



**ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL MEETING
HELD ON MONDAY 25 JUNE 2018**

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Central NSW Joint Organisation

Draft Charter

Adopted on

2018

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CENTRAL NSW JOINT ORGANISATION

CHARTER

1. INTRODUCTION

1.1 Name and legal status

- (a) The name of the Organisation is Central NSW Joint Organisation.
- (b) The Organisation is a body corporate established on 11 May 2018 by proclamation under Part 7 Chapter 12 of the Local Government Act 1993.

1.2 Interpretation

This Charter is to be interpreted in accordance with the Local Government Act 1993 and Local Government (General) Regulation 2005 and the Interpretation Act 1987.

1.3 Definitions

The following definitions apply in this Charter:

Act means the Local Government Act 1993.

Associate Member means those councils and other organisations that are members of the Organisation by virtue of clause 3.2 of this Charter.

Board means the Board of the Organisation consisting of the Voting Representatives and Non-Voting Representatives set out in clause 4.1 of this Charter, acting collectively.

Charter means this document, as amended from time to time.

Chairperson means the person elected to the office of chairperson by the Voting Representatives under clause 4.7 of this Charter.

Councillor means a person elected or appointed to civic office and includes a Mayor.

Executive Officer means the person employed by the Organisation under clause 4.8 of this Charter.

General Manager means the person employed by a council as its general manager.

Member Councils means the councils proclaimed under the Act to be the members of the Organisation.

Mayor means the mayor of a Member Council.

Non-Voting Representative means the Board representatives appointed pursuant to clause 4.2 of this Charter. Organisation means Central NSW Joint Organisation.

Principal Functions means the functions set out in clause 2.2 of this Charter or as otherwise prescribed by the Act or Regulations.

Regulations means the Local Government (General) Regulation 2005.

Special Resolution has the meaning given in clause 5.4(b)(ii).

Supplementary Functions means the functions approved by the Board under clause 2.3 of this Charter.

Voting Representative means a representative of a Member Council on the Board.

1.4 Adopting the Charter

(a) This charter, in the form originally adopted by the Board, was approved in consultation with member councils.

(b) This Charter was adopted by the Board on [date]

1.5 Amending the Charter

This Charter may be amended from time to time by Special Resolution.

2. ESTABLISHMENT

2.1 Vision and principles

(a) The vision of the Organisation is set from time to time by the Board to reflect the collective regional priorities and aspirations of its Member Councils

(b) At the date of adoption of this Charter the vision of the Organisation, as the successor to the regional organisation of councils known as Central NSW Councils (or Centroc) is for Central New South Wales to be a vibrant growing and welcoming place of seasonal landscapes recognised in the nation for its agricultural heart.

2.2 Principal functions

In accordance with the Act, the principal functions of the Organisation are:

(a) to establish strategic regional priorities for the joint organisation area and to establish strategies and plans for delivering those priorities;

(b) to provide regional leadership for the joint organisation area and to be an advocate for strategic regional priorities; and

(c) to identify and take up opportunities for inter-governmental cooperation on matters relating to the joint organisation area.

2.3 Supplementary functions

The Organisation may perform functions, supplementary or ancillary to its Primary Functions, if:

(a) the objective of undertaking those functions is to provide support for the operations of its Member Councils aimed at strengthening local government in its joint organisation area; and

(b) the scope, operational principles and business plan for those Supplementary Functions is approved by a Special Resolution of the Board.

3. MEMBERSHIP

3.1 Member Councils

The following are the Member Councils of the Organisation as at the date of its establishment:

(a) Bathurst Regional Council;

- (b) Blayney Shire Council;
- (c) Cabonne Council;
- (d) Cowra Shire Council;
- (e) Forbes Shire Council;
- (f) Lachlan Shire Council;
- (g) Oberon Shire Council;
- (h) Orange City Council;
- (i) Parkes Shire Council; and
- (j) Weddin Shire Council.

3.2 Associate Members

The following organisations are Associate Members of the Organisation as at the date of its establishment:

- (a) Central Tablelands County Council;

3.3 Changes in membership

- (a) An additional council may become a Member Council if:

- (i) it applies in writing the Organisation to become a Member Council pursuant to a resolution to that effect by its governing body;
- (ii) it is approved as a Member Council by [Special Resolution of] the Board; and
- (iii) the proclamation establishing the Organisation is amended to include the additional Member Council and the area of the Organisation is extended to include the local government area of that council.

- (b) A Member Council may withdraw as a Member Council of the Organisation if:

- (i) it has given 12 months' notice in writing to the Organisation to withdraw as a Member Council pursuant to a resolution to that effect by its governing body; and
- (ii) the proclamation establishing the Organisation is amended to remove the Member Council and the area of the Organisation is amended to excise the local government area of that council.

- (c) An Associate Member:

- (i) may withdraw as an Associate Member on giving [6 months] notice in writing to the Organisation; and
- (ii) may be removed as an Associate Member by [Special] Resolution.

3.4 Financial Contributions

- (a) The annual financial contribution required to be made by each Member Council is to consist of:

- (i) a base fee of the same amount for each Member Council; and

- (ii) a capitation fee [based on the number of ordinary rate assessments issued by each Member Council].
- (b) The annual financial contribution required to be made by each Associate Member is to be based on a methodology adopted by the Board.
- (c) The amount of the base fee, capitation fee and financial contribution by Associate Members for a financial year is to be determined prior to the start of that year by Resolution of the Board.

4. THE BOARD AND MANAGEMENT

4.1 Membership of the Board

The Board consists of:

- (a) the Mayors of each Member Council, who are the Voting Representatives (or a replacement Councillor of a Member Council, if the Mayor is removed from office as a Voting Representative by the Minister under the Act);
- (b) the alternate for a Voting Representative appointed by the Member Council under the Regulations, while acting in the place of the Voting Representative; and
- (c) the Non-Voting Representatives appointed under clause 4.2.

4.2 Non-Voting Representatives

- (a) The following persons are Non-Voting Representatives on the Board:
 - (i) an employee of the public service nominated by the Secretary of the Department of Premier and Cabinet;
 - (ii) the chair of Regional Development Australia, Central West;
 - (iii) the chairman of Central Tablelands County Council, for so long as it remains an Associate Member;
 - (iv) the General Managers of Member Councils [and of Central Tablelands County Council, for so long as it remains an Associate Member];and
 - (v) any other person or a member of a class of persons prescribed by the Regulations.
- (b) Non-Voting Representatives may attend and speak at meetings of the Board but may not move, second, amend or vote on motions.

(c) The following persons may attend meetings of the Board in an advisory capacity and may be members of committees established under clause 4.9:

- (i) the Executive Officer; and

4.3 Powers of the Board

Except as otherwise required by the Act, any other applicable law or this Charter, the Board:

- (a) has power to direct and control the affairs of the Organisation in carrying out its functions, in consultation with the Executive Officer; and
- (b) may exercise every right, power or capacity of the Organisation.

4.4 Exercise of powers

A power of the Board can be exercised only:

- (a) by resolution passed at a meeting of the Board; or
- (b) in accordance with a delegation of the power under clause 4.5

4.5 Power to delegate

- (a) The Board may delegate any of its powers.
- (b) The Board may revoke a delegation previously made whether or not the delegation is expressed to be for a specified period.
- (c) A delegation of powers may be made:
 - (i) to the Executive Officer, to a committee established under clause 4.9, to a Member Council or to any other person or body;
 - (ii) for a specified period or without specifying a period; and
 - (iii) on the terms (including power to further delegate) and subject to any restrictions the Board decides.
- (d) A document of delegation may contain the provisions for the protection and convenience of those who deal with the delegate that the Board thinks appropriate.

4.6 Acceptance of delegations

The Organisation may not accept the delegation to it by a Member Council of a function of that Member Council except in accordance with the terms and conditions set out in a Special Resolution.

4.7 Chairperson and Deputy Chairperson

- (a) The Chairperson is to be elected from amongst the Voting Representatives who are mayors and will hold office in accordance with the Act and Regulations.
- (b) The Chairperson while acting as such:
 - (i) has a deliberative vote; and
 - (ii) does not have a casting vote.
- (c) The Board may elect a Deputy Chairperson from amongst the Voting Representatives who are Mayors following the election of the Chairperson, to hold office for the term of the Chairperson.
- (d) In the absence of the Chairperson, the Deputy Chairperson (or in their absence, a person elected by the Voting Representatives at the meeting) is to preside at a meeting of the Board and does not have a casting vote.

4.8 Executive Officer

The Board must appoint an Executive Officer in accordance with the Act and Regulations.

4.9 Committees

For the purpose of carrying out its functions, the Organisation may by resolution of the Board establish:

- (a) standing committees or divisions within the Organisation;
- (b) ad hoc advisory committees; and
- (c) working groups,

and determine their membership and terms of reference.

4.10 Common seal

- (a) The Board may decide whether or not the Organisation has a common seal.
- (b) The common seal may only be used with the authority of the Board.
- (c) The fixing of the common seal to a document must be witnessed:
 - (i) by two Voting Representatives; or
 - (ii) by one Voting Representative and the Executive Officer.

5. MEETINGS

5.1 Meeting frequency

The Board will meet:

- (a) at least once in each quarter on such date and at such place and time as the Board decides; and
- (b) at such other times as the Chairman may decide.

5.2 Use of technology

A Board meeting may be held using any means of audio or audio visual communication by which each Board member participating can hear and be heard by each other Board member participating. A Board meeting held solely or partly by technology is treated as held at the place at which the greatest number of the Board members is present or, if an equal number of Board members is located in each of two or more places, at the place where the chairman of the meeting is located.

5.3 Quorum

The quorum for a meeting of the board is a majority of voting representatives entitled to vote under the JO charter

No business may be transacted at a meeting of the Board without a quorum being present at the time the business is transacted.

5.4 Voting

- (a) Each Voting Representative has one vote at a meeting of the Board.
- (b) A resolution of the Board is passed:
 - (i) in the case of an Ordinary Resolution, if a majority of the votes cast by Voting Representatives entitled to vote on the resolution are in favour of it. If an equal number of votes is cast for and against a resolution, the matter is decided in the negative; and
 - (ii) in the case of a Special Resolution, if not less than 75% of the votes cast by Voting Representatives entitled to vote on the resolution are in favour of it.
- (c) Unless otherwise stated in this Charter, all decisions of the Board are to be made by Ordinary Resolution.

6. INDEMNITY AND INSURANCE

6.1 Indemnity

- (a) Subject to and so far as permitted by the Act and any other applicable law the Organisation must indemnify every member of the Board and the staff of the Organisation against any Liability incurred as such, unless the Liability arises out of conduct involving a lack of good faith.
- (b) This indemnity is a continuing indemnity. It applies in respect of all acts done by a person while a member of the Board or the staff of the Organisation even though the person is not member of the Board or the staff of the Organisation at the time the claim is made.
- (c) In this clause, Liability means a liability of any kind (whether actual or contingent and whether fixed or unascertained) and includes costs, damages and expenses, including costs and expenses incurred in connection with any investigation or inquiry by a government agency or a liquidator.

6.2 Insurance

Subject to the Act and any other applicable law, the Organisation may enter into, and pay premiums on, a contract of insurance in respect of any person.

6.3 Liability on winding up

The liability of a Member Council or an Associate Member to contribute towards the payment of the debts and liabilities of the Organisation or the costs, charges and expenses of the winding up of the Organisation is limited to the amount, if any, unpaid by the Member Council or Associate Member in respect of the financial contributions required by clause 3.4 .

CENTRAL NSW JOINT ORGANISATION

**POLICY ON
PAYMENT OF EXPENSES
AND
PROVISION OF FACILITIES
TO MEMBERS OF COUNCIL**

Date Policy Adopted:

Date Due for Revision:

Preamble

The JO Expenses and Facilities policy is designed to cover any needs associated with the exercise by Board Members and the Chairperson of their joint organisation functions that are not otherwise covered under member Council's Expenses and Facilities policies.

Board Members and the Chairperson are not entitled to make a claim under a Joint Organisation's expenses and facilities policy where a claim has been covered under a member Council's policy and vice versa.

1. EXPENSES

(a) Conferences, Seminars and Inspections – Reimbursement of Costs

Subject to JO approval or approval by the Chairperson if insufficient time for JO approval.

(i) Registration: including official luncheons, dinners and tours relevant to the conference.

(ii) Accommodation:

Meal allowances (dinner and lunch) - \$100 (per day)

Accommodation (capital city) - \$400 (per day)

Accommodation (country areas) - \$ 200 (per day)

and reasonable telephone costs.

(iii) Accommodation for the night before or after the conference where necessary.

(iv) Delegates accompanied by spouse/partner.

Equivalent of single accommodation cost to be met by the JO with additional accommodation cost to be met by delegate/spouse. All additional costs to be met by spouse/partner unless such is related to the official capacity of the delegates partner (eg conference dinner).

(b) Travel Expenses

(i) Members cover their own costs for accommodation and travel to and from meetings of the Board and its Committees.

Expenses for use of a private motor vehicle to be based on the relevant kilometre rate in the staff award.

(ii) Attendance at meetings representing the JO in capacity of Chairperson of a JO Committee.

Expenses for use of a private motor vehicle to be based on the relevant kilometre rate in the staff award.

Expenses for representing the region will be considered by the Board if sufficient time allows or by the Chair where the request is made before the expense is incurred.

(iii) Conferences and Seminars.

Members using private vehicles to be reimbursed according to the relevant kilometre rate in the Local Government Award as was previously the case, where not already covered by the Member Council.

Subject to the total cost not exceeding the economy class airfare as applicable and appropriate.

Travel by air (when required) to be by economy class.

2. FACILITIES

(a) Members

The Members are to receive the benefit of the following JO facilities:

(i) Meeting Meals and Refreshments – provision of meals and refreshments associated with JO, Committee and Working Parties/Special Committee meetings.

(ii) Travel – provision of JO motor vehicle (when available) for travel to Conferences, Seminars, etc when on official JO business, where not already covered by a member Council.

(iii) Meeting Rooms – Provision of meeting facilities for the purpose of JO, Committee and Working Parties/Special Committee meetings (and for meeting with constituents), where available.

(iv) Photocopiers – provision of photocopying facilities at the JO's Office for official purposes.

(b) Chairperson

In addition to those facilities provided to the Members, the Chairperson is to receive the benefit of:

(i) Secretarial Services – word processing and administrative support provided by the Executive Officer;

(ii) Administrative Support – assistance with functions, organisation, meetings and the like for official purposes.

(c) Deputy Chairperson (if appointed)

In addition to those facilities provided to the Members, the Deputy Chairperson is to receive the benefits of the Chairperson when acting in the office of JO Chairperson.

(d) Arbitration of Claims

The Chairperson, (the Deputy Chairperson when the claim is made by the Chairperson) and the Executive Officer will be responsible for determining whether all claims are reasonable and within the guidelines as set by the policy adopted by Council. Any Council dissatisfied with the determination can request the matter be submitted to Council for consideration.

**CENTRAL NSW
JOINT ORGANISATION**

CODE OF MEETING PRACTICE

Date Policy adopted:

Revision No
Date last revised:

CENTRAL NSW JOINT ORGANISATION

Adopted Code of Meeting Practice

Introduction

This Code of Meeting Practice has been established by the JO pursuant to Section 360(2) of the Local Government Act 1993 (The Act). The Code is supplementary to the Act and Regulations, which cover most aspects of meeting procedure.

1. Board Meetings

Ordinary meetings of the JO will commence at 10.00am. At least four meetings per annum will be held, refer to Section 396 of the Local Government Act.

The JO may change the time or date of any particular meetings, by resolution at a preceding meeting, without prior notice being given.

The meeting schedule shall be as follows:

| | |
|-----------|---------------|
| January | |
| February | Meeting Board |
| March | |
| April | |
| May | Meeting Board |
| June | |
| July | |
| August | Meeting Board |
| September | |
| October | |
| November | Meeting Board |
| December | |

The Board of a Joint Organisation may transact any of its business at a meeting at which representatives (or some representatives) participate by telephone or other electronic means, but only if the representative who is speaking can be heard by all other representatives.

2. Notice of Meeting

- (a) An agenda for meetings of the Board will be provided to members 5 working days before the meeting.
- (b) Subsequent to circulation to members the Agenda will be placed on the JO website.

3. Extraordinary Meetings

- (a) Call by Board Members for Extraordinary meetings – See Section 366
- (b) The Chairperson may, if he/she is of the opinion that a situation exists which warrants the

holding of an extraordinary meeting, at short notice, call such a meeting.

The period of notice for such a meeting shall be at the Chairperson's discretion [Local Government Act S:367(2)].

4. Quorum

(a) JO Board meetings – The quorum for a meeting of the board is a majority of voting representatives entitled to vote under the JO Charter.

(b) Non-voting Representatives in attendance – The following are non-voting representatives of the Joint Organisation:

- * The NSW Government, as represented by a nominee of the Secretary of the Department of Premier and Cabinet.
- * General Managers of member and associate member Councils
- * Chairperson and General Manager Central Tablelands Water
- *The Chair of Central West RDA

(c) A meeting of a JO must be adjourned if a quorum is not present:

- (i) within half an hour after the time designated for the holding of the meeting;
- (ii) at any time during the meeting.

In either case, the meeting must be adjourned to a time, date (including later that day) and place fixed:

- (i) by the Chairperson; or,
- (ii) in his or her absence – by the majority of the Members present; or
- (iii) failing that, by the Executive Officer.

The Executive Officer must record in the JO's Minutes the circumstances relating to the absence of a quorum (including the reasons for the absence of a quorum) at or arising during a meeting of the JO, together with the names of the members present (Local Government (General) Regulation Clause 233).

5. Voting Entitlements

(a) JO meetings – There is one voting representative for each Member Council.

(b) A motion at a meeting of the Board of a JO is taken to be defeated in the event of an equality of votes.

(In effect, this means that, unlike Councils, the Chairperson of the Joint Organisation Board does not have a casting vote.)

(c) Non-voting representatives are entitled to participate in debate and speak on (but not

move, second, amend or vote on) motions.

6. Rescinding or Altering Resolutions

(a) See Section (372) Local Government Act.

(b) Effect will not be given to any resolution of the JO until 12 noon on the first working day after the date of the Ordinary or Extraordinary meeting, at which the resolution was passed.

(c) The JO will not accept a Rescission Motion after noon on the first working day following the Ordinary meeting or Extraordinary meeting of the JO.

7. Lodgement of Notices of Motion

Form of giving Notice of Motion

Every Notice of Motion relating to any new subject or matter not already before the JO distinctly stating the precise object proposed, shall be submitted in writing to the Executive Officer duly signed by the voting representative of the member Council giving Notice of at least fourteen days before the meeting at which the matter is to be taken into consideration (Local Government (General) Clause 241).

Order of Notices of Motion

All Notices of Motion shall be dated and numbered as received and shall be entered by the Executive Officer, subject to Local Government (General) Regulation Clause 240, upon the agenda paper in the order in which they are received and except by the permission of the JO, all such Notices of Motion shall be taken and considered in the order in which they appear on the agenda paper.

The Chairperson may call over the Notices of Motion on the business paper in the order in which they appear thereon; and if objection not be taken to a Motion being taken as a formal Motion, it may, without discussion, be put to the vote.

Limitation of Notices

A member shall not have more than three Notices of Motion on the Agenda Paper at the same time.

8. Questions Without Notice

See Local Government (General) Regulation, Clause 249.

9. Standing Orders

The general order of business at every Ordinary meeting of the JO shall be:

1. Meeting commences at 10 am;
2. Apologies;
3. Speakers (invitation to be approved by Chairperson or Executive Officer);
4. Confirmation of Minutes and Business Arising from Minutes;
5. Declaration of Interest;
6. Correspondence;
7. Reports;
8. Late Reports;
9. Matters raised by Voting and Non-Voting Representatives;
10. Resolve into Confidential Committee of the Whole to deal with Confidential Reports (public submissions permitted – 1 minute per speaker, maximum of 5 minutes);
11. Resolve into Open meeting;
12. Adopt report of Confidential Committee;
13. Close

Provided that the JO may, after the confirmation of the Minutes of the previous meeting, make a variation of the order of the business to accord precedence to any matter set down on the business paper for consideration.

10. Method of Adoption of Reports

Voting and Non-Voting representatives always speak to a Motion. No debate is allowed on any item without a motion having first been moved and seconded.

11. Motions of Dissent

See Local Government (General) Regulation, Clause 248.

12. News Media and public attendance at JO Board and Committee Meetings

The news media and members of the public are invited to attend all JO Board and Committee meetings, subject to the right of the Board and Committees, pursuant to Section 10A, to resolve to exclude the news media and public during consideration of any particular item or items on the business paper. All resolutions to exclude press and public from meetings shall state the reason for the resolution and this must be recorded in the minutes.

Prior to distributing the business paper for any JO Board or Committee meetings, the Executive Officer will determine, in accordance with the Local Government (General) Regulation, Clause 240 if any items in the business paper come within the provisions of this Section and will mark any such items "CONFIDENTIAL".

Business papers for all JO and Committee meetings will be made available for public perusal upon request (following distribution to the Board members). Business papers made available to the public will exclude those reports marked "Confidential" in the terms of the above.

13. Tape recording of JO or Committee meeting

The Executive Officer may use a tape recorder, or any other electronic recording device, to record the proceedings of a meeting of the JO or a committee for the purpose of ensuring that the minutes accurately record the proceedings.

The Executive Officer will, if the Executive Officer proposes to use a tape recorder, or any other recording device, inform the person presiding at the meeting who will, immediately after the opening of the meeting, tell the meeting that the proceedings are to be recorded.

Any electronic recording made by the Executive Officer of the proceedings of a meeting of the Council or a Committee, and any copy of such a recording, will be obliterated by the Executive Officer as soon as possible after the minutes of the meeting are confirmed.

With the exception of the Executive Officer, no person may use a tape recorder, or any other electronic recording device, to record the proceedings of a meeting of the JO or a committee unless the JO has so resolved, and the use is in accordance with the conditions of use specified in the resolution. In any resolution allowing the use of tape recorder or any other electronic recording device the JO shall specify the meeting, or meetings, to which the resolution is to relate and the conditions, if any, subject to which the use is permitted.

14. Participation by members of the public

Official visitors are persons that the JO has invited to attend a meeting.

The Chairperson, Executive Officer or the person presiding at a meeting will determine the time to be allocated for an official visitor to address a meeting of the JO, including the time to be allocated for questions by representatives to the official visitor.

Members of the public wishing to address a meeting of the JO will give their names and details of the item of business on which they wish to address the meeting to the Executive Officer, prior to the commencement of the meeting.

The Chairperson or the person presiding at a meeting will determine by reference to the list prepared by the Executive officer prior to the commencement of the meeting, what members of the public will be permitted to address a meeting of the JO.

The Chairperson or the person presiding at a meeting will announce the name of any person who is to be permitted to address the meeting at the start of the meeting.

A person permitted to address the meeting will be allowed 3 minutes, without interruption by representatives, to do so. At the end of the 3 minutes, if the person indicates that they wish to continue, the Chairperson or the person presiding at the meeting may allow an additional 2 minutes. No further additional time will be allowed unless the JO so resolves.

15. Election of Chairperson, Deputy Chairperson and Members of Committees

Election of the JO Chairperson and Deputy Chairperson (if required) by the voting representatives of the member Councils – See Local Government (General) Regulation, Part II – Elections: Division 12 and Schedule 8.

The election of the Chairperson and Deputy County Chairperson will be considered as an item in the Executive Officer's Report to the JO meeting.

- (a) at the first meeting of the JO after an ordinary election of members of the JO, and
- (b) at the first meeting of the JO after each two year anniversary of that ordinary election until the next ordinary election of members of the JO is held.

16. Pecuniary Interest – Representatives and Staff

Voting and Non-Voting representatives or staff, in matters before the JO or Committee meetings, who have a pecuniary interest must disclose the interest and the nature of the interest to the meeting when the declarations of interest are requested.

Voting and Non-Voting representatives or staff must, when the matter is being considered, redeclare their interest and the nature of the interest and leave the room while the matter is being determined.

Voting and Non-Voting representatives and staff should refer to the JO's Code of Conduct for more detailed information.

17. Committees

17.1 Appointment and Purpose (Charter)

A JO Board may appoint or elect such Committees as it considers necessary (Section 355(b) and (c) Local Government Act and Local Government (General) Regulation, Clause 260). The JO Board will specify the **charter** of each of its Committees when the committee is appointed or elected, but may from time to time amend those charters.

Note: Committees are an extension of the JO into a specialised area. They derive any powers they may have from the JO and can exercise these powers through the JO by making recommendations which the JO can adopt, or by acting in accordance with a specific delegation of powers. The JO's Committee structure can vary from time to time in accordance with a

specific JO resolution. A list of the JO's Committees is available from the Executive Officer's office.

Each Committee shall regulate its own procedures, subject to compliance with the Local Government Act 1993, Local Government (General) Regulation and the Code of meeting Practice (Clause 265 – local Government (General) Regulation).

17.2 Responsibilities

* to consider agenda items, and make recommendations to the JO Board (or decisions, if holding delegated authority from the JO);

* to observe requirements of The Local Government Act (1993), Local Government (General) Regulation (2005) and the Code of Meeting Practice;

* to observe requirements of the Charter given by the JO Board;

* to represent the views of the organisations you represent (if any) on the JO's Committee.

Note: Should a Committee wish to recommend to the JO Board on a matter outside its charter, it should do so by acknowledging this, then recommend the JO refer such matter to the appropriate Committee, for consideration and recommendation.

17.3 Procedural Matters

(i) Agendas for Committee meetings will be circulated to members and all voting and non-voting representatives at least three days before the meeting. (Local Government (General) Regulation 262).

(ii) Committees having citizen representatives as members will have listed on agendas, a report of the last meeting of the Committee, for noting.

(iii) The Agenda will include advice as to whether such previous report was adopted by the JO Board, amended and adopted, or rejected.

(iv) Advice – an appropriate employee will attend Committee meetings to advise on agenda matters, if required.

18. Absence from Committee meetings

See Clause 268 of the Local Government (General) Regulation.

19. Election of Chairs of Committees

(a) See Clause 267 of the Local Government (General) Regulation.

(b) The Chair's responsibility is to ensure that the Committee's charter is implemented and to

chair meetings in accordance with the Act, Regulations and Code. The Chair is accountable to the JO Board through the JO Chairperson.

20. Record of Meetings

The Executive Officer or his/her representative will attend all meetings and will keep an accurate record of proceedings in accordance with section 375(1) of the Local Government Act and the Local Government (General) Regulation, Clause 254 for:

- (i) JO Board meetings;
- (ii) JO Committees (Local Government (General) Regulation, Clause 266).

Minutes are to be kept and presented to the JO Board for all meetings of Committees.

21. Reports by Voting Representatives of Member Councils to Meetings

All reports by Voting Representatives of Member Councils to the JO meeting must be with the Executive Officer by 4.30 pm on the Wednesday of the week prior to the meeting and any reports received after that time, will be held over to the next meeting.

22. Closed meetings – Public Submissions

The JO Board or a Committee of the JO of which all the members are Voting Representatives, may close to the public parts of the meeting of the JOs or committees in accordance with Sections 10A, 10B, 10C and 10D of the Local Government Act.

Members of the public must be given the opportunity immediately after a resolution to refer the matter into Confidential Committee has been moved or seconded, to make representations on whether a matter should be dealt with in Confidential Committee or not. The time permitted for each speaker will be one minute and an overall maximum of five minutes (five speakers). (See Clause 252, Local Government (General) Regulation).



2018/19-2021/22
Delivery Program
and
2018/19
Operational Plan



2018/19-2021/22 Delivery Program and 2018/19 Operational Plan



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Plan Adopted 25 June 2018

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Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing. However, because of advances in knowledge, users are reminded of the need to ensure that information upon which they rely is up to date and to check currency of the information with the appropriate officer of Blayney Shire Council or the user's independent adviser.

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

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3 Blayney Shire Council

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

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4 Blayney Shire Council

Message from the Mayor and General Manager



Mayor
Scott Ferguson



General Manager
Rebecca Ryan

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Councillors

Blayney Council consists of seven Councillors who equally represent the entire Local Government Area, with the last election held on 9 September 2017. The Mayor and Deputy Mayor are nominated and elected by their fellow Councillors.

Local Government elections are usually held every four years. It is compulsory for all residents within the Council area to vote if their names appear on the electoral roll. Non-resident property owners may vote if they make application for their names to be included on a non-residential roll.

Councillors are always happy to hear from members of the community about issues of interest and concern.



Cr Scott Ferguson
(Mayor)



Cr David Kingham
(Deputy Mayor)



Cr Allan Ewin



Cr Scott Denton



Cr Bruce Reynolds



Cr David Somerville



Cr John Newstead

Snapshot of the Region

According to the ABS 2016 Census data Council's resident population was 7,259, of which 3,649 (50.2%) people were female and 3,610 (49.8%) people were male, yet, as table 2 shows, only 26.44% of its workforce is female.

| Village/Town | Population of residents |
|--------------|-------------------------|
| Blayney | 3,378 |
| Barry | 166 |
| Carcoar | 301 |
| Lyndhurst | 365 |
| Mandurama | 355 |
| Millthorpe | 1,253 |
| Neville | 248 |
| Newbridge | 190 |

Blayney Shire Council has an area of 1,524 km² and is located in the Central Tablelands of New South Wales, approximately three hours by road from the centre of Sydney. The principal town in the Shire is Blayney, situated some 37km southwest of Bathurst, 35km southeast of Orange and approximately 244km by road from Sydney.

It is the centre of a district, which stretches east to Bathurst, southwest to Cowra and north to Orange. Blayney Shire is comprised of a number of villages and localities including Millthorpe; Carcoar; Mandurama; Lyndhurst; Neville; Newbridge; Hobbys Yards and Barry.



Figure 1: Map of Blayney Shire Local Government Area Boundaries

Council's Guiding Principles

The Local Government Act requires Council to carry out its functions in a way to support local communities to be strong, healthy and prosperous.

The following general principles apply to the core functions of Council to:

- provide strong and effective representation, leadership, planning and decision-making.
- carry out functions that provide the best possible value for residents and ratepayers.
- plan strategically, using the Integrated Planning and Reporting (IP&R) framework, for the provision of effective and efficient services and regulation to meet the diverse needs of the local community.
- apply the IP&R framework in carrying out functions to achieve desired outcomes and continuous improvements.
- work co-operatively with other councils and the State government to achieve desired outcomes for the local community.
- manage lands and other assets so that current and future local community needs can be met in an affordable way.
- work with others to secure appropriate services for local community needs.
- act fairly, ethically and without bias in the interests of the local community.
- be responsible employers and provide a consultative and supportive working environment for staff.

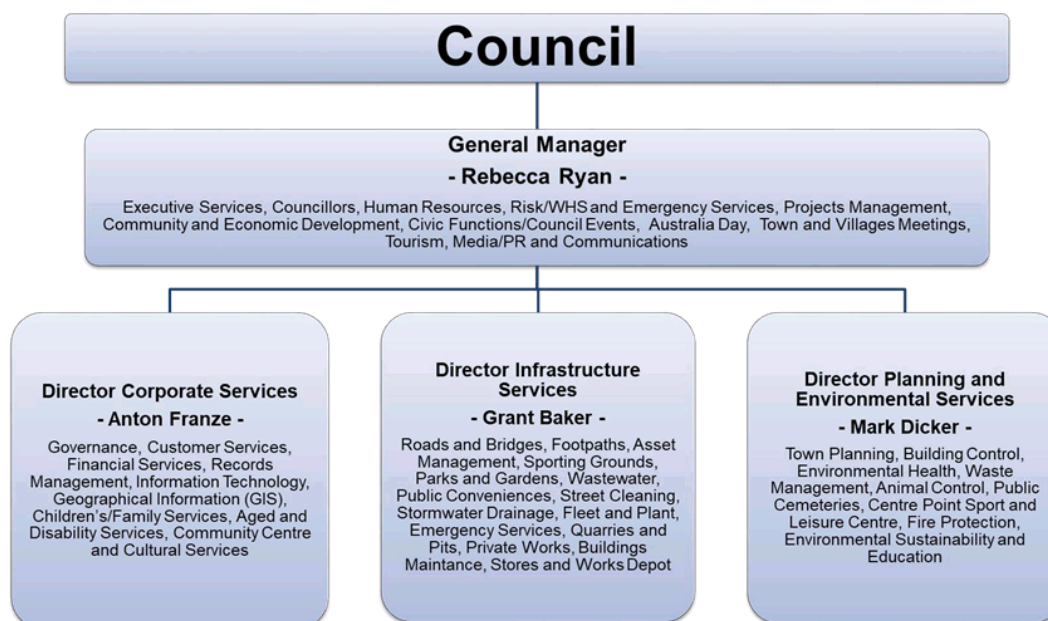
The following principles apply to decision-making by Council to:

- recognise diverse local community needs and interests.
- consider social justice principles.
- consider the long term and cumulative effects of actions on future generations.
- consider the principles of ecologically sustainable development.
- be transparent and decision-makers will be accountable for decisions and.
- promote community participation by actively engaging with the local community.

The following principles of sound financial management apply to Council:

- spend in a responsible and sustainable manner, aligning general revenue and expenses.
- Invest in responsible and sustainable infrastructure for the benefit of the local community.
- Have effective financial and asset management, including sound policies and processes for the following:
 - performance management and reporting,
 - asset maintenance and enhancement,
 - funding decisions,
 - risk management practices.
- Have regard to achieving intergenerational equity, including ensuring policy decisions are made after considering their financial effects on future generations and that the current generation funds the cost of its services.

Organisational Structure



How Council Works

The powers of Council are derived from the Local Government Act 1993 and other legislation enacted by the Parliament of NSW. The Local Government Act and its Regulations serve as an administrative and structural blueprint for all New South Wales Councils.

Local government elections were held in September 2017, electing seven Councillors to Blayney Shire Council. These elected representatives meet regularly at formal Council meetings to make decisions on policies and other important issues. Council employees implement these decisions. There are also a number of committees that comprise of Councillors and Council employees. These committees also meet regularly and make recommendations to Council.

It is the responsibility of Councillors to make decisions on all areas of policy and budget priorities, including the level and extent of works and services to be provided throughout the year. These decisions are adopted through a majority voting system, with each Councillor having one vote.

The General Manager is the chief administrative officer and is appointed by Council. The responsibilities of this position include the overall administration of the Council organisation and employee matters, management of the Council's financial affairs, the implementation of policies and advising Council on all aspects of local government.

Council's main sources of revenue are rates, government grants, investments, fees and other charges. This income is used to provide a range of services.

Meetings Open to the Public

Monthly Council Meetings are held on the third Monday of each month at 6.00pm. Members of the public are welcome and encouraged to attend regular Council meetings. The Chairperson of the Council meetings is the Mayor or Deputy Mayor if the Mayor is absent. The General Manager and Executive Team attend these meetings and, if needed, provide additional information on matters being considered.

Public Forums

Public forums provide an ideal opportunity for our community to raise issues with Councillors during a Council meeting. Each speaker has at least five minutes to address Council. To be included on the meeting agenda, please complete a Public Forum Speaker request and submit it to Council prior to 4.30pm on the day of the meeting. Information on the Public Forum is available from Council reception or our website using the link www.blayney.nsw.gov.au/your-council/council-meetings-and-committees

Each year, the Delivery Program will be reviewed as part of the development of the Operational Plan and the findings will be exhibited. Council welcomes feedback on the Delivery Program and Operational Plan, and the services it provides.

All community members are invited and encouraged to express their views, either in writing or by talking to Councillors or Council staff.

Executive Services

The General Manager's office is responsible for all aspects in relation to the management and leadership of the organisation. The General Manager must efficiently and effectively manage the organisation and without undue delay implement the decisions of the Council. In particular, the General Manager is responsible for ensuring that Council meets all legislated compliance and reporting requirements including the IP&R framework.

Executive Services supports the elected body of Councillors who represent the diverse interests of the town, villages, rural and business communities of the Shire. Budgets are allocated to ensure Councillors are able to undertake their civic duties effectively.

Human Resources

Council's Human Resources (HR) division coordinates and administers all aspects of the Council's human resources including;

- Human Resource Strategy
- Workforce Planning
- Recruitment
- Employee Training and Development
- Performance Management
- Compliance with statutory requirements (e.g. Working with Children Check)
- Leadership Development
- Equality & Diversity Management
- Work-Life Balance
- Industrial and Employee Relations
- Workers Compensation & Injury Management
- Work, Health & Safety & Welfare
- Employee Assistance Program

HR is an internal service provider with a strong focus on ensuring that Council has the people and performance capabilities necessary to fulfil its corporate objectives.

The goal of HR is to provide quality and timely information and support services in all aspects of Council's HR function.

Council's annual training budget is developed by HR, in consultation with relevant departmental Directors and Managers to ensure that Councillors and staff are suitably trained and where relevant, qualified to proactively deliver the full range of services that Council provides to its community and other stakeholders.

Risk

The Risk Officer coordinates the development, review and implementation of Council's Risk Management Strategy and processes. This includes leading and encouraging a culture of risk awareness across all aspects of Council's operations. A part of Council's Risk Management is the development, implementation and review of Work Health and Safety (WHS) programs, policies and procedures to ensure continuous improvement and compliance with WHS Legislation.

The risk budget includes funding by rebates from Council's insurers, Statewide Mutual (insurance including liability, indemnity, property and fleet) and Statecover Mutual (workers compensation insurance).

Council is a member of Statewide Mutual and participates in their risk management program. Council receives a participation incentive bonus and rebates based on claims experience. This funding, whilst discretionary, enables Council to implement Risk Management initiatives to reduce Council's exposure to risk. Council's forecast annual Insurance Premium of \$345,975 is offset by a forecast incentive bonus improvement rebate of \$19,962

The StateCover WHS Financial Incentive is provided to Council to fund improvements in WHS performance particularly in areas identified by the StateCover Self-Audit completed each July. The forecast annual premium of \$117,806 is offset by a budgeted rebate of \$21,419.

Administration & Customer Service

Council's Administration and Customer Services team is responsible for the provision of support to departmental staff within Council. It is also responsible for ensuring that the organisation meets statutory reporting requirements and the delivery of efficient and effective customer services to both Council and the community.

These services include the provision of:

- First point of contact customer and enquiry services including prompt and accurate cashier services encompassing receipt of payments for rates, debtors and development applications.
- Secretarial support, incorporating minute taking, preparation of correspondence and draft reports;
- Document control including scanning, registration and allocation of all correspondence to responsible staff.

Finance

Council's Finance section is responsible for the management of all financial aspects of Council's business. This includes daily functions such as accounts payable, accounts receivable, rating, general ledger administration, cash management, investment management, and tax compliance (GST and FBT). In addition, there are a number of major projects such as the preparation of Council's Budget, Financial Statements, Quarterly Budget Review Statements and other Integrated Planning and Reporting requirements.

Finance is a support function for the Council team, and although it does not directly provide services to the public, an effective and well-functioning finance function is essential in ensuring that the provision of services by Council is cost effective, efficient, and financially sustainable in the long term. Finance is also responsible for aspects of financial governance and is the principal contact for both internal and external audit.

Information Technology

Council's Information Technology (IT) team provides a professional service that supports staff and Councillor needs to deliver the IT Strategic Plan with an operational budget of \$215,000. This includes telephone, software/licensing, hardware, mobile devices and internet services. Third party IT consultants are engaged to deliver various projects including infrastructure upgrades, external websites, telephone and GIS services. Council offices, being the Administration Building, Works Depot, Sewerage Treatment Plant and CentrePoint Sport & Leisure are interconnected with microwave communication links. This allows core infrastructure to be centrally located.

A planned capital budget for 2018/19 of \$158,000 includes the upgrade and renewal of internal desktop computer hardware and an upgrade to microwave links between Council buildings that will enable faster access to centrally located services. This will also allow for faster offsite backups of server data and faster recovery times in the event of a disaster.

Council has an annual IT Disaster Recovery regime in place where our redundant infrastructure is tested with key staff, testing core systems in the event of an extended outage.

The above projects will be funded by Council and implemented by Council's IT staff in conjunction with external consultants.

Development Coordinator Program

With the completion of individual Town and Village Community Plans, each Town and Village has a project list of community, tourism, heritage, cultural, public infrastructure, economic growth and environmental based projects. Council provides funding of \$20,000 for the engagement of a part time Development Coordinator in Blayney and \$5,000 for reimbursement of Association incorporation expenses, Public Liability Insurance and administration costs. The allocation for the former Carmanhurst and Four Villages Associations has been combined and now managed by Council with a funding allocation of \$40,000 to engage the services of a part time Development Coordinator for the villages to the east and south of the Shire.

The Development Coordinator budget of \$70,000 is allocated as follows;

| | |
|--|----------|
| Barry, Hobbys Yards, Neville, Newbridge, Lyndhurst, Carcoar and Mandurama | \$40,000 |
| Blayney Town Association (including Kings Plains) | \$25,000 |
| Millthorpe Village Association | \$5,000 |

The objective of this program is to build the capacity of leaders and volunteer organisations in our small villages and provide access to support for attracting grants, coordinating events and building community resilience.

Tourism

Council has adopted a Tourism Destination Management Plan (2017) with a Tourism & Communications Manager who co-ordinates activities across Blayney & Villages and develops proactive strategies to build the visitor economy in the region. The role has the responsibility of working with local residents, businesses, tourism operators, volunteers, Council committees and community groups to develop a program of activities to promote the region, increase visitation and drive economic growth. Taking a leadership role and sharing expertise, building relationships and capacity of local business and operators to further develop the area.

Our goal is to support an overall Destination NSW objective to increase the number of visitors and extend the length of visitor nights in the local area, region and State. Council plays an active role in driving visitor numbers through a multi-level collaborative strategy with local volunteers, individual tourism operators, community and village progress groups, Tourism, Towns & Villages Council Committee, Orange Region Tourism, Centroc Tourism Group through Central NSW campaigns, Destination Network Country & Outback region, Destination NSW and tourism industry associations.

A key focus is developing awareness of the Blayney Shire offering to attract people to visit the area, consider relocating or doing business locally. Key programs include;

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managing Council's advertising, marketing and communications plan including developing information channels.

Programs include social media (Facebook, Twitter), Council and tourism websites, e-newsletters, media relations, advertising, marketing material such as posters, flyers, brochures, tourism videos, visitor guides, maps, banners, street banners, tourism billboards, community notice boards, tourism infrastructure including toilet block improvements, new Blayney skate park, village beautification, TASAC and navigational signage, promotions, events and workshops. Product development and continuous improvement is a focus to improve the visitor experience and encourage return visitation.

A number of collaborative marketing campaigns are co-ordinated and promoted by Council supporting core themes of what the area stands for such as, four distinct seasons, heritage villages, art & culture, landscape and sporting events. For example, Winter Wonderland activities, Blayney Hay Bale Art Challenge, Village, food, wine and arts trails.

Regional partnerships and membership opportunities help to broaden promotional reach to drive the visitor economy and achieves economies of scale. Connections to industry groups, neighbouring Councils, government agencies, Central West Business HQ, Arts OutWest and the Regional Tourism Network Destination Country and Outback NSW.

Council is a member of regional tourism groups including, Central NSW Tourism and the Orange Region Tourism Organisation, and has committed \$50,000 per annum for 3 years to contribute to Orange Region Tourism.

Council also supports the Blayney Shire with community development activities, event management, financial assistance and promotions of key civic events including Australia Day celebrations, NAIDOC Week, National Reconciliation Week, ANZAC Day celebrations, Winter Wonderland festivities, Blayney Hay Bale Art Challenge, Bathurst Cycling Classic Blayney to Bathurst race, Christmas lights decorations, Garage Sale Trail, business workshops and forums.

Blayney Shire Council has a Tourism Marketing and Promotions budget of \$119,440 including the \$50,000 annual contribution to Orange Region Tourism.

Blayney Shire Visitor Information Centre

Blayney Shire Council works with a team of volunteers from the Blayney Arts & Crafts Council to oversee and manage community and visitor information services at 'The Cottage' at 97 Adelaide Street, Blayney for a cost of \$32,331. Council supports volunteers with training, marketing material, information sheets, flyers, souvenirs, insurance costs and general support to help promote Blayney and its historic villages. Council supports the volunteer activities of the Level 3 Accredited Visitor Information Centre (VIC) and maintains the building and grounds at the Cottage.

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The Cottage is leased to a local commercial café operation and the net operational budget for the Visitor Information Centre is \$14,704.

Blayney Shire Community Centre

The Community Centre is a multi-purpose fully accessible function centre used for a variety of events including weddings, balls, school and sporting events, meetings, conferences, training and exhibitions. The facility can accommodate a range of different events up to 400 people. Facilities include a commercial kitchen, bar facilities, toilet amenities, stage and dance floor, and audio/visual facilities including free to air television reception.

The Community Centre may be configured into two separate meeting rooms (Chambers and Cadia Room) or half hall, if required. Free Wi-Fi is provided to conference and event hirers. Off street car parking is available. The Community Centre is regularly booked by various businesses, government agencies, community groups, schools, sporting groups and individuals. Total expenditure forecast for operation of the facility in 2018/19 is \$104,684 and income for 2018/19 is forecast at \$14,500.

Blayney OOSH Services

After School Care or Out of School Hours (OOSH) service is operated in the Blayney Shire and delivered by Cabonne Shire Council. It operates 5 days a week from 3.00pm to 5.30pm during school terms at Blayney Public School and at the Millthorpe School of Arts. Council makes an annual contribution of \$10,000 to assist its retention and sustainability in the Blayney Shire. The service is largely funded by the Australian Department of Education, Employment and Workplace Relations (DEEWR) via Child Care Benefit (CCB) and administration charges from parents.

Blayney Library

Council maintains the Blayney Library, located at 48 Adelaide Street, Blayney through its partnership with the Central West Libraries service.

Library services attracts a budget of \$172,350 and have grown to provide more than just books to borrow, with modern libraries becoming a vital community asset where all ages can research information, access the internet and obtain social interaction.

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Blayney Library carries a range of:

- Fiction books for adults and children
- Non-fiction books for adults and children
- Audio books and magazines
- Large print materials
- Newspapers
- Video collection for adults and children
- Talking books and music CD's
- Local studies and family history resources and
- A ready reference collection suited to homework and general needs.



A number of activities and programs are conducted through the Central West Libraries service to help promote the library services. Membership of the Blayney Library provides access to all Central West Libraries branches located in the Orange, Cabonne, Cowra and Forbes local government areas.

Youth Development

The Youth Development Program is responsible for encouraging, engaging and empowering community youth across the shire, for the continued enhancement of the long-term social, economic, and environmental conditions of their community.

Council is able to raise community awareness of youth through local community youth-led action, engagement of youth in community decision making processes, advocacy with and for young people relating to youth issues, identifying and addressing service gaps, connectivity between the community youth of the shire and working with young people at a community leadership level.

The Youth Development program focusses on developing and building upon a culture of positive youth community capacity building.

A major focus each year is the facilitation of youth activities to celebrate Youth Week across the Shire, funding of which is provided by the NSW Government and Council. The Youth Week projects allocation is \$2,460 each year. Community organisations may seek grants up to \$500 per project, or more for worthy projects.



An Australian, State, Territory
and Local Government Initiative

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CentrePoint Sport & Leisure Centre

CentrePoint Sport and Leisure offers a range of programs, classes and services to cater to all ages and fitness levels. From Children's Learn to Swim and fitness activities to students and adult fun sporting competitions, group fitness classes, gym workouts, and personal training.

A permanent Centre Manager is supported by a Centre Maintenance Aquatics Coordinator role. Casual qualified staff provide the Learn to Swim, gym instruction, fitness classes and Lifeguards required to ensure the facility meets all NSW Health and Safety Standards.

Forecast income raised by user charges totals \$434,700 for 2018/19 and is offset by operating expenditure including depreciation of \$1,010,461. This results in a net budget of \$575,761 for operations. Council views this investment into the health and wellbeing of the community as being a valuable asset to the community. Total members at the Centre are 720 and casual entries per year is approximately 8,500.

CentrePoint is open 7 days per week excluding Public Holidays, as follows:

| Monday-Thursday | Friday | Saturday | Sunday |
|------------------------|---------------|-----------------|----------------|
| 5:30am-8:30pm | 5:30am-6.00pm | 9.00am-5.00pm | 10:30am-3.00pm |

Entry into the facility is based on user charges collected from annual or monthly membership, casual entry, group bookings or commercial arrangements as outlined in the fees and charges section later in this document.

CentrePoint has 3 indoor heated swimming pools including a 25m, 12.5m and toddler pool. There is a gymnasium and dry courts area which provides basketball and netball facilities. A group fitness room is used for classes, an open gymnasium and for personal training sessions.

The proposed \$3.89 million capital upgrade over 2 years to the Swimming Pools at CentrePoint will ensure greater sustainability of the facility in the long-term. The key features of this project includes a new, interactive children's water playground, a wet level pool deck in the 25 metre lap pool and installation of a new pool lift, access to the middle pool via a compliant access ramp and two new unisex accessible toilet facilities which are also family change rooms.

Behind the scenes, the upgrade will include the complete renovation of old pipework, and installation of a new, modern water disinfection/filtration plant and the ability to separate the temperature control capacity of each individual pool. This will mean lap swimmers can swim at a more comfortable 28° and water exercise and hydrotherapy users can enjoy 32°.

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The warmer water in the smaller pool will cater for water aerobics and Learn to Swim classes; helping to prevent chattering teeth from the cold during lessons. The wheelchair and walking aid accessible ramp will provide easy, nonslip safe access to the water. The new children's water playground will assist younger children to experience water in a safe, zero depth splash deck zone.

This project is subject to Council attaining external grant funding of \$1.9 million. A restricted internal reserve together with a proposed loan totaling \$1.99 million is allocated.

Council is continually reviewing operations and services, looking for innovative ways to improve the comfort level of users and improve the quality services offered within current budget allocations.

Sports and Oval Facilities

Council maintains many recreational facilities that provide for the enjoyment of community and sporting associations at a net Operational budget of \$294,306. The level of service may vary depending on the season and number of sporting events held. In summer months, irrigated sporting fields have increased mowing requirements for example. There are varying levels of amenities that determine what the facility can cater for as outlined in the following table:

| Facility | Service Description | Amenities and Facilities provided | What Council is responsible for | User Arrangements | Cost per annum Exc. Depreciation |
|--------------------------|---------------------|---|---|--|-------------------------------------|
| King George Oval Blayney | Premier | Lights 2 Grandstands 2 Fields Scoreboard Canteen Toilets Change Rooms Irrigation | Weekly <ul style="list-style-type: none"> • Mowing • Ground preparation • Line marking • Irrigation inspection and maintenance • Toilets/Change rooms cleaning • Grandstand and surrounds Generally serviced weekly, more subject to booked events | User Agreements \$ x per season Total Income | \$101,000 |

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| Facility | Service Description | Amenities and Facilities provided | What Council is responsible for | User Arrangements | Cost per annum Exc. Depreciation |
|----------------------------|----------------------------|---|---|--|---|
| Redmond Oval Millthorpe | Premier | Lights 1 Field Canteen Toilets Change Rooms Irrigation | Fortnightly/weekly <ul style="list-style-type: none"> • Mowing • Ground preparation • Line marking • Irrigation inspection and maintenance • Change rooms Daily <ul style="list-style-type: none"> • Toilets cleaning Generally serviced weekly, more subject to booked events | User Agreements \$ x per season Total Income | \$67,000 |
| Napier Oval Blayney | Main | Lights 2 Fields Toilets Change Rooms | Fortnightly <ul style="list-style-type: none"> • Mowing • Ground preparation • Line marking Weekly <ul style="list-style-type: none"> • Toilets / Change rooms cleaning Generally serviced fortnightly, more subject to booked events and season | User Agreements \$ x per season Total Income | \$12,500 |
| Blayney Showground | Main | Toilets Irrigation Canteen Inner Fields | Fortnightly / Monthly <ul style="list-style-type: none"> • Mowing • Ground preparation • Line marking • Irrigation inspection and maintenance Weekly <ul style="list-style-type: none"> • Toilets cleaning Bi monthly <ul style="list-style-type: none"> • Mowing and inspections main surrounds/livestock and equestrian areas Generally serviced monthly, more subject to booked events and season | User Agreements \$ x per season Total Income | \$80,361 |

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| Facility | Service Description | Amenities and Facilities provided | What Council is responsible for | User Arrangements | Cost per annum Exc. Depreciation |
|-----------------------------|----------------------------|--|---|--|---|
| Carcoar Sportsground | Local | Toilets 1 Field | Monthly <ul style="list-style-type: none"> • Mowing • Toilets cleaned Generally serviced monthly, more subject to season, line marking dependent booked events | User Agreements \$ x per season Total Income | \$3,500 |
| Lyndhurst Recreation Ground | Local | Toilets Canteen Dump Point | Monthly <ul style="list-style-type: none"> • Mowing • Toilets cleaning Dump Point emptied when required Generally serviced monthly, more subject to booked events | User Agreements \$ x per season Total Income | \$12,500 |
| Dakers Oval Blayney | Local | 1 Field | Bi Monthly <ul style="list-style-type: none"> • Mowing • Ground preparation Portaloo installed and cleaned weekly during Cricket Season | User Agreements \$ x per season Total Income | \$11,000 |

Council manages a total of 15 Parks and 16 Open Spaces across the Shire. Council's budget allocation for these works is \$522,000. Council focuses its efforts on the parks, with maintenance of play equipment, soft fall, tree pruning, weed management, and mowing being Council's main maintenance work. Environmental plantings and regeneration programs are an important component of many of the town and village parks along creeks, adjoining native vegetation areas and open reserves including Pound Flat in Carcoar, Cemeteries and Daker Oval.

Parks and Open Spaces

Council manages a total of 15 Parks and 16 Open Spaces across the Shire. Council's budget allocation excluding depreciation for these works is \$635,990. Council focuses its efforts on the parks, with maintenance of play equipment, soft fall, tree pruning, weed management, and mowing being Council's main maintenance work.

Carrington Park, Redmond Oval and Heritage Park are inspected weekly. All others are inspected monthly.

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Council's secondary focus following its established parks is the maintenance of the various open spaces across the Shire. Council's maintenance of these parks consists of mowing/slashing, tree pruning, and weed management. Council endeavours to keep these areas tidy, as they are often on the approaches to towns. Due to the varying growth rates depending on the given season, and the ability to access these during wet periods, areas may go unmaintained for a number of months as Council focuses on its Parks and Sports facilities.

Cleaning of toilets, BBQs and removal of rubbish is undertaken on a daily or weekly basis for weekdays only. Any weekend or additional cleaning is on an as needs basis subject to special events when Council is notified and arrangements are made.

Street verges across the Shire are generally the responsibility of the property owner to maintain. Depending on the growth rate through the season, and availability of resources, Council may undertake some maintenance of verges throughout the Shire on an ad-hoc basis. This work is specifically not included in Council's annual plan, and is only undertaken as resources allow.

| Parks and Open Space | Playgrounds | Public Toilets and/or BBQs |
|---|--|---|
| Town or Village and Service Regime | | |
| Blayney – Daily (cleaning and maintenance) | | |
| <ul style="list-style-type: none"> • Heritage Park • Carrington Park | <ul style="list-style-type: none"> • Heritage Park • Carrington Park | <ul style="list-style-type: none"> • Heritage Park • Carrington Park • Visitor Information Centre • Carcoar Dam |
| Blayney – Weekly (cleaning and maintenance) | | |
| <ul style="list-style-type: none"> • Albert Cook • Innes Park • Gilchrist Street • CentrePoint • Billy Soo • Church Hill • Frog Hollow • Medway Street • Cowra Road • Bathurst Road • Orange Road • Industrial Area • Depot • Hobbys Yards Road | | |

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| | | |
|---|------------------------------------|---|
| Millthorpe - Daily (cleaning and maintenance) | | |
| • Redmond Oval • Mill Green | • Redmond Oval | • Redmond Oval • Railway Station |
| Neville - Weekly (cleaning and maintenance) | | |
| • Memorial Park | • Memorial Park | • Memorial Park |
| Newbridge - Weekly (cleaning and maintenance) | | |
| • Showground | • Showground | • Showground |
| Barry - Weekly (cleaning and maintenance) | | |
| • Community Hall | • Community Hall | • Community Hall |
| Mandurama | | |
| • Recreation Ground | • Recreation Ground | • |
| Carcoar - Daily (cleaning and maintenance) | | |
| • Tennis Courts • Kurt Fearnley • RFS Fire Shed • River Park • Pound Flat | • Tennis Courts • RFS Fire Shed | • Tennis Courts • Kurt Fearnley • RFS Fire Shed |
| Lyndhurst - Daily (cleaning and maintenance) | | |
| • Capital Park • Recreation Ground | • Capital Park | • Capital Park • Recreation Ground |

Trees are inspected and audits undertaken with pruning on an annual basis when required. New trees are regularly watered and community support is essential with watering for longevity and survival of new plantings.

Cemeteries which are cared for and maintained by Council include; Blayney, Millthorpe, Carcoar, Lyndhurst, Hobbys Yards, Neville, Newbridge, Shaw.

Council is developing a Management Plan for Cemeteries this Operational Plan.

Mowing is undertaken once a month for each cemetery, and increased depending on season and subject to funerals as required with a more flexible approach provided to meet residents and family needs.

In 2018/19, the following works will be undertaken in Council Parks, Gardens and Sporting Grounds:

| | |
|--|-----------|
| Mandurama Recreation Ground shelter | \$50,733 |
| Redmond Oval fence renewal | \$38,975 |
| Newbridge Recreation ground fence renewal | \$37,688 |
| Carcoar Sports Ground tennis court resurfacing | \$70,000 |
| Heritage Park skate park | \$182,655 |

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Roads

Roads within the shire are maintained by Council subject to the road classification and condition hierarchy and service level.

In 2018/19 Council has forecast funding for roads via the;

| | |
|--|--------------------|
| Federal Financial Assistance Grant (FAG's) Roads Component | \$831,611 |
| Federal or State Government Capital Project Grants | \$1,732,606 |
| Roads and Maritime Services (RMS) NSW | \$325,000 |
| Mining Special Rate Variation (SRV) | \$1,647,813 |
| TOTAL | \$4,537,030 |

Local Roads – Sealed

Local Roads are 100% the responsibility of Blayney Shire Council with funding sourced from the Federal FAG's Roads Component, Federal Roads to Recovery and Council Rates including the Mining SRV. In addition to these recurrent funding sources, Council also seeks and receives grant funding for specific projects from State and Federal Governments, and Industry Partners. In 2018/19 Council has forecast income from the following grants for local roads:

- Southern Cadia Access Route - \$599,864
- Mandurama Road - \$400,775

There is 361km of sealed Local Roads in Blayney Shire, the major ones being Forest Reefs Road, Vittoria Road, Mandurama Road, Newbridge Road, Barry Road, Moorilda Road, and Browns Creek Road.

Council made significant progress in 2017/18 in addressing its road backlog, as seen below:

The pavement conditions within Council's network are:

| Rating | What does this mean | % of Road Network | Total km | Change from 16/17 (km) |
|--------|---|-------------------|----------|------------------------|
| 1 | As New: New or recently constructed pavement. | 28.08 | 102.3 | 3.0 |
| 2 | Good: Requires only minor maintenance (pot hole patching) plus planned maintenance (drainage). | 65.9 | 234.3 | |
| 3 | Fair: Requires ongoing significant maintenance (heavy patching / sealing) | 4.4 | 15.8 | |

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| | | | | |
|---|---|-----|-----|------|
| 4 | Poor: Significant renewal (structural rehabilitation / extensive heavy patching) required and sealing. | 0.1 | 0.5 | |
| 5 | Very Poor: Requires full rehabilitation / reconstruction drainage and seal). | 0.7 | 2.6 | -3.0 |

The seal condition within Council's network are:

| Rating | What does this mean | % of Road Network | Total | Change from 15/16 (km) |
|--------|---|-------------------|-------|------------------------|
| 1 | As New: New or recently placed seal. | 60.1 | 213.6 | 17.5 |
| 2 | Good: Requires only minor maintenance (pot hole patching) | 10.8 | 38.4 | |
| 3 | Fair: Requires ongoing significant maintenance (pot hole patching) and resealing required in short term. | 7.7 | 27.5 | |
| 4 | Poor: Significant renewal (new seal) required | 9.2 | 32.7 | |
| 5 | Very Poor: requires full rehabilitation. Likely to require pavement rehabilitation also). | 12.2 | 43.2 | 17.5 |

The objective of Council's Operational Plan is to ensure that the condition of the network is a 3 or better, and priority is given according to the following factors;

- Traffic volume
- Whether it is a school bus route
- Route purpose (i.e. through road or not)
- Speed environment

Planned maintenance works include:

- Pothole patching
- Tree maintenance
- Slashing
- Guidepost replacement
- Sign maintenance
- Drainage maintenance
- Culvert maintenance
- Shoulder maintenance

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Within this network Council regularly undertakes inspections and provides an assessment to determine the road segment condition rating from 1 to 5 for pavement and seal.

Renewal/rehabilitation works include:

- Rehabilitation/reconstruction
- Heavy patching
- Resealing
- Line marking

In 2018/19, Council has allocated funding for the following works:

- Completion of initial sealing, realignment of Cadia Roads under the Resources for Regions Funding
- Initial sealing of Selby Street, Copper Street, Cherry Street, Peach Street and Village Road for 250m, from Newbridge.
- Replacement of smaller bridges on Lucan Road, Hines Lane, Winterbottoms Lane and Leabeater Street.
- Continued rehabilitation and widening of Mandurama Road for up to 2km from Neville Road intersection
- Rehabilitation of Newbridge Road for approximately 1.7kms
- Resealing of up to 19km of roads

Local Roads – Unsealed

The next level of road are Local Roads Unsealed which are 100% the responsibility of Blayney Shire Council with funding sourced from the Federal FAG's Roads Component and Council Rates including the Mining SRV (Standard Rate Variation).

There is 339 km of unsealed Local Roads in Blayney Shire the major roads being Errowanbang Road, Cadia Road, Neville-Trunkey Road, and Village Road.

The capital works program of sealing those unsealed roads which have been determined as strategically significant is funded from the Mining SRV and NSW Government. Funding has been received to seal Cadia and Errowanbang Road under the Resources for Regions program.

Similar to the sealed network, Council regularly undertakes inspections and assesses each roads ride quality, % gravel remaining, and the cross-section profile of the road. These three factors are aggregated to determine the overall condition of the road.

Given the sometimes rapidly changing condition of an unsealed road due to factors such as persistent heavy rain, works are determined on an ongoing basis utilising the best information that we have available at that time. To minimise the cost of constantly moving our equipment around the Shire, our crews also conduct maintenance works in the nearby vicinity as a proactive 'stop gap' measure before they reach the intervention

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level. However, this does not necessarily mean that all roads in an area will receive maintenance at that time.

Council has budgeted this current financial year an allocation of \$385,000 for the maintenance of unsealed roads. This money is predominately utilised for the gravel re-sheeting works across the network and Council is able to deliver approximately 22 kilometres of gravel re-sheeting and 260 kilometres of maintenance grading throughout the year. We have one full time Road Maintenance crew, which includes a Grader, Roller, Water Cart and Traffic Control support as required.

Whilst there is no set frequency for grading, generally it would vary from once every 3-4 months for a major route, to potentially up to 3-4 years for some of the minor roads. Council's methodology for maintenance of unsealed roads is to intervene when a road reaches a particular condition level, depending on the classification. To facilitate this, Council undertakes routine inspections of its gravel road network, with inspection times varying from 2 to 6 months.

It is worth noting that a specific complaint regarding a road prompts a reinspection, so Council encourages property owners to report a hazard or deterioration of a gravel road so that repair works may be scheduled.

Road safety is a key priority of Council and staff continually conduct regular maintenance works and look for innovative ways to improve the quality of our roads whilst striving to find efficiencies that add value for money to our rate dollar.

Council has developed an initial sealing program for village streets, including the initial sealing in 2018/19 of Selby Street, Lyndhurst; Cooper, Cherry and Peach Streets, Mandurama and Village Road in Newbridge.

Regional Roads

There are 42.7 km of Regional Roads of which the maintenance, and repair is funded by the NSW Government. These roads are the arterial roads between regional centres, and heavy freight routes. Council's Regional Roads are Hobbys Yards Road, Belubula Way, Marshalls Lane and Gerty Street.

Council receives substantial contributions for these roads, which cover a large proportion of the required expenditure. An annual allocation of approximately \$325,000 is provided for maintenance on these roads. This money covers pothole patching, slashing, sign and guidepost maintenance, heavy patching, reseals, and contributes to larger reconstruction projects.

There is also an annual funding program for reconstruction projects. Council submits proposals to this program every year, with funding awarded based on a value system.

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Council has submitted a proposal for \$242,000 for 2018/19, and is awaiting confirmation of the funding allocation.

State Roads

Council maintains 18km of the State Highway network on behalf of RMS. Council is funded 100% for these works, with actual costs paid for routine maintenance such as pothole patching, sign and guidepost maintenance, and slashing. If there are specific projects required for these roads, Council prepares a proposal to RMS for consideration for funding, with projects funded 100% from RMS.

Footpaths

Council maintains a 34km network of footpaths and shared paths.

The forecast operational budget including depreciation is \$106,693.

Minor maintenance repairs include; concrete grinding, minor slab replacements (generally less than 2 metres) and vegetation control. The objective of these maintenance activities is to remove trip and slip hazards, control vegetation encroachment and minimise edge drops within a pathway segment.

The whole footpath network is inspected annually for the identification of maintenance issues and to provide a condition rating for each segment of footpath. The CBD areas of Blayney and Millthorpe are assessed twice yearly. Maintenance issues are assessed and repaired on a risk management basis, in accordance with the Statewide Mutual Best Practice Guide. Maps of each village and town identifying strategic projects are presented in the Council's long term Active Movement Strategy Plan.

A capital budget totaling \$400,299 is divided into Renewals and New/Upgrade works.

Capital works programmed for 2018/19 include:

| | |
|--|-----------|
| Approximately 240m of 'spot renewals' to improve the condition rating of a number of footpath segments | \$44,153 |
| George Street – from Victoria Street to Child Care Centre | \$17,989 |
| Stage 1 Belubula River Walk | \$207,735 |
| Stage 1 Russart Street | \$130,422 |

Sewerage Services

Blayney Shire Council has sewer networks in both Blayney and Millthorpe with an operational budget of \$1,703,983. These systems currently service a population of approximately 4,000 people.

It is the Council's responsibility to ensure both human health and the environment are protected from wastewater produced through our sewerage system. The NSW Environmental Protection Authority (EPA) require Council to have a license to enable discharge of the sewerage to the environment. However, the sewerage must go through a treatment process and meet key criteria prior to discharge into the environment. The EPA Licence 1648 outlines the criteria the treatment process is to achieve and the locations for discharge.

The Sewerage Treatment Plant (STP) is located on the southeastern outskirts of Blayney on Hobby Yards Road. The STP receives the sewerage from both Blayney and Millthorpe sewerage networks. On an average dry day the STP treats an average of 800kilolitres per day from the sewer networks.

The original STP was constructed in 1966 and included a Biological filter (trickling filter) with a capacity of 2100 equivalent persons (EP). The old system was replaced by an Intermittently Decanted Extended Aeration (IDEA), activated sludge treatment plant in 1989, with a capacity to extend to 7000 EP. The STP fully treats all predicted inflows to comply with the EPA licence targets, and has excess capacity based on future design load.

The treated sewerage is known as treated effluent. Council has an agreement with Newcrest Mining (Cadia Valley Operations) to supply treated effluent to the Cadia mine site via a pipeline. The agreement with Newcrest reduces the requirement to discharge the treated effluent to the Belubula River.

Each year, Council is required to submit an annual report to EPA on the performance of our STP and sewer network, in achieving compliance with our EPA licence conditions.

A fee is charged to property owners within the system area to enable Council to deliver this service to the community. These fees are identified in Blayney Shire Council's Annual Fees & Charges.

In 2014, Council completed a Strategic Business Plan (SBP) for the sewerage services of the Shire. This plan helps to identify the level of service, management and financial planning to operate and maintain the sewerage network. The SBP identifies a 30 year Capital Works Program to renew aging infrastructure. The SBP is programmed for review in 2018/19.

The Sewerage infrastructure capital works budget for 2018/19 is \$253,000. The major project for the year includes the installation of a dosing system at the Millthorpe pump station to reduce the occurrence of hydrogen sulphide (H₂S) in the rising main to the

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Blayney treatment plant. The renewal works are expected to continue to include CCTV of our gravity network to identify suitable locations for pipe relining and manhole repairs.

Blayney Waste Facility

There is one operational waste facility within the Shire, the Blayney Waste Facility, which is located at 4165 Mid-Western Highway, Blayney. The facility has a net Operational budget of \$165,000.

The Blayney Waste Facility is open 7 days a week, excluding Christmas Day, New Year's Day and Good Friday. Normal opening hours are 9.00am - 12noon and 2.00pm - 5.00pm.

Fees and charges for both domestic and commercial waste collection, tipping fees and the waste management levy are presented in the fees and charges sections later in this document.

The operational management of Blayney Waste Facility is under contract, until 30 December 2018, by Hadlow Earthmoving. Council will be undertaking a tender process in July and August 2018 for a new contract to manage the Blayney Waste Facility. The expectations of this contract and onsite supervision management includes supply of all staff, heavy machinery, general excavation works and ensuring operations are undertaken in accordance with the Environmental Protection Authority (EPA) License 6180 and EPA guidelines for waste facilities.

The Domestic Waste Collection Service (DWCS) comprises of a weekly municipal waste collection service and a fortnightly recycling collection service to 2,791 premises (both domestic and commercial) throughout the Shire. An annual Bulky Waste collection is also provided to the properties that have the DWCS.

The DWCS is provided to Blayney and all villages throughout the Shire and rural premises along the collection runs between each village. The DWCS is currently contracted to JR Richards until April 2026.

Council must meet all environmental compliance standards and guidelines for all waste facilities and collection services which is licenced and regulated by the NSW Environmental Protection Authority (EPA).

Council is a voluntary member of NetWaste. NetWaste is a voluntary regional waste group formed in 1995 to provide a collaborative approach to waste and resource management. NetWaste comprises 25 member councils.

NetWaste oversees various regional waste related contracts including; landfill monitoring, timber and green waste mulching, ewaste collection, chemical collection, recyclables collection and steel metal collection on as on needs and project basis.

Waste Services is a business arm of Council and operates on a full cost recovery basis from user charges to fund all operating and capital expenditure, in addition to provision

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for future landfill remediation expenses. The forecast total cost to Council in 2018/19 for Waste Services is \$1,282,240 with an estimated projected income totaling \$1,381,940. An externally restricted reserve is maintained to fund; waste related activities, capital projects and landfill remediation, which has a current balance of \$848,000



Community Financial Assistance Program – S.356 Donations

Under Section 356 of the Local Government Act, Council may, in accordance with a resolution of Council, contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions.

To facilitate the above, Blayney Shire Council has developed the Community Financial Assistance Program to assist the not-for-profit groups that offer a significant contribution to the social, economic and/or environmental well-being of the community.

Financial assistance to community organisations is provided in 2 categories:

- a) Recurrent Annual Donations. These are donations made to community organisations on an annual basis to assist financially with specified outgoings (such as public liability insurance), the waiver of council rates and charges, a school activity, or the holding of a regular community event or cultural activity.

The amount of these donations for each organisation or event is approved by Council in its annual budget contained in the Operational Plan as listed later in the Operational Plan.

The General Manager may approve other donations to an organisation or event under delegated authority, provided the donation is consistent with the guidelines, within budget and reported to Council via the next available Financial Assistance Committee meeting.

- b) One-off financial assistance. This assistance is provided for projects involving the construction, maintenance or repair of community facilities, the purchase of equipment, or for the organising and conducting of local events and functions. In each case having demonstrated broad community benefit and support. Projects must be in accordance with the Community Strategic Plan and the 4 year Delivery Plan. Under this category community organisations are eligible to receive Council funding via a competitive submission process. Applications are called in February and August via a public notice published in the local newspaper and on Council's website.

Council has budgeted \$100,000 towards the Community Financial Assistance Program. \$53,000 is allocated per the following table of financial assistance for 2018/19 while \$47,000 is proposed for distribution in the 2 rounds to be offered in 2018/19. The below legend relates to the types of assistance proposed.

| Legend | |
|----------------------------|---|
| D = Domestic Waste Charges | S = Sewer Connection Charge |
| R = Council Rates | S (50%) = 50% of Sewer Connection Charge |
| E = Events support | I = Public Liability Insurance contribution |
| O = Other | |

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**COMMUNITY FINANCIAL ASSISTANCE PROGRAM
ANNUAL FINANCIAL ASSISTANCE - 2018/19**

| Item | Recipient | Type | Contributions Proposed 2018/19 - Amounts not exceeding: |
|--|--|---------|--|
| INSURANCE CONTRIBUTIONS | | | |
| 1 | Lyndhurst Soldiers Memorial Hall | I | 1,380 |
| 2 | Newbridge Progress Association | I | 1,000 |
| 3 | Carcoar Village Association | I | 1,190 |
| 4 | Millthorpe School of Arts | I | 1,190 |
| 5 | Blayney Shire Arts & Craft Inc. | I | 590 |
| 6 | Blayney Tennis Club Inc | I | 2,430 |
| 7 | Hobbys Yards Community Association | I | 1,040 |
| 8 | Carcoar Historical Society | I | 390 |
| 9 | Carcoar School of Arts (Public liability only) | I | 420 |
| | | | 9,630 |
| RATES AND CHARGES CONTRIBUTIONS | | | |
| 10 | Carcoar Dam Sailing Club Incorporated | R | 309 |
| 11 | Carcoar Historical Society | R | 521 |
| 12 | Hobbys Yards Hall | R | 409 |
| 13 | Lyndhurst CWA | R | 313 |
| 14 | Mandurama CWA | R | 440 |
| 15 | Stringybark Craft Cottage/ Gladstone Hall | R | 440 |
| 16 | Tallwood Hall | R | 444 |
| 17 | Blayney RSL | R/S | 1,434 |
| 18 | Millthorpe CWA | R/S | 1,411 |
| 19 | Carcoar School of Arts | R | 122 |
| 20 | Lyndhurst Soldiers Hall | R | 546 |
| 21 | Millthorpe & District Historical Society | R/S | 4,760 |
| 22 | Millthorpe School of Arts | R/S | 1,956 |
| 23 | Anglican Church Blayney | S (50%) | 240 |
| 24 | Anglican Church Millthorpe | S (50%) | 240 |
| 25 | Catholic Church Blayney | S (50%) | 240 |
| 26 | Catholic Church Blayney | D | 480 |
| 27 | Presbyterian Church Blayney | S (50%) | 240 |
| 28 | Uniting Church Blayney | S (50%) | 240 |
| 29 | Uniting Church Millthorpe | S (50%) | 240 |
| 30 | Neville Hall Trust | D | 480 |
| 31 | Mandurama Public Hall Reserve | D | 480 |
| | | | 15,985 |
| SCHOOL AWARDS | | | |
| 32 | Millthorpe Primary School | A | 100 |
| 33 | St Josephs Primary School Blayney | A | 100 |

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| | | | |
|---|---|---|---------------|
| 34 | Blayney Public School | A | 100 |
| 35 | Blayney High School | A | 100 |
| 36 | Carcoar Primary School | A | 100 |
| 37 | Neville Public School | A | 100 |
| 38 | Lyndhurst Public School | A | 100 |
| 39 | Mandurama Public School | A | 100 |
| | | | 800 |
| COMMUNITY EVENTS/CULTURAL ACTIVITIES | | | |
| 40 | Carcoar Village Association (Australia Day Fair) | E | 3,850 |
| 41 | Carcoar Hospital Museum (Down to Earth Gardening Expo - Seats) | E | 265 |
| 42 | Bathurst Broadcasters (2BS Blayney Sports Awards) | E | 1,000 |
| 43 | Blayney Community Baptist Church (Carols at Carrington) | E | 1,000 |
| 44 | Textures of One Acquisitive Prize | E | 1,000 |
| 45 | Textures of One Art Exhibition (Waiver of Community Centre Hire) | E | 1,081 |
| 46 | Blayney Health Service (Healthy Lifestyles - Community Centre hire) | E | 1,720 |
| 47 | Carcoar P&H Association (Mowing & Waste Services - Show) | E | 850 |
| 48 | Blayney A&P Association (Waste Services) | E | 600 |
| 49 | Newbridge Swap Meet (Waiver of Council services) | E | 1,450 |
| 50 | Newbridge Winter Solstice (Waiver of Council services) | E | 1,180 |
| 51 | Neville Showground Trust (Mowing & Waste Services - Show) | E | 1,800 |
| 52 | Millthorpe Markets (2 events) | E | 2,492 |
| 53 | MillFest (Waiver of Council fees) | E | 1,300 |
| 54 | Blayney RSL / Lyndhurst RSL (Traffic Management) | E | 860 |
| 55 | Lyndhurst RSL - Anzac Day (Band) | E | 715 |
| 56 | Lyndhurst RSL - Remembrance Day (Band) | E | 150 |
| 57 | Central West Old Bulls Rugby (Carcoar Sportsground) | E | 402 |
| 58 | Lifeline Central West | O | 500 |
| 59 | St Josephs Primary School - Grandparents Day (Community Centre) | E | 160 |
| 60 | Blayney Farmers Market (Community Centre hire) | E | 800 |
| 61 | Can Assist Annual Fundraiser (Community Centre hire) | E | 589 |
| 62 | Can Assist (Community Centre hire for meetings) | E | 516 |
| 63 | Blayney Shire Arts & Craft Inc. (Community Centre hire) | E | 516 |
| 64 | Probus Club of Blayney (Community Centre hire) | E | 430 |
| 65 | Lee Hostel (Community Centre hire) | E | 516 |
| 66 | Catholic Church Blayney (Community Centre hire for combined Churches Christmas Lunch) | E | 254 |
| 67 | Blayney Town Association - Sports Awards (Community Centre hire) | E | 589 |
| | | | 26,585 |
| TOTAL: | | | 53,000 |

Framework – Community Strategic Plan (CSP)

What is the Community Strategic Plan

The Community Strategic Plan is a community document with priorities and aspirations for the future of the Shire covering a period of at least 10 years. Following workshops and extensive consultation with local residents and stakeholder groups in 2012, the first Community Strategic Plan entitled 'Blayney Shire 2025 - *All the Pieces Together*', was endorsed in March 2012.

The vision established for Blayney 2025 recognised our communities; the town, villages and settlements as supportive and welcoming to those who live here and also those who visit. With beautiful and productive landscape, a showcase of how agriculture, mining and industry can work together for the greatest good. An area where there is both space and time to make and live your dreams!

The review process for the Blayney Shire Community Strategic Plan 2018-2028 was delayed 12 months due to the merger proposal in 2016 and the postponed Council elections, until September 2017. Sourced from local level Town and Village Community Plans the collective aspirations and objectives are grouped into a number of overarching strategies categorised under the themes of:

1. Maintain and Improve Public Infrastructure and Services
2. Build the Capacity and Capability of Local Governance and Finance
3. Promote Blayney Shire to grow the Local and Visitor Economy
4. Enhance facilities and networks that supports Community, Sport, Heritage and Culture
5. Protect our Natural Environment

The Community Strategic Plan essentially addresses four key questions for the community:

- Where are we now?
- Where do we want to be in ten years' time?
- How will we get there?
- How will we know when we have arrived?

The Community Strategic Plan identifies the main priorities and aspirations of the community, providing a clear set of strategies to achieve this vision of the future. It is a document that is developed and has community ownership, endorsed by Council and must address civic leadership, social, environmental and economic issues.

It is important to note that while Council is the custodian of the Community Strategic Plan, it may not be responsible for the delivery of all of the activities the Plan identifies. To this end, the Community Strategic Plan identifies what role Council plays and how other partners such as State agencies, non-government organisations, business partners and community groups may be included.

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Projects which Council has a role in delivering are found in the Delivery Program, which are actioned through services/programs/activities detailed in the Operational Plan. At the end of each Council term a report is prepared by Council to the community which examines what progress has been made towards the achievement of outcomes identified in the Community Strategic Plan.

Our Vision for Blayney Shire

A busy, vibrant and thriving rural shire – a friendly and open place where people choose to live with a strong sense of community spirit and cohesiveness.

