



**ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL MEETING  
HELD ON MONDAY 29 AUGUST 2022**

**CORPORATE SERVICES REPORTS**

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# Blayney Shire Council

ANNUAL FINANCIAL STATEMENTS  
for the year ended 30 June 2022

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# Blayney Shire Council

GENERAL PURPOSE FINANCIAL STATEMENTS  
for the year ended 30 June 2022

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## Blayney Shire Council

### General Purpose Financial Statements

for the year ended 30 June 2022

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#### Overview

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

91 Adelaide Street  
Blayney NSW 2799

Council's guiding principles are detailed in Chapter 3 of the Local Government Act and includes:

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

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

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

## Blayney Shire Council

### General Purpose Financial Statements

for the year ended 30 June 2022

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

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

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

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

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

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

**Signed in accordance with a resolution of Council made on 29 August 2022.**

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Cr. S.J. Ferguson  
**Mayor**  
29 August 2022

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Cr. D. Somerville  
**Deputy Mayor**  
29 August 2022

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M.Dicker  
**General Manager**  
29 August 2022

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T.Irlam  
**Responsible Accounting Officer**  
29 August 2022

## Blayney Shire Council

### Income Statement

for the year ended 30 June 2022

Original unaudited budget 2022	\$ '000	Notes	Actual 2022	Actual 2021
<b>Income from continuing operations</b>				
11,817	Rates and annual charges	B2-1	11,777	11,423
1,575	User charges and fees	B2-2	1,579	1,486
276	Other revenues	B2-3	480	244
4,601	Grants and contributions provided for operating purposes	B2-4	5,525	5,227
8,162	Grants and contributions provided for capital purposes	B2-4	9,788	4,677
175	Interest and investment income	B2-5	110	138
171	Other income	B2-6	196	361
-	Net gain from the disposal of assets	B4-1	54	-
<u>26,777</u>	<b>Total income from continuing operations</b>		<u>29,509</u>	<u>23,556</u>
<b>Expenses from continuing operations</b>				
6,723	Employee benefits and on-costs	B3-1	7,167	7,124
4,966	Materials and services	B3-2	5,135	4,388
255	Borrowing costs	B3-3	147	262
6,684	Depreciation, amortisation and impairment of non-financial assets	B3-4	6,522	6,740
887	Other expenses	B3-5	685	843
351	Net loss from the disposal of assets	B4-1	-	512
<u>19,866</u>	<b>Total expenses from continuing operations</b>		<u>19,656</u>	<u>19,869</u>
<u>6,911</u>	<b>Operating result from continuing operations</b>		<u>9,853</u>	<u>3,687</u>
<u>6,911</u>	<b>Net operating result for the year attributable to Council</b>		<u>9,853</u>	<u>3,687</u>
<u>(1,251)</u>	<b>Net operating result for the year before grants and contributions provided for capital purposes</b>		<u>65</u>	<u>(990)</u>

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

## Blayney Shire Council

### Statement of Comprehensive Income

for the year ended 30 June 2022

\$ '000	Notes	2022	2021
<b>Net operating result for the year – from Income Statement</b>		<b>9,853</b>	<b>3,687</b>
<b>Other comprehensive income:</b>			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-7	<b>21,303</b>	5,189
Other comprehensive income – joint ventures and associates		<b>210</b>	237
<b>Total items which will not be reclassified subsequently to the operating result</b>		<b>21,513</b>	5,426
<b>Total other comprehensive income for the year</b>		<b>21,513</b>	5,426
<b>Total comprehensive income for the year attributable to Council</b>		<b>31,366</b>	9,113

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

## Blayney Shire Council

### Statement of Financial Position

as at 30 June 2022

\$ '000	Notes	2022	2021
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	C1-1	2,298	3,665
Investments	C1-2	17,500	16,500
Receivables	C1-4	1,267	587
Inventories	C1-5	1,377	1,528
Contract assets and contract cost assets	C1-6	2,345	550
Other		128	63
<b>Total current assets</b>		<b>24,915</b>	<b>22,893</b>
<b>Non-current assets</b>			
Investments	C1-2	500	500
Receivables	C1-4	20	-
Infrastructure, property, plant and equipment (IPPE)	C1-7	325,428	296,774
Intangible assets	C1-8	54	83
Right of use assets	C2-1	21	40
Investments accounted for using the equity method	D2-3	30,108	29,835
<b>Total non-current assets</b>		<b>356,131</b>	<b>327,232</b>
<b>Total assets</b>		<b>381,046</b>	<b>350,125</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables	C3-1	1,522	1,533
Contract liabilities	C3-2	3,198	3,369
Lease liabilities	C2-1	19	20
Borrowings	C3-3	629	602
Employee benefit provisions	C3-4	2,330	2,356
<b>Total current liabilities</b>		<b>7,698</b>	<b>7,880</b>
<b>Non-current liabilities</b>			
Payables	C3-1	2	2
Lease liabilities	C2-1	2	21
Borrowings	C3-3	5,972	6,601
Employee benefit provisions	C3-4	75	76
Provisions	C3-5	1,338	952
<b>Total non-current liabilities</b>		<b>7,389</b>	<b>7,652</b>
<b>Total liabilities</b>		<b>15,087</b>	<b>15,532</b>
<b>Net assets</b>		<b>365,959</b>	<b>334,593</b>
<b>EQUITY</b>			
Accumulated surplus	C4-1	167,548	157,485
IPPE revaluation reserve	C4-1	198,411	177,108
<b>Council equity interest</b>		<b>365,959</b>	<b>334,593</b>
<b>Total equity</b>		<b>365,959</b>	<b>334,593</b>

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



Blayney Shire Council | Statement of Changes in Equity | for the year ended 30 June 2022

**Blayney Shire Council**

**Statement of Changes in Equity**  
for the year ended 30 June 2022

\$ '000	Notes	as at 30/06/22			as at 30/06/21		
		Accumulated surplus	IPPE revaluation reserve	Total equity	Accumulated surplus	IPPE revaluation reserve	Total equity
Opening balance at 1 July		157,485	177,108	334,593	153,561	171,919	325,480
<b>Restated opening balance</b>		<b>157,485</b>	<b>177,108</b>	<b>334,593</b>	<b>153,561</b>	<b>171,919</b>	<b>325,480</b>
Net operating result for the year		9,853	-	9,853	3,687	-	3,687
<b>Restated net operating result for the period</b>		<b>9,853</b>	<b>-</b>	<b>9,853</b>	<b>3,687</b>	<b>-</b>	<b>3,687</b>
<b>Other comprehensive income</b>		-	21,303	21,303	-	5,189	5,189
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-7	210	-	210	237	-	237
Joint ventures and associates		210	21,303	21,513	237	5,189	5,426
<b>Other comprehensive income</b>		<b>10,063</b>	<b>21,303</b>	<b>31,366</b>	<b>3,924</b>	<b>5,189</b>	<b>9,113</b>
<b>Total comprehensive income</b>		<b>167,548</b>	<b>198,411</b>	<b>365,959</b>	<b>157,485</b>	<b>177,108</b>	<b>334,593</b>
<b>Closing balance at 30 June</b>		<b>167,548</b>	<b>198,411</b>	<b>365,959</b>	<b>157,485</b>	<b>177,108</b>	<b>334,593</b>

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

## Blayney Shire Council

### Statement of Cash Flows

for the year ended 30 June 2022

Original unaudited budget 2022	\$ '000	Notes	Actual 2022	Actual 2021
<b>Cash flows from operating activities</b>				
<i>Receipts:</i>				
11,816	Rates and annual charges		11,801	11,572
1,702	User charges and fees		1,080	1,621
186	Interest received		96	177
12,816	Grants and contributions		12,489	12,468
-	Bonds, deposits and retentions received		-	341
242	Other		2,332	1,340
<i>Payments:</i>				
(6,722)	Payments to employees		(7,214)	(7,059)
(4,825)	Payments for materials and services		(6,708)	(5,690)
(256)	Borrowing costs		(251)	(275)
-	Bonds, deposits and retentions refunded		(74)	-
(887)	Other		(380)	(761)
14,072	<b>Net cash flows from operating activities</b>	G1-1	<b>13,171</b>	13,734
<b>Cash flows from investing activities</b>				
<i>Receipts:</i>				
-	Redemption of term deposits		-	4,000
-	Sale of real estate assets		-	796
257	Proceeds from sale of IPPE		904	560
<i>Payments:</i>				
(500)	Acquisition of term deposits		(1,000)	(8,500)
(14,289)	Payments for IPPE		(13,763)	(9,819)
-	Purchase of real estate assets		-	(38)
-	Purchase of intangible assets		(16)	(16)
-	Deferred debtors and advances made		(40)	-
(14,532)	<b>Net cash flows from investing activities</b>		<b>(13,915)</b>	(13,017)
<b>Cash flows from financing activities</b>				
<i>Receipts:</i>				
500	Proceeds from borrowings		-	-
<i>Payments:</i>				
(624)	Repayment of borrowings		(602)	(576)
-	Principal component of lease payments		(21)	(30)
(124)	<b>Net cash flows from financing activities</b>		<b>(623)</b>	(606)
(584)	<b>Net change in cash and cash equivalents</b>		<b>(1,367)</b>	111
4,649	Cash and cash equivalents at beginning of year		3,665	3,554
4,065	<b>Cash and cash equivalents at end of year</b>	C1-1	<b>2,298</b>	3,665
13,500	plus: Investments on hand at end of year	C1-2	18,000	17,000
17,565	<b>Total cash, cash equivalents and investments</b>		<b>20,298</b>	20,665

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

## Blayney Shire Council

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## Blayney Shire Council

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## A About Council and these financial statements

### A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 29 August 2022. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

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

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

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993 (Act)* and *Local Government (General) Regulation 2005 (Regulation)*, and the Local Government Code of Accounting Practice and Financial Reporting.

Council is a not-for-profit entity.

The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

#### **Historical cost convention**

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

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

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

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

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

Council makes estimates and assumptions concerning the future.

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

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

- i. estimated fair values of infrastructure, property, plant and equipment – refer Note C1-7
- ii. estimated tip remediation provisions – refer Note C3-5
- iii. employee benefit provisions – refer Note C3-4.

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

- i. Impairment of receivables – refer Note C1-4.

Council has made provision for some receivables but based on the effectiveness of Council's debt recovery actions to date and deemed it highly likely that these receivables will not be recoverable.

- ii. Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 *Revenue from Contracts with Customers* and / or AASB 1058 *Income of Not-for-Profit Entities* – refer to Notes B2-2 – B2-4.

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

##### **The Consolidated Fund**

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

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

- General purpose operations

continued on next page ...

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## A1-1 Basis of preparation (continued)

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- Sewerage service

### The Trust Fund

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

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

Trust monies and property held by Council but not subject to the control of Council have been excluded.

### Goods and Services Tax (GST)

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

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

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

### Volunteer services

Council engages the use of volunteers through the Blayney Shire Arts & Craft Inc. in its Visitor Information Centre which is manned during business hours of the adjoining coffee shop. It is located next door to Council which provides much of the same information available as well as at various other locations throughout the Blayney Shire. Information about Council's services and upcoming events are available on both Facebook and Council's website and therefore Council would be unlikely to employ the services if they were not provided by volunteers.

Council also participates in tree planting with the schools and community groups on an ad hoc basis.

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

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

Certain new accounting standards and interpretations (ie. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2022 reporting period.

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

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

#### **AASB 2020-1 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current**

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

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

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

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

This standard has an effective date for the 30 June 2024 reporting period.

#### **AASB 2020-3 Amendments to Australian Accounting Standards – Annual Improvements 2018 -2020 and Other Amendments**

This Standard amends a number of standards as follows:

continued on next page ...

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#### A1-1 Basis of preparation (continued)

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- AASB 1 to simplify the application of AASB 1 by a subsidiary that becomes a first-time adopter after its parent in relation to the measurement of cumulative translation differences,
- AASB 3 to update a reference to the Conceptual Framework for Financial Reporting without changing the accounting requirements for business combinations,
- AASB 9 to clarify the fees an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability,
- AASB 116 to require an entity to recognise the sales proceeds from selling items produced while preparing property, plant and equipment for its intended use and the related cost in profit or loss, instead of deducting the amounts received from the cost of the asset,
- AASB 137 to specify the costs that an entity includes when assessing whether a contract will be loss-making and
- AASB 141 to remove the requirement to exclude cash flows from taxation when measuring fair value, thereby aligning the fair value measurement requirements in AASB 141 with those in other Australian Accounting Standards.

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

This standard has an effective date for the 30 June 2023 reporting period.

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

During the year Council adopted all accounting standards and interpretations (as issued by the Australian Accounting Standards Board) which were mandatorily effective from the first time at 30 June 2022.

Those newly adopted standards which had a material impact on Council's reported financial position, financial performance and/or associated financial statement disclosures are further discussed in Note G4-1.

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

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

	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
<b>\$ '000</b>										
<b>Functions or activities</b>										
1. Public Infrastructure and Services	12,073	8,037	10,575	10,447	1,498	(2,410)	9,877	5,747	318,120	292,267
2. Local Governance and Finance	12,482	11,255	3,075	3,006	9,407	8,249	2,735	1,926	34,715	34,485
3. The Local and Visitor Economy	172	219	424	444	(252)	(225)	15	62	607	436
4. Community, Sport, Heritage and Culture	2,739	2,196	3,131	3,624	(392)	(1,428)	2,678	2,111	24,728	20,336
5. The Natural Environment	2,043	1,849	2,451	2,348	(408)	(499)	8	58	2,876	2,601
<b>Total functions and activities</b>	<b>29,509</b>	<b>23,556</b>	<b>19,656</b>	<b>19,869</b>	<b>9,853</b>	<b>3,687</b>	<b>15,313</b>	<b>9,904</b>	<b>381,046</b>	<b>350,125</b>



## B1-2 Components of functions or activities

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

### 1. Maintain and Improve Public Infrastructure and Services

Public infrastructure and services are the bones that support a community. Council Functions included are Engineering Services, Plant Operations, Local, Regional and State Roads, Bridges, Footpaths, Sewerage Operations, Stormwater Drainage, Public Cemeteries and Public Conveniences.

### 2. Build the Capacity and Capability of Local Governance and Finance

To achieve our preferred future we will all need to work together. Council functions included are Governance, Corporate Services, Public Order & Safety, Health and Food Control, Public Halls and Community Centres, Real Estate and General Purpose Revenues.

### 3. Promote Blayney Shire to grow the Local and Visitor Economy

Ensuring that industry, agriculture and mining exist in harmony working together and collaborating for regional economic growth of the region. Council functions included are Tourism, Industrial and Economic Development and Private Works.

### 4. Enhance facilities and networks that supports Community Sport, Heritage and Culture

Preserving our history while being productive and innovative we will enhance and develop our sporting and recreational assets so that the facilities are modern and have regional standing. Council functions included are Public Libraries, Swimming Pool and Leisure Centre, Sporting Grounds, Parks and Showgrounds, Rural Fire Services, Youth, Family and Aged and Disabled Services.

### 5. Protect our Natural Environment

Encourage sustainable land use practices and protect the biodiversity and health of our waterways. Council Functions include Environmental Services, Noxious Plant Management, Domestic and Other Waste Management, Street Cleaning, Town Planning and Building Control.

## B2 Sources of income

### B2-1 Rates and annual charges

\$ '000	2022	2021
<b>Ordinary rates</b>		
Residential	2,048	1,942
Farmland	2,267	2,218
Mining	2,902	2,848
Business	373	376
Less: pensioner rebates (mandatory)	(86)	(87)
<b>Rates levied to ratepayers</b>	<b>7,504</b>	<b>7,297</b>
Pensioner rate subsidies received	48	48
<b>Total ordinary rates</b>	<b>7,552</b>	<b>7,345</b>
<b>Special rates</b>		
Mining special rate	1,687	1,656
<b>Rates levied to ratepayers</b>	<b>1,687</b>	<b>1,656</b>
<b>Total special rates</b>	<b>1,687</b>	<b>1,656</b>
<b>Annual charges</b>		
<small>(pursuant to s.496, s.496A, s.496B, s.501 &amp; s.611)</small>		
Domestic waste management services	939	928
Sewerage services	1,340	1,261
Waste management services (non-domestic)	288	263
Less: pensioner rebates (mandatory)	(65)	(66)
<b>Annual charges levied</b>	<b>2,502</b>	<b>2,386</b>
Pensioner subsidies received:		
– Sewerage	14	14
– Domestic waste management	22	22
<b>Total annual charges</b>	<b>2,538</b>	<b>2,422</b>
<b>Total rates and annual charges</b>	<b>11,777</b>	<b>11,423</b>

Council has used 2020 year valuations provided by the NSW Valuer General in calculating its rates.

#### Accounting policy

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

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area that are not subsidised by the NSW Government.

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

## B2-2 User charges and fees

\$ '000	Timing	2022	2021
<b>Specific user charges</b>			
(per s.502 - specific 'actual use' charges)			
Sewerage services	2	217	243
<b>Total specific user charges</b>		<b>217</b>	<b>243</b>
<b>Other user charges and fees</b>			
<b>(i) Fees and charges – statutory and regulatory functions (per s.608)</b>			
Building regulation	2	481	322
Private works – section 67	2	114	119
Section 10.7 certificates (EP&A Act)	2	21	23
Section 603 certificates	2	20	22
Other	2	13	6
<b>Total fees and charges – statutory/regulatory</b>		<b>649</b>	<b>492</b>
<b>(ii) Fees and charges – other (incl. general user charges (per s.608))</b>			
Cemeteries	2	91	61
Room/facility hire	2	56	46
Leaseback fees – Council vehicles	2	87	86
CentrePoint Sport & Leisure	2	–	49
Quarry revenues	2	313	222
Transport for NSW works (state roads not controlled by Council)	2	–	60
Waste disposal tipping fees	2	153	226
Other	2	13	1
<b>Total fees and charges – other</b>		<b>713</b>	<b>751</b>
<b>Total other user charges and fees</b>		<b>1,362</b>	<b>1,243</b>
<b>Total user charges and fees</b>		<b>1,579</b>	<b>1,486</b>
<b>Timing of revenue recognition for user charges and fees</b>			
User charges and fees recognised over time (1)		–	–
User charges and fees recognised at a point in time (2)		1,579	1,486
<b>Total user charges and fees</b>		<b>1,579</b>	<b>1,486</b>

### Accounting policy

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

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service.

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

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

### B2-3 Other revenues

\$ '000	Timing	2022	2021
Legal fees recovery – other	2	24	14
Diesel rebate	2	75	74
Insurance claims recoveries	2	90	34
Recycling income (non-domestic)	2	143	20
Sale of land for overdue rates	2	8	–
Energy Savings Certificates	2	79	–
Insurance rebates	2	22	22
Other	2	39	80
<b>Total other revenue</b>		<b>480</b>	<b>244</b>
<b>Timing of revenue recognition for other revenue</b>			
Other revenue recognised over time (1)		–	–
Other revenue recognised at a point in time (2)		480	244
<b>Total other revenue</b>		<b>480</b>	<b>244</b>

#### Accounting policy for other revenue

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

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

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

## B2-4 Grants and contributions

\$ '000	Timing	Operating 2022	Operating 2021	Capital 2022	Capital 2021
<b>General purpose grants and non-developer contributions (untied)</b>					
<b>Current year allocation</b>					
Financial assistance	2	1,537	1,355	-	-
<b>Payment in advance - future year allocation</b>					
Financial assistance	2	2,364	1,452	-	-
<b>Amount recognised as income during current year</b>					
		<b>3,901</b>	<b>2,807</b>	<b>-</b>	<b>-</b>
<b>Special purpose grants and non-developer contributions (tied)</b>					
<b>Cash contributions</b>					
Sewerage services	1	-	-	-	366
Bushfire and emergency services	2	68	97	188	100
Environmental programs	1	58	188	-	-
Local Roads & Community Infrastructure	2	321	558	-	-
Library	2	78	77	36	173
Recreation and culture	1	-	36	2,441	1,008
Transport (other roads and bridges funding)	1	47	2	5,424	2,149
Transport (roads to recovery)	2	537	806	-	-
Transport for NSW contributions (regional roads, block grant)	2	340	340	-	-
Stronger Country Communities	1	-	-	443	543
Other specific grants	2	175	316	45	4
<b>Total special purpose grants and non-developer contributions – cash</b>					
		<b>1,624</b>	<b>2,420</b>	<b>8,577</b>	<b>4,343</b>
<b>Non-cash contributions</b>					
Drainage	2	-	-	158	-
Recreation and culture	2	-	-	1	11
Roads and bridges	2	-	-	464	-
Sewerage (excl. section 64 contributions)	2	-	-	242	-
<b>Total other contributions – non-cash</b>					
		<b>-</b>	<b>-</b>	<b>865</b>	<b>11</b>
<b>Total special purpose grants and non-developer contributions (tied)</b>					
		<b>1,624</b>	<b>2,420</b>	<b>9,442</b>	<b>4,354</b>
<b>Total grants and non-developer contributions</b>					
		<b>5,525</b>	<b>5,227</b>	<b>9,442</b>	<b>4,354</b>
<b>Comprising:</b>					
- Commonwealth funding		4,760	4,209	837	647
- State funding		732	1,018	7,647	3,428
- Other funding		33	-	958	279
		<b>5,525</b>	<b>5,227</b>	<b>9,442</b>	<b>4,354</b>

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**B2-4 Grants and contributions (continued)**

**Developer contributions**

<b>\$ '000</b>	Notes	Timing	<b>Operating 2022</b>	Operating 2021	<b>Capital 2022</b>	Capital 2021
<b>Developer contributions: (s7.4 &amp; s7.11 - EP&amp;A Act, s64 of the LGA):</b>						
<b>Cash contributions</b>						
s7.11 – contributions towards amenities/services		2	–	–	154	195
s64 – sewerage service contributions		2	–	–	92	32
Sewerage Services - Future Infrastructure Subsidy		2	–	–	100	96
<b>Total developer contributions – cash</b>			<b>–</b>	<b>–</b>	<b>346</b>	<b>323</b>
<b>Total developer contributions</b>			<b>–</b>	<b>–</b>	<b>346</b>	<b>323</b>
<b>Total contributions</b>			<b>–</b>	<b>–</b>	<b>346</b>	<b>323</b>
<b>Total grants and contributions</b>			<b>5,525</b>	<b>5,227</b>	<b>9,788</b>	<b>4,677</b>
<b>Timing of revenue recognition for grants and contributions</b>						
Grants and contributions recognised over time (1)			936	1,113	8,484	4,075
Grants and contributions recognised at a point in time (2)			4,589	4,114	1,304	602
<b>Total grants and contributions</b>			<b>5,525</b>	<b>5,227</b>	<b>9,788</b>	<b>4,677</b>

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## B2-4 Grants and contributions (continued)

### Unspent grants and contributions

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

\$ '000	Operating 2022	Operating 2021	Capital 2022	Capital 2021
<b>Unspent grants and contributions</b>				
Unspent funds at 1 July	266	54	3,103	853
<b>Add:</b> Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	-	-	-	-
<b>Add:</b> Funds received and not recognised as revenue in the current year	729	266	2,118	3,103
<b>Less:</b> Funds recognised as revenue in previous years that have been spent during the reporting year	-	(54)	-	-
<b>Less:</b> Funds received in prior year but revenue recognised and funds spent in current year	(266)	-	(2,752)	(853)
<b>Unspent funds at 30 June</b>	<b>729</b>	<b>266</b>	<b>2,469</b>	<b>3,103</b>

Unexpended grants as at 30 June 2022 include funding received to construct roads and community infrastructure under the Federal Government's Local Roads and Community Infrastructure Program and the State Government's Resources for Regions Rounds 7 and 8, Stronger Country Communities Round 4 and Fixing Country Bridges Round 2.

### Contributions

Unspent funds at 1 July	-	-	1,863	1,543
<b>Add:</b> contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	-	-	365	338
<b>Add:</b> contributions received and not recognised as revenue in the current year	-	-	-	-
<b>Add:</b> contributions recognised as income in the current period obtained in respect of a future rating identified by Council for the purpose of establishing a rate	-	-	-	-
<b>Less:</b> contributions recognised as revenue in previous years that have been spent during the reporting year	-	-	-	(18)
<b>Unspent contributions at 30 June</b>	<b>-</b>	<b>-</b>	<b>2,228</b>	<b>1,863</b>

Unexpended contributions as at 30 June 2022 include contributions levied under s7.11 Developer Contributions, s64 Contributions, and Sewerage Services Future Infrastructure Subsidy.

### Accounting policy

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

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

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## B2-4 Grants and contributions (continued)

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As at 30 June 2022 Council did not have any grant funding within the scope of AASB 15.

