouffler	Erection of a retaining wall	31 St Vincent Welsh Way Blayney	\$7,000.00
				Total	\$5,228,525.00

**Matters to be dealt with in closed committee**

In accordance with the Local Government Act (1993) and the Local Government (General) Regulation 2021, in the opinion of the General Manager, the following business is of a kind as referred to in Section 10(2) of the Act, and should be dealt with in a part of the meeting closed to the media and public.

**16) TENDER 4-2023: DESIGN AND CONSTRUCTION OF FOUR MILE CREEK ROAD BRIDGE OVER SWALLOW CREEK**

*This matter is considered to be confidential under Section 10A(2) (di) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it.*

**17) OGILVIE V ROVEST HOLDINGS PTY LTD**

*This matter is considered to be confidential under Section 10A(2) (g) of the Local Government Act, as it deals with advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.*