With positive population growth, employment opportunities, increased diversity of industry and economic growth, Blayney Shire's township, villages and settlements will be dynamic and prosperous, welcoming those who live here and also those who visit.

Our families and homes will continue to be safe within our caring and inclusive communities.

Irrespective of ability we will all enjoy the outdoors and facilities, improving our health and lifestyle whilst participating in a range of sporting and recreational activities.

Growth will be achieved in a sustainable manner with industry, coexisting with the productive farming land, open space, protecting the environment and restoring as a feature our built and natural heritage.

As the quintessential rural shire with indigenous and european settlers influencing our architecture, agricultural and mining heritage we will celebrate our history, culture and rural lifestyle in style.

As a picturesque, conveniently located area of the beautiful central west of NSW we are a significant contributor to the visitor economy of the region; with a creative and artistic culture, food and wine, historic villages and four seasons.

Blayney Shire will be engaged, proactive and acknowledged for undertaking major projects and delivering valuable services, collaborating at a regional, state and national level.

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Values

The people who live in Blayney Shire are friendly, hardworking, loyal and very community focused.

With a generosity of spirit and willingness to welcome visitors and new residents, the residents, business and industry will unite and rally together to assist families in need.

We support diversity of interests, backgrounds and access to public amenities and services for all residents on an equitable and shared basis.

We are resourceful; our innovative thinking and competitive spirit supported by the contribution of volunteers working together collaboratively and sharing resources has produced great outcomes.

We back ourselves and look forward positively and strategically with a can do attitude. We ask questions and expect transparency, balance, equity and accountability of our local, state and federal governments.

Most importantly we value honesty and respect for each other, our natural and built heritage and our valuable resources as we strive to achieve our future directions for our local villages and town within the shire and the whole region.

We will make informed decisions by consulting and engaging with stakeholders and consider the environment, social and economic impacts.

Any future development will be built for the long term and intergenerational benefit.



Blayney Shire Council 2025 – Future Directions

Every 4 years following the ordinary election of Councillors, Council is required to develop or review and endorse a Community Strategic Plan (CSP) then prepare and adopt a Resourcing Strategy, a 4 year Delivery Program (DP) and annual Operational Plan (OP) by 30 June the following year.

The CSP is a community document with priorities and aspirations for the future of the Shire covering a period of at least 10 years. The Resourcing Strategy is the means by which Council implements the strategies established in the CSP which Council is responsible for delivering. The Resourcing Strategy includes a 4 year Workforce Management Plan, a 10 year Asset Management Plan and 10 year Long Term Financial Plan. The CSP is developed by the community, endorsed by Council and must address civic leadership, social, environmental and economic issues.

A list of community projects, aspirations and objectives were grouped into an overarching strategy and listed in order of collective priority as determined by the community forums.

The strategies are categorised under the themes of:



Introduction – What is the Delivery Program?

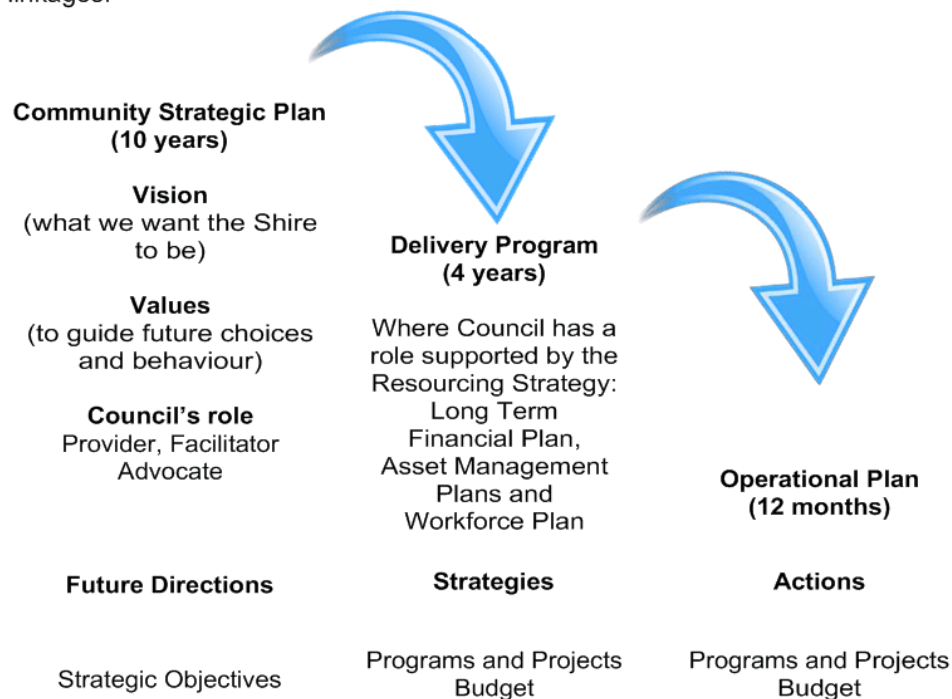
The **Delivery Program 2018/19-2021/22** is one layer of the Integrated Planning and Reporting framework that all NSW Councils must develop to meet the requirements of the Local Government Amendment (Planning and Reporting) Act 2009. It outlines the work Council can do to achieve the Future Directions identified by the community in the Community Strategic Plan.

The three tiered planning process ensures that there are clear links between the long term goals of the community and the activities of Council. The Delivery Program is a vital tool for the ongoing planning of services and programs of the Blayney Shire community.

Introduction – What is the Operational Plan?

The **Operational Plan 2018/19** completes the planning documents and details the activities to be undertaken and the financial requirements to deliver the commitments of the Community Strategic Plan and Delivery Program.

This three tiered process ensures that there are clear links between the long term goals of the community and the activities of Council. The diagram below demonstrates their linkages:



2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

Future Direction 1 – Maintain and Improve Public Infrastructure and Services

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|--|--|
| 1.1 All levels of government need to work together to plan for ongoing works and capital projects that will improve the Blayney Shire road networks and other assets | |
| 1.1.1 Represent business and community concerns to both State and Federal governments in relation to improved road safety and market access outcomes | Sealed roads and unsealed roads, bridges and culverts are maintained in accordance with agreed service levels |
| | Participation in the Central NSW Joint Organisation Transportation Strategic and Technical Advisory Groups |
| 1.1.2 Manage Regional (State) and Local Road Networks | Sealed roads, unsealed roads and bridges/culverts are maintained in accordance with agreed Service Levels |
| 1.1.3 Implement the Blayney Shire Council Asset Management Plans | Implement the Blayney Shire Village Streets Sealing Plan 2018/2022 on streets in residential zones |
| 1.1.4 Prepare business cases for submission to NSW and Federal Governments for the upgrade and undertaking of capital works along local roads which provide market access for primary production, tourist drives, and for achieving road safety outcomes | Funding opportunities are identified and applications are prepared and submitted for funding |
| | Representations are made through the local State and Federal Government Agencies for assistance to obtain additional funding for significant projects |
| | Projects are identified and prioritised via Central NSW Joint Organisation |
| | Develop a priority list of road projects for regional review that are worthy of funding and investment by NSW and Federal Governments from the Blayney, Orange and Cabonne Regional Economic Development Strategy. |
| | Develop plans for a Heavy Vehicle Traffic Relief Route north of Blayney to link the Mid-Western Highway to Orange Road |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|---|---|
| 1.1.5 Plan for future transport and road infrastructure to service future needs | Road networks and supporting facilities are analysed to identify opportunities for inclusion and development within the Transportation Asset Management Plan |
| | Projects are scoped and designed to a 'shovel ready' state for when funding opportunities arise |
| 1.1.6 Investigate opportunities for storm water harvesting and reuse | Projects are scoped from storm water management plan(s) and funding applications submitted |
| 1.1.7 Apply the principles of Water Sensitive Urban Design (WSUD) to storm water management | WSUD principles considered as part of development process and implemented where benefits are identified |
| | Develop a WSUD policy in relation to development and Council works |
| 1.1.8 Storm water Management Plans are prepared for Blayney, Millthorpe and Carcoar | Prepare a storm water strategic management plan to reduce impacts of storm water quality and quantity on the local environment |
| 1.1.9 Maintain Council cemeteries in accordance with the community's needs and expectations | Maintain Cemetery records and provide online public access |
| | Maintain cemeteries to agreed Service Levels |
| 1.1.10 Speed Zones within the residential zones of the Shire address Traffic Management, Heavy Vehicle noise and Road Safety concerns | Lobby RMS to undertake an audit of speed zones with solutions leading to the designing and installation of traffic calming devices, where opportunities arise |
| | Undertake an audit of school bus shelters to ensure they meet agreed Service Levels. |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|--|--|
| 1.2 Ensure provision of Sewerage Treatment is adequate for the growth of the Shire and promotes Residential Development | |
| 1.2.1 Ensure the provision of Sewerage Treatment is planned for in a sustainable manner | Manage treatment plant to effectively treat raw sewerage and ensure compliance with licence requirements |
| | Investigate funding opportunities for a Business Case for Town Sewerage for Carcoar, Mandurama and Lyndhurst |
| 1.2.2 Ensure that the disposal of effluent on un-sewered properties is being carried out in a healthy manner without negative environmental impact | Commence preparation of the Blayney On Site Waste Water Strategy |
| 1.3 The Blayney Shire Active Movement Strategy will be continued to be implemented to extend and renew the footpath and shared path networks in each town and village within the shire | |
| 1.3.1 Implementation of the Active Movement Strategy priorities providing safe and accessible connecting pathway networks | Funding of new and replacement footpaths are designed and undertaken in accordance with Council's agreed Service Levels |
| | Accessibility compliance is considered prior to works commencing on all projects in accordance with Council's Disability Inclusion Action Plan |
| 1.4 Improved access to community and public transport between villages and centres | |
| 1.4.1 Lobby to improve public and community transport for the Shire | Assess transport needs around the Shire |
| | Continue to lobby for retention and innovative ways to deliver transport and other essential services in the Shire |
| 1.5 The Blayney Health Multi-Purpose Service; hospital, emergency, aged care, primary and ancillary support services provided in the Shire must meet the future needs of the community to improve health outcomes | |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|---|---|
| 1.5.1 Work with the community to lobby NSW and Federal governments for expanded and improved health and aged care facilities | Lobby and advocate on behalf of the community to refurbish the Blayney Health Multipurpose Service so that it meets current and future needs of the Shire |
| 1.6 The community supports and values the local village and town primary schools so that they remain active and operational educative facilities | |
| 1.6.1 Advocate on behalf of the community to NSW Government to support accessible quality local education | Advocate on behalf of the community to NSW Government to support accessible quality local education |
| 1.7 Seek opportunities from the Federal Government and NSW Government to re-open the Blayney – Demondrille Railway Line which will provide significant regional benefits, cost effective port and market access for many regional industries | |
| 1.7.1 Lobby and advocate for the re-opening of the Blayney-Demondrille Railway Line | Work with our railway alliance Councils, Central NSW Joint Organisation and stakeholders to lobby the NSW Government for investment to reinstate the Blayney-Demondrille Railway Line |
| 1.8 Full and equitable access and strong usage of Information and communication technologies across the Shire | |
| 1.8.1 Lobby the Federal Government for improved internet and mobile phone access to all our villages to facilitate business growth | Lobby and advocate on behalf of the community to the Federal Government for improved mobile phone access to Carcoar and other localities. |
| 1.9 Investment by the NSW Government to re-open both Millthorpe and Newbridge Railway Stations for On Request Services | |
| 1.9.1 Advocate on behalf of the villages to NSW Transport to facilitate investment by the NSW Government to reinstate On Request Services at both Millthorpe and Newbridge | Advocate on behalf of Millthorpe and facilitate reinstatement of On Request Services. |
| | Advocate on behalf of Newbridge to NSW Transport to facilitate the reinstatement of On Request Services at Newbridge |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

Future Direction 2 – Build the Capacity and Capability of Local Governance and Finance

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|---|--|
| 2.1 Build on the strength of the individual Town Association & Village Committees so that they are capable, self-sufficient communities involved in decision making about issues that affect their own community | |
| 2.1.1 Encourage sound governance practice and build the capacity and capability of local leaders within community organisations | Recognise Town & Village Committees and Progress Associations facilitating two way communication with Council and with each other |
| | Provide ongoing financial support for the Community Development Coordinator roles and engagement with the Tourism, Town and Villages Committee |
| | Support the development and implementation of improvement projects for the local Halls, School of Arts and other Community facilities |
| | Continue to support local Community infrastructure projects via the Financial Assistance Program and Village Enhancement Plan allocations |
| 2.1.2 Work proactively with the community groups to assist with event management | Review and update Council Events Management Policy and procedure for holding events within the community, on Council roads and facilities. |
| | Review risk assessments supporting Event Management Applications and provide feedback where required. |
| 2.2 Whether you choose to live in the town of Blayney or any of our villages, there is both space and time to build the home of your dreams | |
| 2.2.1 Facilitate the development of new residential housing blocks and availability in Blayney and Villages | Commence review of the Blayney Settlement Strategy |
| | Invest and develop available land to stimulate the release of housing blocks in Blayney to meet demand and facilitate investment growth |
| 2.3 Our local planning instruments supports the agricultural, industry, business/tourism and residential growth demands in a sustainable manner | |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|---|--|
| 2.3.1 Ensure planning activities support long term sustainability of agricultural sector | Adopt a comprehensive Development Control Plan for the Shire |
| | Review the 2008 Blayney, Cabonne & Orange Sub Regional Rural and Industrial Strategy |
| 2.4 Maintain meaningful two-way communication and engagement between State and Federal Governments, our Town Association and Village Committees, Business, Industry, Stakeholders, Council and communities of interest | |
| 2.4.1 Councillors to exhibit leadership on Council participating in committees and implementing Council's Community Engagement Strategy | Council delegates are included in committees and community organisation engagement opportunities |
| | Active participation in the Central NSW Joint Organisation |
| 2.5 A well-run Council organisation that is flexible enough to take advantage of capital grant opportunities to undertake major projects whilst delivering Council services effectively and efficiently, in a sustainable manner | |
| 2.5.1 Provide a framework for the efficient and effective administration of Council. | Implement collaboration with Central NSW Joint Organisation |
| | Review policies every 4 years following Council election. Introduce and amendment of policies as required. |
| | Provide training for Councillors and staff |
| | Delivery of Office of Local Government statutory compliance activities within required timeframes. |
| 2.5.2 Council responsible management and delivery of sustainable services and assets are delivered across the Blayney Shire. | Review and report on Council's performance against Long Term Financial Plan and ensure meet OLG Financial Performance Ratios |
| | Council's Financial Statements are prepared as per statutory requirements and unqualified |
| | Equitable distribution of rates and charges and responsible collection and rates and debtors |
| | Asset management strategy and plans that ensures intergenerational equity. |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|---|--|
| 2.5.3 Support the sustainable future of local government | Participate in leading advocacy networks including Local Government NSW, Country Mayors Association and Central NSW Joint Organisation |
| 2.5.4 Undertake regulatory responsibilities for environmental health and animal control | Provide animal control services in accordance with agreed Service Levels |
| 2.5.5 Review Risk Management Strategy of Council operations | Review and test the Business Continuity Plan |
| | Implement Statewide Risk Management Action Plans |
| | Regular meeting of Audit, Risk and Business Improvement Committee |
| | Ensure a Risk Management Panel considers all major projects prior to commencement |
| 2.5.6 Continue to be an attractive employer that people want to work for | Implement Workforce Management Plan strategies |
| 2.5.7 Administrative and technical services are undertaken to support the organisation | Fleet services are managed |
| | Payment of suppliers within trading terms |
| | Payroll services undertaken within statutory requirements and on a timely basis |
| | Management and ongoing development of I.T. Geographical Information and Communication services |
| 2.5.8 Effective management of land under Council control | Management of leases and licences |
| | Development of Plans of Management for Crown Reserves |
| | Facilitate property sales and development |
| 2.5.9 Customer services and information are delivered effectively and efficiently | Customer support services are provided from Council from all service points |
| | Manage public access for information (GIPA) and privacy |
| | Councils records are maintained and captured in accord with statutory requirements |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|--|--|
| 2.6 A diverse population with the rights to live safely and securely in our communities and villages with opportunity to develop positive neighbourhood relationships | |
| 2.6.1 Provide support for emergency management in Blayney Shire in accordance with the State Emergency and Rescue Management (SERM) Act | Provide executive support to the Local Emergency Management Committee. |
| | Support the operation of the SES. |
| 2.6.2 Educate communities on road and pedestrian safety | Continued support to the role and function of a Road Safety Officer and implementation of the annual Road Safety Action Plan |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

Future Direction 3 – Promote Blayney Shire to grow the Local and Visitor Economy

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|--|--|
| 3.1 A viable and productive, sustainable agricultural sector with opportunities for niche production and access to markets | |
| 3.1.1 Support the growth of the Shire in order to preserve productive agricultural land and integrate sustainable industrial diversity into the future | Explore and promote opportunities for Agricultural value adding industries |
| | Review the 2008 Blayney, Cabonne & Orange Sub Regional Rural and Industrial Strategy |
| | Participate in Central NSW Joint Organisation Planners Group, ensuring input into Department of Planning and Environment proposed policy changes |
| 3.1.2 Maintain the availability and quality of water for use in rural areas | Manage the water supply bores in rural locations to provide a secure 'non-potable' supply of water to the Shire |
| | Participate in Central NSW Water Utilities Alliance |
| | Support water pipeline projects with Central Tablelands Water |
| 3.2 A responsible and thriving mining industry that is engaged and works towards the betterment of the Shire with the community and Council as leading corporate citizens | |
| 3.2.1 Encourage and support cooperation of mining industry in relation to the economic growth of the shire to protect the environment and address potential impacts. | Actively lobby all levels of government for support for the Cadia Valley Operations and future mining projects. |
| | Participate in the Energy and Mining Related Councils Association and Cadia Consultative Committee |
| | Lead Voluntary Planning Agreement negotiations with Regis Resources |
| 3.3 A well-established, connected and prosperous tourism industry supported by local communities | |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|---|--|
| 3.3.1 Implement Blayney Shire Destination Marketing Plan to grow the visitor economy | Encourage engagement with tourism and business groups to build relationships and build on local events and attractions |
| 3.3.2 Implement Blayney 2020 Masterplan projects | Identify those projects that meet Council's objectives and develop Business Cases as opportunities arise |
| 3.3.3 Facilitate the re-opening of Junction Reefs Reserve for camping | Facilitate communication between Council, Oceania Gold, Crown Lands and NSW Government to resolve the public access, environmental and road ownership issues to Junction Reefs Reserve |
| 3.3.4 Ensure Food Premises comply with the requirements of the Food Act | Undertake annual food shop inspections and investigate any food related complaints |
| 3.4 An internationally recognised brand for the Orange Region that adds value to the vision and appeal of our heritage villages and tourism product within the Shire | |
| 3.4.1 As a founding member of Orange Region Tourism, Council works with members to develop a recognised brand and promote the region | Support Orange Region Tourism activities |
| | Support the initiatives of Central NSW Tourism. |
| 3.5 Sustainable water, renewable energy options and transport sectors support future growth of business, industry and residents | |
| 3.5.1 Promote sustainable energy development and use within the Shire. | Provide information to public regarding sustainable energy practices |
| | Investigate sustainable energy opportunities on Council land and infrastructure |
| 3.6 A vibrant local retail and business sector that employs local people supported by Council and the community | |
| 3.6.1 Seek opportunities to build a vibrant local retail and business sector. | Improve the directional signage and Visitor Information messaging along the Mid-Western Highway and remove old signs of businesses which have closed |
| | Undertake a review of the Heritage Conservation Areas within the Blayney Shire |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|--|--|
| 3.6.2 Complete a Business Case considering a new Cultural Centre bringing together the Library and Family History Group for arts and cultural activities. | Complete plans for new Cultural Centre on current library site to a shovel ready status so that funding submissions may be lodged |
| 3.6.3 Investigate options for the utilisation of the Railway Station buildings at Newbridge, Carcoar and Blayney community, art, social and tourism activities | Build relationships with Government bodies and NGO's to assist small business. |
| | Support and encourage the establishment or expansion of local businesses. |
| 3.6.4 Provide specialist access consulting advice to facilitate development | Support the engagement of an Access Consultant to assist businesses with specialist access advice for lodgement of development applications |
| 3.7 A range of quality and affordable childcare and family support services will be available and supported | |
| 3.7.1 Continue to advocate and support children's services. | Advocate for children's services in the Shire. |
| 3.8 Implementation of the Regional Economic Development Strategies identified for Blayney Shire | |
| 3.8.1 Review the Blayney Local Environmental Plan (2012). | Undertake a review of the Heritage Conservation Areas within the Blayney Shire, BCO sub regional strategy and Blayney Settlement Strategy in preparation of the BLEP 2012 review |
| | Undertake the review of the BLEP 2012 in the time period specified in the amendments to the EPAA 1979 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

Future Direction 4 – Enhance facilities and networks that support Community, Sport, Heritage and Culture

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|--|---|
| 4.1 Cultural and sporting events are supported by Council, volunteers and state sporting bodies so that they are coordinated and well resourced | |
| 4.1.1 Development of a calendar of sport and cultural events | Promote Council website and social media platforms for promotion of major sporting and cultural events by group |
| 4.1.2 Implement Blayney Shire Sports and Recreation Masterplan to enhance and improve sporting facilities | Continue to engage Sports Council to develop business cases for and prioritise sport and recreational facilities capital projects |
| | Deliver Multipurpose Covered Arena project at Blayney Showground |
| | Prepare Business Case for King George Oval refurbishment project and seek funding opportunities |
| 4.2 There is capacity to host within the Shire regional and state sporting events and competitions that will attract strong participation | |
| 4.2.1 Encourage active participation in sport | Participate in programs and maintain Council membership to the Western Regional Academy of Sport |
| 4.3 Blayney Shire is a centre for cultural interest, heritage and history, arts, performance and entertainment | |
| 4.3.1 Engage with the Shire youth to facilitate progress and activities across the Shire | Facilitate youth activities held in Shire during Youth Week |
| | Support the hosting of the WRAS regional Skate Boarding event in Millthorpe |
| 4.3.2 Encourage participation and continue relationships with music organisations | Participate in programs and maintain Council's membership to Regional Music Programs |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|--|--|
| 4.3.3 Develop partnerships with other arts organisations to help deliver arts and cultural activities | Actively support and promote the Arts OutWest |
| | Encourage the use of the Blayney Shire Community Centre as a facility for arts and culture |
| 4.3.4 Provide effective and consumer friendly library services in the Blayney Shire. | Maintain and operate Blayney Library via Service Level Agreement in place with Orange City Council |
| | Undertake access and refurbishment works to current Library in conjunction with planning for Cultural Centre |
| 4.4 Implementation of the Blayney Shire Sports and Recreation Masterplan priorities and strategies will realise opportunities for improved healthy lifestyle for our community | |
| 4.4.1 Implement the priorities identified in Blayney Sport and Recreation Masterplan to enhance and improve our sporting facilities | Provide and maintain active and passive recreation facilities for the shire communities |
| | Investigate opportunities to develop shovel ready projects and implement the Blayney Sport and Recreation Masterplan to improve facilities at our major sporting precincts |
| | Undertake an audit and upgrade the children's play equipment in the Shire's parks and recreation grounds |
| 4.5 The Blayney Health Service Integrated Care Program will provide innovative methods to connect health care providers, ancillary and community services for those in need and deliver better preventative health outcomes | |
| 4.5.1 Encourage and facilitate an active and healthy community by developing accessible programs through CentrePoint and local sporting groups | Establish CentrePoint as the Shire's health and fitness centre |
| | Lobby Federal and NSW Government's for funding to undertake the CentrePoint Sport and Leisure swimming pools major \$3.9M refurbishment project |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|--|--|
| 4.5.2 Advocate and support Integrated Care Management Plan and Disability Services | Support Blayney Shire Interagency and implement Disability Inclusion Action Plan |

Future Direction 5 – Protect Our Natural Environment

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|---|---|
| 5.1 Retention and regeneration of native vegetation corridors and removal of invasive weed and pest species throughout the Shire | |
| 5.1.1 Maintain and strengthen partnerships with organisations responsible for natural resource management | Ongoing liaison and support and participating with Local Land Services Landcare and as a constituent Council of Upper Macquarie County Council |
| | Continue with native planting and river health programs |
| 5.2 Biodiversity and cleaning up of the Belubula River waterways and tributaries within the Central NSW region water catchment | |
| 5.2.1 Enhance the communities understanding of biodiversity issues and work towards positive behavioural change | Actively participate in local and regional catchment management groups to increase sharing of knowledge and participate in catchment wide projects and programs |
| | Continue with the Belubula River Restoration Program at riverbank areas in Blayney and Carcoar to remove willow trees and other noxious species, plant natives and improve water quality and fish habitat |
| | Clean up the creeks in throughout the Shire including removal of willow trees, other noxious species and creating wildlife habitat |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|--|---|
| 5.3 Heritage and Indigenous significant sites in the natural and built environment are identified and protected | |
| 5.3.1 Identify items of natural and built heritage in Blayney Shire. | Promote Councils Heritage Assistance Fund to owners of Heritage items to assist with maintenance of heritage items. |
| | Heritage Advisory services are continued to be provided to owners of heritage items ensuring heritage is preserved whilst allowing development to occur |
| | Undertake review of the Heritage Conservation Areas within the Blayney Shire. |
| | Install interpretative signage within our Town and Villages at historically significant sites |
| 5.3.2 Ensure the Shire's 8 heritage listed cemeteries are maintained and protected | Support the engagement of specialist stone masons to commence restoration works on derelict graves |
| | Continue to eradicate vermin and install vermin prevention measures. |
| 5.4 Sustainable land use practices across the Shire is improved and tree planting projects are supported | |
| 5.4.1 Promote sustainable development and protection of our natural resources. | Disseminate information to the community as it becomes available |
| | Facilitate the delivery of environment initiatives on Council owned and controlled land |
| 5.4.2 Pursue sustainable land use practices based on the protection and restoration of natural resources, innovative land use policies and government and community partnerships | Undertake a review of the BCO sub regional strategy and Blayney Settlement Strategy in preparation of the BLEP 2012 review |
| | Improve the look of the town and villages by ongoing tree planting program including on the highway, and cleaning up entrances |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Delivery Program 2018/19-2021/22 | Operational Plan 2018/19 |
|--|--|
| 5.5 Rural Fire Services, Weeds and Local Land Services protect and manage environmentally significant areas to maintain biodiversity of native vegetation | |
| 5.5.1 Protect and enhance biodiversity, native vegetation, river and soil health | Assess all DA's with appropriate regard to the minimisation and mitigation of loss or harm to native vegetation |
| 5.6 Crown Lands are better managed to control weeds, pest species and bushfire | |
| 5.6.1 Participate and share resources required to complete the NSW Crown Land Negotiation program with Orange Local Aboriginal Lands Council, Orange City and Cabonne Councils | Provide resources and participate in NSW Crown Land Negotiation program with Orange Local Aboriginal Lands Council, Orange City and Cabonne Councils |
| 5.7 Sustainable waste management and recycling or reuse of waste will extend the life of Council's landfill and provide opportunities for industry to reduce costs | |
| 5.7.1 Ensure Waste Management Services are delivered in a financially sustainable manner | Review services at the Blayney Waste Facility before proceeding to re-tender the contract management of the Blayney Waste Facility. |
| | Encourage separation of products at the Blayney Waste Facility to reduce the amount of material deposited to landfill |
| | Implement a new covering plan technique, to cap completed areas once they have been filled with waste |
| 5.7.2 Develop and promote programs with NetWaste that increase recycling within the community and reduce the volume of waste going to landfill | Consider installation of additional collection points for waste transfer and recycling in the villages if the need is identified |
| | Investigate installation of a CDS reverse vending machine for Blayney |

Resourcing Strategy

The Resourcing plans should be read in conjunction with the Delivery and Operational Plans.

As part of the Integrated Planning and Reporting Framework councils are also required to develop resourcing plans that support the achievement of activities and tasks within the Delivery and Operational Plan.

These plans include:

- **Long Term Financial Plan**

The Long Term Financial Plan is an important part of Council's strategic planning process. This is the point where long-term community aspirations and goals are tested against financial realities. It is also where Council and the community may decide what resources councils need to influence and work with other parties so that they might deliver on responsibilities.

- **Asset Management Plans**

The Asset Management Policy is a council endorsed policy which sets the broad framework for undertaking asset management in a structured and coordinated way. It outlines why and how asset management will be undertaken. It provides a clear direction for asset management and defines key principles that underpin asset management for the council.

- **Workforce Management Plan**

An effective workforce strategy aims to provide Council with the people best able to inform its strategic direction, develop innovative approaches to complex issues and deliver appropriate services effectively and efficiently.

Revenue Policy

Council is required to include in its Operational Plan Council's annual statement of revenue policy.

The Revenue Policy includes details of:

- Estimated income and expenditure (Income statement and capital expenditure)
- Ordinary rates and special rates
- Proposed fees and charges
- The council's proposed pricing methodology
- Proposed borrowings.

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

Income Statement – 4 Years

| INCOME STATEMENT - CONSOLIDATED | Projected Years | | | |
|--|-------------------|-------------------|-------------------|-------------------|
| | 2018/19 | 2019/20 | 2020/21 | 2021/22 |
| | \$ | \$ | \$ | \$ |
| Income from Continuing Operations | | | | |
| Revenue: | | | | |
| Rates & Annual Charges | 10,929,241 | 11,221,861 | 11,523,046 | 12,014,109 |
| User Charges & Fees | 1,948,796 | 2,016,641 | 2,095,142 | 2,170,865 |
| Interest & Investment Revenue | 378,292 | 387,749 | 397,443 | 407,379 |
| Other Revenues | 217,611 | 258,999 | 236,821 | 251,162 |
| Grants & Contributions provided for Operating Purposes | 3,534,470 | 3,602,584 | 3,636,506 | 3,754,821 |
| Grants & Contributions provided for Capital Purposes | 5,391,363 | 3,678,360 | 1,313,697 | 960,104 |
| Other Income: | | | | |
| Net gains from the disposal of assets | 174,031 | 239,129 | 274,375 | 178,735 |
| Joint Ventures & Associated Entities | 29,506 | 106,282 | 150,792 | 116,399 |
| Total Income from Continuing Operations | 22,603,310 | 21,511,605 | 19,627,822 | 19,853,574 |
| Expenses from Continuing Operations | | | | |
| Employee Benefits & On-Costs | 6,817,499 | 6,975,028 | 7,138,650 | 7,166,606 |
| Borrowing Costs | 288,422 | 331,961 | 330,316 | 301,739 |
| Materials & Contracts | 2,126,249 | 2,529,073 | 2,591,527 | 2,483,809 |
| Depreciation & Amortisation | 5,410,058 | 5,405,058 | 5,453,493 | 5,541,017 |
| Other Expenses | 2,442,092 | 2,527,305 | 2,552,581 | 2,683,065 |
| Net Losses from the Disposal of Assets | - | - | - | - |
| Joint Ventures & Associated Entities | - | - | - | - |
| Total Expenses from Continuing Operations | 17,084,320 | 17,768,426 | 18,066,567 | 18,176,237 |
| Operating Result from Continuing Operations | 5,518,991 | 3,743,180 | 1,561,255 | 1,677,337 |
| Discontinued Operations - Profit/(Loss) | - | - | - | - |
| Net Profit/(Loss) from Discontinued Operations | - | - | - | - |
| Net Operating Result for the Year | 5,518,991 | 3,743,180 | 1,561,255 | 1,677,337 |
| Net Operating Result before Grants and Contributions provided for Capital Purposes | 127,628 | 64,820 | 247,558 | 717,233 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| INCOME STATEMENT - GENERAL FUND | Projected Years | | | |
|--|-------------------|-------------------|-------------------|-------------------|
| | 2018/19 | 2019/20 | 2020/21 | 2021/22 |
| | \$ | \$ | \$ | \$ |
| Income from Continuing Operations | | | | |
| Revenue: | | | | |
| Rates & Annual Charges | 9,777,720 | 10,012,827 | 10,253,624 | 10,700,258 |
| User Charges & Fees | 1,706,425 | 1,761,423 | 1,818,103 | 1,876,741 |
| Interest & Investment Revenue | 225,311 | 230,943 | 236,717 | 242,635 |
| Other Revenues | 212,812 | 254,505 | 232,650 | 246,848 |
| Grants & Contributions provided for Operating Purposes | 3,513,838 | 3,581,436 | 3,614,828 | 3,732,602 |
| Grants & Contributions provided for Capital Purposes | 5,342,592 | 3,628,368 | 1,262,455 | 907,581 |
| Other Income: | | | | |
| Net gains from the disposal of assets | 174,031 | 239,129 | 274,375 | 178,735 |
| Joint Ventures & Associated Entities | 29,506 | 106,282 | 150,792 | 116,399 |
| Total Income from Continuing Operations | 20,982,234 | 19,814,914 | 17,843,544 | 18,001,798 |
| Expenses from Continuing Operations | | | | |
| Employee Benefits & On-Costs | 6,525,116 | 6,673,839 | 6,828,389 | 6,846,999 |
| Borrowing Costs | 240,703 | 287,691 | 289,903 | 265,508 |
| Materials & Contracts | 1,422,121 | 1,780,134 | 1,938,003 | 1,813,292 |
| Depreciation & Amortisation | 4,849,592 | 4,838,987 | 4,881,762 | 4,963,569 |
| Other Expenses | 2,342,804 | 2,425,536 | 2,457,887 | 2,586,004 |
| Net Losses from the Disposal of Assets | - | - | - | - |
| Joint Ventures & Associated Entities | - | - | - | - |
| Total Expenses from Continuing Operations | 15,380,336 | 16,006,187 | 16,395,943 | 16,475,371 |
| Operating Result from Continuing Operations | 5,601,898 | 3,808,727 | 1,447,601 | 1,526,427 |
| Discontinued Operations - Profit/(Loss) | - | - | - | - |
| Net Profit/(Loss) from Discontinued Operations | - | - | - | - |
| Net Operating Result for the Year | 5,601,898 | 3,808,727 | 1,447,601 | 1,526,427 |
| Net Operating Result before Grants and Contributions provided for Capital Purposes | 259,307 | 180,360 | 185,146 | 618,846 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| INCOME STATEMENT - SEWER FUND | Projected Years | | | |
|--|------------------|------------------|------------------|------------------|
| | 2018/19 | 2019/20 | 2020/21 | 2021/22 |
| | \$ | \$ | \$ | \$ |
| Income from Continuing Operations | | | | |
| Revenue: | | | | |
| Rates & Annual Charges | 1,151,521 | 1,209,034 | 1,269,421 | 1,313,851 |
| User Charges & Fees | 242,371 | 255,217 | 277,040 | 294,124 |
| Interest & Investment Revenue | 152,981 | 156,806 | 160,726 | 164,744 |
| Other Revenues | 4,799 | 4,494 | 4,171 | 4,314 |
| Grants & Contributions provided for Operating Purposes | 20,632 | 21,148 | 21,678 | 22,219 |
| Grants & Contributions provided for Capital Purposes | 48,772 | 49,992 | 51,242 | 52,523 |
| Other Income: | | | | |
| Net gains from the disposal of assets | - | - | - | - |
| Joint Ventures & Associated Entities | - | - | - | - |
| Total Income from Continuing Operations | 1,621,076 | 1,696,691 | 1,784,278 | 1,851,775 |
| Expenses from Continuing Operations | | | | |
| Employee Benefits & On-Costs | 292,383 | 301,189 | 310,261 | 319,607 |
| Borrowing Costs | 47,719 | 44,270 | 40,413 | 36,231 |
| Materials & Contracts | 704,128 | 748,939 | 653,524 | 670,517 |
| Depreciation & Amortisation | 560,466 | 566,071 | 571,731 | 577,449 |
| Other Expenses | 99,288 | 101,770 | 94,694 | 97,061 |
| Net Losses from the Disposal of Assets | - | - | - | - |
| Joint Ventures & Associated Entities | - | - | - | - |
| Total Expenses from Continuing Operations | 1,703,983 | 1,762,239 | 1,670,624 | 1,700,866 |
| Operating Result from Continuing Operations | (82,907) | (65,548) | 113,654 | 150,910 |
| Discontinued Operations - Profit/(Loss) | - | - | - | - |
| Net Profit/(Loss) from Discontinued Operations | - | - | - | - |
| Net Operating Result for the Year | (82,907) | (65,548) | 113,654 | 150,910 |
| Net Operating Result before Grants and Contributions provided for Capital Purposes | (131,679) | (115,540) | 62,412 | 98,387 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

Capital Expenditure Program – 4 Years

Capital Expenditure Program 2018/19

| <i>Buildings</i> | Budget | Funded by | | |
|---|------------------|------------------------|-----------------------------|-----------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Public Conveniences | | | | |
| Heritage Park Amenities | 10,000 | | | 10,000 |
| Amenities Upgrade – Barry | 19,333 | 19,333 | | |
| Amenities Upgrade – Neville | 37,046 | 37,046 | | |
| Amenities Upgrade – Lyndhurst | 37,086 | 37,086 | | |
| | | | | |
| Buildings & Public Halls | | | | |
| Blayney Library | 6,920 | 6,920 | | |
| Blayney Shire Community Centre- Minor Assets | 5,384 | | | 5,384 |
| | | | | |
| Parks, Recreation & Sporting Grounds | | | | |
| CentrePoint Building & Pool Upgrade | 1,858,380 | 912,000 | 946,380 | |
| Mandurama Recreation Ground Shelter Upgrade | 50,733 | 50,733 | | |
| Blayney Showground Pavilion | 20,000 | | | 20,000 |
| Blayney Showground Multipurpose Covered Arena | 750,000 | 750,000 | | |
| | | | | |
| Total Buildings | 2,794,882 | 1,813,118 | 946,380 | 35,384 |

| <i>Other Structures</i> | Budget | Funded by | | |
|---|----------------|------------------------|-----------------------------|-----------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Public Cemeteries | | | | |
| Infrastructure Renewals | 10,000 | | | 10,000 |
| | | | | |
| Parks, Recreation & Sporting Grounds | | | | |
| Redmond Oval Fence Renewal | 38,975 | 38,975 | | |
| Newbridge Rec Ground Fence Renewal | 37,688 | 37,688 | | |
| Carcoar Sportsground Multipurpose Court Renewal | 70,000 | | | 70,000 |
| Village Enhancement Program | 100,000 | | | 100,000 |
| Heritage Park – Blayney Skate Park | 182,655 | 182,655 | | |
| | | | | |
| Total Other Structures | 439,318 | 259,318 | - | 180,000 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Plant & Equipment | Budget | Funded by | | |
|---------------------------------------|------------------|-----------------------------------|------------------------------------|------------------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| I.T. Project Based Expenses | | | | |
| iFerret | 41,000 | | | 41,000 |
| I.T. Life Cycle Based Expenses | | | | |
| PC Replacement | 42,000 | | | 42,000 |
| Microwave Link Hardware Upgrade | 65,000 | | | 65,000 |
| Ipad/Tablet Replacements | 5,000 | | | 5,000 |
| Mobile Phone Replacements | 5,000 | | | 5,000 |
| Other Plant & Equipment | | | | |
| Minor Asset Purchases – Admin | 3,152 | | | 3,152 |
| Minor Asset Purchases – CentrePoint | 10,769 | | | 10,769 |
| Plant Replacement Program | | | | |
| Light Vehicle Replacements | 296,225 | | 32,800 | 263,425 |
| Loader Cat 950 | 307,500 | | 307,500 | |
| Workshop Vehicle | 43,050 | | 43,050 | |
| Isuzu NPR200 Tipper | 66,625 | | 66,625 | |
| Hino Flocon | 281,875 | | 281,875 | |
| Hino Streetsweeper | 281,875 | | 281,875 | |
| Slasher | 15,375 | | 15,375 | |
| Fuel Trailer | 25,000 | | 25,000 | |
| Small Plant & Tools | 31,519 | | 31,519 | |
| Total Plant & Equipment | 1,520,965 | - | 1,085,619 | 435,346 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| <i>Infrastructure</i> | Budget | Funded by | | |
|--|------------------|------------------------|-----------------------------|------------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Urban Stormwater | | | | |
| Renewals | 60,000 | | | 60,000 |
| Shared Pathways & Footpaths | | | | |
| Spot Renewals | 44,153 | | | 44,153 |
| George St Victoria St Millthorpe (Child Care Centre) | 17,989 | | | 17,989 |
| Lyndhurst Village Link Stage 1 | 130,422 | 130,422 | | |
| Belubula River Walk Stage 1 | 207,735 | 207,735 | | |
| Kerb & Gutter | | | | |
| Renewals | 15,000 | | | 15,000 |
| Road Rehabilitation Local Roads | | | | |
| Forest Reefs Road | 999,217 | | 999,217 | |
| Southern Cadia Access | 1,176,204 | 576,340 | 599,864 | |
| Mandurama Road | 801,550 | 400,775 | 400,775 | |
| Newbridge Road | 686,750 | | | 686,750 |
| Initial Sealing – Selby St | 48,300 | | | 48,300 |
| Initial Sealing – Copper & Cherry St | 39,400 | | | 39,400 |
| Initial Sealing – Peach St | 30,750 | | | 30,750 |
| Initial Sealing – Village Rd | 29,300 | | | 29,300 |
| Heavy Patching Program | 480,000 | | | 480,000 |
| Gravel Resheeting Program | 350,000 | | | 350,000 |
| Reseal Program | 370,000 | | | 370,000 |
| Regional Roads | | | | |
| Hobbys Yards Road | 484,536 | 242,268 | | 242,268 |
| Bridges & Culverts | | | | |
| Browns Creek Road Cowriga Creek | 2,323,197 | 1,494,447 | 828,750 | |
| Cowriga Creek - Carcoar Road | 40,000 | | | 40,000 |
| Wombiana Lane | 53,845 | | | 53,845 |
| Culvert Renewal – Garland & Yangoona Rd | 105,734 | | | 105,734 |
| Total Infrastructure | 8,494,082 | 3,051,987 | 2,828,606 | 2,613,489 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Funded by | | | | |
|---|-------------------|-----------------------------------|------------------------------------|------------------------|
| <i>Other Business Undertakings</i> | Budget | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Land Development | | | | |
| 32 Plumb St Development | 1,320,000 | | 1,320,000 | |
| Total Land Development | 1,320,000 | - | 1,320,000 | - |
| Funded by | | | | |
| <i>Sewerage Infrastructure</i> | Budget | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Network Assets | | | | |
| Compliance for CVO Pump Station | 10,000 | | 10,000 | |
| Manhole Rehabilitation Program | 15,000 | | 15,000 | |
| Lining/Replacement Sewer Mains | 50,000 | | 50,000 | |
| Magnesium Hydroxide Dosing | 100,000 | | 100,000 | |
| Plant & Equipment Replacement | 78,000 | | 78,000 | |
| Total Sewerage Infrastructure | 253,000 | - | 253,000 | - |
| Total Capital Expenditure | 14,822,247 | 5,124,423 | 6,433,605 | 3,264,219 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

Capital Expenditure Program 2019/20

| <i>Buildings</i> | Budget | Funded by | | |
|---|------------------|-----------------------------------|------------------------------------|------------------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Buildings & Public Halls | | | | |
| Blayney Library | 6,920 | 6,920 | | |
| Blayney Shire Community Centre- Minor Assets | 5,519 | | | 5,519 |
| Blayney Shire Community Centre- Internal Painting | 30,000 | | | 30,000 |
| | | | | |
| Parks, Recreation & Sporting Grounds | | | | |
| CentrePoint Building & Pool Upgrade | 2,031,620 | 988,000 | 1,043,620 | |
| Blayney Showground Multipurpose Covered Arena | 750,000 | 750,000 | | |
| | | | | |
| Total Buildings | 2,824,059 | 1,744,920 | 1,043,620 | 35,519 |
| | | | | |
| <i>Other Structures</i> | Budget | Funded by | | |
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Public Cemeteries | | | | |
| Infrastructure Renewals | 10,250 | | | 10,250 |
| | | | | |
| Parks, Recreation & Sporting Grounds | | | | |
| King George Oval Redevelopment | 959,546 | 834,546 | | 125,000 |
| Stillingfleet Netball Courts Resurfacing | 70,000 | | 70,000 | |
| Village Enhancement Program | 105,000 | | | 105,000 |
| | | | | |
| Total Other Structures | 1,144,796 | 834,546 | 70,000 | 240,250 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Plant & Equipment | Budget | Funded by | | |
|--|------------------|-----------------------------------|------------------------------------|------------------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| I.T. Project Based Expenses | | | | |
| Active Directory Upgrade | 4,000 | | | 4,000 |
| I.T. Life Cycle Based Expenses | | | | |
| PC Replacement | 13,000 | | | 13,000 |
| UPS Battery Back up | 5,000 | | | 5,000 |
| Ipad/Tablet Replacements | 5,145 | | | 5,145 |
| Mobile Phone Replacements | 5,145 | | | 5,145 |
| Supply and Install of Storage Area Network (SAN) | 45,000 | | | 45,000 |
| Other Plant & Equipment | | | | |
| Minor Asset Purchases – Admin | 3,230 | | | 3,230 |
| Minor Asset Purchases – CentrePoint | 11,038 | | | 11,038 |
| Plant Replacement Program | | | | |
| Light Vehicle Replacements | 326,744 | | | 326,744 |
| Grader Cat 12M | 378,225 | | 378,225 | |
| John Deere 5725 awd bucket | 89,303 | | 89,303 | |
| John Deere F1575 mower x 3 | 157,593 | | 157,593 | |
| Flail Mower x 3 | 63,039 | | 63,039 | |
| Small Plant & Tools | 32,307 | | 32,307 | |
| Total Plant & Equipment | 1,138,769 | - | 720,467 | 418,302 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| <i>Infrastructure</i> | Budget | Funded by | | |
|---|------------------|------------------------|-----------------------------|------------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Urban Stormwater | | | | |
| Renewals | 61,500 | | | 61,500 |
| Shared Pathways & Footpaths | | | | |
| Spot Renewals | 45,256 | | | 45,256 |
| Carcoar St Blayney | 28,665 | | | 28,665 |
| Adelaide St Blayney Improvements Kerb & Blister x 4 | 768,750 | 768,750 | | |
| Adelaide St Blayney Disabled Parking Improvement | 7,175 | 7,175 | | |
| Adelaide St Blayney - Rail Pedestrian Crossing | 165,000 | 123,750 | | 41,250 |
| MWH Russart to Harrow St Lyndhurst | 99,938 | 49,969 | | 49,969 |
| Olive St Mandurama Relocate Pedestrian Refuge | 55,000 | 30,000 | | 25,000 |
| Blake St to Pym St Millthorpe | 17,189 | | | 17,189 |
| Kerb & Gutter | | | | |
| Renewals | 15,000 | | | 15,000 |
| Road Rehabilitation Local Roads | | | | |
| Forest Reefs Road | 573,641 | | 573,641 | |
| Burnt Yards Rd | 525,312 | | | 525,312 |
| Icely Street | 231,138 | | | 231,138 |
| Initial Sealing - Ramsay St | 42,990 | | | 42,990 |
| Initial Sealing - Bathurst/Pascoe | 88,600 | | | 88,600 |
| Heavy Patching Program | 492,000 | | | 492,000 |
| Gravel Resheeting Program | 360,025 | | | 360,025 |
| Reseal Program | 384,800 | | | 384,800 |
| Regional Roads | | | | |
| Reseals & Heavy Patching | 172,871 | 172,871 | | |
| Bridges & Culverts | | | | |
| Cowriga Creek - Carcoar Road | 750,000 | | 750,000 | |
| Total Infrastructure | 4,884,850 | 1,152,515 | 1,323,641 | 2,408,694 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| <i>Sewerage Infrastructure</i> | Budget | Funded by | | |
|---|-------------------|------------------------|-----------------------------|------------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Network Assets | | | | |
| Renewable Energy Project | 75,000 | | 75,000 | |
| Compliance for CVO Pump Station | 75,000 | | 75,000 | |
| Lining/Replacement Sewer Mains | 150,000 | | 150,000 | |
| Manhole Rehabilitation Program | 25,000 | | 25,000 | |
| Replacement of pumps in SPS (incl Millthorpe) | 24,570 | | 24,570 | |
| Decanter | 22,260 | | 22,260 | |
| Plant & Equipment Replacement | 44,126 | | 44,126 | |
| Alum Dosing | 4,839 | | 4,839 | |
| Total Sewerage Infrastructure | 420,795 | - | 420,795 | - |
| Total Capital Expenditure | 10,413,269 | 3,731,981 | 3,578,523 | 3,102,765 |

Capital Expenditure Program 2020/21

| <i>Buildings</i> | Budget | Funded by | | |
|--|---------------|------------------------|-----------------------------|-----------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Public Conveniences | | | | |
| Carcoar Dam Amenities | 7,000 | | | 7,000 |
| Buildings & Public Halls | | | | |
| Blayney Library | 6,920 | 6,920 | | |
| Blayney Shire Community Centre- Minor Assets | 5,657 | | | 5,657 |
| Total Buildings | 19,577 | 6,920 | - | 12,657 |

| <i>Other Structures</i> | Budget | Funded by | | |
|---|------------------|------------------------|-----------------------------|-----------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Public Cemeteries | | | | |
| Infrastructure Renewals | 10,506 | | | 10,506 |
| Parks, Recreation & Sporting Grounds | | | | |
| King George Oval Redevelopment | 959,546 | 834,545 | | 125,001 |
| Village Enhancement Program | 107,500 | | | 107,500 |
| Heritage Park – Shade Sails x 4 | 174,324 | | 174,324 | |
| Total Other Structures | 1,251,876 | 834,545 | 174,324 | 243,007 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Plant & Equipment | Budget | Funded by | | |
|---------------------------------------|------------------|-----------------------------------|------------------------------------|------------------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| I.T. Life Cycle Based Expenses | | | | |
| Network Switches | 9,000 | | | 9,000 |
| Server Replacement | 40,000 | | | 40,000 |
| Ipad/Tablet Replacements | 10,000 | | | 10,000 |
| Mobile Phone Replacements | 5,294 | | | 5,294 |
| Other Plant & Equipment | | | | |
| Minor Asset Purchases – Admin | 3,311 | | | 3,311 |
| Minor Asset Purchases – CentrePoint | 11,314 | | | 11,314 |
| Plant Replacement Program | | | | |
| Light Vehicle Replacements | 407,065 | | 37,691 | 369,374 |
| Roller Dynapac CA5000D | 204,609 | | 204,609 | |
| Kenworth Tipper | 269,223 | | 269,223 | |
| New Holland telehandler | 150,765 | | 150,765 | |
| Kubota Ride-on Mower x 2 | 53,844 | | 53,844 | |
| Small Plant & Tools | 33,114 | | 33,114 | |
| Total Plant & Equipment | 1,197,539 | - | 749,246 | 448,293 |

| Infrastructure | Budget | Funded by | | |
|--|------------------|-----------------------------------|------------------------------------|------------------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Urban Stormwater | | | | |
| Renewals | 63,038 | | | 63,038 |
| Shared Pathways & Footpaths | | | | |
| Spot Renewals | 46,387 | | | 46,387 |
| Napier St Blayney | 10,565 | | | 10,565 |
| Gowan Pl Blayney | 3,689 | | | 3,689 |
| Olive St Mandurama Rellocate Pedestrian Refuge | 425,000 | 350,000 | | 75,000 |
| Crouch St to Carcoar St Neville | 53,235 | | | 53,235 |
| Kerb & Gutter | | | | |
| Renewals | 15,000 | | | 15,000 |
| Road Rehabilitation Local Roads | | | | |
| Carcoar St Blayney - Church to Martha St | 993,000 | | | 993,000 |
| Memorial Drive | 108,000 | | | 108,000 |
| Initial Sealing - Hay/Leabeater Street | 103,500 | | | 103,500 |
| Heavy Patching Program | 504,300 | | | 504,300 |
| Gravel Resheeting Program | 370,339 | | | 370,339 |
| Reseal Program | 400,192 | | | 400,192 |
| Regional Roads | | | | |
| Reseals & Heavy Patching | 173,744 | 173,744 | | |
| Total Infrastructure | 3,269,989 | 523,744 | - | 2,746,245 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| <i>Sewerage Infrastructure</i> | Budget | Funded by | | |
|--|------------------|------------------------|-----------------------------|------------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Network Assets | | | | |
| Manhole Rehabilitation Program | 30,000 | | 30,000 | |
| Lining/Replacement Sewer Mains | 210,000 | | 210,000 | |
| Sludge Lagoon aerator & pump replacement | 23,760 | | 23,760 | |
| Total Sewerage Infrastructure | 263,760 | - | 263,760 | - |
| Total Capital Expenditure | 6,002,741 | 1,365,209 | 1,187,330 | 3,450,202 |

Capital Expenditure Program 2021/22

| <i>Buildings</i> | Budget | Funded by | | |
|--|---------------|------------------------|-----------------------------|-----------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Buildings & Public Halls | | | | |
| Blayney Library | 6,920 | 6,920 | | |
| Blayney Shire Community Centre- Minor Assets | 5,798 | | | 5,798 |
| Council Depot - Painting Internal & External | 20,000 | | | 20,000 |
| Total Buildings | 32,718 | 6,920 | - | 25,798 |

| <i>Other Structures</i> | Budget | Funded by | | |
|---|----------------|------------------------|-----------------------------|-----------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Public Cemeteries | | | | |
| Infrastructure Renewals | 10,769 | | | 10,769 |
| Parks, Recreation & Sporting Grounds | | | | |
| Village Enhancement Program | 113,000 | | | 113,000 |
| Total Other Structures | 123,769 | - | - | 123,769 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| Plant & Equipment | Budget | Funded by | | |
|---------------------------------------|----------------|-----------------------------------|------------------------------------|------------------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| I.T. Project Based Expenses | | | | |
| VMWare ESX Upgrades | 4,000 | | | 4,000 |
| I.T. Life Cycle Based Expenses | | | | |
| PC Replacement/Additions | 70,000 | | | 70,000 |
| Production Firewall | 5,000 | | | 5,000 |
| Ipad/Tablet Replacements | 10,290 | | | 10,290 |
| Mobile Phone Replacements | 5,448 | | | 5,448 |
| Other Plant & Equipment | | | | |
| Minor Asset Purchases – Admin | 3,394 | | | 3,394 |
| Minor Asset Purchases – CentrePoint | 11,597 | | | 11,597 |
| Plant Replacement Program | | | | |
| Light Vehicle Replacements | 392,958 | | 49,672 | 343,286 |
| Rotavator | 22,076 | | 22,076 | |
| VMS message board | 33,114 | | 33,114 | |
| Small Plant & Tools | 33,942 | | 33,942 | |
| Total Plant & Equipment | 591,819 | - | 138,804 | 453,015 |

2018/19-2021/22 Delivery Program and 2018/19 Operational Plan

| <i>Infrastructure</i> | Budget | Funded by | | |
|--|------------------|------------------------|-----------------------------|------------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Urban Stormwater | | | | |
| Renewals | 64,613 | | | 64,613 |
| Shared Pathways & Footpaths | | | | |
| Spot Renewals | 47,547 | | | 47,547 |
| Binstead St to Raphael St Blayney | 27,950 | | | 27,950 |
| Binstead St to Carcoar St Blayney | 7,508 | | | 7,508 |
| Ewin St to Palmer St Blayney | 15,722 | | | 15,722 |
| Gold St to Memorial Park Mandurama | 20,963 | | | 20,963 |
| Crowson to Stabcock St to Unwin St Millthorpe | 16,141 | | | 16,141 |
| Crouch St to Carcoar St Neville | 61,211 | | | 61,211 |
| Kerb & Gutter | | | | |
| Renewals | 15,000 | | | 15,000 |
| Road Rehabilitation Local Roads | | | | |
| Mandurama Road | 1,039,792 | 519,896 | | 519,896 |
| Carbine Road | 538,445 | | 538,445 | |
| Renewals (Potentially Burnt Yards Road, Three Brothers Road, Forest Reefs Road, Tallwood Road, Lovejoy Avenue, Newbridge Road) | 662,288 | | | 662,288 |
| Heavy Patching Program | 516,908 | | | 516,908 |
| Gravel Resheeting Program | 380,950 | | | 380,950 |
| Reseal Program | 416,200 | | | 416,200 |
| Regional Roads | | | | |
| Belubula Way | 615,913 | 307,956 | | 307,957 |
| Total Infrastructure | 4,447,151 | 827,852 | 538,445 | 3,080,854 |

| <i>Sewerage Infrastructure</i> | Budget | Funded by | | |
|--------------------------------------|------------------|------------------------|-----------------------------|------------------|
| | | Grants & Contributions | Restrictions/New Borrowings | General Revenue |
| Network Assets | | | | |
| Plant & Equipment Replacement | 46,360 | | 46,360 | |
| Lining/Replacement Sewer Mains | 215,000 | | 215,000 | |
| Total Sewerage Infrastructure | 261,360 | - | 261,360 | - |
| Total Capital Expenditure | 5,456,817 | 834,772 | 938,609 | 3,683,436 |

How Council Raises its Revenue from Ratepayers

There are two types of revenue raised from ratepayers. The general approach adopted by Council in its revenue policy is as follows for each type of revenue:

Fees and Charges

These are the fees for particular services provided where the use of the service is discretionary or the charge only applies to the individual ratepayers who use the service. In these cases Council's policy is:

- where possible, to set the charges to recover the full attributed cost of providing the service; or
- where not possible, and therefore the cost of the service is subsidised by all ratepayers, to clearly show the extent of the subsidy. Some subsidies are unavoidable because of regulatory caps on the fee that can be charged.

Council has embarked on a program aimed at thoroughly investigating the roles and functions undertaken by Council and how these functions are funded. This will include a detailed review of service levels and the setting of fees and charges.

Rates

Rates are levied annually on each registered property owner in the Shire. Council's policy is to set rates at a level that will ensure Council's long term financial sustainability, taking into account:

- the services which the community expects Council to provide;
- the cost of maintaining and replacing assets;
- the expected level of income from grants;
- the servicing of a prudent level of borrowings, to preserve intergenerational equity; and
- the need to cover subsidies in the cost of providing services not fully recouped from fees and charges.

They are tempered by the community's ability to pay as ascertained through formal consultation.

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Allocation of rate burden between ratepayers

Council recognises that rates are a tax and should therefore:

- comply with the principles of taxation including equity, efficiency, simplicity and sustainability; and
- be applied for the overall public benefit of all ratepayers.

In considering the rating structure for the Shire, Council seeks to achieve a reasonable and equitable distribution of the rate burden across all categories of ratepayers. It does this by structuring the rate by:

- a) dividing rateable land into sub-categories having similar characteristics;
- b) dividing the ordinary rate into:
 - i. a base rate; and
 - ii. an ad valorem rate; and
- c) using special rates where appropriate for specific projects or well defined purposes.

Categories of rateable land

Under the Local Government Act there are 4 permissible categories of rateable land: residential, farmland, business and mining.

Councils have discretion to divide these categories into sub-categories for the purpose of making the ordinary rates applicable to each of them. Residential sub-categories must be rural residential or based on centres of population and business sub-categories must be based on centres of activity.

Ordinary rates

Ordinary rates must be levied by Council each year. Each Council may structure its ordinary rate:

- entirely as an ad valorem rate (ie cents in the dollar on the Valuer-General's unimproved capital valuation), which may be subject to a minimum amount; or
- as a base amount plus an ad valorem amount, in which case the base amount for a category or sub-category cannot raise more than 50% of the rates for that category or sub-category.

Council has adopted a policy of using the second or two-part rating structure by levying a base amount plus an ad valorem amount, for the reasons explained below.

Ordinary Rates are applied to properties on the basis of independent valuations supplied to Council on all rateable properties within the Shire boundaries by Land and Property Information NSW. All of the valuations used in the 2017/18 rating period have a base date of 1 July 2016.

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In accordance with s497 of the Local Government Act 1993 the structure of the Ordinary Rate comprises:

- i) a base amount; plus
- ii) an ad valorem component (i.e. a rate levied on the unimproved land value).

Each property is categorised into one of four rating categories. The property is then sub-categorised which determines the base amount and the ad valorem rate that is levied on that property.

Base amounts

The base amount, which is a component of the ordinary rate, is a set dollar amount for each sub-category. Council uses a base amount in recognition of the fact that there are basic services provided by Council and general administrative and overhead costs that benefit all properties regardless of rateable value, which in equity should be borne equally by all ratepayers. It also avoids the uneven distribution of the rate burden that would result from a wholly ad valorem rate structure. Base amounts tend to eliminate highs and lows in the total rate burden within each sub-category.

Base rates are used by Councils to reflect the costs of service provision and operational requirements of the organisation. In principle, the base rates should reflect the required costs that need to be met by a Council and its community before other works or services are provided. This includes costs associated with insurance, contributions to the NSW Rural Fire Brigade and Town Fire Brigades, libraries, museums, electricity and gas and some wages.

In setting the base amount for each sub-category Council has sought to achieve a fair and equitable balance between the ratepayers in each sub-category and between sub-categories.

Under Local Government Legislation Council is allowed to raise up to 50% of its rates income from base rates and the remainder from ad valorem rates based on the Valuer General's assessment of a property's Unimproved Capital Value (UCV). In past years Council has set its base rates well below the 50% mark. As the costs of living have increased and government subsidies to Council have reduced, the cost of common services of Council to operate have increased.

Ad valorem rates

Once the base amount is set, the balance of the ordinary rates is calculated as a percentage of the Valuer-General's valuation for each parcel of land. It is a principle of local government rating in NSW that the majority of the rate burden is imposed based on the value of rateable property, so this must remain the primary and predominant determinant of overall rates.

The current base date for all valuations in the Shire is 1 July 2016 and was effective from 1 July 2017.

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Special rate variations

Special rate variations have been levied by Council for specific projects. They may be levied on all rateable land in the Shire or only part of it. Council currently has in effect for the 2018/19 Operational Plan the Mining Special Rate variation for funding roads, bridges, land acquisitions, community infrastructure works and community contributions. Council also has in place a Special Rate Variation for funding the program of infrastructure renewal for roads, bridges, footpaths and buildings within the Blayney Shire.

Pensioner rates concessions

In accordance with NSW State government policy, as embodied in section 575 of the Local Government Act 1993, Council allows eligible pensioners a concession of \$250 on their assessments for rates and domestic waste management charges. Some part of this is recouped from government, but a substantial part of this concession falls to be borne by Council or, effectively, non-concessional ratepayers. For the 2017/2018 year pensioner concessions were allowed on 620 rate assessments. The rates yield in the tables above is gross revenue before allowing for these concessions.

Hardship policy

Ratepayers who are suffering genuine hardship in payment of their rates may apply to Council for special consideration. This may include agreement to a periodical payment arrangement or in some cases reduction or waiver of interest on overdue rates. Full details are set out in the Pensioner and Rates Hardship Policy (policy 5E) available on Council's website.

Rates and Annual Charges

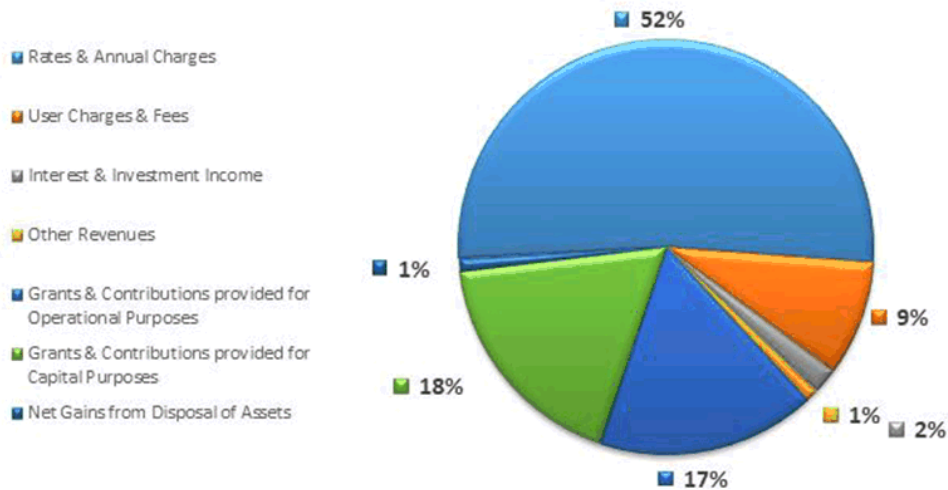
Rating Structure for the 2018/19 Rating Year

As an organisation, Council is committed to providing revenue-raising policies, which are simple, fair, uniform and more importantly acceptable to the wider community.

Council, at all times, strives to make more effective, efficient and economic use of all available resources by fostering a co-operative approach within the organisation specifically and the broader community generally.

The Local Government Act 1993 prescribes that Council may raise revenue in a number of different ways. These include rates, charges, fees, grants, borrowings and investments.

Income from Continuing Operations



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| 2018/19 Source of Funds | Amount (\$'000) |
|--|------------------------|
| Rates & Annual Charges | 10,929 |
| User Charges & Fees | 1,938 |
| Interest & Investment Revenue | 378 |
| Other Revenues | 214 |
| Grants & Contributions | 7,432 |
| Net gains from the disposal of assets | 174 |
| Joint Ventures | 30 |
| Total Income from Continuing Operations | 21,095 |

Included in this Revenue Policy is Council's pricing policy, proposed borrowings and a schedule of Fees and Charges. Following are the forms of charges that Council will be levying on properties in the 2018/19 Financial Year.

Rate structure 2018/19

Under Section 405 of the Local Government Act, Council must have for inspection at its office a map that shows the parts of its area to which each category, and sub-category, of the ordinary rate and each special rate included in the draft operational plan applied during a period of public exhibition.

These maps are available from Council's Administration Office at 91 Adelaide Street, Blayney. We also have them published on this webpage: <https://maps.blayney.nsw.gov.au/intramaps90public/default.htm?project=BSCExternal&module=Rates> option under Rates in the Module Menu.

| Rating Structure for the 2018/2019 Rating Year | | | | | | |
|---|-------------------------------|------------------------|-----------------------|-----------------------|------------------------|---------------------------------|
| Name of Category/Sub Category | No. of Assessments (A) | Base Amount (B) | Ad Valorem (C) | Land Value (D) | Total Yield (E) | % Yield from Base Amount |
| Residential | | | | | | |
| Ordinary Rate | 1,140 | \$250 | 0.00272910 | \$144,855,484 | \$680,325 | 41.89% |
| Sub Category – Blayney & Carcoar | 1,346 | \$300 | 0.00541290 | \$90,160,348 | \$891,829 | 45.28% |
| Sub Category - Millthorpe | 321 | \$300 | 0.00349660 | \$44,145,065 | \$250,658 | 38.42% |
| Business | | | | | | |
| Ordinary Rate | 142 | \$300 | 0.00586270 | \$15,206,110 | \$131,749 | 32.33% |
| Sub Category - Business Blayney, Millthorpe & Carcoar | 174 | \$300 | 0.00931880 | \$17,063,714 | \$211,213 | 24.71% |

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| Farmland | | | | | | |
|--|--------------|---------|------------|----------------------|--------------------|---------------|
| Ordinary Rate | 744 | \$400 | 0.00335300 | \$550,583,068 | \$2,143,705 | 13.88% |
| Mining | | | | | | |
| Ordinary Rate | 1 | \$1,000 | 0.04371800 | \$324,000 | \$15,165 | 6.59% |
| Sub Category - Mining Gold / Copper Combined | 1 | \$1,000 | 0.04201450 | \$101,700,000 | \$4,273,875 | 0.02% |
| Total | 3,869 | | | \$964,037,789 | \$8,598,518 | |

Annual Charges Sewer Services for Blayney and Millthorpe

For Residential Properties

A uniform sewerage charge will be applied to all residential customers in accordance with the Department of Environment, Climate Change and Water Best Practice sewer pricing guidelines.

Sewerage Charges have been set to meet the requirements of the State Government Best-Practice Management of Water and Sewerage guidelines that requires prices to be set based on long term strategic business planning and full cost recovery. The following wastewater (sewerage) service charges for 2018/19 are proposed:

| Residential | | | |
|------------------------------|----------------------|-------------------------|--------------------|
| | Access Charge | No of Properties | Total Yield |
| Connected | \$604 | 1,497 | \$904,188 |
| Vacant (Unconnected) | \$312 | 109 | \$34,008 |
| Estimated Total Yield | | | \$938,196 |

For Non-residential Properties

A two-part tariff, being a Connection Charge and a Usage Charge will be applied. Non-Residential properties include multiple occupancies, such as non-strata flats and units, and those properties which are categorised as "Business" for rating purposes.

The **Connection Charge** is determined by multiplying the access charge applicable to the water service connection size, by the Sewerage Discharge Factor (SDF).

The **Usage Charge** is the estimated % of a customer's water consumption that is discharged into the sewer. It is determined by multiplying the number of kilolitres of water consumed, by the SDF, and then by \$1.15.

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Council will issue sewer usage charges every three months in arrears, which will be included on the rates instalment notice.

The SDF is a customer's estimated volume discharged into the sewerage system to the customer's total water consumption. For non-residential properties the SDF varies based on the usage requirements of a customer's enterprise.

Note: The SDF will vary for individual properties, and is based upon NSW Office of Water, Liquid Trade Waste Regulation Guidelines – April 2009.

| Commercial (Non-Residential) | Annual Charge (Prior to SDF Factor) | No of Properties | Quarter Charge before SDF applied | Min. quarterly amount charged |
|-------------------------------------|--|-------------------------|--|--------------------------------------|
| 20mm Water Service | \$500 | 161 | \$ 125 | \$151 |
| 25mm Water Service | \$772 | 21 | \$ 193 | \$151 |
| 32mm Water Service | \$1,264 | 18 | \$ 316 | \$151 |
| 40mm Water Service | \$1,976 | 11 | \$ 494 | \$151 |
| 50mm Water Service | \$3,088 | 24 | \$ 772 | \$151 |
| 80mm Water Service | \$7,876 | 1 | \$1,974 | |
| 100mm Water Service | \$12,344 | 6 | \$3,086 | |
| 150mm Water Service | \$27,776 | 2 | \$6,944 | |
| Vacant/Unmetered | \$312 | 51 | | |
| Estimated Total Yield | | | | \$ 325,000 |

Proposed Liquid Trade Waste Charges for 2018/2019

| Commercial (Non-Residential) | Annual Fee | No of Properties |
|--|----------------------|-------------------------|
| Annual Trade Waste Fee | \$93 | 64 |
| Annual Trade Waste Fee (Large Dischargers Category 3) | \$347 | 1 |
| Liquid trade Waste User Charges with Trade Waste Agreement (Category 1, Category 2/2s) | \$1.90 | 23 |
| Liquid trade Waste User Charges with No Trade Waste Agreement | \$18.50 | 12 |
| Excess Mass Chargers for Category (3 Dischargers) | \$As per the table | |
| Water Testing Charges (if required) | \$250.00 per quarter | 1 |
| Estimated Total Yield | | \$59,580 |

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Annual Charges - Waste Management

Domestic Waste Management services are provided to the residents of Blayney, Millthorpe, Carcoar, Lyndhurst, Neville, Panuara, Newbridge, Hobbys Yards, Barry, Forest Reefs and specific rural areas. The service includes a weekly garbage collection service and a fortnightly recycling collection service.

Domestic Waste Management Charge and the Non-Domestic Waste Management Charge will be increased to reflect the increase in service costs.

A new Waste Management Levy is proposed for all properties in the Blayney Shire to create an equitable contribution by all residents towards the operation of the Blayney Waste Facility, in particular management and processing of recycling and green waste, which will incur a significant increase in costs.

It is proposed to continue public recycling stations throughout the Shire and that no charge will be imposed for the disposal of recyclable products and residential green waste when appropriately separated by local residents at the Blayney Waste Facility.

| Charge Category and Description | Annual Charge | No. of Properties |
|--|----------------------|--------------------------|
| Waste Management Levy | | |
| Waste Management Levy <i>This is waste management charge is applied to all properties funding waste disposal services for the Blayney Shire</i> | \$20 | 3,925 |
| Domestic Waste Management | | |
| Domestic Waste Management Service Charge <i>This is applied to properties that have a residence within the waste collection area.</i> | \$420 | 2,519 |
| Domestic Waste Management Availability Charge <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> | \$60 | 301 |
| Commercial (Non-Domestic) Waste Management | | |
| Non-Domestic Waste Management Service Charge <i>This is applied to properties for non-domestic properties within the waste collection area</i> | \$480 | 306 |
| Non-Domestic Waste Management Availability Charge <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> | \$60 | 20 |
| Extra Services | | |
| Additional Garbage Charge – per red bin | \$280 | 93 |
| Additional Recycling Charge – per yellow bin | \$220 | 24 |
| Total Yield | | \$1,333,940 |

Proposed Borrowings

Council Borrowings

Council determines borrowing requirements in conjunction with the review of its 10-year Long Term Financial Plan (LTFP). The borrowing of funds, if required, will be in accordance with Part 12 - Loans (Sections 621,622,623 and 624) of the Local Government Act and the Minister of Local Government Borrowing Order. The 2018/19 Operational Plan includes the following borrowings:

| | |
|------------------------------|-------------|
| CentrePoint major works | \$1,500,000 |
| Residential Land Development | \$1,320,000 |

Pricing Policy

The delivery of goods and services within available resources provides the frame work behind the determination of Council pricing structure. The recovery of costs in the provision of goods and services is considered central to the efficient operation of the organisation. Adherence to Council's pricing obligations under the Local Government Act 1993, the Local Government Regulations and other legislation may dilute Council's attempt to recover costs in the provision of some goods and services.

Council reserves the right to discount fees and charges below the cost of providing the product where it considers the benefits of this action represent the best interests of the community. Council has specifically identified that the use of the Community Centre and Sporting Facilities will be subsidised.

Council remains responsive to, but not bound by, the recommendations of other government authorities and other interested parties in relation to setting fees and charges. When determining costs Council recognises that the true costs include costs associated with the product such as administrative or supervisory costs. The true cost may also involve the recovery from current customers for future costs. Generally, Council endeavours to recover the cost of providing the goods and services, recognising its community service obligations and the ability to pay.

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Council reserves the right to discount fees and charges below the cost of providing the product where it considers the benefits of this action represent the best interests of the community. Council has specifically identified that the use of the Community Centre and

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Sporting Facilities will be subsidised which is aligned to the priorities of the Community Strategic Future Direction 4: Enhance facilities and networks that support Community, Sport, Heritage and Culture.

Council remains responsive to, but not bound by, the recommendations of other government authorities and other interested parties in relation to setting fees and charges. When determining costs Council recognises that, the true costs include costs associated with the product such as administrative or supervisory costs. The true cost may also involve the recovery from current customers for future costs.

Generally, Council endeavours to recover the cost of providing the goods and services, recognising its community service obligations and the ability to pay.

In accordance with section 608 of the *Local Government Act 1993* and other applicable legislation, Council charges and recovers approved fees for any services it provides as contained within its schedule of fees and charges.

All of Council's fees and charges are reviewed on an annual basis prior to the finalisation of Council's Annual Operational Plan. From time to time, other state agencies may alter statutory fees and these will be automatically updated on this website.

Section 608 authorises Council to charge and recover an approved fee for any service it provides other than a service provided on an annual basis for which it makes an annual charge under Section 501.

In determining its fees under Section 608, Council has taken into consideration the following factors as prescribed (Section 609):

- The cost to Council of providing the service
- The price suggested for that service by an relevant industry body or in any schedule of charges published from time to time by the department
- The importance of the service to the community
- Any factors specified in the regulations

Also in accordance with Section 404(5) of the Local Government Act, Council is not required to and does not provide any information in its Schedule of Fees of its pricing policy, which could confer a commercial advantage on a competition in respect to Council's business enterprises.

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The following are a summary of Council's Pricing policy applied to its Fees and Charges:

| Pricing Policy | Description |
|-----------------------|--|
| Statutory | This is the amount required to be charged by statute. Where this principle applies, Council has no discretionary power to alter the amount. |
| User Pay | The pricing for these services is set below the financial cost of providing the service. The fees received are expected to make a contribution towards the cost provision, with the balance being met from general revenues. The principles associated with this pricing category may include the following: <ul style="list-style-type: none">• Expected benefit to the community as a whole;• Benefit of service may be spread across a large number of users including unrelated third parties;• Objective is to enable maximum access to the service, particularly keeping lower income users in mind. |
| Regulatory | This is the amount determined by Council pursuant to powers under statute. Where this principle applies fee received covers up to amount legally recoverable. |

Goods and Services Tax

Goods and Services Tax (GST) of 10% is payable on several services provided by the Council. In general, GST will not be payable on regulated fees and charges, unless contestable. Fees and Charges regulated under the Local Government Act include planning and development fees, zoning, development application fees and dog registration fees. GST will be generally payable on non-regulated fees unless a specific exemption applies. This document identifies where GST is applicable or is not applicable.