### Capital grants

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

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

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

### Developer contributions

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

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

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

### Other grants and contributions

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

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



## B2-5 Interest and investment income

\$ '000	2022	2021
<b>Interest on financial assets measured at amortised cost</b>		
– Overdue rates and annual charges (incl. special purpose rates)	8	3
– Cash and investments	102	135
<b>Total interest and investment income (losses)</b>	<b>110</b>	<b>138</b>
<b>Interest and investment income is attributable to:</b>		
<b>Unrestricted investments/financial assets:</b>		
Overdue rates and annual charges (general fund)	8	3
General Council cash and investments	57	78
<b>Restricted investments/funds – external:</b>		
Development contributions		
– Section 7.11	11	7
– Section 64	7	8
Sewerage fund operations	27	42
<b>Total interest and investment income</b>	<b>110</b>	<b>138</b>

### Accounting policy

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

## B2-6 Other income

\$ '000	Notes	2022	2021
<b>Rental income</b>			
<b>Other lease income</b>			
Rental income		133	130
<b>Total other lease income</b>		<b>133</b>	<b>130</b>
Total rental income	C2-2	133	130
<b>Net share of interests in joint ventures and associates using the equity method</b>			
Associates			
Total net share of interests in joint ventures and associates using the equity method	D2-3	63	231
<b>Total other income</b>		<b>196</b>	<b>361</b>

### B3 Costs of providing services

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

\$ '000	2022	2021
Salaries and wages	5,717	5,688
Travel expenses	-	1
Employee leave entitlements (ELE)	1,031	979
ELE on-costs	(2)	6
Superannuation	699	686
Workers' compensation insurance	143	136
Fringe benefit tax (FBT)	84	82
Training costs (other than salaries and wages)	120	139
Protective clothing	25	33
Other	43	30
<b>Total employee costs</b>	<b>7,860</b>	<b>7,780</b>
Less: capitalised costs	(693)	(656)
<b>Total employee costs expensed</b>	<b>7,167</b>	<b>7,124</b>
Number of 'full-time equivalent' employees (FTE) at year end	94	93

#### Accounting policy

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

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

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

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

### B3-2 Materials and services

\$ '000	Notes	2022	2021
Raw materials and consumables		2,656	2,168
Contractor and consultancy costs		167	188
Audit Fees	F2-1	83	87
<b>Previously other expenses:</b>			
Councillor and Mayoral fees and associated expenses	F1-2	128	135
Advertising		57	40
Bank charges		24	22
Cleaning		4	4
Electricity and heating		321	342
Insurance		454	425
Postage		13	14
Printing and stationery		31	36
Street lighting		457	128
Subscriptions and publications		343	345
Telephone and communications		54	44
Valuation fees		32	32
Water charges		94	76
Other expenses		177	171
<b>Legal expenses:</b>			
– Legal expenses: planning and development		8	99
– Legal expenses: debt recovery		22	15
– Legal expenses: other		10	9
Expenses from leases of low value assets		–	8
<b>Total materials and services</b>		<b>5,135</b>	<b>4,388</b>
<b>Total materials and services</b>		<b>5,135</b>	<b>4,388</b>

#### Accounting policy

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

**B3-3 Borrowing costs**

\$ '000	Notes	2022	2021
<b>(i) Interest bearing liability costs</b>			
Interest on leases		-	1
Interest on loans		<u>247</u>	<u>272</u>
<b>Total interest bearing liability costs</b>		<u>247</u>	<u>273</u>
<b>Total interest bearing liability costs expensed</b>		<u>247</u>	<u>273</u>
<b>(ii) Other borrowing costs</b>			
Discount adjustments relating to movements in provisions (other than ELE)			
- Remediation liabilities	C3-5	<u>(100)</u>	<u>(11)</u>
<b>Total other borrowing costs</b>		<u>(100)</u>	<u>(11)</u>
<b>Total borrowing costs expensed</b>		<u>147</u>	<u>262</u>

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

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

\$ '000	Notes	2022	2021
<b>Depreciation and amortisation</b>			
Plant and equipment		1,081	1,029
Office equipment		103	84
Furniture and fittings		16	13
Land improvements (depreciable)		133	349
<b>Infrastructure:</b>	C1-7		
– Buildings – non-specialised		49	44
– Buildings – specialised		545	709
– Roads		3,113	3,058
– Bridges		313	316
– Footpaths		121	118
– Stormwater drainage		174	173
– Sewerage network		511	518
– Swimming pools		94	94
– Other open space/recreational assets		147	122
<b>Reinstatement, rehabilitation and restoration assets:</b>			
– Tip assets	C3-5,C1-7	14	14
– Quarry assets	C3-5,C1-7	39	18
– Other remediation assets	C3-5,C1-7	4	–
Intangible assets	C1-8	45	45
Right of use assets	C2-1	20	31
<b>Total gross depreciation and amortisation costs</b>		<b>6,522</b>	<b>6,735</b>
<b>Total depreciation and amortisation costs</b>		<b>6,522</b>	<b>6,735</b>
<b>Impairment / revaluation decrement of IPPE</b>			
Intangible assets	C1-8	–	5
<b>Total gross IPPE impairment / revaluation decrement costs</b>		<b>–</b>	<b>5</b>
<b>Total IPPE impairment / revaluation decrement costs charged to Income Statement</b>		<b>–</b>	<b>5</b>
<b>Total depreciation, amortisation and impairment for non-financial assets</b>		<b>6,522</b>	<b>6,740</b>

#### Accounting policy

##### Depreciation and amortisation

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

##### Impairment of non-financial assets

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

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

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

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

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

**B3-5 Other expenses**

<b>\$ '000</b>	Notes	<b>2022</b>	2021
<b>Impairment of receivables</b>			
Other		(116)	6
<b>Total impairment of receivables</b>	C1-4	<b>(116)</b>	<b>6</b>
<b>Other</b>			
Contributions/levies to other levels of government			
– Emergency services levy (includes FRNSW, SES, and RFS levies)		33	38
– NSW fire brigade levy		303	302
Donations, contributions and assistance to other organisations (Section 356)		207	236
– Contributions to Central West Libraries		162	173
– Contribution to Upper Macquarie County Council		96	88
<b>Total other</b>		<b>801</b>	<b>837</b>
<b>Total other expenses</b>		<b>685</b>	<b>843</b>

**Accounting policy**

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

Impairment expenses are recognised when identified.

**B4 Gains or losses**

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

<b>\$ '000</b>	Notes	<b>2022</b>	2021
<b>Infrastructure, property, plant and equipment</b>			
	C1-7		
Proceeds from disposal		<b>904</b>	560
Less: carrying amount of assets sold/written off		<b>(850)</b>	(1,100)
<b>Gain (or loss) on disposal</b>		<b>54</b>	(540)
<b>Gain (or loss) on disposal of real estate assets held for sale</b>			
	C1-5		
Proceeds from disposal		-	796
Less: carrying amount of assets sold/written off		-	(768)
<b>Gain (or loss) on disposal</b>		-	28
<b>Net gain (or loss) from disposal of assets</b>		<b>54</b>	(512)

**Accounting policy**

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

## B5 Performance against budget

### B5-1 Material budget variations

Council's original budget was adopted by the Council on 27/06/2022 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

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

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

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

\$ '000	2022 Budget	2022 Actual	2022 ----- Variance -----	
<b>Revenues</b>				
<b>User charges and fees</b>	1,575	1,579	4	0% <b>F</b>
<b>Other revenues</b>	276	480	204	74% <b>F</b>
Council installed LED bulbs across the street lighting network generating energy savings certificates totalling \$79k. Additional recycling revenues were received following disposal of scrap metal at the waste facility.				
<b>Operating grants and contributions</b>	4,601	5,525	924	20% <b>F</b>
Council received advance payment of 75% of the 2022/23 financial assistance payment resulting in an additional \$788k of operating grants and contributions received in 2021/22.				
<b>Capital grants and contributions</b>	8,162	9,788	1,626	20% <b>F</b>
Council received an allocation of \$5.03m in grant funding under Resources for Regions Round 8. Whilst the majority of works are programmed for 2022-23 Council completed advanced works on road safety projects, specifically Hobbys Yards Road.				
<b>Interest and investment revenue</b>	175	110	(65)	(37)% <b>U</b>
Interest and investment returns were lower than anticipated. Interest rates increased towards the later part of the financial year but remain locked in at much lower rates until maturity in 2022-23.				
<b>Net gains from disposal of assets</b>	-	54	54	∞ <b>F</b>
<b>Other income</b>	171	196	25	15% <b>F</b>
Share of interest in Joint Ventures including Central Tablelands and Upper Macquarie County Council was higher than forecast.				
<b>Expenses</b>				
<b>Borrowing costs</b>	255	147	108	42% <b>F</b>
Remeasurement adjustment due to a substantial increase in the discount rate used in the measurement of long term provision for remediation and restoration liabilities.				
<b>Other expenses</b>	887	685	202	23% <b>F</b>
Recovery of a significant receivable totalling \$116k that was impaired in 2018.				
<b>Net losses from disposal of assets</b>	351	-	351	100% <b>F</b>
Budgeted write off on disposal of infrastructure related assets including deferred until 2022/23 after delays in commencement of scheduled renewal works. Profit on sale was realised and included in operating income following sale of operational land in Frape Street and Council's fleet replacement program.				

#### Statement of cash flows

continued on next page ...

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**B5-1 Material budget variations (continued)**

\$ '000	2022 Budget	2022 Actual	2022 ----- Variance -----	
Cash flows from operating activities	14,072	13,171	(901)	(6)% <b>U</b>
Cash flows from investing activities	(14,532)	(13,915)	617	(4)% <b>F</b>

## C Financial position

### C1 Assets we manage

#### C1-1 Cash and cash equivalents

\$ '000	2022	2021
<b>Cash assets</b>		
Cash on hand and at bank	1,798	3,665
Cash equivalent assets		
– Short-term deposits	500	–
<b>Total cash and cash equivalents</b>	<b>2,298</b>	<b>3,665</b>

#### Reconciliation of cash and cash equivalents

Total cash and cash equivalents per Statement of Financial Position	2,298	3,665
<b>Balance as per the Statement of Cash Flows</b>	<b>2,298</b>	<b>3,665</b>

#### Accounting policy

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

#### C1-2 Financial investments

\$ '000	2022		2021	
	Current	Non-current	Current	Non-current
<b>Debt securities at amortised cost</b>				
Long term deposits	17,500	500	16,500	500
<b>Total</b>	<b>17,500</b>	<b>500</b>	<b>16,500</b>	<b>500</b>
<b>Total financial investments</b>	<b>17,500</b>	<b>500</b>	<b>16,500</b>	<b>500</b>
<b>Total cash assets, cash equivalents and investments</b>	<b>19,798</b>	<b>500</b>	<b>20,165</b>	<b>500</b>

#### Accounting policy

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

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

#### Financial assets

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

#### Classification

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

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

Financial assets are not reclassified subsequent to their initial recognition.

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## C1-2 Financial investments (continued)

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### **Amortised cost**

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

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

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

### **Fair value through other comprehensive income – equity instruments**

Council has a number of strategic investments in entities over which they do not have significant influence nor control. Council has made an irrevocable election to classify these equity investments as fair value through other comprehensive income as they are not held for trading purposes.

These investments are carried at fair value with changes in fair value recognised in other comprehensive income (financial asset reserve). On disposal any balance in the financial asset reserve is transferred to accumulated surplus and is not reclassified to profit or loss.

Other net gains and losses excluding dividends are recognised in the Other Comprehensive Income Statement.

### **Financial assets through profit or loss**

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss.

Net gains or losses, including any interest or dividend income, are recognised in profit or loss.

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

\$ '000	2022	2021
<b>(a) Externally restricted cash, cash equivalents and investments</b>		
<b>Total cash, cash equivalents and investments</b>	<b>20,298</b>	20,665
<b>Cash, cash equivalents and investments not subject to external restrictions</b>	<b>7,201</b>	8,017
<b>External restrictions</b>		
<b>External restrictions – included in liabilities</b>		
External restrictions included in cash, cash equivalents and investments above comprise:		
Specific purpose unexpended grants – general fund	3,198	3,369
<b>External restrictions – included in liabilities</b>	<b>3,198</b>	3,369
<b>External restrictions – other</b>		
External restrictions included in cash, cash equivalents and investments above comprise:		
Developer contributions – general	1,033	867
Developer contributions – sewer fund	1,196	996
Sewer fund	5,802	5,659
Voluntary planning agreements	284	195
Rates – special variation mining	753	570
Domestic waste management	831	992
<b>External restrictions – other</b>	<b>9,899</b>	9,279
<b>Total external restrictions</b>	<b>13,097</b>	12,648

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

\$ '000	2022	2021
<b>(b) Internal allocations</b>		
<b>Cash, cash equivalents and investments not subject to external restrictions</b>	<b>7,201</b>	8,017
<b>Unrestricted and unallocated cash, cash equivalents and investments</b>	<b>81</b>	541
<b>Internal allocations</b>		
At 30 June, Council has internally allocated funds to the following:		
Plant and vehicle replacement	1,137	918
Employees leave entitlement	1,086	1,007
Asset reserve – transport	–	227
Centrepoint	–	163
Election reserve	51	95
Environmental projects – Belubula River	27	27
Financial assistance grant	1,364	1,452
I.T reserve	324	254
King George Oval	–	218
Property account	1,462	1,517
Property account - borrowings	1,026	1,173
Quarry remediation	219	219
Village enhancement program	106	140
Carryover works	318	66
Textbox (Enter Details...)		

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or

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

policy of the elected Council.

Council's unrestricted cash and balance of internal allocations is lower than anticipated, impacted by a substantial increase in contract assets as disclosed in Note C1-6. Council has had to borrow funds from the following Internal Allocations until the relevant payment milestones for grant funded projects is received in 2022/23:

- Financial assistance grant
- King George Oval
- CentrePoint

<b>\$ '000</b>	<b>2022</b>	2021
<b>(c) Unrestricted and unallocated</b>		
<b>Unrestricted and unallocated cash, cash equivalents and investments</b>	<b>81</b>	541

## C1-4 Receivables

\$ '000	2022		2021	2021
	Current	Non-current	Current	Non-current
Rates and annual charges	160	-	141	-
Interest and extra charges	29	-	31	-
User charges and fees	765	-	257	-
Private works	20	-	2	-
Accrued revenues				
- Interest on investments	60	-	44	-
Deferred debtors	20	20	-	-
Government grants and subsidies	1	-	3	-
Net GST receivable	212	-	225	-
<b>Total</b>	<b>1,267</b>	<b>20</b>	<b>703</b>	<b>-</b>
<b>Less: provision for impairment</b>				
Other debtors	-	-	(116)	-
<b>Total provision for impairment – receivables</b>	<b>-</b>	<b>-</b>	<b>(116)</b>	<b>-</b>
<b>Total net receivables</b>	<b>1,267</b>	<b>20</b>	<b>587</b>	<b>-</b>

\$ '000	2022	2021
<b>Movement in provision for impairment of receivables</b>		
Balance at the beginning of the year (calculated in accordance with AASB 139)	116	110
+ new provisions recognised during the year	-	6
- previous impairment losses reversed	(116)	-
<b>Balance at the end of the year</b>	<b>-</b>	<b>116</b>

### Accounting policy

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

### Impairment

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

When determining whether the credit risk of a financial asset has increased significantly since initial recognition, and when estimating ECL, the Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

When considering the ECL for rates debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rates debtors, Council uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

The Council uses the presentation that a financial asset is in default when:

- the other party is unlikely to pay its credit obligations to the Council in full, without recourse by the Council to actions such as realising security (if any is held) or
- the financial assets (for non-rates debtors) are more than 90 days past due.

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

On initial recognition of the asset, an estimate of the expected credit losses for the next 12 months is recognised. Where the asset has experienced significant increase in credit risk then the lifetime losses are estimated and recognised.

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

There has been no change in the estimation techniques or significant assumptions made during the current reporting period.

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#### C1-4 Receivables (continued)

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The Council writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings.

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

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

Rates and annual charges outstanding are secured against the property.

### C1-5 Inventories

\$ '000	2022		2021	
	Current	Non-current	Current	Non-current
<b>(i) Inventories at cost</b>				
Real estate for resale	479	–	509	–
Stores and materials	103	–	145	–
Trading stock	795	–	874	–
<b>Total inventories at cost</b>	<b>1,377</b>	<b>–</b>	<b>1,528</b>	<b>–</b>
<b>Total inventories</b>	<b>1,377</b>	<b>–</b>	<b>1,528</b>	<b>–</b>

### (i) Other disclosures

\$ '000	Notes	2022		2021	
		Current	Non-current	Current	Non-current
<b>(a) Details for real estate development</b>					
Residential		479	–	509	–
<b>Total real estate for resale</b>		<b>479</b>	<b>–</b>	<b>509</b>	<b>–</b>
(Valued at the lower of cost and net realisable value)					
<b>Represented by:</b>					
Acquisition costs		479	–	509	–
<b>Total costs</b>		<b>479</b>	<b>–</b>	<b>509</b>	<b>–</b>
<b>Total real estate for resale</b>		<b>479</b>	<b>–</b>	<b>509</b>	<b>–</b>
<b>Movements:</b>					
Real estate assets at beginning of the year		509	–	1,239	–
– Purchases and other costs		–	–	38	–
– Transfers in from (out to) Note C1-7		(30)	–	–	–
– WDV of sales (expense)	B4-1	–	–	(768)	–
<b>Total real estate for resale</b>		<b>479</b>	<b>–</b>	<b>509</b>	<b>–</b>

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**C1-5 Inventories (continued)**

**(b) Current inventories not anticipated to be settled within the next 12 months**

The following inventories and other assets, even though classified as current are not expected to be recovered in the next 12 months;

<b>\$ '000</b>	<b>2022</b>	2021
Real estate for resale	<b>479</b>	509
Trading Stock - Quarry	<b>510</b>	612
	<b>989</b>	1,121

**Accounting policy**

**Raw materials and stores, work in progress and finished goods**

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

**Land held for resale**

Land held for resale is stated at the lower of cost and net realisable value. Cost is assigned by specific identification and includes the cost of acquisition, and development and borrowing costs during development. When development is completed, borrowing costs and other holding charges are expensed as incurred.

Borrowing costs included in the cost of land held for resale are those costs that would have been avoided if the expenditure on the acquisition and development of the land had not been made. Borrowing costs incurred while active development is interrupted for extended periods are recognised as expenses.

#### C1-6 Contract assets and Contract cost assets

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Contract assets	2,345	-	550	-
<b>Total contract assets and contract cost assets</b>	<b>2,345</b>	<b>-</b>	<b>550</b>	<b>-</b>

#### Contract assets

Other	2,345	-	550	-
<b>Total contract assets</b>	<b>2,345</b>	<b>-</b>	<b>550</b>	<b>-</b>

#### Accounting policy

##### Contract assets

Contract assets represent Council's right to payment in exchange for goods or services the Council has transferred to a customer when that right is conditional on something other than the passage of time.

Contract assets arise when the amounts billed to customers are based on the achievement of various milestones established in the contract and therefore the amounts recognised as revenue in a given period do not necessarily coincide with the amounts billed to or certified by the customer. Once an invoice or payment claim is raised or the relevant milestone is reached, Council recognises a receivable.

Impairment of contract assets is assessed using the simplified expected credit loss model where lifetime credit losses are recognised on initial recognition.

##### Contract cost asset – costs to fulfil a contract

Where costs are incurred to fulfil a contract and these costs are outside the scope of another accounting standard, they are capitalised as contract cost assets if the following criteria are met:

- the costs relate directly to a contract
- the costs generate or enhance resources of Council that will be used to satisfy performance obligations in the future and
- the costs are expected to be recovered.

The capitalised costs are recognised in the Income statement on a systematic basis consistent with the timing of revenue recognition.

Refer to B3-4 for the accounting policy for impairment of contract cost assets.

**C1-7 Infrastructure, property, plant and equipment**

By aggregated asset class	Asset movements during the reporting period										At 30 June 2022		
	At 1 July 2021												
\$'000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions, renewals, new assets	Carrying amount disposals	Depreciation expense	WIP transfers	Adjustments transfers	From/To real estate assets (C1-5)	Revaluation increments to entity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital work in progress	5,366	-	5,366	8,319	1,322	-	(3,772)	(27)	-	-	11,208	-	11,208
Plant and equipment	13,516	(7,230)	6,286	-	(539)	(1,081)	-	-	-	-	13,236	(7,871)	5,365
Office equipment	962	(621)	341	-	(37)	(103)	-	-	-	-	1,002	(700)	302
Furniture and fittings	480	(352)	128	-	51	(16)	-	-	-	-	531	(368)	163
Land:													
- Operational land	1,051	-	1,051	-	(62)	-	-	-	30	154	1,173	-	1,173
- Community land	6,919	-	6,919	-	-	-	-	-	-	1,311	8,230	-	8,230
- Land under roads (post 30/6/08)	26	-	26	-	-	-	-	-	-	-	26	-	26
Land improvements - non-depreciable	2,500	-	2,500	-	96	-	-	-	-	140	3,020	-	3,020
Land improvements - depreciable	5,223	(1,179)	4,044	-	110	(133)	28	20	-	191	5,636	(1,383)	4,253
Infrastructure:													
- Buildings - non-specialised	2,207	(756)	1,451	2	-	(49)	-	-	-	80	2,342	(858)	1,484
- Buildings - specialised	29,045	(11,124)	17,921	22	(161)	(545)	516	-	-	955	30,824	(12,116)	18,708
- Roads	202,968	(33,439)	169,529	1,507	(37)	(3,113)	2,432	-	-	9,318	218,664	(38,564)	180,100
- Bridges	29,806	(8,706)	21,100	-	-	(313)	-	-	-	1,175	31,476	(9,514)	21,962
- Footpaths	8,666	(2,606)	6,060	486	(2)	(121)	271	-	-	334	10,017	(2,876)	7,141
- Major earthworks (non-depreciable)	12,610	-	12,610	-	(2)	-	-	-	-	706	13,316	-	13,316
- Stormwater drainage	17,279	(3,862)	13,417	371	-	(174)	9	-	-	752	15,800	(4,267)	14,533
- Sewerage network	32,488	(13,133)	19,355	56	(1)	(511)	16	-	-	5,747	32,847	(7,930)	24,917
- Swimming pools	4,432	(230)	4,202	-	255	(94)	-	-	-	230	4,680	(342)	4,338
- Other open space/recreational assets	5,631	(1,502)	4,129	21	14	(147)	216	(20)	-	210	6,160	(1,741)	4,419
Reinstatement, rehabilitation and restoration assets (refer Note C3-5):													
- Tip assets	281	(196)	85	-	-	(14)	-	-	-	-	281	(210)	71
- Quarry assets	258	(101)	157	-	505	(39)	-	-	-	-	763	(140)	623
- Other remediation assets	97	-	97	-	-	(4)	-	(17)	-	-	80	(4)	76
<b>Total Infrastructure, property, plant and equipment</b>	<b>381,811</b>	<b>(85,037)</b>	<b>296,774</b>	<b>10,784</b>	<b>(850)</b>	<b>(6,457)</b>	<b>-</b>	<b>(44)</b>	<b>30</b>	<b>21,303</b>	<b>414,312</b>	<b>(88,884)</b>	<b>325,428</b>

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

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**C1-7 Infrastructure, property, plant and equipment (continued)**

By aggregated asset class	Asset movements during the reporting period							At 30 June 2021					
	At 1 July 2020							Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount			
\$'000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Revaluation increments to equity (A/R)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital work in progress	3,009	-	3,009	-	-	-	-	2,357	-	-	5,366	-	5,366
Plant and equipment	13,826	(7,183)	6,643	-	860	(188)	(1,029)	-	-	-	13,516	(7,230)	6,286
Office equipment	878	(538)	340	-	85	-	(84)	-	-	-	962	(621)	341
Furniture and fittings	470	(339)	131	-	10	-	(13)	-	-	-	480	(352)	128
Land:													
- Operational land	989	-	989	-	-	-	-	-	62	-	1,051	-	1,051
- Community land	5,002	-	5,002	-	-	-	-	-	(62)	1,979	6,919	-	6,919
- Land under roads (post 30/6/08)	16	-	16	10	-	-	-	-	-	-	26	-	26
Land improvements - non-depreciable	118	-	118	-	-	-	-	-	527	1,855	2,500	-	2,500
Land improvements - depreciable	6,864	(3,276)	3,588	357	133	(15)	(348)	6	(272)	596	5,223	(1,179)	4,044
Infrastructure:													
- Buildings - non-specialised	2,207	(707)	1,500	-	-	-	(44)	-	(5)	-	2,207	(756)	1,451
- Buildings - specialised	28,506	(10,508)	17,997	551	78	(17)	(709)	28	(7)	-	29,045	(11,124)	17,921
- Roads	199,347	(30,723)	168,624	2,427	96	(794)	(3,058)	2,236	(2)	-	202,988	(33,439)	169,529
- Bridges	29,806	(8,390)	21,416	-	-	-	(316)	-	-	-	29,806	(8,706)	21,100
- Footpaths	8,471	(2,528)	5,943	2	213	(23)	(118)	26	17	-	8,666	(2,606)	6,060
- Major earthworks (non-depreciable)	12,610	-	12,610	-	-	-	-	-	-	-	12,610	-	12,610
- Stormwater drainage	17,302	(3,694)	13,608	7	-	(14)	(173)	4	(15)	-	17,279	(3,862)	13,417
- Sewerage network	32,217	(12,501)	19,716	-	-	(19)	(518)	-	-	176	32,488	(13,133)	19,355
- Swimming pools	4,432	(136)	4,296	-	-	-	(94)	-	-	-	4,432	(230)	4,202
- Other open space/recreational assets	5,216	(1,511)	3,705	142	94	(30)	(122)	-	(243)	583	5,631	(1,502)	4,129
Reinstatement, rehabilitation and restoration assets (refer Note C3-9):													
- Tip assets	281	(182)	99	-	-	-	(14)	-	-	-	281	(196)	85
- Quarry assets	258	(83)	175	-	-	-	(18)	-	-	-	258	(101)	157
- Other remediation assets	-	-	-	-	97	-	-	-	-	-	97	-	97
<b>Total infrastructure, property, plant and equipment</b>	<b>371,825</b>	<b>(82,300)</b>	<b>289,525</b>	<b>3,496</b>	<b>1,666</b>	<b>(1,100)</b>	<b>(6,659)</b>	<b>4,657</b>	<b>-</b>	<b>5,189</b>	<b>381,811</b>	<b>(85,037)</b>	<b>296,774</b>

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

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## C1-7 Infrastructure, property, plant and equipment (continued)

### Accounting policy

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

Sewerage network assets are indexed at each reporting period in accordance with the NSW Rates Reference Manual issued by Crown Lands and Water (CLAW).

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

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

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

<b>Plant and equipment</b>	Years	<b>Other equipment</b>	Years
Office equipment	5 to 10	Playground equipment	30
Office furniture	10 to 20	Benches, seats etc.	25 to 50
Computer equipment	4		
Vehicles	5 to 8	<b>Buildings</b>	
Heavy plant/road making equipment	5 to 8	Buildings: masonry	15 to 150
Other plant and equipment	5 to 15	Buildings: other	15 to 150
<b>Sewer assets</b>		<b>Stormwater assets</b>	
Dams and reservoirs	20 to 80	Pits	100
Bores	20 to 40	Pipes	70 to 100
Reticulation pipes: PVC	70	Culverts	100
Reticulation pipes: other	45 to 170	Flood control structures	80 to 100
Pumps and telemetry	10 to 60		
<b>Transportation assets</b>		<b>Other infrastructure assets</b>	
Sealed roads: surface	15 to 25	Other infrastructure	14 to 100
Sealed roads: structure	45 to 200	Swimming pools	15 - 80
Unsealed roads	15 to 200	Other open space/recreational assets	15 to 100
Bridge: concrete/steel	100	Land improvements depreciable	10 to 100
Bridge: other	50	Land improvements non depreciable	infinite
Bulk earthworks	infinite		
Kerb, gutter and footpaths	25 to 200		

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

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Income Statement.

### Land under roads

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

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

### Crown reserves

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

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## C1-7 Infrastructure, property, plant and equipment (continued)

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

### **Rural Fire Service assets**

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

Whilst not recognised it is estimated based on information received from the Rural Fire Service that there are 27 vehicles located across the 11 RFS Brigades in the Blayney LGA. The estimated replacement value of these assets is \$6.86m however the majority are significantly aged with only 7 trucks estimated to be <10 years old. The written down value estimated based on the current replacement cost as a result of acquisition costs having not been maintained by the RFS is \$674k with an estimated annual depreciation of \$181k per annum based on the current fleet.

In addition the Canobolas Zone holds a number of shared assets with an estimated replacement value of \$4.77m, an estimated WDV of \$393k (Blayney 92k) and annual depreciation of \$120k (Blayney \$28k).

## C1-8 Intangible assets

Intangible assets are as follows:

\$ '000	2022	2021
<b>Software</b>		
<b>Opening values at 1 July</b>		
Gross book value	604	595
Accumulated amortisation	(521)	(478)
<b>Net book value – opening balance</b>	<b>83</b>	<b>117</b>
<b>Movements for the year</b>		
Purchases	16	16
Amortisation charges	(45)	(45)
Gross book value written off	–	(7)
Accumulated amortisation charges written off	–	2
<b>Closing values at 30 June</b>		
Gross book value	620	604
Accumulated amortisation	(566)	(521)
<b>Total software – net book value</b>	<b>54</b>	<b>83</b>
<b>Total intangible assets – net book value</b>	<b>54</b>	<b>83</b>

### Accounting policy

#### IT development and software

Software development costs include only those costs directly attributable to the development phase (including external direct costs of materials and services, direct payroll, and payroll-related costs of employees' time spent on the project) and are only recognised following completion of technical feasibility, and where the Council has an intention and ability to use the asset. Amortisation is calculated on a straight-line basis over periods generally ranging from three to five years.

## C2 Leasing activities

### C2-1 Council as a lessee

Council has leases over a range of assets including machinery, gym equipment and IT equipment. Information relating to the leases in place and associated balances and transactions is provided below.

#### Terms and conditions of leases

##### Buildings

Council does not lease any land and buildings.

##### Vehicles

Council leases equipment with lease terms of 5 years; the lease payments are fixed during the lease term and there is generally no renewal option.

##### Office and IT equipment

Leases for office and IT equipment are generally for low value assets, except for significant items such as photocopiers. The leases are for between 1 and 5 years with no renewal option, the payments are fixed, however some of the leases include variable payments based on usage. Usage charges have been expensed to the income statement.

##### Extension options

Council does not include any options in any current leases.

#### (a) Right of use assets

\$ '000	Plant & Equipment	Total
<b>2022</b>		
Opening balance at 1 July	40	40
Depreciation charge	(20)	(20)
<b>Balance at 30 June</b>	<b>21</b>	<b>21</b>
<b>2021</b>		
Opening balance at 1 July	72	72
Depreciation charge	(31)	(31)
<b>Balance at 30 June</b>	<b>40</b>	<b>40</b>

#### (b) Lease liabilities

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Lease liabilities	19	2	20	21
<b>Total lease liabilities</b>	<b>19</b>	<b>2</b>	<b>20</b>	<b>21</b>

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## C2-1 Council as a lessee (continued)

### (c) (i) The maturity analysis

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

\$ '000	< 1 year	1 – 5 years	> 5 years	Total	Total per Statement of Financial Position
<b>2022</b>					
Cash flows	9	2	–	11	21
<b>2021</b>					
Cash flows	20	21	–	41	41

### (d) Income Statement

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

\$ '000	2022	2021
Interest on lease liabilities	1	1
Depreciation of right of use assets	20	31
Expenses relating to low-value leases	–	8
	<b>21</b>	<b>40</b>

### (e) Statement of Cash Flows

Total cash outflow for leases	<b>20</b>	<b>40</b>
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### (f) Leases at significantly below market value – concessionary / peppercorn leases

Council has a number of leases at significantly below market for land and buildings which are used for:

- Carpark - Blayney Mens Shed
- Blayney Multi Services Outlet
- Tennis Courts
- Blayney Golf Club
- Millthorpe Railway Station car park

The leases are generally between 3 and 20 years and require payments of a maximum amount of \$1,000 per year. The use of the right-to-use asset is restricted by the lessors to specified community services which Council must provide, these services are detailed in the leases.

Council does not believe that any of the leases in place are individually material from a statement of financial position or performance perspective.

At inception of a contract, Council assesses whether a lease exists – i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration?

Council has elected not to separate non-lease components from lease components for any class of asset and has accounted for payments as a single component.

At the lease commencement, Council recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where Council believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-

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## C2-1 Council as a lessee (continued)

of-use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured when there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

### Exceptions to lease accounting

Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

### Leases at significantly below market value / Concessionary leases

Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

## C2-2 Council as a lessor

### Operating leases

Council leases out a number of properties to community groups; these leases have been classified as operating leases for financial reporting purposes and the assets are included as IPP&E (refer in this note part (v) below) in the Statement of Financial Position.

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

- Pipeline rental
- Coffee shop - Visitor Information Centre
- Telecommunications towers
- Public halls & Sporting Facilities (Casual)

\$ '000	2022	2021
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### (ii) Assets held as property, plant and equipment

Council provides operating leases on Council buildings and land for the purpose of tourism and economic affairs, the table below relates to operating leases on assets disclosed in C1-7.

Lease income (excluding variable lease payments not dependent on an index or rate)	133	130
<b>Total income relating to operating leases for Council assets</b>	<b>133</b>	<b>130</b>

### (ii) Maturity analysis of contractual lease income

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

< 1 year	135	33
1–2 years	147	34
2–3 years	130	36
3–4 years	124	29
4–5 years	128	16
> 5 years	1,715	118
<b>Total undiscounted lease payments to be received</b>	<b>2,379</b>	<b>266</b>

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## C2-2 Council as a lessor (continued)

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### Accounting policy

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

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

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

The lease income is recognised on a straight-line basis over the lease term for an operating lease and as finance income using amortised cost basis for finance leases.

### C3 Liabilities of Council

#### C3-1 Payables

\$ '000	2022		2021	2021
	Current	Non-current	Current	Non-current
Goods and services – operating expenditure	644	–	621	–
Accrued expenses:				
– Borrowings	27	–	30	–
– Other expenditure accruals	51	2	51	2
Security bonds, deposits and retentions	504	–	578	–
Prepaid rates	296	–	253	–
<b>Total payables</b>	<b>1,522</b>	<b>2</b>	<b>1,533</b>	<b>2</b>

#### Current payables not anticipated to be settled within the next twelve months

\$ '000	2022	2021
The following liabilities, even though classified as current, are not expected to be settled in the next 12 months.		
Payables – security bonds, deposits and retentions	380	158
<b>Total payables</b>	<b>380</b>	<b>158</b>

#### Accounting policy

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

#### Payables

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

#### C3-2 Contract Liabilities

\$ '000	Notes	2022		2021	2021
		Current	Non-current	Current	Non-current
Unexpended capital grants (to construct Council controlled assets)	(i)	3,198	–	3,369	–
<b>Total contract liabilities</b>		<b>3,198</b>	<b>–</b>	<b>3,369</b>	<b>–</b>

#### Notes

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

(ii) The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

(iii) Upfront membership fees for the leisure centre do not meet the definition of a performance obligation and therefore the funds received are recorded as a contract liability on receipt and recognised as revenue over the expected average membership life.

#### Revenue recognised that was included in the contract liability balance at the beginning of the period

\$ '000	2022	2021

#### Grants and contributions received in advance:

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### C3-2 Contract Liabilities (continued)

\$ '000	2022	2021
Capital grants (to construct Council controlled assets)	3,369	3,369
Other	-	-
<b>Total revenue recognised that was included in the contract liability balance at the beginning of the period</b>	<b>3,369</b>	<b>3,369</b>

#### Significant changes in contract liabilities

Council received significant grant funding in advance to construct Council controlled assets from Resources for Regions Round 8, Stronger Country Communities Round 4 and Local Roads and Community Infrastructure Phase 3. Projects funded by these programs were not scheduled to substantially commence until 2022/23.

#### Accounting policy

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

### C3-3 Borrowings

\$ '000	2022		2021	
	Current	Non-current	Current	Non-current
Loans – secured <sup>1</sup>	629	5,972	602	6,601
<b>Total borrowings</b>	<b>629</b>	<b>5,972</b>	<b>602</b>	<b>6,601</b>

(1) Loans are secured over the general rating income of Council.  
Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note E1-1.

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

\$ '000	2021		Non-cash movements				2022
	Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	7,203	(602)	-	-	-	-	6,601
Lease liability (Note C2-1b)	41	(20)	-	-	-	-	21
<b>Total liabilities from financing activities</b>	<b>7,244</b>	<b>(622)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,622</b>

\$ '000	2020		Non-cash movements				2021
	Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	7,779	(576)	-	-	-	-	7,203
Lease liability (Note C2-1b)	72	(31)	-	-	-	-	41
<b>Total liabilities from financing activities</b>	<b>7,851</b>	<b>(607)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,244</b>

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### C3-3 Borrowings (continued)

#### (b) Financing arrangements

\$ '000	2022	2021
<b>Total facilities</b>		
Bank overdraft facilities <sup>1</sup>	50	50
Credit cards/purchase cards	40	40
<b>Total financing arrangements</b>	<b>90</b>	<b>90</b>
<b>Drawn facilities</b>		
– Credit cards/purchase cards	9	9
<b>Total drawn financing arrangements</b>	<b>9</b>	<b>9</b>
<b>Undrawn facilities</b>		
– Bank overdraft facilities	50	50
– Credit cards/purchase cards	31	31
<b>Total undrawn financing arrangements</b>	<b>81</b>	<b>81</b>

#### Additional financing arrangements information

##### Breaches and defaults

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

(1) The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.

##### Accounting policy

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

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or borrowing costs.

### C3-4 Employee benefit provisions

\$ '000	2022		2021	2021
	Current	Non-current	Current	Non-current
Annual leave	500	–	504	–
Long service leave	1,728	72	1,750	73
ELE on-costs	102	3	102	3
<b>Total employee benefit provisions</b>	<b>2,330</b>	<b>75</b>	<b>2,356</b>	<b>76</b>

#### Current employee benefit provisions not anticipated to be settled within the next twelve months

\$ '000	2022	2021
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	1,631	1,795
	<b>1,631</b>	<b>1,795</b>

\$ '000	ELE provisions		
	Annual leave	Long service leave	Total
<b>2022</b>			
Other	(4)	(23)	(27)
<b>Accounting policy</b>			

#### Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

#### Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

#### On-costs

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include superannuation and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

The obligations are presented as current liabilities in the Statement of Financial Position if the Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur.

### C3-5 Provisions

\$ '000	2022		2021	2021
	Current	Non-Current	Current	Non-Current

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### C3-5 Provisions (continued)

\$ '000	2022		2021	
	Current	Non-Current	Current	Non-Current
<b>Asset remediation/restoration:</b>				
Asset remediation/restoration (future works)	–	1,338	–	952
<b>Sub-total – asset remediation/restoration</b>	<b>–</b>	<b>1,338</b>	<b>–</b>	<b>952</b>
<b>Total provisions</b>	<b>–</b>	<b>1,338</b>	<b>–</b>	<b>952</b>

### Description of and movements in provisions

\$ '000	Other provisions	
	Asset remediation	Net carrying amount
<b>2022</b>		
At beginning of year	952	952
Changes to provision:		
– Revised discount rate	(136)	(136)
Unwinding of discount	35	35
Additional provisions	504	504
Amounts used (payments)	(1)	(1)
Unused amounts reversed	(16)	(16)
Total other provisions at end of year	1,338	1,338
<b>2021</b>		
At beginning of year	879	879
Changes to provision:		
– Revised discount rate	(24)	(24)
Unwinding of discount	13	13
Additional provisions	97	97
Amounts used (payments)	(13)	(13)
Total other provisions at end of year	952	952

### Nature and purpose of provisions

#### Asset remediation

Council has a legal/public obligation to make, restore, rehabilitate and reinstate Council's tips and quarries.

#### Accounting policy

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as a borrowing cost.

#### Asset remediation – tips and quarries and other remediation assets

Close-down and restoration costs include the dismantling and demolition of infrastructure, and the removal of residual materials and remediation of disturbed areas. Estimated close-down and restoration costs are provided for in the accounting period when the obligation arising from the related disturbance occurs, whether this occurs during the development or during the operation phase, based on the net present value of estimated future costs. Provisions for close-down and restoration costs do not include any additional obligations which are expected to arise from future disturbance. The cost estimates are calculated annually during the life of the operation to reflect known developments, e.g. updated cost estimates and revisions to the estimated lives of operations, and are subject to formal review at regular intervals.

The ultimate cost of environmental remediation is uncertain and cost estimates can vary in response to many factors, including changes to the relevant legal requirements, the emergence of new restoration techniques, or experience at other locations.

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### C3-5 Provisions (continued)

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The expected timing of expenditure can also change, for example in response to changes in quarry reserves or production rates. As a result, there could be significant adjustments to the provision for close down and restoration and environmental clean-up, which would affect future financial results.

Other movements in the provisions for close-down and restoration costs, including those resulting from new disturbance, updated cost estimates, changes to the estimated lives of operations, and revisions to discount rates, are capitalised within infrastructure, property, plant and equipment. These costs are then depreciated over the lives of the assets to which they relate.

## C4 Reserves

### C4-1 Nature and purpose of reserves

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#### **IPPE Revaluation reserve**

The infrastructure, property, plant and equipment (IPPE) revaluation reserve is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

#### **Other reserves**

Council does not hold any additional reserves.

## D Council structure

### D1 Results by fund

General fund refers to all Council activities other than water and sewer. All amounts disclosed in this note are gross i.e. inclusive of internal charges and recoveries made between the funds. Assets and liabilities shown in the water and sewer columns are restricted for use for these activities.

#### D1-1 Income Statement by fund

\$ '000	General 2022	Sewer 2022
<b>Income from continuing operations</b>		
Rates and annual charges	10,423	1,354
User charges and fees	1,356	223
Interest and investment revenue	76	34
Other revenues	461	19
Grants and contributions provided for operating purposes	5,511	14
Grants and contributions provided for capital purposes	9,355	433
Net gains from disposal of assets	38	16
Other income	196	-
<b>Total income from continuing operations</b>	<b>27,416</b>	<b>2,093</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	6,909	258
Materials and services	4,334	801
Borrowing costs	111	36
Depreciation, amortisation and impairment of non-financial assets	5,954	568
Other expenses	683	2
<b>Total expenses from continuing operations</b>	<b>17,991</b>	<b>1,665</b>
<b>Operating result from continuing operations</b>	<b>9,425</b>	<b>428</b>
<b>Net operating result for the year</b>	<b>9,425</b>	<b>428</b>
<b>Net operating result attributable to each council fund</b>	9,425	428
<b>Net operating result for the year before grants and contributions provided for capital purposes</b>	<b>70</b>	<b>(5)</b>

D1-2 Statement of Financial Position by fund

\$ '000	General 2022	Sewer 2022
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	1,649	649
Investments	11,151	6,349
Receivables	1,231	36
Inventories	1,377	-
Contract assets and contract cost assets	2,345	-
Other	128	-
<b>Total current assets</b>	<b>17,881</b>	<b>7,034</b>
<b>Non-current assets</b>		
Investments	500	-
Receivables	20	-
Infrastructure, property, plant and equipment	298,960	26,468
Investments accounted for using the equity method	30,108	-
Intangible assets	54	-
Right of use assets	21	-
<b>Total non-current assets</b>	<b>329,663</b>	<b>26,468</b>
<b>Total assets</b>	<b>347,544</b>	<b>33,502</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Payables	1,510	12
Contract liabilities	3,198	-
Lease liabilities	19	-
Borrowings	570	59
Employee benefit provision	2,330	-
<b>Total current liabilities</b>	<b>7,627</b>	<b>71</b>
<b>Non-current liabilities</b>		
Payables	2	-
Lease liabilities	2	-
Borrowings	5,616	356
Employee benefit provision	75	-
Provisions	1,338	-
<b>Total non-current liabilities</b>	<b>7,033</b>	<b>356</b>
<b>Total liabilities</b>	<b>14,660</b>	<b>427</b>
<b>Net assets</b>	<b>332,884</b>	<b>33,075</b>
<b>EQUITY</b>		
Accumulated surplus	157,421	10,127
Revaluation reserves	175,463	22,948
<b>Council equity interest</b>	<b>332,884</b>	<b>33,075</b>
<b>Total equity</b>	<b>332,884</b>	<b>33,075</b>

## D2 Interests in other entities

\$ '000	Council's share of net assets	
	2022	2021
<b>Council's share of net assets</b>		
<b>Net share of interests in joint ventures and associates using the equity method – assets</b>		
Associates	30,108	29,835
<b>Total net share of interests in joint ventures and associates using the equity method – assets</b>	<b>30,108</b>	<b>29,835</b>
Total Council's share of net assets	<b>30,108</b>	<b>29,835</b>

### Interests in associates

#### Net carrying amounts – Council's share

\$ '000	Place of business	Nature of relationship	2022	2021
Central Tablelands Water	Blayney	Associate	29,812	29,544
Upper Macquarie County Council	Bathurst	Associate	296	292
<b>Total carrying amounts – material associates</b>			<b>30,108</b>	<b>29,836</b>

#### Central Tablelands Water

Council is a member of Central Tablelands Water County Council, a water supply authority constituted under NSW Local Government Legislation. The county area embraces the Shires of Blayney, Cabonne and Weddin.

#### Upper Macquarie County Council

Council is a member of Upper Macquarie County Council which is a single purpose local government authority, established by the Governor under Section 387 of the Local Government Act 1993, as the control authority for biosecurity weed threats in the areas of Bathurst Regional Council, Blayney Shire Council, Lithgow City Council and Oberon Council.

The following information is provided for associates that are individually material to the Council. Included are the amounts as per the individual associates' financial statements, adjusted for fair-value adjustments at acquisition date and differences in accounting policies, rather than the Council's share.

#### Details

	Principal activity	Measurement method
Central Tablelands Water	Water supply	Equity
Upper Macquarie County Council	Weeds Council	Equity

#### Relevant interests and fair values

	Proportion of voting power	
	2022	2021
Central Tablelands Water	33%	33%
Upper Macquarie County Council	25%	25%

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D2-1 Interests in associates (continued)

Summarised financial information for associates

\$ '000	Central Tablelands Water		Upper Macquarie County Council	
	2022	2021	2022	2021
<b>Statement of financial position</b>				
<b>Current assets</b>				
Cash and cash equivalents	1,292	1,615	1,450	1,327
Other current assets	7,212	6,301	171	123
<b>Non-current assets</b>	<b>82,927</b>	<b>83,099</b>	<b>44</b>	<b>75</b>
<b>Current liabilities</b>				
Current financial liabilities (excluding trade and other payables and provisions)	512	616	-	-
Other current liabilities	1,450	1,328	467	333
<b>Non-current liabilities</b>				
Non-current financial liabilities (excluding trade and other payables and provisions)	23	430	14	26
<b>Net assets</b>	<b>89,446</b>	<b>88,641</b>	<b>1,184</b>	<b>1,166</b>
<b>Statement of comprehensive income</b>				
Income	7,445	7,600	1,653	1,728
Interest income	59	120	3	7
Depreciation and amortisation	(2,622)	(2,803)	(38)	(42)
Interest expense	(49)	(83)	-	-
Other expenses	(4,659)	(4,243)	(1,600)	(1,556)
<b>Profit/(loss) from continuing operations</b>	<b>174</b>	<b>591</b>	<b>18</b>	<b>137</b>
<b>Profit/(loss) for period</b>	<b>174</b>	<b>591</b>	<b>18</b>	<b>137</b>
Other comprehensive income	631	710	-	-
<b>Total comprehensive income</b>	<b>805</b>	<b>1,301</b>	<b>18</b>	<b>137</b>
<b>Share of income – Council (%)</b>	<b>33%</b>	<b>33%</b>	<b>25%</b>	<b>25%</b>
<b>Profit/(loss) – Council (\$)</b>	<b>58</b>	<b>197</b>	<b>5</b>	<b>34</b>
<b>Total comprehensive income – Council (\$)</b>	<b>268</b>	<b>434</b>	<b>5</b>	<b>34</b>
<b>Summarised Statement of cash flows</b>				
Cash flows from operating activities	3,095	3,224	133	246
Cash flows from investing activities	(2,886)	(3,141)	(10)	(26)
Cash flows from financing activities	(532)	(497)	-	-
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(323)</b>	<b>(414)</b>	<b>123</b>	<b>220</b>
<b>Reconciliation of the carrying amount</b>				
Opening net assets (1 July)	88,641	87,340	1,166	1,069
Profit/(loss) for the period	174	591	18	137
Other adjustments to equity	631	710	-	(40)
<b>Closing net assets</b>	<b>89,446</b>	<b>88,641</b>	<b>1,184</b>	<b>1,166</b>
<b>Council's share of net assets (%)</b>	<b>33%</b>	<b>33%</b>	<b>25%</b>	<b>25%</b>
<b>Council's share of net assets (\$)</b>	<b>29,812</b>	<b>29,544</b>	<b>296</b>	<b>292</b>

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#### D2-1 Interests in associates (continued)

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In addition to the joint ventures and associates disclosed individually above, Council has interests in a number of individually immaterial joint ventures and associates that have still been accounted for using the equity method.

##### **Accounting policy**

Interests in associates are accounted for using the equity method where the investment is initially recognised at cost and the carrying amount is increased or decreased to recognise the Council's share of the profit or loss and other comprehensive income of the investee after the date of acquisition.

If Council's share of losses of an associate equals or exceeds its interest in the associate, Council discontinues recognising its share of further losses.

Council's share in the associates gains or losses arising from transactions between itself and its associate are eliminated.

Adjustments are made to the associates accounting policies where they are different from those of the Council for the purposes of the consolidated financial statements.

## E Risks and accounting uncertainties

### E1-1 Risks relating to financial instruments held

Council's activities expose it to a variety of financial risks including (1) price risk, (2) credit risk, (3) liquidity risk and (4) interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's finance section under policies approved by the Council.

A comparison by category of the carrying amounts and fair values of Council's financial assets and financial liabilities recognised in the financial statements is presented below.

\$ '000	Carrying value 2022	Carrying value 2021	Fair value 2022	Fair value 2021
<b>Financial assets</b>				
<b>Measured at amortised cost</b>				
Cash and cash equivalents	2,298	3,665	2,298	3,505
Receivables	1,287	587	1,287	587
Investments				
– Debt securities at amortised cost	18,000	17,000	18,000	17,000
<b>Total financial assets</b>	<b>21,585</b>	<b>21,252</b>	<b>21,585</b>	<b>21,092</b>
<b>Financial liabilities</b>				
Payables	1,524	1,535	1,515	1,375
Loans/advances	6,601	7,203	5,040	6,360
<b>Total financial liabilities</b>	<b>8,125</b>	<b>8,738</b>	<b>6,555</b>	<b>7,735</b>

Fair value is determined as follows:

- **Cash and cash equivalents, receivables, payables** – are estimated to be the carrying value that approximates market value.
- **Borrowings and measure at amortised cost investments** – are based upon estimated future cash flows discounted by the current market interest rates applicable to assets and liabilities with similar risk profiles, unless quoted market prices are available.
- Financial assets classified (i) **at fair value through profit and loss** or (ii) **at fair value through other comprehensive income** – are based upon quoted market prices (in active markets for identical investments) at the reporting date or independent valuation.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital.