* Please Note: Statutory fee as advised by responsible statutory authority are subject to change without notice

FEES AND CHARGES

| Administration | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|--|-------------------|-------------------|-----------|-------------|-------------------|
| Dishonoured Payments | | | | | |
| Fee for returned payments (each instance) in addition to bank charge. | User Pay | \$ 17.50 | \$ 16.36 | \$ 1.64 | \$ 18.00 |
| Photocopying (Staff assisted copy charges) | | | | | |
| Black & White Copying | User Pay | | | | |
| - A4 Copies (each) | User Pay | \$ 3.00 | \$ 2.82 | \$ 0.28 | \$ 3.10 |
| - A3 Copies (each) | User Pay | \$ 3.50 | \$ 3.27 | \$ 0.33 | \$ 3.60 |
| - A2 Copies (each) | User Pay | \$ 19.00 | \$ 17.73 | \$ 1.77 | \$ 19.50 |
| - A1 Copies (each) | User Pay | \$ 22.50 | \$ 20.91 | \$ 2.09 | \$ 23.00 |
| - Double Sided - Above fee plus | User Pay | 50% + GST | | | |
| Colour Copying | | | | | |
| - A4 Copies (each) | User Pay | \$ 3.00 | \$ 2.82 | \$ 0.28 | \$ 3.10 |
| - A3 Copies (each) | User Pay | \$ 3.50 | \$ 3.27 | \$ 0.33 | \$ 3.60 |
| - A2 Copies (each) | User Pay | \$ 30.00 | \$ 28.18 | \$ 2.82 | \$ 31.00 |
| - A1 Copies (each) | User Pay | \$ 47.50 | \$ 44.55 | \$ 4.45 | \$ 49.00 |
| - Double Sided – Above fee plus | User Pay | 50% + GST | 50% + GST | | |
| GIS Search and Retrieve Information | | | | | |
| - A4 Sheet | User Pay | \$ 57.00 | \$ 53.64 | \$ 5.36 | \$ 59.00 |
| - A3 Sheet | User Pay | \$ 69.00 | \$ 65.00 | \$ 6.50 | \$ 71.50 |
| - A2 Sheet | User Pay | \$ 94.00 | \$ 88.18 | \$ 8.82 | \$ 97.00 |
| - A1 Sheet | User Pay | \$ 129.50 | \$ 121.82 | \$ 12.18 | \$ 134.00 |
| - A0 Sheet | User Pay | \$ 144.00 | \$ 135.45 | \$ 13.55 | \$ 149.00 |
| PA System Hire | | | | | |
| - PA System (per day) | User Pay | \$ 107.50 | \$ 100.91 | \$ 10.09 | \$ 111.00 |
| - Lectern (per day) | User Pay | \$ 56.00 | \$ 52.73 | \$ 5.27 | \$ 58.00 |
| - Security Deposit (Refundable) | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| Computer Projector Hire (Community Groups and Agencies Only) | | | | | |
| - Projector (per day) | User Pay | \$ 172.00 | \$ 161.82 | \$ 16.18 | \$ 178.00 |
| - Security Deposit (Refundable) | User Pay | \$ 100.00 | \$ 100.00 | | \$ 100.00 |
| Section 603 Certificates | | | | | |
| - Certificate Fee | Statutory ** | \$ 80.00 | \$ 80.00 | \$ - | \$ 80.00 |
| - Additional Urgent Fee (within 48hrs) | User Pay | \$ 65.00 | \$ 61.36 | \$ 6.14 | \$ 67.50 |
| - Refund / Cancellation Fee | User Pay | \$ 27.00 | \$ 25.45 | \$ 2.55 | \$ 28.00 |
| - Duplicate Certificate Fee | User Pay | \$ 53.00 | \$ 50.00 | \$ 5.00 | \$ 55.00 |
| Subpoena Charges | | | | | |
| - Ordinary Hours (per hour) | User Pay | \$ 268.00 | \$ 252.73 | \$ 25.27 | \$ 278.00 |
| - Overtime Hours (per hour) | User Pay | \$ 360.00 | \$ 339.09 | \$ 33.91 | \$ 373.00 |
| - Urgency Fee (<5 working days notice) | User Pay | \$ 95.00 | \$ 89.09 | \$ 8.91 | \$ 98.00 |
| *This fee includes the supply of information under the Workplace Injury Management and Workers Compensation Act 1998** | | | | | |

* Please Note: Statutory fee as advised by responsible statutory authority are subject to change without notice

| Administration | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|-------------------|--------------|-------------|-------------------|
| Property Enquiry | | | | | |
| Rate / Property / Valuation enquiry fee per property | | | | | |
| - Written (per hour) | User Pay | \$ 100.50 | \$ 94.55 | \$ 9.45 | \$ 104.00 |
| - Per 15 mins | User Pay | \$ 63.00 | \$ 59.09 | \$ 5.91 | \$ 65.00 |
| Transfer Register | | | | | |
| - Viewing of Register (per 30 minutes) | User Pay | \$ 31.00 | \$ 29.09 | \$ 2.91 | \$ 32.00 |
| Staff Costs | | | | | |
| - General Manager/Directors per hour | User Pay | \$ 277.50 | \$ 261.36 | \$ 26.14 | \$ 287.50 |
| - Managers per hour | User Pay | \$ 221.50 | \$ 208.18 | \$ 20.82 | \$ 229.00 |
| - Clerical/Admin Staff per hour | User Pay | \$ 165.50 | \$ 155.45 | \$ 15.55 | \$ 171.00 |
| - Works Staff per hour | User Pay | Actual + 30% | Actual + 30% | 10% | Actual + 30% |
| - WBC Alliance | User Pay | Cost + 10% | Cost + 10% | 10% | Cost + 10% |
| - Faxing and Emailing of Documents | User Pay | Actual + 30% | Actual + 30% | 10% | Actual + 30% |
| Access to Information – Government Information (Public Access) Act 2009 | | | | | |
| Formal Application | | | | | |
| - Processing Fee | Statutory ** | \$ 30.00 | \$ 30.00 | | \$ 30.00 |
| - Processing Charge (per hour) | Statutory ** | \$ 30.00 | \$ 30.00 | | \$ 30.00 |
| Internal Review | | | | | |
| - Processing Fee | Statutory ** | \$ 40.00 | \$ 40.00 | | \$ 40.00 |
| *Note: Applicants are entitled to a 50% reduction of processing charges on financial hardship grounds or if the information required is of special benefit to the public generally. | | | | | |
| Business Paper Supply | | | | | |
| - Supply of Business Paper per month (other than current month's Council meeting) | Regulatory | \$ 36.00 | \$ 33.64 | \$ 3.36 | \$ 37.00 |
| - Additional Postage & Handling Charge | Regulatory | \$ 26.00 | \$ 24.55 | \$ 2.45 | \$ 27.00 |
| Corporate Plan Supply (CSP/DP or OP) | | | | | |
| - Supply of either Community Strategic Plan, Delivery Program or Operational Plan | Regulatory | \$ 58.00 | \$ 54.55 | \$ 5.45 | \$ 60.00 |
| Rates | | | | | |
| Copy of rates/instalment notice | User Pay | \$ 20.00 | \$ 19.09 | \$ 1.91 | \$ 21.00 |
| Processing fee -refund overpayment of rates | User Pay | \$ 30.00 | \$ 28.18 | \$ 2.82 | \$ 31.00 |
| Accrual of Interest on Overdue Rates and Charges (per Sect 566 Local Government Act 1993) Hardship provisions apply under Council policy and the Local Government Act 1993. | Statutory ** | 7.5% | 7.5% | | 7.5% |
| Debt Recovery on Overdue Rates and Charges | Cost Recovery | Actual Cost | Actual Cost | | Actual Cost |

* Please Note: Statutory fee as advised by responsible statutory authority are subject to change without notice

| Engineering | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|--|-------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Application for Change of Street Number and Address | | | | | |
| - Application Fee | User Pay | \$ 368.50 | \$ 347.27 | \$ 34.73 | \$ 382.00 |
| - Administration Fee (if approved) | User Pay | \$ 172.00 | \$ 161.82 | \$ 16.18 | \$ 178.00 |
| Permanent Road Closure | | | | | |
| - Application for Closing of Public Road (Applicant to pay all fees to external parties) | Regulatory | \$ 300.00 | \$ 282.27 | \$ 28.23 | \$ 310.50 |
| Temporary Road Closure | | | | | |
| Advertising fee for temporary closures for festivals etc | Regulatory | Actual Cost + 30% | Actual Cost + 30% Admin | 10% | Actual Cost + 30% |
| Driveway Access Levels | | | | | |
| - Inspection Fee | User Pay | \$ 100.50 | \$ 94.55 | \$ 9.45 | \$ 104.00 |
| - Design Fee | User Pay | \$ 190.50 | \$ 179.55 | \$ 17.95 | \$ 197.50 |
| Rural Address Numbers | User Pay | \$ 28.00 | \$ 26.36 | \$ 2.64 | \$ 29.00 |
| Kerb and Gutter Security Deposits | | | | | |
| Where a concrete kerb and gutter or footpath exists outside a development site (per lineal metre) | | | | | |
| - Kerb and Gutter | User Pay | \$ 25.00 | \$ 26.00 | \$ - | \$ 26.00 |
| - Minimum Charge | User Pay | \$ 445.00 | \$ 460.00 | \$ - | \$ 460.00 |
| - Up to 1200mm wide footpaths | User Pay | \$ 25.00 | \$ 26.00 | \$ - | \$ 26.00 |
| - Minimum Charge | User Pay | \$ 445.00 | \$ 460.00 | \$ - | \$ 460.00 |
| - Up to 2400mm wide footpaths | User Pay | \$ 38.00 | \$ 39.00 | \$ - | \$ 39.00 |
| - Minimum Charge | User Pay | \$ 725.00 | \$ 750.00 | \$ - | \$ 750.00 |
| Inspections – Road Construction | | | | | |
| Charge for inspections in respect of road construction by private developers. | | | | | |
| - Inspection of Construction Site (per lineal metre) | User Pay | \$ 13.00 | \$ 12.27 | \$ 1.23 | \$ 13.50 |
| Bond – Civil Construction | | | | | |
| Bond for civil construction works to be included in Councils Asset Register, to be held per time frame specified in Development Application. | User Pay | 5% of total Civil Construction Costs. | 5% of total Civil Construction Costs. | 5% of total Civil Construction Costs. | 5% of total Civil Construction Costs. |

* Please Note: Statutory fee as advised by responsible statutory authority are subject to change without notice

| Engineering | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|-------------------|-------------------|-------------|-------------------|
| Street Signs | | | | | |
| Charge for provision of street sign in new subdivision development. | | | | | |
| - Provision and installation of each sign | User Pay | \$ 419.00 | \$ 394.55 | \$ 39.45 | \$ 434.00 |
| Street Trees | | | | | |
| Charge for provision of street trees in new subdivision development | | | | | |
| - Provision and installation of street trees per lot | User Pay | \$ 221.50 | \$ 209.09 | \$ 20.91 | \$ 230.00 |
| Emergency Services & Fire Protection | | | | | |
| Receive Annual Fire Safety Statement | | | | | |
| | User Pay | \$ 38.00 | \$ 35.45 | \$ 3.55 | \$ 39.00 |
| Follow-up/Reminder Overdue Fire Safety Certificate | | | | | |
| | User Pay | \$ 38.00 | \$ 35.45 | \$ 3.55 | \$ 39.00 |
| Animal Control | | | | | |
| Dog & Cat Registrations | | | | | |
| Companion Animals Act | | | | | |
| Fees set by legislation for lifetime of animal: | | | | | |
| - Non-desexed Animal | Statutory ** | \$ 201.00 | \$ 201.00 | | \$ 207.00 |
| - Registered Breeder Animal Registration | Statutory ** | \$ 53.00 | \$ 53.00 | | \$ 57.00 |
| - Desexed Animal | Statutory ** | \$ 53.00 | \$ 53.00 | | \$ 57.00 |
| - Pensioner Desexed Animal | Statutory ** | \$ 22.00 | \$ 22.00 | | \$ 24.00 |
| - Inspection of Restricted, Menacing and Dangerous Dog Enclosures | Statutory ** | \$ 150.00 | \$ 150.00 | | \$ 150.00 |
| Council pricing reflects nature of service, costs and classification of animal. | | | | | |
| Dog & Cat Impounding | | | | | |
| Impounding of Dogs | | | | | |
| - per dog for first impounding | User Pay | \$ 54.00 | \$ 50.91 | \$ 5.09 | \$ 56.00 |
| - for any subsequent impounding | User Pay | \$ 108.00 | \$ 101.82 | \$ 10.18 | \$ 112.00 |
| Sustenance of Dogs whilst impounded (per day or part thereof) | User Pay | \$ 16.00 | \$ 14.55 | \$ 1.45 | \$ 16.00 |
| Sale of Impounded Dogs | | | | | |
| - Desexed Animal (plus microchipping & registration) | User Pay | \$ 11.00 | \$ 10.91 | \$ 1.09 | \$ 12.00 |
| - Non Desexed Animal (plus microchipping & registration) | User Pay | \$ 35.00 | \$ 33.64 | \$ 3.36 | \$ 37.00 |
| - Council microchipping fee | User Pay | \$ - | \$ 23.64 | \$ 2.36 | \$ 26.00 |
| Cat Trap / Dog Trap | | | | | |
| - Weekly Hire | User Pay | \$ 26.00 | \$ 24.55 | \$ 2.45 | \$ 27.00 |
| - Deposit (Refundable) | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| - Trap Replacement – in the event that the trap is lost or needs to be replaced | User Pay | \$ 455.00 | \$ 429.09 | \$ 42.91 | \$ 472.00 |
| Straying Livestock | | | | | |
| - Per incident of impounding plus transport fee below | User Pay | \$ 166.00 | \$ 156.36 | \$ 15.64 | \$ 172.00 |
| - Per incident of impounding without transport | User Pay | \$ 64.00 | \$ 60.00 | \$ 6.00 | \$ 66.00 |
| Transport Fee | | | | | |
| - Actual cost of transport plus 30% | | Actual Cost + 30% | Actual Cost + 30% | | Actual Cost + 30% |
| Livestock Impounding | | | | | |
| Sustenance whilst impounded per head per day: | | | | | |
| - Horses & Cattle | User Pay | \$ 42.00 | \$ 40.00 | \$ 4.00 | \$ 44.00 |
| - Sheep | User Pay | \$ 20.00 | \$ 19.09 | \$ 1.91 | \$ 21.00 |
| - All Other Animals | User Pay | \$ 20.00 | \$ 19.09 | \$ 1.91 | \$ 21.00 |
| Veterinary Costs whilst impounded | User Pay | Full Cost | Full Cost | 10% | Full Cost |
| Loss or Damage caused by straying stock including repairs | User Pay | Full Cost | Full Cost | 10% | Full Cost |
| Impounding Articles | | | | | |
| - Per incident of impounding plus transport fee | User Pay | \$ 274.00 | \$ 258.18 | \$ 25.82 | \$ 284.00 |
| - Storage fee – per article per day | User Pay | \$ 26.00 | \$ 24.55 | \$ 2.45 | \$ 27.00 |
| - Notification / incident | User Pay | \$ 90.00 | \$ 85.45 | \$ 8.55 | \$ 94.00 |

* Please Note: Statutory fee as advised by responsible statutory authority are subject to change without notice

| Animal Control | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|--------------------------|--------------------------|-----------------|--------------------|--------------------------|
| Transport Fee | | | | | |
| - Actual cost of transport plus 30%. | | Actual + 30% | Actual + 30% | 10% | Actual + 30% |
| Ranger / Staff Duties | | | | | |
| - Per Hour (incl. vehicle cost) | User Pay | \$ 165.50 | \$ 156.36 | \$ 15.64 | \$ 172.00 |
| Environmental Health Services | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
| Health Act | | | | | |
| - Registration | | | | | Nil |
| - Barber/Hairdressers, Beauty Salon & Skin Penetration Premise Inspection | Regulatory | \$ 125.00 | \$ 125.00 | \$ - | \$ 125.00 |
| - Cooling Tower | Statutory | \$ 100.00 | \$ - | \$ - | \$ 100.00 |
| Food Act | | | | | |
| Annual Administration Charge | | | | | \$ 160.00 |
| Inspection fee - Medium & High Risk Food Premises | Cost Recovery | \$ 155.00 | \$ 160.00 | \$ - | \$ 160.00 |
| Inspection fee - Low Risk Food Premises | Cost Recovery | \$ 78.00 | \$ 80.00 | \$ - | \$ 80.00 |
| Re Inspection fee | Cost Recovery | | | | \$ 160.00 |
| Improvement Notice | Regulatory | \$ 330.00 | \$ 330.00 | \$ - | \$ 330.00 |
| Events (markets, shows etc) | | | | | |
| - Registration | Cost Recovery | | | | Nil |
| - inspection of Temporary Food Premises (whole event, multiple premises) | Cost Recovery | \$ 400.00 | \$ 414.00 | \$ - | \$ 414.00 |
| - Temporary Food Premises Inspection (Individual Event) | Cost Recovery | \$ 40.00 | \$ 41.00 | \$ - | \$ 41.00 |
| Giving Effect to an Order | | | | | |
| - Administration Fee | User Pay | \$ 510.00 | \$ 528.00 | \$ - | \$ 528.00 |
| Amusement Devices | | | | | |
| Inspection Fees | | | | | |
| - Major Ride | Regulatory | \$ 33.00 | \$ 33.00 | | \$ 33.00 |
| - Minor Ride | Regulatory | \$ 23.00 | \$ 23.00 | | \$ 23.00 |
| Additional Late Application Fee (Less than 72 hours notice) | Regulatory | \$ 201.00 | \$ 201.00 | | \$ 201.00 |

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| Local Government Act | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|--|-------------------|-------------------|-----------------|-------------|-------------------|
| Activities Requiring Approval from Council - S.68 of the Local Government Act 1993 | | | | | |
| Part A – Structures or places of public entertainment | | | | | |
| 1. Install a manufactured home on an allotment (includes certificate of completion) | User Pay | \$ 750.00 | \$ 775.00 | \$ - | \$ 775.00 |
| Part B – Water supply, sewerage & stormwater drainage work | | | | | |
| - General | User Pay | \$ 300.00 | \$ 310.00 | \$ - | \$ 310.00 |
| - Drainage works for new dwellings and dwelling alterations in an area serviced by sewer mains | User Pay | \$ 300.00 | \$ 310.00 | \$ - | \$ 310.00 |
| - Drainage works for new dwellings and dwelling alterations not in an area serviced by sewer mains including new geotech system | User Pay | \$ 500.00 | \$ 518.00 | \$ - | \$ 518.00 |
| - Drainage works for new dwellings and dwelling alterations not in an area serviced by sewer mains (no new geotech system required) | User Pay | \$ 300.00 | \$ 310.00 | \$ - | \$ 310.00 |
| - Drainage works for commercial and/or industrial development PLUS \$25 for each; closet, urinal, sanitary fitting, kitchen / laundry sink, shower or the like | User Pay | \$ 25.00 | \$ 26.00 | \$ - | \$ 25.00 |
| Part C – Management of waste | | | | | |
| - General | User Pay | | \$ 259.00 | \$ - | \$ 259.00 |
| - Septic tank - approval to operate | User Pay | | \$ - | \$ - | \$ 160.00 |
| Part D – Community Land | | | | | |
| - General | User Pay | \$ 250.00 | \$ 259.00 | \$ - | \$ 259.00 |
| Part E – Public Roads | | | | | |
| - General | User Pay | | \$ 259.00 | \$ - | \$ 259.00 |
| Part F – Other | | | | | |
| - General | User Pay | \$ 250.00 | \$ 259.00 | \$ - | \$ 259.00 |
| - Approval to operate Caravan Park, camping ground or manufactured home estate (does not include State Government levy of \$2.70 per site) | User Pay | \$ 500.00 | \$ 518.00 | \$ - | \$ 518.00 |
| PLUS per site | User Pay | 5.00 per site | \$5.20 per site | \$ - | \$5.20 per site |
| - Approval to operate primitive camping ground (does not include State Government Levy of \$2.70 per site) | User Pay | \$ 500.00 | \$ 518.00 | \$ - | \$ 518.00 |
| PLUS per site | User Pay | 5.00 per site | \$5.20 per site | \$ - | \$5.20 per site |
| - Manufactured Homes Estates | User Pay | \$ 500.00 | \$ 518.00 | \$ - | \$ 518.00 |
| PLUS per site | User Pay | 5.00 per site | \$5.20 per site | \$ - | \$5.20 per site |
| - Application for renewal of an approval or for annual inspection of Caravan Park, camping ground or manufactured home estate | User Pay | \$ 500.00 | \$ 518.00 | \$ - | \$ 518.00 |
| PLUS per site | User Pay | 5.00 per site | \$5.20 per site | | \$5.20 per site |
| Permanent Structure within Footpaths - s611 Roads Act 1993 | | | | | |
| - Per square metre per annum | User Pay | \$ 95.00 | \$ 89.09 | \$ 8.91 | \$ 98.00 |

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| Development | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|--|---|-------------|--|
| File maintenance (Admin Fee) | User Pay | \$ 100.00 | \$ 100.00 | | \$ 100.00 |
| Hard copy correspondence and scanning fee | User Pay | | \$ 100.00 | | \$ 100.00 |
| Section 10.7 Certificates (clause 259 reg) | | | | | |
| - Standard Certificate | Statutory ** | \$ 53.00 | | | \$ 53.00 |
| - Certificate requiring additional information | Statutory ** | \$ 80.00 | | | \$ 80.00 |
| - Additional Urgent Fee (within 48hrs) | User Pay | \$ 145.00 | \$ 136.36 | \$ 13.64 | \$ 150.00 |
| Planning Proposal Application | | | | | |
| - Consistent with strategy | User Pay | \$ 3,500.00 | \$ 3,625.00 | \$ - | \$ 3,625.00 |
| - Inconsistent with strategy | User Pay | \$ 7,500.00 | \$ 7,760.00 | \$ - | \$ 7,760.00 |
| General Records Search | | | | | |
| - Search of Building Records (per hour or part thereof) | User Pay | \$ 165.50 | \$ 156.36 | \$ 15.64 | \$ 172.00 |
| Application under Section 8.2 EPA Act | | | | | |
| Review of Council Decision | Regulatory | As prescribed in the EP&A Regulation 2000 (257) | As prescribed in the EP&A Regulation 2000 (257) | | As prescribed in the EP&A Regulation 2000 (257) |
| Erection of a building or carrying out work (based on cost of development) (Cl.246B REG) | | | | | |
| (a) Development up to \$5,000 estimated cost | Statutory** | \$ 100.00 | | | \$ 100.00 |
| (b) Development \$5,001 to \$50,000 | Statutory** | \$170.00 + \$3.00 per \$1,000 (or part thereof) of the estimated cost | | | \$170.00 + \$3.00 per \$1,000 (or part thereof) of the estimated cost |
| (c) Between \$50,001 to \$250,000 | Statutory** | \$352.00 + \$3.64 per \$1,000 (or part thereof) over \$50,000 | | | \$352.00 + \$3.64 per \$1,000 (or part thereof) over \$50,000 |
| (d) **Between \$250,001 to \$500,000 | Statutory** | \$1,160.00 + \$2.34 per \$1,000 (or part thereof) over \$250,000 | | | \$1,160.00 + \$2.34 per \$1,000 (or part thereof) over \$250,000 |
| (e) **Between \$500,001 to \$1,000,000 | Statutory** | \$1,745.00 + \$1.64 per \$1,000 (or part thereof) over \$500,000 | | | \$1,745.00 + \$1.64 per \$1,000 (or part thereof) over \$500,000 |
| (f) **Between \$1,000,001 to \$10,000,000 | Statutory** | \$2,615.00 + \$1.44 per \$1,000 (or part thereof) over \$1,000,000 | | | \$2,615.00 + \$1.44 per \$1,000 (or part thereof) over \$1,000,000 |
| (g) **Over \$10,000,000 | Statutory** | \$15,875.00 + \$1.19 per \$1,000 (or part thereof) over \$10,000,000 | | | \$15,875.00 + \$1.19 per \$1,000 (or part thereof) over \$10,000,000 |
| ** INCLUDES an additional DA fee imposed by the State Government of 0.064 cents in the dollar (or \$64.00 per \$100,000) on developments valued at over \$50,000 (for implementation of planning NSW 'planFIRST' scheme). | | | | | |

* Please Note: Statutory fee as advised by responsible statutory authority are subject to change without notice

| Development | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|--|-------------------|-------------------|-------------|-------------|-------------------|
| Dwelling House and not exceeding \$100,000 (Cl.247 REG) | Statutory** | \$ 455.00 | | | \$ 455.00 |
| Development not involving building work or subdivision (Cl.250 REG) | Statutory** | \$ 285.00 | | | \$ 285.00 |
| Development to a Heritage Listed Item | | | | | |
| (a) Items listed in Schedule 5 Heritage items of Blayney LEP 2012 | User Pay | Nil | | | Nil |
| (b) Items of significance listed in the Blayney Community Based Heritage Study | User Pay | Nil | | | Nil |
| (c) Items for which Heritage grant funding has been approved by Council | User Pay | Nil | | | Nil |
| NB: Construction Certificate File Maintenance and Compliance Inspection Fees Apply | | | | | |
| Development | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
| Subdivision of Land (EP & A Reg. 249) | | | | | |
| (a) (i) Subdivision (opening of public road) | Statutory** | \$ 665.00 | \$ 665.00 | | \$ 665.00 |
| Plus per additional lot | Statutory** | \$ 65.00 | \$ 65.00 | | \$ 65.00 |
| (ii) Subdivision (not involving opening of public road) | Statutory** | \$ 330.00 | \$ 330.00 | | \$ 330.00 |
| Plus per additional lot | Statutory** | \$ 53.00 | \$ 53.00 | | \$ 53.00 |
| (b) Strata- State Significant | Statutory** | \$ 330.00 | \$ 330.00 | | \$ 330.00 |
| Plus per additional lot | Statutory** | \$ 65.00 | \$ 65.00 | | \$ 65.00 |
| (c) Registration & Release fee | User Pay | \$ 131.50 | \$ 136.00 | | \$ 136.00 |
| (d) Subdivision and or strata certificate | User Pay | \$ 214.00 | \$ 222.00 | | \$ 222.00 |
| plus per lot numbered on the plan | User Pay | \$ 52.00 | \$ 54.00 | | \$ 54.00 |
| Designated Development (EP & A Reg. 251) | Statutory** | \$ 920.00 | \$ 920.00 | | \$ 920.00 |
| Integrated Development Referral fee (Per Agency) (EP & A Reg. 253(4)) | Statutory** | \$ 320.00 | \$ 320.00 | | \$ 320.00 |
| Concurrence Fee (Additional) (EP & A Reg. 252A) | Statutory** | \$ 140.00 | \$ 140.00 | | \$ 140.00 |
| Development requiring advertising or notification (EP & A Reg. 252) | | | | | |
| (a) Designated Development | Statutory** | \$ 2,220.00 | \$ 2,220.00 | | \$ 2,220.00 |
| (b) Prohibited & Other Advertised Development | Statutory** | \$ 1,105.00 | \$ 1,105.00 | | \$ 1,105.00 |
| (c) Development Requiring Notice | Statutory** | \$ 1,105.00 | \$ 1,105.00 | | \$ 1,105.00 |
| (d) Adjoining Owner Notification (DCP or EPI) | User Pay | \$ 155.00 | \$ 160.00 | | \$ 160.00 |

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| Development | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|--|-----------|-------------|--|
| Use of Footpath as per Council Policy | User Pay | \$ 126.50 | \$ 131.00 | \$ - | \$ 131.00 |
| Section 96 Modification (EP & A Reg. 258) | | | | | |
| Application Fee | | | | | |
| (i) Section 4.55(1) of the Act (Cl.258 EPA REG) - Minor | Statutory** | \$ 71.00 | | | \$ 71.00 |
| (ii) Section 4.55(1A) of the Act (Cl.258(1A) EPA REG) - involving minimal environmental impact: | Statutory** | 50 % of the original fee OR \$645.00, whichever is < | | | 50 % of the original fee OR \$645.00, whichever is < |
| (iii) Section 4.55(2) or Section 4.56 of the Act (Cl.258(2) EPA REG) - Major | | | | | |
| - If original fee less than \$100.00 | Statutory** | 50% of original fee | | | 50% of original fee |
| - If original fee was \$100.00 or more | | | | | |
| (i) If the DA does not involve the erection of a building, the carrying out of a work, or the demolition | Statutory** | 50% of original fee | | | 50% of original fee |
| (ii) If the DA is for the erection of dwelling with a cost of \$100,000 or less | Statutory** | \$ 190.00 | | | \$ 190.00 |
| Plus an additional amount if notice of the application is required to be given under Section 4.55(2) or 4.56 of the Act | Statutory** | \$ 665.00 | | | \$ 665.00 |
| Building Entitlement (Existing Holding Search) | | | | | |
| Includes investigation into compliance with BLEP '2012 clause 4.2A(s), dwellings in rural zones | User Pay | \$ 350.00 | \$ 362.00 | \$ - | \$ 362.00 |
| Refund of Fees | | | | | |
| (a) DA fee after issue of consent | User Pay | nil | nil | | |
| (b) DA fee after lodgement, but prior to issue of consent | User Pay | 50% or \$242.00 whichever is < | | | 50% or \$242.00 whichever is < |
| (c) Construction Certificate fee after issue of construction certificate | User Pay | nil | | | nil |
| (d) Construction Certificate fee after lodgement, but prior to issue of construction certificate | User Pay | 50% or \$126.00 whichever is < | | | 50% or \$126.00 whichever is < |
| (e) Septic Tank/Sewer after issued consent | User Pay | nil | | | nil |
| (f) Septic Tank/Sewer prior to issues consent | User Pay | 50% | | | 50% |
| (g) File maintenance | User Pay | nil | | | nil |
| (h) Compliance Certificate fees where inspections are not carried out | User Pay | 100% | | | 100% |

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| Construction | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|-------------------------|---------------|-------------|-------------------------|
| Long Service Leave Levy | | | | | |
| Payable on all building/construction work valued at \$25,000.00 or more | User Pay | 0.35% of cost of works | | | 0.35% of cost of works |
| | | | | | |
| Construction Certificates (includes engineering construction certificates) | | | | | |
| (a) Less than \$12,000 | User Pay | \$ 106.00 | \$ 100.91 | \$ 10.09 | \$ 111.00 |
| (b) Between \$12,001 and \$100,000 (PLUS \$5.00 per \$1,000 over \$12,000) | User Pay | \$ 160.00 | \$ 150.91 | \$ 15.09 | \$ 166.00 |
| (c) Between \$100,001 and \$500,000 (PLUS \$20.00 per \$5,000 over \$100,000) | User Pay | \$ 536.00 | \$ 504.55 | \$ 50.45 | \$ 555.00 |
| (d) Between \$500,001 and \$1,000,000 (PLUS \$15.00 per \$5,000 over \$500,000) | User Pay | \$ 2,142.00 | \$ 2,016.36 | \$ 201.64 | \$ 2,218.00 |
| (e) Greater than \$1,000,000 (PLUS \$75.00 per \$50,000 over \$1,000,000) | User Pay | \$ 4,285.00 | \$ 4,031.82 | \$ 403.18 | \$ 4,435.00 |
| <i>Note: The General Manager can authorise reduced fees for construction certificates on an individual basis where the value of development exceeds \$1,000,000</i> | | | | | |
| (f) Engineering Works | User Pay | \$ 258.50 | \$ 243.64 | \$ 24.36 | \$ 268.00 |
| (g) Alternate Solution | User Pay | by assessment | by assessment | | by assessment |
| | | | | | |
| Complying Development Certificate | | | | | |
| (a) Less than \$12,000 | User Pay | \$ 321.00 | \$ 302.73 | \$ 30.27 | \$ 333.00 |
| (b) Between \$12,001 and \$50,000 | User Pay | \$ 536.00 | \$ 504.55 | \$ 50.45 | \$ 555.00 |
| (c) Between \$50,001 and \$100,000 | User Pay | \$ 1,071.00 | \$ 1,008.18 | \$ 100.82 | \$ 1,109.00 |
| (d) Between \$100,001 and \$500,000 | User Pay | \$ 1,606.00 | \$ 1,513.64 | \$ 151.36 | \$ 1,665.00 |
| (e) Between \$500,001 and \$1,000,000 | User Pay | \$ 2,678.00 | \$ 2,522.73 | \$ 252.27 | \$ 2,775.00 |
| (f) Greater than \$1,000,000 | User Pay | \$ 5,356.00 | \$ 5,040.91 | \$ 504.09 | \$ 5,545.00 |
| PLUS Compliance Certificate Fees & File Maintenance Fees | | | | | |
| | | | | | |
| Building Certificate 6.23 (EP & A Reg. 260) | | | | | |
| (a) Floor area of building or part not exceeding 200m2 | Statutory** | \$ 250.00 | | | \$ 250.00 |
| (b) Floor area of building exceeding 200m2 but less than 2,000m2 | Statutory** | \$ 250.00 | | | \$ 250.00 |
| Plus: If > 200m2 | Statutory** | \$0.50/m2 | | | \$0.50/m2 |
| (c) Floor area exceeding 2,000m2 | Statutory** | \$ 1,165.00 | | | \$ 1,165.00 |
| Plus: If > 2,000m2 | Statutory** | \$0.75/m2 | | | \$0.75/m2 |
| | | | | | |
| Construction Inspections | | | | | |
| (a) Per inspection - Council PCA | User Pay | \$ 160.00 | \$ 150.91 | \$ 15.09 | \$ 166.00 |
| (b) Package of 4 inspections | User Pay | \$ 803.00 | \$ 545.45 | \$ 54.55 | \$ 600.00 |
| (c) Re-Inspection | User Pay | \$ 160.00 | \$ 150.91 | \$ 15.09 | \$ 166.00 |
| (d) Per Inspection - Private PCA | User Pay | \$ 322.00 | \$ 303.64 | \$ 30.36 | \$ 334.00 |
| | | | | | |
| Inspection of a building to be relocated | User Pay | \$357 + travelling cost | | | \$368 + travelling cost |

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| Construction | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|--|-------------------|-------------------|-----------------|-------------|-------------------|
| Accredited Certifiers | | | | | |
| Engagement of accredited certifiers from private sector or other councils to undertake Council Certification Functions | User Pay | Full Cost + 20% | Full Cost + 20% | | Full Cost + 30% |
| Private Certifier Fee (EP & A Reg. 263) | Statutory** | \$ 36.00 | | | \$ 36.00 |
| Swimming Pools | | | | | |
| - Registering Pool on Behalf of Owner | Statutory ** | \$ 10.00 | \$ 9.09 | \$ 0.91 | \$ 10.00 |
| - Initial Inspection Fee | Statutory ** | \$ 150.00 | \$ 136.36 | \$ 13.64 | \$ 150.00 |
| - Reinspection fee resulting from initial inspection | Statutory ** | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| Waste Management | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
| Residential and Small Business waste | | | | | |
| 20L Drum | User Pay | \$ 2.00 | \$ 1.82 | \$ 0.18 | \$ 2.00 |
| Bag (up to 60L) per bag | User Pay | \$ 3.00 | \$ 2.73 | \$ 0.27 | \$ 3.00 |
| 240L wheelie bin sorted | User Pay | \$ 6.00 | \$ 5.45 | \$ 0.55 | \$ 6.00 |
| 240L wheelie bin unsorted | User Pay | \$ 14.00 | \$ 12.73 | \$ 1.27 | \$ 14.00 |
| Timber Waste (processed timber inc. builders timber and furniture (per m ³)) | User Pay | \$14.00 | \$ 12.73 | \$ 1.27 | \$ 14.00 |
| unsorted waste (per m ³) | User Pay | \$ 52.00 | \$ 49.09 | \$ 4.91 | \$ 54.00 |
| Sorted waste (per m ³) | User Pay | \$ 26.00 | \$ 24.55 | \$ 2.45 | \$ 27.00 |
| Bricks & Concrete (sorted no other waste)(per m3) | User Pay | \$ 26.00 | \$ 24.55 | \$ 2.45 | \$ 27.00 |
| Resource Recovery Items (provided they are; not contaminated; are already separated; and do not go into landfill; | | | | | |
| Residential Green Waste (organic material including inc. grass clippings and branches etc.) | | Nil | Nil | Nil | Nil |
| Clean Fill | | Nil | Nil | Nil | Nil |
| Light and Heavy Steel | | Nil | Nil | Nil | Nil |
| Motor Vehicles | | Nil | Nil | Nil | Nil |
| Glass containers | | Nil | Nil | Nil | Nil |
| Aluminium Cans | | Nil | Nil | Nil | Nil |
| Plastic Bottles | | Nil | Nil | Nil | Nil |
| Cardboard and Paper | | Nil | Nil | Nil | Nil |
| E-Waste Items (all computer, ancillary computer items and televisions) | | Nil | Nil | Nil | Nil |
| Commercial Waste | | | | | |
| Commercial green/timber waste requiring mulching (per m ³) | User Pay | \$ 52.00 | \$ 23.64 | \$ 2.36 | \$ 26.00 |
| Commercial waste per tonne (weighbridge receipt provided) | User Pay | \$ 154.00 | \$ 144.55 | \$ 14.45 | \$ 159.00 |
| Commercial waste (per m3) | User Pay | \$ 214.00 | \$ 201.82 | \$ 20.18 | \$ 222.00 |
| Commercial construction & demolition waste (per m3) | User Pay | \$ 52.00 | \$ 49.09 | \$ 4.91 | \$ 54.00 |
| Tyres | | | | | |
| Car | User Pay | \$ 14.00 | \$ 12.73 | \$ 1.27 | \$ 14.00 |
| Truck/small tractor | User Pay | \$ 26.00 | \$ 24.55 | \$ 2.45 | \$ 27.00 |
| Tractor (large greater than 1m diameter) | User Pay | \$ 161.00 | \$ 151.82 | \$ 15.18 | \$ 167.00 |
| Tyre components (cut up tyres per m ³) | User Pay | \$ 84.00 | \$ 79.09 | \$ 7.91 | \$ 87.00 |
| Lounges & mattresses | | | | | |
| Single lounge or mattress | User Pay | \$ 7.00 | \$ 6.36 | \$ 0.64 | \$ 7.00 |
| Double lounge or mattress | User Pay | \$ 16.00 | \$ 14.55 | \$ 1.45 | \$ 16.00 |
| Animals | | | | | |
| Small carcasses (cats, dogs, sheep and goats) | User Pay | \$ 14.00 | \$ 12.73 | \$ 1.27 | \$ 14.00 |
| Large carcasses (cattle and horses) | User Pay | \$ 71.00 | \$ 66.36 | \$ 6.64 | \$ 73.00 |

* Please Note: Statutory fee as advised by responsible statutory authority are subject to change without notice

| Waste Management | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|-----------------------|-------------|-------------|-----------------------|
| Asbestos (must be triple wrapped in black plastic and sealed) | | | | | |
| Minimal (no more than a wheel-barrow) | User Pay | \$ 52.00 | \$ 49.09 | \$ 4.91 | \$ 54.00 |
| Within the local government area (per m ³) | User Pay | \$ 352.00 | \$ 331.82 | \$ 33.18 | \$ 365.00 |
| | | | | | |
| * Waste generated from outside the Local Government Area | User Pay | Subject to assessment | | 10% | Subject to assessment |
| Contaminated Material | User Pay | Subject to assessment | | 10% | Subject to assessment |
| Cemeteries | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
| Monumental Works | | | | | |
| Supply of plaques / interments performed by Funeral Directors. Council only provides for allocation of plots / niches & keeps records of reservations / interments. | | | | | |
| Cemetery Fees | | | | | |
| Reservation Fee (Fee deducted from final plot fee.) | User Pay | \$ 495.00 | \$ 466.36 | \$ 46.64 | \$ 513.00 |
| Monument Burial Plot Permit and Grave Fee: | User Pay | \$ 2,530.00 | \$ 2,381.82 | \$ 238.18 | \$ 2,620.00 |
| Lawn Cemetery Burial Plot | User Pay | \$ 2,530.00 | \$ 2,381.82 | \$ 238.18 | \$ 2,620.00 |
| Second Interment | User Pay | \$ 1,265.00 | \$ 1,190.91 | \$ 119.09 | \$ 1,310.00 |
| Re-Opening Fee | User Pay | \$ 605.00 | \$ 570.00 | \$ 57.00 | \$ 627.00 |
| Inspection Fee | User Pay | \$ 280.50 | \$ 264.55 | \$ 26.45 | \$ 291.00 |
| Interment of Infants (under 5 years) | User Pay | \$ 1,265.00 | \$ 1,190.91 | \$ 119.09 | \$ 1,310.00 |
| Exhumation Administration Fees | User Pay | \$ 6,132.00 | \$ 5,770.00 | \$ 577.00 | \$ 6,347.00 |
| Niche Walls (Blayney, Carcoar, Lyndhurst, Neville & Millthorpe) | User Pay | \$ 495.00 | \$ 466.36 | \$ 46.64 | \$ 513.00 |
| Interment of Ashes in Existing Grave Administration Fee | User Pay | \$ 495.00 | \$ 466.36 | \$ 46.64 | \$ 513.00 |
| Search Fees | | | | | |
| Cemetery Information required for Family Trees, locating graves, etc. | | | | | |
| - Per hour | User Pay | \$ 185.00 | \$ 174.55 | \$ 17.45 | \$ 192.00 |
| - Per 15 min (or part thereof) | User Pay | \$ 46.00 | \$ 42.73 | \$ 4.27 | \$ 47.00 |

* Please Note: Statutory fee as advised by responsible statutory authority are subject to change without notice

| Sewerage Services | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|-------------------|-----------|-------------|-------------------|
| Liquid Trade Waste | | | | | |
| Application Fee | User Pay | \$ 220.00 | \$ 228.00 | \$ - | \$ 228.00 |
| Application Fee (Large Dischargers - Category 3) | User Pay | \$ 370.00 | \$ 383.00 | \$ - | \$ 383.00 |
| Annual Trade Waste Fee | User Pay | \$ 90.00 | \$ 93.00 | \$ - | \$ 93.00 |
| Annual Trade Waste Fee (Large Dischargers - Category 3) | User Pay | \$ 335.00 | \$ 347.00 | \$ - | \$ 347.00 |
| (The annual charge will be invoiced in July each year) | | | | | |
| Water testing charge per test/per quarter | User Pay | \$ 250.00 | \$ 258.75 | \$ 25.88 | \$ 250.00 |
| Re-Inspection Fee | User Pay | \$ 82.00 | \$ 85.50 | \$ - | \$ 85.50 |
| Trade Waste Usage Charges for Category 1 with Prescribed Pre-Treatment (per KL) | User Pay | \$ - | \$ - | \$ - | |
| Trade Waste Usage Charges for Category 1 without Prescribed Pre-Treatment (per KL) | User Pay | \$ 1.80 | \$ 1.90 | \$ - | \$ 1.90 |
| Trade Waste Usage Charges for Category 2/2S with Prescribed Pre-Treatment (per KL) | User Pay | \$ 1.80 | \$ 1.90 | \$ - | \$ 1.90 |
| Trade Waste Usage Charges for Category 2/2S without Prescribed Pre-Treatment (per KL) | User Pay | \$ 18.00 | \$ 18.50 | \$ - | \$ 18.50 |
| Council will issue Category 1 and 2/2S trade waste usage every three months in arrears. | User Pay | \$ - | \$ - | \$ - | |

* Please Note: Statutory fee as advised by responsible statutory authority are subject to change without notice

| Sewerage Services | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|--|-------------------|-------------------|-------------|-------------|-------------------|
| Excess Mass Charges for Large Dischargers - Category 3 | | | | | |
| Total mass charges as calculated using individual parameter charges (U): | User Pay | \$ - | | | |
| Aluminium | User Pay | \$ 0.75 | \$ 0.78 | \$ - | \$ 0.78 |
| Ammonia (as Nitrogen) | User Pay | \$ 2.55 | \$ 2.65 | \$ - | \$ 2.65 |
| Arsenic | User Pay | \$ 82.45 | \$ 85.50 | \$ - | \$ 85.50 |
| Barium | User Pay | \$ 41.35 | \$ 42.75 | \$ - | \$ 42.75 |
| Biochemical Oxygen Demand (BOD) | User Pay | \$ 0.75 | \$ 0.80 | \$ - | \$ 0.80 |
| Boron | User Pay | \$ 0.75 | \$ 0.80 | \$ - | \$ 0.80 |
| Bromine | User Pay | \$ 16.50 | \$ 17.10 | \$ - | \$ 17.10 |
| Cadmium | User Pay | \$ 381.15 | \$ 395.00 | \$ - | \$ 395.00 |
| Chloride | User Pay | \$ - | | | |
| Chlorinated Hydrocarbons | User Pay | \$ 41.35 | \$ 43.00 | \$ - | \$ 43.00 |
| Chlorinated phenolics | User Pay | \$ 1,647.35 | \$ 1,705.00 | \$ - | \$ 1,705.00 |
| Chlorine | User Pay | \$ 1.80 | \$ 1.85 | \$ - | \$ 1.85 |
| Chromium | User Pay | \$ 27.40 | \$ 28.50 | \$ - | \$ 28.50 |
| Cobalt | User Pay | \$ 16.75 | \$ 17.25 | \$ - | \$ 17.25 |
| Copper | User Pay | \$ 16.75 | \$ 17.25 | \$ - | \$ 17.25 |
| Cyanide | User Pay | \$ 82.45 | \$ 86.00 | \$ - | \$ 86.00 |
| Fluoride | User Pay | \$ 4.05 | \$ 4.20 | \$ - | \$ 4.20 |
| Formaldehyde | User Pay | \$ 1.80 | \$ 1.85 | \$ - | \$ 1.85 |
| Oil and Grease (Total O & G) | User Pay | \$ 1.50 | \$ 1.55 | \$ - | \$ 1.55 |
| Herbicides/defoliant | User Pay | \$ 824.20 | \$ 853.00 | \$ - | \$ 853.00 |
| Iron | User Pay | \$ 1.80 | \$ 1.85 | \$ - | \$ 1.85 |
| Lead | User Pay | \$ 41.35 | \$ 43.00 | \$ - | \$ 43.00 |
| Lithium | User Pay | \$ 8.10 | \$ 8.40 | \$ - | \$ 8.40 |
| Manganese | User Pay | \$ 8.10 | \$ 8.30 | \$ - | \$ 8.30 |
| Mercaptans | User Pay | \$ 82.45 | \$ 86.00 | \$ - | \$ 86.00 |
| Mercury | User Pay | \$ 2,745.30 | \$ 2,842.00 | \$ - | \$ 2,842.00 |
| Methylene Blue Active Substances | User Pay | \$ 0.75 | \$ 0.80 | \$ - | \$ 0.80 |
| Molybdenum | User Pay | \$ 0.75 | \$ 0.80 | \$ - | \$ 0.80 |
| Nickel | User Pay | \$ 27.40 | \$ 28.50 | \$ - | \$ 28.50 |
| Nitrogen (as TKN – Total Kjeldahl Nitrogen) | User Pay | \$ 0.25 | \$ 0.50 | \$ - | \$ 0.50 |
| Organ arsenic Compounds | User Pay | \$ 824.20 | \$ 855.00 | \$ - | \$ 855.00 |
| Pesticides General (excludes organochlorines and organophosphates) | User Pay | \$ 824.20 | \$ 852.00 | \$ - | \$ 852.00 |
| Petroleum Hydrocarbons (non-flammable) | User Pay | \$ 2.80 | \$ 2.90 | \$ - | \$ 2.90 |
| Phenolic Compounds (non-chlorinated) | User Pay | \$ 8.10 | \$ 8.50 | \$ - | \$ 8.50 |
| Phosphorous (Total Phosphorous) | User Pay | \$ 1.80 | \$ 1.90 | \$ - | \$ 1.90 |
| Polynuclear aromatic hydrocarbons | User Pay | \$ 16.75 | \$ 17.50 | \$ - | \$ 17.50 |
| Selenium | User Pay | \$ 58.10 | \$ 60.00 | \$ - | \$ 60.00 |
| Silver | User Pay | \$ 1.50 | \$ 1.55 | \$ - | \$ 1.55 |
| Sulphate (SO4) | User Pay | \$ 0.25 | \$ 0.50 | \$ - | \$ 0.50 |
| Sulphide | User Pay | \$ 1.80 | \$ 1.85 | \$ - | \$ 1.85 |
| Sulphite | User Pay | \$ 1.80 | \$ 1.85 | \$ - | \$ 1.85 |

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| Sewerage Services | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|--|-------------------|-------------------|-----------|-------------|-------------------|
| Suspended Solids (SS) | User Pay | \$ 1.00 | \$ 1.05 | \$ - | \$ 1.05 |
| Thiosulphate | User Pay | \$ 0.25 | \$ 0.50 | \$ - | \$ 0.50 |
| Tin | User Pay | \$ 8.10 | \$ 8.40 | \$ - | \$ 8.40 |
| Total Dissolved Solids (TDS) | User Pay | \$ - | \$ - | \$ - | \$ - |
| Uranium | User Pay | \$ 8.10 | \$ 8.40 | \$ - | \$ 8.40 |
| Zinc | User Pay | \$ 16.75 | \$ 17.30 | \$ - | \$ 17.30 |
| Liquid Trade Waste Excess Mass Charge (\$) = $\frac{(S - D) \times Q \times U}{1000}$ | | | | | |
| Where: | | | | | |
| S = Concentration (mg/L) of substance in sample. | | | | | |
| D = Concentration (mg/L) of substance deemed to be present in domestic sewerage. | | | | | |
| Q = Volume (kl) of liquid trade waste discharged to the sewerage system. | | | | | |
| U = Unit prices (\$/kg) for disposal of substance to the sewerage system. | | | | | |
| Sewerage Services | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
| Non Compliance | | | | | |
| Non compliance PH charge (K = pH coefficient) | User Pay | K = 0.5 | | | K = 0.5 |
| Food Waste Disposal Charge | | | | | |
| Where Blayney Shire Council has approved installation of a food waste disposal unit for an existing hospital, nursing home or other eligible facility. | | | | | |
| The following additional food waste disposal charge will be payable annually. | | | | | |
| Food Waste Disposal Charge (\$) = B x UF | | | | | |
| Where: | | | | | |
| B = Number of beds in hospital or nursing home. | | | | | |
| UF = Annual unit price (\$/bed) for a food waste disposal unit at a hospital or nursing home. | | | | | |
| Where | | | | | |
| UF = \$21.00/bed | | | | | |
| Supply of Drainage Diagram | | | | | |
| - Domestic/Commercial Premises (Solicitor Enquiry Per Property) | User Pay | \$ 65.00 | \$ 67.50 | \$ - | \$ 67.50 |
| - Sewer Diagram (new) | User Pay | \$ 130.00 | \$ 135.00 | \$ - | \$ 135.00 |
| - Septic Tank (if required) | User Pay | \$ 130.00 | \$ 135.00 | \$ - | \$ 135.00 |
| - Amendment to Drainage Diagram | User Pay | \$ 130.00 | \$ 135.00 | \$ - | \$ 135.00 |

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| Public Halls | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|--|-------------------|-------------------|-----------|-------------|-------------------|
| Community Centre Hire | | | | | |
| Local entertainment, concerts, public meetings, trade exhibitions, school functions (other than dinners), religious services, etc. at which NO door charge is made (does not include use of kitchen or bar). | | | | | |
| - Evening Hire (between 5.00pm & 1.00am) | User Pay | \$ 280.00 | \$ 263.64 | \$ 26.36 | \$ 290.00 |
| - Day Hire (between 9.00am & 5.00pm) | User Pay | \$ 155.00 | \$ 145.45 | \$ 14.55 | \$ 160.00 |
| - School & Sporting Presentations | | Nil | Nil | Nil | |
| | | | | | |
| Balls, weddings, luncheons, dinners etc. where food and beverages are served (includes use of the kitchen, bar & stage & a maximum of 48 hours hire). | | | | | |
| - Hire | User Pay | \$ 569.00 | \$ 535.45 | \$ 53.55 | \$ 589.00 |
| - School Age Dances / Disco's | User Pay | \$ 155.00 | \$ 145.45 | \$ 14.55 | \$ 160.00 |
| | | | | | |
| Meeting Room Hire (Chambers or Cadia Room per day) | | | | | |
| - Meeting room (1 meeting room) | User Pay | \$ 104.00 | \$ 98.18 | \$ 9.82 | \$ 108.00 |
| - Shire charitable organisations and Service Clubs | User Pay | \$ 42.00 | \$ 39.09 | \$ 3.91 | \$ 43.00 |
| - Hire of both Cadia and Chambers | User Pay | \$ 155.00 | \$ 146.36 | \$ 14.64 | \$ 161.00 |
| - Shire charitable organisations and Service Clubs | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| | | | | | |
| Hire of Other Areas (per day) | | | | | |
| - Kitchen Hire | User Pay | \$ 90.00 | \$ 84.55 | \$ 8.45 | \$ 93.00 |
| - Bar Hire | User Pay | \$ 45.00 | \$ 42.73 | \$ 4.27 | \$ 47.00 |
| Rehearsals & Prior Entry | | | | | |
| - Up to 4 hours | User Pay | \$ 35.00 | \$ 32.73 | \$ 3.27 | \$ 36.00 |
| - 4 to 8 hours | User Pay | \$ 65.00 | \$ 51.82 | \$ 5.18 | \$ 57.00 |
| | | | | | |
| *Cleaning | | | | | |
| - Cleaning Cost | User Pay | \$ 394.00 | \$ 370.00 | \$ 37.00 | \$ 407.00 |
| Please Note: Cleaning cost chargeable if facility is not left in a clean state by the Hirer. | | | | | |
| | | | | | |
| Security Deposit - Refundable | | | | | |
| - Security deposit - (Excl. Shire Charitable organisations / pensioner groups / schools) | User Pay | \$ 500.00 | \$ 500.00 | \$ - | \$ 500.00 |
| - Security deposit - (Shire Charitable organisations / pensioner groups / schools) | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| NB: Hire of facility is subject to terms and conditions. Community Centre furniture is not available for external hire. | | | | | |
| | | | | | |
| All Council Venues | | | | | |
| - Casual Hirers Insurance (all facilities, as required) | | \$ 110.00 | \$ 103.64 | \$ 10.36 | \$ 114.00 |

* Please Note: Statutory fee as advised by responsible statutory authority are subject to change without notice

| Public Libraries | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|-------------------|----------|-------------|-------------------|
| Blayney Library | | | | | |
| (Fees as recommended by Central West Libraries) | | | | | |
| Photocopy Charge | | | | | |
| Photocopies B&W per copy | | \$ 0.20 | | \$ 0.02 | \$ 0.20 |
| Overdue items | | | | | |
| - Videos, DVDs and CR ROMs – per item per day | User Pay | \$ 1.00 | \$ 0.91 | \$ 0.09 | \$ 1.00 |
| - Other library material – per item per day | User Pay | \$ 1.00 | \$ 0.91 | \$ 0.09 | \$ 1.00 |
| Lost Borrower Card | User Pay | \$ 2.00 | \$ 1.82 | \$ 0.18 | \$ 2.00 |
| Lost or damaged material – replacement cost and processing fee | User Pay | \$ 26.50 | \$ 25.00 | \$ 2.50 | \$ 27.50 |
| Reservations – per item | User Pay | \$ 1.50 | \$ 1.36 | \$ 0.14 | \$ 1.50 |
| Inter Library Loans | | | | | |
| - Search fee | User Pay | \$ 6.50 | \$ 5.91 | \$ 0.59 | \$ 6.50 |
| Use of Library for tutoring (Session maximum of 2 hours) | User Pay | \$ 5.50 | \$ 5.00 | \$ 0.50 | \$ 5.50 |

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| CentrePoint | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|--|-------------------|-------------------|-----------|-------------|-------------------|
| Casual Entry | | | | | |
| Swimming Casual Entry | | | | | |
| - Adult | User Pay | \$ 6.00 | \$ 5.45 | \$ 0.55 | \$ 6.00 |
| - Child (over 3)/ Concession | User Pay | \$ 4.00 | \$ 3.64 | \$ 0.36 | \$ 4.00 |
| - Family | User Pay | \$ 14.00 | \$ 12.73 | \$ 1.27 | \$ 14.00 |
| Aqua Class Casual Entry | | | | | |
| - Adult | User Pay | \$ 12.00 | \$ 10.91 | \$ 1.09 | \$ 12.00 |
| - Child / Concession | User Pay | \$ 9.00 | \$ 8.18 | \$ 0.82 | \$ 9.00 |
| Gym Casual Entry | | | | | |
| - All Ages | User Pay | \$ 10.00 | \$ 9.09 | \$ 0.91 | \$ 10.00 |
| Group Fitness Class Casual Entry | | | | | |
| - Adult | User Pay | \$ 12.00 | \$ 10.91 | \$ 1.09 | \$ 12.00 |
| - Student / Concession | User Pay | \$ 9.00 | \$ 8.18 | \$ 0.82 | \$ 9.00 |
| Dry Courts Casual Entry | | | | | |
| - All Ages | User Pay | \$ 4.00 | \$ 3.64 | \$ 0.36 | \$ 4.00 |
| - Family | User Pay | \$ 15.00 | \$ 13.64 | \$ 1.36 | \$ 15.00 |
| Combo Swim / Gym, Gym/Class, Class/Swim | | | | | |
| - All Ages | User Pay | \$ 13.00 | \$ 11.82 | \$ 1.18 | \$ 13.00 |
| Fitness | | | | | |
| Gym Program | | | | | |
| - All Ages | User Pay | \$ 21.00 | \$ 20.00 | \$ 2.00 | \$ 22.00 |
| Fitness Assessment | | | | | |
| - All Ages | User Pay | \$ 21.00 | \$ 20.00 | \$ 2.00 | \$ 22.00 |
| Personal Training | | | | | |
| - All Ages | User Pay | \$ 41.00 | \$ 39.09 | \$ 3.91 | \$ 43.00 |
| - 10 Session Pack (1 pack per person) | User Pay | \$ 358.00 | \$ 336.36 | \$ 33.64 | \$ 370.00 |
| Group Training Rate - 45 Mins (max 5 clients) | | | | | |
| - 2 Client | User Pay | \$ 52.00 | \$ 49.09 | \$ 4.91 | \$ 54.00 |
| - 3 Client | User Pay | \$ 62.00 | \$ 58.18 | \$ 5.82 | \$ 64.00 |
| - 4 Client | User Pay | \$ 73.00 | \$ 69.09 | \$ 6.91 | \$ 76.00 |
| - 5 Client | User Pay | \$ 84.00 | \$ 79.09 | \$ 7.91 | \$ 87.00 |

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| CentrePoint | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|-------------------|-----------|-------------|-------------------|
| Group Fitness / Fitness Classes / Senior Classes | | | | | |
| Concession | | | | | |
| - Gentle Senior Aqua | User Pay | \$ 9.00 | \$ 8.18 | \$ 0.82 | \$ 9.00 |
| - Gentle Tai Chi | User Pay | \$ 9.00 | \$ 8.18 | \$ 0.82 | \$ 9.00 |
| - Healthy Life for Life | User Pay | \$ 6.00 | \$ 5.45 | \$ 0.55 | \$ 6.00 |
| Kids Fit Classes - (Ages 5-12 yrs) | | | | | |
| - Per Child | User Pay | \$ 9.00 | \$ 8.18 | \$ 0.82 | \$ 9.00 |
| - Family | User Pay | \$ 14.00 | \$ 12.73 | \$ 1.27 | \$ 14.00 |
| Kindy Fit Classes - (Ages 3 months to 5 years) | | | | | |
| - Per Child | User Pay | \$ 7.00 | \$ 6.36 | \$ 0.64 | \$ 7.00 |
| - Family | User Pay | \$ 11.00 | \$ 10.00 | \$ 1.00 | \$ 11.00 |
| Creche (per hour) | | | | | |
| - Per Child | User Pay | \$ 3.00 | \$ 2.73 | \$ 0.27 | \$ 3.00 |
| - Family | User Pay | \$ 8.00 | \$ 7.27 | \$ 0.73 | \$ 8.00 |
| CentrePoint Membership* | | | | | |
| 10 Visit Pass | | | | | |
| Swimming Pass - 10 Sessions (1 pack per person) | | | | | |
| - Adult | User Pay | \$ 49.00 | \$ 45.45 | \$ 4.55 | \$ 50.00 |
| - Child / Concession | User Pay | \$ 32.00 | \$ 30.00 | \$ 3.00 | \$ 33.00 |
| - Family | User Pay | \$ 113.00 | \$ 106.36 | \$ 10.64 | \$ 117.00 |
| Class Pass Fitness - 10 Classes (1 pack per person) | | | | | |
| - Adult | User Pay | \$ 90.00 | \$ 84.55 | \$ 8.45 | \$ 93.00 |
| - Student / Concession | User Pay | \$ 62.00 | \$ 58.18 | \$ 5.82 | \$ 64.00 |
| Gym Pass | | | | | |
| - Adult | User Pay | \$ 81.00 | \$ 76.36 | \$ 7.64 | \$ 84.00 |
| - Student / Concession | User Pay | \$ 58.00 | \$ 54.55 | \$ 5.45 | \$ 60.00 |
| Corporate Gold Membership (Exclusive to member businesses) | | | | | |
| - Single - 12 months | User Pay | \$ 699.00 | \$ 660.00 | \$ 66.00 | \$ 726.00 |
| - Family - 12 months | User Pay | \$ 955.00 | \$ 900.00 | \$ 90.00 | \$ 990.00 |
| Gold Membership - (Gym, Swim, Class) | | | | | |
| Children / Concession | | | | | |
| - 3 Months | User Pay | \$ 259.00 | \$ 243.64 | \$ 24.36 | \$ 268.00 |
| - 6 Months | User Pay | \$ 409.00 | \$ 385.45 | \$ 38.55 | \$ 424.00 |
| - 12 Months | User Pay | \$ 650.00 | \$ 610.91 | \$ 61.09 | \$ 672.00 |

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| CentrePoint | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|--|-------------------|-------------------|-------------|-------------|-------------------|
| Adult | | | | | |
| - 3 Months | User Pay | \$ 330.00 | \$ 310.91 | \$ 31.09 | \$ 342.00 |
| - 6 Months | User Pay | \$ 588.00 | \$ 553.64 | \$ 55.36 | \$ 609.00 |
| - 12 Months | User Pay | \$ 1,010.00 | \$ 949.09 | \$ 94.91 | \$ 1,044.00 |
| Family | | | | | |
| - 3 Months | User Pay | \$ 474.00 | \$ 446.36 | \$ 44.64 | \$ 491.00 |
| - 6 Months | User Pay | \$ 724.00 | \$ 681.82 | \$ 68.18 | \$ 750.00 |
| - 12 Months | User Pay | \$ 1,318.00 | \$ 1,240.91 | \$ 124.09 | \$ 1,365.00 |
| Silver Membership (Group Fitness and Gym) or (Group Fitness and Swim) | | | | | |
| Adult | | | | | |
| - 3 Months | User Pay | \$ 217.00 | \$ 204.55 | \$ 20.45 | \$ 225.00 |
| - 6 Months | User Pay | \$ 395.00 | \$ 371.82 | \$ 37.18 | \$ 409.00 |
| - 12 Months | User Pay | \$ 687.00 | \$ 646.36 | \$ 64.64 | \$ 711.00 |
| Student / Concession | | | | | |
| - 3 Months | User Pay | \$ 180.00 | \$ 169.09 | \$ 16.91 | \$ 186.00 |
| - 6 Months | User Pay | \$ 278.00 | \$ 261.82 | \$ 26.18 | \$ 288.00 |
| - 12 Months | User Pay | \$ 451.00 | \$ 425.45 | \$ 42.55 | \$ 468.00 |
| Family | | | | | |
| - 3 Months | User Pay | \$ 348.00 | \$ 327.27 | \$ 32.73 | \$ 360.00 |
| - 6 Months | User Pay | \$ 534.00 | \$ 502.73 | \$ 50.27 | \$ 553.00 |
| - 12 Months | User Pay | \$ 873.00 | \$ 820.91 | \$ 82.09 | \$ 903.00 |
| Bronze Group Fitness Class Membership | | | | | |
| Adult | | | | | |
| - 3 Months | User Pay | \$ 184.00 | \$ 173.64 | \$ 17.36 | \$ 191.00 |
| - 6 Months | User Pay | \$ 264.00 | \$ 249.09 | \$ 24.91 | \$ 274.00 |
| - 12 Months | User Pay | \$ 448.00 | \$ 421.82 | \$ 42.18 | \$ 464.00 |
| Student / Concession | | | | | |
| - 3 Months | User Pay | \$ 137.00 | \$ 129.09 | \$ 12.91 | \$ 142.00 |
| - 6 Months | User Pay | \$ 190.00 | \$ 179.09 | \$ 17.91 | \$ 197.00 |
| - 12 Months | User Pay | \$ 290.00 | \$ 272.73 | \$ 27.27 | \$ 300.00 |
| Family | | | | | |
| - 3 Months | User Pay | \$ 254.00 | \$ 239.09 | \$ 23.91 | \$ 263.00 |
| - 6 Months | User Pay | \$ 366.00 | \$ 344.55 | \$ 34.45 | \$ 379.00 |
| - 12 Months | User Pay | \$ 619.00 | \$ 583.64 | \$ 58.36 | \$ 642.00 |
| Blue Membership - (Gym, Swim) | | | | | |
| Children / Concession | | | | | |
| - 3 Months | User Pay | \$ 180.00 | \$ 169.09 | \$ 16.91 | \$ 186.00 |
| - 6 Months | User Pay | \$ 278.00 | \$ 261.82 | \$ 26.18 | \$ 288.00 |
| - 12 Months | User Pay | \$ 451.00 | \$ 425.45 | \$ 42.55 | \$ 468.00 |
| Adult | | | | | |
| - 3 Months | User Pay | \$ 217.00 | \$ 204.55 | \$ 20.45 | \$ 225.00 |
| - 6 Months | User Pay | \$ 395.00 | \$ 371.82 | \$ 37.18 | \$ 409.00 |
| - 12 Months | User Pay | \$ 687.00 | \$ 646.36 | \$ 64.64 | \$ 711.00 |

* Please Note: Statutory fee as advised by responsible statutory authority are subject to change without notice

| CentrePoint | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|-------------------|-----------|-------------|-------------------|
| Family | | | | | |
| - 3 Months | User Pay | \$ 331.00 | \$ 311.82 | \$ 31.18 | \$ 343.00 |
| - 6 Months | User Pay | \$ 515.00 | \$ 484.55 | \$ 48.45 | \$ 533.00 |
| - 12 Months | User Pay | \$ 874.00 | \$ 823.64 | \$ 82.36 | \$ 906.00 |
| Grey Membership - (Gym Only) | | | | | |
| Student | | | | | |
| - 3 Months | User Pay | \$ 91.00 | \$ 85.45 | \$ 8.55 | \$ 94.00 |
| - 6 Months | User Pay | \$ 146.00 | \$ 137.27 | \$ 13.73 | \$ 151.00 |
| - 12 Months | User Pay | \$ 284.00 | \$ 267.27 | \$ 26.73 | \$ 294.00 |
| Adult | | | | | |
| - 3 Months | User Pay | \$ 103.00 | \$ 96.36 | \$ 9.64 | \$ 106.00 |
| - 6 Months | User Pay | \$ 171.00 | \$ 160.91 | \$ 16.09 | \$ 177.00 |
| - 12 Months | User Pay | \$ 315.00 | \$ 297.27 | \$ 29.73 | \$ 327.00 |
| Family | | | | | |
| - 3 Months | User Pay | \$ 158.00 | \$ 149.09 | \$ 14.91 | \$ 164.00 |
| - 6 Months | User Pay | \$ 254.00 | \$ 239.09 | \$ 23.91 | \$ 263.00 |
| - 12 Months | User Pay | \$ 491.00 | \$ 460.91 | \$ 46.09 | \$ 507.00 |
| White Membership - (Swim Only) | | | | | |
| Children / Concession | | | | | |
| - 3 Months | User Pay | \$ 136.00 | \$ 128.18 | \$ 12.82 | \$ 141.00 |
| - 6 Months | User Pay | \$ 179.00 | \$ 168.64 | \$ 16.86 | \$ 185.50 |
| - 12 Months | User Pay | \$ 296.00 | \$ 278.18 | \$ 27.82 | \$ 306.00 |
| Adult | | | | | |
| - 3 Months | User Pay | \$ 186.00 | \$ 175.45 | \$ 17.55 | \$ 193.00 |
| - 6 Months | User Pay | \$ 268.00 | \$ 251.82 | \$ 25.18 | \$ 277.00 |
| - 12 Months | User Pay | \$ 458.00 | \$ 430.91 | \$ 43.09 | \$ 474.00 |
| Family | | | | | |
| - 3 Months | User Pay | \$ 310.00 | \$ 291.82 | \$ 29.18 | \$ 321.00 |
| - 6 Months | User Pay | \$ 459.00 | \$ 431.82 | \$ 43.18 | \$ 475.00 |
| - 12 Months | User Pay | \$ 585.00 | \$ 550.91 | \$ 55.09 | \$ 606.00 |
| Dry Courts - Add on Membership | | | | | |
| - 3 Months | User Pay | \$ 32.00 | \$ 30.00 | \$ 3.00 | \$ 33.00 |
| - 6 Months | User Pay | \$ 54.00 | \$ 50.91 | \$ 5.09 | \$ 56.00 |
| - 12 Months | User Pay | \$ 107.00 | \$ 100.91 | \$ 10.09 | \$ 111.00 |
| Membership Card Replacement Fee | User Pay | \$ 5.00 | \$ 4.55 | \$ 0.45 | \$ 5.00 |
| Direct Debit Fee - 12 Month Memberships Only | User Pay | \$ 54.00 | \$ 50.00 | \$ 5.00 | \$ 55.00 |
| Fitness Passport | | | | | |
| - Swim/Gym/Class per visit per member | User Pay | \$ 6.50 | \$ 5.45 | \$ 0.55 | \$ 6.00 |
| * Discounts & Special Offers subject to General Managers discretion | | | | | |

* Please Note: Statutory fee as advised by responsible statutory authority are subject to change without notice

| CentrePoint | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|----------------------|----------------------|-------------|----------------------|
| Swim School Programs | | | | | |
| Learn to Swim - 10 Week Term (includes pool entry) | | | | | |
| - First child | User Pay | \$ 123.00 | \$ 127.00 | \$ - | \$ 127.00 |
| - Subsequent children | User Pay | \$ 107.00 | \$ 111.00 | \$ - | \$ 111.00 |
| Swim Squad - 10 Week Term | | | | | |
| 10 Week Term - Including Pool Entry Maximum 4 sessions per wk | | | | | |
| - 1 Session per week | User Pay | \$ 72.00 | \$ 67.27 | \$ 6.73 | \$ 74.00 |
| - 2 Sessions per week | User Pay | \$ 137.00 | \$ 129.09 | \$ 12.91 | \$ 142.00 |
| - 3 Sessions per week | User Pay | \$ 191.00 | \$ 179.09 | \$ 17.91 | \$ 197.00 |
| - 4 Sessions per week | User Pay | \$ 245.00 | \$ 228.18 | \$ 22.82 | \$ 251.00 |
| - 5 Sessions per week | User Pay | \$ 212.00 | \$ 198.18 | \$ 19.82 | \$ 218.00 |
| Intensive Holiday Lessons | | | | | |
| - Learn to swim per week | User Pay | \$ 81.00 | \$ 83.00 | | \$ 83.00 |
| - Swim squad per week | User Pay | \$ 54.00 | \$ 50.91 | \$ 5.09 | \$ 56.00 |
| Private Lessons | | | | | |
| - Learn to swim per half hour (1 adult or maximum 2 children) | User Pay | \$ 41.00 | \$ 42.00 | \$ - | \$ 42.00 |
| - Swim squad per hour (1 adult or maximum 2 children) | User Pay | \$ 41.00 | \$ 38.18 | \$ 3.82 | \$ 42.00 |
| - Fitness instructor per hour (1 adult or maximum 2 children) | User Pay | \$ 41.00 | \$ 38.18 | \$ 3.82 | \$ 42.00 |
| School Swimming Carnivals (Inc 2 x1Hr practice sessions) | | | | | |
| - Heritage Small Schools Swimming Carnival (TOTAL FEE) | User Pay | \$ 350.00 | \$ 330.00 | \$ 33.00 | \$ 363.00 |
| - Heritage PSSA District Swimming Carnival (TOTAL FEE) | User Pay | \$ 350.00 | \$ 330.00 | \$ 33.00 | \$ 363.00 |
| - St Josephs Catholic School | User Pay | \$ 350.00 | \$ 330.00 | \$ 33.00 | \$ 363.00 |
| - Millthorpe Public School | User Pay | \$ 600.00 | \$ 566.36 | \$ 56.64 | \$ 623.00 |
| - Blayney Public School | User Pay | \$ 600.00 | \$ 566.36 | \$ 56.64 | \$ 623.00 |
| - Blayney High School | User Pay | \$ 600.00 | \$ 566.36 | \$ 56.64 | \$ 623.00 |
| Venue Hire | | | | | |
| Scout Hall and Aerobic Room | | | | | |
| - Per Hour | User Pay | \$ 30.00 | \$ 28.18 | \$ 2.82 | \$ 31.00 |
| - Half Day (3-5hours) | User Pay | \$ 65.00 | \$ 60.91 | \$ 6.09 | \$ 67.00 |
| - Full Day | User Pay | \$ 125.00 | \$ 118.18 | \$ 11.82 | \$ 130.00 |
| Dry Courts | | | | | |
| - Per 1/2 Court per hour | User Pay | \$ 21.00 | \$ 19.09 | \$ 1.91 | \$ 21.00 |
| - Per Court per hour | User Pay | \$ 38.00 | \$ 35.45 | \$ 3.55 | \$ 39.00 |
| - Per Court per 1/2 day | User Pay | \$ 86.00 | \$ 80.91 | \$ 8.09 | \$ 89.00 |
| - Per Court per full day | User Pay | \$ 161.00 | \$ 151.82 | \$ 15.18 | \$ 167.00 |
| Lane Hire | | | | | |
| - 1 Lane per hour | User Pay | \$13.00 + Pool Entry | \$12.18 + Pool Entry | \$ 1.20 | \$13.40 + Pool Entry |
| Tea and Coffee facilities | | | | | |
| - Per Person | | \$ 2.00 | \$ 1.82 | \$ 0.18 | \$ 2.00 |
| Other | | | | | |
| Multi-Sports Competition | | | | | |
| - Player fee per person per term | User Pay | \$ 31.00 | \$ 29.09 | \$ 2.91 | \$ 32.00 |
| - Gold member player fee per person per term | User Pay | \$ 11.00 | \$ 10.91 | \$ 1.09 | \$ 12.00 |
| CentrePoint Birthday Parties | | | | | |
| Minimum 10 Children per Booking | | | | | |
| - Minimum cost (10 children) | User Pay | \$ 214.00 | \$ 200.00 | \$ 20.00 | \$ 220.00 |
| - Additional charge per Child | User Pay | \$ 22.00 | \$ 20.00 | \$ 2.00 | \$ 22.00 |

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| Sporting Grounds | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|-------------------|-------------|-------------|-------------------|
| All Schools | | | | | |
| <150 Students | | | | | |
| - St Josephs Catholic School | User Pay | \$ 200.00 | \$ 193.64 | \$ 19.36 | \$ 213.00 |
| - Heritage Schools Group (Ex Bly PS & Mill PS) | User Pay | \$ 400.00 | \$ 387.27 | \$ 38.73 | \$ 426.00 |
| >150 Students | | | | | |
| - Blayney High School | User Pay | \$ 750.00 | \$ 726.36 | \$ 72.64 | \$ 799.00 |
| - Blayney Public School | User Pay | \$ 400.00 | \$ 387.27 | \$ 38.73 | \$ 426.00 |
| - Millthorpe Public School | User Pay | \$ 400.00 | \$ 387.27 | \$ 38.73 | \$ 426.00 |
| Seasonal Hire | | | | | |
| King George Oval | | | | | |
| - Blayney Senior Cricket | User Pay | \$ 535.00 | \$ 535.45 | \$ 53.55 | \$ 589.00 |
| - Blayney Junior Rugby League | User Pay | \$ 1,275.00 | \$ 1,275.45 | \$ 127.55 | \$ 1,403.00 |
| - Blayney Rugby League | User Pay | \$ 2,000.00 | \$ 2,000.00 | \$ 200.00 | \$ 2,200.00 |
| - Blayney Rugby Union | User Pay | \$ 1,945.00 | \$ 1,945.45 | \$ 194.55 | \$ 2,140.00 |
| - Blayney Little Athletics | User Pay | \$ 535.00 | \$ 535.45 | \$ 53.55 | \$ 589.00 |
| Redmond Oval | | | | | |
| - Millthorpe Junior Cricket | User Pay | \$ 535.00 | \$ 518.18 | \$ 51.82 | \$ 570.00 |
| - Millthorpe Junior Soccer | User Pay | \$ 745.00 | \$ 720.91 | \$ 72.09 | \$ 793.00 |
| - Millthorpe Senior Soccer | User Pay | \$ 800.00 | \$ 774.55 | \$ 77.45 | \$ 852.00 |
| - Millthorpe Junior Rugby Union | User Pay | \$ 375.00 | \$ 362.73 | \$ 36.27 | \$ 399.00 |
| Dakers/Napier Oval | | | | | |
| - Blayney Junior Cricket | User Pay | \$ 400.00 | \$ 378.18 | \$ 37.82 | \$ 416.00 |
| - Blayney Senior Cricket | User Pay | \$ 400.00 | \$ 378.18 | \$ 37.82 | \$ 416.00 |
| - Blayney Junior Soccer | User Pay | \$ 495.00 | \$ 468.18 | \$ 46.82 | \$ 515.00 |
| - Blayney Senior Soccer | User Pay | \$ 495.00 | \$ 468.18 | \$ 46.82 | \$ 515.00 |
| Stillingfleet Courts | | | | | |
| - Blayney Netball Association | User Pay | \$ 835.00 | \$ 786.36 | \$ 78.64 | \$ 865.00 |
| Carcoar Sportsground | | | | | |
| - Blayney Junior Rugby League | User Pay | \$ 400.00 | \$ 400.00 | \$ 40.00 | \$ 440.00 |
| - Central West Old Boys Rugby | User Pay | \$ 400.00 | \$ 400.00 | \$ 40.00 | \$ 440.00 |
| Specific Events | | | | | |
| Redmond Oval | | | | | |
| - Millthorpe Markets* | User Pay | \$ 1,170.00 | \$ 1,132.73 | \$ 113.27 | \$ 1,246.00 |
| * Includes cleaning of amenities, line marking etc. | | | | | |

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| Sporting Grounds | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|--|-------------------|-------------------|-----------|-------------|-------------------|
| Casual Hire (per day or part thereof) | | | | | |
| Redmond Oval | | | | | |
| - Casual Hire (inc Toilets/Changerooms/Canteen) | User Pay | \$ 525.00 | \$ 493.64 | \$ 49.36 | \$ 543.00 |
| PLUS Cleaning Deposit | User Pay | \$ 100.00 | \$ 100.00 | | \$ 100.00 |
| PLUS Key Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| PLUS Power & Lighting (as requested) | User Pay | \$ 180.00 | \$ 169.09 | \$ 16.91 | \$ 186.00 |
| King George Oval | | | | | |
| - Casual Hire (inc Toilets/Changerooms/Canteen) | User Pay | \$ 525.00 | \$ 493.64 | \$ 49.36 | \$ 543.00 |
| PLUS Cleaning Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| PLUS Key Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| PLUS Power & Lighting (as requested) | User Pay | \$ 180.00 | \$ 169.09 | \$ 16.91 | \$ 186.00 |
| Napier Oval | | | | | |
| - Casual Hire (inc Toilets/Changerooms) | User Pay | \$ 485.00 | \$ 455.45 | \$ 45.55 | \$ 501.00 |
| PLUS Cleaning Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| PLUS Key Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| PLUS Power & Lighting (as requested) | User Pay | \$ 180.00 | \$ 169.09 | \$ 16.91 | \$ 186.00 |
| Dakers Oval & Other Recreational Facilities | | | | | |
| - Casual Hire | User Pay | \$ 390.00 | \$ 365.45 | \$ 36.55 | \$ 402.00 |
| PLUS Cleaning Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| PLUS Key Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| All Recreational Facilities | | | | | |
| - Booking Cancellation Fee (all facilities) | User Pay | \$ 85.00 | \$ 80.00 | \$ 8.00 | \$ 88.00 |
| - Casual Hirers Insurance (all facilities, as required) | User Pay | \$ 100.00 | \$ 93.64 | \$ 9.36 | \$ 103.00 |
| <i>Subject to approval by Council's Insurer.</i> | | | | | |
| - Personal Training Facility Access Charge* | User Pay | \$ 120.00 | \$ 113.64 | \$ 11.36 | \$ 125.00 |
| PLUS Key Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| * All Parks, Gardens & Outdoor Facilities (excluding King George Oval & Redmond Oval) | | | | | |
| Casual Hire (per day or part thereof) | | | | | |
| Parks & Gardens | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
| Heritage Park | | | | | |
| - Park Hire Fee (Fetes, Gala Day or Festivals) | User Pay | \$ 395.00 | \$ 370.91 | \$ 37.09 | \$ 408.00 |
| - Amphitheatre Hire (Exclusive Use - Schools & Not for Profit Community Organisations) | | | | | |
| - Amphitheatre Hire (Exclusive Use - Others) | User Pay | \$ 100.00 | \$ 94.55 | \$ 9.45 | \$ 104.00 |
| PLUS Power (As requested) | User Pay | \$ 42.00 | \$ 39.09 | \$ 3.91 | \$ 43.00 |
| - RTA Sanctioned Road Safety Events | User Pay | \$ - | \$ - | \$ - | \$ - |
| PLUS Cleaning Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| - Car park/BBQ Shelter Power Access Fee (daylight hours only) | User Pay | \$ 18.00 | \$ 17.27 | \$ 1.73 | \$ 19.00 |
| PLUS Cleaning Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| PLUS Key Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| Cleaning Fee is refundable if the facility is left clean to Council's satisfaction. | | | | | |

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| Blayney Showground | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|-------------------|----------------|----------------|-------------------|
| Seasonal Hire | | | | | |
| - Blayney Junior Soccer | User Pay | \$ 535.00 | \$ 518.18 | \$ 51.82 | \$ 570.00 |
| - Blayney Senior Soccer | User Pay | \$ 800.00 | \$ 774.55 | \$ 77.45 | \$ 852.00 |
| - Carcoar & District Pony Club | User Pay | \$ 490.00 | \$ 474.55 | \$ 47.45 | \$ 522.00 |
| - Central West Dressage | User Pay | \$ 750.00 | \$ 727.27 | \$ 72.73 | \$ 800.00 |
| - Blayney Harness Racing Trainers | User Pay | \$ 220.00 | \$ 212.73 | \$ 21.27 | \$ 234.00 |
| - Orange Equestrian Club | User Pay | \$ 750.00 | \$ 727.27 | \$ 72.73 | \$ 800.00 |
| Casual Hire (per day of part thereof) | | | | | |
| - Casual Hire per event (Note - excludes Pavilion Hire) | User Pay | \$ 415.00 | \$ 390.00 | \$ 39.00 | \$ 429.00 |
| PLUS Security Deposit | User Pay | \$ 700.00 | \$ 700.00 | \$ - | \$ 700.00 |
| PLUS Key Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| - Pavilion Hire | User Pay | \$ 345.00 | \$ 324.55 | \$ 32.45 | \$ 357.00 |
| PLUS Security Deposit | User Pay | \$ 300.00 | \$ 300.00 | \$ - | \$ 300.00 |
| PLUS Cleaning Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| PLUS Key Deposit | User Pay | \$ 100.00 | \$ 100.00 | \$ - | \$ 100.00 |
| Cleaning Fee is refundable if the facility is left clean to Council's satisfaction. | | | | | |
| Specific Events | | | | | |
| - Blayney A & P Association Show | User Pay | \$ 1,435.00 | \$ 1,389.09 | \$ 138.91 | \$ 1,528.00 |
| - Blayney Harness Racing | User Pay | \$ 445.00 | \$ 430.91 | \$ 43.09 | \$ 474.00 |
| - Club Event (associated with an approved event) | User Pay | \$ 170.00 | \$ 159.09 | \$ 15.91 | \$ 175.00 |
| - Other Events | | Contract Price | Contract Price | Contract Price | |
| Mining, Manufacturing & Construction | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
| Section 735A / 1212P Application | | | | | |
| Outstanding Notices Certificate | Statutory ** | \$ 120.00 | \$ 120.00 | \$ - | \$ 120.00 |
| Transport & Communication | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
| Contributions to Works – Council Programmed Works | | | | | |
| - Kerb & Guttering (per lineal metre) | Regulatory | 50% of cost | 50% of cost | 10% | 50% of cost |
| - Foot paving (per square metre) | Regulatory | 50% of cost | 50% of cost | 10% | 50% of cost |
| <i>Recovery of Costs from adjacent owners in accordance with S.217 of the Roads Act, 1993.</i> | | | | | |
| Road Opening Permit | | | | | |
| The charges shall apply to all organisations/utilities (application plus applicable restoration). | User Pay | \$ 135.50 | \$ 127.73 | \$ 12.77 | \$ 140.50 |
| Restoration Charge: | | | | | |
| - Concrete Road Pavements (per m2)* | User Pay | \$ 374.50 | \$ 351.82 | \$ 35.18 | \$ 387.00 |
| - Concrete Footpaths (per m2)* | User Pay | \$ 125.00 | \$ 140.91 | \$ 14.09 | \$ 155.00 |
| - Residential Driveways (per m2)* | User Pay | \$ 202.00 | \$ 190.00 | \$ 19.00 | \$ 209.00 |
| - Bitumen surface on all bases (per m2)* | User Pay | \$ 165.50 | \$ 155.45 | \$ 15.55 | \$ 171.00 |
| - Gravel Roads / Footpaths (per m2)* | User Pay | \$ 106.50 | \$ 100.00 | \$ 10.00 | \$ 110.00 |
| - Kerb & Gutter (per m)* | User Pay | \$ 160.50 | \$ 155.45 | \$ 15.55 | \$ 171.00 |
| - Turfed Footpaths (per m2)* | User Pay | \$ 100.50 | \$ 94.55 | \$ 9.45 | \$ 104.00 |
| - Block paved Footpaths (per m2)* | User Pay | \$ 244.50 | \$ 230.00 | \$ 23.00 | \$ 253.00 |
| * Minimum Charge 5m2 | | | | | |

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| Economic Affairs | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|--|-------------------|-------------------|-------------------|-------------|-------------------|
| Visitor Information Centre Café | User Pay | Market Rental | Market Rental | 10% | |
| Private Works | | | | | |
| - Direct Costs including labour on-costs + 30% surcharge | User Pay | Actual Cost + 30% | Actual Cost + 30% | 10% | |
| Gravel Sales | | | | | |
| Uncrushed material (All Quarries) | | | | | |
| Ex Pit (per tonne) | User Pay | | \$ 10.00 | \$ 1.00 | \$ 11.00 |
| 0-9km (per tonne) | User Pay | | \$ 14.55 | \$ 1.45 | \$ 16.00 |
| 10-19km (per tonne) | User Pay | | \$ 19.09 | \$ 1.91 | \$ 21.00 |
| 20-29km (per tonne) | User Pay | | \$ 23.64 | \$ 2.36 | \$ 26.00 |
| Crushed material inc. Rubble (Whites and Cadia) | | | | | |
| Ex Pit (per tonne) | User Pay | | \$ 20.00 | \$ 2.00 | \$ 22.00 |
| 0-9km (per tonne) | User Pay | | \$ 24.55 | \$ 2.45 | \$ 27.00 |
| 10-19km (per tonne) | User Pay | | \$ 29.09 | \$ 2.91 | \$ 32.00 |
| 20-29km (per tonne) | User Pay | | \$ 33.64 | \$ 3.36 | \$ 37.00 |
| Wet Plant Hire Rates for Private Works (per hour during normal hours) | | | | | |
| - Water Cart | User Pay | \$ 134.50 | \$ 126.36 | \$ 12.64 | \$ 139.00 |
| - Grader Cat 12 Series | User Pay | \$ 171.00 | \$ 160.91 | \$ 16.09 | \$ 177.00 |
| - Loader | User Pay | \$ 165.50 | \$ 155.91 | \$ 15.59 | \$ 171.50 |
| - Backhoe | User Pay | \$ 134.50 | \$ 126.36 | \$ 12.64 | \$ 139.00 |
| - Roller Dynapac | User Pay | \$ 129.50 | \$ 121.82 | \$ 12.18 | \$ 134.00 |
| - Roller Multi Tyred | User Pay | \$ 197.50 | \$ 185.45 | \$ 18.55 | \$ 204.00 |
| - Tractor/Mower/Slasher | User Pay | \$ 129.50 | \$ 121.82 | \$ 12.18 | \$ 134.00 |
| - Kanga Mini Loader | User Pay | \$ 188.50 | \$ 177.27 | \$ 17.73 | \$ 195.00 |
| - Front Deck Mower | User Pay | \$ 106.50 | \$ 100.00 | \$ 10.00 | \$ 110.00 |
| - Street Sweeper | User Pay | \$ 134.50 | \$ 126.36 | \$ 12.64 | \$ 139.00 |
| - Sewer Jetta (2 x Works Operators) | User Pay | \$ 250.50 | \$ 235.45 | \$ 23.55 | \$ 259.00 |
| - Pipe CTV Crawler | User Pay | | \$ 210.00 | \$ 21.00 | \$ 231.00 |
| Truck Hire Rates | | | | | |
| - 12 Tonne Tipper | User Pay | \$ 141.00 | \$ 132.73 | \$ 13.27 | \$ 146.00 |
| - 30 Tonne Truck & Trailer | User Pay | \$ 178.00 | \$ 167.27 | \$ 16.73 | \$ 184.00 |

* Please Note: Statutory fee as advised by responsible statutory authority are subject to change without notice

| Developer Contributions | Pricing Principle | 2017/18 Total Fee | Base Fee | 2018/19 GST | 2018/19 Total Fee |
|---|-------------------|-------------------|-------------|-------------|-------------------|
| Section 7.11 Contributions | | | | | |
| Residential accommodation development resulting in additional dwelling or lot (per new dwelling or allotment) | User Pay | \$ 6,101.00 | \$ 6,217.00 | \$ - | \$ 6,217.00 |
| Heavy haulage developments | | | | | |
| - Regional Sealed Road (per ESA per km) | User Pay | \$ 0.21 | \$ 0.21 | \$ - | \$ 0.21 |
| - Local Sealed Road (per ESA per km) | User Pay | \$ 0.35 | \$ 0.35 | \$ - | \$ 0.35 |
| - Local Gravel Road (per ESA per km) | User Pay | \$ 0.21 | \$ 0.21 | \$ - | \$ 0.21 |
| Section 7.12 Levies | | | | | |
| Development that is not type A or B and where the proposed cost of carrying out the development is: | | | | | |
| - is more than \$100,000 and up to and including \$200,000 | User Pay | 0.5% of that cost | | | 0.5% of that cost |
| - is more than \$200,000 | User Pay | 1% of that cost | | | 1% of that cost |
| LGA Sect. 64 - Water Management Act 2000 - s305 - Contributions for water supply Infrastructure | | | | | |
| - Developer Charges for Millthorpe Sewerage Scheme (per new dwelling or lot) | User Pay | \$ 7,313.00 | \$ 7,452.00 | \$ - | \$ 7,452.00 |
| - Developer Charges for Blayney Sewerage Scheme (per new dwelling or lot) | User Pay | \$ 2,780.00 | \$ 2,833.00 | \$ - | \$ 2,833.00 |
| Notes to Developer Contributions | | | | | |
| 1. The development and implementation of a new Contribution Plan for Blayney Shire, under the provision of Sections 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979 was undertaken by Council in 2013. The Blayney Local Infrastructure Contribution Plan 2012 was adopted by Council on 12 September 2013. | | | | | |
| 2. Also refer to development exclusions identified in clause 2.8 of the Blayney Local Infrastructure Contributions Plan 2013. | | | | | |
| 3. ESA means Equivalent Standard Axie | | | | | |



Asset Management Policy

| | |
|----------------------------|----------------------------------|
| Policy | 22B |
| Officer Responsible | Director Infrastructure Services |
| Last Review Date | 21/05/2018 |

Strategic Policy

OBJECTIVES

To ensure adequate provision is made for the long-term replacement of major assets by:

- Ensuring that Council's infrastructure is maintained in a sustainable manner, with the appropriate levels of service to residents, visitors and the environment.
- Implementing appropriate asset management strategies and providing financial resources required to safeguard Council assets.
- Creating and sustaining an asset management awareness throughout the organisation by way of training and development.
- Meeting legislative requirements for asset management.
- Ensuring resources and operational capabilities are identified and responsibilities for asset management are allocated.
- Demonstrating transparent and responsible asset management processes that align with demonstrated best practice.

SCOPE

This policy applies to all physical infrastructure assets owned, controlled or managed by Council.

GENERAL

Background

1. Council is committed to implementing a systematic asset management methodology in order to apply appropriate asset management best practices across all areas of the organisation. This includes ensuring that assets are planned, created, operated, maintained, renewed and disposed of in accordance with Council's priorities for service delivery.
2. Asset management practices impact directly on the core business of the organisation and appropriate asset management is required to achieve our strategic service delivery objectives.
3. Adopting asset management principles will assist Council in achieving its Strategic Longer-Term Plan and Long Term Financial objectives.
4. A strategic approach to asset management will ensure that the Council delivers the highest appropriate level of service through its assets. This will provide positive impact on;
 - Members of the public and staff;
 - Council's financial position;
 - The ability of Council to deliver the expected level of service and infrastructure;
 - The political environment in which Council operates; and
 - The legal liabilities of Council.

Principles

1. A consistent Asset Management Strategy must exist for implementing systematic and appropriate asset management best-practice throughout all departments of Council.
2. All relevant legislative requirements and Office of Local Government Long Term Financial Indicators are to be taken into account in asset management.
3. Asset management principles will be integrated within existing planning and operational processes.
4. Asset Management Plans will be developed for major asset categories. The plans will be informed by community consultation and financial planning and reporting.
5. An inspection regime will ensure agreed service levels are maintained and to identify asset renewal priorities.
6. Asset renewals required to meet agreed service levels and identified in adopted asset management plans and long term financial plans will be fully funded in the annual budget estimates.
7. Asset renewal plans will be prioritised and implemented progressively based on agreed service levels and the effectiveness of the current assets to provide that level of service.
8. Renewal works will use current engineering and construction technology (Modern engineering equivalent), and consider intergenerational equity, current and future population growth and social amenity.
9. Systematic and cyclic reviews will be applied to all asset classes and are to ensure that the assets are managed, valued and depreciated in accordance with appropriate best practice and applicable Australian Standards, including Australian Accounting Standards (AASB).
10. Future life cycle costs will be reported and considered in all decisions relating to new services and assets and upgrading of existing services and assets.
11. Future service levels will be determined in consultation with the community.
12. Training in asset and financial management will be provided for Councillors and relevant staff.

RESPONSIBILITY

- **Councillors** are responsible for adopting the policy and ensuring that sufficient resources are applied to manage the assets.
- The **General Manager** has overall responsibility for developing an asset management strategy, plans and procedures and reporting on the status and effectiveness of asset management within Council.

End of Policy

| | Date | Minute |
|-----------------------|-------------------|-----------------|
| Adopted: | 14/11/2011 | 1111/018 |
| Last Reviewed: | 14/11/2011 | 1111/018 |
| | 12/11/2012 | 1211/014 |
| | 21/05/2018 | |
| Next Review: | 21/06/2021 | |

Blayney Shire Council





Asset Management Strategy



Version 2.0

May 2018

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Executive Summary

This asset management strategy is prepared to assist council in improving the way it delivers services from infrastructure including:

- Transportation assets (Roads, bridges, Culverts, Bulk earthworks, footpaths, roadside furniture, kerb & gutter, and urban stormwater drainage),
- Parks and recreational facilities,
- Buildings and other structures,
- Sewer network.

The treatment of these asset classes are separately considered in Council's Asset Management Plans for major infrastructure assets. These infrastructure assets have a replacement value of \$257,155,000.

Other assets used to provide council services include:

- Plant and equipment,
- Office equipment,
- Furniture and fittings,
- Land and improvements,
- Quarries

These assets have a replacement value of \$21,045,000.

The asset management strategy is to enable Council to:

- Show how its asset portfolio will meet the service delivery needs of its community into the future,
- Achieve Council's asset management policies, and
- Ensure the integration of Council's asset management with its long term strategic plans.¹

Adopting this asset management strategy will assist council in meeting the requirements of national sustainability frameworks, the NSW *Local Government Amendment (Planning and Reporting) Act 2009*, NSW Integrated Planning Framework and providing services needed by the community in a financially sustainable manner.

¹ LGPMC, 2009, Framework 2 *Asset Planning and Management*, p 4.

The asset management strategy is prepared following a review of the council's service delivery practices, financial sustainability indicators, asset management maturity and fit with council's vision for the future outlined in the Blayney Shire Community Strategic Plan, 2018 - 2038. The strategy outlines an asset management improvement plan detailing a program of tasks to be completed and resources required to bring council to a minimum 'core' level of asset maturity and competence.

Strategy outlook for infrastructure assets

1. Council is funding between 99 and 202% of the projected infrastructure asset renewal costs over the next ten years.
2. Council is currently funding 86% of the infrastructure life cycle cost (including depreciation) at current levels of service and available revenue. This ranges from 100% funding of the largest (67%) infrastructure asset class, Transportation, to Parks and recreation at 70%.
3. Council's current asset management practices substantially meet the requirements of 'core' asset management maturity. Continued investment is needed to improve information management, lifecycle management, service management and accountability and direction.

The projections within this strategy are subject to ongoing refinement, as the information contained within individual asset management plans is improved. A review of renewal plans and the General Ledger structure for Buildings and Parks and recreation asset classes are expected to improve the projections for these asset classes.

Asset management strategies

| No | Strategy | Desired Outcome |
|----|---|--|
| 1 | Continue to focus on Long Term Financial Planning, rather than Annual Budgeting. | Long term implications of Council services are considered in annual budget deliberations. |
| 2 | Develop and annually review Asset Management Plans covering at least 10 years for all major asset classes (80% of asset value). | Identification of services needed by the community and required funding to optimise 'whole of life' costs. |

| No | Strategy | Desired Outcome |
|----|--|---|
| 3 | Annually adopt a Long Term Financial Plan covering 10 years incorporating asset management plan expenditure projections with a sustainable funding position outcome. | Sustainable funding model to provide Council services. |
| 4 | Incorporate Year 1 of Long Term Financial Plan revenue and expenditure projections into annual budgets. | Long term financial planning drives budget deliberations. |
| 5 | Review and update asset management plans and long term financial plans after adoption of annual budgets. Communicate any consequence of funding decisions on service levels and service risks. | Council and the community are aware of changes to service levels and costs arising from budget decisions. |
| 6 | Report Council's financial position at Fair Value in accordance with Australian Accounting Standards, financial sustainability and performance against strategic objectives in Annual Reports. | Financial sustainability information is available for Council and the community. |
| 7 | Ensure Council's decisions are made from accurate and current information in asset registers, on service level performance and costs and 'whole of life' costs. | Improved decision making and greater value for money. |
| 8 | Report on Council's resources and operational capability to deliver the services needed by the community in the Annual Report. | Services delivery is matched to available resources and operational capabilities. |
| 9 | Ensure responsibilities for asset management are identified and incorporated into staff position descriptions. | Responsibility for asset management is defined. |
| 10 | Implement an Improvement Plan to realise 'core' maturity for the financial and asset management competencies. | Improved financial and asset management capacity within Council. |
| 11 | Report to Council by General Manager on development and implementation of Asset Management Strategy, AM Plans and Long Term Financial Plans. | Oversight of resource allocation and performance. |

Asset management improvement plan

The program of tasks and resources required to achieve a minimum 'core' asset management maturity was developed in the asset management strategy. The tasks and program are shown below.

| Ref | Task | Responsibility | Target Date | STATUS |
|-----|---|-------------------|--------------|---------------------------------|
| 1 | Undertake maturity assessment of Councils asset management maturity, using the National Asset Management Assessment Framework. | MI | October 2018 | Planning |
| 2 | Review and update Asset Management Policy and Strategy. | MI | June 2018 | Draft prepared |
| 3 | Undertake Community Satisfaction Survey in line with 2018 Integrated Planning and Reporting framework | GM | May 2018 | Complete |
| 4 | Develop Priority Ranking Criteria for Renewal Projects to provide for informed decision making by Manex and Council | MANEX MI | May 2019 | To be developed |
| 5 | Review General Ledger structure to split operational and maintenance costs for reporting purposes | CFO MI | Ongoing | Complete for some asset classes |
| 6 | Develop improved age data for some assets, based on condition assessment, including Urban Stormwater, Buildings, Parks and Recreation | MI | Ongoing | Complete for some asset classes |
| 7 | Review service levels for Council services | DIS MI DPES | Annually | To be developed |
| 8 | Review and update Strategic Business Plan and Integrated Water Cycle Management Plans for Sewer | MW&W | June 2019 | To be developed |

7 Blayney Shire Council

| Ref | Task | Responsibility | Target Date | STATUS |
|-----|--|----------------|---------------|-----------------|
| 9 | Undertake development of Master Plans for major precincts (sporting and cultural) to identify current and projected demand | DIS DPES | December 2018 | To be developed |
| 10 | Incorporate Building renewal plans from Building asset revaluation | MI | June 2018 | In progress |

1. Introduction

Assets deliver important services to communities. A key issue facing local governments throughout Australia is the management of ageing assets in need of renewal and replacement.

Infrastructure assets such as roads, drains, bridges, sewerage and public buildings present particular challenges. Their condition and longevity can be difficult to determine. Financing needs can be large, requiring planning for large peaks and troughs in expenditure for renewing and replacing such assets. The demand for new and improved services adds to the planning and financing complexity.²

The creation of new assets also presents challenges in funding the ongoing operating and replacement costs necessary to provide the needed service over the assets' full life cycle.³ Investment on certain asset sub classes have a more immediate and direct impact on Council's operating costs, such as irrigating a sports field which immediately increases watering and mowing costs.

The national frameworks on asset planning and management and financial planning and reporting endorsed by the Local Government and Planning Ministers' Council (LGPMC) require councils to adopt a longer-term approach to service delivery and funding comprising:

- A strategic longer-term plan covering, as a minimum, the term of office of the councillors and:
 - bringing together asset management and long term financial plans,
 - demonstrating how council intends to resource the plan, and
 - consulting with communities on the plan.
- Annual budget showing the connection to the strategic objectives, and

² LGPMC, 2009, Framework 2 Asset Planning and Management, p 2.

³ LGPMC, 2009, Framework 3 Financial Planning and Reporting, pp 2-3.

- Annual report with:
 - explanation to the community on variations between the budget and actual results,
 - any impact of such variances on the strategic longer-term plan,
 - report of operations with review on the performance of the council against strategic objectives.⁴

Framework 2 Asset Planning and Management has seven elements to assist in highlighting key management issues , promote prudent, transparent and accountable management of local government assets and introduce a strategic approach to meet current and emerging challenges.

- Asset management policy,
- Strategy and planning,
 - asset management strategy,
 - asset management plans,
- Governance and management arrangements,
- Defining levels of service,
- Data and systems,
- Skills and processes, and
- Evaluation.⁵

The asset management strategy is to enable Council to show:

- how its asset portfolio will meet the service delivery needs of its community into the future,
- to enable Council's asset management policies to be achieved, and
- to ensure the integration of Council's asset management with its long term strategic plans.⁶

The goal of asset management is to ensure that services are provided:

- in the most cost effective manner,
- through the creation, acquisition, maintenance, operation, rehabilitation and disposal of assets,
- for present and future consumers.

⁴ LGPMC, 2009, Framework 3 Financial Planning and Reporting, pp 4-5.

⁵ LGPMC, 2009, Framework 2 *Asset Planning and Management*, p 4.

⁶ LGPMC, 2009, Framework 2 *Asset Planning and Management*, p 4.

The objective of the Asset Management Strategy is to establish a framework to guide the planning, construction, maintenance and operation of the infrastructure essential for council to provide services to the community.

1.1 Legislative framework

As part of the NSW Government's commitment to a strong and sustainable local government system, the Local Government Amendment (Planning and Reporting) Act 2009 was assented to on 1 October 2009.

Arising from this legislation, the Office of Local Government mandates the valuation of Council's Assets at fair value, at least every five years, and the creation of a new planning and reporting framework for NSW Local Government's.

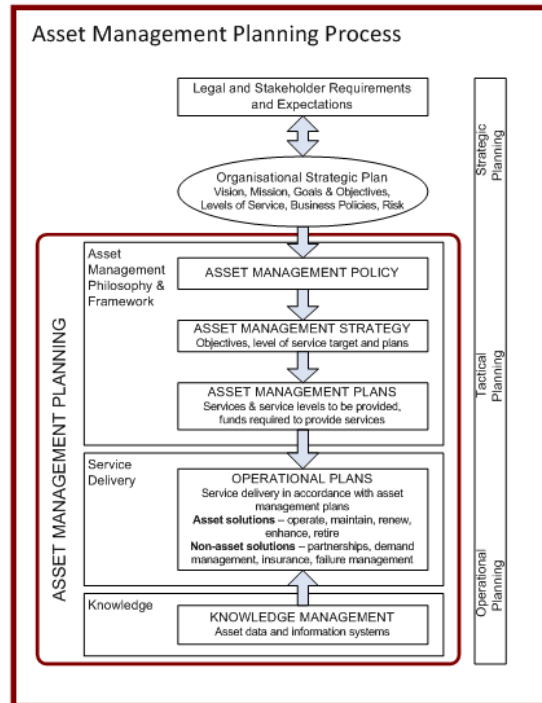
The specific aims of the Integrated Planning and Reporting framework are to:

- *improve integration of various statutory planning and reporting processes undertaken by councils as required by the Local Government Act 1993 and the Office of Local Government's guidelines and the Environmental Planning and Assessment Act 1979*
- *strengthen councils' strategic focus*
- *streamline reporting processes, and*
- *ensure that the Local Government Act 1993 and the Integrated Planning and Reporting Guidelines support a strategic and integrated approach to planning and reporting by local councils.*

1.2 Asset Management Planning Process

Asset management planning is a comprehensive process to ensure that assets are managed and maintained in a way that enables affordable services from infrastructure to be provided in an economically optimal way. In turn, affordable service levels can only be determined by assessing Council's financial sustainability under scenarios with different proposed service levels.

Asset management planning commences with defining stakeholder and legal requirements and needs, incorporating these needs into the organisation's strategic plans, developing an asset management policy, strategy, asset management plans and operational plans, linked to a long-term financial plan with a funding plan.⁷



⁷ IPWEA, 2009, AIFMG, Quick Guide, Sec 4, p 5.

2. What Assets do we have?

Council uses infrastructure assets to provide services to the community. The range of infrastructure assets and the services provided from the assets is shown in Table 1.

Table 1: Assets used for providing Services

| Asset Class | Description | Services Provided |
|--------------------------------|---|--|
| Transport | Roads, bridges, culverts, footpaths, cycleways, kerb & gutter, urban stormwater, rural drainage and street furniture. | Transportation of goods and services from production to market and to consumers. Movement of people around the Council area for business, education, tourism, recreation and leisure. Management of stormwater drainage runoff |
| Parks and Recreation | Active and passive recreation reserves, playgrounds, play equipment, surfaces, fencing and memorial assets, including Cemeteries. | Open space and playground areas provided for community recreation and leisure. |
| Sewer | Reticulation network, pumping stations, rising mains, trunk mains, deodorisation beds and treatment plant, excluding Buildings. | Collection of domestic, business, and industrial waste water, conveyance clear of private and public property, conversion to reusable quality and return to the environment. |
| Buildings and other structures | Community, cultural, commercial, council operational and leisure facilities. | Community interaction and development |
| Plant and Equipment | Heavy and light vehicle fleet, construction and maintenance vehicles and associated accessories | Road and street maintenance and construction, town maintenance, parks and recreation and waste. |
| Office Equipment | Information technology hardware, software and accessories | IT infrastructure to provide information, finance, technical, |

| Asset Class | Description | Services Provided |
|------------------------|---|---|
| | | environmental and administration services to the community. |
| Furniture and fittings | Office furniture and fittings | Office fit out to provide to provide information, finance, technical, environmental and administration services to the community. |
| Land and improvements | Carparks, roadworks and fencing not related to Parks and Gardens or council owned buildings | Improvements to land to provide parking facilities, safety in use, and security of possession. |
| Quarries | Gravel Pits | Provision of gravel for use in road construction and maintenance. |
| Waste Management | Waste transfer station (excluding Buildings) | Waste disposal facilities for domestic, bulk, industrial business and recreational services. |

3. The Organisation’s assets and their management?

3.1 State of the Assets

The financial status of the organisation’s assets is shown in Table 2.

Table 2: Financial Status of the Assets

| Asset Class | Replacement Cost (\$000) | Depreciated Replacement Cost (\$000) | Annual Depreciation Expense (\$000) |
|------------------------------|--------------------------|--------------------------------------|-------------------------------------|
| Transportation | \$187,153 | \$147,913 | \$2,543 |
| Sewer | \$30,657 | \$20,235 | \$508 |
| Buildings & other structures | \$29,187 | \$18,041 | \$612 |
| Parks & recreation | \$10,158 | \$6,968 | \$436 |
| Quarries | \$214 | \$177 | \$14 |
| Land improvements | \$6,552 | \$4,070 | \$350 |
| Furniture & fittings | \$531 | \$141 | \$19 |
| Office equipment | \$798 | \$144 | \$68 |
| Plant & equipment | \$12,950 | \$4,594 | \$661 |
| Total | \$278,200 | \$202,283 | \$5,211 |

Figure 1 shows the replacement values of Council’s assets.

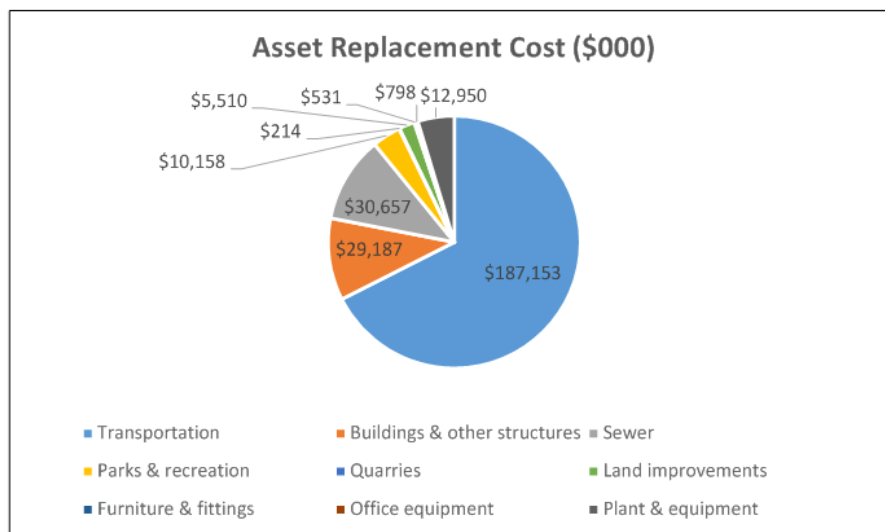


Figure 1: Asset Replacement Values

The asset consumption ratios of Council’s assets (average proportion of ‘as new’ condition left in assets) are shown in Figure 2.

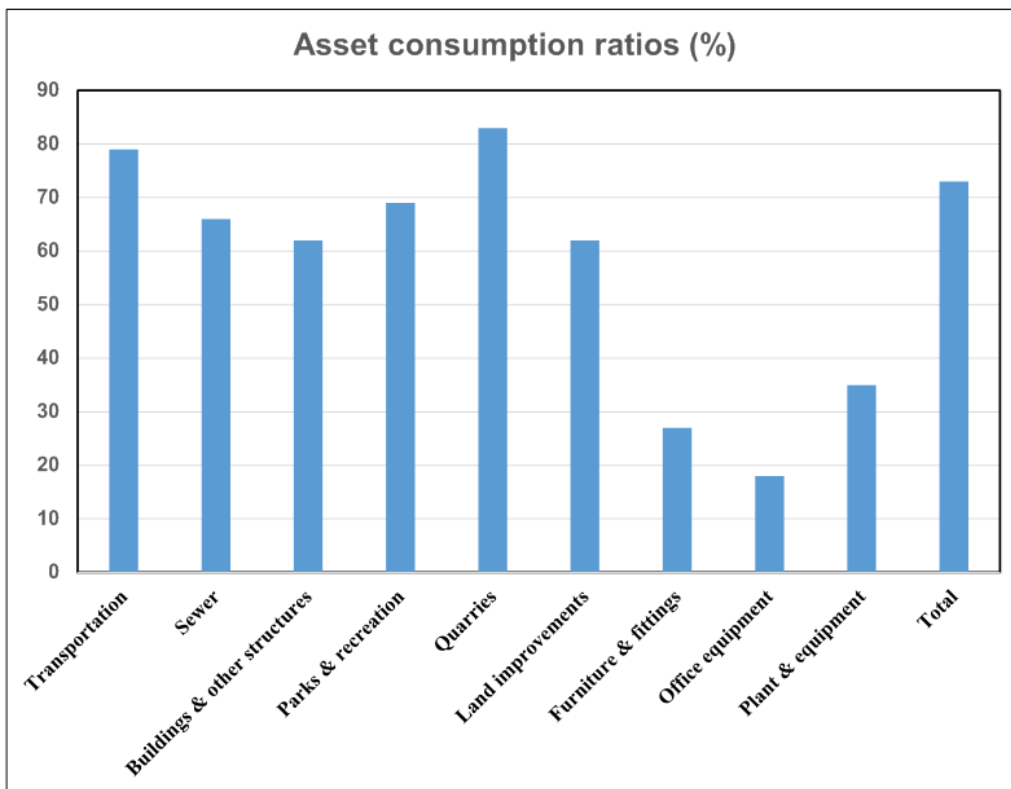


Figure 2: Asset Consumption Ratio

Council has improved the condition of a large proportion of its infrastructure assets in recent years through targeted renewal works. This means Council has consumed on average 27% of the replacement value of its assets. The Asset Consumption ratio for Furniture and Fittings and Office equipment are quite low, as these are short lived assets and their condition and remaining lives are not reassessed. The impact of these asset classes is limited, as their total replacement value is under \$1.5m.

The condition of Council's assets is shown in Figure 3.

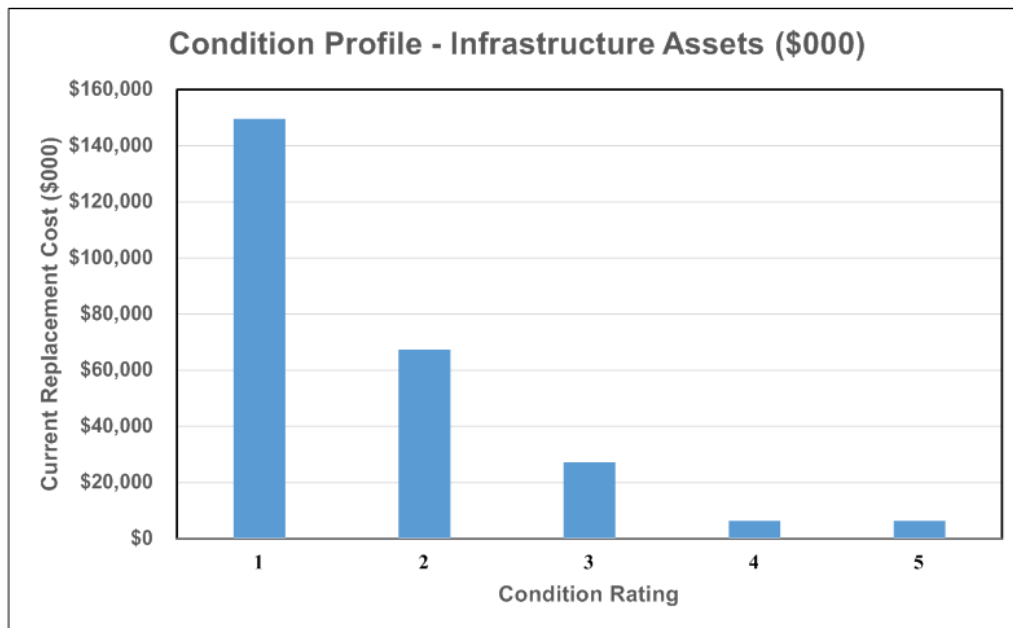


Figure 3: Asset Condition Profile

The majority (95%) of Council's infrastructure assets are in condition 3 or better, with only 5 percent in condition 4 or 5. The number of assets in Condition 1 includes the majority of the Sewer reticulation network, which is based on a 10% sample used for the 2017 revaluation. This may alter, as more of the sewer reticulation network is condition assessed over the next few years.

3.2 Life Cycle Cost

Life cycle costs (or whole of life costs) are the average costs that are required to sustain the service levels over the longest asset life. Life cycle costs include operating and maintenance expenditure and asset consumption (depreciation expense). The life cycle cost for the services covered in this asset management strategy is shown in Table 3.

Table 3: Life Cycle Cost for Council Services

| Service | Previous Year Expenditure | | Previous Year | Life Cycle Cost (\$/yr) |
|-----------------------------------|---------------------------|-------------|------------------|-------------------------|
| | Operations | Maintenance | Depreciation Exp | |
| Transportation & urban stormwater | \$315,000 | \$2,775,000 | \$2,543,000 | \$5,598,000 |
| Sewer | \$1,572,000 | \$97,000 | \$508,000 | \$2,269,000 |

Asset Management Strategy

| Service | Previous Year Expenditure | | Previous Year | Life Cycle Cost (\$/yr) |
|---------------------------------|---------------------------|--------------------|--------------------|-------------------------|
| | Operations | Maintenance | Depreciation Exp | |
| Buildings & other structures | \$985,000 | \$1,012,000 | \$612,000 | \$3,250,000 |
| Parks & recreation ¹ | \$778,000 | \$0 | \$436,000 | \$1,297,000 |
| TOTAL | \$3,650,000 | \$3,884,000 | \$4,099,000 | \$12,414,000 |

¹ Operations and maintenance costs are not currently split in Councils General Ledger.

Life cycle costs can be compared to life cycle expenditure to give an indicator of sustainability in service provision. Life cycle expenditure includes operating, maintenance and capital renewal expenditure in the previous year or preferably averaged over the past 3 years. Life cycle expenditure will vary depending on the timing of asset renewals. The life cycle expenditure at the start of the plan is shown in Table 4.

Table 4: Life Cycle Expenditure for Council Services

| Service | Previous Year Expenditure | | Cap Renewal Exp | Life Cycle Exp (\$/yr) |
|-----------------------------------|---------------------------|--------------------|--------------------|------------------------|
| | Operations | Maintenance | (\$/yr) | |
| Transportation & urban stormwater | \$315,000 | \$2,775,000 | \$2,173,000 | \$5,611,000 |
| Sewer | \$1,572,000 | \$97,000 | \$170,000 | \$1,807,000 |
| Buildings & other structures | \$985,000 | \$1,012,000 | \$151,000 | \$2,338,000 |
| Parks & recreations ¹ | \$778,000 | \$0 | \$411,000 | \$913,000 |
| All Services | \$3,650,000 | \$3,884,000 | \$2,905,000 | \$10,669,000 |

¹ Operations and maintenance costs are not currently split in Councils General Ledger.

The life cycle costs and life cycle expenditure comparison highlights any difference between present outlays and the average cost of providing the service over the long term. If the life cycle expenditure is less than the life cycle cost, it is most likely that outlays will need to be increased or cuts in services made in the future.

Knowing the extent and timing of any required increase in outlays and the service consequences if funding is not available will assist organisations in providing service to their communities in a financially sustainable manner. This is the purpose of the AMPs and the long term financial plan.

A shortfall between life cycle cost and life cycle expenditure gives an indication of the life cycle gap to be addressed in the asset management and long term financial plans.

The life cycle gap and life cycle indicator for services covered by this asset management plan is summarised in Table 5.

Table 5: Life Cycle Indicators

Note: * A life cycle gap is reported as a negative value.

| Service | Life Cycle Cost (\$/yr) | Life Cycle Expenditure (\$/yr) | Life Cycle Gap * (\$/yr) | Life Cycle Indicator |
|------------------------------------|-------------------------|--------------------------------|--------------------------|----------------------|
| Transportation & urban storm water | \$5,598,000 | \$5,611,000 | \$13,000 | 100% |
| Sewer | \$2,269,000 | \$1,807,000 | -\$462,000 | 80% |
| Buildings | \$3,250,000 | \$2,338,000 | -\$912,000 | 72% |
| Parks & Recreation | \$1,297,000 | \$913,000 | -\$384,000 | 70% |
| All Services | \$12,414,000 | \$10,669,000 | -\$1,745,000 | 86% |

Overall council infrastructure assets are funded at just over 85% of the life cycle cost which would indicate that council funding levels are close to being sustainable over a ten year period. For individual assets classes the level of funding for the Buildings and Parks and recreational asset are around 70% indicating that council has a significant funding gap of over \$1m per annum over the next 10 years.

Asset sustainability may also be dramatically affected by fluctuations in expenditure, particularly for renewals, as significant expenditure on a major asset in an asset class may result in a significant overall change in expenditure for that asset class.

3.3 Asset Management Structure

The Director Infrastructure Services has responsibility for infrastructure service delivery.

The Manager Water and Waste Water is responsible to the Director of Engineering for delivering the service levels adopted by council for the Waste Water budget. The

Operations Manager is responsible to the Director of Engineering for delivering the service levels adopted by council for the other major infrastructure budgets, while the Director Planning and Environmental Services has specific responsibility for the CentrePoint Sport and Leisure Centre budget.

The Manager Infrastructure is responsible to the Director of Engineering to provide asset management planning services to the organisation.

The Chief Financial Officer is responsible to the Director of Corporate Services to provide finance and budgetary services to the organisation.

3.4 Corporate Asset Management Team

A 'whole of organisation' approach to asset management can be developed with a corporate asset management team. The benefits of a corporate asset management team include:

- demonstrate corporate support for sustainable asset management,
- encourage corporate buy-in and responsibility,
- coordinate strategic planning, information technology and asset management activities,
- promote uniform asset management practices across the organisation,
- information sharing across IT hardware and software,
- pooling of corporate expertise,
- championing of asset management process, and
- wider accountability for achieving and reviewing sustainable asset management practices.

The role of the corporate asset management team will evolve as the organisation maturity increases over several phases.

Phase 1

- strategy development and implementation of asset management improvement program,

Phase 2

- asset management plan development and implementation,
- reviews of data accuracy, levels of service and systems plan development,

Phase 3

- asset management plan operation
- evaluation and monitoring of asset management plan outputs
- ongoing asset management plans review and continuous improvement.

The corporate asset management team has been established and meets on an as needs basis. The core members of the team are listed below. Other staff attend on an invitation basis, based on individual expertise.

| Corporate Asset Management Team | |
|--|-------------------------------|
| • Director Infrastructure Services | • Director Corporate services |
| • Director Planning & Environmental Services | • Chief Financial Officer |
| • Manager Infrastructure | • Asset Systems Officer |
| • Assets Officer | • Accountant |

The team focuses on issues identified within the Asset Management Improvement Plan and any other issues arising from end of year audits and asset revaluations.

3.5 Financial & Asset Management Core Competencies

The National Frameworks on Asset Planning and Management and Financial Planning and Reporting define 10 elements. 11 core competencies have been developed from these elements⁸ to assess 'core' competency under the National Frameworks. The core competencies are:

Financial Planning and Reporting

- Strategic Longer Term Plan (10 year Long Term Financial Plan; 4 year Delivery Plan)
- Annual Budget (1 year Operational Plan)
- Annual report

Asset Planning and Management

- Asset Management Policy
- Asset Management Strategy
- Asset Management Plan
- Governance & Management
- Levels of Service
- Data & Systems
- Skills & processes
- Evaluation

⁸ Asset Planning and Management Element 2 *Asset Management Strategy and Plans* divided into Asset Management Strategy and Asset Management Plans competencies.

Council's maturity assessment from 2012, for the core competencies is summarised in Figure 4. The current maturity level is shown by the blue bars. The maturity gap to be overcome for Council to achieve a core financial and asset management competency is shown by the red bars.

Council is planning to undertake an assessment of its asset management maturity, by reviewing progress against the 11 core competencies. This review is expected to demonstrate substantial progress toward core level maturity.

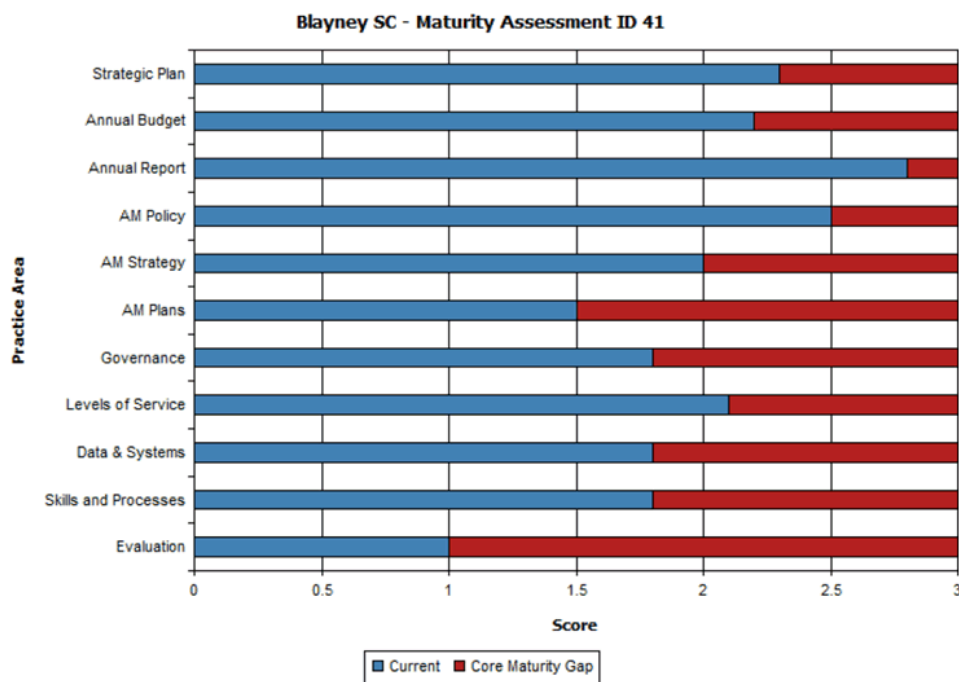


Figure 4: Core Asset Management Maturity

3.6 Strategy Outlook

1. Council is unable to maintain current service levels over the next ten years at current funding levels.
2. Council is not able to fund current infrastructure life cycle cost at current levels of service and available revenue.
3. Council's current asset management practices partially meet the requirements of 'core' asset management maturity. Council has invested in recent years to improve information management, lifecycle management, service

management and accountability and direction. These improvements are expected to demonstrate that council now meets the majority of the requirements of 'core' maturity.

4. Where do we want to be?

4.1 Council's Vision, Mission, Goals and Objectives

Council has adopted a Vision for the future in the Community Strategic Plan. The vision is:

A busy, vibrant and thriving rural shire – a friendly and open place where people choose to live with a strong sense of community spirit and cohesiveness.

With positive population growth, employment opportunities, increased diversity of industry and economic growth, Blayney Shire's township, villages and settlements will be dynamic and prosperous, welcoming those who live here and also those who visit.

Our families and homes will continue to be safe within our caring and inclusive communities.

Irrespective of ability we will all enjoy the outdoors and facilities, improving our health and lifestyle whilst participating in a range of sporting and recreational activities.

Growth will be achieved in a sustainable manner with industry, coexisting with the productive farming land, open space, protecting the environment and restoring as a feature our built and natural heritage.

As the quintessential rural shire with Indigenous and European settlers influencing our architecture, agricultural and mining heritage we will celebrate our history, culture and rural lifestyle in style.

As a picturesque, conveniently located area of the beautiful central west of NSW we are a significant contributor to the visitor economy of the region; with a creative and artistic culture, food and wine, historic villages and four seasons.

Blayney Shire will be engaged, proactive and acknowledged for undertaking major projects and delivering valuable services, collaborating at a regional, state and national level.

Council's purpose or reason for existence is set out in the adopted values statement,

The people who live in Blayney Shire are friendly, hardworking, loyal and very community focused.

With a generosity of spirit and willingness to welcome visitors and new residents, the residents, business and industry will unite and rally together to assist families in need.

We support diversity of interests, backgrounds and access to public amenities and services for all residents on an equitable and shared basis.

We are resourceful; our innovative thinking and competitive spirit supported by the contribution of volunteers working together collaboratively and sharing resources has produced great outcomes.

We back ourselves and look forward positively and strategically with a can do attitude. We ask questions and expect transparency, balance, equity and accountability of our local, state and federal governments.

Most importantly we value honesty and respect for each other, our natural and built heritage and our valuable resources as we strive to achieve our future directions for our local villages and town within the shire and the whole region.

We will make informed decisions by consulting and engaging with stakeholders and consider the environment, social and economic impacts.

Any future development will be built for the long term and intergenerational benefit.

The Community Strategic Plan sets goals and objectives to be achieved in the planning period. The goals set out where the organisation wants to be. The objectives are the steps needed to get there. Goals and objectives relating to the delivery of services from infrastructure are shown in Table 6.

Table 6: Goals and Objectives for Infrastructure Services

| Goals | Objectives |
|---|--|
| 1. Maintain and Improve Public Infrastructure and Services | 1.1 All levels of government need to work together to plan for ongoing works and capital projects that will improve the Blayney Shire road network and other assets. 1.2 A Business Case should be developed to provide access to sewerage services for Carcoar, Mandurama and Lyndhurst. 1.3 The Blayney Shire Active Movement Strategy will continue to be implemented to extend and renew the footpath and shared path networks in each town and village within the shire. |
| 2. Build the Capacity and Capability of Local Governance and Finance | 2.1 Build on the strength of the individual Town Association and Village Committees so that they are capable, self-sufficient communities involved in decision making about issues that affect their own community. 2.5 A well-run Council organisation that is flexible enough to take advantage of capital grant opportunities to undertake major projects whilst delivering effective Council services in a sustainable manner. |
| 3. Promote Blayney Shire to grow the Local and Visitor Economy | 3.5 Sustainable water, renewable energy options and transport sectors support future growth of business, industry and residents. |
| 4. Enhance facilities and networks that supports Community, Sport, Heritage and Culture | 4.1 Cultural and sporting events are supported by Council, volunteers and state sporting bodies so that they are coordinated and well resourced. 4.2 There is capacity to host within the Shire regional and state sporting events and competitions that will attract strong participation. 4.3 Blayney Shire is a centre for cultural interest, heritage and history, arts, performance and entertainment. 4.4 Implementation of the Blayney Shire Sports and Recreation Masterplan priorities and strategies will realise opportunities for improved healthy lifestyle for our community. |
| 5. Protect our Natural Environment | 5.6 Sustainable waste management and recycling or reuse of waste will extend the life of Council's landfill and provide opportunities for industry to reduce costs. |

4.2 Asset Management Policy

Council's Asset Management Policy defines the council's vision and service delivery objectives for asset management in accordance with the Community Strategic Plan and applicable legislation.

The asset management strategy is developed to support the asset management policy and is to enable council to show:

- how its asset portfolio will meet the affordable service delivery needs of the community into the future,
- enable Council's asset management policies to be achieved, and
- ensure the integration of Council's asset management with its long term strategic plans.

4.3 Asset Management Vision

To ensure the long-term financial sustainability of Council, it is essential to balance the community's expectations for services with their ability to pay for the infrastructure assets used to provide the services. Maintenance of service levels for infrastructure services requires appropriate investment over the whole of the asset life cycle. To assist in achieving this balance, Council aspires to:

Develop and maintain asset management governance, skills, process, systems and data in order to provide the level of service the community need at present and in the futures, in the most cost-effective and fit for purpose manner.

In line with the vision, the objectives of the asset management strategy are to:

- ensure that the Council's infrastructure services are provided in an economically optimal way, with the appropriate level of service to residents, visitors and the environment determined by reference to Council's financial sustainability,
- safeguard Council's assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial resources for those assets,
- adopt the long term financial plan as the basis for all service and budget funding decisions,
- meet legislative requirements for all Council's operations,
- ensure resources and operational capabilities are identified and responsibility for asset management is allocated,
- provide high level oversight of financial and asset management responsibilities through Audit Committee/CEO reporting to council on

development and implementation of Asset Management Strategy, Asset Management Plan and Long Term Financial Plan.

Strategies to achieve this position are outlined in Section 5.

5. How will we get there?

The Asset Management Strategy proposes strategies to enable the objectives of the Community Strategic Plan, Asset Management Policy and Asset Management Vision to be achieved.

Table 7: Asset Management Strategies

| No | Strategy | Desired Outcome |
|----|--|--|
| 1 | Develop and annually review Asset Management Plans covering at least 10 years for all major asset classes (80% of asset value). | Identification of services needed by the community and required funding to optimise 'whole of life' costs. |
| 2 | Develop Long Term Financial Plan covering 10 years incorporating asset management plan expenditure projections with a sustainable funding position outcome. | Sustainable funding model to provide Council services. |
| 3 | Incorporate Year 1 of Long Term Financial Plan revenue and expenditure projections into annual budgets. | Long term financial planning drives budget deliberations. |
| 4 | Review and update asset management plans and long term financial plans after adoption of annual budgets. Communicate any consequence of funding decisions on service levels and service risks. | Council and the community are aware of changes to service levels and costs arising from budget decisions. |
| 5 | Report Council's financial position at Fair Value in accordance with Australian Accounting Standards, financial sustainability and performance against strategic objectives in Annual Reports. | Financial sustainability information is available for Council and the community. |
| 6 | Ensure Council's decisions are made from accurate and current information in asset registers, on service level performance and costs and 'whole of life' costs. | Improved decision making and greater value for money. |

| No | Strategy | Desired Outcome |
|----|--|---|
| 7 | Report on Council's resources and operational capability to deliver the services needed by the community in the Annual Report. | Services delivery is matched to available resources and operational capabilities. |
| 8 | Ensure responsibilities for asset management are identified and incorporated into staff position descriptions. | Responsibility for asset management is defined. |
| 9 | Implement an Improvement Plan to realise 'core' maturity for the financial and asset management competencies within 2 years. | Improved financial and asset management capacity within Council. |
| 10 | Report to Council by General Manager on development and implementation of Asset Management Strategy, AM Plans and Long Term Financial Plans. | Oversight of resource allocation and performance. |

6. Asset Management Improvement Plan

The tasks required to achieve a 'core' financial and asset management maturity are shown in priority order in Table 8.

Table 8: Asset Management Improvement Plan

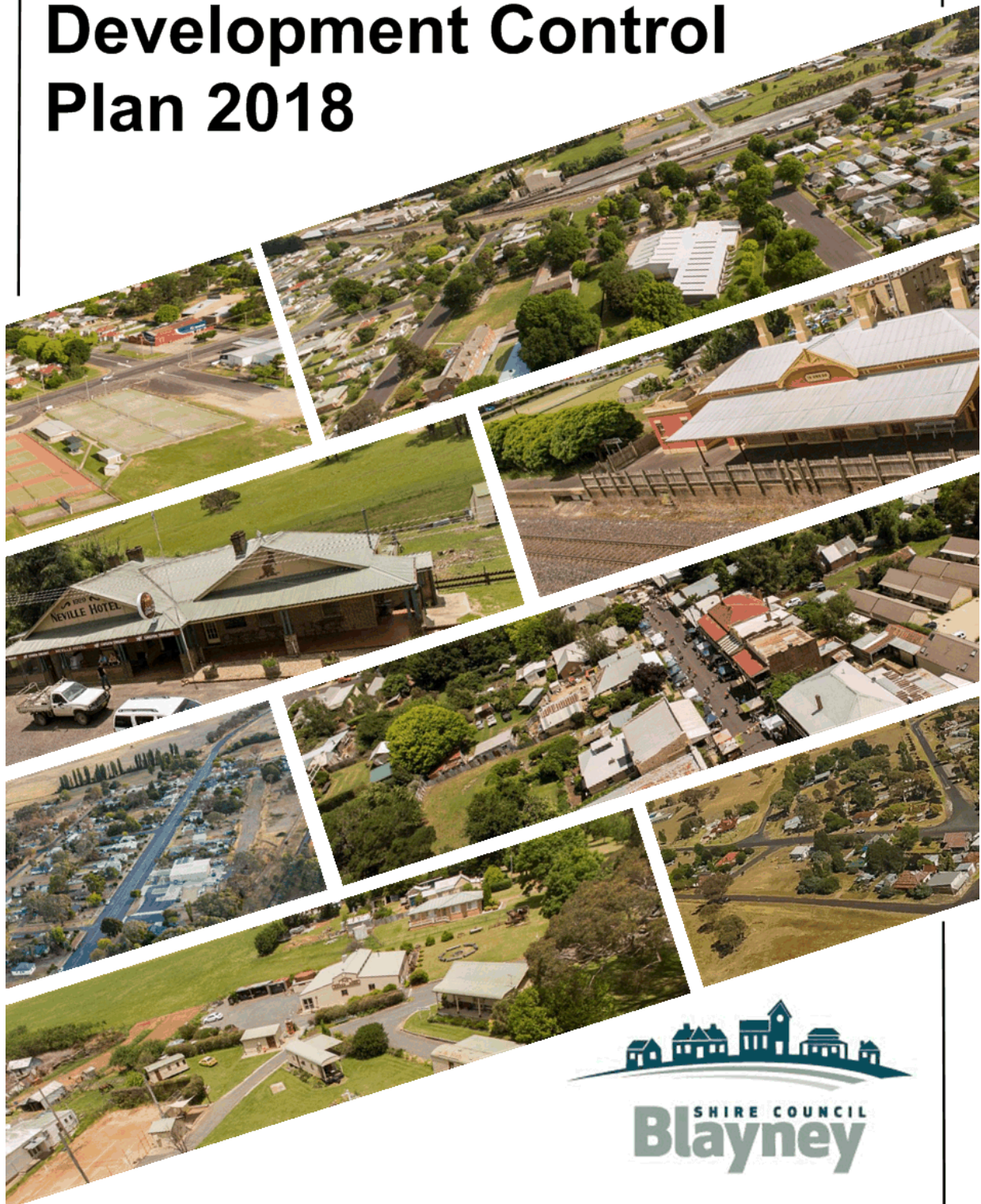
| Ref | Task | Responsibility | Target Date | STATUS |
|-----|--|----------------|--------------|-----------------|
| 1 | Undertake maturity assessment of Councils asset management maturity, using the National Asset Management Assessment Framework. | MI | October 2018 | Planning |
| 2 | Review and update Asset Management Policy and Strategy. | MI | June 2018 | Draft prepared |
| 3 | Undertake Community Satisfaction Survey in line with 2018 Integrated Planning and Reporting framework | GM | May 2018 | Complete |
| 4 | Develop Priority Ranking Criteria for Renewal Projects to provide for informed decision making by Manex and Council | MANEX MI | May 2019 | To be developed |

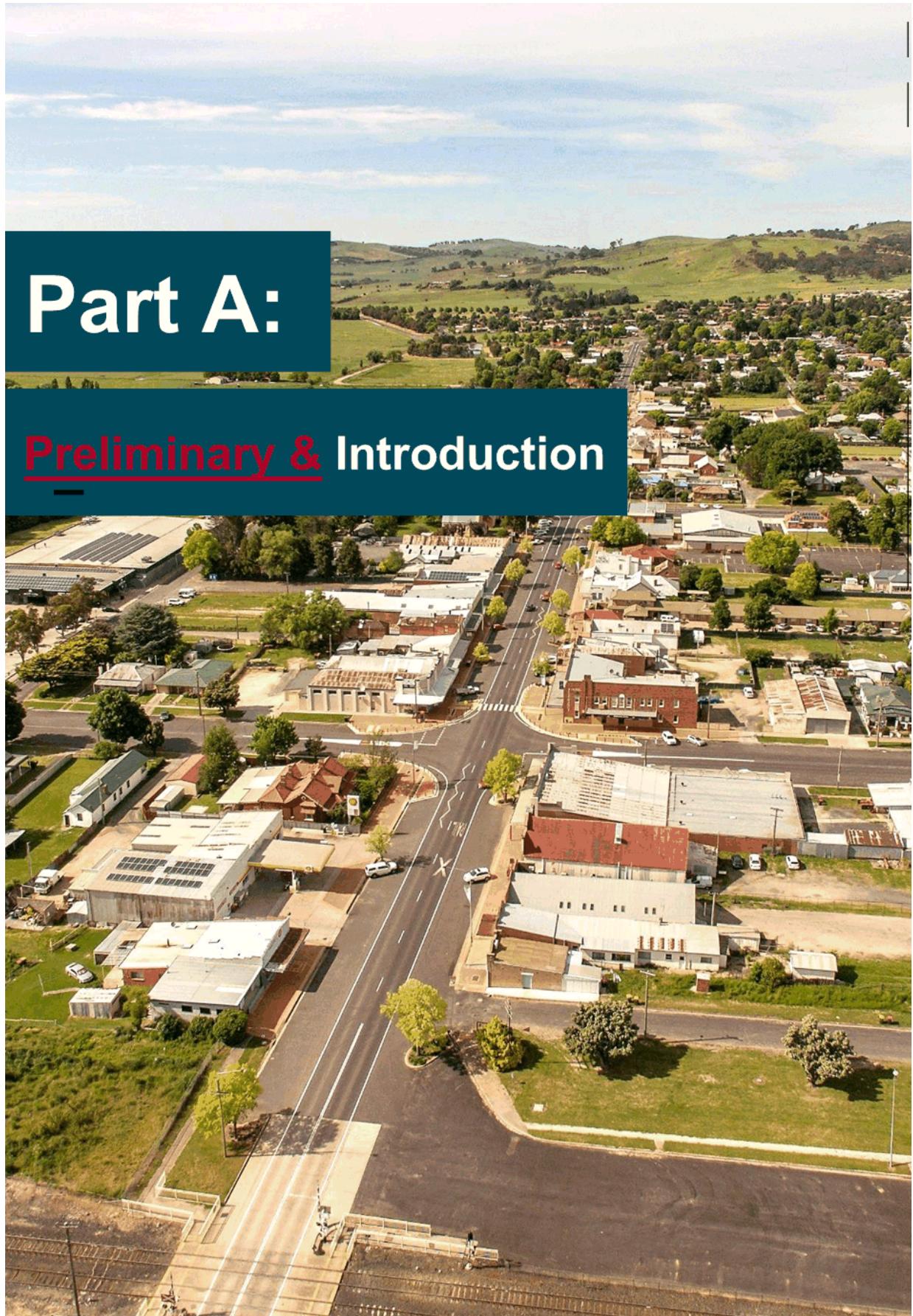
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Asset Management Strategy

| Ref | Task | Responsibility | Target Date | STATUS |
|-----|---|-------------------|---------------|---------------------------------|
| 5 | Review General Ledger structure to split operational and maintenance costs for reporting purposes | CFO MI | Ongoing | Complete for some asset classes |
| 6 | Develop improved age data for some assets, based on condition assessment, including Urban Stormwater, Buildings, Parks and Recreation | MI | Ongoing | Complete for some asset classes |
| 7 | Review service levels for Council services | DIS MI DPES | Annually | To be developed |
| 8 | Review and update Strategic Business Plan and Integrated Water Cycle Management Plans for Sewer | MW&W | June 2019 | To be developed |
| 9 | Undertake development of Master Plans for major precincts (sporting and cultural) to identify current and projected demand | DIS DPES | December 2018 | To be developed |
| 10 | Incorporate Building renewal plans from Building asset revaluation | MI | June 2018 | In progress |

Blayney Shire Council Development Control Plan 2018





Part A:

Preliminary & Introduction

PART A

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| Approved Date | Version Number | Summary of changes |
|---------------|----------------|--------------------|
| 25/06/2018 | N/A | N/A |
| | | |
| | | |
| | | |

A1 Introduction to Blayney Development Control Plan 2017

A1.1 Name of this Plan

This Plan is called the *Blayney Shire Development Control Plan 2017* (DCP or Plan). The DCP has been prepared in accordance with Section 3.43 of the *Environmental Planning and Assessment Act 1979 No 203 (EP&A Act)*.

A1.2 Date of Commencement of DCP

The DCP was ~~originally approved~~ adopted by Blayney Shire Council (Council) on the 25 June 2018 and came into operation on 9² July 2018.

A1.3 Land to which this DCP Applies

This DCP applies to all land within the Blayney Local Government Area (LGA).

A1.4 Purpose of the DCP

This DCP supplements the *Blayney Local Environmental Plan 2012 (BLEP2012)* by providing more detailed controls relating to specific types of development. The controls included in this DCP should be taken into account during the design phase of development and will be taken into consideration by Council as part of the assessment of Development Applications.

All controls are designed to aid the decision-making process and improve planning outcomes for the Blayney community. Together, **BLEP2012** and this DCP form the land use planning framework for the Blayney LGA.

A1.5 Relationship to other Planning Polices and Instruments

The DCP is to be read in conjunction with other legislation, State Planning Policies, environmental planning instruments, Council policies, codes and specifications that are relevant to specific aspects of a development proposal. In particular, you should read the DCP alongside the following documents:

- Council's *Development and Building Guide* and associated application forms;
- Council's *Guidelines for Engineering Works*; and
- Any other relevant endorsed / adopted Council Policies.

In the event of an inconsistency between this DCP and any other legislation, State Planning Policy, or environmental planning instrument applying to the same land, the provisions of the other state documents will prevail to the extent of the identified inconsistency. In assessing a Development Application, in addition to the provisions of this DCP, Council must also make an assessment of those matters specified for consideration under Section 3.43 of the *EP&A Act*.

~~This DCP supersedes all other Development Control Plans in existence prior to the adoption of this DCP by Council.~~

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PART A

At the commencement date of this DCP the following existing Development Control Plans are repealed in accordance with section 22 of the Environmental Planning and Assessment Regulation 2000:

- North Blayney.
- Millthorpe – Heritage Conservation.
- Blayney – Rural Residential Development.
- Carcoar – Heritage Conservation.
- Blayney – Medium Density Housing.
- North Millthorpe.

A1.6 Aims and Objectives of the DCP

The overarching aims of this DCP are:

- a) To implement and support the objectives of **BLEP2012**;
- b) To provide clear and concise development guidelines for various forms of development;
- c) To promote growth and development in the Blayney LGA and ensure it occurs in an orderly, environmentally friendly and sustainable manner;
- d) To ensure positive planning outcomes are maximised for the benefit of the broader community.

The objectives of this DCP, relating to different types of development are included in the relevant parts of this Plan.

A1.7 Structure of the DCP

The DCP has the following Parts:

| | |
|----------------|---|
| PART A: | Introduction to the Blayney Shire Development Control Plan 2018 |
| PART B: | Notification/Advertising |
| PART C: | Residential Development |
| PART D: | Commercial, Community and Industrial Development |
| PART E: | Other Land Uses |
| PART F: | Subdivision |
| PART G: | Environmental Management and Hazards |
| PART H: | Heritage Conservation |

For any development proposal you may need to address more than one Part of this DCP depending on what development is proposed and the types of ancillary (or supporting) development, the site opportunities and constraints, and different notification and advertising requirements. You are encouraged to consult with Council for clarification as to which Parts or Sections in this DCP will apply to a particular development proposal.

The development controls contained within this DCP are structured to ensure that zone objectives of **BLEP2012** are achieved and the desired land use and/or built outcomes on a site are consistent with the corresponding objectives of the DCP. Therefore, the structure of each Part of this DCP includes:

Objectives / Performance Criteria

Are located either at the start of each Section or in the left-hand column of each Section and clearly state what Council is seeking to achieve and the desired outcomes for each Part or Section. If the Acceptable Solution below requires variation then the Objectives / Performance Criteria must be addressed.

Acceptable Solutions

Are located in the right-hand column of each Section and set the requirements for achieving an outcome consistent with the corresponding objectives for each Section.

A1.8 Development Types

Prior to applying the controls this DCP for the proposed land use it is necessary to confirm the permissibility of the proposed land use in the relevant land use zone for the subject site. The Land Use Table of BLEP2012 identifies the permissibility of development types within each land use zone. Please discuss this with Council if you are unsure about permissibility.

Development may be:

- Permitted without consent;
- Permitted with consent; or
- Prohibited.

A1.9 Information to be submitted with an Application

When submitting an application to Council, plans and supporting documentation are required to accompany an application. A *Development and Building Guide* and application forms are available on Council's website www.blayney.nsw.gov.au The Guide provides a step by step guide to preparing and lodging an application, including the minimum information required to accompany an application.

A1.10 Development Advice

One of the biggest causes of delay in the processing of Development Applications is the absence of appropriate or sufficient supporting information. One of the services Council offers to assist in avoiding these delays is the provision of development advice prior to the formal lodgement of your Development Application. The advice ensures that you are aware of the issues which need to be addressed with your Application.

A *Planning Inquiry Form* is available on Council's website www.blayney.nsw.gov.au Council will respond to your application in written form within days of receipt and a meeting with Council staff can be arranged if required to discuss the application further.

Development Advice is not designed to replace the normal assessment process undertaken in determining the Development Application. Development Advice should not be taken as a guarantee of approval or refusal of your proposal. Additional matters may need to be addressed during the development assessment.

A1.11 Variation to Controls

Council accepts that it is not possible to plan for all development scenarios. The controls in this DCP have been designed to be as flexible as possible. However, there will inevitably be situations where strict compliance is not able to be achieved, and or alternate solutions are preferred.

Council may consent to a Development Application involving departure from a control contained within this DCP, but only where Council has considered a written request from the applicant that seeks to justify the departure by demonstrating:

- a) Compliance with the particular control within this DCP is unreasonable or unnecessary in the circumstance of the case; and
- b) The objectives of the particular control are met or sufficiently addressed; and
- c) There are sufficient environmental planning grounds to justify the departure from the particular control within this DCP; and
- d) The impacts of the non-compliant proposal will not be significantly greater than a compliant proposal or may enhance the outcome.

A1.12 Developer Contributions

Development may create a need for public services and facilities, such as open space, community facilities, utilities and traffic management. Needs will vary depending on the scale of the proposal, the characteristics of the area, the relevant population and standard and capacity of existing services.

Section 7.11 and Section 7.12 of the *EP&A Act* is the principle legislation that enables Council to levy contributions for amenities and services. Contributions are imposed by way of a condition of consent and can be satisfied by:

- a) Dedication of land;
- b) A monetary contribution;
- c) A material public benefit; or
- d) A combination of the above.

As an alternative to the payment of a Section 7.11 or Section 7.12 contribution, the applicant may offer to enter into a Voluntary Planning Agreement with Council. Acceptance of an offer is at the sole discretion of Council and where Council decides not to accept the offer; payment of the Section 7.11 or 7.12 contributions will be required.

Council and Central Tablelands Water are both able to levy contributions for amenities and services under Section 64 of the *Local Government Act 1993 (LGA 1993)* which enables both organisations to levy contributions towards water and sewerage utilities.

A1.13 Dictionary

This DCP adopts the definitions listed in the Dictionary within **BLEP2012**. In addition, some Parts or Sections of this DCP may have additional definitions to assist in interpreting or controlling specific issues / outcomes. ~~We have highlighted definitions and references~~ are identified in **BOLD font so that these are clear.**

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Note: This DCP may refer to other documents were there are inconsistencies in definitions BLEP2012 will prevail.

PART A



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PART B

B1 Notification & Public Exhibition of Development Applications

B1.1 Application of this Part

This Part of the DCP applies to all land within the Blayney Local Government Area (LGA) except for applications that fall into one or more of the following categories:

- 1) Exempt development;
- 2) Complying development;
- 3) Designated Development;
- 4) State Significant Development;
- 5) Integrated Development; and
- 6) Section 68 applications.

The above categories of development have their own requirements for advertising in the *Environmental Planning & Assessment Act 1979 No 203* (EP&A Act), the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and the *State Environmental Planning Policy (Exempt and Complying Development) 2008* (Codes SEPP) and alternate or additional arrangements may be made or apply.

B1.2 Objectives for Notification & Public Exhibition of Development Applications

- 1) To define development that is either notified or advertised development.
- 2) To outline the procedures for notified and advertised development.
- ~~3) To outline other relevant related procedures for Development Applications.~~
- ~~3)~~
- ~~4) To ensure a consistent, transparent and effective development assessment process.~~
- ~~4)~~
- 5) To provide an opportunity for public participation in the Development Application process.

B1.3 Definitions

Notified development is where Council writes to owners of properties identified as requiring notification, advising of a proposed development, using priority post by Australia Post.

Advertised development is where Council, in addition to writing to owners of properties identified as requiring notification, places a notice in a local newspaper advising of a proposed development.

B2 Notified Development

B2.1 Development not requiring Notification

Council or its delegated officers may decide not to follow the notification procedure in this DCP if the proposed Development Application (DA) is compliant with all of the legislation and controls in BLEP2012 and this DCP (where relevant) and is:

- 1) A single storey dwelling house;
- 2) An addition to a single storey dwelling house;
- 3) Additions such as an open car port, pergola, or verandah;
- 4) Private swimming pool;
- 5) A detached garage or shed/outbuilding associated with a dwelling house that is behind the building line;
- 6) Any building on land within Zone RU1 Primary Production, Zone RU2 Rural Landscape or Zone RU3 Forestry where the land has an area greater than 5 hectares and/or the building is greater than 1050 metres from a boundary with a different owner;
- 7) Subdivision creating less than 5 lots within Zones RU1 Primary Production, Zone RU2 Rural Landscape & RU3 Forestry;
- 8) Subdivision creating 1 additional lot only within Zones R1 General Residential, R5 Large Lot Residential, and RU5 Village;
- 9) A boundary adjustment;
- 10) Commercial development or light industry within Zones B2 Local Centre, B5 Business Development, B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial or on a lot that does not adjoin an existing dwelling or a residential zone;
- 11) Development considered to have nil or minor impacts on adjoining land owners; and
- 12) A development that relates to a Section 96-4.55 Modification that is a result of a condition imposed on an existing Development Application that has previously been notified in accordance with this DCP.

The above exemptions only apply if the proposed development is on a lot that is not a heritage item, ~~or~~ adjacent to one or in Zone RU5 Village of Millthorpe and Carcoar.

All other development will require notification in accordance with this DCP.

B2.2 Who will be Notified?

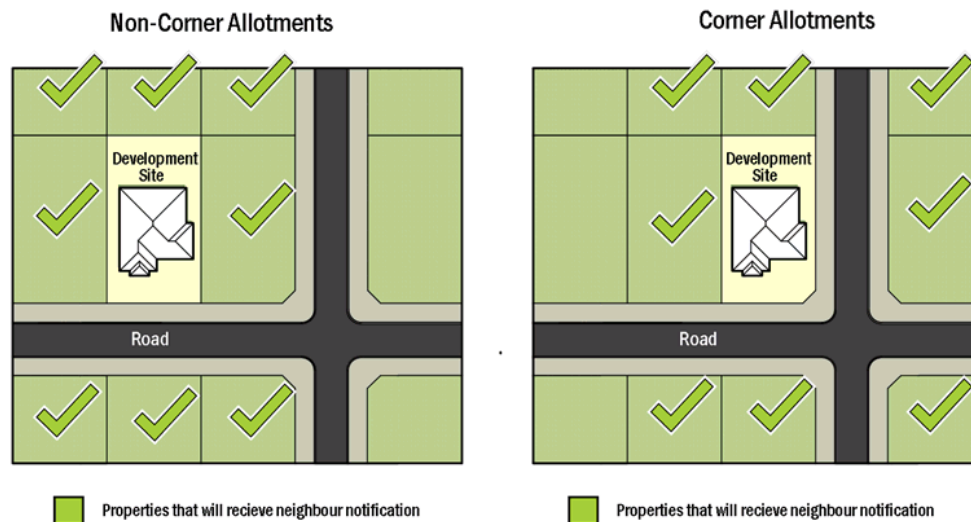
For Development Applications requiring notification under this DCP, written notification of the proposed development may be provided to:

- 1) The owner(s) of land immediately adjoining to the side and rear boundaries of the subject site;

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PART B

- 2) The owner(s) of land adjacent to the subject land, including land that is separated from the subject site by a road, pathway, driveway, waterway and railway or similar thoroughfare;
- 3) The owner(s) of any other land which may, in the opinion of Council or its delegated officers, be affected by the proposed development, having regard to any relevant matter for consideration under Section 79C-4.15 of the EP&A Act; and
- 4) Any other relevant stakeholder including, utility providers and or government agencies.



B2.3 Information to be included with Notification Letters

For Development Applications requiring notification to land owners under this DCP the following information shall be included in the written notification letter to any person(s) entitled to be notified:

- 1) Council's Development Application Number;
- 2) The address, lot and deposited plan numbers of the land on which development is proposed to be carried out;
- 3) A brief description of the proposed development;
- 4) The name of the applicant;
- 5) The invitation to make a written submission, details of where the application can be inspected and the time within written submissions must be received by Council;
- 6) Advice that the substance of written submissions may be included in a report to Council and a copy of the submission (private information redacted) may be publically available as an enclosure to the Council report;
- 7) Advice that Council is subject to the *Government Information (Public Access) Act 2009* and that copies of written submissions may be made available to any persons entitled to

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lodge an application under this legislation (copies will withhold the identity of the submission maker); and

- 8) All notification letters may be accompanied by site and elevation plans and the Statement of Environmental Effects that are lodged with the Development Application. *Note: Floor plans or internal plan layout of residential development will not be provided.*

PART B

B2.4 Notification Period

For Development Applications requiring notification under this DCP, a notification period of not less than fourteen (14) days (including weekends and public holidays) shall be provided by Council commencing from the day following the date of the notification letter.

The period for notification and exhibition of Development Applications may be extended up to 28 days during traditional holiday periods (e.g. December and January).

B2 B3 Advertised Development

B3.1 What Development will be Advertised?

In addition to any requirements for advertising under state or federal legislation, the following kinds of development may be advertised:

- 1) Demolition of a building identified as a heritage item in Schedule 5 of BLEP2012;
- 2) Use of a heritage item for a purpose prohibited within the zone, as provided by clause 5.10(10) of BLEP2012;
- 3) Major Council projects to be of significant community interest;
- 4) Subdivision creating 20 or more allotments;
- 5) Non-residential uses in or adjacent to Zones R1 General Residential, R5 Large Lot Residential, or RU5 Village; ~~or~~
- 6) ~~5)6)~~ Ddevelopment for the purpose of: multi dwelling housing; residential flat buildings; seniors housing; hostels; boarding houses; group homes;
- 7) ~~6)7)~~ Ddevelopment that is likely to impact on surrounding properties including intensive livestock agriculture; heavy industries; heavy industrial storage establishments; sawmill or log processing industries; stock & sale yards; sex services premises; or restricted premises; and
- 8) ~~7)8)~~ Any development identified by Council staff that should be advertised in the public interest.

B3.2 Public Exhibition Period

Where a Development Application is required to be placed on public exhibition under this part of the DCP, the Application shall be made available for inspection for a period of not less than

fourteen (14) days, public holidays and weekends included, commencing from the date on which the public exhibition notice was first placed in the Local Newspaper.

The period for notification and exhibition of Development Applications may be extended up to 28 days during traditional holiday periods (e.g. December and January).

B3.3 Information to be Publicly Exhibited

For Development Applications requiring public exhibition under this DCP the following information shall be included in the public exhibition notice:

- 1) Council's Development Application Number;
- 2) The address, lot and deposited plan numbers of the land on which development is proposed to be carried out;
- 3) A brief description of the proposed development;
- 4) The name of the applicant;
- 5) The invitation to make a written submission, details of where the application can be inspected and the time within written submissions must be received by Council;

During the public exhibited period, Council must make available for inspection the following extracts of the Development Application to any interested persons. This information shall include:

- 1) Site Plan and Elevation Plans that are lodged with the Application (*Note: No floor plans/internal layouts to be provided*);
- 2) The Statement of Environmental Effects that is lodged with the Application; and
- 3) Any other documents that are relevant.

B3.4 Making of Submissions during the Notification and Advertising Period

Submissions in respect of a Development Application that is notified or advertised under this DCP must be received by Council within the period designated or alternatively within such additional period as may be determined by Council or its delegated officers.

A submission may be made by any person whether or not that person has been or is entitled to be given notification of the proposed development under this DCP.

Submissions must be made in writing and must clearly indicate the following:

- 1) Name and address of the person making the submission, including phone and email address. Anonymous submissions will not be considered; and
- 2) The submission should relate directly to the proposed development and if the submission is by way of objection, it must state the reasons for objection.

Any submission received by Council may be:

- 1) Summarised and issues referred to the applicant for consideration;
- 2) Subject of freedom of information requests under the *Government Information (Public Access) Act 2009* (copies will withhold the identity of the submission maker);
- 3) Summarised as part of an Assessment Report in Council Business Papers; and
- 4) Included as submitted in Council Business Papers.

All submissions must be addressed to:

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

or Councils email address council@blayney.nsw.gov.au

B3.5 Consideration of Submissions during the Notification and Exhibition Period

Where a submission is received during the period in relation to a Development Application that has been notified or advertised under this DCP, Council must consider that submission prior to the Application being determined.

Council or its delegated officers may consider a submission received outside of the period allowed for making submissions under this Plan, provided the Development Application has not already been determined. Consideration of any such submission is at the discretion of the Director Planning & Environmental Services.

Submissions received by Council in relation to a Development Application that has been notified or advertised under this Plan will be considered in full as part of an Assessment Report for the proposed development. If the substance of the submission can be addressed through a condition in the development consent, the application can be determined under delegation by the Director Planning & Environmental Services. If the substance of the submission cannot be addressed through a condition in the development consent, the application will be determined at a Council Meeting.

B3.6 Notification of Determination of Development Applications

Any person(s) who makes a submission in relation to a Development Application that is notified or advertised under this DCP which is to be determined at a Council Meeting must be notified of the date at which the Development Application will be considered by Council.

BLAYNEY SHIRE DEVELOPMENT CONTROL PLAN 2018 ~~(Post-Exhibition May 2018)~~

PART B

Any person(s) who makes a submission in relation to a Development Application that is notified or advertised under this DCP must also be provided with written notification of the Council's determination of the Application as soon as possible after that determination has been made.

B4 Amendments to Notified and Advertised Development

For Development Applications that are amended post notification / advertising period and at any time prior to determination, the Development Application will only be re-notified / advertised in accordance with this DCP if it is considered by Councils delegated officers that there will be additional or significantly altered likely environmental or amenity impact.