Council's finance team manages the cash and investments portfolio with the assistance of independent advisors.

Council has an investment policy which complies with the Local Government Act 1993 and the Ministerial Investment Order. This policy is regularly reviewed by Council and its staff and an investment report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance as required by Local Government regulations.

The risks associated with the instruments held are:

- **Price risk** – the risk that the capital value of Investments may fluctuate due to changes in market prices, whether their changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.
- **Interest rate risk** – the risk that movements in interest rates could affect returns and income.
- **Liquidity risk** – the risk that Council will not be able to pay its debts as and when they fall due.

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**E1-1 Risks relating to financial instruments held (continued)**

- **Credit risk** – the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council – be it of a capital or income nature.

Council manages these risks (amongst other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees.

Council also seeks advice from independent advisers before placing any funds in cash equivalents and investments.

**(a) Market risk – interest rate and price risk**

\$ '000	2022	2021
The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.		
Impact of a 1% movement in interest rates		
– Equity / Income Statement	23	35
Impact of a 10% movement in price of investments		
– Equity / Income Statement	230	386

**(b) Credit risk**

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees.

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

The level of outstanding receivables is reported to Council quarterly and benchmarks are set and monitored for acceptable collection performance.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

## E1-1 Risks relating to financial instruments held (continued)

### Credit risk profile

#### Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

\$ '000	Not yet overdue rates and annual charges			Total
	overdue	< 5 years	≥ 5 years	
<b>2022</b>				
Gross carrying amount	–	160	–	160
<b>2021</b>				
Gross carrying amount	–	141	–	141

#### Receivables - non-rates and annual charges and contract assets

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses, non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Not yet overdue	Overdue debts				Total
		0 - 30 days	31 - 60 days	61 - 90 days	> 91 days	
<b>2022</b>						
Gross carrying amount	2,618	343	203	244	64	3,472
<b>2021</b>						
Gross carrying amount	778	113	22	3	196	1,112
Expected loss rate (%)	2.60%	0.00%	0.00%	0.00%	56.40%	11.76%
ECL provision	20	–	–	–	111	131

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## E1-1 Risks relating to financial instruments held (continued)

### (c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk; that is, the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels, and by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk: the risk that movements in interest rates could adversely affect funding costs. Council manages this risk through diversification of borrowing types, maturities and interest rate structures.

The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(b) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

\$ '000	Weighted average interest rate	Subject to no maturity	payable in:			Total cash outflows	Actual carrying values
			≤ 1 Year	1 - 5 Years	> 5 Years		
<b>2022</b>							
Payables	0.00%	504	–	–	–	504	1,524
Borrowings	3.78%	–	629	1,994	3,978	6,601	6,601
<b>Total financial liabilities</b>		<b>504</b>	<b>629</b>	<b>1,994</b>	<b>3,978</b>	<b>7,105</b>	<b>8,125</b>
<b>2021</b>							
Payables	0.00%	578	–	–	–	578	1,535
Borrowings	3.82%	–	602	2,148	4,453	7,203	7,203
<b>Total financial liabilities</b>		<b>578</b>	<b>602</b>	<b>2,148</b>	<b>4,453</b>	<b>7,781</b>	<b>8,738</b>

### Loan agreement breaches

There have been no breaches to loan agreements throughout the financial year.

## E2-1 Fair value measurement

The Council measures the following asset and liability classes at fair value on a recurring basis:

– Infrastructure, property, plant and equipment

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

**Level 1:** Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

**Level 2:** Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

**Level 3:** Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Fair value measurement hierarchy							
\$ '000	Notes	Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
		2022	2021	2022	2021	2022	2021
	C1-7						
<b>Infrastructure, property, plant and equipment</b>							
Plant and equipment		–	–	5,365	6,286	5,365	6,286
Office equipment		–	–	302	341	302	341
Furniture and fittings		–	–	163	128	163	128
Operational land		–	–	1,173	1,051	1,173	1,051
Community land		–	–	8,230	6,919	8,230	6,919
Land under roads (post 30/06/08)		–	–	26	26	26	26
Land improvements - non depreciable		–	–	3,020	2,500	3,020	2,500
Land improvements - depreciable		–	–	4,253	4,044	4,253	4,044
Buildings – non-specialised		–	–	1,484	1,451	1,484	1,451
Buildings – specialised		358	349	18,350	17,572	18,708	17,921
Roads		–	–	180,100	169,529	180,100	169,529
Bridges		–	–	21,962	21,100	21,962	21,100
Footpaths		–	–	7,141	6,060	7,141	6,060
Major earthworks		–	–	13,316	12,610	13,316	12,610
Stormwater		–	–	14,533	13,417	14,533	13,417
Sewerage network		–	–	24,917	19,355	24,917	19,355
Swimming Pools		–	–	4,338	4,202	4,338	4,202
Open space/recreation assets		–	–	4,419	4,129	4,419	4,129
Tip assets		–	–	71	85	71	85
Quarry assets		–	–	623	157	623	157
Other remediation assets		–	–	76	97	76	97
<b>Total infrastructure, property, plant and equipment</b>		<b>358</b>	<b>349</b>	<b>313,862</b>	<b>291,059</b>	<b>314,220</b>	<b>291,408</b>

### Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

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## E2-1 Fair value measurement (continued)

### Infrastructure, property, plant and equipment (IPPE)

**Plant and Equipment** – Major plant (graders, loaders trucks etc.), fleet vehicles (cars, utes etc.) and minor plant (chainsaws, mowers etc.)

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Purchase price, useful lives (current replacement cost)

Plant and Equipment are valued at cost but are disclosed at fair value.

**Office Equipment** – Computers, servers

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Purchase price, useful lives (current replacement cost)

Office Equipment is valued at cost but is disclosed at fair value.

**Furniture and Fittings** – Desks, chairs, air conditioners, cupboards

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Purchase price, useful lives (current replacement cost)

Furniture and Fittings are valued at cost but are disclosed at fair value.

**Operational Land** – Industrial land, quarries and rural fire service land

Valuation Techniques: 'Market approach'

Inputs Used (Level 3): Land area, rate per square metre, zoning restrictions, geographical location - sales of comparable land

Council's Operational Land has been valued at market value, having regard to the "highest and best use", after identifying all elements that would be taken into account by buyers and sellers in settling the price, including but not limited to:

- The land's description and/or dimensions;
- Planning and other constraints on development; and
- The potential for alternative use.

With regard to the above Australis Asset Advisory Group analysed sales of similar properties as a basis of comparison in order to arrive at a value

**Community Land** – Parkland, sporting grounds, reserves, land under public buildings (halls & community centres)

Valuation Techniques: 'Market approach adjusted for restrictions'

Inputs Used (Level 3): The NSW Valuer General's valuations (as at 30 June 2020)

Council's community land is land intended for public access and use, or where other restrictions applying to the land create some obligation to maintain public access (such as a trust deed, or dedication under section 94 of the Environmental Planning and Assessment Act 1979). This gives rise to the restrictions in the Act, intended to preserve the qualities of the land.

Community Land:

- Cannot be sold
- Cannot be leased, licensed, or any other estate granted over the land for more than 21 years and
- Must have a plan of management

In relation to the valuing of Community Land the Office of Local Government has authorised the use of the NSW Valuer General's valuations as a sufficient basis to represent fair value for the revaluation of community land under clause 31 of AASB 116.

**Depreciable Land Improvements** – Gardens/softfall areas, cricket pitches, other depreciable assets.

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Dimensions and specifications, units rates, useful lives and asset condition.

Depreciable Land Improvements were valued as at 30 June 2021.

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## E2-1 Fair value measurement (continued)

Valuations are based on dimensions, specifications and unit rates derived from indexed historical costs and from industry rates such as the 'Rawlinson's Australian Construction handbook'. A spatial information system and 7.5cm aerial imagery was used to accurately calculate asset dimensions.

Council officers undertook onsite inspections to verify asset location, type and to establish condition ratings for each asset to calculate the remaining life/fair value of each asset.

### **Non Depreciable Land Improvements** – Bores, wetlands and earthworks.

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Dimensions units rates and useful lives.

Non Depreciable Land Improvements were valued as at 30 June 2021.

Valuations are based on dimensions and unit rates derived from indexed historical costs and from industry rates such as the 'Rawlinson's Australian Construction handbook'. A spatial information system and 7.5cm aerial imagery was used to accurately calculate asset dimensions.

### **Buildings (Specialised/Non Specialised)** – Community halls, toilet blocks, council offices, library, multipurpose centre, works depot

Valuation Techniques: 'Cost approach & Market approach'

Inputs Used (Level 2 and Level 3): Market approach, Unit rates, useful life, asset condition

Council's buildings were valued at fair value on 30th June 2018 in accordance with Australian Property Institute's (API) Code of Professional Practice, TPP 14-01 Valuation of Physical Non-Current Assets at Fair Value and Australian Accounting Standard (including AASB13) and the NSW Department of Local Government Guidelines. 'Fair value' is the best estimate of the price reasonably obtainable in the market at the date of valuation.

Council's Specialised Buildings were valued by Australis Asset Advisory Group as at 30 June 2018. The methodology adopted by Australis Asset Advisory Group is on an individually assessed (asset-by-asset) basis to determine which method is most appropriate.

### **Open Space/Recreational Assets** – Fencing, shadesails, other recreational furniture

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Dimensions, specifications, unit rates, useful life and asset condition.

Open space/recreational assets were valued as at 30 June 2021.

Valuations are based on dimensions, specifications and unit rates derived from indexed historical costs and from industry rates such as the 'Rawlinson's Australian Construction handbook'. A spatial information system and 7.5cm aerial imagery was used to accurately calculate asset dimensions.

Council officers undertook onsite inspections to verify asset location, type and to establish condition ratings for each asset to calculate the remaining life/fair value of each asset.

### **Roads** – Road surface, pavement, formation, major earthworks

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Unit rates, useful life, asset condition

Council's road infrastructure assets were last valued in-house on 30 June 2020. As per Paragraph 43 of AASB116, Council's roads infrastructure assets were segmented and componentised into the following categories (each representing a significant part of the overall asset):

- Road Surface
- Pavement Base Layer
- Pavement Sub Base Layer
- Formation including Minor Culverts
- Roadside Furniture (crash barriers & signs)

GPS logged to establish the length and extent of the network. Road terminuses (extent of Council maintenance activities) were taken as the measure of asset length. Recent works have been included from Works as Executed plans.

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## E2-1 Fair value measurement (continued)

Seal widths (sealed roads) and running surface width (unsealed roads) were verified using aerial imagery and random field testing. Pavement widths are assumed to be equal to the seal width / running surface width, which was confirmed by random sampling of a range of road classifications across the Shire.

Formation widths for sealed and unsealed roads were established by random sampling in the field and from aerial imagery analysis of a range of road classifications and were demonstrated to be double the width of the pavement for sealed roads and 1.4 times the width of the surface for unsealed roads. Formation depth varies according to the Class of road, with urban areas assumed to be a greater depth, as urban roads tend to be on flood plains. Formation costs allow for the installation of drainage blankets over 20% of the road length and for 1.2 minor culverts per kilometre (based on the average number per kilometre across the Shire).

Unit rates for formation, pavement and sealing were based on recent Council works and validated against Rawlinson's Australian Construction handbook. Unit rates are assumed to be for an undulating topography, as this represents the majority of road corridors in the Shire. The slightly steeper grades are assumed to be countered by the substantially longer corridors of flat to slightly undulating topography.

Condition Assessment data was obtained from laser survey undertaken by the Australian Road Research Board (ARRB) in 2019/20 (sealed roads) and assessment by Council officers utilising the UnsealedRoads.com assessment methodology (unsealed roads). Condition data was used as a substitute for date of construction data to establish remaining lives. This was due to Council not having complete road construction / rehabilitation / initial sealing data.

Roadside furniture including crash barriers and signs were collated from the ARRB survey for sealed roads and by Council staff for unsealed roads. An average unit rate by length categories was applied to crash barriers (including guard rail and wire rope) to account for variations in the value of the various 'end treatments' used on guard rail. Condition ratings are per item, collated by Council staff using a standard Condition Rating Guide. Unit rates for signs are based on an assumed Type B size sign with one post, to provide an average cost, to account for multiple posts and multiple sign faces on a single post. The unit rate reflects the cost of recent council works. Condition ratings were supplied by ARRB for sealed road signs and by Council staff for unsealed roads.

### **Bridges** – Concrete bridges, Timber Bridges, Bridge sized culverts

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Unit rates, useful life, asset condition, dimension and specifications (concrete/timber).

Council defines a bridge as a structure with a road centreline length of 6m or more and has inspected all Bridges and Major Culverts utilising a standardised Bridge Measurement Guide to determine the split between Bridges and Major Culverts, resulting in transfers into and out of the Bridge Asset Class.

Condition assessment for bridges was undertaken by professional bridge engineering companies for Timber bridges (Level 4 inspections) and by an experienced bridge 'ganger' for concrete bridges and other Council staff using Culvert Condition Assessment Guide for Culvert style bridges (Level 2 inspections, based on observed defects), but does not include core sampling or tensile testing of any components. Bridges constructed in the last 5 years have been assumed to be in Condition 1.

Bridge values were determined on the basis of a square metre (of deck) rate, based on a number of bridges Council has had built in the last five years.

### **Footpaths** – Footways including cycleways

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Unit rates, useful life, asset condition, dimensions and specifications (concrete/bitumen/pavers)

Footpaths assets lengths, widths and extents were verified using 7.5cm aerial imagery and field inspection. Condition Assessments were undertaken of the entire network by Council staff utilising a standardised Condition Assessment Guide. These inspections are undertaken 6 monthly in the Blayney and Millthorpe CBDs and annual across the full network.

Unit Rates for footpaths are derived from recent Council works, as Council has constructed significant lengths of footpath in recent years.

### **Stormwater Drainage** - includes pits, pipes

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Unit rates, useful life, asset condition, dimensions and specifications

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## E2-1 Fair value measurement (continued)

Council's register was developed using a combination of field observation and aerial imagery. The level of capture is estimated to be around 85% to 95%, as by its nature Urban Stormwater drainage is difficult to locate and Council does not have complete records of drainage installed. Pipe sizes have been estimated in some instances, as it is not possible to access all pipes.

Condition assessment was undertaken by Council staff using a standardised Condition Assessment Guide, with the condition of most pipes assumed from the condition of associated pits, due to a lack of accessibility.

Unit Rates for stormwater pits, pipes were derived from the Office of Water; NSW reference Rates Manual; Valuation of Water Supply, Sewerage and Stormwater Assets, Reinforced Concrete Box Culverts from recent council works and concrete lined drains from Rawlinsons Australian Construction Handbook. As with Kerb and Gutter, these rates do not take into account any allowance for the removal of existing (failed) stormwater assets.

### **Major Earthworks – (transport asset class only)**

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Unit rates, dimensions and specifications

Major Earthworks have been captured through field surveys and Works as Executed plans for more recent works. Bulk earthworks do not include earthworks for buildings and within Parks and Gardens, as these are accounted for within those asset classes, where applicable.

Council has verified the extent of some of its major earthworks through the use of Drone Survey, resulting in changes in some existing estimates. The condition of major earthworks is assumed to be 1, as these are a very long life assets, which are not depreciated.

The Unit Rates for Major Earthworks are derived from recent Council works and have been compared with rates from the Rawlinsons Australian Construction Handbook.

### **Major Culverts – Pipe Culverts, Reinforced Concrete Box Culverts**

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Unit rates, useful life, asset dimensions, asset condition

The location and condition of all Major Culverts has been verified by an extensive review by Council Officers, utilising standardised Condition Inspection Guides. Culverts of 450mm or less have not been valued separately due to their cost (purchase price and installation cost) and have been allowed for in the cubic metre rate for road formation.

Major Culverts have been normalised to align with Modern Engineering Equivalent Replacement Asset (MEERA) to standardise culvert sizes and interpolation was used to account for nonstandard sizes. They are valued as single, double, triple or quad pipes / box culverts. Major Culverts do not include Bridge size (6m+ along road centre line) culverts, as these were valued in the Bridge Register.

Unit rates for culverts are derived from recent Council works and include materials (contract rates), excavation and nonlinear variation for multi cell culverts.

### **Kerb and Gutter – highback concrete, rollback concrete, median and 'splitter islands', bluestone and riverstone**

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Unit rates, useful life, asset dimensions, asset condition

The Kerb and Gutter asset register was developed using 7.5cm Aerial imagery for Blayney and the Villages. This data was verified with an inspection program to determine the accuracy and materials used. The bulk of Council's kerb and gutter network is concrete ('high back' or 'roll back'), however some kerb and gutter is constructed from bluestone or river stone. Median and 'splitter islands' are included in this asset sub class.

Condition assessment for Kerb and Gutter was collated by Council staff using a standardised Condition Assessment Guide. Unit Rates were established on 'First Principles' and verified against a tender that Council had recently submitted for kerb and gutter works. Unit rates for the bluestone and river stone kerbs and gutters was also established on 'First Principles' and verified against recent 'reconstruction' works in Carcoar.

Unit rates for kerb and gutter are all based on 'Greenfields' costs and do not include any allowance of the removal of existing failed sections.

### **Sewerage Network – Sewer pipes, pump stations, treatment plant, telemetry system, manholes**

continued on next page ...

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## E2-1 Fair value measurement (continued)

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Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Unit rates, useful life, asset condition, dimensions and specifications

Council's complex Sewer Assets were valued by AUSTRALIS Asset Advisory Group as at 30 June 2017. The valuation was based on the NSW Office of Water's NSW Reference Rates Tables issued in 2016, a supplement to the former Ministry of Energy and Utilities' 2003 document NSW Reference Rates Manual: Valuation of Water Supply, Sewerage and Stormwater Assets. These rates are indexed, which is applied to the network annually.

The asset register was built using Council GIS data with modifications made to achieve the correct level of componentisation and to collect additional details regarding material and capacities of the assets.

Australis conducted a field survey, involving a physical inspection of the ground-level facility assets in the system such as treatment plants, pumping stations and effluent reuse reservoir.

The object of the survey was to uncover any evidence that will challenge the default useful life for that asset class such as corrosion (or lack of), obvious mechanical/electrical defects or structural damage.

The reticulation system (pipes and manholes) were valued internally using the same inputs, with condition assessment undertaken using the WSM Conduit Inspection and Reporting Code. Surveys were conducted across almost 15% of each age category of pipes in the Blayney and Millthorpe Sewer systems.

Unit rates were then applied across the network. Condition data was then applied to each individual asset to provide a written down value.

### Swimming Pools

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Unit rates, useful life, asset condition, dimensions and specifications

Council's swimming pools were valued at fair value on 30th June 2018 in accordance with Australian Property Institute's (API) Code of Professional Practice, TPP 14-01 Valuation of Physical Non-Current Assets at Fair Value and Australian Accounting Standard (including AASB13) and the NSW Department of Local Government Guidelines. 'Fair value' is the best estimate of the price reasonably obtainable in the market at the date of valuation.

Council's swimming pools were valued by Australis Asset Advisory Group. The methodology adopted by Australis Asset Advisory Group is on an individually assessed (asset-by-asset) basis to determine which method is most appropriate.

The value of the Pool assets has been substantially revised as at 30 June 2020, following a major upgrade to the CentrePoint Sport and Leisure Centre over the previous two financial years. This has been based on actual costs.

### Tip, Quarry & other remediation Assets – Reinstatement, rehabilitation and restoration

Valuation Techniques: 'Cost approach'

Inputs Used (Level 3): Unit rates, useful life, dimensions and specifications

It has been recognised that there will be significant costs associated with the closure and post closure management of the landfill, quarry and other remediation sites. Closure of the landfill and quarry sites will involve a wide range of activities including final capping of the landfill waste and site re-vegetation, monitoring of landfill gas, revision of the surface water management system and leachate management infrastructure to suit post-closure operation.

Valuations are based on actual timing of costs and future environmental management requirements.

## Fair value measurements using significant unobservable inputs (level 3)

continued on next page ...

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## E2-1 Fair value measurement (continued)

### Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

\$ '000	Fair value (30/6/22) 2022	Valuation technique/s	Unobservable inputs
<b>Infrastructure, property, plant and equipment</b>			
Plant & Equipment	5,365	Cost Approach	<ul style="list-style-type: none"> <li>• Gross Replacement Cost</li> <li>• Remaining Useful Life</li> </ul>
Office Equipment	302	Cost Approach	<ul style="list-style-type: none"> <li>• Gross Replacement Cost</li> <li>• Remaining Useful Life</li> </ul>
Furniture & Fittings	163	Cost Approach	<ul style="list-style-type: none"> <li>• Gross Replacement Cost</li> <li>• Remaining Useful Life</li> </ul>
Operational Land	1,173	Market Approach	<ul style="list-style-type: none"> <li>• Price per square metre</li> </ul>
Community Land	8,230	Market Approach - adjusted for restrictions	<ul style="list-style-type: none"> <li>• NSW Valuer Generals Valuation (Unimproved Capital Value)</li> </ul>
Land Improvements - non depreciable	3,020	Cost Approach	<ul style="list-style-type: none"> <li>• Unit Rates</li> </ul>
Depreciable Land Improvements	4,253	Cost Approach	<ul style="list-style-type: none"> <li>• Unit Rates</li> <li>• Asset Condition</li> <li>• Useful life</li> </ul>
Buildings – Specialised	1,484	Cost Approach & Market Approach	<ul style="list-style-type: none"> <li>• Unit Rates</li> <li>• Asset Condition</li> <li>• Useful life</li> </ul>
Buildings – Non Specialised	18,708	Cost Approach & Market Approach	<ul style="list-style-type: none"> <li>• Unit Rates</li> <li>• Asset Condition</li> <li>• Useful life</li> </ul>
Open Space/Recreation Assets	4,419	Cost Approach	<ul style="list-style-type: none"> <li>• Unit Rates</li> <li>• Asset Condition</li> <li>• Useful life</li> </ul>
Roads	180,100	Cost Approach	<ul style="list-style-type: none"> <li>• Unit Rates</li> <li>• Asset Conditions</li> <li>• Useful Life</li> </ul>
Bridges	21,962	Cost Approach	<ul style="list-style-type: none"> <li>• Unit Rates</li> <li>• Asset Conditions</li> <li>• Useful Life</li> </ul>
Footpaths	7,141	Cost Approach	<ul style="list-style-type: none"> <li>• Unit Rates</li> <li>• Asset Conditions</li> <li>• Useful Life</li> </ul>
Major Earthworks	13,316	Cost Approach	<ul style="list-style-type: none"> <li>• Unit Rates</li> </ul>
Stormwater Drainage	14,533	Cost Approach	<ul style="list-style-type: none"> <li>• Unit Rates</li> <li>• Asset Conditions</li> <li>• Useful Life</li> </ul>
Sewerage Network	24,917	Cost Approach	<ul style="list-style-type: none"> <li>• Unit Rates</li> <li>• Useful Life</li> <li>• Asset Conditions</li> </ul>
Swimming Pools	4,338	Cost Approach	<ul style="list-style-type: none"> <li>• Unit Rates</li> <li>• Asset Conditions</li> <li>• Useful Life</li> </ul>
Waste facility, quarries & other remediation assets	770	Cost Approach	<ul style="list-style-type: none"> <li>• Discounted Future Cash Flow</li> </ul>

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## E2-1 Fair value measurement (continued)

A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

\$ '000	Operational Land		Community Land		Depreciable land improvements		Building specialised	
	2022	2021	2022	2021	2022	2021	2022	2021
Opening balance	1,051	989	6,919	5,002	4,044	3,588	17,572	17,640
Total gains or losses for the period								
Recognised in other comprehensive income – revaluation surplus	154	–	1,311	1,979	191	596	943	–
Other movements								
Transfers from/(to) another asset class	–	62	–	(62)	20	(272)	–	(7)
Purchases (GBV)	–	–	–	–	138	496	538	657
Other adjustments and transfers	30	–	–	–	–	–	–	–
Disposals (WDV)	(62)	–	–	–	(7)	(15)	(161)	(17)
Depreciation and impairment	–	–	–	–	(133)	(349)	(542)	(701)
<b>Closing balance</b>	<b>1,173</b>	<b>1,051</b>	<b>8,230</b>	<b>6,919</b>	<b>4,253</b>	<b>4,044</b>	<b>18,350</b>	<b>17,572</b>

\$ '000	Buildings non-specialised		Open space/recreation assets		Roads		Bridges	
	2022	2021	2022	2021	2022	2021	2022	2021
Opening balance	1,451	1,500	4,129	3,705	169,529	168,624	21,100	21,416
Total gains or losses for the period								
Recognised in other comprehensive income – revaluation surplus	80	–	210	583	9,318	–	1,175	–
Other movements								
Transfers from/(to) another asset class	–	(5)	(20)	(243)	–	(2)	–	–
Purchases (GBV)	2	–	251	236	4,403	4,759	–	–
Other adjustments and transfers	–	–	–	–	–	–	–	–
Disposals (WDV)	–	–	(4)	(30)	(37)	(794)	–	–
Depreciation and impairment	(49)	(44)	(147)	(122)	(3,113)	(3,058)	(313)	(316)
<b>Closing balance</b>	<b>1,484</b>	<b>1,451</b>	<b>4,419</b>	<b>4,129</b>	<b>180,100</b>	<b>169,529</b>	<b>21,962</b>	<b>21,100</b>

\$ '000	Footpaths		Major earthworks		Stormwater		Sewerage network	
	2022	2021	2022	2021	2022	2021	2022	2021
Opening balance	6,060	5,943	12,610	12,610	13,417	13,608	19,355	19,716
Total gains or losses for the period								
Recognised in other comprehensive income – revaluation surplus	334	–	706	–	752	–	5,747	176
Other movements								
Transfers from/(to) another asset class	–	17	–	–	–	(15)	–	–
Purchases (GBV)	870	241	–	–	538	11	327	–
Other adjustments and transfers	–	–	–	–	–	–	–	–
Disposals (WDV)	(2)	(23)	–	–	–	(14)	(1)	(19)
Depreciation and impairment	(121)	(118)	–	–	(174)	(173)	(511)	(518)
<b>Closing balance</b>	<b>7,141</b>	<b>6,060</b>	<b>13,316</b>	<b>12,610</b>	<b>14,533</b>	<b>13,417</b>	<b>24,917</b>	<b>19,355</b>

\$ '000	Plant and equipment		Office equipment		Furniture and fittings		Swimming pools	
	2022	2021	2022	2021	2022	2021	2022	2021

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## E2-1 Fair value measurement (continued)

\$ '000	Plant and equipment		Office equipment		Furniture and fittings		Swimming pools	
	2022	2021	2022	2021	2022	2021	2022	2021
Opening balance	6,286	6,643	341	340	128	131	4,202	4,296
Total gains or losses for the period								
Recognised in other comprehensive income – revaluation surplus	–	–	–	–	–	–	230	–
Other movements								
Purchases (GBV)	699	860	101	85	51	10	–	–
Other adjustments and transfers	–	–	–	–	–	–	–	–
Disposals (WDV)	(539)	(188)	(37)	–	–	–	–	–
Depreciation and impairment	(1,081)	(1,029)	(103)	(84)	(16)	(13)	(94)	(94)
<b>Closing balance</b>	<b>5,365</b>	<b>6,286</b>	<b>302</b>	<b>341</b>	<b>163</b>	<b>128</b>	<b>4,338</b>	<b>4,202</b>

\$ '000	Land improvements - non depreciable		Land under roads - (post 30/06/2008)		Remediation, rehabilitation & restoration		Total	
	2022	2021	2022	2021	2022	2021	2022	2021
Opening balance	2,500	118	26	16	339	274	291,059	286,159
Recognised in other comprehensive income – revaluation surplus	140	1,855	–	–	–	–	21,291	5,189
Transfers from/(to) another asset class	–	527	–	–	–	–	–	–
Purchases (GBV)	380	–	–	10	505	97	8,803	7,462
Other adjustments and transfers	–	–	–	–	(17)	–	13	–
Disposals (WDV)	–	–	–	–	–	–	(850)	(1,100)
Depreciation and impairment	–	–	–	–	(57)	(32)	(6,454)	(6,651)
<b>Closing balance</b>	<b>3,020</b>	<b>2,500</b>	<b>26</b>	<b>26</b>	<b>770</b>	<b>339</b>	<b>313,862</b>	<b>291,059</b>

### Information relating to the transfers into and out of the level 3 fair valuation hierarchy includes:

For each FV hierarchy transfer into or out of level 3, please reference and list the details and reasons for the change here.

As non specialised buildings there were able to be valued using market analysis.

### Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

### E3-1 Contingencies

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

#### LIABILITIES NOT RECOGNISED

##### 1. Guarantees

###### (i) Defined benefit superannuation contribution plans

Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named The Local Government Superannuation Scheme – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB119 Employee Benefits for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

###### *Description of the funding arrangements.*

Pooled Employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current future service employer contribution rates are::

Division B	1.9 times member contributions for non-180 Point Members; Nil for 180 Point Members*
Division C	2.5% salaries
Division D	1.64 times member contributions

\* For 180 Point Members, Employers are required to contribute 7% of salaries for the year ending 30 June 2022 (increasing to 7.5% in line with the increase in the Superannuation Guarantee) to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$40.0 million for 1 July 2020 to 30 June 2022, apportioned according to each employer's share of the accrued liabilities as at 30 June 2020. These past service contributions are used to maintain the adequacy of the funding position for the accrued liabilities.

The adequacy of contributions is assessed at each triennial actuarial investigation and monitored annually between triennials.

###### *Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan*

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

There is no provision for allocation of any surplus which may be present at the date of withdrawal of an employer.

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### E3-1 Contingencies (continued)

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2022 was \$ 93,130.37. The last valuation of the Scheme was performed by fund actuary, Richard Boyfield, FIAA as at 30 June 2021.

The amount of additional contributions included in the total employer contribution advised above is \$48,008.06. Council's expected contribution to the plan for the next annual reporting period is \$70,764.60.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2022 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	2,620.5	
Past Service Liabilities	2,445.6	107.2%
Vested Benefits	2,468.7	106.2%

\* excluding member accounts and reserves in both assets and liabilities.

The share of any funding surplus or deficit that can be attributed to Council is 0.16%

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	5.75% per annum
Salary inflation *	3.5% per annum
Increase in CPI	2.5% per annum

\* Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

Please note that the estimated employer reserves financial position above is a preliminary calculation, and once all the relevant information has been received by the Funds Actuary, the final end of year review, which will be a triennial actuarial investigation will be completed by December 2022

#### (ii) Statewide Limited

Council is a member of Statewide Mutual, a mutual pool scheme providing liability insurance to local government.

Membership includes the potential to share in either the net assets or liabilities of the fund depending on its past performance. Council's share of the net assets or liabilities reflects Council's contributions to the pool and the result of insurance claims within each of the fund years.

The future realisation and finalisation of claims incurred but not reported to 30/6 this year may result in future liabilities or benefits as a result of past events that Council will be required to fund or share in respectively.

#### (iii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

Council has a contingent liability to contribute further equity in the event of the erosion of the company's capital base as a result of the company's past performance and/or claims experience or as a result of any increased prudential requirements from APRA.

These future equity contributions would be required to maintain the company's minimum level of net assets in accordance with its licence requirements.

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### E3-1 Contingencies (continued)

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**(iv) Other guarantees**

Council has provided no other guarantees other than those listed above.

**2. Other liabilities**

**(i) Third party claims**

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

**(ii) Potential land acquisitions due to planning restrictions imposed by Council**

Council has classified a number of privately owned land parcels as local open space or bushland.

As a result, where notified in writing by the various owners, Council will be required to purchase these land parcels.

At reporting date, reliable estimates as to the value of any potential liability (and subsequent land asset) from such potential acquisitions has not been possible.

**ASSETS NOT RECOGNISED**

**(i) Land under roads**

As permitted under AASB 1051, Council has elected not to bring to account land under roads that it owned or controlled up to and including 30/6/08.

**(ii) Infringement notices/fines**

Fines and penalty income, the result of Council issuing infringement notices is followed up and collected by the Infringement Processing Bureau.

Council's revenue recognition policy for such income is to account for it as revenue on receipt.

Accordingly, at year end, there is a potential asset due to Council representing issued but unpaid infringement notices.

Due to the limited information available on the status, value and duration of outstanding notices, Council is unable to determine the value of outstanding income.

**F People and relationships**

**F1 Related party disclosures**

**F1-1 Key management personnel (KMP)**

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly.

The aggregate amount of KMP compensation included in the Income Statement is:

	2022	2021
<b>Compensation:</b>		
Short-term benefits	953	942
Post-employment benefits	78	73
Other long-term benefits	67	33
<b>Total</b>	<b>1,098</b>	<b>1,048</b>

**Other transactions with KMP and their related parties**

Council has determined that transactions at arm's length between KMP and Council as part of Council delivering a public service objective (e.g. access to library or Council swimming pool by KMP) will not be disclosed.

Nature of the transaction	Ref	Transactions during the year	Outstanding balances including commitments	Terms and conditions	Impairment provision on outstanding balances	Impairment expense
<b>2022</b>						
Catering	1	6	-	Paid on invoice	-	-
Donations & Financial Assistance Grants	2	7	-	Paid on completion of works	-	-
Supply of water	3	104	-	Payable by instalment date	-	-
Supply of materials and consumables	4	25	-	Paid on invoice	-	-
<b>2021</b>						
Catering	1	7	-	Paid on invoice	-	-
Donations & Financial Assistance Grants	2	1	-	Paid on completion of works	-	-
Supply of water	3	97	-	Payable by instalment date	-	-
Supply of materials and consumables	4	-	-	Paid on invoice	-	-

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**F-1-1 Key management personnel (KMP) (continued)**

- 1 Catering for training and meetings of Council were supplied by related parties of a number of KMP's
- 2 Council have donated funds to local not for profit organisations for community projects where a number of KMP's are members
- 3 A KMP is the Chair of a joint organisation (County Council) who supplies water to Council Facilities
- 4 Council has procured materials and consumables from a supplier who is a related party of a KMP of Council.

## F1-2 Councillor and Mayoral fees and associated expenses

\$ '000	2022	2021
The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:		
Mayoral fee	26	27
Councillors' fees	83	85
Other Councillors' expenses (including Mayor)	19	23
<b>Total</b>	<b>128</b>	<b>135</b>

## F2 Other relationships

### F2-1 Audit fees

\$ '000	2022	2021
During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms		
<b>Auditors of the Council - NSW Auditor-General:</b>		
<b>(i) Audit and other assurance services</b>		
Audit and review of financial statements	46	41
<b>Remuneration for audit and other assurance services</b>	<b>46</b>	<b>41</b>
<b>(ii) Non-assurance services</b>		
Remuneration advice	3	-
<b>Remuneration for non-assurance services</b>	<b>3</b>	<b>-</b>
<b>Total Auditor-General remuneration</b>	<b>49</b>	<b>41</b>
<b>Non NSW Auditor-General audit firms</b>		
<b>(ii) Non-assurance services</b>		
Internal Audit	34	43
Other assurance services	-	3
<b>Remuneration for non-assurance services</b>	<b>34</b>	<b>46</b>
<b>Total remuneration of non NSW Auditor-General audit firms</b>	<b>34</b>	<b>46</b>
<b>Total audit fees</b>	<b>83</b>	<b>87</b>

## G Other matters

### G1-1 Statement of Cash Flows information

#### Reconciliation of net operating result to cash provided from operating activities

\$ '000	2022	2021
<b>Net operating result from Income Statement</b>	<b>9,853</b>	3,687
<b>Add / (less) non-cash items:</b>		
Depreciation and amortisation	6,522	6,735
(Gain) / loss on disposal of assets	(54)	512
Non-cash capital grants and contributions	(865)	-
Losses/(gains) recognised on fair value re-measurements through the P&L:		
– Revaluation decrements / impairments of IPP&E direct to P&L	-	5
Unwinding of discount rates on reinstatement provisions	(101)	(11)
Share of net (profits)/losses of associates/joint ventures using the equity method	(63)	(231)
<b>Movements in operating assets and liabilities and other cash items:</b>		
(Increase) / decrease of receivables	(544)	57
Increase / (decrease) in provision for impairment of receivables	(116)	6
(Increase) / decrease of inventories	121	(85)
(Increase) / decrease of other current assets	(65)	(10)
(Increase) / decrease of contract asset	(1,795)	28
Increase / (decrease) in payables	23	117
Increase / (decrease) in accrued interest payable	(3)	(2)
Increase / (decrease) in other accrued expenses payable	-	2
Increase / (decrease) in other liabilities	(31)	372
Increase / (decrease) in contract liabilities	(171)	2,383
Increase / (decrease) in employee benefit provision	(27)	85
Increase / (decrease) in other provisions	487	84
<b>Net cash flows from operating activities</b>	<b>13,171</b>	13,734

G2-1 Commitments

Capital commitments (exclusive of GST)

\$ '000	2022	2021
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
<b>Property, plant and equipment</b>		
Buildings	1,341	1,320
<b>Total commitments</b>	<b>1,341</b>	<b>1,320</b>
<b>These expenditures are payable as follows:</b>		
Within the next year	1,341	1,320
<b>Total payable</b>	<b>1,341</b>	<b>1,320</b>
<b>Sources for funding of capital commitments:</b>		
Future grants and contributions	1,132	660
Unexpended grants	128	660
Internally restricted reserves	81	-
<b>Total sources of funding</b>	<b>1,341</b>	<b>1,320</b>

**Details of capital commitments**

Council entered into one contract in November 2021 and two contracts in February 2022 for the replacement of the Boondaroo, Leabeater Street and Lucan Road Bridges funded in part under the Natural Disaster funding and Fixing Country Bridges program. Delays in the availability of contractors, the long lead time for commencement compounded with the rising cost of materials has resulted in delays in commencement of these projects. The projects are scheduled to commence in early 2022/23.

**G3 Statement of developer contributions as at 30 June 2022**  
**G3-1 Summary of developer contributions**

\$ '000	Opening balance at 1 July 2021	Contributions received during the year		Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2022	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash					
Local infrastructure fund	867	154	-	11	-	-	1,032	-
<b>S7.11 contributions – under a plan</b>	867	154	-	11	-	-	1,032	-
Future Sewerage Infrastructure Contributions	97	101	-	2	-	-	200	-
S64 contributions	899	92	-	6	-	-	997	-
<b>Total contributions</b>	<b>1,863</b>	<b>347</b>	<b>-</b>	<b>19</b>	<b>-</b>	<b>-</b>	<b>2,229</b>	<b>-</b>

Under the Environmental Planning and Assessment Act 1979, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) Infrastructure in new release areas. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

**G3-2 Developer contributions by plan**

\$ '000	Opening balance at 1 July 2021	Contributions received during the year		Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2022	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash					
<b>CONTRIBUTION PLAN NUMBER – Local infrastructure fund</b>								
Local infrastructure fund	867	154	-	11	-	-	1,032	-
<b>Total</b>	<b>867</b>	<b>154</b>	<b>-</b>	<b>11</b>	<b>-</b>	<b>-</b>	<b>1,032</b>	<b>-</b>

**G3-3 Contributions not under plans**

<b>Future Infrastructure Subsidy</b>								
Sewerage services	97	101	-	2	-	-	200	-
<b>Total</b>	<b>97</b>	<b>101</b>	<b>-</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>200</b>	<b>-</b>

**G3-4 S64 contributions**

<b>S64 contributions</b>								
Sewerage services	899	92	-	6	-	-	997	-
<b>Total</b>	<b>899</b>	<b>92</b>	<b>-</b>	<b>6</b>	<b>-</b>	<b>-</b>	<b>997</b>	<b>-</b>

## G4 Statement of performance measures

### G4-1 Statement of performance measures – consolidated results

\$ '000	Amounts	Indicator	Indicators		Benchmark
	2022	2022	2021	2020	
<b>1. Operating performance ratio</b>					
Total continuing operating revenue excluding capital grants and contributions less operating expenses <sup>1,2</sup>	<u>(168)</u>	<b>(0.86)%</b>	(3.74)%	(4.96)%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions <sup>1</sup>	<u>19,604</u>				
<b>2. Own source operating revenue ratio</b>					
Total continuing operating revenue excluding all grants and contributions <sup>1</sup>	<u>14,079</u>	<b>47.90%</b>	57.54%	56.42%	> 60.00%
Total continuing operating revenue <sup>1</sup>	<u>29,392</u>				
<b>3. Unrestricted current ratio</b>					
Current assets less all external restrictions	<u>11,293</u>	<b>4.67x</b>	3.86x	4.71x	> 1.50x
Current liabilities less specific purpose liabilities	<u>2,418</u>				
<b>4. Debt service cover ratio</b>					
Operating result before capital excluding interest and depreciation/impairment/amortisation <sup>1</sup>	<u>6,501</u>	<b>8.44x</b>	7.26x	5.31x	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	<u>770</u>				
<b>5. Rates and annual charges outstanding percentage</b>					
Rates and annual charges outstanding	<u>189</u>	<b>1.58%</b>	1.46%	2.84%	< 10.00%
Rates and annual charges collectable	<u>11,957</u>				
<b>6. Cash expense cover ratio</b>					
Current year's cash and cash equivalents plus all term deposits	<u>20,298</u>	<b>15.97</b>	17.23	12.72	> 3.00
Monthly payments from cash flow of operating and financing activities	<u>1,271</u>	<b>mths</b>	mths	mths	mths

(1) Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

(2) Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

**G4-2 Statement of performance measures by fund**

	General Indicators <sup>3</sup>		Sewer Indicators		Benchmark
	2022	2021	2022	2021	
<b>\$ '000</b>					
<b>1. Operating performance ratio</b>					
Total continuing operating revenue excluding capital grants and contributions less operating expenses <sup>1,2</sup>					
Total continuing operating revenue excluding capital grants and contributions <sup>1</sup>	<b>(0.91)%</b>	<b>(3.77)%</b>	<b>(0.30)%</b>	<b>(3.40)%</b>	> 0.00%
<b>2. Own source operating revenue ratio</b>					
Total continuing operating revenue excluding capital grants and contributions <sup>1</sup>	<b>45.54%</b>	<b>55.77%</b>	<b>78.64%</b>	<b>75.61%</b>	> 60.00%
<b>3. Unrestricted current ratio</b>					
Current assets less all external restrictions	<b>4.67x</b>	<b>3.86x</b>	<b>99.07x</b>	<b>96.84x</b>	> 1.50x
Current liabilities less specific purpose liabilities					
<b>4. Debt service cover ratio</b>					
Operating result before capital excluding interest and depreciation/impairment/amortisation <sup>1</sup>	<b>8.04x</b>	<b>6.93x</b>	<b>16.64x</b>	<b>13.98x</b>	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)					
<b>5. Rates and annual charges outstanding percentage</b>					
Rates and annual charges outstanding	<b>1.44%</b>	<b>1.38%</b>	<b>2.66%</b>	<b>2.13%</b>	< 10.00%
Rates and annual charges collectable					
<b>6. Cash expense cover ratio</b>					
Current year's cash and cash equivalents plus all term deposits	<b>11.05</b>	<b>12.13</b>	<b>103.80</b>	<b>136.83</b>	> 3.00
Monthly payments from cash flow of operating and financing activities	<b>mths</b>	<b>mths</b>	<b>mths</b>	<b>mths</b>	<b>mths</b>

(1) - (2) Refer to Notes at Note G6-1 above.

(3) General fund refers to all of Council's activities except for its sewer activities which are listed separately.



**End of the audited financial statements**

## H Additional Council disclosures (unaudited)

### H1-1 Council information and contact details

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**Principal place of business:**

91 Adelaide Street  
Blayney NSW 2799

**Contact details**

**Mailing Address:**

PO Box 62  
Blayney NSW 2799

**Opening hours:**

9:30am to 4:00pm  
Monday to Friday

**Internet:** [www.blayney.nsw.gov.au](http://www.blayney.nsw.gov.au)

**Email:** [council@blayney.nsw.gov.au](mailto:council@blayney.nsw.gov.au)

**Officers**

**General Manager**

M.Dicker

**Responsible Accounting Officer**

T.Irlam

**Public Officer**

A. Franze

**Auditors**

Auditor General New South Wales  
Level 19 Tower 2 Darling Park  
201 Sussex Street  
SYDNEY NSW 2000

**Elected members**

**Mayor**

Cr. S.J. Ferguson

**Deputy Mayor**

Cr. D Somervaille

**Councillors**

Cr. A Ewin  
Cr. C Gosewisch  
Cr. J Newstead  
Cr. M Pryse Jones  
Cr. B Reynolds

## Blayney Shire Council

### General Purpose Financial Statements

for the year ended 30 June 2022

#### Independent Auditor's Reports:

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On the Financial Statements (Sect 417 [2])

#### **Independent Auditor's Report**

Please uplift Council's Audit Report PDF (opinion) for inclusion in the GPFS report (via the Home screen).

continued on next page ...

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## Blayney Shire Council

### General Purpose Financial Statements

for the year ended 30 June 2022

#### Independent Auditor's Reports: (continued)

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#### On the Financial Statements (Sect 417 [3])

#### **Independent Auditor's Report**

Please uplift Council's Audit Report PDF (commentary) for inclusion in the GPFS report (via the Home screen).

# Blayney Shire Council

SPECIAL PURPOSE FINANCIAL STATEMENTS  
for the year ended 30 June 2022

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## Blayney Shire Council

### Special Purpose Financial Statements

for the year ended 30 June 2022

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<b>Note – Significant Accounting Policies</b>	<b>7</b>
<b>Auditor's Report on Special Purpose Financial Statements</b>	<b>10</b>

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#### Background

- i. These Special Purpose Financial Statements have been prepared for the use by both Council and the Office of Local Government in fulfilling their requirements under National Competition Policy.
- ii. The principle of competitive neutrality is based on the concept of a 'level playing field' between persons/entities competing in a market place, particularly between private and public sector competitors.  
  
Essentially, the principle is that government businesses, whether Commonwealth, state or local, should operate without net competitive advantages over other businesses as a result of their public ownership.
- iii. For Council, the principle of competitive neutrality and public reporting applies only to declared business activities.  
  
These include **(a)** those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation, and **(b)** those activities with a turnover of more than \$2 million that Council has formally declared as a business activity (defined as Category 1 activities).
- iv. In preparing these financial statements for Council's self-classified Category 1 businesses and ABS-defined activities, councils must **(a)** adopt a corporatisation model and **(b)** apply full cost attribution including tax-equivalent regime payments and debt guarantee fees (where the business benefits from Council's borrowing position by comparison with commercial rates).

## Blayney Shire Council

### Special Purpose Financial Statements

for the year ended 30 June 2022

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#### Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

**The attached Special Purpose Financial Statements have been prepared in accordance with:**

- the NSW Government Policy Statement '*Application of National Competition Policy to Local Government*',
- the Division of Local Government Guidelines '*Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality*',
- the Local Government *Code of Accounting Practice and Financial Reporting*,
- the NSW Office of Water Best-Practice Management of Water and Sewerage Guidelines.

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

- present fairly the operating result and financial position for each of Council's declared business activities for the year, and
- accord with Council's accounting and other records.
- present overhead reallocation charges to the water and sewerage businesses as fair and reasonable.

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

**Signed in accordance with a resolution of Council made on 29 August 2022.**

---

Cr. S.J. Ferguson  
**Mayor**  
29 August 2022

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Cr. D. Somerville  
**Deputy Mayor**  
29 August 2022

---

M.Dicker  
**General Manager**  
29 August 2022

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T.Irlam  
**Responsible Accounting Officer**  
29 August 2022

## Blayney Shire Council

### Income Statement of sewerage business activity

for the year ended 30 June 2022

\$ '000	2022	2021
<b>Income from continuing operations</b>		
Access charges	1,354	1,270
User charges	145	174
Liquid trade waste charges	78	71
Interest and investment income	34	51
Grants and contributions provided for operating purposes	14	14
Net gain from the disposal of assets	16	-
Other income	19	6
<b>Total income from continuing operations</b>	<b>1,660</b>	<b>1,586</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	258	295
Borrowing costs	36	40
Materials and services	801	707
Depreciation, amortisation and impairment	568	573
Loss on disposal of assets	-	19
Other expenses	2	6
<b>Total expenses from continuing operations</b>	<b>1,665</b>	<b>1,640</b>
<b>Surplus (deficit) from continuing operations before capital amounts</b>	<b>(5)</b>	<b>(54)</b>
Grants and contributions provided for capital purposes	433	493
<b>Surplus (deficit) from continuing operations after capital amounts</b>	<b>428</b>	<b>439</b>
<b>Surplus (deficit) from all operations before tax</b>	<b>428</b>	<b>439</b>
<b>Surplus (deficit) after tax</b>	<b>428</b>	<b>439</b>
<b>Plus accumulated surplus</b>	<b>9,699</b>	<b>9,260</b>
<b>Closing accumulated surplus</b>	<b>10,127</b>	<b>9,699</b>
<b>Return on capital %</b>	<b>0.1%</b>	<b>(0.1)%</b>
<b>Subsidy from Council</b>	<b>938</b>	<b>322</b>
<b>Calculation of dividend payable:</b>		
Surplus (deficit) after tax	428	439
Less: capital grants and contributions (excluding developer contributions)	(433)	(493)
<b>Surplus for dividend calculation purposes</b>	<b>-</b>	<b>-</b>
<b>Potential dividend calculated from surplus</b>	<b>-</b>	<b>-</b>



**Blayney Shire Council**

Income Statement of  
for the year ended 30 June 2022

Surplus (deficit) after tax

_____	_____
-	-
_____	_____

Plus adjustments for amounts unpaid:

Add:

Less:

## Blayney Shire Council

### Statement of Financial Position of sewerage business activity

as at 30 June 2022

\$ '000	2022	2021
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	649	1,446
Investments	6,349	5,209
Receivables	36	27
<b>Total current assets</b>	<b>7,034</b>	<b>6,682</b>
<b>Non-current assets</b>		
Infrastructure, property, plant and equipment	26,468	20,673
<b>Total non-current assets</b>	<b>26,468</b>	<b>20,673</b>
<b>Total assets</b>	<b>33,502</b>	<b>27,355</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Payables	12	14
Borrowings	59	55
<b>Total current liabilities</b>	<b>71</b>	<b>69</b>
<b>Non-current liabilities</b>		
Borrowings	356	415
<b>Total non-current liabilities</b>	<b>356</b>	<b>415</b>
<b>Total liabilities</b>	<b>427</b>	<b>484</b>
<b>Net assets</b>	<b>33,075</b>	<b>26,871</b>
<b>EQUITY</b>		
Accumulated surplus	10,127	9,699
Revaluation reserves	22,948	17,172
<b>Total equity</b>	<b>33,075</b>	<b>26,871</b>

## Note – Significant Accounting Policies

A statement summarising the supplemental accounting policies adopted in the preparation of the special purpose financial statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, the Council is a non-reporting not-for-profit entity.