~~If, in the opinion of the Council or its delegated officers, the likely environmental impact is the same or will be reduced as a result of the amendments, the Development Application will not be re-notified / exhibited under this DCP.~~

B5 ~~Section 96 4.55~~ Modification Applications

The requirements where Council receives a Section ~~96 4.55~~ Modification Application in relation to an existing development consent is as follows:

| | |
|--|--|
| Section 96(1)4.55 (1) Modification | Applications are not required to be notified or placed on public exhibition. |
| Section 96(1A) 4.55 (1A) Modification | Applications are not required to be notified or placed on public exhibition. |
| Section 964.55(2) Other Modifications | Council is required to follow normal notification / advertising procedures in accordance with the requirements of this DCP, but only where the original Development Application was also notified / exhibited. All persons who made submissions in relation to the original application will be notified, where possible. Note: The Environmental Planning & Assessment Act 1979 (EP&A Act) and EP&A Regulation specify additional exhibition and notification procedures for Section 964.55(2) Modification applications. |
| Section 96(AA)4.56 Modification | Council is required to follow normal notification / advertising procedures in accordance with the requirements of this Plan, but only where the original Development Application was also notified / advertised. All persons who made submissions in relation to the original application will be notified, where possible. |

B6 Section 82A Review of Determinations

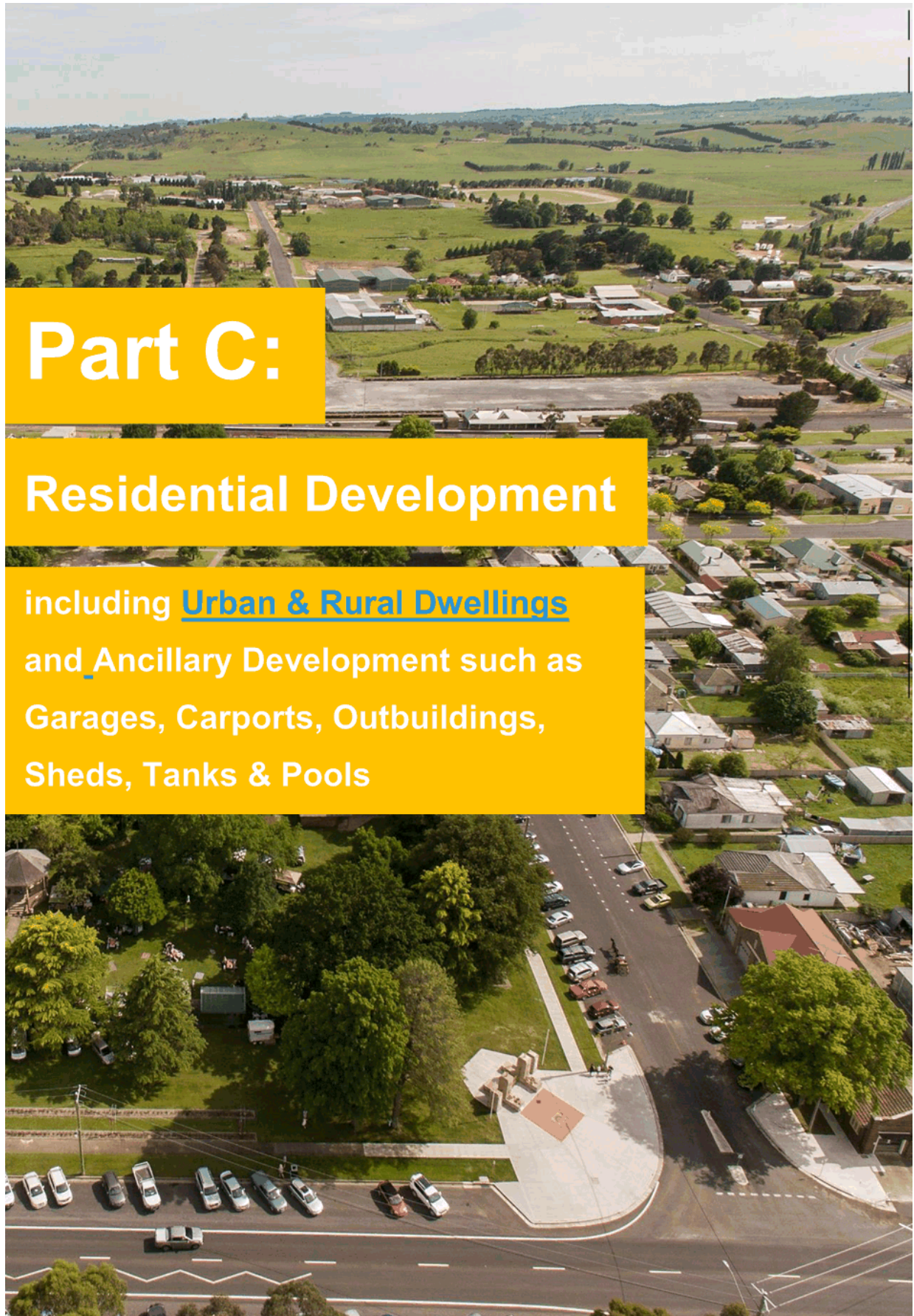
Where an applicant requests Council to review a determination of a Development Application in accordance with the requirements of Section 8.2 - 8.52A of the EP&A Act, the application must be notified and / or re-exhibited in the same manner as the original application. All persons who made submissions in relation to the original application must also be notified, if possible.

PART B

The *Environmental Planning & Assessment Act 1979* and Regulations (as amended) specify additional advertising and notification procedures for Section 82A-8.2 - 8.5 Review Applications.

B7 Petitions

Where petitions are received in respect to Development Applications, Section 4.5596 Modification Applications or Section 8.2 – 8.52A Review Applications, the head petitioner or where not nominated the first petitioner will be designated. Only the head petitioner will be contacted by Council regarding the application. Those people lodging petitions are encouraged to lodge their own an individual submission.



Part C:

Residential Development

including Urban & Rural Dwellings
and Ancillary Development such as
Garages, Carports, Outbuildings,
Sheds, Tanks & Pools

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PART C

C1 Introduction

C1.1 Application of this Part

This Part applies to development applications for a wide range of dwellings or residential accommodation types and associated ancillary development like outbuildings, sheds etc. and alterations and additions to all of these buildings.

In order to understand which Sections of this Part you need to apply you will need the following information:

STEP ONE (1) - LAND USE ZONE: Check whether your land is in an **urban zone** or **rural zone** as this may affect the relevant Part in STEP TWO (below):

- a) **Urban zones** include Zone R1 General Residential and B2 Local Centre (Blayney only) and Zone RU5 Village (other villages). It also includes Zone R5 Large Lot Residential areas attached to some villages. Generally, lots less than 1 hectare in area and would be considered 'urban' lots.
- b) **Rural zones** include Zone RU1 Primary Production, Zone RU2 Rural Landscape and Zone RU3 Forestry are rural zones. It also includes Zone R5 Large Lot Residential areas that would be considered 'rural' (e.g. along Browns Creek Road or Forest Reefs Road) – generally these lots are equal to or greater than 1 hectare in area.



STEP TWO (2) - TYPE OF DEVELOPMENT: Next, determine the type of residential or ancillary development you are proposing:

- a) A single 'dwelling house' on a lot in an urban area – Go to **Part C2 – Single Dwellings in Urban Areas** (includes dwelling houses, semi-detached dwellings, and attached dwellings);
- b) If you are proposing ancillary development such as a garage, carport, shed, outbuilding, pool or spa AND it is not considered EXEMPT or COMPLYING development then please address **Part C3 – Garages/Carports, Sheds/Outbuildings & Pools/Spas. Consult with Council re Exempt & Complying Development opportunities.**
- c) A single detached 'dwelling house' or 'dual occupancy' in a rural area (Zone RU1 or R5 Browns Creek Rd / Forest Reefs Rd) – Go to **Part C4 – Large Lot & Rural Dwellings / Dual Occupancies;**
- d) A medium density housing type including, but not limited to 'dual occupancies', 'secondary dwellings', 'semi-detached dwelling', 'attached dwelling' (townhouses), 'multi-dwelling housing' (a cluster of houses on the same lot), or a 'residential flat building' (see Blayney Local Environmental Plan for the definitions) – Go to **Part C5 – Medium Density Housing.**
- e) For temporary accommodation, second hand (relocatable) dwellings, 'manufactured/transportable housing', and 'shop-top housing' – Go to **Part C6 – Other Residential Types.**



STEP THREE (3) – SITE PLANNING, ACCESS & PARKING: Before finalising your application check whether any of the following sections apply (minor alterations and additions may not need to address these sections):

- a) **Part C7 – Access & Parking;**
- b) **Part C8 – Site Planning, Earthworks, Utilities and Services.**

C1.2 Other Parts of this DCP

Whilst Council has attempted to consolidate most of the controls relating to residential development in this Part, other Parts of this DCP may also apply depending on the type of development you are proposing and the site constraints including, but not limited to:

- **Part E – Other Land Uses** (other land uses including, but not limited to, advertising & signage);
- **Part F – Subdivision** (where you are also proposing some type of subdivision of your land);
- **Part G – Environmental Management & Hazards** (depends on site constraints and potential impacts);
- **Part H – Heritage** (where the site is a heritage item or is in a conservation area or near a heritage item).

C1.3 Setback Definitions

These definitions apply to **Part C2 – Single Dwellings in Urban Areas** and **Part C7 – Medium Density Dwellings**:

- a) **Allowable encroachments:** Side and rear setbacks and setbacks from the boundary with a road do not apply to ‘allowable encroachments’ permitted under clause 3.7.1.7 of Volume 2 of the *National Construction Code* (NCC) or any eave or roof overhang that has a horizontal setback of not less than 450mm from a boundary.

‘Allowable encroachments’ include the fascia, gutters, downpipes, rainwater tanks, chimneys, flues, domestic fuel tanks, cooling or heating appliances, light fittings, electricity and gas meters, aerials, antennae, pergolas, sun blinds, unroofed terraces, landings, steps and certain ramps.

- b) **Existing Dwellings:** These setbacks do not apply to alterations and additions to an existing dwelling that does not meet these setbacks as long as the setbacks are not further reduced by the alterations and additions and National Construction Code requirements are met.
- c) **Adjacent Dwelling Setbacks:** When calculating setbacks based on the average of adjacent dwellings the adjacent dwellings should be within 40m of the proposed site boundaries but you can disregard adjacent battle-axe lots (a lot that is accessed by an access handle rather than a full road frontage).
- d) **Variation to Setbacks:** Council may consider a setback reduction where the applicant can demonstrate:

i) An adjoining dwelling is creating a significant anomaly in the average setback compared to the average of setbacks in the street or comparable streets; or

ii) The shape of the lot and/or site constraints affect the placement of a building; and

iii) There is sufficient setback for privacy and amenity of neighbouring dwellings and no significant impact on the consistency of built form in the street or road functions; and

iv) National Construction Code requirements are met including, but not limited to, fire rating; and

v) **Part A1.11 – Variations to Controls** is addressed.

C2 Single Dwellings in Urban Areas

This section applies to applications for a new single **dwelling houses, semi-detached dwellings, or attached dwellings** (where there is a single dwelling house on any lot) or alterations and additions to these existing dwellings in:

- 1) Zone R1 General Residential (in the Town of Blayney);
- 2) Zone B2 Local Centre (in the Town of Blayney);
- 3) Zone RU5 Village (for the other urban area of settlements other than the Town of Blayney);
- 4) Zone R5 Large Lot Residential where existing/proposed lots < 1 hectare in area (generally where this land forms part of a town or village (if unclear, please confirm which controls apply with Council)).

| Objective / Performance Criteria | Acceptable Solutions |
|--|--|
| <p>C2.1 Dwelling Siting & Setbacks</p> <p>O1. To increase residential amenity for both the proposed dwelling(s) and adjacent dwelling(s) through appropriate building separations that minimise overshadowing, and maximise privacy of primary living and open spaces (privacy) and separation from noise sources.</p> <p>O2. To provide sufficient building separations or design mechanisms for fire protection in accordance with the <i>National Construction Code (NCC)</i>.</p> | <ol style="list-style-type: none"> 1) Classified State & Regional Roads: All dwellings not associated with a commercial use (for example, 'shop top housing') must be setback from classified roads by a minimum of 8m to minimise road noise impacts. 2) Public Reserves: All dwellings must have a setback of at least 3m from a boundary with a public reserve. 3) Dwelling setbacks: All new dwellings must-should meet the minimum setbacks in metres (m) from the lot boundaries as set out in the following table and in accordance with the Setback Definitions in Part C1.32 including the average setback of adjacent buildings. |

| ZONE / USE | PRIMARY STREET (Not Classified Road) (FRONT SETBACK) | SECONDARY STREET / CORNER LOTS (Not Classified Road) | SIDE BOUNDARY (Not road frontage) | REAR BOUNDARY (Not road frontage) |
|---|--|--|---|-----------------------------------|
| Zone B2 Local Centre | Average setback of adjacent buildings | 3m | <i>National Construction Code (NCC)</i> | Sufficient open space / NCC |
| R1 General Residential / RU5 Village Lots ≤ 900m ² | 4.5m or average setback of adjacent dwellings (whichever is greater). Note: <u>Min.</u> 5.5m to garage/carport. | 3m | 1st storey = 900mm or NCC >1st storey = 1.5m | <u>1.53m</u> |

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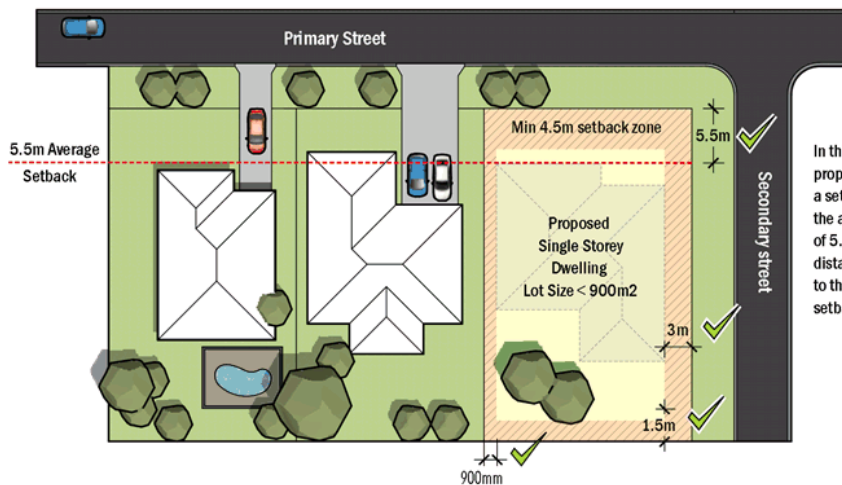
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|--|--|------|---|-------|
| R1 General Residential / RU5 Village Lots > 900m² | 64.5m or average setback of adjacent dwellings (whichever is greater). | 4.5m | 1st storey = 900mm or NCC >1st storey = 1.5m | 1.53m |
| R5 Large Lot Residential < 1ha lot area | 8.0m or average setback of adjacent dwellings (whichever is greater) | 6m | 3m | 6m |

PART C

BLAYNEY SHIRE DEVELOPMENT CONTROL PLAN 2018 (Post Exhibition May 2018)

Dwelling Siting & Setbacks

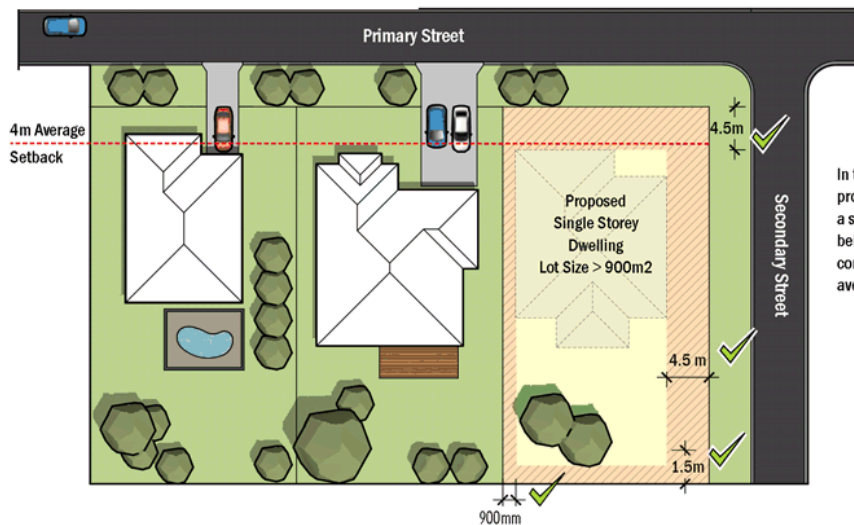
Zone R1 & RU5 Lots <900m²



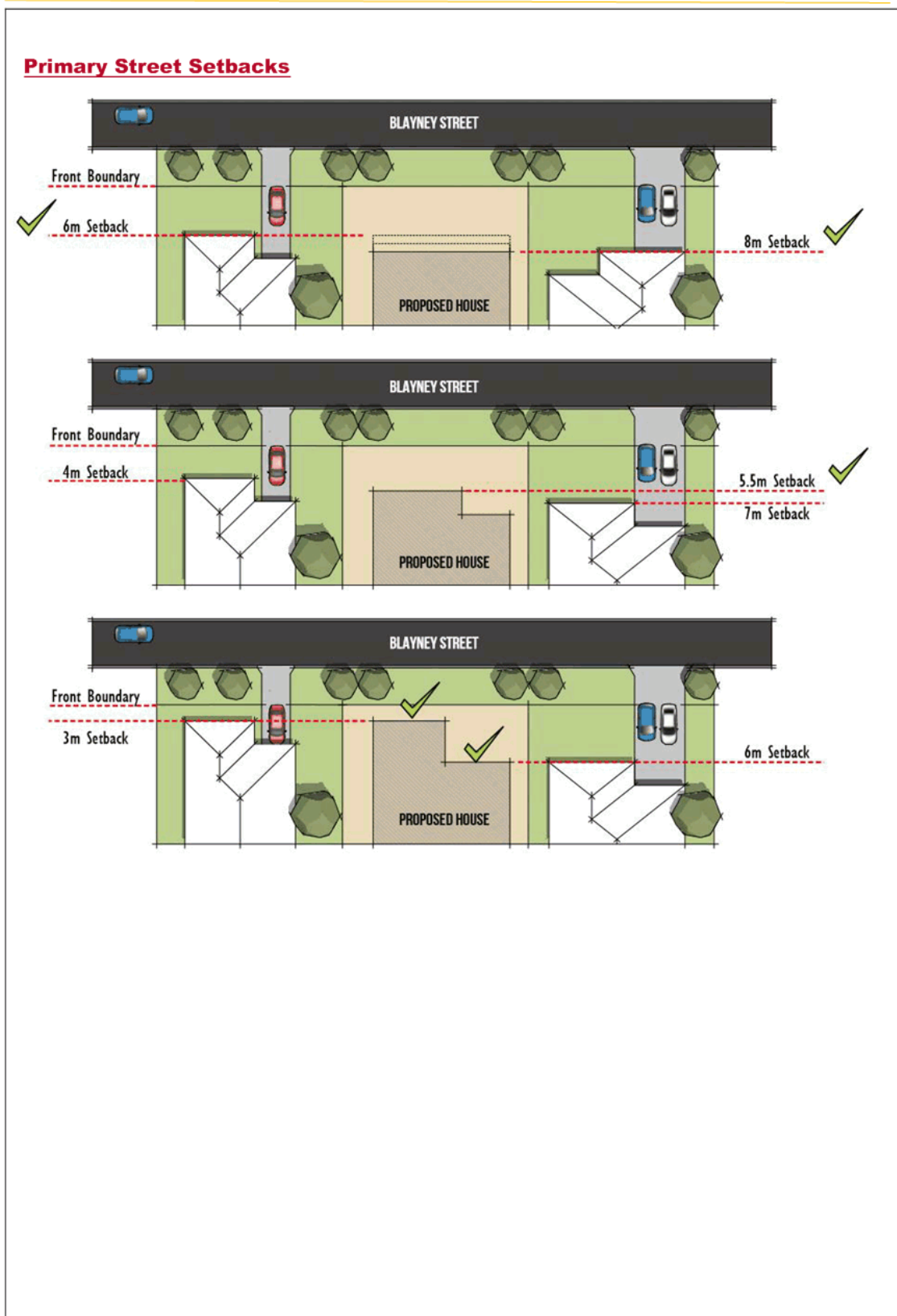
In this scenario, the proposed dwelling has a setback consistent with the average front setback of 5.5m, being the larger distance when compared to the minimum 4.5m front setback.

Dwelling Siting & Setbacks

Zone R1 & RU5 Lots >900m²



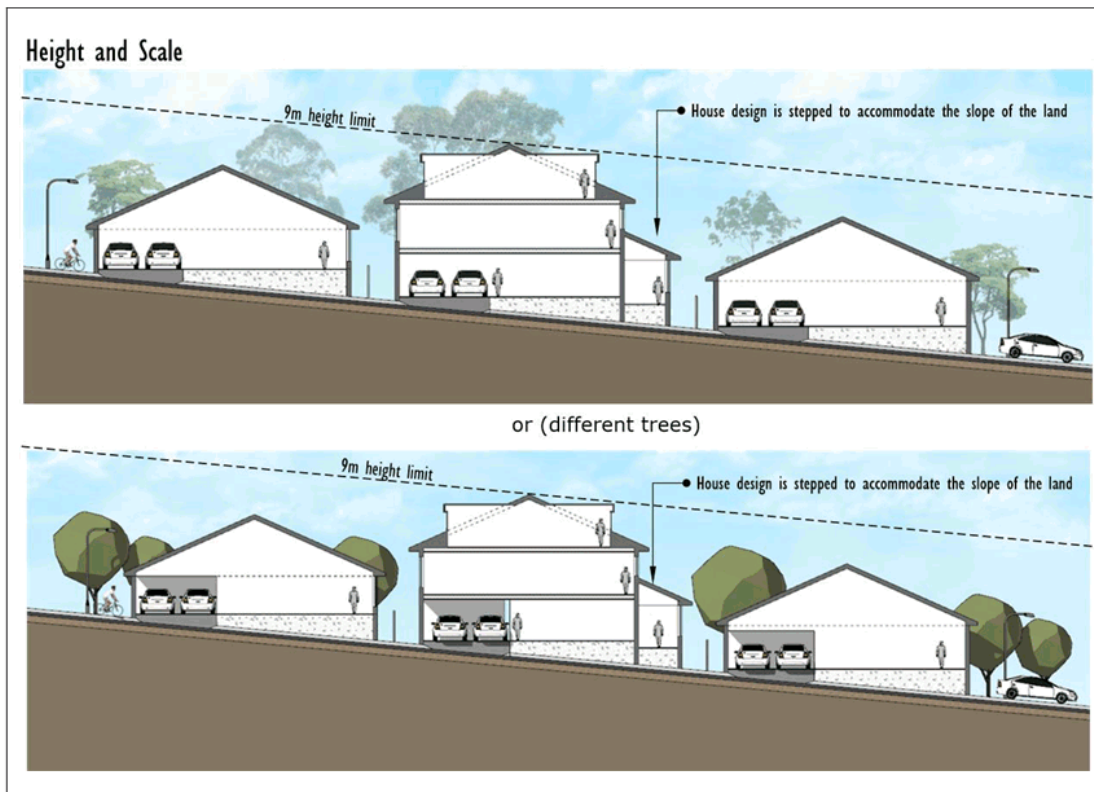
In this scenario, the proposed dwelling has a setback of 4.5m, being the larger setback compared to the 4m average front setback.



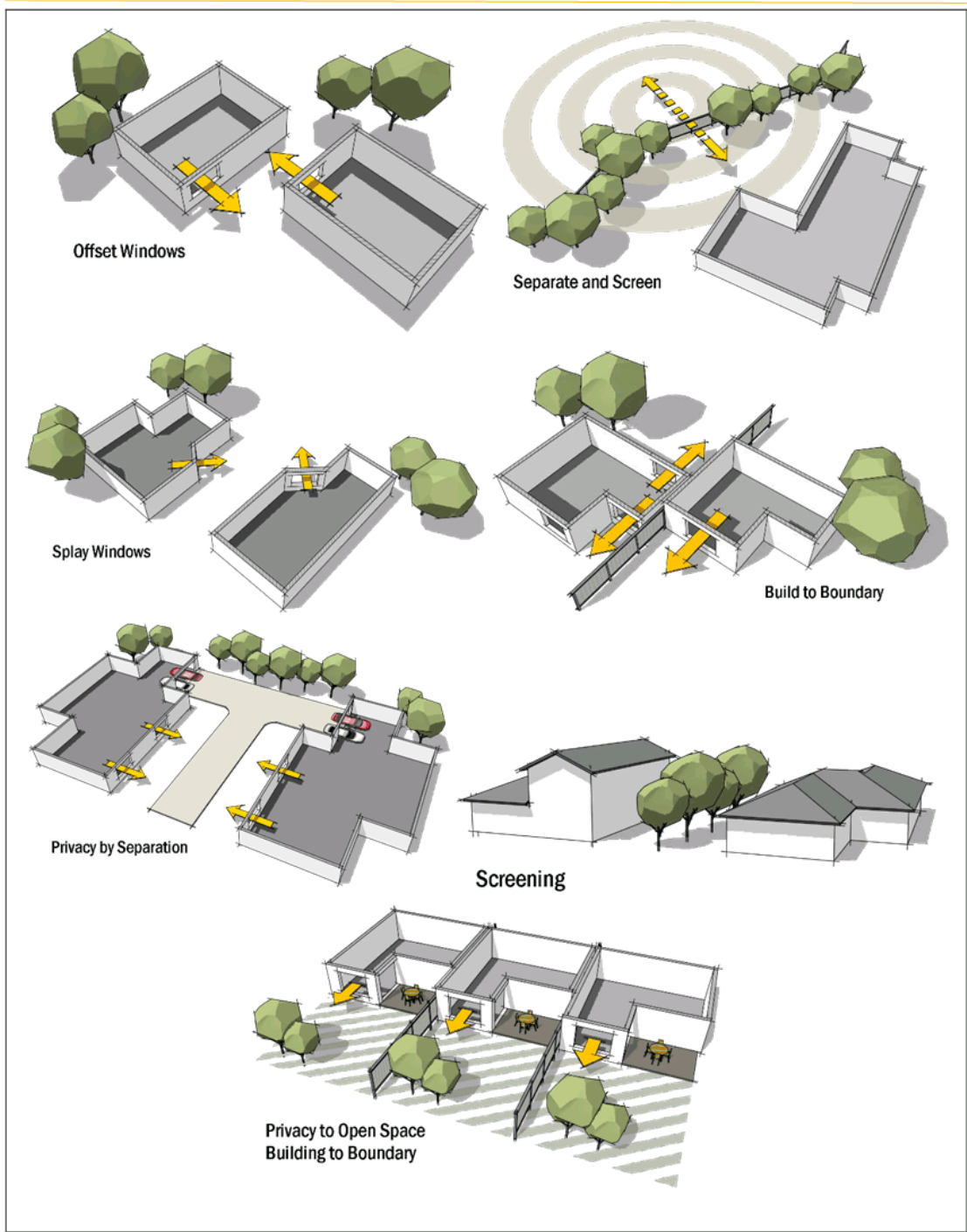
PART C

TABLE

| Objective / Performance Criteria | Acceptable Solutions |
|---|--|
| <p>C2.2 Site Coverage</p> | |
| <p>O1. All dwellings must provide sufficient site area without buildings or impermeable hard surfaces:</p> <ul style="list-style-type: none"> a) To encourage development that responds to the site opportunities and constraints; b) To avoid overdevelopment of the site and protect the area character; c) To protect existing significant trees and their root systems and promote additional landscaping; d) To allow for infiltration of water, and significant landscaping and plantings; e) To provide ground level open spaces and recreation areas; f) To encourage passive solar design and energy efficiency; and g) To maximise building separations and residential amenity and privacy. | |
| <p>C2.3 Height & Scale</p> <p>O1. To ensure that the height and scale of proposed dwellings and ancillary buildings is sympathetic or consistent with the existing and/or desired future character of urban streets and adjacent buildings.</p> | <ul style="list-style-type: none"> 1) Sloping Land: Where there is a steeply sloping site, the proposed building design should not protrude from the landscaping but be staggered or stepped down the natural slope of the land, where possible. 2) Impacts: Where a dwelling is: <ul style="list-style-type: none"> a) Greater than two storeys in height (including attics with dormer windows and habitable basements); or b) Greater than 9m in height (measured from existing ground level to the highest point of the building excluding antennae or chimneys or similar); or c) Less than the setbacks prescribed above, then the applicant must demonstrate the following: <ul style="list-style-type: none"> i) How the height and scale of the building fits within the existing and/or desired street character of the area; ii) That it will comply with the visual and acoustic privacy requirements of this Section; and iii) That there is at least 2-3 hours solar access to key living spaces/private open spaces of the proposed/adjacent dwelling(s) at the winter solstice (21 June) between 9am and 3pm (through the provision of Shadow Diagrams). |

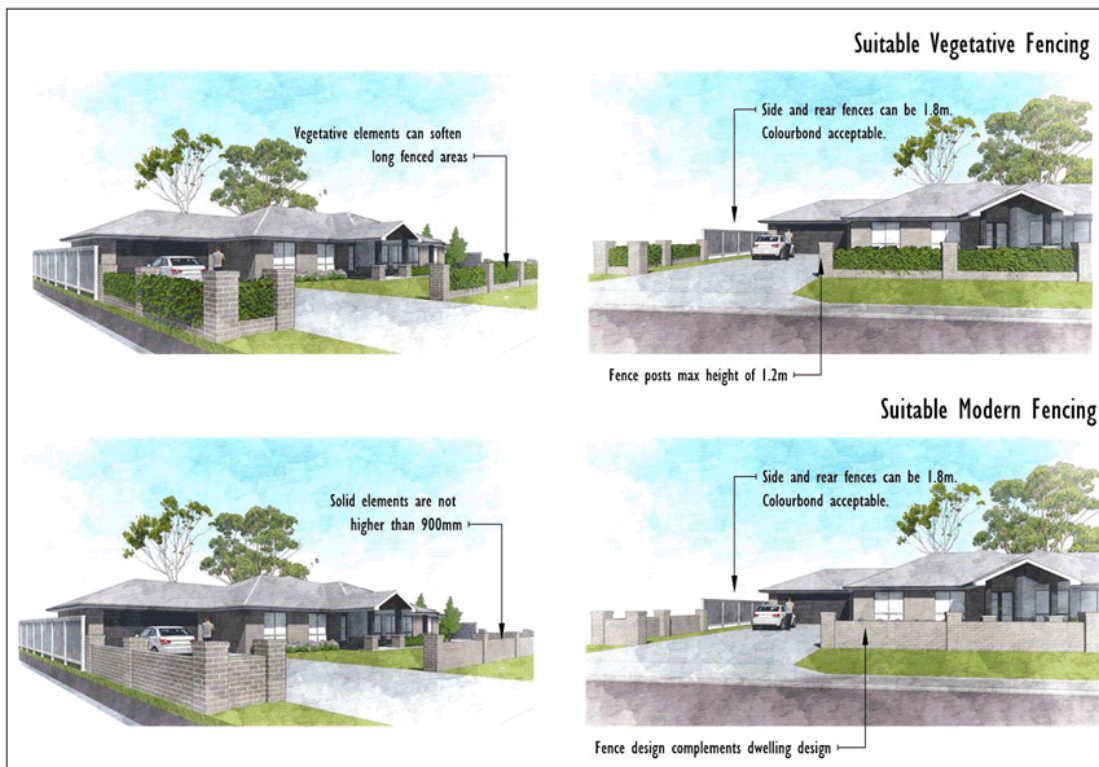


| Objective / Performance Criteria | Acceptable Solutions |
|--|---|
| <p>C2.4 Building Elevations</p> <p>O1. To promote variations in building elevations (especially those facing street frontages) to:</p> <ul style="list-style-type: none"> a) minimise the bulk and scale of larger buildings; b) avoid large blank walls and facades and provide visual interest; c) encourage casual surveillance of public spaces for safety; and d) integrate with the desired character of the area and street. | <ul style="list-style-type: none"> 1) Blank Walls: Building facades facing a public road cannot have large areas of blank wall(s) and must incorporate: <ul style="list-style-type: none"> a) Window(s) to a habitable room facing the street to allow for casual surveillance of any street frontage; b) Variation of materials and/or colours on larger surfaces; c) Variation of building setback and roof lines; d) Any other articulation acceptable to Council. 2) Reflectivity: External materials must have low reflectivity if they are visible from a public road or neighbouring dwelling and there is a reasonable probability of glare affecting driver safety, residential amenity, or the building being too visually intrusive. Factory pre-coloured non-reflective materials are preferred (or galvanised iron where required by Council in heritage conservation areas). |
| <p>C2.5 Noise & Visual Privacy</p> <p>O1. To increase residential amenity for both the proposed dwelling and adjacent dwelling(s) through appropriate building separations and window alignments that minimise noise impacts and maximise privacy of primary living and open spaces.</p> | <p>Development that:</p> <ul style="list-style-type: none"> 1) Is greater than one-storey in height (including habitable attic rooms with dormer windows); or 2) Where there is a risk of overlooking of adjacent properties due to floor and window sill levels higher than fences / adjacent properties; or 3) That does not meet the minimum building setbacks, must be designed to locate and size windows to habitable rooms or balconies to avoid looking directly into windows, balconies, courtyards, and primary private open space(s) of adjoining dwellings or demonstrate how overlooking will be minimised. <p>Note: Techniques may include (but are not limited to) additional building setbacks, offsetting or splaying windows, adding privacy screens, opaque windows, raising the windowsill level, or landscaping / screening (see diagrams below). However, barriers to solar access to living rooms are not desirable.</p> |



PART C

| Objective / Performance Criteria | Acceptable Solutions |
|--|--|
| <p>C2.6 Fencing</p> <p>Fencing must seek to balance security and privacy with the community need for new development to:</p> <ol style="list-style-type: none"> Reflect traditional and/or rural village styles and materials and the style of the associated building(s); Provide opportunities for casual surveillance of the street; Avoid large solid fence sections unsympathetic to the street character; Ensure sight-lines for vehicle and pedestrian safety. | <ol style="list-style-type: none"> Height (Front Fences): Fences within the front primary setback area to the building line are to be: <ol style="list-style-type: none"> Maximum 1.2m high above existing ground level; Not made of Colorbond/metal panels; and Not be solid above 900mm. Height (Corner Allotments): Fences on corner allotments forward of the front building line must be either splayed, set-back, reduced in height or <u>semi-transparent</u> to maintain visibility for motorists and views of the front of the house. Height (Other Fences): Other side or rear boundary fences can be up to 1.8m high. Materials: The materials for street frontage fences must be consistent with or sympathetic to those used in adjoining developments (other than solid metal panels), particularly when located in a heritage conservation area, adjacent to a heritage item or on a main street. |





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| Objective / Performance Criteria | Acceptable Solutions |
|--|---|
| <p>C2.6 Fencing (continued)</p> | <p>5) Reflectivity: If fencing (other than for front fences) is constructed of metal panels it must be of low reflectivity, factory pre-coloured materials (or galvanised iron where required by Council).</p> <p>6) Surface Water: Fencing must not redirect the flow of surface stormwater or floodwaters onto an adjoining property.</p> <p>7) Flood Prone Land: If the land is affected by flood related development controls (see Part G – Environmental Management & Hazards) the fence types must be designed to allow flood conveyance and prevent additional flooding on adjacent properties.</p> <p>8) Landscaping: Long fenced areas should be softened with landscaping.</p> |
| <p>C2.7 Landscaping & Private Open Space</p> <p>To ensure all dwellings are provided with appropriate areas of landscaped private open space that promotes recreation, environmental, privacy benefits, reduces the visual impact of buildings and allows water infiltration.</p> | <p>Water & Energy Efficiency: Landscaping must comply with that shown on the approved BASIX Certificate for the dwelling.</p> |

C3 Garages, Carports, Sheds, Outbuildings & Pools/Spas in Urban Areas

This Section applies to garages and carports (both detached and attached to a dwelling), sheds and a range of 'outbuildings' as well as pools and spas that are ancillary to a residential use ~~in an urban area including Zones B2 Local Centre, B6 Enterprise Corridor, R1 General Residential, RU5 Village, and R5 Large Lot Residential (where the lot < 1 hectare in area).~~

Note: Many ancillary development types MAY be either EXEMPT (not require an application) OR COMPLYING (have a fast-tracked application). See State Environmental Planning Policy (Exempt and Complying Codes) 2008 ('SEPP Code') for more details. Otherwise, a development application will be required.


outbuilding (as defined by the SEPP Code) means any of the following class 10a buildings under the National Construction Code:

- (a) balcony, deck, patio, pergola, terrace or verandah that is detached from a dwelling house,
- (b) cabana, cubby house, fernery, garden shed, gazebo or greenhouse,
- (c) carport that is detached from a dwelling house,
- (d) farm building,
- (e) garage that is detached from a dwelling house,
- (f) rainwater tank (above ground) that is detached from a dwelling house,
- (g) shade structure that is detached from a dwelling house,
- (h) shed.

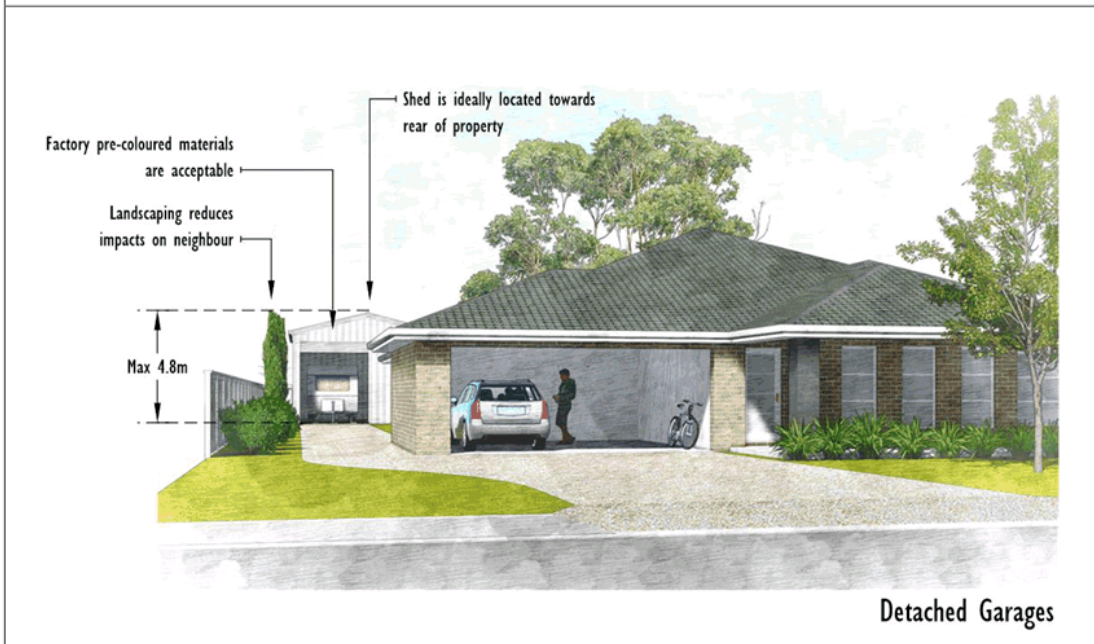
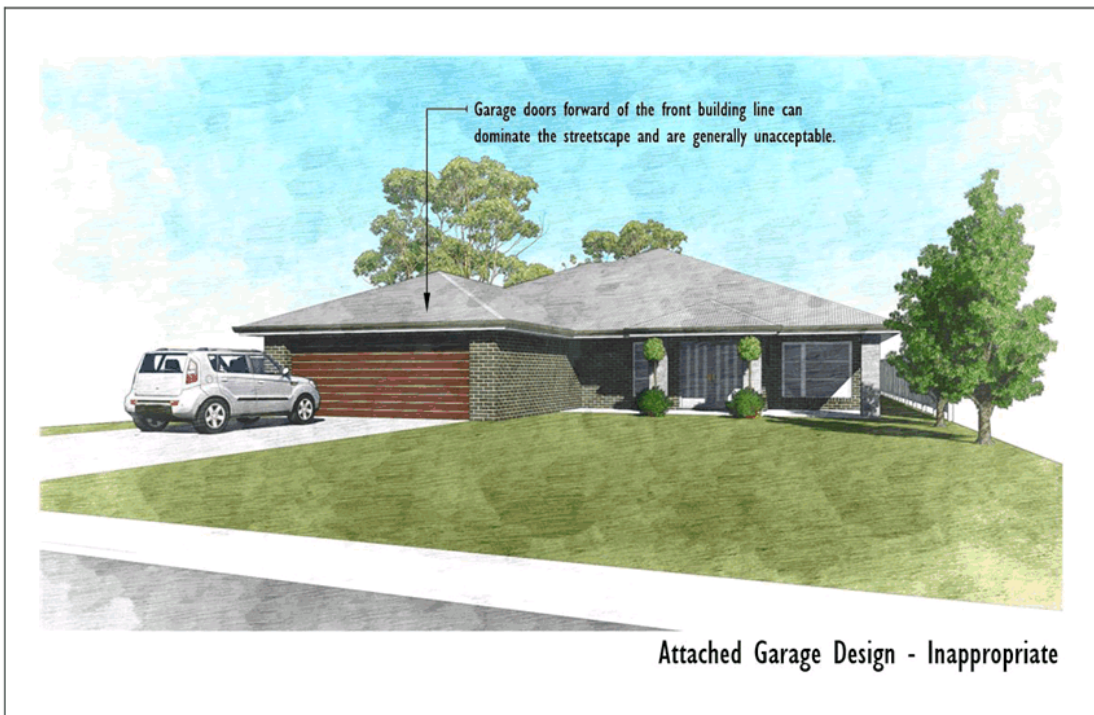
| Objective / Performance Criteria | Acceptable Solutions |
|---|--|
| <p>C3.1 Use</p> <p>Outbuildings, garages and sheds are not to be used as a dwelling, habitable room, or home business/industry (without approval).</p> | <p>Note: Generally, installation of a toilet, wash basin and/or shower in an outbuilding would not make these a 'habitable' room or dwelling. However, if a kitchen, bathroom and/or laundry are provided this would be considered a 'dwelling' and can only be approved if it meets the relevant controls. Regardless, any building requiring a sewerage/waste-water connection will require an approval from Council. Noise issues from home businesses/industries must be addressed.</p> |

PART C

| Objective / Performance Criteria | Acceptable Solutions |
|--|---|
| <p>C3.2 Visual Impact / Amenity</p> <p>O1. To ensure that outbuildings and garages/carports:</p> <ul style="list-style-type: none"> a) will not dominate views from the street or key public places; b) will be in keeping with the scale and setting of the relevant land use zone, streets and locality character; c) will integrated with the dwelling design and surrounding landscaping and buildings; d) will not significantly impact on the amenity of neighbouring properties (e.g. shadow, noise) <p><i>Note: Generally, impacts from these structures increase on smaller lots and are decrease on larger lots. Therefore, Council is likely to require more information addressing impacts on smaller lots.</i></p> | <p>Any garages, carports, outbuildings, sheds or pools/spas must:</p> <ul style="list-style-type: none"> 1) Visibility: Demonstrate that their size and location will not dominate the street and will be in keeping with the residential scale and setting. Generally, larger buildings will be more acceptable behind the dwelling (rear building line). 2) Setbacks/Amenity: Setbacks from boundaries and height are subject to assessment of the impacts on adjacent properties including, but not limited to: shadow/solar access, noise and visual amenity/privacy, colour and visibility, and addressing the <i>National Construction Code (NCC)</i> / fire separation requirements. 3) Streetscape: Where buildings are located to the side of or in front of dwellings facing a street they must: <ul style="list-style-type: none"> a) Be subsidiary in bulk, height, scale and footprint to the principal dwelling or other buildings on the land; b) Incorporate articulation to break down larger blank walls or facades; and c) Use colours and materials that integrate with and complement the existing dwelling (though not necessarily replicate it), landscaping and street character. 4) Colour/Materials: If the buildings are made of metal components AND they could adversely affect visual amenity from adjacent residences, public spaces or heritage items/heritage conservation areas, then they must be constructed using low-reflectivity/ factory pre-coloured external materials (or galvanised iron <u>where required by Council</u>). <p><i>Note: Please discuss visual impact/ colours/materials with Council if the site is in a heritage conservation area or is a heritage item.</i></p> <ul style="list-style-type: none"> 5) Other Standards: Comply with any relevant requirements in the <i>National Construction Code</i> and <i>Australian Standards</i>. |

| Objective / Performance Criteria | Acceptable Solutions |
|--|---|
| <p>C3.3 Garages, Carports, Outbuildings & Sheds in Urban Areas</p> <p>See objective(s) for Visual Impact / Amenity above.</p> | <p>In urban areas / zones (e.g. Zone R1 / RU5 / B2 / R5<1ha) in addition to the visual impact/ amenity controls above:</p> <ol style="list-style-type: none"> 1) Attached Garages/Carports: must: <ol style="list-style-type: none"> a) Be located at least 0.5m behind the front building line and 5.5m from the front boundary; b) not exceed (see diagram below): <ol style="list-style-type: none"> i. 50% of the front elevation of the building; or ii. Garage door 6 metres in width (whichever is greater); and iii. One (open-sided) carport in addition to the above that is setback a further 1m behind the line of the other garages/ carports. c) Attached carports in the front setback of existing buildings will need to demonstrate there are no other suitable locations and address the visual impact. 2) Detached Garages/Carports/Sheds/Shipping Containers: must not exceed: <ol style="list-style-type: none"> a) <u>Should generally be located behind any existing or proposed dwelling or towards the rear of any property;</u> a)b) <u>Must not exceed A_a</u> ridge height of 4.8m from existing ground level; b)c) <u>Must not exceed A_a</u> cumulative floor area (detached from the dwelling): <ol style="list-style-type: none"> i) If the lot is < 900m² in size – maximum of 96090m²; ii) If the lot is ≥ 900m² in size – maximum of 1280120m². |
| |  <p style="text-align: right;">Attached Garage Design - Appropriate</p> |

PLANNING



| Objective / Performance Criteria | Acceptable Solutions |
|---|---|
| <p>C3.4 Garages, Carports, Outbuildings & Sheds in Large Lot Residential Areas</p> <p>See objective for Visual Impact / Amenity above.</p> | <p>In Zone R5 Large Lot Residential areas where the existing lot size is \geq 1ha in addition to the visual impact/amenity controls above any garages, carports, outbuildings or sheds must not exceed:</p> <ol style="list-style-type: none"> 1) A ridge height of 6m from existing ground level; 2) A cumulative floor area greater than 300m²; and 3) <u>A minimum setback of:</u> <ol style="list-style-type: none"> a) 10m; or a)b) _____ Where <u>the any dwelling on the allotment</u> is within 50m of a public road, the outbuilding should be located behind the front building line of any dwelling. |
| <p>C3.5 <u>Rural</u> Sheds</p> | <p><u>Maximum size subject to merit based assessment.</u></p> |
| | |

C3.6 Shipping Containers

To minimise the visual impact of shipping containers and ensure that where visible they are modified to appear as a shed.

- 1) In Zone RU5 Village, Zone R1 General Residential, Zone R5 Large Lot Residential, and Zone B2 Local Centre:
 - a) Shipping container style sheds or storage are prohibited in heritage conservation areas, on a heritage item, or on lots with a classified road frontage.
 - b) In all other areas:
 - i) A maximum of one (1) shipping container is permitted per lot or ownership holding or must appear as one (1) shed form if multiple containers are enclosed; and
 - ii) It must be located behind the rear building line of the primary dwelling on urban land; and
 - iii) Where visible from any public place, it must be integrated into a shed structure, clad in shed materials, and/or painted to make it appear like a standard shed.
- 2) In any Rural Zone (unless the business moves goods by shipping containers) the shipping container(s) should be unobtrusive, suitably painted and/or their visual impact reduced through landscaping. Generally, not more than 4 containers are permissible per lot.

| Objective / Performance Criteria | Acceptable Solutions |
|--|---|
| <p>C3.7 Water Tanks, Pools & Spas</p> <p>To ensure that water tanks, pools and spas are appropriately located and designed:</p> <p>a) To minimise visual impacts from a street or public space and integrate with the residential development;</p> <p>b) To minimise impacts on a heritage conservation area or nearby heritage items (if applicable);</p> <p>c) To minimise noise impacts from associated machinery or the use of pools/spas near sensitive areas of adjacent development;</p> <p>d) To ensure that materials and colours are compatible with the surrounding character (if visible from a public area).</p> | <p>1) Considerations: Council will consider any applications for water tanks, pools and/or spas on their merits (with regards to the relevant controls in <i>SEPP (Exempt & Complying Development Codes) 2008</i> and the visual impact / amenity objectives in this section.</p> <p>2) Front Setback: Generally, in urban areas/zones water tanks, pools and spas should be located behind the front building line (i.e. not in the front setback to a public street).</p> <p>3) Heritage: In heritage conservation areas pools and spas should be located behind the rear building line (i.e. in the rear yard) or where they are suitably screened from a public street or space.</p> <p>4) Noise: Machinery (e.g. pumps, filtration equipment, generators or heat pumps) must be located away from sensitive areas of adjacent dwellings (e.g. bedrooms) in urban areas or suitably shielded to meet standard noise requirements.</p> <p><i>Note: Some water tanks are likely to be exempt development and not require a development application and some pools and spas are likely to be complying development or will be addressed as part of a dwelling application.</i></p> <p><i>Note: Please also see the Swimming Pools Act 1992 and Regulations 2008 and AS1926- Swimming Pool Safety (as amended) that take precedence over these controls to the extent of any inconsistency.</i></p> |

PART C

C4 Large Lot & Rural Dwellings (including Rural Dual Occupancies)

This section applies to applications for a new **dwelling house** or **dual occupancies** (or alterations and additions to existing **dwelling houses** or **dual occupancies**) in:

- 1) Zone RU1 Primary Production;
- 2) Zone RU2 Rural Landscape; and
- 3) Zone R5 Large Lot Residential in rural areas where existing/proposed lots \geq 1 hectare in area (e.g. along Browns Creek Road and Forest Reefs Road) (*if unclear, please confirm which controls apply with Council*).

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>C4.1 Building Setbacks</p> <p>To maximise residential amenity on larger lots with appropriate setbacks from road noise and/or dust and visual and acoustic privacy between adjacent dwellings.</p> | <p>Setbacks: Dwellings (and attached ancillary buildings) must meet the following <u>minimum</u> setbacks in metres (m) from the lot boundaries as set out in the following table below and in accordance with the Setback Definitions in Part C1.2 including the averaging of setbacks:</p> <p><u>Zone RU1 & RU2</u></p> <ol style="list-style-type: none"> 1) Public road frontage – 20m; 2) Side or rear boundary – 10m<u>50m</u> <p><u>Zone R5 Large Lot Residential \geq 1 hectare,</u></p> <ol style="list-style-type: none"> 1) Public road frontage – 20m; 2) Side or rear boundary – 10m <p>Note: Additional setback may be required where there is a higher risk of conflict including, but not limited to: public roads/noise, adjacent unsealed driveways/dust, proximity of other dwellings, buffers to intensive agriculture or other activities, watercourses, and bushfire prone areas or other matters discussed in this Section. Additional buffers/setbacks may be required under Part G – Environmental Management & Hazards.</p> |

| Objective / Performance Criteria | Acceptable Solutions |
|---|--|
| <p>C4.2 Building Siting & Buffers</p> <p>O1. Land Use Conflict: To minimise conflict between land uses within this zone and land uses within adjoining zones, particularly impacts on agricultural activities from demands for residential amenity, by appropriate building siting, setbacks and landscaping buffers.</p> | <p>1) Environmental Hazards: Buildings must be sited so as to avoid, or if not avoid, mitigate or minimise the impacts from natural hazards (including but not limited to flooding, stormwater hazards, bushfire etc.) or impacts on sensitive environment areas (including but not limited to significant vegetation, biodiversity, watercourses etc.) in accordance with Part G – Environmental Management & Hazards.</p> |
| <p>Notes:</p> <p>1) <i>Buffers can be in the form of simple setbacks between developments. Dense tree plantings may be required to provide a more effective barrier. Consideration may also be had for topography, noise, and prevailing winds etc.</i></p> <p>2) <i>The extent of buffer required will also be determined by the type of impact from which protection is sought (e.g. odour, noise, dust, chemical spray drift etc.).</i></p> <p>3) <i>Council supports the 'right to farm' so standard agricultural activities on rural lands must not be impacted by locating more sensitive dwellings in close proximity to adjacent farms.</i></p> <p>O2. Rural Setting: To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality through appropriate building siting, height, scale, and use of materials that blends into the natural environment.</p> <p>O3. Environment: To ensure that all buildings are sited in locations where impacts from natural hazards or impact to environmentally sensitive</p> | <p>2) Existing Trees: Buildings are-should be sited so as to minimise disturbance or removal of existing significant trees (including for asset protection zones to minimise bushfire risk) and buildings must-should be located outside the drip line of any retained trees to protect root structures.</p> <p>3) Buffers: Where dwellings are located adjacent to existing or potential higher impact activities (including, but not limited to agriculture, intensive agriculture, mineral resources etc.) then applicants must address the recommended buffer distances in Part G – Environmental Management & Hazards. If these buffer distances cannot be met then there must be additional justification that addresses how impacts will be avoided or minimised.</p> <p>4) Dual Occupancy Access: All dual occupancies must utilise the same driveway access from a public road. <i>Note: Dual occupancies (by definition) must be located on the same lot (i.e. they cannot be on separate lots even if they are part of the same holding) or lots will be required to be consolidated.</i></p> <p>5) Privacy & Amenity: Buildings must be sited to reduce any overlooking of the living rooms and primary private open spaces of adjoining dwellings and appropriately screened to protect privacy, noise</p> |

TABLE

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>areas are avoided, or if not avoided, mitigated and minimised.</p> <p>O4. Amenity: To protect and enhance the residential amenity of the proposed dwelling(s) and any adjacent dwelling(s) on neighbouring lots.</p> | <p>separation and residential amenity of adjoining dwellings. If dwellings must be sited in close proximity to adjoining dwellings then privacy measures such as landscaping or screening, offsetting of windows, opaque windows etc. should be utilised.</p> |
| <p>C4.3 Visual Impacts</p> <p>O1. The scale, footprint, height and materials of any building must seek to integrate any buildings into the landscape and protect important skyline views.</p> | <ol style="list-style-type: none"> 1) Ridgelines: Dwelling must be located away from ridgelines or seek to minimise their visual impact on the skyline. 2) Scale / Colours/ Materials: Building must be designed and constructed to integrate with the surrounding rural landscape and not detract from the rural amenity. 3) Reflectivity: External materials must have low reflectivity if they are visible from a public road or neighbouring dwelling and there is a reasonable probability of glare affecting driver safety, residential amenity, or the building being too visually intrusive. |

C5 Medium Density Housing (including Urban Dual Occupancies)

This Section applies to any application for ‘medium density housing’ in any zone generally where there is more than a single dwelling on any lot. This includes the following types of residential accommodation where they are permitted with consent (in accordance with **BLEP2012** (as amended)): **dual occupancies** ([except when on rural land under Section C4](#)), **secondary dwellings**, **multi-dwelling housing**, and **residential flat buildings**.

Note: As these applications are more complex than a single dwelling application Council suggests that assistance is sought from development professionals to prepare the application and it is discussed with Council prior to lodging.

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>C5.1 State Environmental Planning Policies</p> <p>O1. The applicant must address any other relevant State Environmental Planning Policies ('SEPPs') that apply to the particular type of residential accommodation proposed.</p> | <p>1) All residential flat buildings must address the requirements of <i>SEPP No.65 (Design Quality of Residential Apartment Development)</i>. If they are multi-level developments and not a residential flat building (e.g. shop top housing) they will be considered on their merits with regard to the principles of SEPP No.65.</p> <p>2) Where any controls in this DCP are inconsistent with any State Policy then the State Policy overrules the DCP provision, only to the extent of any inconsistency.</p> <p><i>Note: The new Code for Medium Density Housing (commencing 6 July 2018) may allow certain development types to be considered as complying development under SEPP (Exempt and Complying Codes) 2008. Discuss this with Council before lodging your application. Council may consider these controls for any relevant medium density application.</i></p> |
| <p>C5.2 Suitability of the Site</p> <p>O1. To promote higher dwelling densities in areas that are suited to higher densities without significantly compromising the amenity and character of our settlements.</p> | <p>Applicants must address (as part of the Site Analysis) why the proposed site is well-suited to the intended density of dwellings including:</p> <p>1) the site's access to services, transport, recreation and amenity;</p> <p>2) the existing and/or desired future character of the area including heritage and landscape qualities (where applicable).</p> |

TABLE

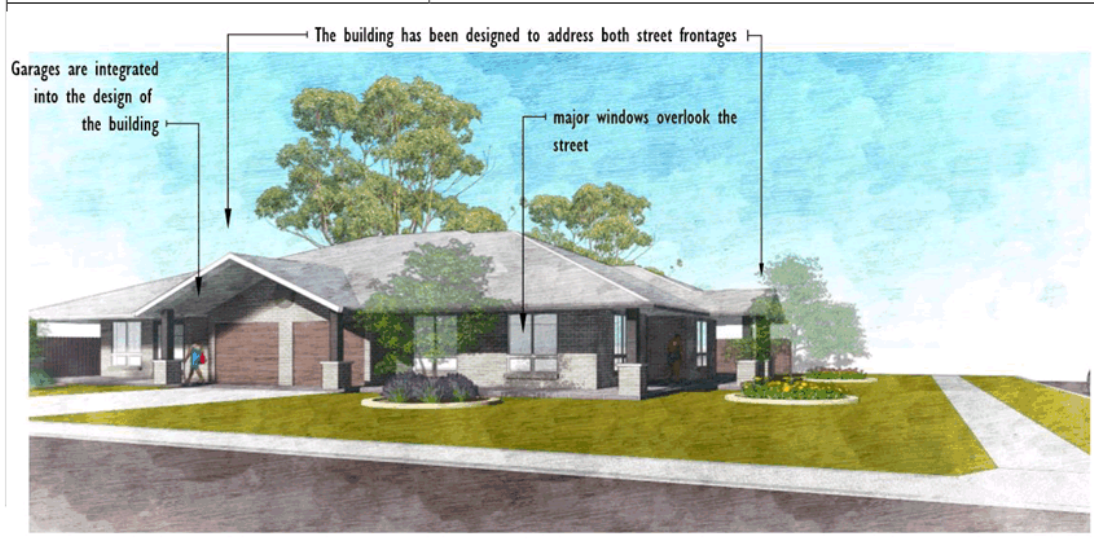
| Objective / Performance Criteria | Acceptable Solutions | | | | | | | | | |
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| <p>C5.3 Minimum Street Frontage</p> <p>O1. To ensure sufficient street frontages to accommodate vehicle and pedestrian access and promote dwellings that present to the street.</p> | <p>All multi-dwelling housing and residential flat buildings must have a minimum street frontage of 18 metres at the front building line.</p> | | | | | | | | | |
| <p>C5.4 Density / Site Area</p> <p>O1. To ensure that lot size is of sufficient size to promote good site planning, vehicle access and parking, open space and landscaping, building separations and solar access, dwelling design, and street / visual amenity.</p> | <p>1) Effluent - Dual Occupancies/Secondary Dwellings: Any application for a dual occupancy or secondary dwelling on a lot without access to reticulated sewer will require additional justification (as part of the Geo-technical (Effluent) Report) that demonstrates there is sufficient space for both dwellings, on-site effluent disposal, landscaping, parking and buffers to adjacent lots.</p> <p>2) Effluent – Multi-Dwelling Housing/ Residential Flat Buildings: Multi-Dwelling Housing or Residential Flat Buildings must be connected to <u>a</u> reticulated sewer systems. <u>(Blayney and Millthorpe Only)</u></p> <p>3) Residential Flat Buildings: Any application for a residential flat building should have a minimum site area of 1,500m² (assessed on its merits).</p> <p>4) Multi-Dwelling Housing: The minimum site area / maximum number of dwellings permitted on a site for multi-dwelling housing is calculated by dividing the site area by the site area required for each proposed dwelling size as set out in the following table.</p> <p><i>(For example: a proposal for two 2-bedroom dwellings and one 3-bedroom dwelling would require (2*300) + (360) = 960m²).</i></p> | | | | | | | | | |
| <p><i>Note: In order to meet other controls in this DCP and provide suitable residential amenity it may be necessary to provide larger areas than those set out in the table above. There is no guarantee that every site can achieve those site areas/densities.</i></p> | <table border="1"> <thead> <tr> <th data-bbox="675 1592 986 1653">DWELLING SIZE</th> <th data-bbox="994 1592 1332 1653">SITE AREA PER DWELLING</th> </tr> </thead> <tbody> <tr> <td data-bbox="675 1653 986 1704">Studio / 1 Bedroom</td> <td data-bbox="994 1653 1332 1704">240m²</td> </tr> <tr> <td data-bbox="675 1704 986 1756">2 Bedrooms</td> <td data-bbox="994 1704 1332 1756">300m²</td> </tr> <tr> <td data-bbox="675 1756 986 1818">3+ Bedrooms</td> <td data-bbox="994 1756 1332 1818">360m²</td> </tr> </tbody> </table> | | DWELLING SIZE | SITE AREA PER DWELLING | Studio / 1 Bedroom | 240m ² | 2 Bedrooms | 300m ² | 3+ Bedrooms | 360m ² |
| DWELLING SIZE | SITE AREA PER DWELLING | | | | | | | | | |
| Studio / 1 Bedroom | 240m ² | | | | | | | | | |
| 2 Bedrooms | 300m ² | | | | | | | | | |
| 3+ Bedrooms | 360m ² | | | | | | | | | |

| Objective / Performance Criteria | Acceptable Solutions |
|---|--|
| C5.5 Setbacks | |
| <p>1) Objectives: Medium density housing must have suitable building setbacks/separations to:</p> <ul style="list-style-type: none"> a) Minimise noise impacts from adjacent roads & neighbours; b) Maximise visual privacy; c) Maintain reasonable solar access to primary living spaces and open spaces & minimise overshadowing to/from other dwellings on the site and adjacent sites; d) Promote natural cross ventilation; e) Encourage useable private (and possibly communal) open spaces that are accessible from primary living spaces and capable of supporting some significant landscaping; f) Provide opportunities for water and energy efficiency. <p>2) Building setbacks: All new dwellings must meet the minimum setbacks from the lot boundaries as set out in the following table and in accordance with the Setback Definitions in Part C1.32 including the averaging of setbacks. Any variations must be justified in accordance with Part A1.11 Variation to Controls.</p> | |
| Classified Roads (Zone R1 / RU5 only) | 8m |
| Primary St (street with driveway) FRONT SETBACK | <ul style="list-style-type: none"> • 4.5m – single storey OR average setback of adjacent dwellings (whichever is greater) • 6.0m – two or more storeys OR average setback of adjacent dwellings (whichever is greater) |
| Garages fronting a public road | <ul style="list-style-type: none"> • 5.5m from the front boundary AND • 0.5m behind the front building line |
| Secondary St (corner lots) | <ul style="list-style-type: none"> • 3m – single storey • 4.5m – two storeys or greater |
| Side & Rear Boundary (no road frontage) | <ul style="list-style-type: none"> • 1.5m - single storey • 3m - two storeys or greater |
| Rear Boundary | <ul style="list-style-type: none"> • 4.5m – single storey • 6m – two storeys or greater |
| Public Reserves | 3m |

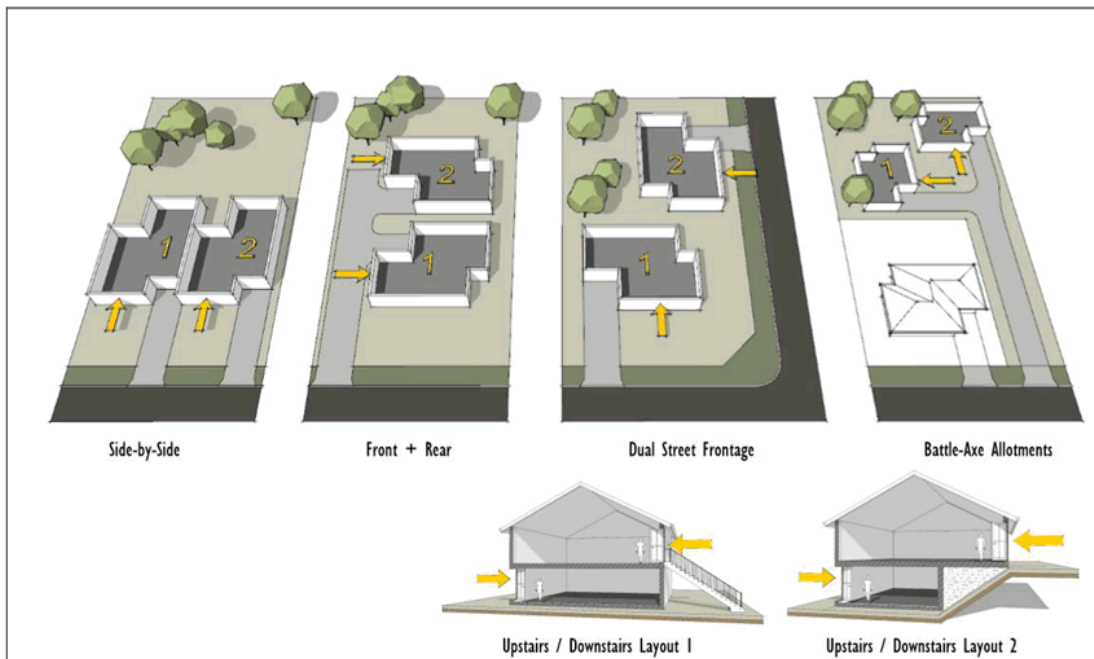
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| Objective / Performance Criteria | Acceptable Solutions |
|---|---|
| <p>C5.6 Site Coverage</p> <p>O1. To ensure that development allows sufficient areas for deep soil for landscaping and water infiltration that softens larger developments.</p> <p>O2. To encourage development with good open space, residential amenity, and energy efficiency.</p> | <p>Development must not exceed a site coverage of 70% (including all ancillary buildings and impermeable, hardstand and/or driveway areas.</p> <p><i>Note: The site coverage should be clearly shown on the proposed Site Plan(s).</i></p> |
| <p>C5.7 Height & Solar Access</p> <p>O1. To ensure that the height and scale of development integrates into the existing and desired streetscape and minimises impacts on adjacent properties from shadow, acoustic and visual privacy, and cut and fill.</p> <p>O2. To encourage innovative medium density housing design that has good residential amenity, integrates with the existing and/or desired future neighbourhood character, and is responsive to the site and surrounds.</p> | <p>1) Maximum Height: Any proposal that exceeds 9m in height (measured from natural or existing ground vertically) or two (2) storeys (including attics with dormer windows) will need to provide:</p> <ul style="list-style-type: none"> a) Detailed site analysis that demonstrates it will not significantly impact on the amenity of neighbouring properties or other dwellings that form part of the development; b) Elevation drawings with Reduced Level (RL) for the maximum ridge, eave, floor, ceiling height(s) and existing/proposed ground level(s); c) Shadow Diagrams to demonstrate that there is a minimum of 3 hours solar access between 9am and 3pm on 21 June (Winter Solstice) in the primary living spaces and open space(s) of adjacent dwellings; d) Justification of building transitions to adjacent lower scale dwellings within 40m of the proposed development and how it fits within the existing and/or desired street character. <p>2) Solar Access: The primary living space of any adjacent dwelling must receive at least 2 hours of solar access at the Winter Solstice (21 June) between 9am and 3pm or not worsen-decrease solar access if it is already less than this amount.</p> |

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>C5.8 Presentation to Street & Vehicle Driveways</p> <p>O1. Higher density or innovative and different building forms must demonstrate how the building siting and driveway layout:</p> <ul style="list-style-type: none"> a) promote casual surveillance of the street; b) create clear entrances and a sense of address for each dwelling; c) avoid blank walls to public or semi-public areas and create visual interest; d) promote good orientation for solar access to living spaces and private open spaces; e) reduce visibility of maintenance areas and soften driveways with landscaping and screening | <p>Development must address any public road frontage and internal driveway as follows:</p> <ol style="list-style-type: none"> 1) Ensure each dwelling (especially when attached) reads as a separate dwelling with its own clear entrance facing the street or internal access-way. 2) Avoid repetition in the dwelling types and layouts where the building forms become monotonous and/or mirrored with little differentiation between different dwellings. 3) Building facades facing a public road or internal driveway cannot have large areas of blank walls. 4) There is at least one window to a habitable room (not a bathroom or laundry) facing the street or internal driveway that allows for casual surveillance of public and semi-public areas. 5) Blank walls (or walls with little or no articulation) to public streets, internal driveways, or side setbacks are not supported. 6) Garages and carports are integrated into the design so they do not dominate the street frontage or internal driveways; 7) Soften the visual impact of large areas of hard-stand / driveway by varying driveway alignment when servicing more than six (6) dwellings and <u>adding significant softening with</u> landscaping. |

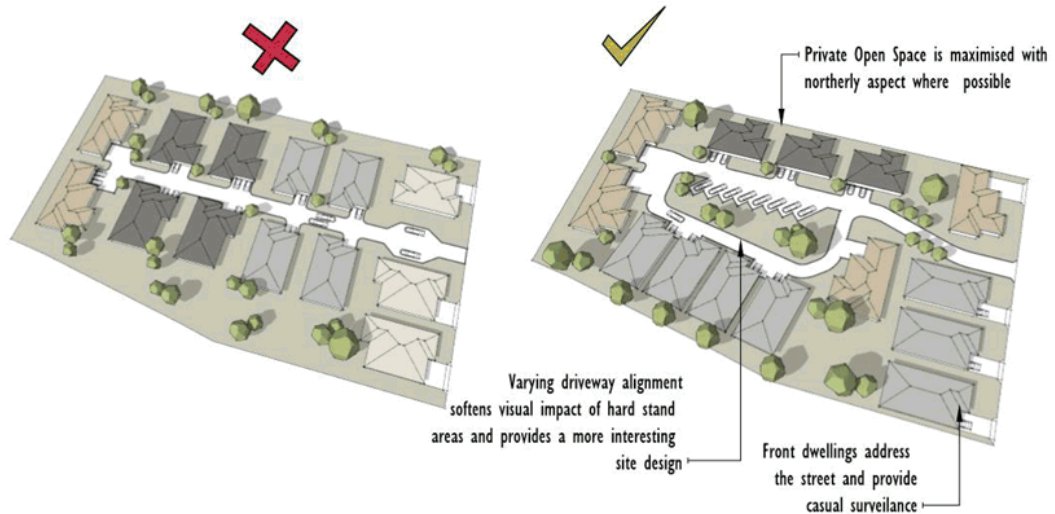


PLAN 10



Clause C5.8 - Presentation to Street & Vehicle Driveways

Dual Occupancy Layouts



Clause C5.8 - Presentation to Street & Vehicle Driveways

Multi Dwelling Housing Arrangements

| Objective / Performance Criteria | Acceptable Solutions |
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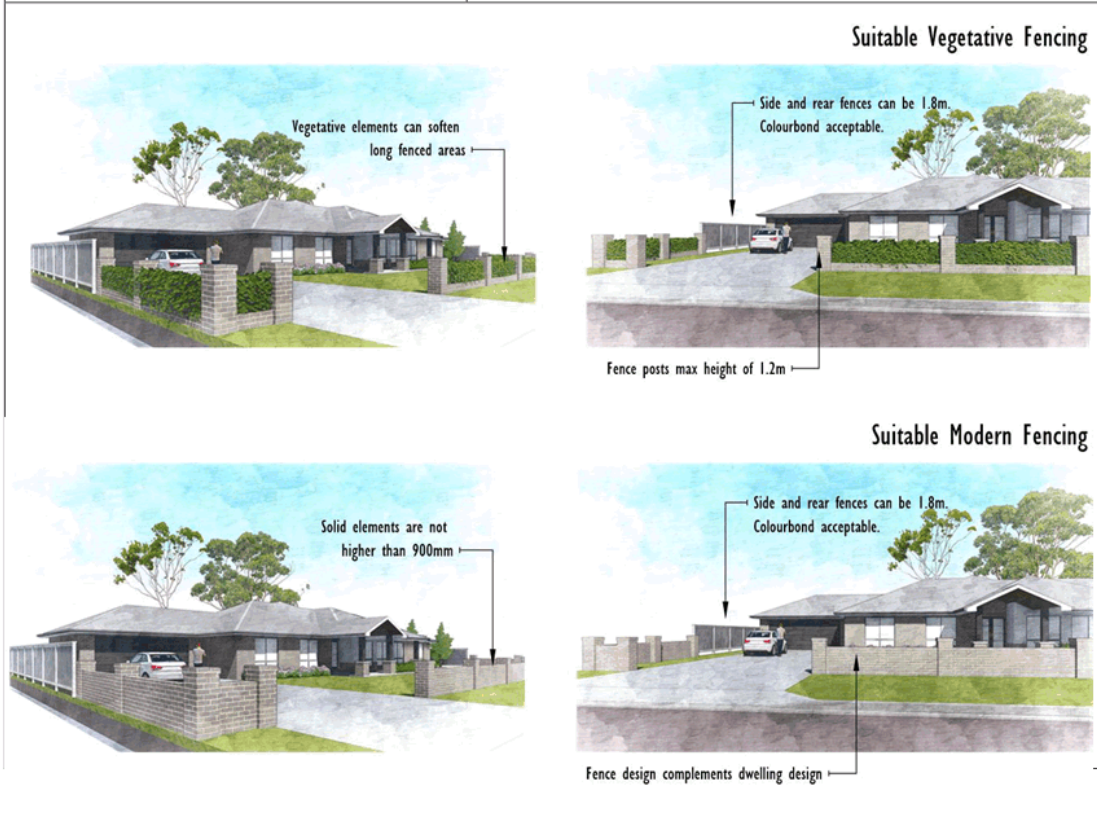
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| <p>C5.9 Noise & Visual Privacy</p> <p>O1. To recognise and respond to potential noise and privacy constraints by designing to minimise acoustic (noise) impact and maximise visual privacy on proposed and adjacent development.</p> <p><i>Note: Techniques may include additional building setbacks, offsetting or splaying windows, adding privacy screens, opaque windows, raising the bottom window-sill (high-level windows), courtyard walls or landscaping/ screening (see diagrams in Part C2.5). If reliant on landscaping, its effectiveness within 3 years of planting must be demonstrated. Solar access to living rooms must not be significantly impacted.</i></p> | <p>1) Windows & Balconies: Development:</p> <ul style="list-style-type: none">a) That is more than one storey (including habitable attic rooms with dormer windows); orb) Where the floor level is greater than 1 metre above the existing ground level; orc) That does not meet the minimum building setbacks; ord) Involves multiple dwellings on the one lot and/or strata/community title subdivision, <p>must be designed to locate dwellings/rooms and locate/size windows to habitable rooms or balconies to avoid looking directly into windows, balconies, courtyards, primary private open space(s) or access walkways of adjoining dwellings or demonstrate how overlooking will be minimised.</p> <p>2) Pathways / Driveways: Where an access-way to another dwelling / parking area is in close proximity to a dwelling window there must be sufficient setback between the access-way and any windows to enable landscape plantings for privacy and acoustic amenity, particularly for bedroom windows.</p> <p>3) Adjacent Dwellings: Dwellings that are attached should minimise noise transmission by locating active / day rooms (living, dining, kitchen, bathrooms) together, quieter rooms / bedrooms together, and garages together.</p> <p>4) Facilities: Noise generating areas of developments (e.g. air conditioning plant, swimming pool areas, pumps, communal areas etc.) must be located away from bedroom areas of adjacent dwellings and adequately screened or sound-proofed (if required).</p> |
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PART C

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>C5.10 Private Open Space</p> <p><i>Private open space ('POS') is the primary outdoor space associated with a dwelling (either ground level yard or upper balcony/terrace) that is solely for use of the occupants of that dwelling and separated / screened from other public spaces.</i></p> <p>Medium density housing must incorporate sufficiently sized and suitably located outdoor private open space and landscaping areas:</p> <ul style="list-style-type: none"> a) To maximise amenity for each dwelling; and b) To maximise solar access to private open spaces and living areas. | <ul style="list-style-type: none"> 1) Area/Dimension: For each dwelling in dual occupancies, or multi-dwelling housing (at ground level): <ul style="list-style-type: none"> a) The minimum dimension of the one area of 'primary' open space is 4m by 4m; and b) The minimum combined open space area is 40m² (only areas with a minimum depth of 2m are included). <p><i>Note: The private open space area calculation excludes intrusions e.g. drying areas, garbage bin storage areas, electricity substations, water tanks, hot water systems, retaining walls, driveways, etc. that would make the space unusable but may include covered 'alfresco' outdoor dining areas and decks as long as there is a significant area of permeable landscaping/deep soil provided.</i></p> 2) Solar Access: The 'primary' private open space must receive at least 2-3 hours of solar access over 50% of the area at the Winter Solstice (21 June) between 9am and 3pm. 3) Access to Primary Living Space: Private open space for each dwelling should be directly accessible from the living areas of the associated dwelling. 4) Screening/Privacy: The 'primary' private open space should be suitably screened from direct view from a public place, adjacent dwellings and adjacent common open space within any development. |
| <p>C5.11 Landscaping & Deep Soil</p> <p>To encourage deep soil areas that can support significant landscaping to:</p> <ul style="list-style-type: none"> a) Retain and protect existing significant trees; b) Allow for water infiltration and reduce stormwater issues; | <ul style="list-style-type: none"> 1) Landscape Design: The applicant is required to lodge Landscaping Plan(s) (in accordance with Council's <i>Development and Building Guide</i>) that demonstrates how the proposed landscaping addresses: <ul style="list-style-type: none"> a) Retention and incorporation of any significant existing trees on the site (if possible); b) The likely height and size of existing (retained) and proposed species and their ability to integrate with the scale of the development and avoid future |

| Objective / Performance Criteria | Acceptable Solutions |
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| <ul style="list-style-type: none"> c) Reduce the bulk and scale of larger developments and hardstand areas; d) Improve privacy and shading whilst allowing solar access in winter; e) Utilise species suitable to the climate with lower maintenance; f) Assist in defining the boundary between public, semi-public, and private land and promote good sight-lines and safety. | <p>incompatibility due to proximity to buildings and falling limbs;</p> <ul style="list-style-type: none"> c) Whether the species is deciduous or perennial and how this will facilitate solar access in winter and shade in summer; d) Whether the species will screen less visually appealing areas such as long driveways, car parks, garbage storage areas, clothes drying areas as well as providing privacy for dwellings; e) How any screening may impact on casual surveillance of the street and public spaces; f) Whether the species is suited to the climate (frost and drought tolerance) and local ecology (avoiding, where possible, weeds or invasive species); g) Provide details of maintenance and watering requirements for multi-dwelling housing and residential flat buildings; h) Proposed levels and surface types for drainage. <p>2) Access Sightlines: Driver visibility / sightlines along public roads and footpaths at the entrance /exit of any lot must not be impaired by any fences or proposed landscaping (existing significant trees may be retained).</p> <p>3) Large Hardstand Areas: Landscaping must be provided to shade and soften the visual impact of large hard surfaces and allow for water infiltration including:</p> <ul style="list-style-type: none"> a) Along driveways for multi-dwelling housing and residential flat buildings; and b) Around outdoor car parking areas. <p>4) Water & Energy Efficiency: Landscaping must comply with that shown on the approved BASIX Certificate for the dwelling.</p> <p>5) Earthworks / Retaining Walls: Earthworks and retaining walls must be designed to promote access through the site and minimise impacts on neighbouring sites.</p> |

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>C5.12 Fencing</p> <p>Fencing must seek to balance security and privacy with the community need for new development to:</p> <ul style="list-style-type: none"> a) Reflect traditional and/or rural village styles and materials and the style of the associated building(s); b) Provide opportunities for casual surveillance of the street; c) Avoid large solid fence sections unsympathetic to the street character; d) Ensure sight-lines for vehicle and pedestrian safety. | <ul style="list-style-type: none"> 1) Height (Front Fences): Fences within the front primary setback area to the building line are to be: <ul style="list-style-type: none"> a) Maximum 1.2m high above existing ground level; b) Not made of Colourbond/metal panels; and c) Not be solid above 900mm. 2) Height (Corner Allotments): Fences on corner allotments forward of the front building line must be either splayed, set-back, reduced in height or transparent to maintain visibility for motorists and views of the front of the house. 3) Height (Other Fences): Other side or rear boundary fences can be up to 1.8m high. 4) Materials: The materials for street frontage fences must be consistent with or sympathetic to those used in adjoining developments (other than solid metal panels), particularly when located in a heritage conservation area, adjacent to a heritage item or on a main street. |