The figures presented in these special purpose financial statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these special purpose financial statements have been prepared in accordance with the *Local Government Act 1993 (Act)*, the *Local Government (General) Regulation 2005 (Regulation)* and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, fair value of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

The Statement of Financial Position includes notional assets/liabilities receivable from/payable to Council's general fund. These balances reflect a notional intra-entity funding arrangement with the declared business activities.

### National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government. The framework for its application is set out in the June 1996 NSW Government Policy statement titled 'Application of National Competition Policy to Local Government'. *The Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality* issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to activities and provide a standard for disclosure requirements. These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, and returns on investments (rate of return and dividends paid).

### Declared business activities

In accordance with *Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality*, Council has declared that the following are to be considered as business activities:

#### Category 1

(where gross operating turnover is over \$2 million)

Nil

#### Category 2

(where gross operating turnover is less than \$2 million)

##### a. Blayney Sewerage Service

Sewerage reticulation and treatment system servicing the town of Blayney, which has been established as a Special Rate Fund

##### b. Millthorpe Sewerage Service

Sewerage reticulation and treatment system servicing the town of Millthorpe, which has been established as a Special Rate Fund

### Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs.

However, where Council does not pay some taxes which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in Special Purpose Financial Statements.

continued on next page ...

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## Note – Significant Accounting Policies (continued)

For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

### Notional rate applied (%)

Corporate income tax rate – 27.5%

Land tax – the first \$692,000 of combined land values attracts 0%. For the combined land values in excess of \$692,001 up to \$4,231,000 the rate is 1.6% + \$100. For the remaining combined land value that exceeds \$4,231,000 a premium marginal rate of 2.0% applies.

Payroll tax – 5.45% on the value of taxable salaries and wages in excess of \$850,000.

In accordance with the Department of Industry (DoI) – Water guidelines, a payment for the amount calculated as the annual tax equivalent charges (excluding income tax) must be paid from water supply and sewerage business activities.

The payment of taxation equivalent charges, referred to in the DoI – Water guidelines as a 'dividend for taxation equivalent', may be applied for any purpose allowed under the *Local Government Act, 1993*.

Achievement of substantial compliance to the DoI – Water guidelines is not a prerequisite for the payment of the tax equivalent charges, however the payment must not exceed \$3 per assessment.

### Income tax

An income tax equivalent has been applied on the profits of the business activities.

Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested.

Accordingly, the return on capital invested is set at a pre-tax level - gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the corporate income tax rate, currently 27.5%.

Income tax is only applied where a gain/ (loss) from ordinary activities before capital amounts has been achieved.

Since the taxation equivalent is notional – that is, it is payable to Council as the 'owner' of business operations - it represents an internal payment and has no effect on the operations of the Council. Accordingly, there is no need for disclosure of internal charges in the SPFS.

The rate applied of 27.5% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

### Local government rates and charges

A calculation of the equivalent rates and charges for all Category 1 businesses has been applied to all assets owned, or exclusively used by the business activity.

### Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that Council business activities face 'true' commercial borrowing costs in line with private sector competitors. In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

#### (i) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed. Subsidies occur where Council provides services on a less than cost recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations. The overall effect of subsidies is contained within the Income Statements of business activities.

#### (ii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses 'would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

continued on next page ...

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### Note – Significant Accounting Policies (continued)

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Funds are subsequently available for meeting commitments or financing future investment strategies. The rate of return is disclosed for each of Council's business activities on the Income Statement.

The rate of return is calculated as follows:

**Operating result before capital income + interest expense**

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**Written down value of I,PP&E as at 30 June**

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 3.66% at 30/6/22.

#### (iii) Dividends

Council is not required to pay dividends to either itself (as owner of a range of businesses) or to any external entities.

Local government water supply and sewerage businesses are permitted to pay an annual dividend from its water supply or sewerage business surplus.

Each dividend must be calculated and approved in accordance with the Department of Industry – Water guidelines and must not exceed:

- 50% of this surplus in any one year, or
- the number of water supply or sewerage assessments at 30 June 2022 multiplied by \$30 (less the payment for tax equivalent charges, not exceeding \$3 per assessment).

In accordance with the Department of Industry – Water guidelines a Dividend Payment form, Statement of Compliance, Unqualified Independent Financial Audit Report and Compliance Audit Report are required to be submitted to the Department of Industry – Water.

**Blayney Shire Council**  
**Special Purpose Financial Statements**  
for the year ended 30 June 2022

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# Blayney Shire Council

SPECIAL SCHEDULES  
for the year ended 30 June 2022

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Blayney Shire Council

Special Schedules

for the year ended 30 June 2022

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**Special Schedules:**

Permissible income for general rates

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Report on infrastructure assets as at 30 June 2022

5



## Blayney Shire Council

### Permissible income for general rates

\$ '000	Notes	Calculation 2021/22	Calculation 2022/23
<b>Notional general income calculation <sup>1</sup></b>			
Last year notional general income yield	a	9,079	9,302
Plus or minus adjustments <sup>2</sup>	b	31	37
<b>Notional general income</b>	c = a + b	<b>9,110</b>	<b>9,339</b>
<b>Permissible income calculation</b>			
Or rate peg percentage	e	2.00%	2.50%
Or plus rate peg amount	i = e x (c + g)	182	233
<b>Sub-total</b>	k = (c + g + h + i + j)	<b>9,292</b>	<b>9,572</b>
Plus (or minus) last year's carry forward total	l	6	(5)
Less valuation objections claimed in the previous year	m	-	(1)
<b>Sub-total</b>	n = (l + m)	<b>6</b>	<b>(6)</b>
<b>Total permissible income</b>	o = k + n	<b>9,298</b>	<b>9,566</b>
Less notional general income yield	p	9,302	9,566
<b>Catch-up or (excess) result</b>	q = o - p	<b>(4)</b>	<b>1</b>
Plus income lost due to valuation objections claimed <sup>4</sup>	r	1	1
Less unused catch-up <sup>5</sup>	s	(2)	(1)
<b>Carry forward to next year <sup>6</sup></b>	t = q + r + s	<b>(5)</b>	<b>1</b>

#### Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916 (NSW)*.
- (4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer-General. Councils can claim the value of the income lost due to valuation objections in any single year.
- (5) Unused catch-up amounts will be deducted if they are not caught up within 2 years. Usually councils will have a nominal carry forward figure. These amounts can be adjusted for in setting the rates in a future year.
- (6) Carry forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the *Local Government Act 1993*. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

Permissible income for general rates

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Permissible income for general rates: PLUS PDF inserted here

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## Blayney Shire Council

### Report on infrastructure assets as at 30 June 2022

Asset Class	Asset Category	Estimated cost to bring to the to bring assets agreed level of to satisfactory service set by Council maintenance <sup>a</sup>		2021/22 Actual maintenance \$ '000	2021/22 Required maintenance <sup>a</sup> \$ '000	Net carrying amount \$ '000	Gross replacement cost (GRC) \$ '000	Assets in condition as a percentage of gross replacement cost				
		\$ '000	\$ '000					1	2	3	4	5
<b>Buildings</b>	Buildings	1,327	497	365	301	20,192	33,165	79.0%	13.0%	4.0%	2.0%	2.0%
	<b>Sub-total</b>	<b>1,327</b>	<b>497</b>	<b>365</b>	<b>301</b>	<b>20,192</b>	<b>33,165</b>	<b>79.0%</b>	<b>13.0%</b>	<b>4.0%</b>	<b>2.0%</b>	<b>2.0%</b>
<b>Roads</b>	Sealed roads	610	165	1,455	545	133,764	154,813	84.0%	14.0%	2.0%	0.0%	0.0%
	Unsealed roads	4,215	1,152	348	1,420	27,462	36,999	59.0%	14.0%	16.0%	9.0%	2.0%
	Bridges	1,959	423	94	18	21,961	31,476	44.0%	37.0%	13.0%	6.0%	0.0%
	Footpaths	357	133	112	93	7,141	10,017	35.0%	35.0%	26.0%	2.0%	2.0%
	Major earthworks (non depreciable)	-	-	-	-	13,316	13,316	100.0%	0.0%	0.0%	0.0%	0.0%
	Kerb & Gutter	781	201	149	268	10,874	15,897	29.0%	49.0%	17.0%	4.0%	1.0%
	Roadside Furniture	267	145	27	3	1,829	2,863	42.0%	46.0%	3.0%	1.0%	8.0%
	Culverts	337	96	76	329	6,172	8,092	72.0%	17.0%	7.0%	3.0%	1.0%
	<b>Sub-total</b>	<b>8,526</b>	<b>2,315</b>	<b>2,261</b>	<b>2,676</b>	<b>222,519</b>	<b>273,473</b>	<b>71.0%</b>	<b>19.2%</b>	<b>7.0%</b>	<b>2.3%</b>	<b>0.5%</b>
<b>Sewerage network</b>	Sewerage network	220	39	367	671	24,917	32,847	81.0%	10.0%	8.0%	1.0%	0.0%
	<b>Sub-total</b>	<b>220</b>	<b>39</b>	<b>367</b>	<b>671</b>	<b>24,917</b>	<b>32,847</b>	<b>81.0%</b>	<b>10.0%</b>	<b>8.0%</b>	<b>1.0%</b>	<b>0.0%</b>
<b>Stormwater drainage</b>	Stormwater drainage	164	46	94	3	14,533	18,800	64.0%	30.0%	5.0%	1.0%	0.0%
	<b>Sub-total</b>	<b>164</b>	<b>46</b>	<b>94</b>	<b>3</b>	<b>14,533</b>	<b>18,800</b>	<b>64.0%</b>	<b>30.0%</b>	<b>5.0%</b>	<b>1.0%</b>	<b>0.0%</b>
<b>Open space / recreational assets</b>	Swimming pools	-	-	123	64	4,340	4,680	100.0%	0.0%	0.0%	0.0%	0.0%
	Other	28	6	299	389	4,417	6,157	46.0%	28.0%	25.0%	0.0%	1.0%
	<b>Sub-total</b>	<b>28</b>	<b>6</b>	<b>422</b>	<b>453</b>	<b>8,757</b>	<b>10,837</b>	<b>69.3%</b>	<b>15.9%</b>	<b>14.2%</b>	<b>0.0%</b>	<b>0.6%</b>
	<b>Total – all assets</b>	<b>10,265</b>	<b>2,903</b>	<b>3,509</b>	<b>4,104</b>	<b>290,918</b>	<b>369,122</b>	<b>72.2%</b>	<b>18.3%</b>	<b>6.9%</b>	<b>2.0%</b>	<b>0.6%</b>

(a) Required maintenance is the amount identified in Council's asset management plans.

#### Infrastructure asset condition assessment 'key'

- 1 **Excellent/very good** No work required (normal maintenance)
- 2 **Good** Only minor maintenance work required
- 3 **Satisfactory** Maintenance work required
- 4 **Poor** Renewal required
- 5 **Very poor** Urgent renewal/upgrading required

## Blayney Shire Council

### Report on infrastructure assets as at 30 June 2022

#### Infrastructure asset performance indicators (consolidated) \*

\$ '000	Amounts 2022	Indicator 2022	Indicators 2021      2020		Benchmark
<b>Buildings and infrastructure renewals ratio</b>					
Asset renewals <sup>(1)</sup>	<u>10,784</u>	<b>212.83%</b>	113.41%	231.26%	>= 100.00%
Depreciation, amortisation and impairment	<u>5,067</u>				
<b>Infrastructure backlog ratio</b>					
Estimated cost to bring assets to a satisfactory standard	<u>10,265</u>	<b>3.40%</b>	4.02%	4.08%	< 2.00%
Net carrying amount of infrastructure assets	<u>302,126</u>				
<b>Asset maintenance ratio</b>					
Actual asset maintenance	<u>4,104</u>	<b>116.96%</b>	113.82%	100.19%	> 100.00%
Required asset maintenance	<u>3,509</u>				
<b>Cost to bring assets to agreed service level</b>					
Estimated cost to bring assets to an agreed service level set by Council	<u>2,903</u>	<b>0.79%</b>	0.84%	1.28%	
Gross replacement cost	<u>369,122</u>				

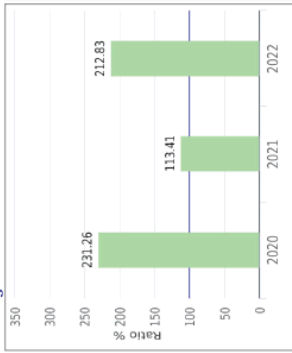
(\*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

**Blayney Shire Council**

**Report on infrastructure assets as at 30 June 2022**

**Buildings and infrastructure renewals ratio**



**Buildings and infrastructure renewals ratio**

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

**Commentary on result**

21/22 ratio 212.83%

This ratio has increased substantially over the previous year. This is due to Council competing major renewal works on the Blair Sport and Leisure Centre, the roof and works on Panaura and Hobbs Yards Roads. Council is achieving substantially above the target of 100% with continued investment in renewal works, including significant road and other works.

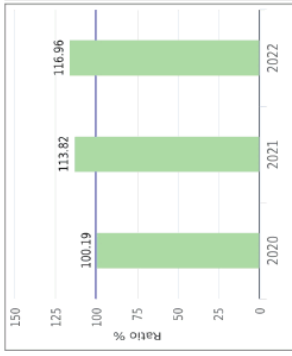
Benchmark: — >=100.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

**Asset maintenance ratio**



**Asset maintenance ratio**

Compares actual vs. required annual asset maintenance (A ratio of 1.0 means the Council is investing enough funds to stop the infrastructure backlog growing.

**Commentary on result**

21/22 ratio 116.96%

Council's performance on this ratio has improved over the 2021/22 financial year with increased expenditure on maintenance activities across the Transportation, Sewer and Open Space and Other Recreational asset classes. This means Council is investing enough funds to address backlog in the infrastructure and is reflected in the continued decline in the Infrastructure Backlog Ratio.

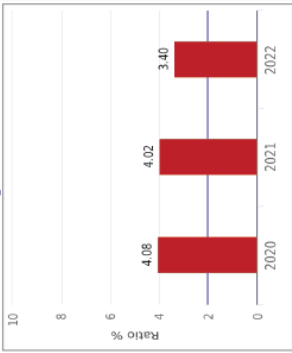
Benchmark: — > 100.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

**Infrastructure backlog ratio**



**Infrastructure backlog ratio**

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

**Commentary on result**

21/22 ratio 3.40%

Council has continued to reduce the infrastructure backlog by 7%, or \$0.8 million over the 2021/22 financial year. This ratio has reduced substantially since 2019, following the 2020 financial year. Council was using condition 2 as the measure of a satisfactory standard.

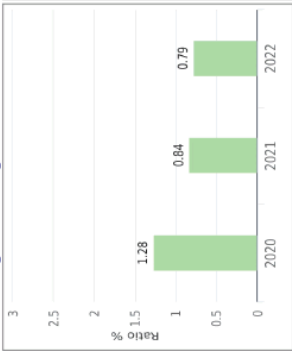
Benchmark: — < 2.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

**Cost to bring assets to agreed service level**



**Cost to bring assets to agreed service level**

This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets underpinning the service level and stewardship.

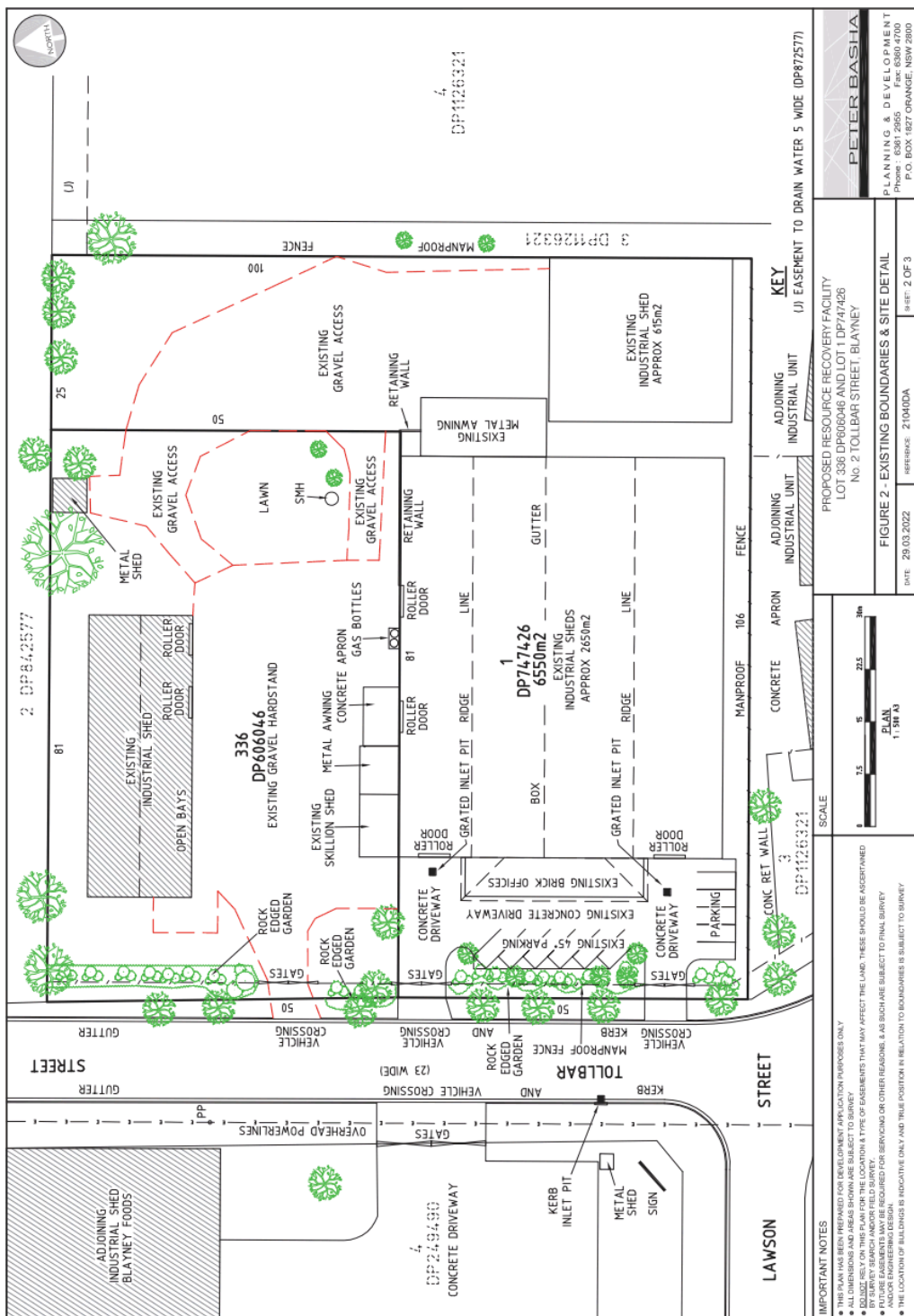
**Commentary on result**

21/22 ratio 0.79%

This ratio refers to the cost for Council to bring assets to condition 3 or better, against the value of all infrastructure assets. The ratio has improved over the 2021/22 financial year and is now at 0.79%, compared to 0.84% in 2020/21 and substantially below the 2.14% in 2019. This reflects a substantial reduction in Council's backlog of assets in condition 4 and 5.



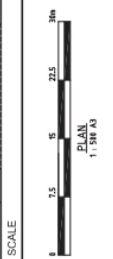




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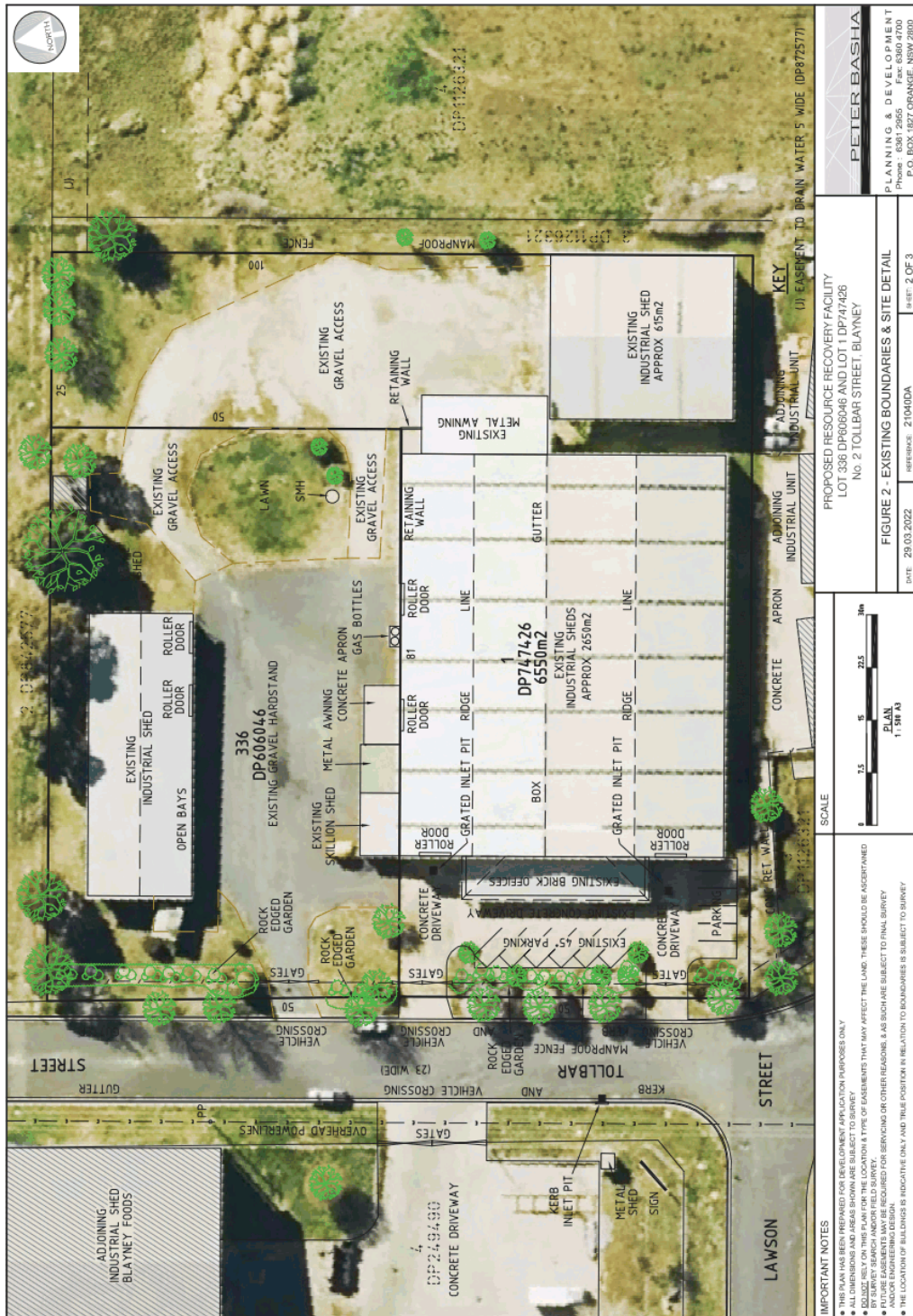
PROPOSED RESOURCE RECOVERY FACILITY  
 LOT 336 DP606046 AND LOT 1 DP747426  
 No. 2 TOLLBAR STREET, BLAYNEY

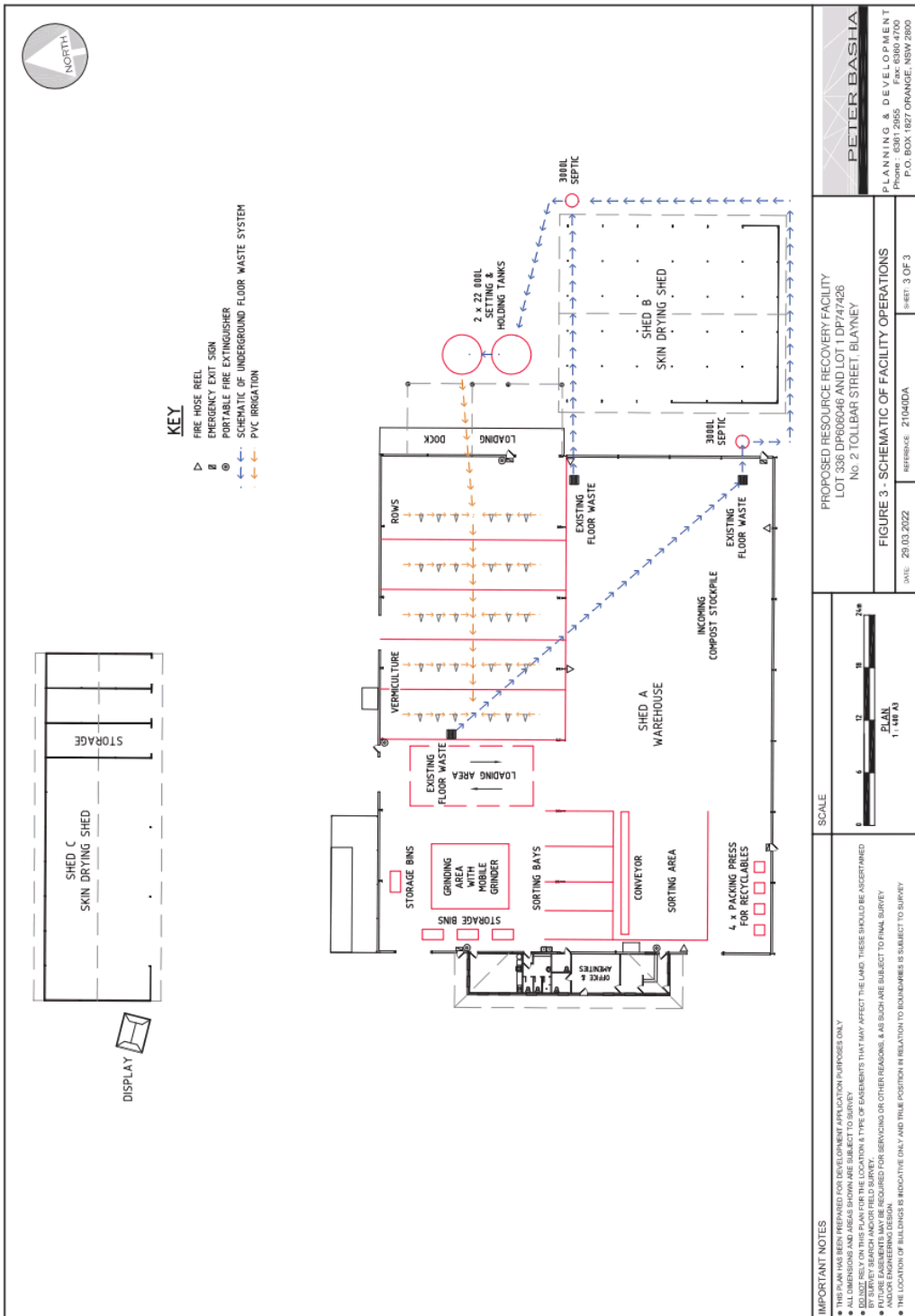
DATE: 29/03/2022 REFERENCE: 210400A SHEET: 2 OF 3