C5.13

| Objective / Performance Criteria | Acceptable Solutions |
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| | <p>5) Reflectivity: If fencing (other than for front fences) is constructed of metal panels it must be of low reflectivity, factory pre-coloured materials (or galvanised iron where required by Council).</p> <p>6) Surface Water: Fencing must not redirect the flow of surface stormwater or floodwaters onto an adjoining property.</p> <p>7) Flood Prone Land: If the land is affected by flood related development controls (see Part G – Environmental Management & Hazards) the fence types must be designed to allow flood conveyance and prevent additional flooding on adjacent properties.</p> <p>8) Landscaping: Long fenced areas should be softened with landscaping</p> |
| <p>C5.13 Landscaping & Private Open Space</p> <p>To ensure all dwellings are provided with appropriate areas of landscaped private open space that promotes recreation, environmental, privacy benefits, reduces the visual impact of buildings and allows water infiltration.</p> | <p>Water & Energy Efficiency: Landscaping must comply with that shown on the approved BASIX Certificate for the dwelling.</p> |

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>C5.14 Solid Waste Management</p> <p>To ensure that solid waste management is integrated into the design of more complex developments and will provide:</p> <ul style="list-style-type: none"> a) Safe and efficient access for waste collection vehicles to the waste storage area; b) Suitable locations and accessibility to promote effective waste management and recycling; c) Appropriately sized waste storage areas for the potential waste generation of the development and collection periods; d) Screening of waste storage areas to minimise visual and odour impacts. | <ul style="list-style-type: none"> 1) Multi Dwelling Housing: For all multi dwelling housing there must be: <ul style="list-style-type: none"> a) Individual bin storage areas nominated for each dwelling on the lot for that dwelling (preferably in the garage or side or rear setbacks where they are not visible from the internal driveway); and b) Where there are more than four (4) dwellings, communal bins storage area(s) nominated for all dwellings adjacent to the front / street boundary of the property that are: <ul style="list-style-type: none"> i) Located and designed in accordance with the collection requirements of a standard waste collection vehicle and allow for vehicles to access and empty bins safely; and ii) Suitably screened from the street and internal driveway (shown on any Landscape Plan(s)). <p>Other Medium Density Housing: For all other medium density housing applications garbage bins associated with dwellings are to be stored in the rear yard, side setback or garage of the dwelling and/or suitably screened (i.e. not visible from the street).</p> |
| <p>C5.15 Adaptability</p> <p>To require larger residential developments to provide a percentage of dwellings that are capable of being adaptable to meet changing needs of residents and the community.</p> | <p>Any development of six (6) or more units/dwellings in multi-dwelling housing or a residential flat building must provide one (1) unit for every six (6) units that is capable of conversion to adaptable housing in accordance with <i>Australian Standard AS4299 – Adaptable Housing</i> (as amended) to a Class C Level (all essential features incorporated).</p> |

C6 Other Residential Types

This section applies to temporary accommodation (during construction), second-hand (relocatable) dwellings, manufactured homes (transportable dwellings), and shop-top housing/mixed-use developments.

| Objective | Acceptable Solutions |
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| <p>C6.1 Temporary Accommodation</p> <p><i>Council will permit in limited circumstances for the owner of a site and their immediate family to erect or inhabit a temporary residence on the development site to live in during the construction of a proposed dwelling.</i></p> <p>O1. To ensure temporary accommodation is appropriately constructed and serviced and only used for the limited time needed to construct the permanent dwelling.</p> <p><i>Note: An alternative may be to seek development approval for a dual occupancy and to build one of the dwellings first to live in while the primary dwelling is being constructed. This would ensure that the smaller dwelling has a permanent approval and can be re-used.</i></p> | <ol style="list-style-type: none"> 1) Permissibility: Temporary accommodation (during construction) is only permissible on lots or holdings that are $\geq 4,000\text{m}^2$ (i.e. they are prohibited in urban residential zone(s) and villages). 2) Number of Buildings: A temporary residence may comprise of one (1) shed (Council approved/ <i>National Construction Code</i> compliant); one (1) Caravan (with or without annex); or combination of one (1) shed and one (1) caravan. 3) Street Setbacks: The temporary accommodation must not be built or placed within the front setback to any street frontage of the proposed permanent dwelling. 4) Visual Impact: The arrangement of temporary accommodation must seek to minimise visual impact from any public space/road. 5) Fixtures: The temporary accommodation must be provided with: <ol style="list-style-type: none"> a) Kitchen with cooking and dish-washing facilities with running water; b) Shower and toilet facilities; c) Points of connection for a washing machine; d) Smoke detectors; e) All facilities installed in accordance with the <i>National Construction Code (NCC)</i>. 6) Effluent Disposal: There must be provision for adequate effluent disposal facilities (either an approved on-site effluent management system or connection to reticulated sewer). <p>Prior to Occupation: Temporary accommodation must not be occupied until:</p> |

| Objective | Acceptable Solutions |
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| | <p>7) Prior to Occupation: <u>Temporary accommodation must not be occupied until:</u></p> <ul style="list-style-type: none"> a) Council has approved the development application and issued a Construction Certificate for the permanent dwelling on the site; b) Council has inspected the temporary accommodation (prior to occupation) to ensure it has been constructed / installed in accordance with the plans and specifications or Council has been given notice of intent to live on the site (if it is a caravan); c) All sewer drainage for the temporary accommodation has been approved and connected to the town sewerage system or Council approved on-site waste management system (where applicable). <p>8) Length of Use: The maximum period that temporary accommodation may be used as a habitable building is (whichever is the shortest time of):</p> <ul style="list-style-type: none"> a) 12 months from the date of approval of the permanent dwelling; or b) 3 months from the date the final Occupation Certificate is issued for the permanent dwelling; or <p>Council will only grant one six (6) month extension to the above timeframes that is supported with justification and a clear construction program agreed to by the builder.</p> <p>9) Finalisation: At the end of the maximum period in subclause (8) the temporary accommodation must be:</p> <ul style="list-style-type: none"> a) Completely demolished / removed and the area remediated; or b) The applicant must have Council approval to extend the maximum period for the temporary accommodation; or <p>There must be a development approval for the building to remain (either as a permanent dwelling / dual occupancy or shed / outbuilding where the components that make it habitable have been removed).</p> |

| Objective | Acceptable Solutions |
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| <p>C6.2 Second Hand (Relocatable) Buildings</p> <p><i>Existing second-hand buildings can be moved to the site and often placed on elevated footings. It does not include 'manufactured homes' or 'relocatable dwellings' or any other 'moveable dwelling' that may be approved under Section 68 of the Local Government Act outside of a caravan park (see next section).</i></p> <p>O1. To ensure second-hand (existing) buildings are safe for occupation and use prior to their delivery to the site.</p> <p>O2. To ensure that second-hand buildings are located and/or designed to reduce their visual impact and integrate with the surrounding area character.</p> | <ol style="list-style-type: none"> 1) Approvals: A Development Application and Construction Certificate will be required. You will require Section 68 Application(s) (Local Government Act) for installation of the building, connection to utilities and on-site sewage management. 2) Other Controls: The building location and design for the second-hand dwelling must comply with the other relevant controls in this DCP. 3) Visible Locations: In general, sites that have a frontage to a classified road (highways and regional roads) or a key public space or community facility must ensure that the second-hand building will appear as a permanent structure with good articulation and materials. 4) Lodgement: Applications for a second-hand building must include: <ol style="list-style-type: none"> a) A site plan showing the proposed location of the second-hand building in accordance with the setbacks in the relevant section of this DCP. b) Elevations of the second-hand building (as it is to be constructed); c) A Structural Report prepared and/or certified by an accredited Structural Engineer certifying the structural soundness of the building and design and certification of the footings; d) A Hazardous Building Material Survey prepared and/or certified by an accredited Occupational Hygienist/ Asbestos Assessor certifying that either there is no asbestos or other hazardous material in the building, or it has been removed, or it is safe/stable for transport and use of the building ; e) Photographic evidence of the building (prior to its relocation to site) supported by a description of its condition prepared by a qualified consultant; |

BLAYNEY SHIRE DEVELOPMENT CONTROL PLAN 2018 (Post Exhibition May 2018)

TABLE 2

| Objective | Acceptable Solutions |
|-----------|---|
| | <p>f) Evidence of how the building will be transported to the site and a copy of any permit(s) to ensure safe passage of the dwelling in accordance with the relevant acts / legislation (e.g. <i>Roads Act</i>);</p> <p>g) Evidence of screening to obscure any elevated footings from public view, usually with a sub-floor 'curtain' around the base of the building.</p> <p>Note: <i>Second-hand buildings must not be moved onto the site before development consent is issued for the use of the land.</i></p> <p>Note: <i>Council will issue a Final Occupation Certificate at the completion of the installation & any associated works. Second-hand dwellings will generally be required to complete their on-site installation and any associated works within a 6-month period from arrival at the site and Council may require a bond or bank guarantee.</i></p> <p>Note: <i>A BASIX Certificate is NOT required as it is not within the definition of a 'building' under the EP&A Act.</i></p> <p>Note: <i>If the land is bushfire prone land then additional assessment of bushfire risk and building construction will be required.</i></p> |

| Objective | Acceptable Solutions |
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| <p>C6.3 Manufactured / Transportable Homes</p> <p><i>Under the Local Government Regulation 2005 this includes as a 'relocatable home' which is either a 'manufactured home' or any other 'moveable dwelling' (but does not include a tent, caravan or campervan or other moveable dwelling capable of being registered on the road). This section does NOT apply to flat-pack / kit homes.</i></p> <p><i>'Manufactured home' is defined in the Local Government Act as 'a self-contained dwelling (that is a dwelling that includes at least one kitchen, bathroom, bedroom and living area that also includes a toilet and laundry facilities)' that is built either in parts or as a whole off-site and then transported to site for installation. It is not a registrable moveable dwelling, and includes any associated structures that form part of the dwelling.</i></p> <p>O1. To meet statutory requirements for manufactured homes / transportable dwellings.</p> | <p>1) Approval: The installation of a manufactured or transportable home (outside a caravan park or manufactured housing estate) requires development consent for the residential use of the land and approval(s) under Section 68 of the <i>Local Government Act</i> for the placement of the dwelling and any connections to reticulated sewer and water. This includes plans and specifications as set out in Clause 79 of the <i>Local Government Regulations</i>.</p> <p>2) Screening of Footings: The application must include evidence of screening to obscure any elevated footings from public view, usually with a sub-floor 'curtain' around the base of the building.</p> <p>3) Residential Controls: The building location and design for manufactured dwellings must comply with the other relevant controls in the residential controls of this DCP.</p> <p>3)4) Visible Locations: In general, sites that have a frontage to a classified road (highways and regional roads) or a key public space or community facility must ensure that the manufactured dwelling will appear as a permanent structure with good articulation and materials.</p> <p>Note: A construction certificate and/or occupation certificate is not required for the installation of the home.</p> <p>Note: A BASIX Certificate is NOT required as it is not within the definition of a 'building' under the EP&A Act.</p> <p>Note: If the land is bushfire prone land then additional assessment of bushfire risk and building construction will be required.</p> |

PART C

| Objective | Acceptable Solutions |
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| <p>C6.4 Shop Top Housing / Mixed Use Developments</p> <p><i>'Shop top housing' means one or more dwellings located above ground floor retail premises or business premises. It is permitted with consent in Zone B2 Local Centre, Zone R1 General Residential, and Zone RU5 Village.</i></p> <p>O1. To ensure that shop top housing is designed to integrate with the associated commercial / retail function whilst providing suitable residential access and amenity.</p> <p>Note: SEPP65 (Design Quality of Residential Apartment Development) applies to a building of 3 or more storeys and 4 or more dwellings including shop top housing or mixed-use developments.</p> | <ol style="list-style-type: none"> 1) Commercial Controls: The commercial and/or retail element of any shop-top housing / mixed-use proposal must address the relevant Commercial & Community Uses controls in this DCP. 2) Residential Setbacks: If a dwelling is on top of or attached to a commercial component the same setbacks as the commercial component should be adopted as long as the applicant confirms: <ol style="list-style-type: none"> a) The requirements of the <i>National Construction Code</i> and fire rating are met; b) There is residential amenity for the proposed and adjacent (if any) dwellings in accordance with the relevant residential controls in this DCP and subclause (4) below; and c) Setbacks have minimised overshadowing of adjacent dwellings and their private open spaces. 3) Residential Access: A separate access must be provided to the residential component of the building from the main street frontage and/or from any rear parking area with an alternative street frontage. 4) Residential Amenity: The controls in the Sections above relating to residential amenity including, but not limited to noise & visual privacy, solar access to living spaces, and facilities (such as letterboxes and garbage bin storage and collection areas) will generally be applicable to shop-top housing but the requirements may be varied on merit with justification. 5) Car Parking: For any new building/dwelling(s) the residential component of any new shop top housing requires at least one (1) off street car parking space per dwelling and-but preferably two (2) spaces. In addition, the site needs to accommodate any commercial car parking requirements set out in this DCP. |

C7 Access & Parking

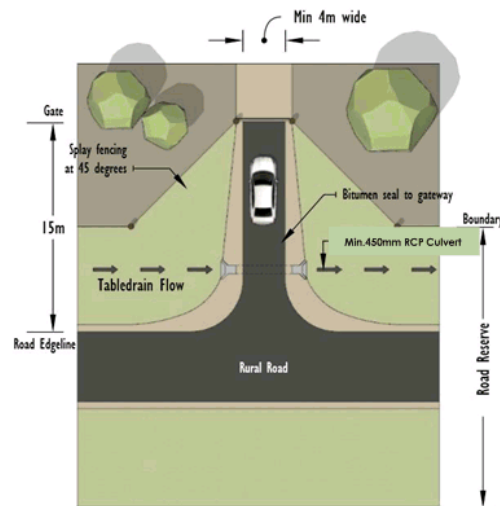
This section applies to any proposed car parking, driveways and pedestrian access requirements for new residential development or associated with new garages and carports.

| Objective/Performance Criteria | Acceptable Solutions | |
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| <p>C7.1 Vehicle Parking</p> <p>O1. Ensure there is sufficient on-site car parking for the proposed use(s) so that there is not an unreasonable reliance on on-street or off-site parking that impacts on other users.</p> | <p>Car Parking: Each dwelling must provide:</p> <ol style="list-style-type: none"> 1) The number of off-street car parking spaces for each development type set out in the rows below; OR 2) If the use is not listed below – in accordance with the <i>Guide to Traffic Generating Developments</i> on the Roads & Maritime Services website (as amended); 3) Parking spaces, manoeuvring areas, and driveways must be designed in accordance with <i>Australian Standard AS2890 – Parking Facilities</i>, the <i>Guide to Traffic Generating Developments</i> (on the Roads & Maritime Services Website), and Council's <i>Guidelines for Engineering Works</i>. | |
| Development Type | Parking for Residents | Visitor Parking |
| <p>Single dwelling houses, secondary dwellings, dual occupancies, semi-detached dwellings, and attached dwellings (townhouses) including second-hand (relocatable) and transportable dwellings.</p> | <p>Minimum one (1) off-street car parking space on the property for each dwelling located behind the dwelling setback to the street lot boundary ('building line'). Two (2) car spaces are preferred and may include use of the driveway area in front of any garage/carport.</p> | <p>Not required. On-street or in driveway sufficient.</p> |
| <p>Multi-dwelling housing and residential flat buildings</p> | <p>Minimum one (1) off-street car parking space for each unit plus an additional one (1) space per four (4) units or part thereof.</p> | <p>Minimum one (1) space per five (5) units or part thereof.</p> |

TABLE

| Objective/Performance Criteria | Acceptable Solutions |
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| <p>C7.2 New Driveways & Entrances (Urban Areas)</p> <p>O1. Ensure new driveways and garage entrances are located to maximise vehicle and pedestrian safety with appropriate sight-lines and separations from intersections / other driveways / pedestrian access paths.</p> <p>O2. Ensure that for developments (other than a single dwelling, secondary dwelling, or dual occupancy on a lot) all vehicles can enter and leave the site in a forward direction.</p> <p>O3. Ensure that driveways, garages and carports do not dominate the street or the proposed development, are integrated with the design, and there is sufficient landscaping to soften visual impact.</p> | <p>In Zones B2 (Local Centre-Blayney), R1 (Blayney), RU5 Villages and any R5 lots < 1 hectare in area:</p> <ol style="list-style-type: none"> 1) Safety: Any driveway must provide sufficient separation from nearby intersections and sight-lines for pedestrian and vehicle safety in accordance with Council's <i>Guidelines for Engineering Works</i> and AS2890.1 – Figure 3.1/3.2). 2) Driveway Width: <ol style="list-style-type: none"> a) Driveways serving one (1) dwelling shall be a minimum width of 3m. b) Shared driveways serving three (3) or more dwellings shall have a minimum width of 4.5m increasing to 5.5m forward of the front building line or for passing bays (as required) justified based on the size of the development. 3) Vehicle Turning: There must be sufficiently sized and appropriately located vehicle turning space(s) to enable all vehicle sizes that are expected to access the development to enter and leave the site travelling in a forward direction (not required for dwellings with direct single driveway access to the street). |

| Objective/Performance Criteria | Acceptable Solutions |
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| <p>C7.3 New Access, Entrances & Driveways (Rural Areas)</p> <p>O1. To ensure that all lots have a safe and effective access / entrance and any new driveway minimises impacts on public roads and adjacent dwellings.</p> | <ol style="list-style-type: none"> 1) Guidelines: In Zone R5 lots ≥ 1ha in area, Zone RU1 / RU2, and any other rural any entrance or driveway must be constructed in accordance with Council's <i>Guidelines for Engineering Works</i> and the <i>Guide to Traffic Generating Developments</i> on the Roads & Maritime Services website (as amended). 2) Entrance Seal: If there is an existing bitumen sealed road adjacent to a new lot, all newly constructed vehicle entrances are to be bitumen sealed from the edge of the existing road to the entrance / gate. 3) Entrance Setback: Entrances are to be setback from the edge of the existing road formation (to permit a small truck or car and trailer to park in the entrance without blocking the road) not less than the following distances (see diagram below): <ol style="list-style-type: none"> a) 15m (where the lot has an area of more than 1 ha); b) Entrance setbacks to a highway or classified road must meet RMS standards. |



Clause C7.3 - New Rural Access

PLANNING

C8 Site Planning, Earthworks & Utilities

This Section applies to all development that involves 'significant' new development, earthworks, or new connections to utilities (at the discretion of Council).

For any 'significant' development (other than minor alterations and additions) one of the most important steps in preparing an appropriate design is the Site Planning stage where the location of any building/structures/works, its orientation, and how it responds to site opportunities and constraints is determined (prior to detailed design). It is also important to consider the location and costs of connection and/or construction of utilities at the Site Planning stage.

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>C8.1 Site Planning</p> <p>O1. To ensure that the design of any significant new development is based on a site analysis of any relevant opportunities and constraints of the site and (taking into account any other relevant controls in BLEP2012 and this DCP):</p> <ol style="list-style-type: none"> 1) Considers and responds to the topography, climate and natural environment; 2) Avoids, or if it cannot avoid, minimises or mitigates against natural hazards and land use conflicts; 3) Protects and enhances any heritage items or heritage conservation areas; 4) Integrates with the surrounding built form and landscape character; and 5) Maintains reasonable residential amenity (for the site and adjacent dwellings). | |
| <p>C8.2 Water & Energy Efficiency</p> <p>O1. To promote dwelling design that is water and energy efficient, thermally comfortable, and minimises the need for mechanical heating and cooling in accordance with NSW State Government requirements.</p> | <p>A BASIX Certificate may need to be submitted with the Development Application in accordance with <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i> prepared either by an applicant or a suitably qualified consultant.</p> <p>Note: Please go to www.basix.nsw.gov.au for more information or to conduct a BASIX assessment on-line or see Council's <i>Development and Building Guide</i> for more details.</p> |

C8.3 Design Principles (Advisory only)

- 1) **Overall:** All new dwellings should (within the constraints of the existing lot orientation and dimensions) consider ways that (using the advisory design principles below):
 - a) Maximises solar access to key living spaces during winter (to minimise heating requirements); and
 - b) Minimises solar access and facilitates cross-ventilation of the building during summer (to minimise cooling requirements).
- 2) **Layout:** Living spaces should ideally be located on the north side of the dwelling where there is maximum solar access. Private open spaces should demonstrate significant areas unaffected by shadow from proposed or existing buildings.
- 3) **Activity Zones:** Dwellings should ideally have separate living and bedroom zones to avoid having to heat or cool the entire dwelling when only part of the dwelling is in use during different parts of the day.
- 4) **Windows:** Windows to primary living spaces should ideally face between 30° east of solar north or 20° west of solar north.
- 5) **Shading:** Shading devices should be provided for windows (including eaves, awnings, balconies, pergolas, louvers and or deciduous plantings) that that will let in the winter sun but block the higher summer sun and minimise the need for additional heating/cooling.
- 6) **Cross Ventilation:** Design should seek to facilitate natural cross ventilation (breezes) through a dwelling by minimising interruptions in air flow and providing operable windows on opposite sides of the dwelling and key living spaces to capture cooling breezes in summer.
- 7) **Insulation:** The higher the insulation (R) values the greater the ability for the dwelling to stay warm in winter and cool in summer.
- 8) **Solar Photovoltaic Panels:** Consider how the roof orientation, design and pitch may be able to accommodate photovoltaic panels or other suitable locations with good solar access (now or in the future).
- 9) **Landscaping:** Landscape design should be integrated with the site planning and building design to utilise perennial and deciduous species to provide wind barriers, privacy, shading in summer and solar access in winter, and water infiltration into the soil.

For more information see the Your Home - Australia's guide to environmentally sustainable homes for these and a range of other ways to make your house more sustainable at www.yourhome.gov.au.

TABLE

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>C8.4 Earthworks</p> <p>O1. To ensure that earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, or cultural or heritage items.</p> <p>O2. To minimise cut and/or fill or site and potential erosion and sediment entering stormwater systems or watercourses or impacting on adjoining properties.</p> <p><i>Note: Earthworks MAY be exempt or complying development under SEPP (Exempt and Complying Development Codes) 2008.</i></p> <p>O3. Avoid contaminated fill being relocated or used on sites.</p> | <p>1) Cut and/or fill should be minimised by appropriate site planning, building orientation and design, taking into account the slope of the site, proximity to adjacent properties and environmentally sensitive areas, and access and drainage requirements.</p> <p>2) Cut and/or fill for residential uses that is greater than 1m in depth or closer than 1m to a lot boundary may require additional certification to avoid impacts on adjacent properties.</p> <p>3) Applicants must notify Council if cut and/or fill will result in the net export or import of fill from sites other than the subject site and demonstrate the fill is not contaminated.</p> <p><i>Note: If the site is within a flood prone area or drinking catchment area then there may be additional earthworks controls in Part G – Environmental Management & Hazards.</i></p> |
| <p>C8.5 Building near Utilities/ Easements</p> <p>O1. All buildings and structures must be located and designed so they do not obstruct access to, or impact on the safe operation of, existing or proposed utilities such as sewer, stormwater, water, electricity, gas, and telecommunications (whether they are above ground or underground).</p> | <p>1) Permanent buildings or structures or works must not be located over or in the vicinity of an easement without express written authorisation from the responsible utility authority.</p> <p>2) Where an easement does not exist, the structure must be located a minimum distance equivalent to the invert depth of the pipeline plus one (1) metre from the known utility location, and in accordance with the relevant utility authority requirements.</p> <p><i>Note: Council recommends that applicants lodge a 'Dial Before You Dig' Application to ascertain the approximate location of all services on site and, where there is any chance that development will be near those services, identify those services accurately on a Survey Plan.</i></p> |

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>C8.6 Connection to Utilities</p> <p>O1. To address the requirements of Clause 6.8 - <i>Essential Services</i> in <i>Blayney Local Environmental Plan 2012</i>.</p> <p>O2. To ensure that new developments are appropriately serviced (the type or level of service depending on service availability and cost-effectiveness to connect).</p> <p>O3. To require development to connect to and support existing utility infrastructure in accordance with Council's <i>Guidelines for Engineering Works</i> (as amended).</p> <p>O4. Where reticulated services are available within reasonable proximity to the lot, any new buildings must connect to those reticulated services unless the applicant can demonstrate why that connection would not be appropriate and/or propose an alternative system that is acceptable to Council.</p> | <ol style="list-style-type: none"> 1) All dwelling lots in Zone R1 General Residential (Blayney) or Zone RU5 (Millthorpe) must be connected to reticulated water and sewer. 2) All residential lots in Zone R5 Large Lot Residential near Millthorpe that have a Minimum Lot Size of 4,000m² on the Lot Size Maps in BLEP2012 and propose to create lot(s) below 2 hectares must connect to reticulated water and sewer. 3) New development must be connected to grid-electricity unless the applicant can demonstrate a sufficiently sized and appropriate alternative (off-grid) system to meet the reasonable needs of that type of development. 4) All utilities must be installed and/or connected in accordance with Council's <i>Guidelines for Engineering Works</i> or the requirements of the relevant utility provider. <p>Note: <i>Telecommunications and gas services may also need to be connected. Speak to Council about your requirements. Stormwater is addressed in Part G – Environmental Management & Hazards.</i></p> |
| <p>C8.7 Siting & Visibility of Utilities</p> <p>O1. To minimise the visual impact of any new utilities, connections, or associated structures if visible from public areas.</p> | <ol style="list-style-type: none"> 1) Utilities should be located underground (particularly in heritage conservation areas or main streets) or utilise existing poles (at the discretion of Council) unless other constraints make this unsuitable. 2) Utility boxes and cabinets (e.g. electricity substations, meter boxes etc.) on private land are integrated into the development and screened (where appropriate). |

TABLE

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>C8.8 Water Tanks</p> <p>O1. To ensure that dwellings have sufficient potable water to cater for the number of people/ likely consumption and any ancillary uses.</p> | <p>Dwellings that are reliant on rainwater for drinking water must have a minimum tank capacity of 60,000L or the requirements set out in the BASIX Certificate (whichever is greater). Additional capacity may be required for garden watering and other purposes.</p> <p><i>Note: If the site is bushfire prone land it may also need to meet Rural Fire Service requirements). Additional water may be required for gardens, pools and other uses.</i></p> |
| <p>C8.9 On-Site Sewage Management</p> <p>O1. To ensure (where reticulated / centralised sewage management systems are not available) appropriate on-site systems will be suitably sized and able to operate on the lot without impacting on development on the subject lot, neighbouring lots or surface or ground water systems, and don't require excessive vegetation removal.</p> | <p>Where a lot is unable to connect to a reticulated sewage system, the applicant must provide an Effluent (Geo-technical) Report prepared by a suitably qualified geo-technical engineer that supports the design and location of any on-site system in accordance with Council's <i>Development and Building Guide</i>, any relevant Australian Standards, and Part G2.5 On-Site Effluent Disposal of this DCP.</p> |
| <p>C8.10 Re-Use of Water</p> <p>O1. Re-use of water is encouraged but must be treated to the relevant NSW standards to ensure safety and environmental health.</p> | <p>Any water for reuse-use must be treated in accordance with the relevant <i>NSW Health Guidelines</i> and any other relevant <i>Australian Standards</i> using certified systems and may need to be addressed in an Effluent (Geo-technical) Report.</p> |
| <p>C8.11 Solid Waste Management</p> <p>O1. To ensure that all new development has an appropriate solid waste management system to protect the environment.</p> | <p>Applicants must determine (in consultation with Council) what solid waste collection services are available, other appropriate method of disposing of solid waste and suitable storage location(s).</p> |

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>C8.12 Letterboxes</p> <p>O1. Letterboxes must be provided for all new lots/dwellings that do not have an existing letterbox.</p> <p><i>Note: Letterboxes MAY be exempt or complying development under SEPP (Exempt and Complying Development Codes) 2008.</i></p> | <p>Separate letterboxes for each dwelling must:</p> <ol style="list-style-type: none"> 1) Be located where it is easily visible from the road frontage and accessible for Australia Post employees; 2) Be clearly marked with the correct house number; 3) Provide an additional letterbox for the Owners' Corporation for Strata/Community Title. |
| <p>C8.13 Street Numbering</p> <p>O1. Street numbers should be provided for new buildings on vacant lots or new lots.</p> | <p>Each dwelling must have an appropriate street number that is clearly visible from the street (as determined by Council).</p> |



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PART D

D1 Introduction

D1.1 Application of this Part

This Part applies to any **commercial premises, community related uses or industrial development** as well as alterations, additions and extensions, or ancillary development to those uses.

Commercial, community and industrial uses are permitted in a wide range of zones across the Shire. The overarching aim is to facilitate these uses where they do not impact unduly on neighbouring areas. This Part can also be used to guide developments where the other Parts of this DCP do not clearly apply or the proposed land use is not specifically covered.

COMMERCIAL PREMISES

Commercial premises is a group term that includes **business premises, office premises and retail premises**. Please see **Blayney Local Environmental Plan 2012 (BLEP2012)** for the definitions and sub-terms within these definitions.

USES WITH COMMERCIAL QUALITIES

The controls for commercial development may also be relevant to other types of developments where there is a commercial activity involved in that development in an urban area such as:

- 1) **Tourist and visitor accommodation** (see **Part E – Other Land Uses**);
- 2) **Home businesses and home occupations**;
- 3) Commercial/retail component of **mixed-use buildings**;
- 4) Industries where the dominant use is commercial (e.g. depots with offices).

Please speak to Council to determine which, if any, of these commercial controls apply to your type of development.

INDUSTRIAL PREMISES

Industrial premises are a group term that includes **general industry, heavy industry and light industry**. Please see **BLEP2012** for the definitions and sub-terms within these definitions. Please speak to Council to determine which, if any, of these commercial controls apply to your type of development.

COMMUNITY RELATED USES

For the purpose of this DCP, other community related uses where these controls **may** apply (where relevant) include (See **BLEP2012** for more detailed definitions of these land uses / activities):

- a) **Educational establishments** (e.g. schools, colleges etc.);
- b) **Health service facilities** (e.g. hospitals, medical centres, health consulting rooms etc.);
- c) **Community facilities** (e.g. recreation).

D1.2 Change of Use

Change of use of a premises may be exempt or complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. If the Applicant is unable to meet these requirements and needs to lodge a Development Application then Council will assess each application on its merits. The general controls in this Part need to be addressed (please discuss with a Council officer) and we recommend also addressing those relevant development standards in the *State Environmental Planning Policy*.

D1.3 Other Parts of this DCP

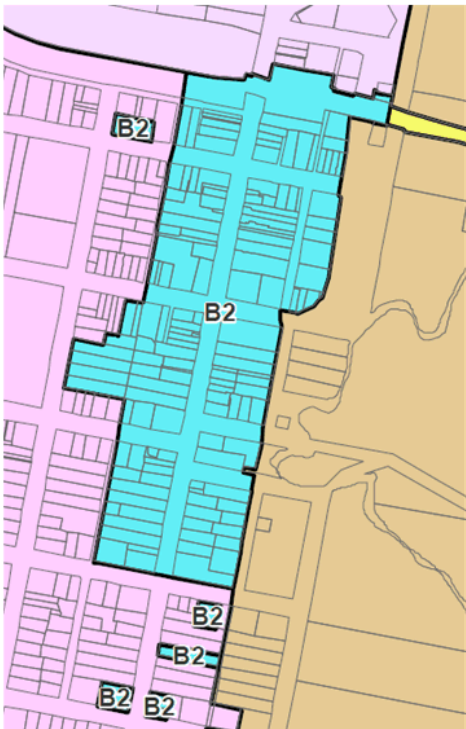
Whilst Council has attempted to consolidate most of the controls relating to commercial, community and industrial development in this Part, other Parts of this DCP may also apply depending on the type of development you are proposing and the site constraints including, but not limited to:

- 1) **Part E – Other Land Uses** (other land uses including, but not limited to, advertising & signage);
- 2) **Part F – Subdivision** (where you are also proposing some type of subdivision of your land);
- 3) **Part G – Environmental Management & Hazards** (dependent on-site constraints and potential impacts);
- 4) **Part H – Heritage** (where the site is a heritage item or is in a conservation area or near a heritage item).

D2 Commercial and Community Buildings & Design

PART D

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>D2.1 Site Selection and Land Use Conflicts</p> <p>Whilst Council will consider all applications for commercial and community use(s) on their merits in any zone where the particular land use is permitted under BLEP2012, the development application must ensure that the chosen site and building design will:</p> <ol style="list-style-type: none">1) Avoid, or minimise/mitigate any potential impacts on other land uses in the vicinity of the site having regards to:<ol style="list-style-type: none">a) The land use zone and the desired development outcomes for each settlement/area; andb) Environmental impacts in Part G – Environmental Management & Hazards, including but not limited to Part G2: Buffers to Sensitive Land Uses (noting that Buffers may increase the required setbacks for buildings or activities.2) Address Part D5: Site Planning, Earthworks & Utilities. | |
| <p>D2.2 General Building Setbacks</p> <ol style="list-style-type: none">1) Road Frontages: Setbacks to road frontages (other than rear lanes) should:<ol style="list-style-type: none">a) Reinforce the desired built form pattern, street character and function and not dominate the street whilst allowing variability where it can be justified;b) Respond to the level of pedestrian activity required for any proposed retail frontage(s);c) Respond to adjacent development and adjacent building setbacks;d) Minimise impacts on adjacent lots;e) Provide areas to service these uses whilst minimising the impact of large parking, utility, or storage areas on street character/activity;f) Accommodate (where appropriate) outdoor dining areas, disabled access and landscaped setbacks; andg) Provide adequate sight distances for vehicle and pedestrian safety, particularly on corner lots.2) Rear Lanes: If a lot has frontage to a rear lane then setbacks from the rear lane should consider adjacent building setbacks/impact and encourage access for service and delivery vehicles and parking at the rear of the site by accommodating potential vehicle turning circles on-site, and sight-lines.3) Side & Rear Setbacks: Side and rear setbacks must meet the <i>National Construction Code</i> ('NCC') requirements and may depend on the fire rating of the building materials chosen and the adjacent development and the need for access to the rear part of the lot. <p>In addition, where applicable, the guidelines for the following site-specific areas/land use zones should be addressed.</p> | |

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>D2.3 Setbacks – Zone B2 Local Centre</p> <p><i>In BLEP2012, Zone B2 Local Centre is found in the Town of Blayney in its Business District predominantly along Adelaide Street (see map opposite). The desired character is for buildings that have consistent setbacks to clearly define the street, provide active street frontages, provide good pedestrian amenity and weather protection, and have limited impacts from car parking and services fronting Adelaide Street. It also sits within a Heritage Conservation Area.</i></p> <p><i>Excerpt from Land Zoning Map for Blayney in BLEP2012 (as amended – this map is subject to change).</i></p> <p>1) Primary Street Setbacks:</p> <ul style="list-style-type: none"> a) New commercial and community buildings fronting Adelaide Street should generally have zero or limited street setbacks at ground level in the core business district between Railway Lane and Charles Street to reinforce active street frontage and allow for continuous footpath awnings weather protection. b) Possible exceptions to zero setbacks may be justified if a new commercial or community building is adjacent to: <ul style="list-style-type: none"> i) A heritage item that has a greater setback to Adelaide Street and sight-lines are maintained to this item (subject to heritage advice); or ii) An adjacent building is setback from the street and the proposal would seek to create a setback the average of the adjacent setbacks. c) Front setbacks are not to be used for the provision of on-site car parking unless it is adaptive re-use of an existing building and Council approves traffic access directly to Adelaide Street. d) Upper level setbacks from Adelaide Street (generally two storeys or more) may be required where adjacent buildings have a consistent street frontage height and it is required to reduce the visual impact of the proposed building. <p>2) Side Setbacks: New buildings fronting Adelaide Street (particularly between Railway Lane and Church Street or if adjacent to a zero-setback building between Church Street and Charles Street) should have zero side setbacks to the adjacent lots to reinforce a continuous retail precinct.</p> |  |

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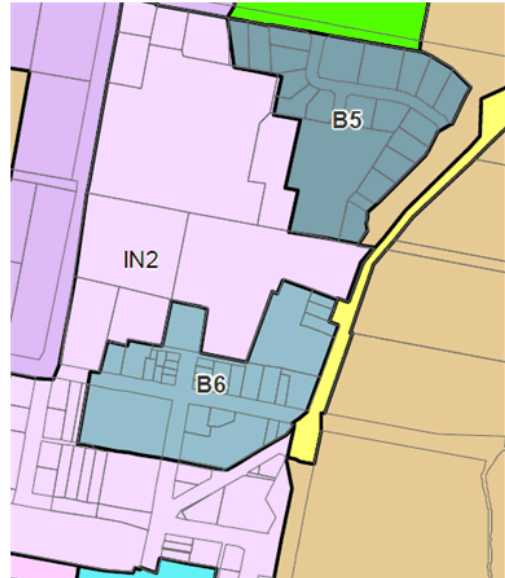
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| <p>3) Rear Setbacks: Rear setbacks should consider servicing and off-street parking requirements with access from Farm Lane, Henry Street and Adelaide Lane and the provision of some landscaping to reduce the visual impact of large parking and service areas.</p> | |
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D2.4 Setbacks – Zone B5 Business Development

In BLEP2012, Zone B5 Business Development is found in the Town of Blayney at the Trade Centre to the north of town. The desired character of this zone/area is to create a mixed-use bulky goods / light industrial retail precinct on smaller sites that have good visual presentation to the Mid-Western Highway due to their important 'gateway'/entrance location.



Ideally, there should be some consistency in front setbacks to reinforce the public road frontages whilst providing flexibility for building placement to meet a wide variety of different business types and access/parking solutions.

Excerpt from Land Zoning Map for Blayney in BLEP2012 (as amended - this map is subject to change)

- 1) **Primary Street Setbacks:** The primary street setback will be dependent on access and off-street parking requirements for each site being accommodated in the front setback but should also respond to and integrate with the setbacks of adjacent buildings (e.g. the average of adjacent setbacks).
- 2) **Side & Rear Setbacks:** Side and rear setbacks may be required where loading/unloading facilities and on-site storage need to be accommodated and appropriately screened from public spaces.

D2.5 Setbacks – Zone RU5 Village & Zone B6 Enterprise Corridor

In BLEP2012, Zone RU5 Village is used in all settlements (towns/villages) other than Blayney. There are different characters in each village and in different streets. For example:

- a) *In core retail streets, there will often be zero front and side setbacks in the historic narrow subdivision patterns;*
- b) *Where villages have less established retail centres then there is a mix of front and side setbacks;*

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| Objective / Performance Criteria | Acceptable Solutions |
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| <p>c) <i>In the residential areas of most villages the setbacks increase considerably to preserve the rural village and landscape character of these areas.</i></p> <p><i>In BLEP2012, Zone B6 Enterprise Corridor is found in the Town of Blayney in the Hill Street Mixed Use Area (see map on previous page). This is a mixed-use precinct with schools, churches, dwellings and some businesses and light industries all with varying setbacks and built form. This area needs a degree of flexibility for building setbacks but also needs to consider residential and community amenity, particularly on side setbacks, whilst acknowledging this is now an industrial/business precinct.</i></p> <p>1) Primary Street Setbacks:</p> <p>a) Front primary street setbacks should generally be a minimum of the average of the setbacks of buildings on adjacent lots within 40m of the lot boundaries and justified according to the existing street character and setback pattern and the functions of the buildings.</p> <p>b) Views to heritage items and provision of front landscaping must be considered where this forms part of the character of the village and streetscape.</p> <p>2) Side & Rear Setbacks: Where there is an existing dwelling or community use on an adjacent lot, the applicant must demonstrate how side setbacks avoid, minimise or mitigate impacts on that adjacent lot including, but not limited to, overshadowing from buildings higher than 6m, traffic, noise, dust, odour, visual and acoustic privacy, and large blank walls.</p> | |
| <p>D2.6 Building Height & Bulk</p> <p>The applicant must demonstrate how the proposed building height and bulk will:</p> <ol style="list-style-type: none"> 1) Minimise visual impacts of larger buildings; 2) Integrate with the existing/desired scale and street character for the relevant land use zone and location with consistent street frontage heights (including parapets/roof lines); 3) Be sympathetic to heritage buildings and conservation areas (where applicable); 4) Be sympathetic to and, if necessary, provide a transition in height to adjacent buildings; 5) Minimise overshadowing of the living spaces and private open spaces of adjacent dwellings and any community facilities (e.g. school yards, churches etc.); 6) Use building height and massing to reinforce key corner sites and 'gateways' to the town; 7) Maintain the dominant building façade/heights to main streets and setback additional height behind this street frontage height. | |

D2.7 Building Design

- 1) **Variation:** Building elevations (especially for larger buildings or those facing public spaces or vacant land) should provide variations ('articulation') in building or wall setbacks (including projections or recesses), roof lines, openings (doors and windows), and building materials and colours to provide visual interest and reduce the perceived bulk and scale of the building.
- 2) **Blank Walls:** Large expansive blank walls are not preferred unless the applicant can demonstrate the majority of the wall would not be visible from a public space (e.g. it abuts the wall of an adjacent building with limited or no openings) and it meets the requirements of the *National Construction Code*.
- 3) **Activation/Safety:** Activation of main streets and pedestrian safety is to be encouraged through:
 - a) Consistent street setbacks and encouragement of awnings in key pedestrian areas;
 - b) Windows/glazing areas to the street being able to encourage casual surveillance and active retail frontages with well-lit views into the shop-fronts;
 - c) Well-defined and lit entrances with good sight-lines for safety and security.
- 4) **Security Grilles:** Security grilles must be see-through and not solid type structures, discreet, and not dominate the shopfront without compromising security.
- 5) **Safety by Design:** For larger developments (>2000m² site area) or where there is a higher potential risk of crime or impacts on pedestrian safety, Council may require the applicant to address NSW Guidelines for *Crime Prevention Through Environmental Design* ('CPTED') or *Safer by Design* (see the NSW Police website). CPTED is based on four (4) principles:
 - a) Surveillance;
 - b) Access control;
 - c) Territorial reinforcement;
 - d) Space/activity management and maintenance.

Note: Please discuss your proposal with Council prior to lodging the Development Application so they can offer guidance on some suitable solutions to meet the above principles.
- 6) **Servicing Areas:** Vehicle parking and servicing areas and fire exits/service cupboards etc. should be located to the side or rear of developments (where possible) to minimise impacts on active street frontages.
- 7) **Corner Sites:** New commercial or retail development on corner sites with limited setbacks must incorporate splays, curves, building entries and/or other architectural elements to reinforce the corner as a landmark feature of the street and activate both street frontages, whilst maintaining sight-lines for safety.
- 8) **Utilities:** The visual impact of all external infrastructure/services (including air conditioning units, plant rooms, ducting, solar panels etc.) must be minimised when viewed from a public place or road and integrated into the roof design.

D2.8 Structures over Public Footpaths/Roads (Awnings & Balconies)

The reinstatement of, or repairs to, original building structures over public footpaths is encouraged (where supported by heritage advice).

Heritage advice may be required to determine the suitability of a new awning, balcony or verandah on any proposed building in a heritage conservation area or on or in proximity to heritage items.

Council's conditions of consent will require public liability insurance to Council's requirements, ~~and a Council license for verandas, balconies or awnings over the public footpath.~~

O1. To encourage continuous street awnings in appropriate main street locations for pedestrian weather protection and amenity or to restore original historic building fabric.

Note: *It is the responsibility of the building owner to ensure the structural capacity of awnings, verandas, and works in the public domain and that they comply with all relevant standards e.g. Australian Standard AS1170 and the National Construction Code. For further information:*

- *Department of Local Government Circular to Councils No.99/33 (1999);*
- *NSW Government Planning Circular BS13-001 (8/3/13); and*
- *Association of Consulting Structural Engineers of NSW (2008) Practice Note No.18 – Inspection and Assessment of Existing Tied Awnings.*

- 1) **Locations:** Continuous street frontage awnings are to be provided for all new developments with a zero-front street setback that are adjacent to a building with an existing awning and/or in a high pedestrian activity area (subject to Council's discretion).
- 2) **Posts in Public Footpaths:** Posts required to support building extensions over public footpaths must not interfere with vehicle parking or pedestrian safety and must be structurally adequate such that if any one of the supporting posts were removed or damaged by vehicle impact, the structure would not collapse.
- 3) **Street Trees:** Building extensions must be located to ensure no conflict with street trees.
- 4) **Design:** Building extensions must be coordinated with building facades, materials and colours and be complementary in alignment and depth to the adjoining buildings and its building extensions over public footpaths.
- 5) **Dimensions:** These structures must comply with the following dimensions, subject to advice from Council's engineers and the specific site circumstances:
 - a) A minimum soffit height of 3.3 metres above the footpath;
 - b) A low profile, with slim vertical fascia or eaves (generally not to exceed 300mm in height)
 - c) A setback minimum of 600mm from the kerb.
- 6) **Lighting:** Under awning recessed lighting may be required to facilitate night use and public safety (subject to Roads & Maritime Services input on classified roads).
- 7) **Safety:** For new awnings, significant alterations and additions to a building with an existing awning, or when an awning's safety is brought into question – Council will request a **Structural Certificate** for the awning to confirm it meets current standards.

D2.9 Street Trading / Footpath Dining

This part applies to the commercial use of the public road reserve (footpath) area. It does not apply to commercial uses on private lands. Under NSW legislation a number of statutory approvals may be required for the proposed activities on footpaths.

Council's conditions of consent will require a Section 68 application, public liability insurance to Council's requirements, ~~and a Council license for use of the public footpath.~~

O1. To ensure that any ancillary use of the footpath does not interfere with the safety and functioning of the footpath or any nearby road.

O2. To enable the appropriate use of footpaths so that they contribute to the diversity and attractiveness of the area.

O3. To ensure that the use of footpaths contribute to the expression of local character and identity.

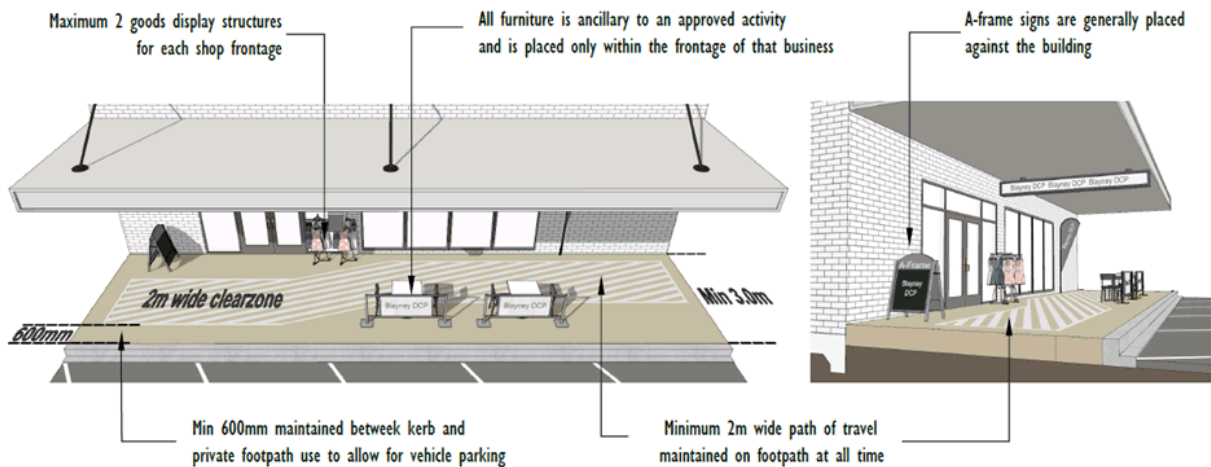
O4. To ensure that the use of footpaths is compatible with other commercial or community uses of the footpath and does not adversely impact upon the amenity of area.

- 1) **All Footpath Uses:** Subject to advice from Council's engineers and the specific site circumstances:
 - a) Footpaths must have a minimum footpath width of 3.0m;
 - b) Footpaths should maintain a minimum clear pedestrian zone of 1.0m, but 2m is preferred ~~where achievable; but 2m is preferred were achievable;~~
 - c) A minimum distance of 600mm shall be maintained between the limit of any private footpath use and the face of kerb of the road or any other area (to provide room for vehicles to reverse angle or parallel-park and open car doors); and
 - d) Footpaths must be of a suitable and level surface.
- 2) **Outdoor Dining** (see diagrams below):
 - a) The use for outdoor dining or trading is to be ancillary to an approved business or retail activity on the adjoining lot.
 - b) Tables and chairs, other furniture, and moveable signage are to be on the street frontage of the relevant business lot and not extend to other lot frontages that are not part of the business.
 - c) Furniture must be removed and stored away inside the shop when the business is closed.
 - d) The furniture should complement and enhance the streetscape, the types and designs should be of high quality materials with finishes that are attractive and durable.
- 3) **Display of Goods:**
 - a) Maximum of two (2) goods display structure (racks, shelves or similar) per commercial business/approval.
 - b) Goods displays must sit against the relevant shopfront, not out against kerb or verandah posts.
 - c) The maximum height of any display is 1.8 metres, however, within 9 metres of a street corner the height must not exceed 1 metre.

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| | <p>d) Goods display structures must be of safe and stable construction.</p> <p>e) Display stands or goods must not be fixed to the footway or any street sign, pole, veranda post or other item.</p> <p>f) Goods display structures must only be placed on a public footpath during the normal hours of trade of the business to which they relate.</p> <p>4) Advertising Signage (A – Frame Signs): Signage must generally be up against the building within street trading/ footpath dining zone. See the controls for Advertising and Signage in Part E – Other Land Uses of this DCP.</p> |
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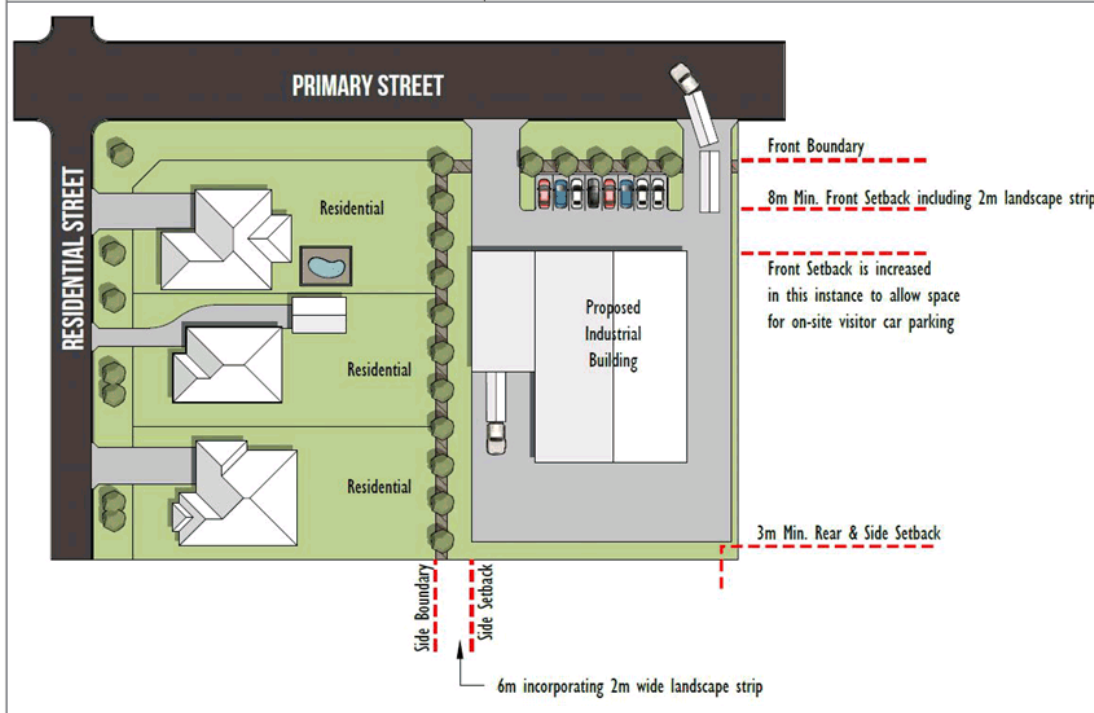
D3 Industrial Building & Design

| PART D | Objective / Performance Criteria | Acceptable Solutions |
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| PART D | <p>D3.1 Site Selection and Land Use Conflicts</p> <p>O1. Encourage industrial developments in areas where they have the greater potential for expansion and widest range of uses/ activities for economic development and employment.</p> <p>O2. Ensure that industrial developments do not have an adverse impact on surrounding land use(s) or the environment.</p> <p>O3. Encourage a development layout, design and function, and construction that minimises impacts on adjoining and nearby properties, particularly sensitive uses such as residential uses.</p> | <p>Whilst Council will consider all applications for an industrial use on its merits in any zone where the particular land use is permitted under BLEP2012, the development application must ensure that the chosen site and building design will:</p> <ol style="list-style-type: none"> 1) Avoid, or minimise/mitigate any potential impacts on other land uses in the vicinity of the site having regards to: <ol style="list-style-type: none"> a) The land use zone and the desired development outcomes for each settlement/area); and b) Environmental impacts in Part G – Environmental Management & Hazards, including but not limited to Part G2: Buffers to Sensitive Land Uses (noting that buffers may increase the required setbacks for buildings or activities. 2) Allowing for any foreseeable/desirable growth or expansion of the industrial use without significantly increasing impacts on adjacent properties; 3) Addressing Part D5: Site Planning, Earthworks & Utilities. |
| | <p>D3.2 Setbacks</p> <p>O1. Building setbacks should be sufficient:</p> <ol style="list-style-type: none"> 1) To minimise impacts on adjacent lots. 2) To minimise the visual impact of larger buildings fronting public spaces or neighbouring residential dwellings. 3) To provide areas for landscaping as buffers to neighbouring lots and public spaces. 4) To provide areas for vehicle parking, loading/unloading and manoeuvring/turning areas whilst | <ol style="list-style-type: none"> 1) Front Setbacks <ol style="list-style-type: none"> a) Front setback areas must be a minimum of 8m, incorporating a minimum 2 metre landscaping strip. b) Front setback areas larger than the minimum are encouraged where this area is used for on-site car parking. c) Front setback areas must not be used for storage or display of goods, excessive signage, or loading /unloading areas. d) New developments on sites that have a corner frontage are to provide an 8-metre front setback to the primary frontage and a |

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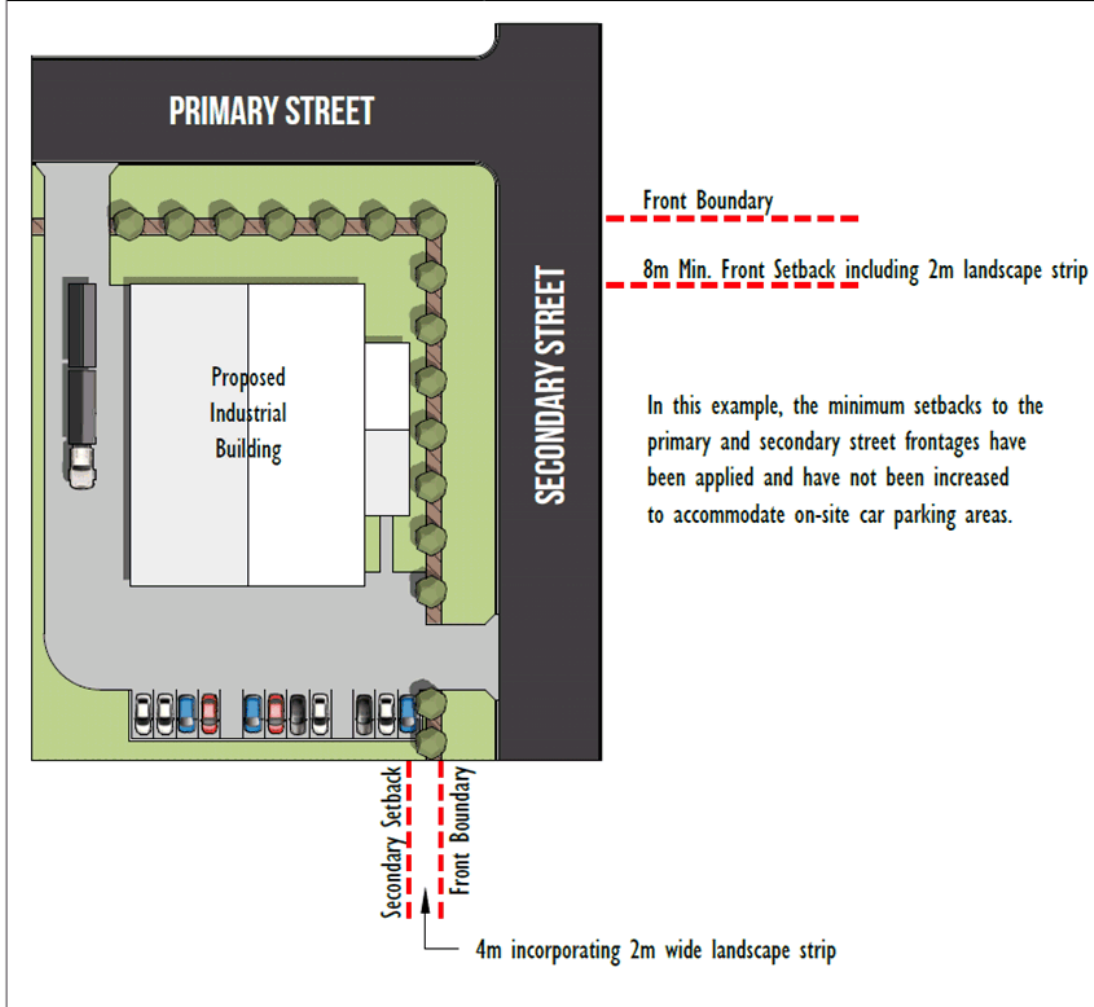
| Objective / Performance Criteria | Acceptable Solutions |
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| <p>minimising the impact of large parking areas on street character/activity.</p> <p>5) To provide areas for outdoor storage or ancillary activities that are suitably screened.</p> <p>6) To allow stormwater management and water infiltration to soil.</p> | <p>minimum 4 metre setback to the secondary frontage.</p> <p>2) Side and Rear Setbacks</p> <p>a) Industrial buildings must be setback 3 metres from side and rear property boundaries.</p> <p>b) Where the adjoining property is used for a residential purpose, the side and rear setback must be a minimum of 6 metres, incorporating a minimum 2 metre landscaping strip.</p> <p>c) Zero or reduced side and rear setbacks will only be permitted subject to compliance with the <i>National Construction Code</i> and additional evidence provided to ensure any impacts are deemed acceptable in relation to adjoining or adjacent properties.</p> |



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| Objective / Performance Criteria | Acceptable Solutions |
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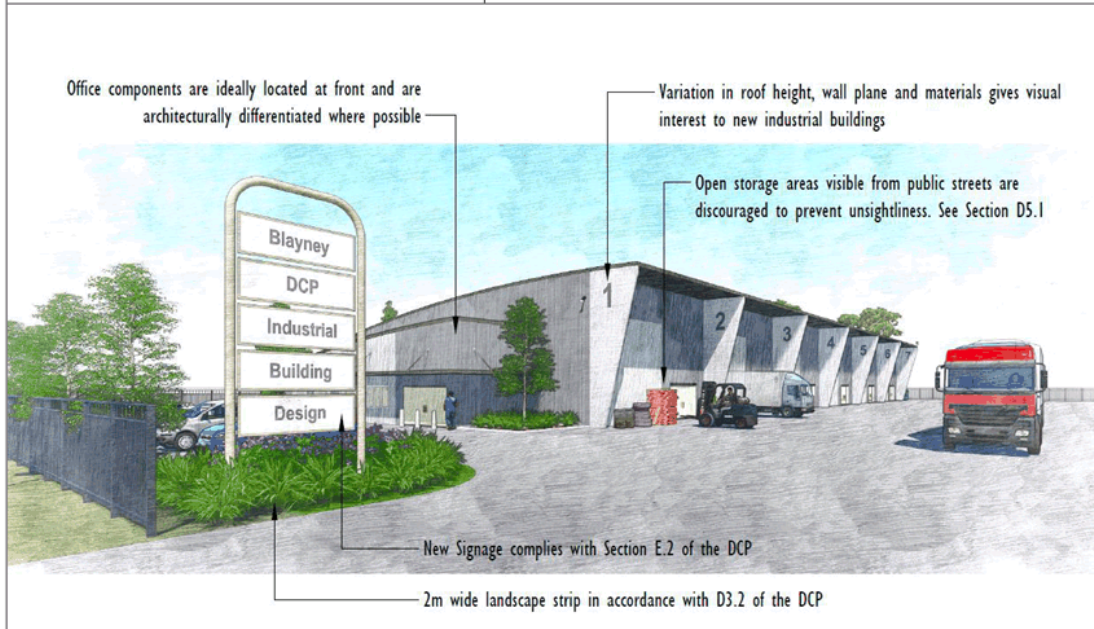


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| <p>D3.3 Building Height & Bulk</p> <p>O1. Building height and bulk must seek:</p> <ol style="list-style-type: none"> 1) To integrate with the existing/desired scale and street character for the relevant land use zone and location. 2) To be sympathetic to heritage buildings and conservation areas (where applicable). 3) To be sympathetic to and if necessary, provide a transition in height to adjacent buildings to minimise visual impact. | <ol style="list-style-type: none"> 1) Visual Impact: Building height and bulk should not adversely impact on the visual amenity of the locality. 2) Blayney: For any development in proximity to Church Hill to the north of the Town of Blayney, the maximum height of any buildings should not exceed Relative Level of 910m (i.e. at least 20m below the highest point on Church Hill). 3) Other Villages: In Zone RU5 Village, building height should not exceed 10m from the existing ground level. |
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| <p>4) To minimise visual impacts of larger buildings or overshadowing of key public spaces or the living spaces and private open spaces of adjacent dwellings.</p> | <p>4) Solar Access: Building height should not result in the unreasonable loss of solar access to the living and private open space areas of adjoining and adjacent dwellings between the hours of 9:00am and 3:00pm on 22¹ June.</p> |
| <p>D3.4 Building Design</p> <p>O1. To encourage high quality, sustainable and innovative industrial design which adds to and enhances to the quality of the surrounding land use and environment.</p> <p>O2. To encourage the use of building design and materials that mitigate noise impacts on adjoining land-uses, particularly residential areas.</p> | <p>1) Offices: Office components should be located at the street frontage of the structure, and should be architecturally differentiated from the main industrial building to break up the façade, unless the office component is internal to the building.</p> <p>2) Variation: Long blank walls and unbroken roof lines must be avoided facing the street or key public spaces. This can be achieved by incorporating one or more of the following techniques into the building elevations:</p> <ul style="list-style-type: none"> a) Wall plane projection or recesses; b) Windows, doors or other openings; c) Variation of roof height; d) Material changes. |



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| Objective / Performance Criteria | Acceptable Solutions |
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| <p>D3.5 Building Materials & Colours</p> <p>O1. To ensure that materials and colours are used to reduce the visual impact of buildings and integrate with the surrounding built form and street character.</p> | <ol style="list-style-type: none"> 1) Reflectivity: External materials (particularly metal clad roofs and walls) must have low reflectivity if they are visible from a public road, public place or residential area, and where there is a reasonable probability of glare affecting driver safety or residential amenity. 2) Colour: All external building materials including roofing should be of a neutral colour finish. 3) Logos: Corporate colours and logos should be incorporated into the overall colour scheme and not be the dominant feature. For example, bright logos/ colours should not be across the whole front façade. |

D4 Access & Parking

| Objective / Performance Criteria | Acceptable Solutions |
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| <p>D4.1 General Controls</p> <p>O1. To ensure that developments are supported by good vehicle access, circulation, loading and unloading areas, and vehicle parking areas that:</p> <ol style="list-style-type: none"> 1) Promote safety and efficiency for users, the general public, and surrounding road systems; 2) Are well-integrated with the site and building design and appropriately screened and/or landscaped to protect street character; 3) Provide adequate provision of off-street parking consistent with the parking demand generated by the development and NSW Government policy; 4) Minimise impacts on neighbouring sites (e.g. noise, dust, vehicle lights, vibrations etc.). | <ol style="list-style-type: none"> 1) To ensure that all traffic generating developments are designed in accordance with the requirements of this DCP and: <ol style="list-style-type: none"> a) Council's <i>Guidelines for Engineering Works</i>; b) RTA (now RMS) (2002) <i>Guide to Traffic Generating Developments</i>; and/or c) Relevant <i>Australian Standards</i> including but not limited to AS2890 – <i>Parking facilities</i> including: <ol style="list-style-type: none"> i. AS2890.1 (1993) – <i>Off-street car parking</i>; ii. AS2890.2 (1989) – <i>Commercial vehicle facilities</i>; iii. AS2890.3 (1993) – <i>Bicycle parking facilities</i>. <p>Note: <i>These guidelines/standards are applicable to all relevant control(s) below.</i></p> |

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D4.2 Vehicle Access

O1. To ensure all lots have appropriate and safe provision for access to and egress from a site.

O2. To ensure that development is provided with appropriate access, circulation, loading and unloading areas and vehicle parking areas that are safe and efficient and integrated with the site and building design.

O3. The applicant must demonstrate that any proposed site vehicle access location and design has considered public safety including, but not limited to:

- a) The type of road the access will front onto and its design;
- b) Sight distances and vehicle speeds;
- c) Proximity to intersections or pedestrian crossings;
- d) Existing and proposed landscaping design;
- e) Potential conflicts with other vehicles and pedestrians/ bicycles on and off-site.

- 1) **Public Safety:** The applicant must demonstrate that any proposed site access location and design has considered public safety including, but not limited to:
 - a) The type of road the access will front onto and its design;
 - b) Sight distances and vehicle speeds;
 - c) Proximity to intersections and pedestrian crossings;
 - d) Existing and proposed landscaping design;
 - e) Potential conflicts with vehicles and pedestrians.
 - f) Ingress/egress in a forward direction.
- 2) **Access:** Vehicle access must be located to:
 - a) Avoid direct access to a classified road unless there is no suitable alternative;
 - b) Provide suitable separation from intersections and sight lines;
 - c) Provide clear separation between customer and vehicle traffic.
- 3) **Design:** Vehicle access must be designed to:
 - a) Meet the requirements of Council's *Guidelines for Engineering Works* including, but not limited to Section 2.3.7 – Driveway Construction;
 - b) Cross the footpath or footway at right angles to the centreline of the road;
 - c) Be clear of obstructions, which may prevent drivers having a timely view of pedestrians;
 - d) Be properly signposted, where there are separate access and exit points;
 - e) Take into consideration any requirements in the former RTA (2002) *Guidelines for Traffic Generating Development* (as amended or replaced) – Section 6.2 Access requirements.
- 4) **Gates:** Access or security gates must:
 - a) Be set back from the public roadway a sufficient distance to allow a vehicle and trailer to stand without hindering vehicular or pedestrian traffic on the public road whilst the gate is being opened and closed.
 - b) Not open outwards onto any public space.

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| <p>D4.3 Circulation & Loading/Unloading</p> <p>O1. To ensure that all traffic generating developments are designed in accordance with Council's <i>Guidelines for Engineering Works</i>.</p> <p>O2. To provide parking areas which promote ease of access as well as safe and effective internal circulation patterns.</p> | <ol style="list-style-type: none"> 1) Safety: The design of all internal vehicle manoeuvring areas should demonstrate consideration of the safety and access for all users (vehicle, pedestrian and bicycle) and minimise potential conflicts. 2) Pavement: All vehicle manoeuvring areas on-site must be sealed. Gravel will not be permissible except in rural areas where there are no conflicts (noise and dust) with adjacent lots and suitable drainage is provided. 3) Direction of Travel: <ol style="list-style-type: none"> a) For all developments there should be sufficient manoeuvring areas to enable all vehicles (regardless of size) to enter and leave the site in a forward direction. b) Reversing of vehicles onto public roads will not be permitted unless there are exceptional circumstances, for e.g. emergency vehicles. 4) Vehicle Sizes: Internal vehicle manoeuvring areas should be designed to accommodate the turning radii and the pavement loading of the largest vehicle that will potentially utilise the manoeuvring area. 5) Loading / Unloading Facilities: <ol style="list-style-type: none"> a) All new development (except a change of use or commercial or community use in Zone B2 Local Centre in the Town of Blayney) should provide sufficient numbers and size of spaces on-site for delivery vehicles based on the expected frequency of deliveries and the likely vehicle size/type of delivery vehicle (see Section 5 of the former RTA (2002) <i>Guidelines for Traffic Generating Development</i> (as amended or replaced) relating to courier, delivery and service vehicles); b) Deliveries and unloading from the street frontage will not be acceptable (except in Zone B2 Local Centre in the Town of Blayney or Zone RU5 Village in each other settlement) unless there are site constraints that would prevent off-street deliveries from occurring. |
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| | <p>6) Loading / Unloading Design: Loading and unloading areas must be located and designed so they:</p> <ul style="list-style-type: none"> a) Can be accessed in a safe and efficient manner; b) Do not extend over public roads or footpaths during loading and unloading operations; c) Do not utilise or crossover vehicle circulation or parking spaces unless all loading/unloading occurs outside the normal business hours of the premises; d) Are suitably screened from public spaces where there may be on-site storage of goods. |
| <p>D4.4 Parking</p> <p>O1. To provide adequate off-street parking consistent with the parking demand generated by the development so that there is not an unreasonable reliance on on-street parking or impacts on other users.</p> | <ul style="list-style-type: none"> 1) Parking Location: <ul style="list-style-type: none"> a) Minimising visual impact of off-street parking areas on street character, the amenity of the development and adjacent sites and providing screening that can minimise this impact (where appropriate); b) Proximity of customer parking to customer entrances and proximity of staff parking to staff entrances including accessible parking and access; c) Minimising impacts on any neighbouring dwellings/residential areas; d) Addressing site conditions such as slope and drainage; e) Ease of access to and from the street in a forward direction; f) Separation of customer parking from courier and service delivery vehicle parking and/or loading and unloading facilities for safety and accessibility. 2) Operation Hours: Free and uninterrupted access to car parking areas should be maintained at all times during the hours of operation of the proposed development. 3) Stacked Parking: Generally stacked parking will not be acceptable unless there were special site considerations and parking management arrangements made to justify stacked parking. 4) Circulation: Larger car parking areas must provide rational circulation patterns and minimise the use of dead-end aisles. |

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D4.5 Pedestrian Access and Mobility

O1. To improve equity of access for the entire community.

O2. New buildings, substantial alterations and additions, parking and access must comply with the *Disability (Access to Premises – Buildings) Standards 2010* (as amended or replaced) under the *Disability Discrimination Act 1992* and the *National Construction Code* and *Australian Standards*.

- 1) **Standards:** New buildings, substantial alterations and additions, parking and access must comply with the *Disability (Access to Premises – Building) Standards 2010* (as amended and replaced) under the *Disability Discrimination Act 1992* and the *National Construction Code* and *Australian Standards*.
- 2) **Separation:** Pedestrian and vehicle access to sites must be separated and clearly marked.
- 3) **Access ramps:** Access ramps must be integrated into building design and located outside the road reserve/public footpath (unless otherwise agreed with Council).

D4.6 Parking and Safety

- 1) **Parking Navigation:** Signage should take into consideration the following:
 - a) Parking areas should be well sign-posted to indicate the location of off-street parking and exit and entry points, visible from both the street and the circulation spaces on the site, with directional signposting from the building entrance/exit (where necessary);
 - b) Pavement arrows should clearly indicate the direction of traffic circulation (if one-way);
 - c) Parking areas shall be clearly delineated as well as parking spaces for specific users (e.g. disabled spaces/staff/visitors).
- 2) **Pedestrian Connections:** The parking design should take into account the following for pedestrians:
 - a) Footpaths should be designed to enhance access to and within the development;
 - b) Footpath gradients should be minimised and cater for shopping trolleys, prams, **gophers mobility scooters** etc. (where applicable).
- 3) **Safety Principles:** Development proposals involving large car parking areas or night-time parking areas should be assessed against general principles of *Crime Prevention through Environmental Design* (CPTED) / *Safety by Design*.
- 4) **Lighting:** The use of lighting should be considered where night use of parking areas is involved and where existing street lighting is inadequate subject to avoiding impacts on adjacent residential uses and classified roads (see **Part D5.6 External Lighting** below).

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D4.7 Off Street Car Parking

O1. To ensure there is adequate off-street parking to meet the needs and size of the development.

- 1) Each development must provide the number of off-street car parking spaces set out in the **Table of Car Parking Requirements** (below) plus any additional parking requirements in the Section on Mobility below - unless the proposed development meets the exemptions in accordance with **Clause D4.8** (~~below~~ [See clause 4.9](#)).
- 2) Stacked/ tandem parking will not be acceptable (particularly for customer parking) unless there are special site considerations and parking management arrangements made to justify stacked parking.

D4.8 Exemptions to Off Street Car Parking Requirements

Off-street parking will generally be required for most new developments and some adaptive re-use of existing buildings in accordance with the clause below. However, it may not be required for:

- 1) **Change of Use:** The proposed development is for a 'change of use' where there is no additional space for on-site car parking and the impacts on on-street parking would be minimal;
- 2) **Heritage Item:** The proposed development involves the restoration and/or conservation of a listed heritage item in **BLEP2012**. This is an incentive and will only be applied where the applicant can demonstrate that the conservation of the item depends upon the use of this clause;
- 3) **Existing Building:** The proposed development involves alterations and additions to an existing building, and the alterations and additions have a gross floor area of less than 25m² and do not encroach on existing off-street parking areas;
- 4) **Alternative Parking:** The applicant can demonstrate that there is alternative parking on another public or private site (not the proposed development site) that is in close proximity to the development and can accommodate the parking requirements without affecting other users;
- 5) **Site Constraints:** It is not physically possible to comply with the off-street parking requirements. The applicant will need to provide a **Traffic and Parking Report** that addresses the following matters:
 - a) A description of the proposal and the expected hours of operation;
 - b) An assessment of the traffic generation and expected vehicle parking demand (customer, staff and service vehicles);
 - c) Reasons why the lot(s) used for the proposed development cannot accommodate the off-street parking requirements
 - d) An assessment of the impacts of on-street parking on the public road system and adjacent lots and their existing or potential land uses.

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6) Contributions: A parking contribution is paid in lieu in accordance with an adopted Council Policy or a Voluntary Planning Agreement (VPA)

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D4.9 Table of Car Parking Requirements

Mixed Uses: A development comprising a combination of two or more uses will be assessed as if the two uses exist independently (i.e. the total parking spaces required is the sum of the parking spaces required for each use). Variation to this requirement will only be considered where the applicant can demonstrate that the peak demand for each land use component of the development is staggered or that the development as a whole generates less parking than the sum of its component parts.

Calculations: Where a calculation results in the requirement for a percentage of a space then the number of required spaces must be rounded up to the next full space.

Other Land Uses: The following table is based on the parking requirements of Section 5 of the former RTA (2002) Guidelines for Traffic Generating Development (as amended or replaced) with definitions adapted to **BLEP2012**. Where a land use is not listed below then Council will have regard to the Roads & Maritime Services (2002) Guide to Traffic Generating Developments (as amended).

| BUSINESS PREMISES | |
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| Business premises | 1 space per 45m ² of Gross Floor Area (GFA). |
| OFFICE PREMISES | |
| Office premises | 1 space per 40m ² GFA + Delivery vehicle parking. |
| RETAIL PREMISES | |
| Bulky goods premises | 1 space per 55m ² of Gross Floor Area (GFA). |
| Hotels (Pubs), Function Centres & Registered Clubs | 1 space per 5m ² of bar, lounge, beer garden, auditorium, games room, restaurant + 1 space per 3 staff (peak staff level) + 1 space per bedroom/unit. |
| Restaurants & cafes | 1 space per 6.5m ² of customer service area (including outdoor dining areas) |
| Takeaway food & drink premises | Developments with no on-site seating: 10 spaces per 100m ² GFA. Developments with on-site seating: 10 spaces per 100m ² GFA + 1 space per 3 seats (internal or external). Developments with on-site seating & drive-through facilities: 1 space per 3 seats (internal and external) + queuing area for 5 to 12 cars. |
| Shops (including neighbourhood shops) | 1 space per 35m ² of customer service area or display. |

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| Hardware & building supplies & rural supplies | 1 space per 130m ² of GFA dedicated to display (indoor & outdoor). |
| Vehicle sales or hire premises | 1 space per 100m ² site area + 2 spaces per work bay (for vehicle servicing). |
| COMMERCIAL PREMISES (OTHER) | |
| Amusement centres & Entertainment facilities | Whichever is the greater of 1 space per 10m ² OR 1 space per 10 seats. |
| Service stations | Adequate space adjoining each bowser + queuing area for 3 to 5 cars + 5 spaces for any convenience store |
| EDUCATION ESTABLISHMENTS | |
| Child care centres | 1 space per 10 children + 1 space per 2 employees |
| Education establishment | <p>Infants & Primary Schools: 1 space per staff member + adequate student set down/pick up areas, bus turning areas + parking for auditoriums and sportsgrounds.</p> <p>Secondary Schools: 1 space per staff member + 1 space per 10 students (17 years of age or older) + adequate student set down/pick up areas, bus turning areas + parking for auditoriums and sportsgrounds.</p> <p>Tertiary Schools & Colleges: 1 space per staff member + 1 space per 5 students + adequate parking and turning areas for auditoriums and sportsgrounds.</p> |
| HEALTH SERVICE FACILITIES | |
| Hospitals | 1 space per resident or staff doctor + 1 space per staff member on duty at any one time + ambulance parking + 1 space per 10 beds (visitor parking). |
| Medical centres | 3 spaces per surgery room + 1 space per staff member |
| Health consulting rooms | 1 space per 65m ² of GFA with a minimum of 3 spaces per surgery room + <u>1 space per staff member.</u> 1 space per staff member. |
| COMMUNITY INFRASTRUCTURE | |
| Community facilities/place of public worship/place of assembly | 1 space per 10m ² of GFA OR 1 space per 4 seats (whichever is greater). |

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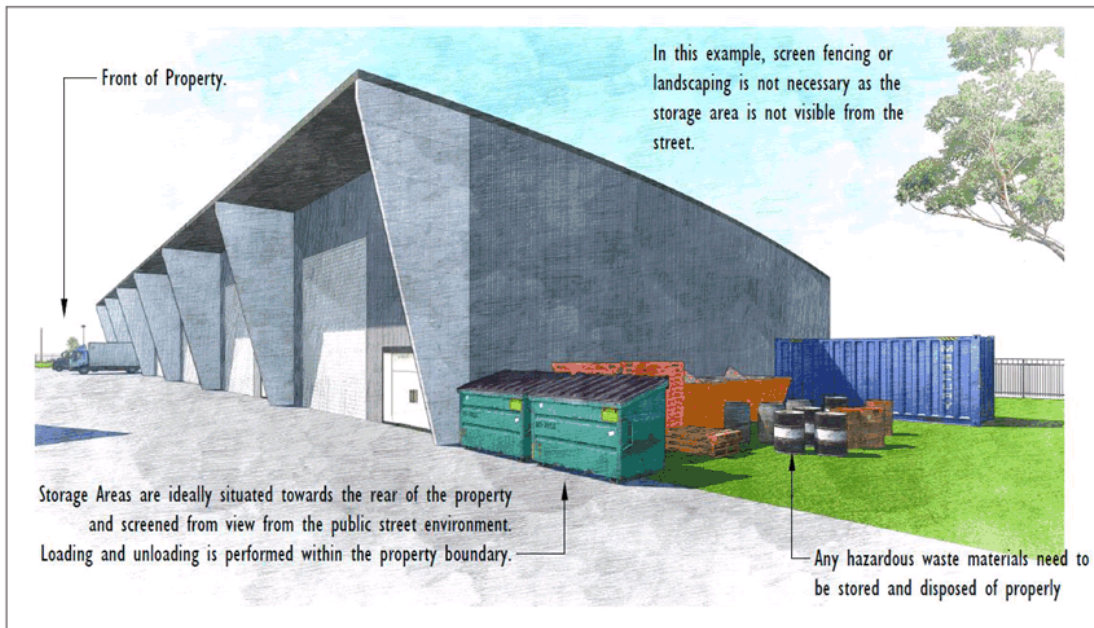
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| Funeral homes/mortuaries | 1 space per 10m ² of GFA OR 1 space per 10 seats (whichever is greater). |
| TOURIST & VISITOR ACCOMMODATION | |
| Bed and breakfasts / Short-term holiday lets | 1 space per bedroom. |
| Backpackers accommodation or hostels | 1 space per 5 beds + 1 space per staff. |
| Hotels/motels | 1 space for each unit + 1 space per 2 staff. If restaurant - Add 1 space per 6.5m ² of GLFA of restaurant. If function room – Add 1 space per 3 seats. |
| Serviced apartments | 1 space per apartment + 1 space per 2 staff. |
| Caravan parks | 1 space for manager + bus parking + 1 space per site + 1 space per 5 sites (visitor parking). |
| MISCELLANEOUS | |
| Home business | 1 space per dwelling + 1 space per 2 staff. |
| Home occupation & Home occupation (sex services) | 1 space per dwelling + 1 space (visitor). |
| Other Land Uses | To be determined on merit having regard to the nature of the development and traffic generation. Council may require a Traffic & Parking Report with three (3) cases / examples from the region. |
| INDUSTRIES | |
| Rural industries | To be determined on merit having regard to the nature of the development and traffic generation |
| Heavy/Light/General Industries | To be determined on merit having regard to the nature of the development and traffic generation |
| Vehicle body repair workshops | 1 space per 55m ² of GFA + 2 spaces per work bay (for vehicle servicing facilities) |
| Vehicle repair station | 1 space per 55m ² of GFA |
| Freight transport facilities/ passenger transport facilities/transport depots/truck depots | To be determined on merit having regard to the nature of the development and traffic generation |

D5 Ancillary Development

| PART D | Objective/Performance Criteria | Acceptable Solutions |
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| PART D | <p>D5.1 Open Storage, Utility & Service Areas</p> <p>To ensure that goods and waste storage areas:</p> <p>O1. Are appropriately located, designed and screened (with fencing and/or landscaping) to minimise the visual impact and clutter of these areas from key public areas and streets.</p> <p>O2. Limit environment impacts and impacts on the amenity of neighbouring sites.</p> | <ol style="list-style-type: none"> 1) Location & Screening: Storage areas should be located behind the building or another part of the site that cannot be seen from the street, unless suitably screened from public view. 2) Dust: Open storage areas must seek to minimise dust impacts on neighbouring properties with ground surface treatment to minimise dust emissions from vehicle movements (see Part G2.4 Odour & Dust). 3) Fencing: Screen fences should be a maximum of 2.4 metres in height and goods should not to be stacked higher than the actual fence. 4) Landscaping: Landscaping is generally not an acceptable method of screening, unless it is well established or the applicant can demonstrate that the storage area will be effectively screened using advanced plantings in conjunction with fencing, and other screening devices. 5) Hazardous Materials: The storage of hazardous goods, materials or wastes will not be permitted in areas that adjoin residential or other sensitive land-uses, unless screened from view and there are suitable protections to avoid impacts on adjoining sites. 6) Materials: Full details of the materials likely to be stored on the site are to be provided to Council for assessment as part of the development application. 7) Loading/Unloading: Sufficient space should be provided on-site for the safe loading and unloading of wastes. This activity is not to be undertaken on any public place. <p><i>See image on next page.</i></p> |

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D5.2 Solid Waste Management

O1. Goods & waste storage areas are appropriately located, designed and screened (with fencing and/or landscaping) to minimise the visual impact of these areas from key public areas and streets.

O2. There is sufficient waste storage for the required types and volumes of solid waste.

O3. There is sufficient access and/or circulation space to waste storage areas for collection by waste vehicles.

- 1) **Waste Management Plan:** Any application that would generate significant volumes of waste during the demolition, construction and/or operation of the development should provide a **Waste Management Plan** in accordance with Council's *Development and Building Guide* that demonstrates how waste (general waste, recycling, and green waste) will be stored on-site and disposed of whilst minimising impacts on the natural environment and neighbouring land uses.
- 2) **Loading Areas:** Sufficient space must be provided on-site for the storage, loading and unloading of wastes based on standard waste generation rates, standard waste vehicle sizes and access/turning requirements, for the relevant business or industry.
- 3) **Screening:** Waste storage areas should be screened from public spaces in accordance with the controls in **D.5.1 Open Storage, Utility & Service Areas** ~~above~~.

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| <p>D5.3 Landscaping</p> <p>O1. Use of appropriate landscaping to provide a pleasant environment that complements the design of the buildings and provides buffers to neighbouring lots and the public domain.</p> <p>O2. Landscaping should be provided in setback areas where it is necessary to:</p> <ul style="list-style-type: none"> a) Retain existing significant trees; a) Screen the visual bulk of larger buildings; b) Soften the visual impact of large hardstand / car parking areas; c) Provide shaded open space for staff; d) Provide shade and amenity for parked cars, buildings, and open spaces; and e) Provide deep soil zones for water infiltration and stormwater management. | <ul style="list-style-type: none"> 1) Application requirements: All new proposals for industrial development should be accompanied by a Landscaping Plan. Please refer to Council's <i>Development and Building Guide</i> available on Council's website www.blayney.nsw.gov.au. 2) Front setback for Industrial uses: A 2 metre landscaping strip must be located at the front boundary of the site. 3) Setbacks: Front and side setbacks are to be landscaping to soften the appearance of buildings, storage, service and parking areas. 4) Parking Areas for Commercial uses: Except where space is extremely limited, all new off-street parking areas for commercial uses and most community uses should incorporate landscaping plantings that address the objectives of this control. |
| <p>D5.4 Fencing</p> <p>O1. Fencing must be designed and maintained:</p> <ul style="list-style-type: none"> a) To meet the security needs of a development and its staff and customers; a) To maximise interaction (avoid barriers during operational hours) and promote casual surveillance between the development and | <ul style="list-style-type: none"> 1) Zone B2 Local Centre: Fencing of commercial or retail properties in Zone B2 Local Centre (Blayney) will generally not be permitted in front of the building line facing any street unless: <ul style="list-style-type: none"> a) The building is setback from the street; and b) The fence is justified for security reasons; and c) The fence utilises transparent materials or apertures of minimum width 25mm; and d) The fence does not exceed 1.8m in height; or e) It is adaptive re-use of an existing dwelling/heritage item with an existing fence. |

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| <p>key public spaces /the street;</p> <p>b) To minimise visual impact of fences on street character and heritage items or conservation areas.</p> | <p>2) Other Commercial Zones: In all other zones, fencing that is forward of the building line or facing a public street:</p> <p>a) Should be constructed with a combination of solid and/or open/landscaped elements in a style that complements the building;</p> <p>b) Is not permitted to be solid fencing (including Colorbond sheets);</p> <p>c) May include chain link fencing, open mesh fencing or wrought iron/pool fencing;</p> <p>d) Must not be erected to a height greater than 2.4 metres.</p> <p>3) Security Fencing: Fencing shall not be an electric fence or incorporate barbed wire due to the visual appearance and safety issues of these fence types.</p> <p>4) Sight Distances: Fencing should preserve safe sight distances for all vehicle entry and exit locations, including those on adjoining properties, especially on corner lots.</p> <p>5) Visual Impact: Fencing should incorporate the use of landscaping to reduce visual impact, particularly on large sites that have long street frontages.</p> |
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D5.5 Advertising and Signage
 Developments proposing signage must comply with the controls contained in **Part E – Other Land Uses** of this DCP relating to Advertising and Signage.

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| <p>D5.6 External Lighting</p> <p>O1. To facilitate safety and security for each development.</p> <p>O2. To minimise impact on adjoining properties from light-spill or inappropriate lighting.</p> | <p>1) Adjoining Properties: Any external lighting of buildings or the site must avoid any significant impacts (e.g. light spill) onto adjoining properties including sensitive residential uses and vehicle and pedestrian safety in adjacent road reserves.</p> <p>2) Other Controls: External lighting that could impact on adjoining properties must demonstrate compliance with:</p> <p>a) <i>AS/NZS 11583.1 Pedestrian Area (Category P) Lighting</i>;</p> <p>b) <i>AS4282 Control of Obtrusive Effects of Outdoor Lighting</i>;</p> <p>c) If on a classified road, any Roads & Maritime Services (RMS) Guidelines.</p> <p>3) Limited Hours: External lighting may need to be designed to turn off outside the approved operating hours of the business or use (or in accordance with hours approved by Council) if any light spills onto adjoining properties and avoid movement sensitive lighting unless absolutely necessary.</p> |
|---|---|

D6 Site Planning, Earthworks & Utilities

D6.1 Site Planning

- 1) To ensure that the design of any significant new development is based on a site analysis of any relevant opportunities and constraints of the site and (taking into account any other relevant controls in **BLEP2012** and this DCP):
 - a) Considers and responds to the topography, climate and natural environment;
 - b) Avoids, or if it cannot avoid, minimises or mitigates against natural hazards and land use conflicts;
 - c) Protects and enhances any heritage items or heritage conservation areas;
 - d) Integrates with the surrounding built form and landscape/streetscape character; and
 - e) Maintains reasonable residential amenity (for the site and adjacent dwellings).
- 2) **Site (Analysis) Plan: A Site (Analysis) Plan** must be lodged in accordance with Council's *Development and Building Guide* and any issues addressed adequately in the **Statement of Environmental Effects** (Planning Report).

Note: *In particular, consider any potential environmental opportunities and constraints under Part G – Environmental Management & Hazards.*

D6.2 Earthworks

All development should seek to address the following:

- 1) **Site Planning:** To minimise cut and/or fill and potential erosion and sediment entering stormwater systems or watercourses by appropriate site planning, building orientation and design, taking into account the slope of the site, proximity to watercourses, and access and drainage requirements;
- 2) **Impacts:** To ensure that earthworks (for which development consent is required) will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items, or features of the surrounding land.
- 3) **Contamination:** To ensure that fill that is brought onto or leaves any site is uncontaminated and will not increase the risk or spread of contamination. Council may require a **Soil Analysis Report** and/or **Contamination Review / Site History** to ensure that only clean fill or virgin excavated natural material (VENM) is utilised on site or taken to another site.

Note: *If the site is within a flood prone area then there may be additional earthworks controls in Part G – Environmental Management & Hazards.*

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PART D

| | |
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| <p>D6.3 Building near Utilities</p> <p>O1. All buildings and structures must be located and designed so they do not obstruct access to, or impact on the safe operation of, existing or proposed utilities such as sewer, stormwater, water, electricity, gas, and telecommunications (whether they are above ground or under-ground).</p> | <p>1) Building over Easement: Permanent buildings or structures must not be located over or in the vicinity of an easement without express written authorisation from the responsible utility authority.</p> <p>2) Setbacks from Utilities: Where an easement does not exist, the structure must be located a minimum distance equivalent to the invert depth of the pipeline plus one (1) metre from the known utility location, and in accordance with the relevant utility authority requirements.</p> <p><i>Note: Council recommends that applicants lodge a 'Dial Before You Dig' Application to ascertain the approximate location of all services on site and, where there is any chance that development will be near those services, identify those services accurately on a Survey Plan.</i></p> |
| <p>D6.4 Connection to Utilities</p> <p>1) Address the requirements of Clause 6.8 - <i>Essential Services</i> in BLEP2012.</p> <p>2) All utilities must be installed and/or connected in accordance with Council's <i>Guidelines for Engineering Works</i> or the requirements of the relevant utility provider.</p> <p>3) Where reticulated services are available, any new buildings must connect to those reticulated services unless the applicant can demonstrate why that connection would not be appropriate and/or propose an alternative system that is acceptable to Council.</p> | |
| <p>D6.5 Siting & Visibility of Utilities</p> <p>O1. The applicant must try to minimise the visual impact of any new utilities, connections, or associated structures if visible from public areas.</p> | <p>1) Underground: Utilities should be located underground (particularly in heritage conservation areas or main streets) or utilise existing poles (at the discretion of Council) unless other constraints make this unsuitable.</p> <p>2) Screening: Utility boxes and cabinets (e.g. electricity substations, meter boxes etc.) on private land are integrated into the development and screened (where appropriate).</p> |

PART D

D6.6 Liquid Trade Waste

Development activities that generate and discharge liquid trade waste (excluding domestic waste from a hand basin, shower, bath, ~~or~~ toilet or laundry) to a reticulated sewerage system (Blayney & Millthorpe) must obtain the relevant Liquid Trade Waste approval from Council. The industrial and commercial activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval. Where there is no reticulated sewerage system there must be suitable methods for disposal.

D6.7 On-Site Sewage Management

Where reticulated / centralised sewage management systems are not available the applicant must provide an **Effluent (Geo-technical) Report** prepared by a suitably qualified geo-technical engineer that supports the design and location of any on-site system in accordance with Council's *Development and Building Guide* and **Part G2.5 On-Site Effluent Disposal**. This includes existing systems that require enhancement or replacement.

D6.8 Water & Energy Efficiency

O1. To minimise water and energy use and maintain thermal efficiency through site planning, building design and integration with utilities and services.

- 1) **Energy Efficiency:** Where applicable, buildings may need to be compliant with the *National Construction Code* – Section J relating to energy efficiency. All new commercial buildings (or the commercial part of mixed-use development) are required to have a compliance report completed, generally at construction certificate stage, to demonstrate they comply with Section J. This may include:
 - a) Building Fabric
 - b) External Glazing
 - c) Building Sealing
 - d) Air Movement
 - e) Air-Conditioning and Ventilation Systems
 - f) Artificial Lighting and Power
 - g) Hot Water Supply
 - h) Access for Maintenance
- 2) **Water Efficiency:** Council encourages non-residential development to review ways to consume less water, install water-saving devices and look at ways of capturing and retaining rainwater for re-use for non-potable and irrigation requirements.



Part E:

Other Land Uses

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PART E

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E.1 Introduction

E.1.1 Application of this Part

This part of the Plan applies to all land within the Blayney Local Government Area (Blayney LGA) and provides standards for other specific land uses or activities that may not be covered by the previous parts of this DCP.

PART
E

E.1.2 Other Parts of this DCP

Whilst Council has attempted to consolidate most of the controls relating to other land uses in this Part, other Parts of this DCP may also apply depending on the type of development you are proposing and the site constraints including, but not limited to:

- 1) **Part C – Residential** (where you are also proposing some type of residential development);
- 2) **Part D – Commercial, Community and Industrial** (where you are also proposing some type of commercial, community or industrial development);
- 3) **Part F – Subdivision** (where you are also proposing some type of subdivision of your land);
- 4) **Part G – Environmental Management & Hazards** (dependent on site constraints and potential impacts); and
- 5) **Part H – Heritage** (where the site is a heritage item or is in a conservation area or near a heritage item).

E.2 Advertising and Signage

E.2.1 Application of this Section

This section applies to all advertisements and signage, except that which is exempt development under an environmental planning instrument that applies to it.

Note: *In order to use this section please review:*

- a) Section E.2.5 General Controls for Advertising and Signage – to see the types of signs permitted for each use or activity; and
- b) Section E.2.6 Types of Signs – to see additional controls for each sign type that is permitted.

E.2.2 Relationship to other Plans or Policies

Under *State Environmental Planning Policy No.64 – Advertising and Signage* (SEPP 64), Council cannot grant development consent to an advertising sign or structure unless it is consistent with the aims of the SEPP 64 and satisfies the assessment criteria listed in Schedule 1 of SEPP 64. The SEPP 64 is available at www.legislation.nsw.gov.au

This document has been prepared with consideration of the provisions of SEPP 64 and should be read in conjunction with it and its Guidelines.

E.2.3 Signs that do not require Development Consent

The *State Environmental Planning Policy (Exempt and Complying Development Code) 2008* (SEPP Code) outlines signage that is exempt from the requirement of obtaining development consent. The SEPP Code is available at www.legislation.nsw.gov.au.

Proposals that do not satisfy the requirements of the SEPP Code are required to be subject of a Development Application (DA) seeking approval from Council.

E.2.4 Objectives

- 1) To provide guidelines for the design, erection and display of signage and advertising structures.
- 2) To ensure that signage is well designed, appropriately sized and positioned in a consistent manner.
- 3) To encourage relevant and appropriate signage which complements the character of the area and the site or building on which it is located.
- 4) To ensure that signs are structurally safe and well maintained.
- 5) To minimise visual clutter caused by the proliferation of signage and encourage the rationalisation of existing and proposed signage.
- 6) To ensure that signage does not compromise pedestrian, cyclist or vehicle safety.

E.2.5 General Controls for Advertising and Signage

Note: For exempt signage types refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

PART E

| Land Use | Advertising and Signage Types Permitted with Development Consent |
|---|--|
| Home Business, Home Industry or Home Occupation | <ol style="list-style-type: none"> 1) One (1) business identification sign is permitted per property to be constructed or installed in relation to a home business, home industry or home occupation. 2) The sign must be no greater than 600mm by 900mm, except if a window sign, with a maximum coverage of 20% of the surface of the window in which is displayed or 6m², whichever is the lesser. 3) The sign must not be illuminated. |
| Commercial and Retail | <ol style="list-style-type: none"> 1) A single business premises is permitted to have a maximum number of signs on each street frontage of the building (in accordance with the controls below) as follows: <ol style="list-style-type: none"> a) One under awning sign; b) One top hamper sign or flush wall sign; c) One fascia or awning fascia sign; d) One A-Frame sign on the footpath; 2) Window signage maybe provided in addition to the list above as long as it does not take up a significant area of the street window or significantly reduce visibility between the inside of the shop and the street. 3) Each tenancy in a multiple tenancy on the same lot may have the same signage as set out in subclause (1) above as well as a single directory board /pylon sign naming the facility and listing some or all of the tenancies at or near the primary customer entrance. |
| Industrial | <ol style="list-style-type: none"> 1) For each single occupant industrial site/building advertising signs will be permitted as follows: <ol style="list-style-type: none"> a) One (1) free standing advertisement within the 2 metre landscaped road setback; b) Two (2) advertisements integrated on the façade of the building (one per wall). 2) For each multiple occupant industrial site/ building advertising signs will be permitted as follows: <ol style="list-style-type: none"> a) One (1) index board near the customer entrance or within the 3m landscaped road setback; and b) One (1) advertisement integrated within the façade of each unit. |

BLAYNEY SHIRE DEVELOPMENT CONTROL PLAN 2018 (POST-EXHIBITION MAY 2018)

PART E

| Land Use | Advertising and Signage Types Permitted with Development Consent |
|--|---|
| Highway Services and Service Station | <p>Highway services or service stations are permitted the following signs:</p> <ol style="list-style-type: none"> 1) Two (2) facia signs or flush wall signs; 2) One (1) pylon sign at the primary road frontage boundary where the building is setback from the road, with a maximum height of 7 metres; 3) One (1) A-Frame sign on the footpath. |
| Rural and Environmental Zones | <p>Advertising in rural and environmental zones (excluding Zone RU5 Village) is only permitted if there is:</p> <ol style="list-style-type: none"> 1) One (1) sign per business; and 2) Each sign advertises a facility, activity or service located on the land or directs travelling public to a tourist facility/building/place of scientific, historical or scenic interest within the area. |
| Subdivision and Multi Dwelling Development | <p>Where a subdivision creates more than 10 lots or where all the dwellings in a multi dwelling development has 10 dwelling or more the following signs are permitted:</p> <ol style="list-style-type: none"> 1) One (1) sign located at the main entrance to the subdivision/multi dwelling development; 2) The sign is not more than 5m² in area; 3) The sign is not more than 2m above ground level (existing). |
| Temporary Event Sign | <ol style="list-style-type: none"> 1) One (1) banner and one other type of temporary sign facing on any road frontage is permitted. <p>Each sign must:</p> <ol style="list-style-type: none"> 2) Not have a surface area of more than 6m²; 3) Be located wholly within the boundaries of the property or, if attached to a building, fence or wall, not project more than 100mm from the building, fence or wall; 4) Not be higher than 5m above ground level (existing); 5) Not be permanently fixed to a building, fence or wall; 6) If advertising a commercial or retail event, not be constructed or installed in a residential zone; 7) Not be illuminated; 8) Not be displayed earlier than 14 days before the event; and 9) Be removed within 2 days after the event. |

E.2.6 Types of Signage

The following additional controls apply to specific types of signage:

E.2.6.1 Under Awning Sign

Under awning signage means a sign attached to the underside of an awning.

Under Awning sign(s) must:

- 1) Not exceed one (1) sign per property street frontage.
- 2) Be attached to the building in which the business identified in the sign is located.
- 3) Not be more than 1.5m² in area and not more than 2.5m² in length.
- 4) Be erected with the lower edge at least 2.6m above ground level (existing).
- 5) Not extend beyond the edge of the awning.



E.2.6.2 Above Awning Sign

PART E

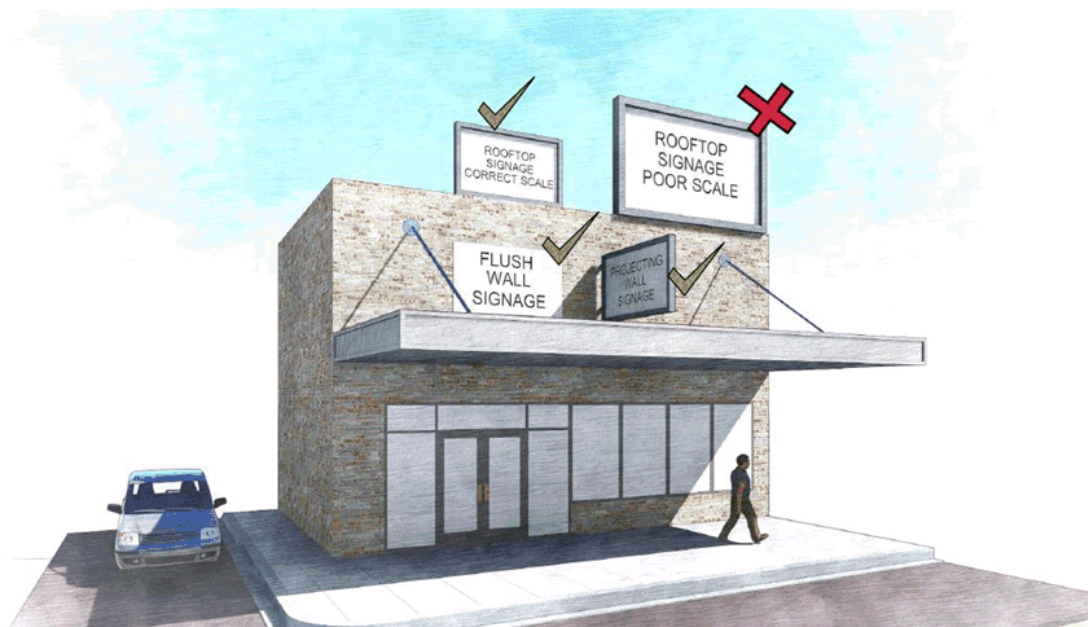
Flush wall signage (attached to the wall of a building above awning level and not projecting more than 0.3 metres from the wall).

Projecting wall signage (attached to the wall of a building above awning level and projecting horizontally more than 0.3 metres from the wall)

Roof signage (erected on or above the roof, parapet or eaves of a building).

Above Awning Sign(s) must:

- 1) Be of a size that is consistent with the bulk and scale of the building and character of the streetscape.
- 2) Be located at first floor level where the building is more than one level.
- 3) Where shop top housing is located, not include above awning illuminated signage.



E.2.6.3 Temporary Content Sign or A-Frame Sign

Temporary content signs (external to building):

- 1) May be a flush wall permanent sign e.g. Blackboards which allow for temporary content such as weekly specials and deals.
- 2) May be moveable e.g. Display specials to diners at a restaurant, but must not be located on the road reserve at any time.
- 3) Must have maximum dimensions of 900 x 620mm.

PART E

A-frame signs are more commonly known as sandwich board signs. A-Frame are free standing structures that are temporarily placed on the footpath outside the business to which they relate.

A-Frame sign(s) must:

- 1) Not exceed one (1) sign per commercial business;
- 2) Only contain content that relates directly to an activity carried out on or associated with the related business premises;
- 3) Be of safe and stable construction and must comply with the diagram below;
- 4) Only be placed during the normal hours of trade of the business to which they relate.
- 5) Not be illuminated;
- 6) Only be located on footpaths with a minimum footpath width of 3.0m;
- 7) Be accompanied by a Section 68 application for the display of goods on Council's footpath and a public liability insurance policy that:
 - a) Is for a sum of not less than \$20 million;
 - b) Includes a cross liability clause, in the sum of not less than \$20 million;
 - c) Specifically indemnifies Council against any public liability claims;
 - d) Is renewed annually; and
 - e) Is kept on the premises as proof of currency and produced on demand to any authorised Council officer.



E.2.6.4 Fascia Sign

Fascia signage means an advertisement that is attached to the fascia or return of an awning.

PART E

Fascia sign(s) must:

- 1) Not exceed one (1) sign per property;
- 2) Not project above or below the fascia to which it is attached; and
- 3) Be at least 600mm behind the alignment of any kerb within the adjacent road.



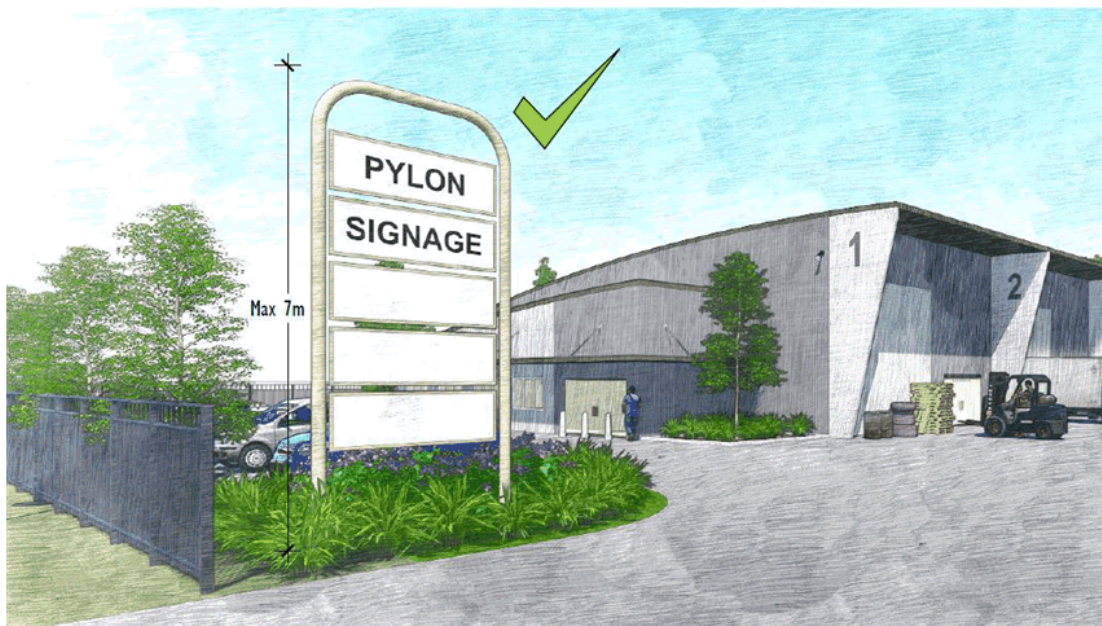
E.2.6.5 Pylon and Pole Sign

Pylon and pole signage means an advertising structure erected on a pylon or pole which is independent of any building or other structure.

PART E

Pole and/or pylon sign(s) must:

- 1) Not exceed one (1) sign per property street frontage;
- 2) Not be located within the main streets of Towns and Villages within the Blayney Local Government Area, except for Service Stations which may seek special permission from Council and Roads and Maritime Services (RMS);
- 3) Have a height that is consistent with the scale of surrounding buildings and is a maximum height of 7 metres;
- 4) Be designed to reflect the scale of the building to which it relates and the streetscape characteristics of the area;
- 5) Be contained wholly within the site and must not overhang any public space or land;
- 6) Not be illuminated.



E.2.6.6 Top Hamper Sign

Top hamper signage means a sign attached above the doorway or display window of a building.

PART E

Top hamper sign(s) must:

- 1) Not exceed one (1) sign of this type for each ground floor tenancy; and
- 2) Not extend beyond any wall/boundary and/or below top of door / window head.



E.2.6.7 Portable Signs

Portable signage means signage that can be readily moved and includes portable flags, trailers and any similar device (not an A-Frame sign).

PART E

Portable sign(s) must:

- 1) Not be displayed on the footpath of any road or in any public place unless the premises of the relevant business or person has direct ground floor frontage and direct ground floor access to that road or public place;
- 2) Not unreasonably hinder or obstruct the access and use of the footpath or any road or of any public place; Be removed from the road or public place each day at the close of business;
- 3) If displayed on a trailer, it is not to be parked on any footpath, road related area, or road, whether attached to a vehicle or not, when the primary purpose for the placement of the trailer is for promotion or advertising.



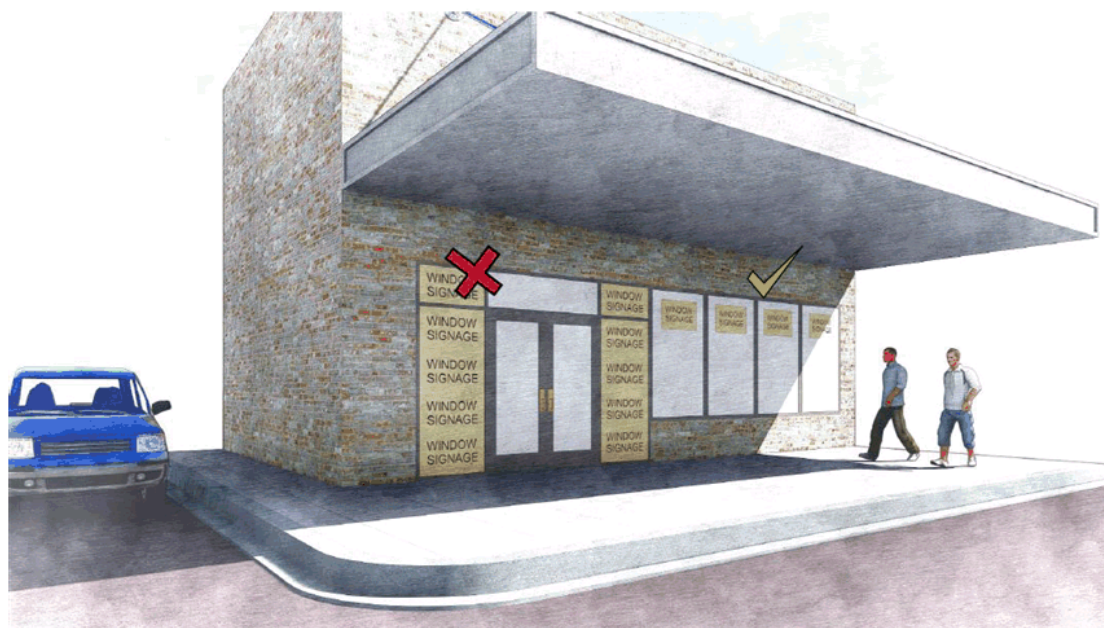
E.2.6.8 Window Sign

Window signage means advertising that is displayed within a shopfront window.

PART E

Window signage must:

- 1) Not exceed a maximum coverage of 20% of the surface of the window in which is displayed or 6m², whichever is the lesser;
- 2) Be primarily for the purpose of business identification signage and may also include the hours of operation of the business;
- 3) Not be flashing (if illuminated);
- 4) If it involves a sign advertising a home business, home industry or home occupation—not exceed one (1) sign per premises.



E.3 General Controls for all Other Land Uses

Whilst Council will consider all applications on their merits in any zone where the particular land use is permitted under **BLEP2012**, a development application must ensure that it complies with **Part D – Commercial, Community and Industrial, Sections D4 Access and Parking and D6 Site Planning, Earthworks and Utilities** and the other specific land uses or activities controls that are covered in Section E of this DCP.

E.4 Animal Boarding & Training Establishments

Animal boarding and training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses) and includes any associated riding schools or ancillary veterinary hospital, as outlined in the *Blayney Local Environmental Plan 2012 (BLEP2012)*.

PART E

E.4.1 Objectives

To ensure that all animal boarding or training establishments:

- 1) Consider site selection to minimise potential conflict with adjoining land uses;
- 2) Implement best practice with regards to design and management; and
- 3) Avoid and/or minimise the impacts on the natural environment and rural landscape.

Note: Refer to the NSW Department of Primary Industries document, **NSW Animal Welfare Code of Practice No.5 – Dogs and Cats in animal boarding establishments** when preparing a Development Application.

E.4.2 Controls

- 1) Noise levels from the premises are not to exceed 35dB(A) at the boundary of the property above the existing background levels (or otherwise in accordance with the *EPA NSW Industrial Noise Policy 2000*) and may require a certificate from a suitably qualified acoustic engineer.
- 2) No parts of the establishment will be permitted within 200 metres of the property boundary or 500m of the nearest dwelling house (or suitable distance being determined by a **Noise Assessment Report**).
- 3) The applicant must provide a business and management plan that addresses the relevant industry guidelines for the design of these facilities including mechanisms to manage noise etc.
- 4) Establishments must demonstrate there is an adequate water supply and adequate methods for disposal of solid and liquid wastes so these will not impact on adjacent properties or watercourses/ground-water systems.
- 6) Council may require a **Sediment & Soil Erosion Plan** if an establishment is located near a watercourse or environmentally sensitive area and is likely to result in significant topsoil disturbance from animals.

E.5 Tourist & Visitor Accommodation in Rural Zones

Tourist and visitor accommodation is defined in **BLEP2012** to include: 'bed and breakfast accommodation', 'farm stay accommodation' and 'backpacker's accommodation'. It does not include ecotourism facilities. This section only applies to these types of development in rural zones (Zone RU1 and RU2). In urban zones these types of development must comply with **Part D – Commercial, Community & Industrial Development**.

Note: Refer to BLEP2012 clause 5.4 for requirements in relation to the granting of development consent for miscellaneous permissible uses.

Eco-tourist facility means a building or place that:

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact. It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

Note: Refer to BLEP2012 clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities.

E.5.1 Objectives

- 1) To encourage tourist and visitor accommodation and tourist oriented activities in areas that are appropriate for that site, whilst avoiding or mitigating against any potential land use conflicts with neighbouring properties, the natural environment and/or rural and residential amenity.
- 2) To ensure that facilities are designed and constructed so as to maintain rural character and amenity, productive agricultural use of land and environmental values.

E.5.2 All Tourist & Visitor Accommodation in Rural Zones

Tourist and visitor accommodation:

- 1) Must be integrated with the agricultural use of the land and/or rural industries on the site.
- 2) Any proposed buildings should be sited within a 50 metre radius from the principal dwelling-house.
- 3) The design consideration of proposed buildings is to maintain the level of privacy and views enjoyed by adjoining properties.
- 4) Should provide a Management Plan that address the operational and environmental for eco-tourism facility, as per Clause 5.13 of **BLEP2012**.

E.6 Restaurants, Functions Centres in Rural Zones

BLEP 2012 defines:

Function centre as a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres but does not include an entertainment facility.

Restaurant or café as a building or place the principle purpose of which is the preparation and serving, in a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, takeaway meals and drinks or entertainment are also provided.

PART E

E.6.1 Objectives

To enable restaurants, function centres and cellar door premises to be developed in conjunction with agricultural uses and rural industry.

E.6.2 Controls

Restaurants, cafes and function centres:

- 1) Must be integrated with the agricultural use of the land and/or rural industries on the site.
- 2) Any proposed buildings should be sited within a 50 metre radius from the principal dwelling-house.
- 3) The design consideration of proposed buildings is to maintain the level of privacy and views enjoyed by adjoining properties.

E.7 Road Side Stalls and Cellar Door Premises

Roadside stall means a place or temporary structure used for the retail sale of agricultural produce or hand-crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.

Note. See Clause 5.4 of **BLEP 2012** for controls relating to the gross floor area of roadside stalls.

Note: This definition/section does **not** cover mobile stalls and sale of produce/goods on or adjacent to a public road. You may require a Section 68 application to Council for these uses.

Cellar door premise as a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area.

E.7.1 Objectives

- 1) To allow produce grown locally to be marketed locally on or adjacent to agricultural holdings associated with produce growing.
- 2) To ensure that roadside stalls are located on private land so there is safe access and egress from the nearest public road and sufficient parking to avoid any significant conflicts with traffic on the public road.
- 3) The design of any roadside stall should be in keeping with the rural and landscape character of the area.

E.7.2 Controls

- 1) The building or place used for the roadside sales must be located on the holding from which the produce originates and sited wholly within its boundaries.
- 2) The building design for the roadside stall must be in keeping with the rural character.
- 3) All roadside stalls selling produce for human consumption must comply with the requirements of the *Australia New Zealand Food Standards Code* and must be kept clean and tidy at all times.
- 4) They must be located in a manner that allows safe turning in and out of the property.
- 5) All parking must be on-site (off road reserve).
- 6) Any proposed signage should be kept to a minimum and must comply with the requirements for Advertising & Signage in this DCP and *SEPP 64 – Advertising and Signage*. One (1) designed advertising sign within the property boundary is deemed to provide effective identification of the roadside stall.
- 7) The requirements of the Roads and Maritime Services must be complied with where the roadside stall is adjacent to or requires access from a classified road.

E.8 Intensive Agriculture

Intensive livestock agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses or other livestock that are fed wholly or substantially on externally-sourced feed, and includes any of the following: (a) dairies (restricted), (b) feedlots, (c) piggeries, and (d) poultry farms, but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

Intensive plant agriculture means any of the following: (a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops), (b) horticulture, (c) turf farming, (d) viticulture.

PART E

E.8.3 E.8.1 Objectives

- 1) To promote intensive agricultural development in appropriate locations.
- 2) To minimise potential impacts upon surrounding properties and the environment.

E.8.5 E.8.2 Controls

- 1) Relevant industry guidelines must be followed in the design of intensive agricultural developments and will form an important part of Council's assessment of proposed developments. **Note:** Refer to the NSW Department of Primary Industries document, **preparing a development application for intensive agriculture in NSW** when preparing a Development Application (DA).
- 2) Separation of intensive agricultural developments from existing off-farm dwellings should be based upon potential land use conflict investigations including, noise, odour, spray drift etc. and must prepare a Site (Analysis) Plan in accordance with site planning in **Part D – Commercial, Community and Industrial Development**
- 3) Applications for development likely to generate noise, odour or other environmental nuisance within the buffers to a sensitive land use (see Buffers in **Part C – Environmental Management & Hazards**) must be accompanied by an assessment report (when required by Council's *Development and Building Guide*) prepared by a suitably qualified practitioner considering the environmental standards of the Department of Environment and Conservation. Consideration must be given to amelioration techniques and the location of existing surrounding rural dwellings in regard to prevailing winds.

Note: It is also relevant to consider other NSW Government legislation and policies including, but not limited to:

- 1) *Environmental Planning & Assessment Act 1979 No. 203* which sets out thresholds and regulations for 'designated development' which includes, amongst others, some forms of intensive agriculture;
- 2) *State Environmental Planning Policy (Rural Lands) 2008* ('SEPP Rural Lands') which sets out Subdivision and Planning Principles for the development of rural lands; and
- 3) *State Environmental Planning Policy No.30 (Intensive Agriculture)* ('SEPP Intensive Ag.') which, amongst other matters, sets sizes for cattle feedlots or piggeries which require development consent;
- 4) *Central West & Orana Regional Plan*.

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PART E

In addition, the Department of Primary Industries (DPI) has created relevant guidelines for the agricultural component including, but not limited to:

- 1) *Preparing a development application for intensive agriculture in NSW;*
- 2) *Factsheet (December 2011) Preparing intensive plant agriculture development applications;*
- 3) *Assessing intensive plant agriculture developments;*
- 4) *Planning for turf farms;*
- 5) *Factsheet (October 2011) Land Use Conflict Risk Assessment (LUCRA) Guide;*
- 6) *Guidelines for the development of controlled environment horticulture;*
- 7) *Better site selection for meat poultry developments; and*
- 8) *Agricultural Impact Statement technical notes.*

E.9 Temporary Events

Temporary events are a form of 'development' and, as such, may require development consent in accordance with *State Environmental Planning Policy (Temporary Structures) 2007*, **BLEP2012** (Clause 2.8), & this DCP. They include the erection of a temporary structure (which includes a booth, tent or other temporary enclosure – whether or not part of the booth, tent or enclosure is permanent – and also includes a mobile structure) or require the use of a building as an entertainment venue.

PART E

E.9.1 Objectives

To ensure that temporary events:

- 1) Do not have an unacceptable impact to the community or to the local environment; and
- 2) Have adequate public safety, health, and security contingencies in place.

E.9.2 Temporary Event Application

If Council requires a development application for a temporary event then a **Temporary Event Application** must address the following information (either in the **Statement of Environmental Effects** or in a separate report):

- 1) Site plan providing the location of all structures, to scale with distances to boundaries, and any other relevant items to the application;
- 2) Description and plans addressing the following:
 - a) Description of event;
 - b) Date and times of event opening and closing & daily schedules;
 - c) Any temporary buildings or structures;
 - d) Date and times of set up/removal;
 - e) Details of music, amplification or other potential noise emissions;
 - f) Details of food sold/served/provided, including premises setup;
 - g) Details of parking, including owner's permission if off-site;
 - h) Details of amenities e.g. toilets and sewerage management;
 - i) Details of waste management including general garbage and recycling;
 - j) Power & water supply.
- 3) An assessment of any potential environmental impacts that may arise from the event including, but not limited to, vegetation removal, pedestrian and vehicle impacts, noise and odours, lights & fireworks, erosion and sediment control, signage etc.;
- 4) Risk Assessment including emergency and security protocols that may include (where relevant) illegal drug use and alcohol abuse, removal of event patrons, liquor licencing emergency medical attention, unruly social behaviour, evacuation contingencies, and bad weather contingencies etc.;
- 5) Noise mitigation measures including an assessment of the nearest residences and the likely noise levels and other likely impacts at the boundary of the property holding the event;

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- 6) Review of traffic issues or **Traffic Assessment/Plan** that review the provision of parking, road access for 2WD vehicles, dust suppression measures on public roads and at the venue, and emergency escape routes (e.g. in a bushfire situation);
- 7) Relevant insurance documents, for example, public liability;
- 8) Site plans for all food stalls;
- 9) For large tents, stages and platforms:
 - a) Internal layout plan to scale;
 - b) Details of compliance with *Building Code of Australia* – particularly with regards to structural adequacy, egress and fire safety;
 - c) Documentation that specifies the live/dead loads that the temporary structure is designed to meet;
 - d) A list of any proposed fire safety measures to be provided in connection with the use of the temporary structure,
 - e) Documentation describing any accredited building product or system sought to be relied on for the purposes of Section 79C(4) of the Act;
 - f) Copies of any compliance certificates to be relied on.
- 10) Consultation, if required, with key emergency services such as the NSW Ambulance Service, Rural Fires Service; NSW Police; Roads and Maritime Services, electricity authority, etc. where these services may be used or form part of an emergency response for the event or where permits are required;
- 11) Other Approvals that may be required:
 - a) Road closures will require approval under Section 138 of the *Roads Act 1993* from Council;
 - b) Events involving sale of liquor require an approved licence from ~~the Office of~~ Liquor & Gaming ~~and Racing NSW~~ and may be subject to approval of NSW Policy and Council;
 - c) Events involving fireworks require approvals from NSW WorkSafe Authority;
 - d) Events involving Amusement Devices require separate approval under Section 68 of the *Local Government Act 1993* (that can be addressed at the same time as the Development Application).

E.10 Extractive Industries & Mining

This section should be read in conjunction with Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* with respect to Designated Development – Extractive Industries; *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*; and *State Environmental Planning Policy (Major Projects) 2005*.

In the event that the proposed extractive industry is not determined as a major project by the Minister for Planning under *State Environmental Planning Policy (Major Projects) 2005*, the formal development consent for the proposal will be required to be obtained from Council, as the relevant consent authority. In the event that the proposal is classified as a Designated Development – Extractive Industries under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*, the preparation of an Environmental Impact Statement (**EIS**) will be required instead of a normal Statement of Environmental Effects (**SEE**).

Council's *Development and Building Guide* provides the requirements for the preparation and submission of a Development Application and a **SEE** or **EIS** where appropriate. Alternatively, contact Council's Planning and Environmental Department.

Extractive industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunneling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming, as outlined in the **BLEP2012**.

Mining means mining carried out under the *Mining Act 1992* or the recovery of minerals under the *Offshore Minerals Act 1999*, and includes:

- a) the construction, operation and decommissioning of associated works, and
- b) the rehabilitation of land affected by mining, as outlined in the **BLEP2012**.

E.10.1 Objectives

- 1) To ensure that development does not adversely impact on areas of landscaping and conservation value.
- 2) To ensure that development is designed to minimise risks associated with geotechnical hazards.
- 3) To provide an effective barrier between quarrying and mining operations and other sensitive land uses.
- 4) To maintain the character and amenity of existing rural land uses.
- 5) To facilitate mining and extractive industries in suitable locations that facilitate employment and the local economy.
- 6) To ensure development accords with best-practice operations and management.

E.10.2 Controls

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- 2) The preparation of a traffic impact assessment report (i.e. prepared by a suitably qualified and experienced traffic engineer) will be required and must address the following (but is not limited to):
 - a) Estimated average and maximum hourly, daily and weekly truck movements, based upon the truck type and size proposed for the operation;
 - b) Proposed truck routes (for both laden and unladen trucks) and possible alternative routes or other alternative transport modes such a rail transport;
 - c) The physical condition of existing roads and / or bridges on the proposed truck routes to / from the site and any proposals to upgrade public or private roads to reduce dust and other impacts;
 - d) The traffic generation impact of both laden and unladen truck movements along the proposed truck routes to / from the site;
 - e) Potential road safety impacts upon other road users arising from the additional truck movements occurring along the proposed truck routes to / from the site; and
 - f) Assessment of sight distances for trucks entering / exiting the site and at other key intersections along the proposed truck routes to / from the site.
- 3) Applications for mining or extractive industry activities must address the following matters and identify proposed mitigation measures where adverse impacts are identified:
 - a) Efficient and safe movement of the extractive material from the source of supply to the end user;
 - b) Noise, dust and vibration abatement measures including any blasting or explosive use;
 - c) Visual impact assessment with particular reference to major roads, tourist routes / interest points and surrounding properties / structures;
 - d) Drainage implications including surface and groundwater impacts;
 - e) Rehabilitation of the site including materials, staging, source materials, re-contouring, replacement of topsoil, screen planting and vegetation;
 - f) Management techniques to address potential conflict with surrounding land uses and protection of environmental attributes; Any other assessment Council may require including heritage assessments, contaminated land assessments, ecological assessments and acid sulphate soil assessments.



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F1 Introduction

F1.1 Application of this Part

This Part should be addressed whenever a development application includes a type of subdivision or boundary adjustment (see definitions below). There are three (3) main forms of subdivision and related land title in NSW. The form of title used will be dependent on the nature of the subdivision.

- 1) **Torrens Title Subdivision** is the traditional form of subdivision, and is the most common form of subdivision in the Blayney Local Government Area. The Torrens title system is based on a plan of survey, which defines the boundaries of a parcel of land at the date upon which it was registered.
- 2) **Strata Subdivision** can subdivide buildings and land into separate lots capable of individual ownership, with additional areas of land designated as common property. This form of subdivision is most common with townhouses, residential flat buildings, duplex and semi-detached housing and multi-tenant commercial buildings.
- 3) **Community Title Subdivision** provides individual ownership of lots and a share in the association property. Association property is a lot in the scheme on which community facilities may be erected, including roads and driveways, swimming pools, common open space and the like.

Please note that **Boundary Adjustments** may need to address this Part if they are not exempt or complying subdivision types under *State Environmental Planning Policy (Exempt & Complying Development Codes) 2008*. **Clause 4.2B** of **BLEP2012** facilitates boundary adjustments on lots below the minimum lot size.

This Part is broken down into Sections. The Sections that apply will depend on the type of land use proposed for the subdivision (and its zone) and whether new roads will be required.

- **Section F2 – Site Planning & General Subdivision Requirements** must be considered for all subdivisions.
- **Sections F3 to F6** are for specific subdivision types dependent on the land use or subdivision type.
- **Section F7** only applies where there is a new or substantially upgraded road required to access the subdivision.

F1.2 Other Parts of this DCP

Please note you may need to consider other Parts of this DCP including, but not limited to:

- a) **Part G – Environmental Management & Hazards;**
- b) **Part H – Heritage;** or
- c) Relevant Parts for each type of land use you are proposing.

F2 Site Planning & General Subdivision Requirements

Site Planning is important for all development but particularly so for subdivision as it sets many of the key parameters for any later use. Careful consideration of the site constraints and opportunities must be demonstrated to justify a proposed subdivision design and ensure it can accommodate a range of permissible future uses in the relevant zone.

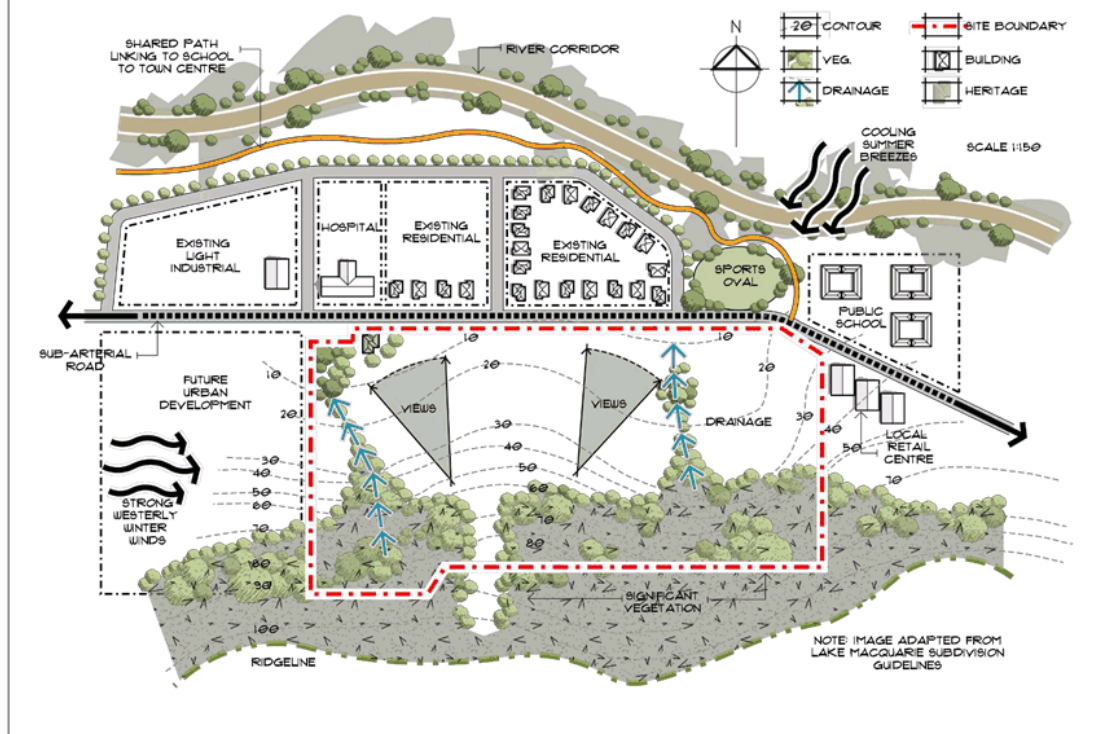
| Objectives / Performance Criteria | Acceptable Solutions |
|-----------------------------------|----------------------|
|-----------------------------------|----------------------|

F1-3F2.1 Site Planning

Any **Plan of Subdivision** must be supported by a detailed **Site (Analysis) Plan** (see Council's *Development and Building Guide*) that demonstrates how the proposed subdivision (and building envelopes for vacant land subdivision) responds to and addresses site context (opportunities and constraints) to:

- a) Respond to the topography and drainage characteristics of the site;
- b) Minimise impacts on the natural environment and protect environmentally sensitive areas;
- c) Avoid or minimise the impacts of natural hazards and stormwater/drainage;
- d) Avoid or minimise land use conflicts and provide suitable setbacks (and/or buffers) to adjacent or nearby sensitive land uses;
- e) Create a legible road and pedestrian/cycle network and connection to surrounding networks;
- f) Create building envelopes that are free of constraints with suitable access for each lot;
- g) Integrate with the existing and/or desired subdivision pattern of the area.

Applicants must address **Part G – Environmental Management & Hazards** (where relevant).



| Objectives / Performance Criteria | Acceptable Solutions |
|---|---|
| <p>F1.4F2.2 Topography & Earthworks</p> <p>O1. To ensure subdivision & road design responds to the site opportunities & constraints.</p> <p>O2. To minimise cut and fill from any new road, driveways/entrances, and any future building sites.</p> <p>O3. To ensure that earthworks will not have a detrimental impact on nearby watercourses or stormwater systems, neighbouring uses, or cultural or heritage items.</p> <p>O4. To ensure retaining walls are structurally sound and suitable for purpose.</p> <p>O5. To avoid contaminated fill being utilised on sites.</p> | <p>1) Where cut and/or fill is likely to be required for any lot created by the proposed subdivision to support the likely building envelope/use (earthworks as part of the subdivision or a later building stage) and is likely to be greater than 1m in depth or closer than 1m to an existing lot boundary then Council will require:</p> <ul style="list-style-type: none"> a) Demonstration that the road and/or subdivision layout has responded to the site topography and seeks to minimise the need for cut and/or fill; b) Additional reports and/or certification to demonstrate the proposal avoids or minimises impacts on adjacent properties. <p>2) All retaining walls must comply with the <i>National Construction Code</i>.</p> <p>3) Applicants must notify Council (as part of the application) if cut and/or fill is likely to result in the net export or import of fill from land other than the subject site and demonstrate the fill is not contaminated.</p> <p>Note: Earthworks on land identified within the Flood Planning Area may be limited by flood controls in Part G – Environmental Management and Hazards.</p> |
| <p>F1.5F2.3 Lot Size & Arrangement</p> <p>O1. To provide lot sizes and dimensions that respond to the site constraints and proposed land use requirements.</p> <p>O2. To avoid or minimise / mitigate against existing and future land use conflicts.</p> | <p>1) Whilst the minimum lot size for subdivision is set out in BLEP2012 this is a minimum size only and larger lot sizes may be required due to:</p> <ul style="list-style-type: none"> a) Site constraints; b) Requirements for effluent disposal areas (if relevant); c) Addressing the objectives for lot size in BLEP2012. <p>2) Lot sizes, shapes and road frontages must allow for suitably-sized building envelopes (or likely future buildings) associated with the intended land use to comply with the minimum building setbacks set out for the intended land use in this DCP and the <i>National Construction Code</i>.</p> |

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| Objectives / Performance Criteria | Acceptable Solutions |
|---|---|
| | <p>3) Subdivisions in or adjacent to urban zones (Zones R1, RU5, B2, B5, B6, IN1 and IN2, and Zone R5 where the lot < 1ha in area) must:</p> <ul style="list-style-type: none"> a) Maximise the number of regular shaped lots (i.e. lots that are rectangular) that are consistent with the historic subdivision pattern of most urban areas and less constrained for future development; b) Provide suitable road frontages to promote ease-of-access and servicing/utilities for each lot and allow buildings to address the street (where relevant); c) Provide depth to width ratios that accommodate vehicle access, manoeuvring, and a range of standard building types/layouts. <p>Note: Applicants are advised to consider the potential for future realignment or subdivision of lots (particularly corner lots, lots at zone boundaries, or lots on the fringes of the urban areas).</p> |
| <p>F1.6F2.4 On-Site Effluent Management</p> <p>O1. To ensure that on-site effluent management can be accommodated on any proposed lot without affecting adjacent properties or the natural environment.</p> | <p>If a site is not required to be connected to a reticulated sewer system then the applicant must demonstrate each lot is capable of supporting a suitable on-site effluent management system with an Effluent (Geo-technical) Report prepared by a suitably qualified geo-technical engineer in accordance with the requirements in Part G2.5 On-Site Effluent Disposal and Council's <i>Development and Building Guide</i>.</p> <p>Note: Council may condition the requirement to register a building envelope and/or any effluent disposal area on the title so it demonstrates adequate site planning and buffers and is protected from encroachments.</p> |
| <p>F1.7F2.5 Access & Entrances</p> <p>O1. To provide all lots with safe, legal and practical vehicle access and manoeuvring.</p> <p>O2. To provide safe and suitable access and manoeuvring for emergency vehicles and</p> | <ul style="list-style-type: none"> 1) Each allotment must have safe, legal access to a public road or Crown Road (duly formed or upgraded for the purpose and transferred to Council – See Part F7 New Roads & Upgrades) either through a direct frontage, a right-of-way arrangement, or by consolidation with an existing allotment that has such access. 2) New access points to classified roads (highways and state and regional roads) are not preferred unless there is no alternative access available and must be located and constructed in accordance NSW Government (RMS) requirements. |

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| Objectives / Performance Criteria | Acceptable Solutions |
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| <p>larger vehicles for servicing (as required).</p> <p>O3. To provide safe & suitable pedestrian/cycle access and facilities to encourage walking and/or cycling.</p> <p>O4. To promote safe and efficient road and footpath environments for motorists, public transport, cyclists and pedestrians.</p> | <p>3) Council may require (at its discretion based on traffic impact) a Traffic Impact Study that ensures all roads and access are designed and constructed:</p> <ul style="list-style-type: none"> a) To meet the requirements of Council's <i>Guidelines for Engineering Works (as amended)</i> including but not limited to safe and adequate sight distances in both directions and separation from intersections; b) To provide entrances clear of obstructions, which may prevent drivers having a timely view of pedestrians and other vehicles; c) To avoid conflicts with existing utilities and street trees / significant vegetation; d) To take into consideration any requirements in the former RTA (2002) <i>Guidelines for Traffic Generating Development (as amended)</i> – Section 6.2 Access requirements. <p>Note: Council will condition requirement(s) for construction of new accesses / entrances to every new lot prior to release of the Subdivision Certificate.</p> |
| <p>F1.8F2.6 Access - Rights of Way & Battle-Axe Lots</p> <p>O1. To minimise the number of lots created that do not have a substantial frontage to a public road.</p> <p>O2. To ensure any access ways are of sufficient width and driveway construction to minimise impacts on neighbouring lots and provide suitable vehicle access.</p> | <p>Council will only permit lot(s) that rely for access on an easement for right-of-way (or other restriction on title) or battle-axe handle where:</p> <ul style="list-style-type: none"> 1) No public road access is adjacent to any proposed lot; 2) A maximum of: <ul style="list-style-type: none"> a) Three (3) lots will utilise any easement or battle-axe handle; b) Two (2) allotments are behind any allotment which has direct frontage to a public road; c) (Where three (3) or more lots are created) ten percent (10%) of lots in the subdivision are 'battle-axe' or right-of-way lots; 3) There is written approval from the affected lot owner (easement only); and 4) Such easement or battle-axe handle is a minimum width and driveway construction as set out in the relevant zone/land use section in this Part below. <p>Note: If the land is bushfire prone, driveways / access may need to comply with the Rural Fire Service requirements in addition to the above dimensions.</p> <p>Note: This control does not affect strata or community title subdivision that relies on access through common property.</p> |

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PART F

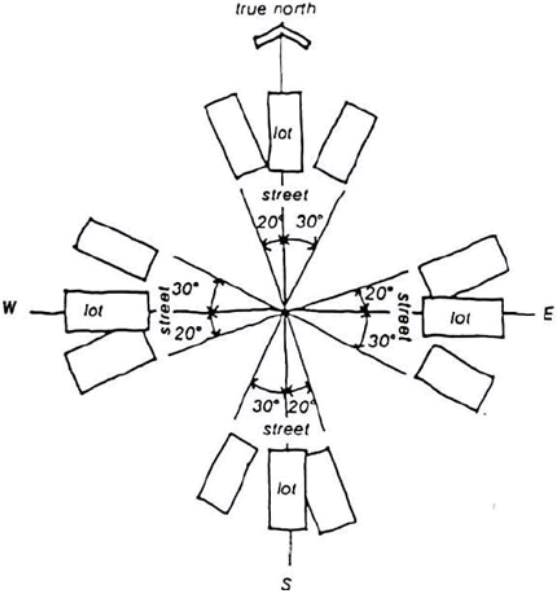
| Objectives / Performance Criteria | Acceptable Solutions |
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| <p>F1.9F2.7 Utilities/ Easements</p> <p>O1. To provide all essential utilities to the boundary of any new allotment suitable for the proposed use.</p> <p>O2. To ensure appropriate access to and safe operation of utilities.</p> <p>O3. To address any connection requirements of the relevant utility authorities.</p> <p>O4. To minimise the visual impact of any new utilities by undergrounding connections and integrating into the design (where possible).</p> <p>Note: Council will require the applicant to provide (as a condition of consent) copies of any correspondence with the relevant utility authority to demonstrate that the appropriate level of servicing is available for all lots (in accordance with the requirements of the relevant authority) prior to release of the subdivision certificate. Contact Council if you are unsure of the relevant provider for each utility / service.</p> | <p>1) Connection: Each lot in a proposed subdivision must be connected to the relevant utilities specified for the proposed land use in the relevant section of this Plan.</p> <p>2) Plan: The Proposed Plan of Subdivision must show all existing or proposed easements on the land proposed for subdivision and provide supporting evidence in accordance with Council's <i>Development and Building Guide (where relevant)</i>.</p> <p>3) Protection: All lots should be designed so proposed (or likely) building envelopes or subdivision works:</p> <ul style="list-style-type: none"> a) Are not located over or in the vicinity of an easement for any utility without express written authorisation from the responsible utility authority; or b) Where an easement does not exist, the building envelope must be located a minimum distance equivalent to the invert depth of the pipeline plus one (1) metre from the known utility location, and in accordance with utility authority requirements. <p>Note: Council recommends that Applicants lodge a 'Dial Before You Dig' Application to ascertain the approximate location of all services on site and, where there is any chance that development will be near those services, identify those services accurately on a Survey Plan.</p> <p>Note: Connection to utilities (or confirmation from each relevant authority that the services are or can be made available at the boundary of each lot) will be conditioned by Council and may need to be constructed prior to release of the Subdivision Certificate.</p> <p>4) Visibility: To avoid or minimise adverse visual impacts:</p> <ul style="list-style-type: none"> a) All new utility wiring must be located underground (unless site constraints justify a suitable alternative at the discretion of Council) for: <ul style="list-style-type: none"> i) Any new subdivision in an urban area; ii) In heritage conservation areas. b) Above ground utility installations and cabinets: <ul style="list-style-type: none"> i) Are to be kept to a minimum in number and size; ii) Wherever possible, are to be located on existing poles; and iii) If provided at ground level, must be integrated with the proposed development and/or have appropriate landscaping/ screening. |

| Objectives / Performance Criteria | Acceptable Solutions |
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| <p>F1.10F2.8 Staging</p> <p>O1. Larger subdivisions must consider staged subdivision release and ensure each stage is capable of being developed independently of later stages and has appropriate access and utilities.</p> | <ol style="list-style-type: none"> 1) Where a subdivision is proposed to be carried out in a number of stages or would result in a remnant parcel of vacant land, a Proposed Plan of Subdivision (for the entire subdivision) must clearly indicate: <ol style="list-style-type: none"> a) The entire land likely to be subdivided; b) The proposed access, road structure, and other vehicle and pedestrian/bicycle connections for the development; c) The boundaries of each stage of the subdivision; d) Any staging of essential roads, infrastructure and/or other essential utilities/services or communal spaces and buildings. 2) Each individual stage of a staged subdivision must: <ol style="list-style-type: none"> a) Not compromise suitable access to any other stage(s) of subdivision; b) Be capable of operating independently of the infrastructure of later stage(s); c) Have access to essential infrastructure / utilities, roads and pedestrian connections, and incorporate landscaping in accordance with the controls in this DCP; d) Provide a fully formed cul-de-sac (see Council's <i>Guidelines for Engineering Works (as amended)</i>) for any temporary terminating roads (that will later become through roads) so that the maximum sized design vehicle is only required to do a maximum three-point turn to exit the cul-de-sac. 3) Where there are multiple land owners for land that is proposed for subdivision then ownership boundaries must generally align with proposed lot boundaries and not prevent road access or infrastructure from being formed/connected for other parts of the subdivision. |

F2F3 Residential Subdivision in Urban Areas

This section applies to applications for subdivision of land for the purposes of residential accommodation / dwellings in the following Zones:

- 1) Zone R1 General Residential (Town of Blayney);
- 2) Zone RU5 Village (All other settlements);
- 3) Zone R5 Large Lot Residential where the existing or proposed lot is less than or equal to 1 hectare in area.

| Objective / Performance Criteria | Acceptable Solution |
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| <p>F2.4F3.1 Lot Size & Arrangements – General</p> <p>O1. To promote lot sizes, shapes and orientation that will maximise the number of lots with potential solar access to the future living spaces and private open spaces of new dwelling sites.</p> <p>O2. To ensure new subdivisions in or adjacent to existing urban areas complements the existing subdivision pattern and character of the existing urban area.</p> <p>O3. To require all lots have sufficient road frontage to allow driveway access whilst encouraging dwellings to have a frontage/address to the street.</p> | <p>In addition to the general requirements noted above:</p> <ol style="list-style-type: none"> 1) Any urban residential subdivision must provide a Solar & Siting Plan that demonstrates how the lot layout and orientation will: <ol style="list-style-type: none"> a) Facilitate good solar orientation for future dwellings subject to site constraints (see diagram below); and b) Minimise overshadowing between future dwellings (e.g. by providing suitable lot widths that allow for up to a two-storey building and respond to topography). <div style="text-align: center;">  <p><i>Lot orientation for solar access in temperate climates (AMCORD).</i></p> </div> <ol style="list-style-type: none"> 2) All urban residential lots connected to reticulated sewer (excluding battle-axe lots and medium density housing) must have a minimum width of: |

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|--|---|
| | <ul style="list-style-type: none"> a) 15m at the building line (see front setbacks in Part D – Residential Development) for a rectangular lot; b) 8m at the street frontage for a ‘fan’ or ‘radial’ shaped lot and 14m at a point setback 6m from any road frontage. <p>3) All urban residential lots that require on-site effluent management (excluding battle-axe handles and medium density housing) must have a minimum width of:</p> <ul style="list-style-type: none"> a) 20m at the building line and effluent disposal area for a rectangular lot; b) 12m at the street frontage for a ‘fan’ or ‘radial’ shaped lot and 20m at a point setback 6m from any road frontage. <p>Note: <i>Corner lots are often suited to future subdivision (subject to minimum lot size) so Council suggests corner lots should consider providing sufficient area to accommodate up to two (2) dwellings with independent access and utility connection points.</i></p> |
| <p>F2.2F3.2 Access to Battle-Axe Lots (Limited Road Frontage)</p> <p>O1. To promote safe and efficient access to urban residential lots.</p> <p>O2. To provide sufficient driveway widths & design for battle-axe lots to minimise impacts on adjacent residential lots and accommodate traffic requirements.</p> | <p>The proposed subdivision of land can only result in the creation of a battle-axe allotment (or lot accessed by an easement/right-of-way) when:</p> <ul style="list-style-type: none"> 1) Each battle-axe allotment has a minimum access handle width of: <ul style="list-style-type: none"> a) 4.5m for access to a single lot; b) 6.0m for combined access to two lots (with reciprocal easements for access and services); and 2) A minimum 2.4m wide sealed or concrete pavement is constructed for the full length of the access handle in accordance with Council’s <i>Guidelines for Engineering Works (as amended)</i> prior to release of the Subdivision Certificate; and 3) If the proposed battle-axe lot is intended to be used for more than a single dwelling and/or dual occupancy (i.e. it is for the purposes of medium density housing) then it may require a wider access handle and seal for two-way vehicle traffic and consider additional width to include setbacks and/or landscaping to minimise impacts on adjacent dwellings. |

F3F4 Large Lot Residential & Rural Subdivision

This section applies to applications for subdivision of land in the following rural and environmental Zones:

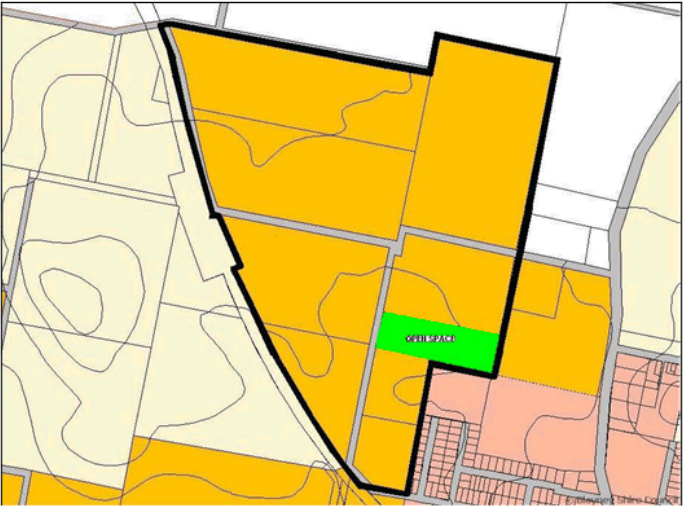
- 1) Zone RU1 Primary Production, Zone RU2 Rural Landscape, and Zone RU3 Forestry; and
- 2) Zone R5 Large Lot Residential where the existing or proposed lot is greater than 1 hectare in area.

| Objective / Performance Criteria | Acceptable Solution |
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| <p>F2.3F4.1 Access & Road Design</p> <p>O1. To provide safe and efficient access points to/from proposed lots to rural roads.</p> | <p>In addition to the general requirements noted above:</p> <ol style="list-style-type: none"> 1) Access points must be grouped at existing or limited access points (wherever feasible) to ensure sight lines in accordance with Council's <i>Guidelines for Engineering Works</i> and minimise the traffic impact and risk of additional access points to the public road system. 2) Entrances or security gates must be setback from the edge of the existing / proposed road formation (to permit a small truck or car and trailer to park in the entrance without blocking the road) not less than the following distances: <ol style="list-style-type: none"> a) 15m; or b) If it is access to a classified road, a distance agreed with Roads & Maritime Services. |
| <p>F2.4F4.2 Access to Battle-Axe Lots (Limited Road Frontage)</p> <p>O1. To ensure battle-axe lots have sufficient access widths to cater for the intended traffic and minimise impacts on adjacent lots.</p> | <p>The proposed subdivision of land can only result in the creation of a battle-axe allotment when:</p> <ol style="list-style-type: none"> 1) Each battle-axe allotment has a minimum access handle width of: <ol style="list-style-type: none"> a) 6.0m for access to a single lot; b) 8.0m for combined access for up to three (3) lots (with reciprocal easements for access and services); and 2) A minimum 4.0m wide road is constructed for the full length of the access handle in accordance with Council's <i>Guidelines for Engineering Works (as amended)</i>. |
| <p>F2.5F4.3 Lots for the Purpose of Agriculture</p> <p>O1. To ensure that lots created for the purpose of agriculture below the</p> | <p>Note: Where a lot is created for the purposes of agriculture under Clause 4.2 Rural Subdivision of BLEP2012 and it is below the minimum lot size for the land shown on the Lot Size Maps in BLEP2012 then Council may require (as a condition of consent) a</p> |

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| <p>minimum lot size are clearly noted for any existing or future land owner on title as having no dwelling potential and ensuring lot(s) created have legal access.</p> | <p>restriction or covenant to be registered on the title to that allotment that:</p> <ol style="list-style-type: none"> 1) Restricts the use so only for the purposes of agriculture (i.e. a dwelling may not be approved on the site without removal of the covenant and meeting any relevant planning controls); 2) Where the lot does not have constructed legal access at the time of creation of the lot, to require the construction of such access prior to the transfer of title. |
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F2.6 F4.4 North Millthorpe

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| <p>F2.7 F 4.4.1 Land to which Section applies</p> | <p>This plan applies to certain land to the north of the village of Millthorpe shown in Figure 1.</p>  |
| <p>F2.8 F4.4.2 Indigenous Heritage</p> | <p>Previous environmental assessment of the land identified that part of the land contained a potential archaeological deposit. The location of this area and its buffer zone is shown on the next page.in-</p> <p>Subdivision of this area shall only occur in consultation with a Council approved-suitably qualified archaeology consultant. Such a consultant should have experience in the assessment of indigenous archaeological sites.</p> <p>Buildings will generally not be permitted in this area. Open space or other purposes that do not impact on the heritage significance of the site will be allowed.</p> |

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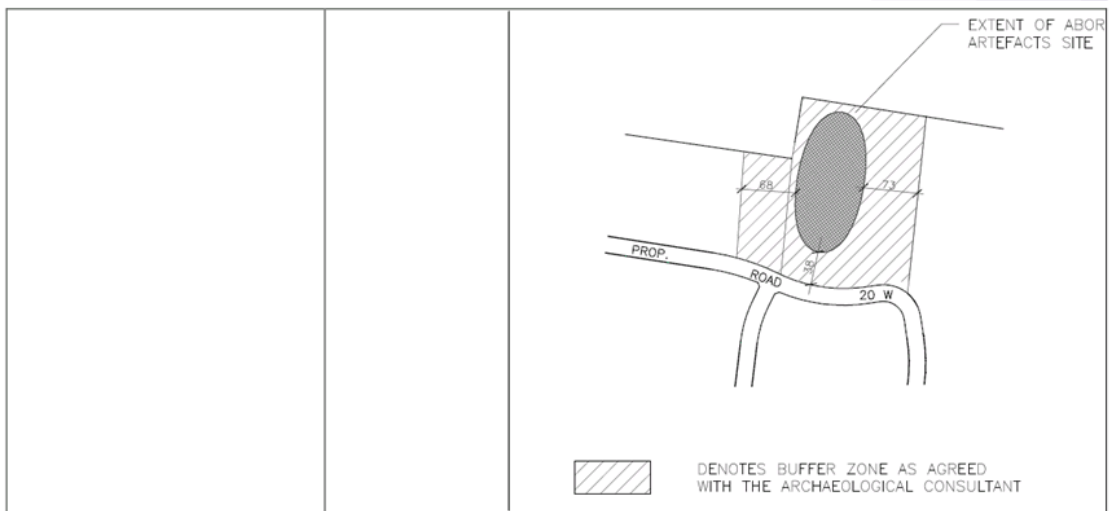


Figure.2 Location of potential archaeological deposit and buffer area zone.

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| <p>F2.9 – F4.4.3 Landscape Buffers</p> | <p>Landscape open spaces are to be accessible and usable and to have visual surveillance. Subdivision roads should be configured in a manner that allows allotments to address, rather than back onto these spaces.</p> <p>Landscape buffers are to be provided on the land to which this plan applies, as shown in Figure 5.</p> <p>The following landscape buffers should be provided as part of the subdivision of the land to which this plan applies:</p> <ul style="list-style-type: none"> • Within the southern drainage areas adjacent to land zoned Village. This buffer is required to distinguish the North Millthorpe rural residential subdivision from the Millthorpe village. Planting is to include trees capable of reaching a mature height of 5–10 metres and clumped shrub planting. The mature character is to be similar to grazing land allowing indirect views through the understorey area. • Along the western or railway boundary. Planting is to include trees capable of reaching a mature height of 10–12 metres and a mature character similar to existing windbreaks in the vicinity. • Along the north eastern boundary that interfaces with rural land situated within the City of Orange LGA. Planting is to include trees capable of reaching a mature height of 10–12 metres and a mature character similar to existing windbreaks in the vicinity. • Along the northern boundary associated with the existing watercourses and that interfaces with the City of Orange LGA. This area is to be rehabilitated through removal of weeds and its existing vegetation and supplemented with endemic species suitable for their function and local to the region. |
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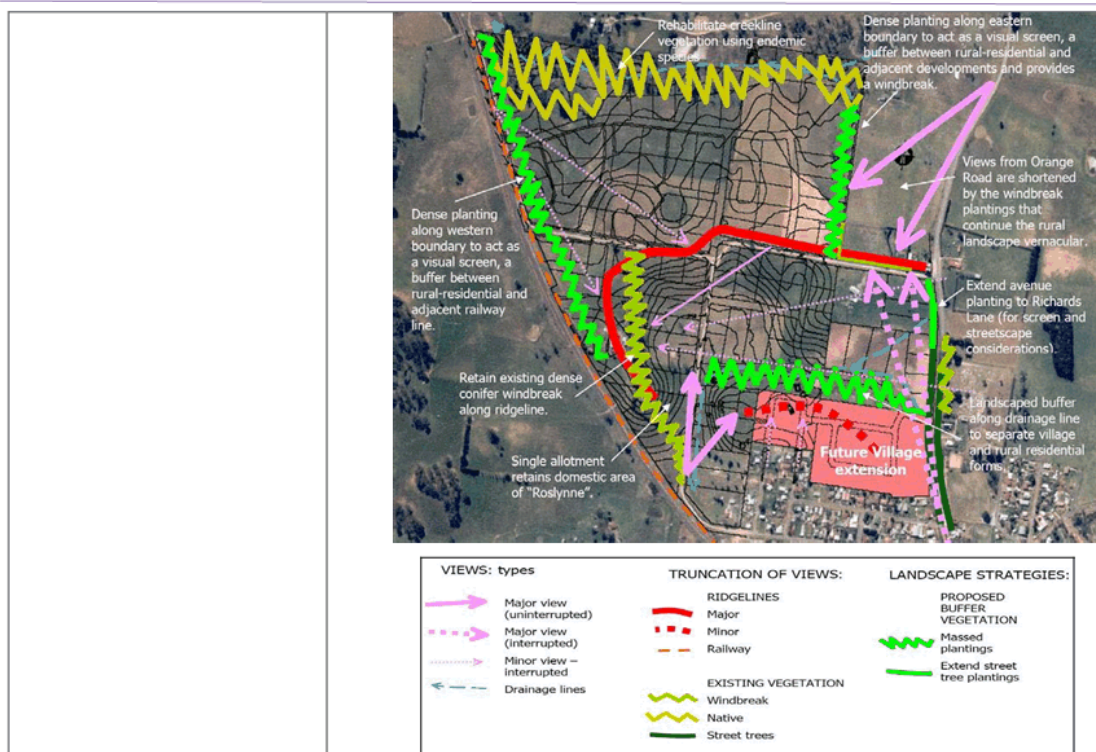


Figure 5 Landscape Strategies

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| <p>F4.3.1 F4.4.4 Waste Water</p> | <p>Reiterate 2ha non-retic sewer/ lower only with reticulated sewer. DISCUSS with Mark/Ben.</p> <p>All allotments with an area of ≤ 2 hectares will be required to be connected to the Millthorpe Village sewer system.</p> |
| <p>F4.3.2 F4.4.5 Flooding (Stormwater Drainage)</p> | <p>Flood affected lands are shown in Figures 6 and 7. Subdivision of land must show all developable lots as capable of accommodating dwellings and ancillary structures outside of flood affected lands.</p> <p>Flood affected lands shown in Figure 6 and situated north of the Millthorpe village is to form part of an integrated drainage, open space and landscape buffer facility. This land is to be planted and embellished to Councils satisfaction and dedicated free of cost to Council. Lands shown in Figures 6 and 7 are to be landscaped in accordance with the controls contained in section 3.4.2 of this Plan.</p> |

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Figure.6 Flood affected lands, northern watercourse

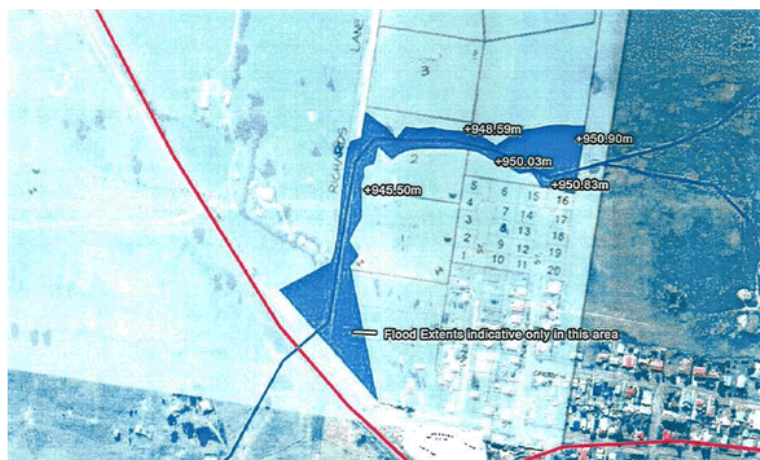


Figure.7 Flood affected lands, southern watercourse

F4.3.3 F4.4.6 Building Design Guidelines

Refer to Part H - Heritage of this DCP for building design guidelines.