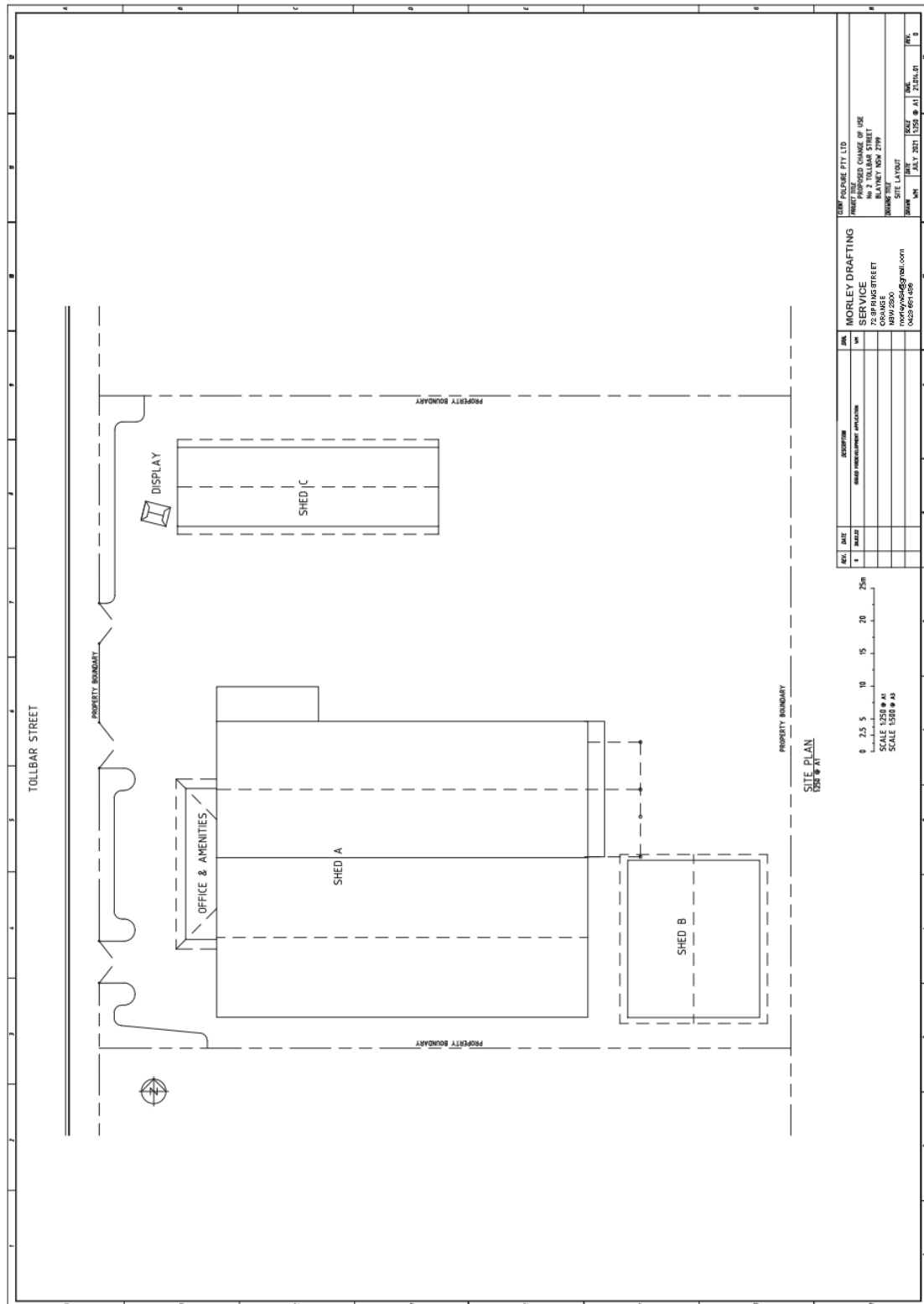


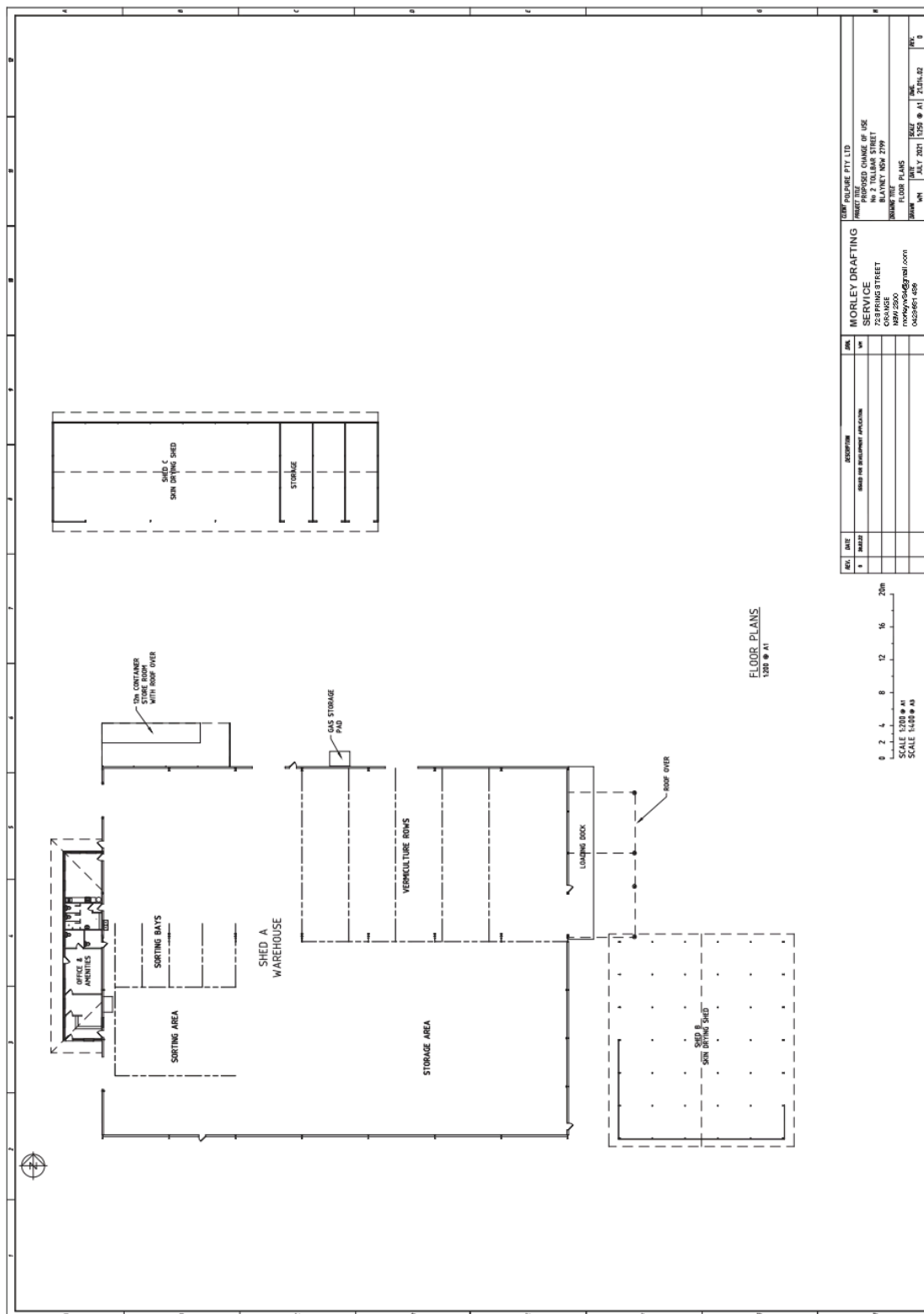
- IMPORTANT NOTES
- THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY
  - THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY
  - LOCATIONS OF SERVICES AND UTILITIES ARE SUBJECT TO SURVEY
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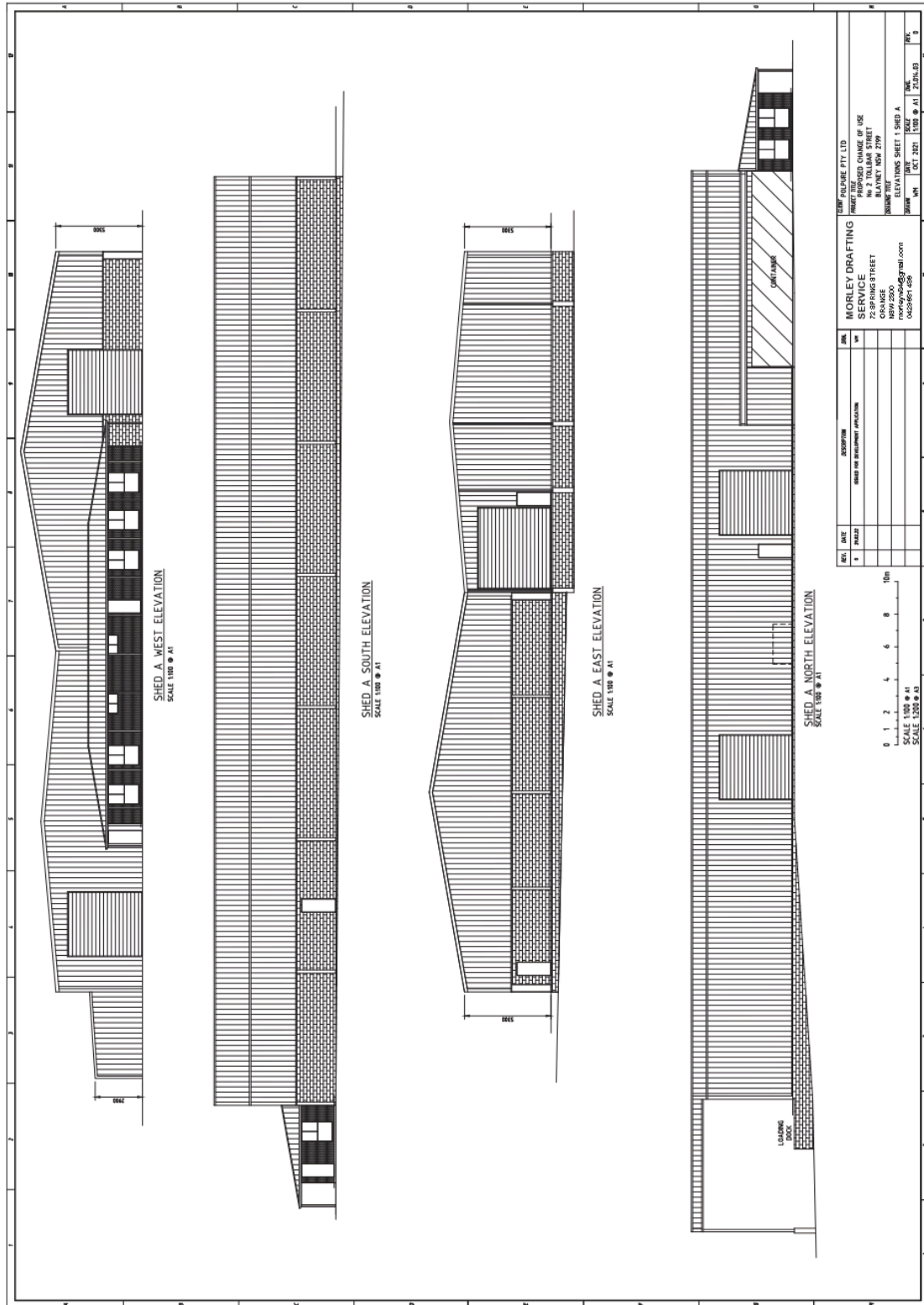


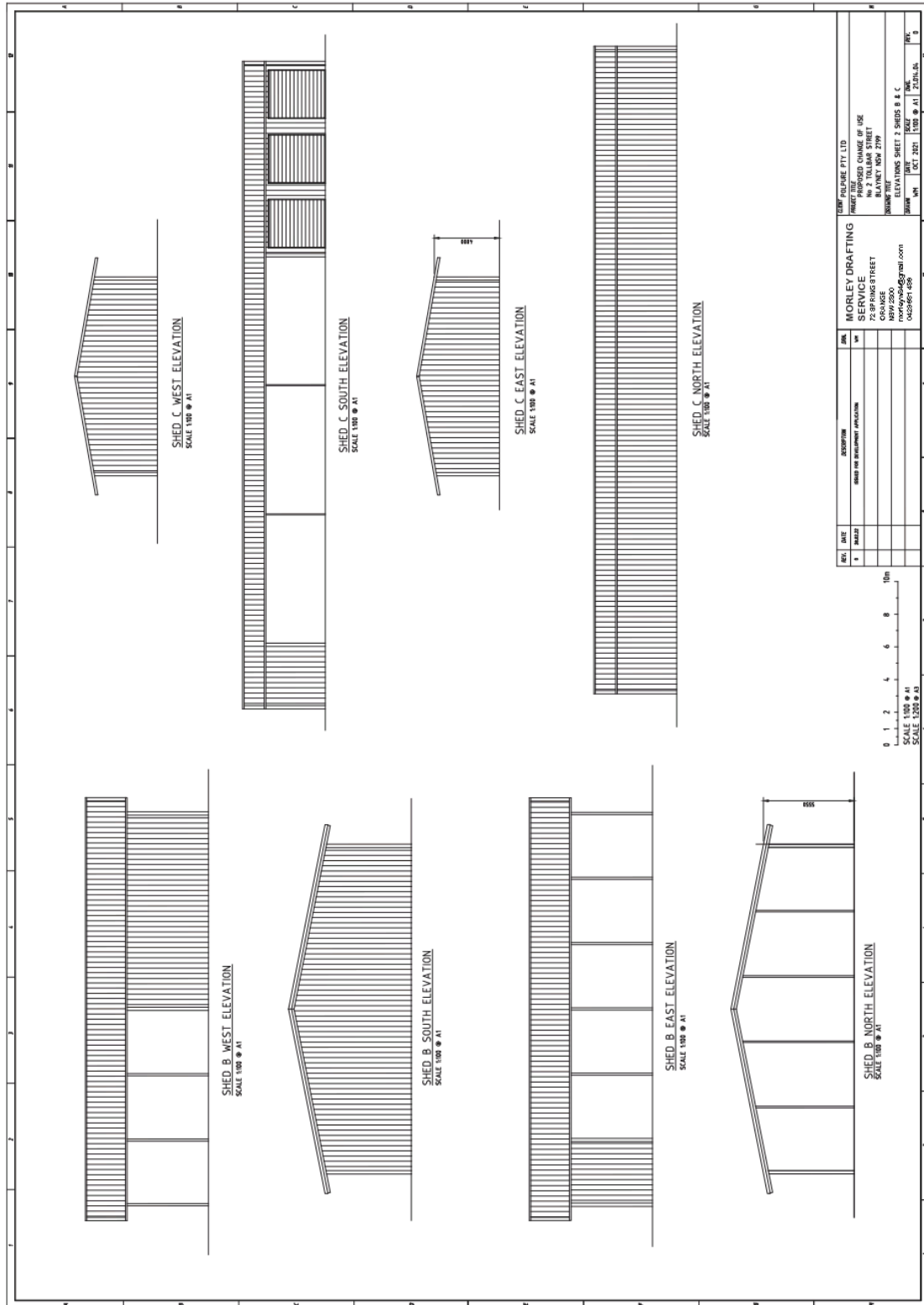














## DEVELOPMENT APPLICATION

Proposed Resource Recovery Facility  
Lot 1 DP 747426 and Lot 336 DP 606046  
2 Tollbar Street, Blayney



Prepared for  
Polpure Pty Ltd  
April 2022

Ref: DA15FB21040

PO Box 1827 Orange NSW 2800 p: 6361 2955 m: 0409 821 016 e: peter@bashaplanning.com.au

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Section 1.0

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## INTRODUCTION

### 1.1 OVERVIEW

This development application seeks a change of use of the subject premises to a *resource recovery facility* at 2 Tollbar Street, Blayney.

The proposed *resource recovery facility* will involve:

- The processing and handling of non-putrescible waste collected from a variety of sources (including local building sites) where it will be sorted, processed, and resources recovered for reuse in the economy.
- The facility will also involve vermiculture (a form of composting) to produce vermicast and worm casting leachate which will be collected and transported off-site where it will be exported to an external fertiliser supplier.

The proposed *resource recovery facility* will generate high quality recovered materials. These materials will be able to be used for other purposes easily and for a longer period of time. This proposal is consistent with the NSW Circular Economy Policy Statement (February 2019) in that it will provide long-term economic, social, and environmental benefits for the area and represent a significant increase in the local and regional capacity to recover resources from wastes.

In terms of permissibility:

- The subject land is zoned IN1 General Industrial pursuant to the Blayney Local Environmental Plan 2012. The proposed *resource recovery facility* is permitted with consent.
- The proposal does not represent Designated Development within the meaning of Schedule 3 Clauses 21 and 45 of the Environmental Planning and Assessment Regulation 2021 as it will not crush, grind, or separate or process more than 30,000 tonnes of building and demolition materials per year.
- The proposal does not represent Designated Development within the meaning of Schedule 3 Clause 16 of the Environmental Planning and Assessment Regulations 2021 as it will not process more than 5,000 tonnes per year of organic material.

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- The proposal does not represent a Scheduled Activity within the meaning of Schedule 1 Clause 12 of the Protection of the Environment Operations Act 1997 as the development will not involve the storage of any more than 2,000 tonnes of organics received from off site or receive more than 5,000 tonnes per year of non-putrescible organics or more than 200 tonnes per year of putrescible organics.
- The proposal does not represent a Scheduled Activity within the meaning of Schedule 1 Clause 41 of the Protection of the Environment Operations Act 1997 as the development will not involve non-thermal waste processing of more than 12,000 tonnes per year or the storage of 2,500 tonnes at any one time.

## 1.2 APPLICANT

Polpure Pty Ltd  
c/- Peter Basha Planning & Development  
PO Box 1827  
ORANGE NSW 2800

## 1.3 OWNERSHIP

Elbow Skins Pty Ltd  
2 Tollbar Street  
BLAYNEY NSW 2799

## 1.4 DOCUMENTATION

This report provides an assessment of the proposed development as required under Section 4.15 of the Environmental Planning and Assessment Act, 1979.

The development application comprises this report and the following plans:

### ***Annexure A - Plans by Peter Basha Planning & Development***

- |          |                                     |
|----------|-------------------------------------|
| Figure 1 | Location                            |
| Figure 2 | Existing Boundaries and Site Detail |
| Figure 3 | Schematic of Facility Operations    |

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***Annexure B – Architectural Plans by Morley Drafting Service***

Sheet 1 Site Layout

Sheet 2 Floor Plans

Sheet 3 Elevations Sheet 1 Shed A

Sheet 4 Elevations Sheet 2 Sheds B & C

***Annexure C – Noise Impact Assessment by SoundIN***

*Noise Impact Assessment*

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Section 2.0

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## SUBJECT LAND

### 2.1 LOCATION, TITLE AND ZONING

The subject land is located on the eastern side of Tollbar Street, approximately 1.5km north of the Blayney Central Business District (refer below and Figure 1).



The Real Property Description of the subject land is described as Lot 336 in DP 606046 and Lot 1 in DP 747426, Parish of Lindsay, Country of Bathurst.

The land is zoned IN1 General pursuant to the Blayney Local Environmental Plan 2012.

### 2.2 SITE DESCRIPTION

The subject land has a combined area of 6550m<sup>2</sup> and is a regular shaped allotment. The land has a 100 metre frontage to Tollbar Street and extends to a depth of 106 metres from east to west.

There are three existing industrial sheds across the site. Each shed is detached from one another and are separated by areas of bitumen surface. Site landscaping is established along the Tollbar Street frontage (western boundary).

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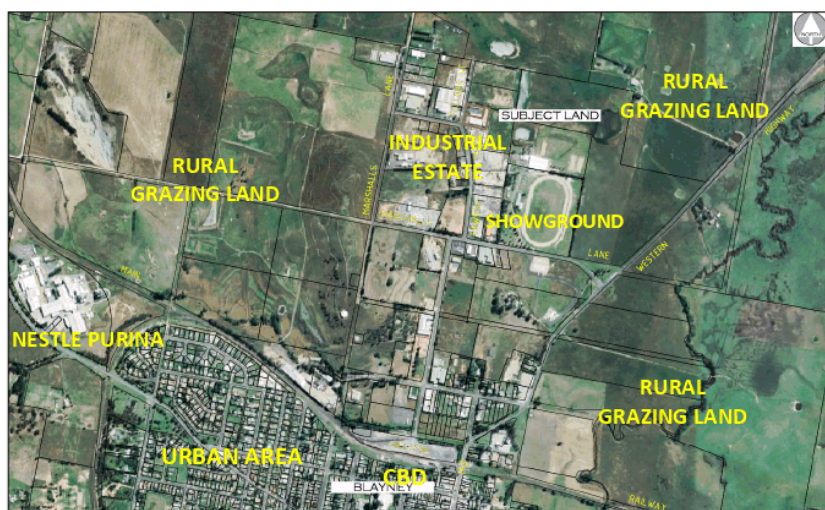
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There are approximately 7 native trees located along the northern boundary of the subject land. The remaining vegetation within the site consists of garden beds and general site landscaping. The site is well drained and is unaffected by watercourses.

### 2.3 SURROUNDING DEVELOPMENT PATTERN

The development pattern is depicted below and in the attached Figure 3.



The surrounding development pattern comprises a mix of vacant land and established industrial land uses associated with the industrial estate. Development immediately adjacent to the subject land includes:

- Vacant and undeveloped IN1 General Industrial Land to the north and east.
- Storage premises are located immediately to the south.
- A warehouse and a vehicle sales or hire premises is located to the west on the opposite side of Tollbar Street.

On a broader scope beyond the immediate industrial area, the development pattern includes:

- Grazing land and associated rural dwellings to the north and north east.

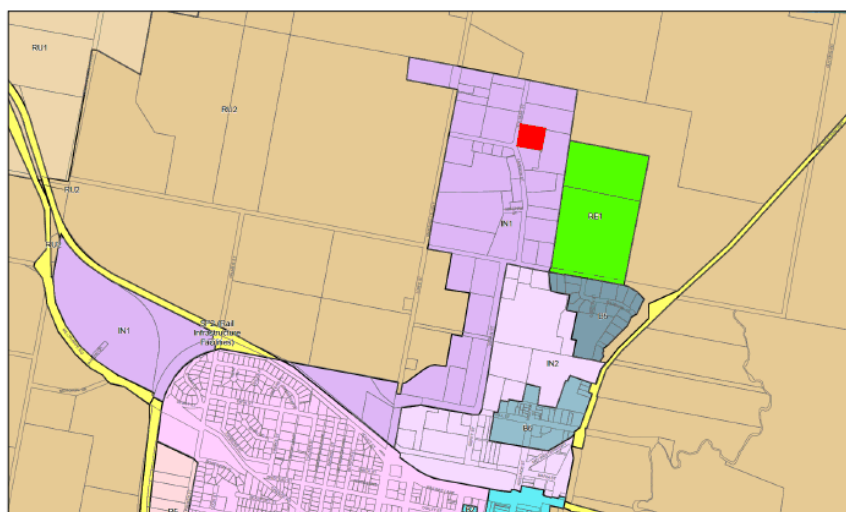
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- Developed IN1 General Industrial land to the west and IN2 Light Industrial further to the south.
- The residential fringe of Blayney some 1500 metres to the south.
- The Blayney Showground is located to the south east.

The relationship between the land uses and zoning pattern is depicted below. The subject land is shaded in red.



#### 2.4 ROADS AND ACCESS

Access is provided to the subject land via the three existing vehicle crossings that derive from Tollbar Street. Tollbar Street is 23 metres wide bitumen sealed road with concrete kerb and gutter on both sides.