F4F5 Commercial, Industrial or Community Subdivision

This section applies to applications for subdivision of land for the purposes of commercial, industrial or community uses in any zone in Blayney Local Government Area (LGA).

| Objective / Performance Criteria | Acceptable Solution |
|---|--|
| <p>F2.10F5.1 Lot Size & Arrangement</p> <p>O1. To encourage the development of well-designed community, commercial and industrial areas servicing the full range of business needs throughout the Shire.</p> <p>O2. To ensure sufficient lot sizes and road frontages to support the intended land uses, access requirements, off-street parking, and circulation/servicing needs without impacting significantly on adjacent sensitive land uses.</p> | <p>In addition to the general requirements noted above:</p> <ol style="list-style-type: none"> 1) Lot sizes and shapes must have a sufficient size and road frontage to accommodate: <ol style="list-style-type: none"> a) Vehicular access including the largest design vehicle that will need to enter the site, and circulation space to enable it to leave the site in a forward direction; b) An indicative building envelope that meets the required setbacks; c) All ancillary development including ancillary structures and outdoor storage areas necessary for the normal functioning of the proposed land use located where they do not create significant visual impact from the public street; d) Off-street car parking and loading/unloading facilities (if required). 2) For commercial, industrial or community use(s) (other than a home business or home industry) a battle-axe lot will not be permitted unless: <ol style="list-style-type: none"> a) It complies with subsection (1) of this clause; b) It is for a use that will not require regular access by, or visibility for, members of the public; c) There is an access handle width that will minimise any significant impacts on adjacent properties; d) <i>Safety by Design</i> considerations are addressed (see Part D – Commercial, Community & Industrial Development). |

F5F6 Community & Strata Title Subdivision

This section applies to any strata title or community title subdivision in Blayney Local Government Area (LGA). The strata subdivision of approved multi-dwelling housing or a building (other than a dual occupancy) may be complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

| Objective / Performance Criteria | Acceptable Solution | | | | | | | | |
|---|--|---------------|------------------------|---------------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| <p>F2.14F6.1 Minimum Allotment Size</p> <p>O1. To ensure that lots in a community title subdivision or strata subdivision are of sufficient size to ensure satisfactory (residential) amenity, meet <i>National Construction Code</i> requirements and provide fire separation, and minimise impacts on adjacent lots.</p> | <p>Each community or strata subdivision application must nominate a building envelope (or show the existing buildings) with the number of bedrooms that each lot will have (or has) and provide a minimum strata or community lot size for each dwelling in accordance with the following table:</p> <table border="1" data-bbox="564 801 1339 987"> <thead> <tr> <th data-bbox="564 801 948 846">DWELLING SIZE</th> <th data-bbox="948 801 1339 846">SITE AREA PER DWELLING</th> </tr> </thead> <tbody> <tr> <td data-bbox="564 846 948 891">Studio / 1 Bedroom</td> <td data-bbox="948 846 1339 891">240m²</td> </tr> <tr> <td data-bbox="564 891 948 936">2 Bedrooms</td> <td data-bbox="948 891 1339 936">300m²</td> </tr> <tr> <td data-bbox="564 936 948 987">3+ Bedrooms</td> <td data-bbox="948 936 1339 987">360m²</td> </tr> </tbody> </table> | DWELLING SIZE | SITE AREA PER DWELLING | Studio / 1 Bedroom | 240m ² | 2 Bedrooms | 300m ² | 3+ Bedrooms | 360m ² |
| DWELLING SIZE | SITE AREA PER DWELLING | | | | | | | | |
| Studio / 1 Bedroom | 240m ² | | | | | | | | |
| 2 Bedrooms | 300m ² | | | | | | | | |
| 3+ Bedrooms | 360m ² | | | | | | | | |
| <p>F2.12F6.2 Medium Density Housing Controls</p> | <p>The applicant must demonstrate that the existing or proposed future dwellings and ancillary buildings and open space comply with the controls in Part C – Residential Development relating to Medium Density Housing.</p> | | | | | | | | |
| <p>F2.13F6.3 Utilities</p> <p>O1. To ensure each dwelling is separately metered.</p> | <p>Each lot in a Strata Title or Community Title Subdivision must be connected to individual utilities and have separate water and electricity meters.</p> | | | | | | | | |

F6F7 New or Upgraded Public Roads

This section applies to any subdivision application in Blayney Local Government Area (LGA) that seeks to create a new or significantly upgraded public road or an extension to an existing public road.

Whilst Council's *Guidelines for Engineering Works* covers most of the detailed design requirements, this section provides some additional controls for larger subdivisions/new roads to improve urban design and traffic/access outcomes.

| Objective / Performance Criteria | Acceptable Solution |
|--|--|
| <p>F2.14F7.1 Engineering Guidelines</p> <p>O1. To ensure any road design comply with relevant road and access guidelines adopted by Council.</p> | <p>New road design(s) for residential subdivisions must comply with Council's <i>Guidelines for Engineering Works</i> (as amended) which references other relevant publications including, but not limited to (as amended):</p> <ol style="list-style-type: none"> 1) Roads & Traffic Authority (RTA – now RMS) (2002) <i>Guide to Traffic Generating Development</i>; 2) Roads & Traffic Authority (RTA – now RMS) (1995) <i>Road Design Guide</i>; 3) Relevant Australian Standards; 4) AUSTRROADS (1988) <i>Guide to Traffic Engineering Practice</i>. <p>Note: <i>References to some of these standards are made below but still apply even if not specifically referenced.</i></p> |
| <p>F2.15F7.2 Surrounding Road Patterns & Access</p> <p>Any subdivision design that includes new public road(s) must:</p> <p>O1. Integrate with the surrounding road network and other pedestrian/bicycle and open space connections and be sympathetic to settlements with strong grid pattern road systems.</p> <p>O2. Provide a subdivision pattern and road layout that enables adjacent</p> | <ol style="list-style-type: none"> 1) The applicant must demonstrate how the new road pattern integrates with the adjacent road network and promotes ease of navigation and way-finding for someone not familiar with the neighbourhood. 2) Where a grid road pattern is dominant in a settlement then that pattern (modified to suit the site and solar orientation, as required) is preferable except where steeper topography dictates a curvilinear road pattern to reduce cut and fill. 3) New roads should seek to provide 'through road' connections between surrounding roads and road heads where they exist adjacent to the proposed subdivision. 4) Where a subdivision is adjacent to land that has additional development potential (or is likely to in the future) and that adjacent land has limited access or only single road frontage then Council may require the subdivision to provide an easement for future road access to the adjacent land. |

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| <p>lands to be developed as urban growth occurs.</p> | <p>5) Rear lanes (existing) will rarely be permitted to be the primary or sole access point to any new subdivision unless that lot has no alternative access point.</p> <p>Note: <i>There are many existing rear lanes in settlements across the Shire that may be able to be utilised for traffic movement as part of a new development. Most existing rear lanes are often only up to 6m wide and will generally only support one-way traffic. The applicant must also upgrade these lanes and demonstrate that impacts will be minimised or mitigated on adjacent properties.</i></p> |
| <p>F2.16F7.3 Road Hierarchy & Design</p> <p>O1. To provide a logical road pattern / clear hierarchy of roads.</p> <p>O2. To provide suitable vehicle, pedestrian and cycle connections and navigation to key services and attractions (suited to the size and density of the subdivision and surrounding network/connections).</p> | <p>Note: <i>Council's Guidelines for Engineering Works (as amended) (Section 2.0 Roads) specifies the appropriate road hierarchy, road widths and road design based on number of lots served, design traffic speeds, vehicle sizes, and parking requirements including footpaths and cycleways.</i></p> <p>Council may require (at its discretion based on traffic impact), a Traffic Impact Study that addresses:</p> <ol style="list-style-type: none"> 1) How the road hierarchy will promote ease-of-navigation and connectivity for vehicles, pedestrians, and bicycles (where relevant); 2) The maximum vehicle sizes likely to utilise the road network during construction and future use; 3) The impact of any traffic generation from the proposed subdivision on the proposed and existing road network and pedestrian / cycle routes; 4) Appropriate turning paths for the largest vehicle sizes; and 5) The location, design and safety of any intersections or crossings. |
| <p>Note: <i>Where several new roads are proposed then there should be a clear and logical road hierarchy based on (but not limited to):</i></p> <ol style="list-style-type: none"> 1) <i>The level of connectivity and ease-of-navigation for someone unfamiliar with the neighbourhood to the surrounding road network with connections to key public open spaces and/or community infrastructure;</i> 2) <i>Creating an attractive and legible environment with a clear character and identity that builds on existing views, vistas, existing vegetation, landmarks and places of heritage significance, and existing subdivision patterns;</i> 3) <i>The designed road speeds and safety of all users considering the traffic generation and densities likely along any new road and intersections/crossings.</i> 4) <i>Consideration of the size and turning radius of the largest vehicle that is likely to utilise that road including, but not limited to, school buses, garbage trucks, construction vehicles, and heavy vehicle traffic.</i> | |

- 5) At new intersections or the T-intersection of any new roads, provision must be made (where Council requires it) for shoulder widening on both sides of the through road to allow for a school bus stopping area.
- 6) Street and lot layout must facilitate the provision of services in a manner that is efficient and minimises whole of life cycle costs for that infrastructure.

F2-17F7.4 Terminating Roads (Cul-de-sacs)

O1. To minimise the use of cul-de-sacs, their length and number of lots serviced and ensure they cater for waste collection services.

Cul-de-sacs in or adjacent to an urban area (Zone R1, RU5, B2, B5, B6, IN1 & IN2 or R5 (where lots are < 1 ha)) must only be used where:

- 1) There are no other suitable alternatives; and
- 2) Each cul-de-sac does not service more than 25 lots; and
- 3) Each cul-de-sac is no longer than 150m from the nearest intersection;
- 4) Each cul-de-sac has a turning facility to cater for a 12.5m truck; and
- 5) Large vehicles (greater than 12.5m in length) will not need to rely on the cul-de-sac to turn around (i.e. cul-de-sacs will only be considered in commercial and industrial zones where there is on site turning capacity for every lot).

F2-18F7.5 Crown Roads

O1. To ensure that Crown roads are appropriately dedicated and upgraded to service new development.

Note: Where it is intended to upgrade or construct a Crown Road to provide access to a new lot then:

- 1) The applicant must discuss the requirements with the relevant NSW State Government department (currently the Department of Industry, Crown Lands and Water Division);
- 2) All construction costs and maintenance relating to that road will be the responsibility of the owner of that land;
- 3) Any costs or applications associated with the dedication of the road will be the responsibility of the applicant/ owner of the land;
- 4) Where any Crown road must be significantly upgraded then it may need to be acquired from the Crown, dedicated to Council, and then upgraded to Council's standards or, in the case where only one property uses the access, the party benefitting from the road should apply to close and purchase the Crown Road, or in accordance with current NSW Government policy.

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| <p>F2.19F7.6 Safety and Surveillance</p> <p>O1. To ensure significant new roads consider <i>Safety by Design</i> principles.</p> | <p>Any subdivision that creates a new public road or extends an existing road by more than 50 metres must address the principles of <i>Safety by Design</i> Guidelines (see NSW Police website) including, but not limited to:</p> <ol style="list-style-type: none"> 1) Appropriate locations and orientations of lots and building envelopes to maximise casual surveillance of the street; 2) Provision of appropriate lighting of public spaces and walkways; 3) Clear boundaries between public open space / streets, communal open space (if applicable) and private open spaces; 4) Appropriate landscaping and fence design. |
| <p>F2.20F7.7 Public Domain Landscaping & Street Trees</p> <p>New urban subdivisions must have street tree planting provided to soften the proposed future buildings and streetscape whilst accommodating required vehicle and pedestrian access and movement.</p> | <ol style="list-style-type: none"> 1) Avenue planting is to be provided to all new public roads (where requested by Council) or a suitable levy is paid to Council to carry out these works on the applicant's behalf. 2) In any urban zone, a minimum of: <ol style="list-style-type: none"> a) one (1) street tree per lot frontage (up to a 40m frontage); or b) one tree every 25m (for all lots with road frontages greater than 40m); <p>must be provided (or levy paid) prior to release of the Subdivision Certificate.</p> 3) Species are to be selected in discussion / agreement with Council's Parks & Recreation Supervisor (or another authorised officer). |
| <p>F2.21F7.8 Naming of New Roads</p> <p><i>Note: The naming of new roads is addressed in Council Policy entitled Guidelines for the naming of public roads and streets (2010 as amended). Completion of the road naming process, including gazettal of the new road names in the NSW Government Gazette, is the responsibility of the relevant roads authority (Council for local roads / Roads & Maritime Services for classified roads). Council will need to make a resolution for the decision to rename and/or the determination of a new name after community consultation (see the Development Guide). The procedures for naming roads is regulated by Clause 162 of the Roads Act 1993 and Part 2, Division 2 of the Roads Regulation 2008 and also requires consideration by the Geographical Names Board.</i></p> | |

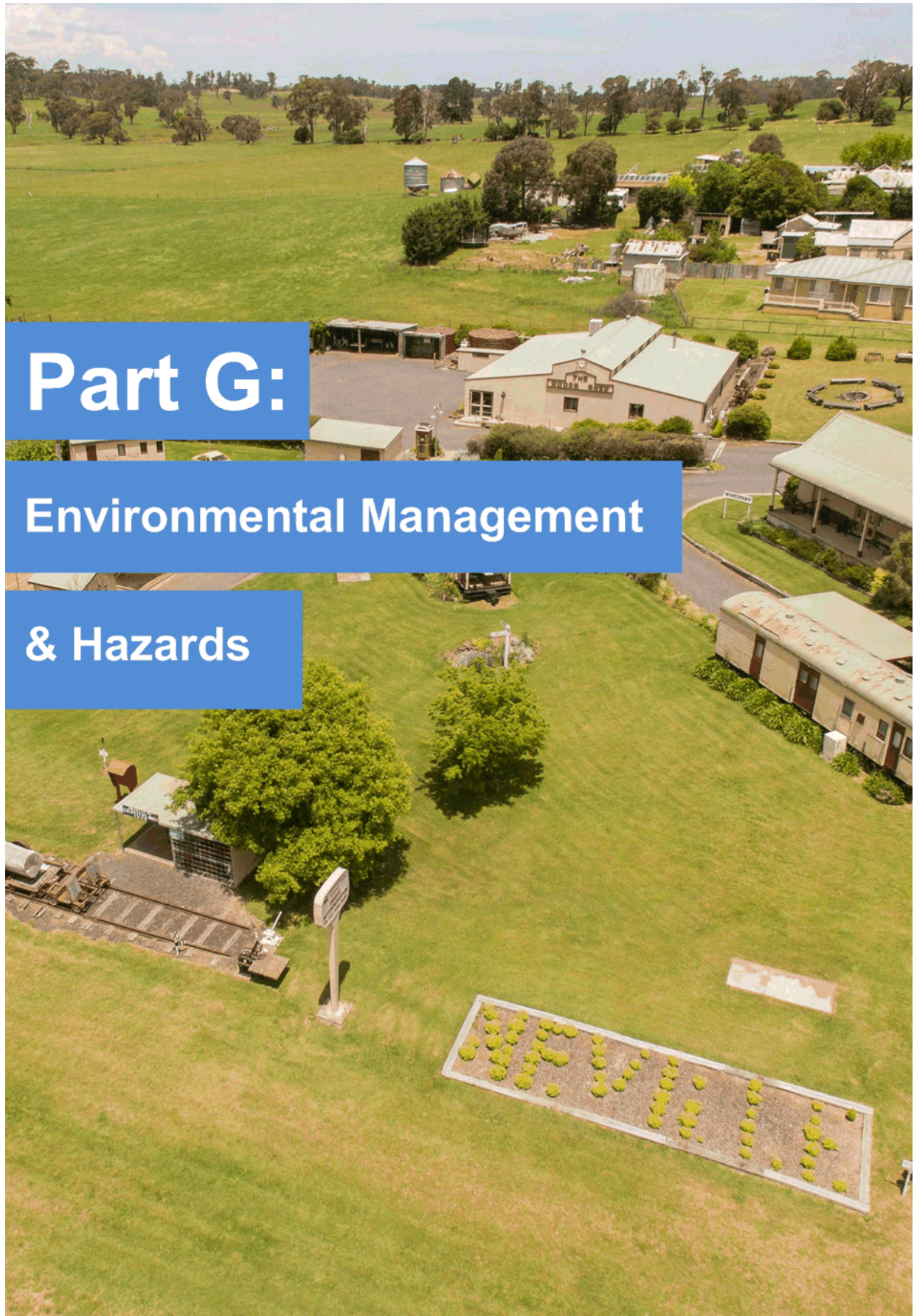


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G1 Introduction

A range of environmental constraints and opportunities exist and affect human activities and development across the Blayney Shire. Any proposal should demonstrate how the development will address these opportunities and constraints to ensure that:

- a) *The impact on key ecological systems and environmentally sensitive areas is minimised;*
- b) *The development will be protected from natural hazards and human-caused impacts;*
and
- c) *The design responds to the environment and character of the site and surrounds.*

Environmental hazards can include, but are not limited to: flooding and stormwater management, bushfire, contamination and naturally-occurring asbestos, noise and vibration, odour and a need to provide buffers between sensitive and higher impact land uses.

Environmental management can include, but is not limited to: protection and enhancement of significant vegetation and biodiversity, riparian lands and watercourses, drinking water catchments, groundwater systems, and land and soil-related issues.

TO FIND OUT IF YOUR LAND IS AFFECTED BY THESE CLAUSES, please:

- a) Go to the NSW Planning Portal on the internet at www.planningportal.nsw.gov.au;
- b) Click on **FIND A PROPERTY**, and insert the address of the relevant property;
- c) Find the Section entitled **PLANNING LAYERS ASSOCIATED WITH PROPERTY**;
- d) Click on the relevant layer in the following list and it will provide a short description of the layer as well as a map of the layer in the **PLANNING VIEWER**:
 - **FLOOD PLANNING;**
 - **TERRESTRIAL BIODIVERSITY;**
 - **RIPARIAN LANDS AND WATERCOURSES;**
 - **GROUNDWATER VULNERABILITY;**
 - **DRINKING WATER CATCHMENT;**
 - **BUSHFIRE PRONE LANDS.**

Please come to Council's offices if you wish to view these maps or seek written confirmation from Council officers.

G2 Buffers to Sensitive Land Uses

G2.1 Application of this Section

This Section applies to a proposed development in Blayney Local Government Area (LGA) where;

- 1) A **sensitive land use** is proposed within the buffer distances to an existing or likely **higher impact land use** or an industrial zone; or
- 2) A **higher impact land use** is proposed within the buffer distances to an existing or likely future **sensitive land use**,

in accordance with the recommended buffers set out this clause and/or **Clause 6.7 – Development within a designated buffer area** in **BLEP2012** (400m from a Waste Depot or Sewage Treatment Plant).

A '**higher impact land use**' may include, but is not limited to:

- a) Extractive industries and mining;
- b) Most industrial uses except light industry and high technology industry that by definition have no significant impacts;
- c) Commercial uses that may produce significant dust, noise, odour or traffic generation;
- d) Recreation uses that may produce significant dust, noise, odour or traffic generation;
- e) Intensive agricultural uses (taking into account the 'right to farm' – see below);
- f) Other uses that, at the discretion of Council, would be expected to produce significant impacts on a **sensitive land use** within 500m of that use.

'**Buffer**' or '**Buffer Area**' means an area of prescribed width between adjoining land uses or development that is created for the purpose of mitigating the impacts of one or more of those land uses, and in which the carrying out of certain development is restricted.

'**Sensitive land use**' is any land use where there are users that are likely to be significantly and regularly affected by emissions from other higher-impact land uses. It extends beyond residential land uses to include, for example, tourist and visitor accommodation, hospitals, aged care and seniors living, child care facilities, playground and recreation areas, and some public buildings where a reasonable level of amenity (suitable for each use) must be protected.

G2.2 Objectives

- 1) To incorporate appropriate buffers or setbacks between **sensitive land uses** (or zones that may support those **sensitive land uses**) and **higher impact land uses** (or zones that may support those uses) to avoid or mitigate against that impact;

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- 2) To promote economic certainty by ensuring that **higher impact land uses** are located so as to allow their ongoing operation and future expansion with minimal risk of constraints due to impacts on neighbouring **sensitive land uses**.

G2.6G2.3 Noise & Vibration

- 1) Where any proposed development is likely to:
 - a) Generate significant noise and/or vibration that may impact on existing **sensitive land uses** in reasonable proximity to the development site; or
 - b) Be significantly impacted by potential noise and/or vibration from an existing (or future expanded) development or infrastructure (including a state/regional road or railway line),

then the applicant may be required to lodge a **Noise (and/or Vibration) Assessment** (prepared by a suitably qualified acoustic consultant) that demonstrates how the proposed development has been located, designed, and/or managed to avoid or mitigate those impacts to/from the proposed development in accordance with the relevant guidelines.
- 2) The design or construction of building(s) or areas that may emit significant noise should consider:
 - a) Location, proximity, and buffers to protect **sensitive land uses**;
 - b) Terrain and amplification/direction of noise;
 - c) Background noise levels;
 - d) Enclosure of noisy area(s) and suitable acoustic insulation;
 - e) Avoidance of opening(s) of enclosed noisy area(s) towards **sensitive land uses** that may direct noise to a **sensitive land use**;
 - f) Suitable hours of operation and transport movement, loading/unloading etc.;
 - g) Any other factor that would exacerbate likely noise.
- 3) Any **Noise (and/or Vibration) Assessment** relating to development near an existing state or regional road or railway line should address the requirements of *State Environmental Planning Policy (Infrastructure) 2007* and the *NSW Department of Planning (2008) Development near Rail Corridors and Busy Roads – Interim Guideline*.
- 4) Any **Noise Assessment** involving a noise source set out in the *Protection of the Environment Operations Act 1997* must address the requirements (where relevant) of the *NSW Industrial Noise Policy (2000 – as amended)* (see <http://www.epa.nsw.gov.au/noise/industrial.htm>).
- 5) Any **Noise (and/or Vibration) Assessment** relating to an industrial land use (particularly an existing industrial use) within Zone IN1 General Industrial or Zone IN2 Light Industrial or a business use in Zone B2 Local Centre, B5 Business Development or B6 Enterprise Corridor should consider the economic importance of facilitating industrial and business development in those zones.

Note: *The Protection of the Environment Operations Act 1997 and Regulations provide limitations to emissions from development and the applicant may need to seek a separate approval under this legislation.*

G2.9G2.4 Odour & Dust

In addition to general odour and dust requirements, this clause seeks to clarify the application of **Clause 6.7 – Development within a designated buffer area in BLEP2012** that applies to development in proximity to an existing sewage treatment plant (STP) or waste depot.

- 1) Where any proposed development is likely to:
 - a) Generate significant odour that may impact on existing **sensitive land uses** in reasonable proximity to the development site; or
 - b) Be significantly impacted by potential odour from an existing (or future expanded) development or infrastructure (including a state / regional road or railway line); or
 - c) Where any proposed development occurs on land identified as '**Sewage Treatment Plant and Waste Depot Buffer**' on the **Sewage Treatment Plant and Waste Depot Buffer Map** (i.e. within 400m of the boundary of these facilities),
then Council may require the applicant to lodge an **Odour and/or Dust Assessment** (prepared by a suitably qualified consultant in accordance with Council's *Development and Building Guide*) that demonstrates how the proposed development has been located, designed, and/or managed to avoid or mitigate those impacts to/from the proposed development in accordance with the relevant guidelines.
- 2) The **Odour and/or Dust Assessment** should demonstrate how odour and/or dust will be managed on the proposed development site to avoid any adverse impact on the development and/or surrounding land uses (whichever is relevant). This should be prepared by a suitably qualified consultant in accordance with the relevant guidelines.
- 3) Vehicle entry, exits, loading, unloading and internal manoeuvring areas should be sealed or have a surface agreed with Council's engineers to minimise the emission of dust from trafficable surfaces for uses that have higher traffic generation or close proximity to **sensitive land uses**.

G2.10G2.5 On-Site Effluent Disposal

- 1) Where an on-site effluent disposal system is proposed to manage sewage, the on-site systems must be suitably sized and able to operate on the lot (taking into account the proposed use and its likely liquid waste / effluent production) without impacting on development on the subject lot, neighbouring lots or surface or ground water systems, and don't require excessive vegetation removal.

On-site sewage management facilities must be either:

Located on land at or above the Flood Planning Level (FPL); or

Sited and designed (demonstrated in a Geotechnical (Effluent) Report) to withstand known or likely flooding conditions (including consideration of structural adequacy, avoidance of inundation and flushing/leaking of effluent into flowing flood waters).

Any on-site sewage systems that disperse only partly treated effluent to the natural environment (including standard septic absorption trench systems) are *generally* not permitted on land below the **Flood Planning Level (FPL)**. See **Part G4 – Flood** for more details.

- 2) Any proposed lots or on-site effluent disposal systems should be located so as to provide appropriate buffers to watercourses and buildings in accordance with:
 - a) The *Environmental Health Protection Guidelines – On-Site Sewage Management for Single Households* (1998 - as amended);
 - b) *Australian Standard 1547 – On-site domestic wastewater management* (as amended); and
- 3) An **Effluent (Geo-technical) Report** must be prepared by a suitably qualified consultant that supports the design and location of any on-site system in accordance with Council's *Development and Building Guide, Australian Standard AS1547*, and relevant NSW Government policy.
- 4) On lots with an area less than 2,000m² the nominated effluent disposal areas must allow for:
 - a) Suitable areas for dwellings and outbuildings, access, open space, and buffers to adjoining lots and watercourses; and
 - b) A 'reserve area' at least equivalent in size to the nominated effluent disposal area that is recommended for disposal in the supporting **Geo-technical (Effluent) Report**.
Note: *The 'reserve area' is intended to allow a secondary disposal area to be constructed if the primary disposal area fails which is common in some villages.*
- 5) Any water for reuse-use must be treated in accordance with the relevant NSW Health Guidelines and any other relevant Australian Standards using certified systems.

G2.11G2.6 Buffers to Sensitive Land Uses

Proposed development should consider the recommended buffers between potentially higher impact land uses and **sensitive land uses** set out in the tables below. Where the recommended buffers cannot be met then the applicant must demonstrate/address:

- 1) Why an alternative available site would not be more suitable for the proposed development;
- 2) What mechanisms will be utilised to minimise or mitigate any impacts to/from the proposed development;
- 3) How the proposed development will meet the objectives of this Section and the proposed land use.

| LAND USE / SEPARATION (metres) <i>These may be subject to further assessment in accordance with NSW Government Guidelines. Other buffers or setbacks may apply under other legislation or policies for items such as: Utilities; Airports; Rifle ranges; Bushfire protection; and Heritage.</i> | Residential & Urban Dev. | Rural Dwellings | Education Facilities | Rural Tourist Accommodation | Property Boundary |
|--|---|-----------------|----------------------|-----------------------------|-------------------|
| Piggeries, feedlots, poultry sheds & waste storage | | | | | |
| > 500 Pigs/Cattle Feedlot | 500 | 400 | 1000 | 400 | 100 |
| ≤ 500 Pigs/Cattle Feedlot/Poultry Farms | 300 | 200 | 500 | 200 | 20 |
| Dairies & Waste Utilisation Area(s) | 500 | 250 | 250 | 250 | 20 |
| Other intensive livestock operations | 500 | 300 | 500 | 300 | 100 |
| Intensive plant agriculture and horticulture (where significant spraying is used or it is sensitive to sprays) | 50 if a vegetated buffer of minimum 30m is provided 100 if no vegetated buffer (notification as per <i>Pesticides Act</i>) | | | | N/A |
| Rural industries (incl. sawmills & grain mills) | 1000 | 500 | 500 | 500 | 50 |
| Abattoirs | 1000 | 800 | 1000 | 800 | 100 |
| Potentially hazardous or offensive industry or hazardous storage establishment | 1000 | 1000 | 1000 | 1000 | 100 |
| Heavy industry (other than hazardous/offensive industry) | 800 | 500 | 1000 | 500 | N/A |
| Mining & extractive industries | 500 or 1000 if it involves blasting | | | | N/A |

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| LAND USE / SEPARATION (metres) <i>These may be subject to further assessment in accordance with NSW Government Guidelines.</i> <i>Other buffers or setbacks may apply under other legislation or policies for items such as: Utilities; Airports; Rifle ranges; Bushfire protection; and Heritage.</i> | Residential & Urban Dev. | Rural Dwellings | Education Facilities | Rural Tourist Accommodation | Property Boundary |
|--|---|-----------------|----------------------|-----------------------------|-------------------|
| Animal Boarding & Training Establishments | 500 to another off-site dwelling and 200 to a property boundary | | | | N/A |
| Source: The above table is <u>adapted/modified</u> from the NSW Department of Primary Industries publication entitled 'Living and Working in Rural Areas – A handbook for managing land use conflict issues on the NSW North Coast' (www.dpi.nsw.gov.au) and provides <u>guidelines</u> for buffers for some sensitive land uses (top row) from some relevant primary & extractive industries, environmentally sensitive areas, and other land uses (left column) in metres (m). | | | | | |

G2.12G2.7 Buffers & Landscaping

Any buffers or setbacks should incorporate or be capable of incorporating sufficient landscaping / tree plantings (or other mechanism where appropriate) to minimise or mitigate any impacts from adjacent land uses without increasing the bushfire threat to any existing or proposed buildings.

Note: Blayney Shire Council acknowledges that one method for reducing land use conflict is to incorporate significant landscaping and trees into buffer areas to create a barrier to views, dust, and some other impacts (not including noise). The issues with landscaping include:

- a) It is difficult to specify landscaping that will actually provide a buffer for all impacts;
- b) Landscaping requires ongoing irrigation and maintenance to achieve the desired outcomes and Council is not well-placed to provide ongoing enforcement;
- c) Additional landscaping, in certain circumstances can increase bushfire risk to existing or proposed buildings;
- d) Changes in ownership or land use may require different landscaping approaches.

Where required, landscape plantings will form part of the conditions of consent by Council. However, by providing the required buffers/setbacks it allows for the individual owners to utilise landscaping to minimise or mitigate impacts.

G2.13G2.8 Agriculture & Right to Farm

Any **sensitive land uses**/development (or subdivision that supports those **sensitive land uses**) that has a boundary with rural zoned land, should seek to incorporate buffers or

setbacks to that rural land to enable the rural land to be used for standard agricultural practices to the fullest agricultural potential of that land (taking into account the recommended buffers set out in the clause entitled '**Buffers to Sensitive Land Uses**' above).

Note: *Blayney Shire Council recognises the importance of agriculture and primary production to the economy of the Shire and its rural community. For this reason, Council supports the 'right to farm' (in accordance with NSW Government Policy at www.dpi.nsw.gov.au) on rural land including existing agricultural practices or potential future increases in intensity of agricultural practices. This means that agricultural activities MAY have priority over **sensitive land uses** as set out in that policy.*

G3 Stormwater & Drainage

G3.1 Application of this Section

This Section applies to:

- a) All proposed development in Blayney Local Government Area (LGA) where **Clause 6.2 Stormwater Management in BLEP2012** applies (residential, business and industrial zones); and
- b) Any other areas where the proposed development would significantly modify hardstand, roof catchment or drainage areas and Council would require a **Soil & Water Management Plan**.

G3.2 Objectives

To ensure that stormwater and drainage systems:

- a) Address the objective of **Clause 6.2 Stormwater Management of BLEP2012**;
- b) Will not significantly alter and/or worsen pre-development stormwater patterns and flow regimes;
- c) Will convey stormwater to receiving waters with minimal damage, danger and nuisance;
- d) Maintain the water quality of receiving waters;
- e) Stabilise landform and control erosion;
- f) Maximise the potential for water infiltration and minimise overland flows;
- g) Protect proposed or likely building areas from erosion and stormwater damage; and
- h) Consider water retention/detention and re-use (where relevant).

G3.3 Stormwater Management

- 1) If a **Soil and Water Management Plan** is required by Council's *Development and Building Guide* then it must demonstrate / address the matters set out below (where relevant).
- 2) For all areas (both urban and rural) development must ensure stormwater management:
 - a) Is in accordance with Council's *Guidelines for Engineering Works (as amended)*;
 - b) Does not result in any concentration of flows to adjoining properties;
 - c) Is designed to optimise the interception, retention and removal of water-borne pollutants and sediment prior to their discharge to receiving waters.

- 3) For urban areas (Zone R1, RU5, B2, B5, B6, IN1 & IN2 and Zone R5 Large Lot Residential attached to towns/villages where lots < 1 ha in area) development must ensure stormwater management:
- a) Is designed to flow to Council's stormwater system, inter-allotment drainage easement, or other legal point of discharge;
 - b) Where there is likely to be significant site coverage by buildings and hardstand areas, that the post-development run-off from the development site:
 - i) will not exceed the run-off from the site during its pre-developed state;
 - ii) Does not significantly alter pre-development stormwater patterns and flow regimes or cause unacceptable environmental damage in existing watercourses or receiving waters;
 - c) For development of larger sites where the downstream hydraulic capacity of one or more components in a drainage system is inadequate for the design flow and/or where economically feasible, Council may require the design to incorporate some or all of the following:
 - i) Onsite stormwater retention and/or detention devices;
 - ii) Water quality treatment devices; and or
 - iii) Water re-use,to manage stormwater on the site and improve water quality outcomes when discharging to the natural environment in accordance with recognised *Water Sensitive Urban Design* principles.

Note: *Inter-allotment drainage easements will be required for all allotments with a cross-fall where any significant portion of the allotment drains through an adjoining allotment, or where the allotment drains away from the street. Permission from any adjoining lots for the proposed easement will be required.*

Note: *Council may condition the requirement to upgrade part or all of the site frontage to the street (at the developer's cost) to include kerb and gutter (appropriate to the location).*

G4 Flooding

Note: *This section will be added at a future date.*

G5 Bushfire

G5.1 Application of this Section

This section applies to all land that is mapped as bushfire prone land within Blayney Local Government Area (LGA) on the **Bushfire Prone Land Map(s)** (as amended or replaced).

To find out if your land is affected by these clauses, please go to the NSW Planning Portal on the internet at www.planningportal.nsw.gov.au, as described in the Introduction to this Part. Please also visit the Rural Fire Service website (www.rfs.nsw.gov.au) for additional resources.

*A bushfire prone area is an area of land that can support a bush fire or is likely to be subject to bush fire attack. Bush fire prone areas are identified on a **Bushfire Prone Lands Map**. The map identifies bush fire hazards and associated buffer zones within a local government area.*

*There may also be instances where land is not identified as bushfire prone on the **Bushfire Prone Land Map** but a bushfire risk is still present so development may need to consider appropriate locations, design and construction to manage bushfire risk.*

G5.2 Objectives

- 1) To meet the statutory requirements for bushfire protection in NSW.
- 2) To prevent the loss of life and property due to bushfire by providing for development compatible with bushfire hazard.
- 3) To ensure risks associated with bush fire are appropriately and effectively managed while having due regard to development potential, on-site amenity and protection of the environment.
- 4) To ensure bush fire risk is managed in connection with the preservation of the ecological values of the site and adjoining lands.

G5.3 Development on Bushfire Prone Land

Where a proposed development is on land identified as bush fire prone on the **Bushfire Prone Land Map**, the design and management of any proposed development on that bushfire prone land must comply with:

- 1) NSW Rural Fire Service (2006) *Planning for Bush Fire Protection* (as amended or replaced); and
- 2) *Australian Standard AS3959 – 2009 Construction of Buildings in Bush Fire Prone Areas* (for any Construction Certificate application). A suitably qualified person must provide a schedule of compliance with the applicable construction standards. This schedule will form part of the approval documentation and the applicant will be required to comply with it during the course of construction.

- 3) Any development application involving the erection of a dwelling house or alterations and additions to an existing dwelling house on bush fire prone land must address the requirements contained in the NSW Rural Fire Service (RFS) publication titled "*Building in Bush Fire Prone Areas Single Dwelling Applicants Kit*" found on the RFS website (www.rfs.nsw.gov.au).

G6 Land Contamination

G6.1 Application of this Section

This section applies to all land within the Blayney Local Government Area (LGA). This Section directly relates to requirements under the *Contaminated Land Management Act 1997* (& regulations) and *State Environmental Planning Policy No. 55 – Remediation of Land* ('SEPP 55') that provides procedures to deal with the assessment of known or potentially contaminated land, the remediation of contaminated land, and development that may contaminate land.

Council has prepared a Contaminated Land Policy (in accordance with the Central West Councils Environment & Waterways Alliance and Contamination Land Policy template) that sets out in detail the legislative and policy requirements for assessing contamination including triggers for a preliminary site investigation and remediation requirements. Appendix A of that Policy contains a list of potentially contaminating land uses that should be considered as part of any preliminary investigation.

G6.2 Objectives

- 1) Enable Council to more adequately identify, record and manage known and potentially contaminated land in accordance with legislative and state policy requirements;
- 2) Consider the historical uses of sites to understand potential risks from potentially contaminating land uses;
- 3) Ensure development sites have a suitable soil/water quality for their intended use and that any proposed development of an identified contaminated site will not result in any unacceptable levels of risk to human health or the environment;
- 4) Remediate contaminated sites to a suitable level for their intended purpose and protection of the natural environment;
- 5) Comply with Council's *Contaminated Land Policy* and any relevant NSW Government guidelines;
- 6) Avoid or minimise the risk of future contamination of sites from proposed development. Where any proposed development and its operation involves significant quantities of chemical or petroleum use or storage or harmful materials or waste products (in any form) on the site, the applicant must demonstrate how the proposed development:
 - a) Will manage and safely contain any chemicals, materials or wastes on the site and/or during their disposal or transport to/from the site in accordance with the relevant regulations;
 - b) Is designed to minimise or mitigate the risk of contamination to land, surface and ground water, or ecological systems both during normal operations and in the event the normal systems fail;

- c) Addresses relevant clauses in **BLEP2012** including (where relevant), but not limited to:
- i. **Clause 6.4 – Groundwater vulnerability;**
 - ii. **Clause 6.5 – Drinking water catchments;**
 - iii. **Clause 6.6 – Riparian land and watercourses.**

~~G8 Significant Vegetation & Biodiversity~~

~~This section seeks to provide some guidance on when and how Council will require an applicant to address **Clause 6.3 – Terrestrial biodiversity** and **Clause 6.6 – Riparian land and watercourses** in **BLEP2012**. The mapping that identifies sensitive biodiversity throughout the Shire is indicative only and must be tested as part of any development application to determine if there are any impacts on significant biodiversity. For this reason, a practical and staged approach to identifying sensitive biodiversity is appropriate. This section also provides some guidelines for vegetation removal and replacement in urban areas.~~

~~G11.0 Application of this Section~~

~~12) This Section applies whenever proposed development within the Blayney Local Government Area (LGA) is on land identified as:~~

- ~~) 'Biodiversity' on the 'Natural Resource – Biodiversity Map' in BLEP2012;~~
- ~~) Within 40m of the top of bank of each watercourse on land identified as 'Riparian Land and Waterways' on the 'Riparian Land and Waterways Map' in BLEP2012;~~
OF
- ~~) Council determines (at their discretion) that there are significant native trees on urban land that should be retained (even if they are not mapped as Biodiversity).~~

~~To find out if your land is affected by these clauses, please go to the NSW Planning Portal on the internet at www.planningportal.nsw.gov.au, as described in the Introduction to this Part.~~

G7 Significant Vegetation & Biodiversity

Note: This section will be added at a future date.

~~18) This Section does not declare any particular vegetation as vegetation to which the **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017** ('Vegetation Policy') applies under Part 3 of that Policy.~~

~~19) This Section does not alter or amend any requirements under other legislation or state policies with regards to threatened or endangered species, ecological communities, critical habitat or other significant biodiversity or the requirements for clearing of native vegetation. To the extent there is any conflict the legislation supersedes the requirements in this DCP. This includes, but is not limited to:~~

- ~~) On rural lands — the **Local Land Services Act 2013** and the **Biodiversity Conservation Act 2016** (as amended); and~~
- ~~) In urban areas and land zoned for environmental protection (Zone RU5 Village, Zone R1 General Residential, Zone R5 Large Lot Residential, Business Zones, Industrial Zones, Infrastructure and Recreation Areas — **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**. This SEPP applies to:
 - ~~) Native vegetation above the Biodiversity Offset Scheme (BOS) threshold where a proponent will require an approval from the Native Vegetation Panel; and~~
 - ~~) Vegetation below the BOS threshold where a proponent will require a permit from Council (but only where this Plan species vegetation for the purpose of that Policy).~~~~

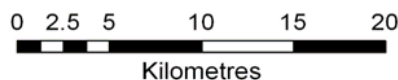
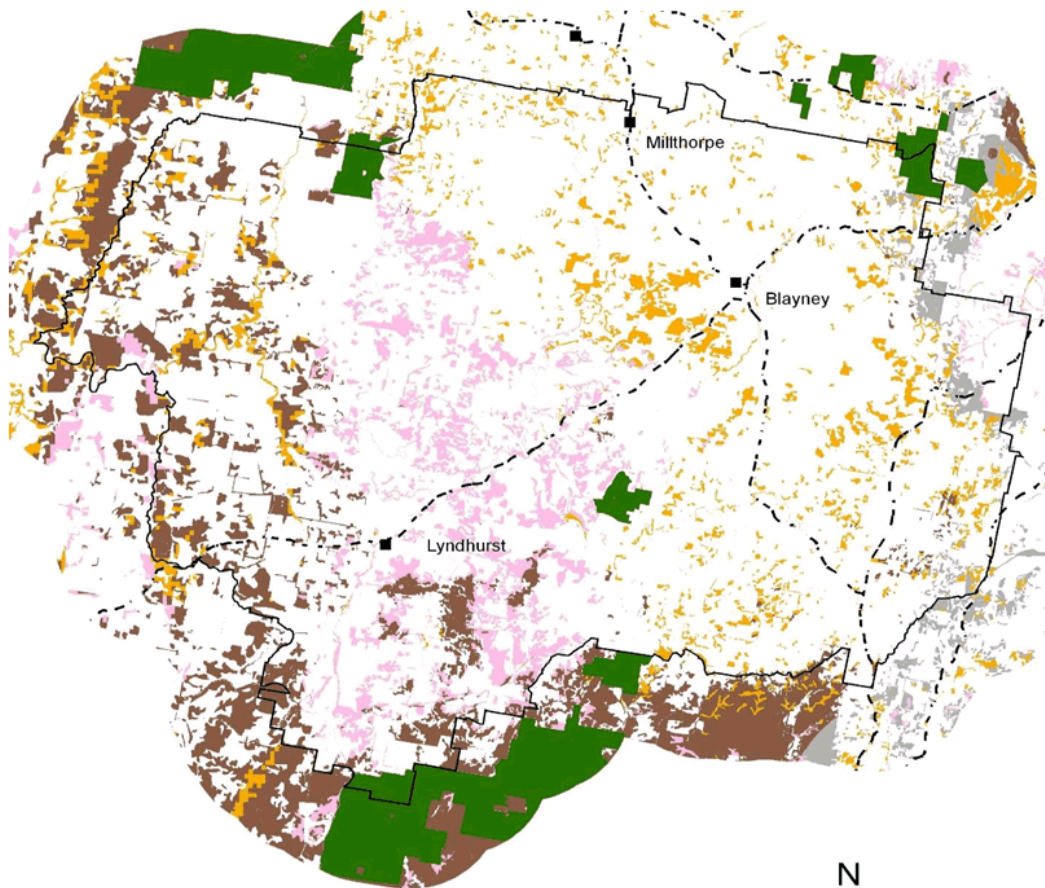
G27.0 — Steps in Assessing Biodiversity Impacts

~~The applicant should consider and address the following steps that Council will follow in assessing biodiversity significance of any lands:~~

~~29) Step One (1): Identify the Vegetation or Biodiversity Significance:~~

~~If the land or part of the land is identified as '**Biodiversity**' on the '**Natural Resource — Biodiversity Map**' or '**Riparian Land and Waterways**' in **BLEP2012** then the applicant should work with Council to determine the significance of that vegetation or biodiversity and whether there is any mapping anomaly.~~

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BLAYNEY LGA
Environmentally Sensitive Areas
- Biodiversity and Native Vegetation

This land use decision making tool is based on information produced by the Department's of Water and Energy & Environment and Climate Change and does not represent other NSW Government agency information.

This information should be used as a guide only and scale must be taken into consideration when used with cadastral information.

Environmentally Sensitive Areas
Biodiversity and native vegetation

| Data Source | Data Codes |
|---------------------------|------------|
| Native vegetation mapping | DECC data |
| Wetlands | DECC data |

- Legend**
- Wetland
 - EEC
 - <30% Remaining
 - <1000 ha Remaining
 - Vegetation on Overcleared Landscapes
 - Riparian Vegetation
Vegetation Within 100m of a National Park
 - Other Native Vegetation
 - Local Government Boundary
 - NSW Highway
 - Town
 - DECC Estate
 - Forests NSW

~~For sites identified as 'Biodiversity' we suggest that the applicant speaks to Council to access mapping provided by the NSW Government (reproduced above) that identifies more specific reasons for the biodiversity significance. This may include, but is not limited to:~~

- ~~ii) Endangered Ecological Communities (EEC);~~
- ~~jj) Areas where < 30% of that vegetation type is remaining;~~
- ~~kk) Areas where less than 1000ha of that vegetation type is remaining;~~
- ~~ll) Vegetation on over-cleared landscapes; or riparian vegetation.~~

~~The applicant should also check the NSW Government BIONET Atlas (www.bionet.nsw.gov.au) which is a repository for biodiversity data including species sightings, surveys, and threatened biodiversity. You may require assistance by a suitably qualified consultant to assess this information and determine the likelihood of species on the subject site.~~

~~The applicant must demonstrate (including photographic and aerial photo evidence) either that:~~

- ~~oo) The mapping is incorrect in that the area that is identified as significant does not exist (with photographic evidence clearly showing the location) or is not native vegetation; or~~
- ~~pp) That the proposed development (and any impacts from that development on the site) will not be in close proximity to or impact significantly on any vegetation highlighted by the proposed mapping. Council and the applicant may have regard to any recent aerial photos of the site in making this decision.~~

~~**Note:** Proximity to significant vegetation may create other hazards such as bush fire risk that may increase the expense of a development application and construction.~~

45) ~~Step Two (2): Preliminary Site Investigation~~

Where:

- ~~uu) It is unclear whether there is any significant native vegetation from the photographic evidence; or~~
- ~~vv) It is unclear whether the development will be in proximity to sensitive biodiversity and/or significant vegetation on recent aerial images; or~~
- ~~ww) — There is other relevant evidence requiring further investigation, then Council may conduct a preliminary site investigation to assess the potential for impact from the proposed development. It is advisable to seek this advice from Council prior to lodgement of your application to reduce any delays. At this point Council may advise that no additional justification is required if there is minimal impact or the vegetation removal is unlikely to significantly impact the specific biodiversity issue that is mapped.~~

52) ~~Step Three (3): Significant Biodiversity Impacts~~

~~Where a significant number of native trees are proposed for removal and/or their removal is not justified by an **Arborist Report**, then Council may require a **Flora and/or Fauna Assessment** or **Vegetation Management Plan** prepared by a suitably qualified ecologist or flora/fauna specialist to demonstrate that the proposed development will address the requirements of **BLEP2012**. This may require offset planting programs to mitigate the impact of that vegetation loss.~~

G55.0 — Riparian Land & Waterways

56) When a development is proposed on land identified as '**Riparian land and waterways**' on the **Riparian Land and Waterways Map** in **BLEP2012** then the applicant is only required to address **Clause 6.6 — Riparian land and watercourses** in any detail where:

–) There are works within 40m of the top-of-bank of any mapped watercourse

*(Note: These works may require a **controlled activity approval** from the NSW Government under the *Water Management Act 2000* – For more information go to <http://www.water.nsw.gov.au/water-licensing/approvals/controlled-activity>. This is **integrated development** under the *Environmental Planning & Assessment Act*)*

–) Other developments / land uses that, in Council's discretion, are in proximity to a significant watercourse and may have potential to affect riparian lands or watercourses through significant on-site storage of significant volumes of hazardous liquids or chemicals or the production of wastes that could contaminate surface or ground water systems that feed into the drinking water supply.

60) Council may require additional studies, reports or plans (prepared by suitably qualified consultants) that demonstrate the proposed development will not have a significant adverse impact on surface or groundwater systems and may enhance and protect these systems. This may include:

–) Geotechnical and on-site effluent management plans/studies;

–) Hydrological and groundwater analysis;

–) Processes and systems designed to prevent on-site chemicals or waste materials from adverse impacts on surface or ground water systems (including back-up systems if standard processes fail);

–) Stormwater and drainage plans to direct surface water away from development;

–) Flora and fauna reports or vegetation management plans or landscaping plans;

–) Any other reports required to assess the risk and determine appropriate management strategies.

67) Where there is significant vegetation that should be retained and enhanced or there are existing ecological links, riparian corridors or drainage corridors on the land or adjoining land that would be enhanced by landscape planting — Council may require the fencing of the riparian corridors to prevent stock access and/or planting of additional vegetation in accordance with recommendations from a suitably qualified consultant.

G69G8 Drinking Water Catchments & Ground Water Vulnerability

G69.1G8.1 Application of this Section

This clause seeks to provide some guidance on when and how Council will require an applicant to address:

- a) **Clause 6.4 – Groundwater vulnerability** in **BLEP2012** and applies to land identified as 'Groundwater vulnerable' on the **Natural Resource – Groundwater Vulnerability Map(s)**; and
- b) **Clause 6.5 – Drinking water catchments** in **BLEP2012** and applies to land identified as 'Drinking water catchment' on the **Drinking Water Catchment Map(s)**.

To find out if your land is affected by these clauses, please go to the NSW Planning Portal on the internet at www.planningportal.nsw.gov.au, as described in the Introduction to this Part.

G69.2G8.2 Application Requirements

Note: It is not intended that low-impact developments (particularly in existing urban areas) are required to prepare a detailed response to these clause(s), except through the provision of an on-site effluent report, erosion & sediment control plan, or other geo-technical report (where relevant). However, larger projects or those with potentially higher impacts to the drinking water supply system must address these clause(s) in greater detail.

- 1) When a development is proposed on land identified as:
 - a) 'Drinking water catchment' on the **Drinking Water Catchment Map** in **BLEP2012**;
or
 - b) 'Groundwater vulnerable' on the **Natural Resource – Groundwater Vulnerability Map(s)**,

then the applicant is only required to address the relevant clause in **BLEP2012** in detail for the following land uses / development proposals that are permissible in the relevant zone:

- Intensive agriculture;
- Rural industries and other industries with on-site storage or use of hazardous chemicals or significant petro-chemicals;
- Animal boarding and training establishments and veterinary hospitals;
- Larger scale tourist accommodation and eco-tourist facilities requiring on-site sewage management;
- Open cut mining and extractive industries;
- New cemeteries;

- Other developments / land uses that, in Council's discretion, would have potential for on-site storage of significant volumes of hazardous liquids or chemicals or the production of wastes that could contaminate surface or ground water systems that feed into the drinking water supply.

Note: *Operations that store small quantities of fuel, oils or other machinery lubricants for rural or non-commercial use(s) would not be considered as posing a high risk of contamination. However, some higher impact facilities (e.g. service stations, liquid fuel depots and some other depots) will need to be discussed with Council. - Compliance with specific regulations (e.g. Protection of the Environment Operations Regulations) for service stations and other liquid fuel depots may provide sufficient protection.*

- 2) Council may require additional studies, reports or plans (prepared by suitably qualified consultant) that demonstrate the proposed development will not have a significant adverse impact on surface or groundwater systems in the drinking water catchment and this may include:
- a) Geotechnical studies;
 - b) Hydrological and groundwater analysis;
 - c) Processes and systems designed to prevent on-site chemicals or waste materials from adverse impacts on surface or ground-water systems (including back-up systems if standard processes fail);
 - d) Stormwater and drainage plans to direct surface water away from development;
 - e) Any other reports required to assess the risk and determine appropriate management strategies.

G70G9 Land & Soils

G70.1G9.1 Application of this Section

This Section applies wherever site investigations or state or local government mapping indicates there may be geological, soil classification/types or salinity that may affect the proposed development or where the proposed development may impact on the natural environment.

Issues that may affect parts of Blayney Shire include, but are not limited to: karst (limestone formations and caves); naturally-occurring asbestos; salt-affected lands or salinity; steep lands and lands with (potential for) significant erosion; rocky outcrops; and poorer quality or depth soils that may limit agricultural uses.

Any NSW Government publicly-accessible mapping and/or known affected areas through site analysis and previous reporting will be used to determine the presence of these issues.

G70.2G9.2 Objectives

- 1) Encourage proposed development to be appropriately sited and/or designed to address site constraints from geological or soil related issues;
- 2) Ensure that the natural environment is suitably protected from inappropriate development locations and/or construction methods that impact regionally significant geological formations (e.g. karst/limestone);
- 3) Ensure that the quality of stormwater run-off from development of sites with a geological or soil-related issue does not impact on the natural environment and receiving waters in terms of soil erosion, sedimentation, water and groundwater pollution, and other impacts;
- 4) To maximise the amount of existing significant vegetation retained on a site during construction and operation of the development to minimise soil erosion and sedimentation of watercourses.

G70.3G9.3 Naturally Occurring Asbestos

Asbestos is a naturally occurring mineral. This section deals with naturally-occurring asbestos (NOA) found in certain geological deposits (as opposed to asbestos utilised in industrial and building products). It is important to acknowledge that this mapping is based both on sites where NOA is known to occur and areas with potential for NOA based on known geology at depths of less than 10m below the natural surface.

The potential presence of naturally-occurring asbestos ('NOA') has been mapped by the NSW Government across NSW and broken down into broad areas of low, medium or high potential regions. Go to the NSW EPA website at <http://www.epa.nsw.gov.au/clm/natural-asbestos.htm> and click on the link for 'Naturally-occurring asbestos in NSW' maps

For more information please see the website for the:

- a) NSW Environment Protection Authority (EPA) website above, including the following Fact Sheets:
 - Factsheet 1 – Recreation in areas of naturally occurring asbestos;
 - Factsheet 2 – Residing in areas of naturally occurring asbestos;
 - Factsheet 3 – Farming in areas of naturally occurring asbestos.
- b) Local Government NSW - relating to the Model Asbestos Policy (2015) as amended (<https://www.lgnsw.org.au/policy/asbestos-model-policy>).
 - 1) If your land is identified on a NSW Government map as having low, medium, or high potential for naturally-occurring asbestos (NOA) then Council may require that a suitably qualified geo-technical consultant conducts a site visit and sampling to confirm whether there is (likely to be) any NOA on or near the area where development works are proposed. This must review whether the proposed development will result in any substantial earthworks or disturbance of soil or rock in the affected areas which must be shown on a **Site Plan, Earthworks Plan, or a Soil and Water Management Plan**.
 - 2) Chapter 8 of the *Work Health and Safety Regulations 2017* (as amended) addresses Asbestos. If NOA is identified, and it is likely to be affected by the proposed works, then Clause 432 of that Regulation requires that a site-specific **Asbestos Management Plan** is prepared in accordance with the regulations and the *Model Asbestos Policy for NSW Councils (2015)* (as amended).

G70-4G9.4 Erosion & Sedimentation

Erosion of land through poor land management and development practices can result in significant sedimentation and water quality issues in watercourses and drainage corridors.

- 1) Council will assess the relative risk of certain developments causing erosion and sedimentation in accordance with the requirements of the 'Blue Book' (*Managing Urban Stormwater: Soils and Construction*) by Landcom, Fourth Edition (2004) (as amended) including, but not limited to: assessment of site constraints and opportunities; management of soils/earthworks; vegetation retention and enhancement; management of water; sediment and waste control; and site access, stabilisation and maintenance.
- 2) Council may place conditions of consent on development to comply with the requirements of the 'Blue Book' and Council's *Development and Building Guide* in accordance with the risk of erosion and/or sediment leaving the site in the following order of risk (low to high):
 - a) Implement sediment & erosion control measures during construction;
 - b) Lodge with Council (for approval) an **Erosion & Sediment Control Plan**;
 - c) Lodge with Council (for approval) a more detailed **Soil & Water Management Plan**.

G70-5G9.5 Other Geological or Soil-Related Issues

In addition to the requirements for Erosion & Sedimentation above, where there is evidence of any geological or soil-related issue(s) that may impact on the suitability of a site for development, its proximity to adjacent development, and/or the method of construction then:

- 1) The **Statement of Environmental Effects** and any relevant plan(s) must give consideration to the impacts of the geological or soil related issue and document how the proposed development will address those issues and minimise or mitigate any risk;
- 2) The extent of any impact(s) on the geology or soil should be shown clearly on any **Site (Analysis) Plan, Earthworks Plan, Soil and Water Management Plan** and/or **Engineering/Structural Plan(s)**.
- 3) Council may require a suitably qualified engineer to:
 - a) Provide a **Geo-Technical Report** that analyses the geology, soils and possibly the hydrology (water) of the site to determine the risk(s) and how the proposed development should respond; and/or
 - b) Provide **Engineering / Structural Plan(s)** to ensure appropriate structure and stability of development.
- 4) Council may require a **Soil & Water Management Plan** and/or **Erosion & Sediment Control Plan** to manage water, salinity and soils/sediment on-site and demonstrate no impacts on adjacent properties or watercourses / drainage channels in accordance with **Part G9.4 Sediment & Erosion Control** ~~above~~.

Part H:

Heritage Conservation

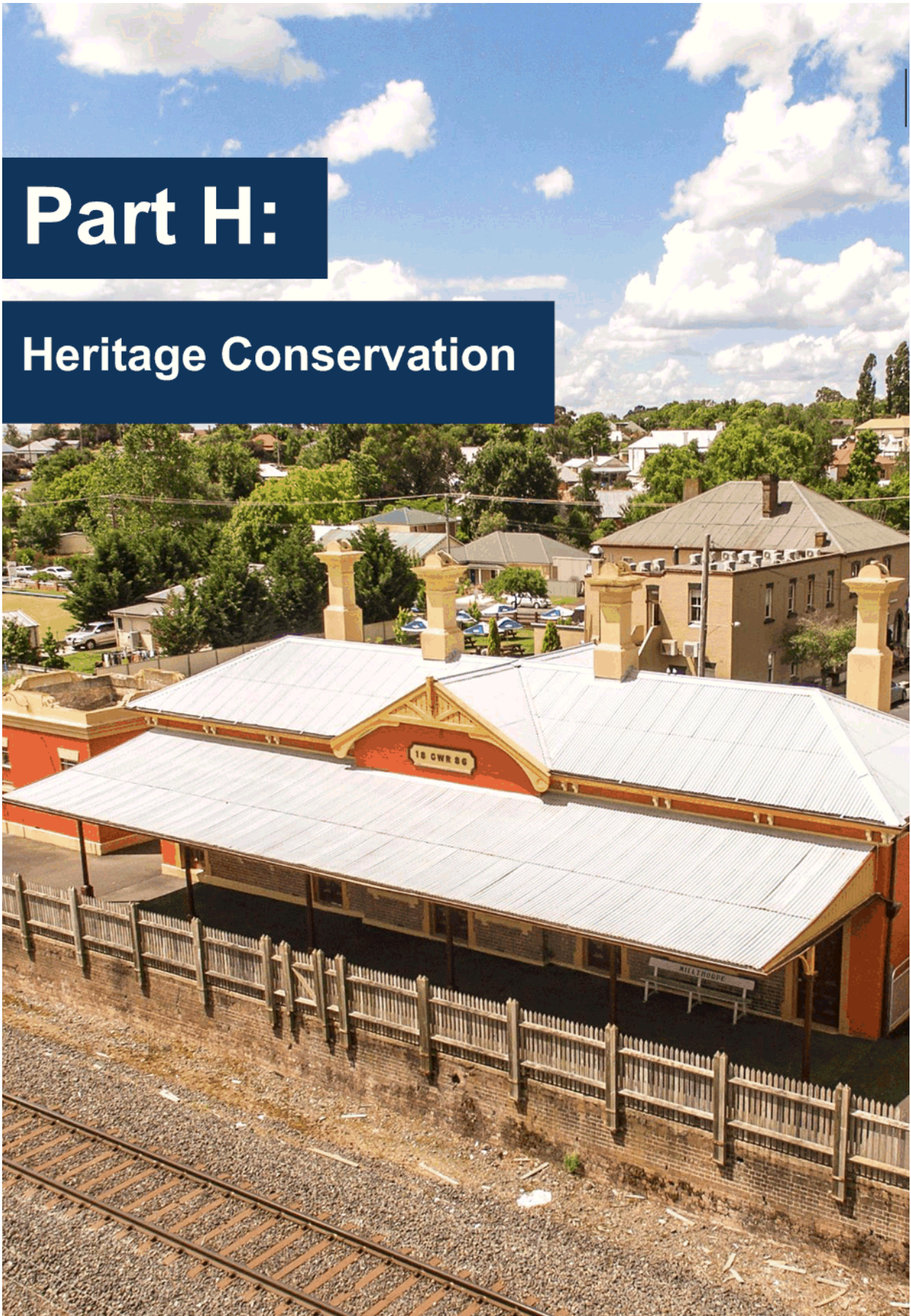


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H1 Introduction

H1.1 Application of this Part

This part of the Blayney Development Control Plan (DCP) applies to development on land that is:

- a) Identified as a heritage item or located in a heritage conservation area listed in Schedule 5 of the *Blayney Local Environmental Plan 2012 (BLEP2012)* or in the State Heritage Register;
- b) In proximity to an identified heritage item that may impact on the heritage significance of a heritage item;
- c) Identified as, or in proximity to, other locally or regionally significant building or place that is not listed in Schedule 5 of the **BLEP2012** or in the State Heritage Register at the discretion of Council staff; or
- d) Identified as, or in proximity to, items of Aboriginal cultural and archaeological significance that are not listed in **BLEP2012** for protection and cultural sensitivity.

Refer to Councils Development and Building Guide and associated Fact Sheets for further information regarding Heritage Conservation within the Blayney Shire. If you require further information, contact Councils Planning and Environmental Services Department.

H1.2 Objectives of Heritage Conservation

- 1) To conserve the heritage significance of the built and natural environments.
- 2) To ensure the management of heritage is carried out in line with the Principles and Articles of the Burra Charter for the assessment of significance of heritage places and the traditions associated with them.
- 3) To implement the objectives and controls contained within **BLEP 2012** and any other relevant heritage legislation.
- 4) To conserve the heritage significance of the natural and built environment and ensure new development is sympathetic to the identified heritage values.
- 5) To provide planning and design guidelines for developments associated with heritage items or a heritage conservation area.

H1.3 Others Parts of this DCP

Whilst Council has attempted to consolidate most of the controls relating to heritage development in this Part, other Parts of this DCP may also apply depending on the type of development you are proposing and the site constraints including, but not limited to:

- 1) **Part E – Other Land Uses** (where you are also proposing other land uses not included in the Part of the DCP)
- 2) **Part F – Subdivision** (where you are also proposing some type of subdivision of your land); and

- 3) **Part G – Environmental Management & Hazards** (dependent on-site constraints and potential impacts).

H1.4 Variations to Controls

Council may consent to a Development Application involving departure from a control contained within this DCP, but only where Council has considered a written request from the applicant that seeks to justify the departure (in accordance with **Clause A1.11 Variation to Controls** of this DCP) by demonstrating that:

- a) Compliance with the particular control within this DCP is unreasonable or unnecessary in the circumstance of the case; and
- b) The objectives of the particular control are met or sufficiently addressed; and
- c) There are sufficient environmental planning grounds to justify the departure from the particular control within this DCP; and
- d) The impacts of the non-compliant proposal will not be significantly greater than a compliant proposal, and that it may enhance the outcome.

H2 Development Consent Requirements

H2.1 Development Requiring Consent

A Development Application is required for the carrying out of most development that relates to a heritage item, Aboriginal place of heritage significance or archaeological site and or in a Heritage Conservation Area [\(HCA\)](#).

Refer to **BLEP 2012**, Clause 5.10 (2) which identifies the following instances where development consent is required or alternatively contact Council's Planning and Environmental Services Department.

H2.2 Development Not Requiring Consent

There are circumstances where development consent is not required for certain works, such as:

- 1) The **BLEP2012**, Clause 5.10(3) contains some exemptions where development consent is not required. If unsure, please contact Council's Planning and Environmental Services Department.
- 2) *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (**SEPP Code**) provides some forms of development that do not require development consent from Council. If unsure, please contact Council's Planning and Environmental Services Department. The **SEPP Code** is available at www.legislation.nsw.gov.au.

H2.3 Documents to be submitted with a Development Application

When lodging a Development Application for development on land on which a heritage item is situated, or within a heritage conservation area, or within the vicinity of a heritage item or heritage conservation area, Council may require a Heritage Management Document (**HMD**) to be prepared and submitted for assessment.

The circumstances in which a **HMD** may be required will vary depending on the works proposed and the likely impact they will have on the heritage significance of the item or HCA. Discussions with Council staff and the heritage advisor are recommended to determine what may be needed to assist in assessing a **Development Application**.

H2.4 Archaeological Sites (Non-Indigenous)

- 1) All known and potential archaeological relics in NSW are protected under the NSW *Heritage Act 1977* (as amended). When intending to disturb or excavate land where archaeological relics

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have been identified or are considered likely to occur, it is the responsibility of the property owner to seek relevant approvals.

- 2) Before granting consent to any development on land on which an archaeological site is identified, Council must notify the NSW Heritage Council of its intention to grant consent and take into consideration any response from the NSW Heritage Council.

H2.5 Aboriginal Places of Heritage Significance

Impact on an Aboriginal place of heritage significance or an Aboriginal object must be considered by Council before granting consent. Specifically, Clause 5.10(8) of **BLEP 2012** states that Council must:

- 1) Consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place; and
- 2) Notify the local Aboriginal communities (in such a way as Council thinks appropriate) about the application and take into consideration any response received within 28 days after the notice is sent.

If an application is located along a significant watercourse or ridgeline or a likely Aboriginal place of heritage significance then please contact Council to discuss. You may be required to conduct a search of the Aboriginal Heritage Information Management System (**AHIMS**) to see if an Aboriginal object or place has been declared on a parcel of land (though this search is not determinative of the presence of Aboriginal items).

If any Aboriginal object is found during the development process then work must stop immediately and the requirements of the *National Parks and Wildlife Act 1974* must be followed. An applicant may also need to seek an Aboriginal Heritage Impact Permit in accordance with that Act.

H2.6 State Heritage Items

- 1) Any works to a State Heritage item (including demolition) requires approval or exemption under the *Heritage Act 1977*.
- 2) When a Development Application is lodged with Council for demolition or development of any type for a State Heritage Register listed item, the integrated development application process commences and Council will, as part of that process, refer the application to the Heritage Council for concurrence.

Heritage items listed as being of State significance in Schedule 5 of the **BLEP 2012** are those listed on the State Heritage Register.

H2.7 Conservation Incentives

Council recognises the need to be flexible with heritage items in terms of providing for their long-term conservation. **BLEP2012** Clause 5.10(10) - Conservation Incentives enables Council to approve development relating to a heritage item or the site of a heritage item that would otherwise be prohibited in the zone.

If an applicant seeks approval for development under the conservation incentives clause, Council must also be satisfied that the development is in accordance with an approved **HMD**, if required, and ensure that the necessary conservation work will be carried out in conjunction with the development.

In addition to the abovementioned clause, Council offers the following incentives to encourage conservation work:

- a) Free Heritage Advisor service;
- b) Local Heritage Assistance Fund; and
- c) Development Application fees may be waived.

If you would like to discuss further, contact Councils Planning and Environmental Services Department.

H3 Development of Heritage Items

H3.1 Demolition

- 1) Buildings that are listed as heritage items or contribute to the significance of a heritage item should not be demolished.
- 2) Partial demolition of a heritage item should only be allowed when it can be established in a HMD that the partial demolition will not have a substantial impact on the significance of the heritage item.
- 3) Outbuildings associated with heritage items can only be demolished where a HMD has established that the outbuilding does not contribute to the heritage significance of the place (Refer to Section **H6 Definitions** to determine the type of **HMD** required and or consult with Council's Planning and Environmental Services Department).
- 4) Photographic records of building/s are to be provided to Council prior to the commencement of any demolition works.

H3.2 Subdivision

- 1) Subdivision of an allotment that includes a heritage item or recognised archaeological site should not be allowed unless it can be demonstrated that an adequate curtilage of the heritage item is retained. Adequate curtilage will depend on the significance and content of the heritage item, to discuss further consult with Council's Planning and Environmental Services Department.
- 2) Subdivision of land that includes a heritage item or recognised archaeological site should not be allowed unless it can be established that proposed or future development on the created allotments will not impact on important views to or from the heritage item.

H3.3 Adaptive Reuse

- 1) Adaptive reuse of a building should retain important architectural qualities and features of the building, where possible, particularly features that contribute to the streetscape and the heritage significance of the place.
- 2) Adaptive reuse must involve minimal change to the significant fabric of the place.
- 3) Adaptive reuse must acknowledge and respect significant associations and meanings of the place.
- 4) Adaptive reuse must have regard to the relevant legislation of the *National Construction Code* (NCC) and other relevant Australian Standards.

H3.4 Scale and Proportion

- 1) Avoid significant changes to the front elevation of heritage items; locate new work at the rear of, or behind the original building section or behind the front building line.
- 2) Design new work to respect the scale, form, massing and style of the existing building and ensure it does not visually dominate the original building or streetscape.
- 3) Development of an inconsistent scale to the heritage item is allowable only if it can be demonstrated that the new development will not detract from the aesthetic quality and important views of the heritage item and the streetscape.
- 4) Important elements of the form of a heritage item such as, main roof forms, chimneys and verandas should not be demolished or obscured, unless justified.

H3.5 Materials and Colours

- 1) Original materials of heritage items should not be replaced with different materials or materials of different colour, unless unavoidable or it can be shown not to detract from the heritage significance of the heritage item and the streetscape.
- 2) Non – original materials of heritage items that are being replaced should be replaced with materials that match or complement the original as closely as possible.
- 3) Colour schemes are to reflect the period and detail of the property, in consultation with Council or the Heritage Advisor.
- 4) Painting or rendering face brick is generally supported, where appropriate.

H3.6 Doors and Windows

- 1) Original window and door openings are important elements and should generally be retained.
- 2) Where original windows and doors in important elevations have been removed and replacement of the joinery is proposed, the original windows or doors should be reconstructed or replaced in sympathy.
- 3) New windows and door openings in important elevations must be carefully located to retain the original relationship of solids and voids and of proportions, materials and details similar to existing windows and door openings in the building.
- 4) New windows and doors visible from the street must be located to complement the original design of the building and of proportions and details to complement the original character of the building.

H3.7 Fencing and Gates

- 1) Fencing and gates that are existing (and not unsafe) should not be demolished/removed unless justified.
- 2) New fencing and gates should be of a similar style and scale that is consistent with the style of the building and the streetscape.
- 3) Fencing forward of the building line constructed of solid materials such as masonry should not be greater than 900mm in height above the adjacent public footpath level, unless it is an original wall.
- 4) Fencing forward of the building line constructed of timber pickets, metal pickets or wrought metal panels or a combination of masonry (with significant transparency) should not be greater than 1.2 metres in height above the adjacent public footpath level, unless it is an original wall or fence, or replacing an original wall or fence.
- 5) Original masonry should not be painted, unless the original was or existing masonry is painted.

H3.8 Landscaping Elements

- 1) Original or early garden layouts that contribute to the significance of the heritage item should be retained and enhanced.
- 2) When selecting suitable trees and species, the following must be considered:
 - a) the varieties that already exist in the area and in the original garden;
 - b) the size and location of the tree when mature; and
 - c) the potential of the chosen species to interfere with services, retaining walls and other structures, and the amenity of adjoining properties.

er to Council's Development and Building Guide and associated Fact Sheets for further information regarding landscaping within the Blayney Shire. If you require further information, contact Councils Planning and Environmental Services Department.

H3.9 Outbuildings and Rainwater Tanks

- 1) Outbuildings must be located as far behind the front building alignment or in line as possible.
- 2) Outbuildings and rainwater tanks should be located in the rear yard of heritage items.
- 3) Outbuildings and rain water tanks should be low profile and designed so that they do not impact on important views of heritage items and are not greater in height or bulk than the heritage item.

H3.10 Advertising and Signage

- 1) Any early signage should not be removed, but retained and actively preserved, wherever possible, including signage related to original shopfronts or remnants of painted signs on the side walls of building.
- 2) New signs should be discrete and complementary to the historical significance of the building and streetscape and not visually dominate the area of building walls.
- 3) New signs should be placed in locations, which would have traditionally been used for advertising purposes, where possible and appropriate.
- 4) The size of the sign and its contents/design (colour scheme, letters, number and symbols) must complement the scale of the building to which they relate and its streetscape.
- 5) The following signs are not permitted:
 - a) advertising affixed to trees, light poles or other structure not for the purposes of advertising structure; and
 - b) signs mounted above the awning or verandah of a building.
- 6) Signage on commercial buildings is to be confined to:
 - a) An under-awning sign of an appropriate size and design;
 - b) A window sign in the ground floor shop front of an appropriate size and design;
 - c) A façade sign contained within a purpose designed panel of the building façade;
 - d) The façade of the building must not be painted in corporate colours;
 - e) A fence sign, free standing sign or A – Frame sign of an appropriate size and design.
- 7) The architectural details of a building are not to be obscured by commercial signage.

H4 Development in the Vicinity of Heritage Items

H4.1 Siting, Scale and Proportion

- 1) The setbacks of new development from any street should generally be equal to or greater than that of the heritage item and the streetscape.
- 2) Development should not be of such bulk or height that it visually dominates the heritage item or streetscape.
- 3) Important views to or from a heritage item should not be unreasonably obscured by new development.
- 4) Where a heritage item is part of a streetscape of buildings of consistent style, form and materials, development in the vicinity of the heritage items should incorporate elements of the dominant style, form and materials in the streetscape.
- 5) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:
 - a) Providing an adequate curtilage to the heritage item to allow its interpretation.
 - b) Retaining original or significant landscaping associated with the heritage item, if the landscaping is listed on the Heritage Inventory Sheet.
 - c) Protecting and allowing the interpretation of archaeological features associated with the heritage item.

H4.2 Materials and Colours

Materials and colours for development in the vicinity of a heritage item shall be selected to avoid stark contrast with the adjacent development where this would result in the visual importance of the heritage item being reduced.

H5 Development within Heritage Conservation Areas

H5.1 Scale and Form

- 1) The scale of new development within a conservation area should relate to the scale of the adjacent or nearest heritage building and streetscape.
- 2) Development of a larger scale is allowable only if it can be demonstrated that the new development will not adversely impact on the character and views of the conservation area.
- 3) New development that obscures important views within a heritage conservation area should not be permitted.
- 4) The roof forms of new development in a conservation area are to complement the original roof forms of existing nearby buildings that contribute to the conservation area and streetscape.
- 5) Additions and alterations to existing buildings that contribute to the character of a conservation area should not detract from the original form of the existing building as viewed within the streetscape.
- 6) The treatment of the street façade of new development in a conservation area should relate to existing nearby buildings that contribute to the conservation area.

H5.2 Siting

- 1) The front setbacks of new development (including alterations and additions) in conservation areas should be an average of adjacent or nearby development or consistent within the streetscape.
- 2) No new structures should be built forward of the established main street building line.

H5.3 Materials and Colours

- 1) Original materials of existing heritage buildings in conservation areas should not be replaced with different materials or with materials of different colours unless justified, and approved by Council.
- 2) Non – original materials of existing heritage buildings in conservation area that are being replaced should be replaced with materials that complement the original material as closely as possible.
- 3) Materials for new development in **HCA**s should not contrast with the original materials of the dominant contributory buildings in the conservation area.
- 4) Colour schemes for existing and new development in conservation areas should have a relationship with traditional colour schemes for the dominant style of development found in the conservation area in consultation with Council.

- 5) The use of fluorescent paint and primary colours on buildings in conservation areas is not permitted.

H5.4 Doors and Windows

- 1) Original door and window openings visible from the streetscape on existing heritage buildings should not be altered, unless justified.
- 2) Original door and window joinery visible from the streetscape on existing heritage buildings should not be altered, unless justified.
- 3) New door and window openings on existing heritage buildings that are visible from the streetscape should be of proportions and details that relate to existing door and window openings.

H5.5 Outbuildings

- 1) Outbuildings and carports should be located behind the front building alignment.
- 2) Outbuildings should be single storey and designed and located so that they have negligible if any impact on the streetscape.

H5.6 Fencing

- 1) New fencing and gates for existing and proposed buildings should be designed to complement the style of the building and dominate character of the conservation area.
- 2) Fencing constructed of solid material such as masonry forward of the building line should not be greater than 900mm in height above the adjacent public footpath level, unless justified.
- 3) Original masonry fencing should not be painted, unless justified.

H5.7 Advertising and Signage

- 1) Any early signage should not be removed, but retained and actively preserved, wherever possible, including signage related to original shopfronts or remnants of painted signs on the side walls of building.
- 2) New signs should be discrete and complementary to the historical significance of the building and streetscape and not visually dominate the area of building walls.
- 3) New signs should be placed in locations, which would have traditionally been used for advertising purposes, where possible and appropriate.
- 4) The size of the sign and its contents/design (colour scheme, letters, number and symbols) must complement the scale of the building to which they relate and its streetscape.
- 5) The following signs are not permitted, advertising affixed to trees, light poles or other structure not for the purposes of advertising structure, signs mounted above the awning or veranda of a building.
- 6) Signage on commercial buildings is to be confined to:
 - a) An under-awning sign of an appropriate size and design;
 - b) A window sign in the ground floor shop front of an appropriate size and design;
 - c) A façade sign contained within a purpose designed panel of the building façade;
 - d) The façade of the building shall not be painted in corporate colours;
 - e) A fence sign, free standing sign or A – Frame sign of an appropriate size and design.
- 7) The architectural details of a building are not to be obscured by commercial signage.

Note: **Code SEPP 2008** may also contain exemptions for signage, refer to www.legislation.nsw.gov.au

H6 Definitions

PART II

Aboriginal object means any deposit, object or other material evidence (not being a handcraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

Aboriginal place of heritage significance means an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the Heritage Map, that is:

(a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or

(b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

Adaptive reuse of buildings is a process that changes a place that is no longer suitable or required for its original purpose to a place that can be used for a new purpose.

Aboriginal Heritage Information Management System (AHIMS) contains information and records about Aboriginal objects that have been reported to the Director General of the Department of Premier and Cabinet. It also contains information about Aboriginal Places which have been declared by the Minister for the Environment to have special significance with respect to Aboriginal culture. AHIMS refers to these recorded Aboriginal objects and declared Aboriginal Places as 'Aboriginal sites'

Archaeological site means a place that contains one or more relics. This evidence may include objects and artefacts of everyday life such as crockery, bottles, tools and the remains of early buildings and structures.

Curtilage, in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.

Heritage item means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5 of the **Blayney Local Environmental Plan 2012 (BLEP2012)**.

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Heritage conservation area means an area of land that has significant streetscape character and are of value due to the collective nature of buildings and elements in that area. The location and nature are described in Schedule 5, Part 2 of **BLEP2012**

Heritage management document means:

- 1) a heritage conservation management plan, or
- 2) a heritage impact statement, or
- 3) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

Heritage impact statement means A heritage impact statement (HIS) describes and evaluates the likely impact of a proposal.

Local significance, items of local heritage significance result from previous Heritage Studies, the National Trust listings, the Blayney Shire Community Based Heritage Study and local community groups and are identified in Schedule 5, Part 1 of **BLEP 2012**.

National significance, heritage items of national significance are items having significance beyond the State level and are considered under the Australian *Heritage Council Act 2003*. The Act affects property owned by the Commonwealth Government and its Agencies.

Outbuildings means an ancillary building that is not including an attached garage or carport.

Relic is defined in the Heritage Act as any artefact, object or material evidence which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and which is of State or local heritage significance.

State significance, state significant items are identified in the State Heritage Register and Heritage Office under the NSW *Heritage Act 1977*.