#### 2.5 SERVICES

Urban utility services are available to the subject land. In this regard, reticulated sewer, stormwater and town water mains along with telecommunications and overhead electricity mains are existing.

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## 2.6 CONSTRAINTS AND OPPORTUNITIES

The constraints and opportunities are summarised as follows:

- The subject land is an existing industrial site that is well separated from sensitive land uses.
- The site is well drained and not affected by watercourses.
- Services required by the development are available.
- The access arrangements that serve the land are considered satisfactory to cater for the needs of the proposed development.
- The subject land is not burdened by any natural hazards such as flooding or bushfire.
- Most of the vegetation on the site consists predominantly of introduced deciduous plantings and landscaping which is of limited ecological value to native fauna.
- The existing industrial building is currently underutilised and is readily adaptable for the proposed use.

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Section 3.0

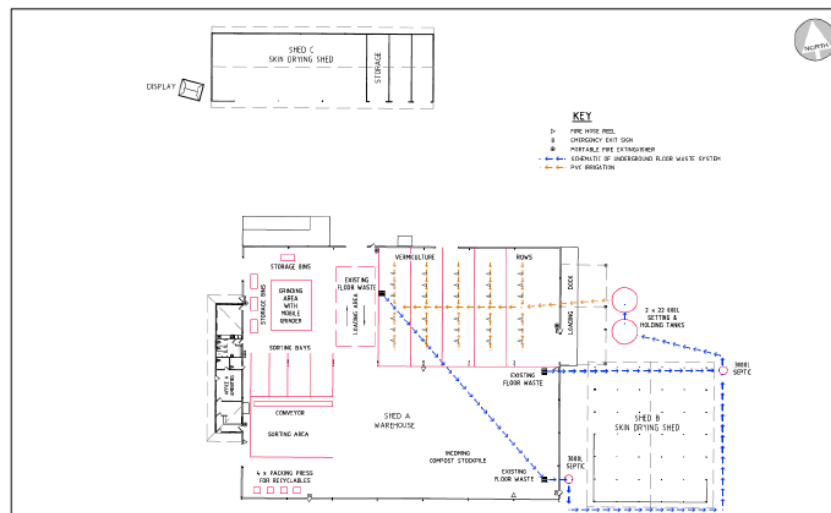
**THE PROPOSAL**

**3.1 OVERVIEW**

Approval is sought for a change of use of the existing premises to a *resource recovery facility* at 2 Tollbar Street, Blayney.

The facility will utilise the existing shed, sub-floor drainage system and packing presses associated with the previous use. Only minor improvements will be required to support the proposed use consisting of moveable storage bins; waste storage/sorting rows; and the use of mobile crushing/grinding plant.

The facility will generate high quality recovered materials. These materials will be able to be used for other purposes easily and for a longer period of time. The proposed development is consistent with the NSW Circular Economy Policy Statement (February 2019) in that it will provide long term economic, social and environmental benefits to the area and represents a significant increase in the local and regional capacity to recover resources from wastes.



**3.2 GENERAL DESCRIPTION OF PROPOSED FACILITY**

The proposed *resource recovery facility* will involve the processing and handling of non-putrescible waste collected from a variety of sources (including local building sites) where it will be sorted, processed, and resources recovered for reuse in the economy.

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- The shed will provide an area for processing and storage of the various waste streams.
- The storage and processing areas will be located inside 'Shed A'. Storage areas will also be located in 'Shed C' (refer Annexure B). The storage areas will be used for storage of sealed containers of treated waste waiting disposal or transport to an off-site facility also run by the proponent.
- The vermiculture will be located inside the shed. Leachate and surface water from the processing areas will drain to the existing sub-floor drainage system where the leachate is recycled over the vermiculture rows (refer Figure 4).
- Recyclables (such as cardboard, plastic and the like) will be bundled and pressed in the existing wool presses located inside the shed. The pressed materials will then be recycled at an approved waste-facility.

### 3.3 WASTE STREAMS

The waste sources that are proposed to be managed by the facility is summarised below.

#### 3.3.1 Non-putrescible Waste

##### *Description and processing*

- Non-putrescible waste from a variety of sources including building and demolition sites will be collected by Polpure (the proponent) off-site and delivered to the premises for handling and processing. The non-putrescible building waste will be transported in skip bins to the premises.
- The non-putrescible waste will then be screened for unsuitable materials (e.g., asbestos) and sorted into waste streams e.g., wood, metal, glass, brick, plastics, concrete, etc.
- Once sorted, the recovered resources will be processed (including by crushing, grinding and/or screening) and stored on-site within the confines of the shed.
- The final destinations for resources recovered will depend on the material recovered and current market conditions. For example:

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- Metals (ferrous and non-ferrous) may be on-sold to metal recyclers who will collect the product from the premises.
- Organics may be transported to an off-site composting facility also operated by the proponent.
- Plastics and glass may be exported and returned as raw materials to be used in other products to processed at an off-site facility.
- Timber will be crushed and shredded to a medium to fine grain. The timber chips will be recycled back to the proponents existing off-site operations as a bulking material for compost.
- Concrete and masonry materials may be provided as engineered fill, drainage media or recycled aggregate to the concrete industry.
- Any residual wastes generated by the sorting and processing will be disposed of at an approved landfill facility.
- No material from the site will be sold to the public. All materials produced from the facility will be exported directly from the site to other users or alternatively, recycled back into the proponents' other facilities.

### 3.3.2 Vermiculture

The proposal will involve vermiculture which is a process that uses worms and microorganisms to convert the fresh compost materials into vermicast, a soil-like material that is high in nutrients and used as a soil conditioner.

Processing of compostable organic material via vermiculture is an aerobic process performed by worms and microorganisms and involves the following:

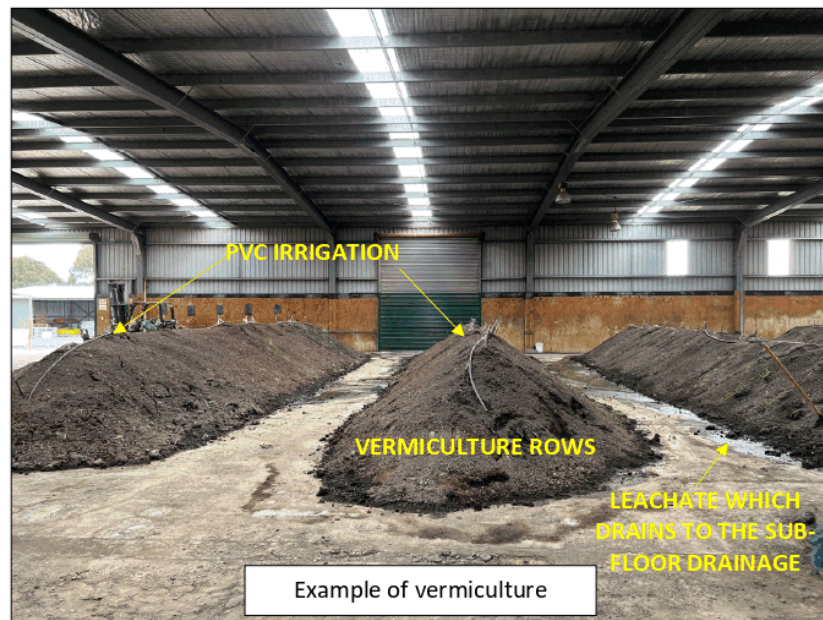
- The feed material will be pre-composted and screened organic material obtained from the proponents' other facilities. The use of this material will accelerate processing and produce a quality, value added material for various agricultural and horticultural markets.
- The organic material will be separated into windrows for the worms to begin the composting process.
- The organic material is decomposed by microorganisms and the worms to produce a humus compost.

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- The worm casting leachate (a by-product of the worms) will be collected via the existing floor drainage system and stored in two existing 3,000 litre septic tanks (that are not connected to Council’s sewage network). From this point, the leachate is pumped and stored in a two 22,000 litre settling and holding tanks located adjacent to the shed. The leachate will then be recycled over the vermiculture windrows via a PVC irrigation system (refer Figure 4).
- No more than 2,000 tonnes will be stored on-site.
- The final product is intended for use as a soil amendment or organic fertiliser.
- There will be no public access or sales.



### 3.4 OPERATION AND MANAGEMENT

The operation and management of the facility is summarised below:

#### 3.4.1 Waste Characterisation

Sampling of water and sediments will be undertaken as required following processing to determine suitability for application to agricultural land or use in the composting process.

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### 3.4.2 Storage

The maximum storage capacity of the facility at any one time will be no more than 2,000 tonnes.

All construction waste and processed waste will be stored in bunkers/sorting bays inside the building.

The worm castings and leachate will be stored in a bunded collection tank until its recycled over the vermiculture windrows via PVC irrigation.

Any residual waste that cannot be recycled or processed will be stored in waste receptacles for disposal at landfill.

### 3.4.3 Equipment

The equipment involved in the operation of the facility will comprise:

- Crushing/grinding/screening plant will be present on the site and will be located inside the facility.
- Four wool pressing machines associated with the previous use will be used for the compaction of plastics and cardboard.
- Trucks owned by the proponent will deliver to the site.
- A forklift and small loader will be used for unloading and loading operations.



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#### **3.4.4 Operational Elements**

It is expected that the proposed development would employ approximately 6 to 8 full time staff inclusive of drivers and site employees. At most times, it is expected that no more than 2 or 3 staff would be on site any one time.

The operation of plant and machinery will generally be confined to daylight hours, seven days per week. Operation may occur outside these hours from time to time due to emergencies. In this regard, it is requested that the conditions of consent be worded so as to not preclude exceptional circumstances.

All loading and unloading of wastes will occur inside the premises.

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Section 4.0

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## TOWN PLANNING CONSIDERATIONS

### 4.1 PROVISIONS OF ENVIRONMENTAL PLANNING INSTRUMENTS

#### 4.1.1 Blayney Local Environmental Plan 2012

The proposal is subject to the provisions of Blayney Local Environmental Plan 2012 (the LEP). A consideration of the relevant matters is provided below.

##### *LEP Mapping*

The subject land is identified on Blayney Local Environmental Plan 2012 mapping on sheets numbered 004B. A summary of LEP mapping matters is provided in the table below.

LEP Matter	Comment
Land Zoning Map	Land zoned IN1 General Industrial
Lot Size Map	No MLS
Drinking Water Catchment Map	Not within a drinking water catchment
Flood Planning Map	Not a flood planning area
Heritage Map	Not within a Conservation Area. No heritage items within vicinity
Land Application Map	Subject land included within the LGA Boundary
Land Reservation Acquisition Map	Land not identified for acquisition
Biodiversity Map	Biodiversity area identified within the land

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LEP Matter	Comment
Groundwater Vulnerability Map	Land not identified as groundwater vulnerable
Riparian Lands and Waterways Map	Riparian land or waterway identified within the land
Sewage Treatment Plant and Waste Depot Buffer Map	Not applicable to subject land

The objectives of the IN1 General Industrial Zone are:

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

There are no aspects of the proposed development that are adverse to the zone objectives. In this regard:

- In consideration of the first stated objective, the proposal maintains the range of land uses that are appropriately located on industrial land.
- In consideration of the second stated objective, the proposal facilitates the growth of an existing local business and may generate additional employment opportunities.
- In consideration of the third stated objective, the development is unlikely to cause land use conflict. It does not introduce an uncharacteristic element to the land use pattern. Based on the information provided in this report, the proposal is unlikely to generate additional or unreasonable impacts on other land uses in the locality.
- In consideration of the fourth stated objective, the proposal continues the use of industrial land for an appropriate industrial land use.

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### **Permissibility**

The proposal is a *resource recovery facility*, which according to the LEP Dictionary means *a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.*

The LEP Dictionary also provides that *resource recovery facilities* are a type of *waste or resource management facility*.

According to the Land Use Table in Part 2 of the LEP, *waste or resource management facilities* (which include *resource recovery facilities*) are permitted in the IN1 Zone subject to obtaining the development consent of Council.

The proposal does not represent Designated Development within the meaning of Schedule 3, Clause 16 of the Environmental Planning and Assessment Regulation 2021 which provides as follows:

#### **16 Composting facilities or works**

Composting facilities or works (being works involving the controlled aerobic or anaerobic biological conversion of organic material into stable cured humus-like products, including bioconversion, biodigestion and vermiculture)—

- (1) Development for the purposes of a composting facility or works is designated development if the facility or works process more than 5,000 tonnes per year of organics.
- (2) Development for the purposes of a composting facility or works is designated development if the facility or works are located—
  - (a) in or within 100 metres of—
    - (i) a natural waterbody, or
    - (ii) a wetland, or
    - (iii) a coastal dune field, or
    - (iv) an environmentally sensitive area of State significance, or

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- (b) in an area of high watertable, highly permeable soils, acid sulfate, sodic or saline soils, or
- (c) in a drinking water catchment, or
- (d) in a catchment of an estuary where the entrance to the sea is intermittently open, or
- (e) on a floodplain, or
- (f) within 500 metres of a residential zone or 250 metres of a dwelling not associated with the development and, in the consent authority's opinion, considering topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood because of noise, visual impacts, vermin, traffic or air pollution, including odour, smoke, fumes or dust.

The proposed composting as described in this proposal would not represent designated development due to the following:

- In consideration of Clause 16(1) Polpure Pty Ltd advises that the composting facility would process no more than 5,000 tonnes per year of organic materials.
- In consideration of Clause 13(2)(a) (i-iv), the proposed composting facility is not located in or within 100 metres of a natural waterbody, wetland, coastal dune field or environmentally sensitive area.
- In consideration of Clause 16(b), the proposed composting facility is not located in an area of high water table, highly permeable soils, acid sulphate, sodic or saline soils.
- In consideration of Clause 16(c), the proposed composting facility is not located within a drinking water catchment.
- In consideration of Clause 16(d), the proposed composting facility is not located within a catchment of an estuary.
- In consideration of Clause 16(e), the proposed composting facility is not located on a floodplain.

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- In consideration of Clause 16(f), the proposed composting facility is not located within 500 metres of a residential zone, or 250 metres of a dwelling not associated with the development. As demonstrated in *Section 4.6* of this report, the proposed development is unlikely to significantly affect the amenity of the neighbourhood.

The proposal does not represent Designated Development within the meaning of Schedule 3 Clause 21 of the Environmental Planning and Assessment Regulations 2021, which provides as follows:

**21 Crushing, grinding or separating works**

(1) Development for the purposes of crushing, grinding or separating works is designated development if the works have the capacity to process more than—

- (a) 150 tonnes per day, or
- (b) 30,000 tonnes per year.

(2) Development for the purposes of crushing, grinding or separating works is designated development if the works are located within—

- (a) 40 metres of a natural waterbody, or
- (b) 100 metres of a wetland, or
- (c) 250 metres of a residential zone, or
- (d) 250 metres of a dwelling not associated with the development.

(3) This section does not apply to development specifically referred to elsewhere in this Schedule.

(4) In this section—

**crushing, grinding or separating works** means works that process the following materials by crushing, grinding or separating into different sizes—

- (a) materials such as sand, gravel, rock or minerals,
- (b) materials for recycling or reuse, such as slag, road base, concrete, bricks, tiles, bituminous material, metal or timber.

The proposal does not trigger any of the thresholds outlined above in Clause 21. Further, pursuant to Clause 49 of Schedule 3 of the Environmental Planning and Assessment Regulations 2021, the proposed crushing, grinding, and separating works is not Designated Development as it represents development that is ancillary to the *resource recovery facility* and is not proposed to be carried out independently of the facility.

The proposal does not represent Designated Development within Schedule 3, Clause 45 of the Environmental Planning and Assessment Regulation 2021, which provides as follows:

**45 Waste management facilities or works**

- (1) Development for the purposes of a waste management facility or works is designated development if—
  - (a) the facility or works dispose of solid or liquid waste by landfilling, thermal treatment, storing, placing or other means, and
  - (b) the waste —
    - (i) includes a substance classified in the ADG Code or medical, cytotoxic or quarantine waste, or
    - (ii) comprises more than 100,000 tonnes of clean fill in a way that, in the consent authority's opinion, is likely to cause significant impacts on drainage or flooding, or
    - (iii) comprises more than 1,000 tonnes per year of effluent or sludge, or
    - (iv) comprises more than 200 tonnes per year of other waste material.
- (2) Development for the purposes of a waste management facility or works is designated development if—
  - (a) the facility or works sorts, consolidates or temporarily stores waste at a transfer station or material recycling facility for transfer to another site for final disposal, permanent storage, reprocessing, recycling, use or reuse, and
  - (b) the facility or works—

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- (i) handle substances classified in the ADG Code or medical, cytotoxic or quarantine waste, or
  - (ii) have an intended handling capacity of more than 10,000 tonnes per year of waste containing food or livestock, agricultural or food processing industries waste or similar substances, or
  - (iii) have an intended handling capacity of more than 30,000 tonnes per year of waste such as glass, plastic, paper, wood, metal, rubber or building demolition material.
- (3) Development for the purposes of a waste management facility or works that purify, recover, reprocess or process more than 5,000 tonnes per year of solid or liquid organic materials is designated development.
- (4) Development for the purposes of a waste management facility or works is designated development if the facility or works are located—
- (a) in or within 100 metres of a natural waterbody, wetland, coastal dune field or environmentally sensitive area of State significance, or
  - (b) in an area of high watertable, highly permeable soils, acid sulfate, sodic or saline soils, or
  - (c) in a drinking water catchment, or
  - (d) in a catchment of an estuary where the entrance to the sea is intermittently open, or
  - (e) on a floodplain, or
  - (f) within 500 metres of a residential zone or 250 metres of a dwelling not associated with the development and, in the consent authority's opinion, considering topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood because of noise, visual impacts, vermin, traffic or air pollution, including odour, smoke, fumes or dust.
- (5) This section does not apply to—
- (a) development comprising or involving the use of effluent or sludge if—
    - (i) the dominant purpose is not waste disposal, and

- (ii) the development is carried out in a location other than a location specified in subsection (4), or
- (b) an artificial waterbody located on relevant irrigation land, or
- (c) development comprising or involving waste management facilities or works specifically referred to elsewhere in this Schedule.

The proposed waste processing facility as described in this proposal would not represent Designated Development due to the following:

- Clause 45(1)(a) is applicable as the proposal involves the storing and placing of solid and liquid wastes.
- Clause 45(1)(b)(i) is not applicable as the proposal does not involve processing of the wastes mentioned in that subclause.
- Clause 45(1)(b)(ii) is not applicable as it does not involve the processing of more than 100,000 tonnes of “clean fill” (such as soil, sand, gravel, bricks or other excavated or hard material).
- Clause 45(1)(b)(iii) is not applicable as the proposal does not involve the treatment of effluent or sludge.
- Clause 45(1)(b)(iv) is not applicable to the proposal.
- Clause 45(2)(a)-(b)(i) is not applicable to the proposal as it does not involve the storage or handling of substances classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste.
- In regard to Clause 45(2)(a)-(b)(ii), Polpure has advised that the handling capacity of the facility will not exceed 10,000 tonnes per year of waste containing food or livestock, agricultural or food processing industries waste or similar substances.
- In regard to Clause 45(2)(1)(b)(iii), Polpure has advised that the handling capacity of the facility will not exceed 30,000 tonnes per year of glass, plastic, paper, wood, metal, rubber or building demolition material.
- With reference to Clause 45(3), the worm by-product represents solid or liquid organic materials. Polpure advises that the processing of such waste would not exceed the designated development threshold of 5,000 tonnes per year.

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- In consideration of Clause 45(4)(a) the proposed resource recovery facility is not located in or within 100 metres of a natural waterbody, wetland, coastal dune field or environmentally sensitive area.
- In consideration of Clause 45(4)(b), the proposed resource recovery facility is not located in an area of high-water table, highly permeable soils, acid sulphate, sodic or saline soils.
- In consideration of Clause 45(4)(c), the proposed resource recovery facility is not located within a drinking water catchment.
- In consideration of Clause 45(4)(d), the proposed resource recovery facility is not located within a catchment of an estuary.
- In consideration of Clause 45(4)(e), the proposed resource recovery facility is not located on a floodplain.
- In consideration of Clause 45(4)(f), the proposed waste management facility is not located within 500 metres of a residential zone, or 250 metres of a dwelling not associated with the development.

The proposal does not represent Integrated Development under Clause 12 of Schedule 1 of the *Protection of the Environment Operations Act 1997*, which provides as follows:

#### **12 Composting**

- (1) This clause applies to composting, meaning the aerobic or anaerobic biological conversion of organics into humus-like products—
  - (a) by methods such as bioconversion, biodigestion or vermiculture, or
  - (b) by size reduction of organics by shredding, chipping, mulching or grinding.
- (2) The activity to which this clause applies is declared to be a scheduled activity if—
  - (a) where it takes place inside the regulated area, or takes place outside the regulated area but receives organics from inside the regulated area (whether or not it also receives organics from outside the regulated area)—

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- (i) it has on site at any time more than 200 tonnes of organics received from off site, or
- (ii) it receives from off-site more than 5,000 tonnes per year of non-putrescible organics or more than 200 tonnes per year of putrescible organics, or
- (b) where it takes place outside the regulated area and does not receive organics from inside the regulated area—
  - (i) it has on site at any time more than 2,000 tonnes of organics received from off site, or
  - (ii) it receives from off-site more than 5,000 tonnes per year of non-putrescible organics or more than 200 tonnes per year of putrescible organics.

The proposed resource recovery facility as described in this proposal would not represent Integrated Development due to the following:

- In consideration of 12 (2)(a), the proposed resource recovery facility will not receive organic wastes from inside a regulated area.
- In consideration of 12 (2)(b)(i), the proposed resource recovery facility will not store more than 2,000 tonnes of organics.
- In consideration of 12 (2)(b)(ii), the organic waste receive will not comprise more than 5,000 tonnes of non-putrescible organics or more than 200 tonnes of putrescible organics per year.

The proposal does not represent Integrated Development under Clause 41 of Schedule 1 of the *Protection of the Environment Operations Act 1997*. According to Clause 41, the following would represent a Scheduled Activity:

**41 Waste processing (non-thermal treatment)**

(1) This clause applies to the following activities—

**non-thermal treatment of general waste**, meaning the receiving of waste (other than hazardous waste, restricted solid waste, liquid waste or special waste) from off site and its processing otherwise than by thermal treatment.

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**non-thermal treatment of hazardous and other waste**, meaning the receiving of hazardous waste, restricted solid waste or special waste (other than asbestos waste or waste tyres) from off site and its processing otherwise than by thermal treatment.

**non-thermal treatment of liquid waste**, meaning the receiving of liquid waste (other than waste oil) from off site and its processing otherwise than by thermal treatment.

**non-thermal treatment of waste oil**, meaning the receiving of waste oil from off site and its processing otherwise than by thermal treatment.

**non-thermal treatment of waste tyres**, meaning the receiving of waste tyres from off site and their processing otherwise than by thermal treatment.

(2) However this clause does not apply to the processing of any of the following—

- (a) stormwater,
- (b) contaminated soil,
- (c) contaminated groundwater,
- (d) sewage within a sewage treatment system (whether or not that system is licensed).

(2AA) This clause also does not apply to the receiving of waste at premises from off site and its processing if—

- (a) the waste is to be sold or supplied from those premises as landscaping material (that is, as lawful soil amendments or for landscape gardening) and nothing else occurs in respect of the waste at the premises other than blending, mixing, packaging or storage of the waste for the purpose of that sale or supply, and
- (b) the waste is virgin excavated natural material or meets all of the conditions of a resource recovery order (made under clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014) at the time it is received, and
- (c) the waste does not include any liquid waste or biosolids that are not general solid waste (non-putrescible), and
- (d) no other activity is carried out at the premises that would result in the premises being a scheduled waste facility within the meaning of the Protection of the Environment Operations (Waste) Regulation 2014.

(2AB) This clause also does not apply to the receiving of waste at premises from off site and its processing if the only waste received from off site is untreated wood waste (other than sawdust or wood shavings) and that wood waste is processed by being cut or split into smaller pieces (other than by chipping) for sale as firewood.

(2A) The activity of non-thermal treatment of liquid waste is declared to be a scheduled activity if it meets the criteria for that activity set out in Column 2 of the Table to this clause.

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<p>(3) Each other activity referred to in Column 1 of the Table to this clause is declared to be a scheduled activity if—</p> <p>(a) it meets the criteria set out in Column 2 of that Table, and</p> <p>(b) 50% or more by weight of the total amount of waste received per year requires disposal after processing.</p> <p>(4) For the purposes of this clause, 1 litre of waste is taken to weigh 1 kilogram.</p>	
Column 1 Activity	Column 2 Criteria
Non-thermal treatment of general waste	<p>if the premises are in the regulated area—</p> <p>(a) involves having on site at any time more than 1,000 tonnes or 1,000 cubic metres of waste, or</p> <p>(b) involves processing more than 6,000 tonnes of waste per year</p> <p>if the premises are outside the regulated area—</p> <p>(a) involves having on site at any time more than 2,500 tonnes or 2,500 cubic metres of waste, or</p> <p>(b) involves processing more than 12,000 tonnes of waste per year</p>

The proposed resource recovery facility as described in this proposal would not represent Integrated Development due to the following:

- In consideration of 41(1), the proposal involves the non-thermal treatment of general waste which is waste other than hazardous waste, restricted solid waste, liquid waste or special waste) from off site and its processing otherwise than by thermal treatment.
- In consideration of 41(2), the proposal does not involve the processing of stormwater, contaminated soil; contaminated groundwater; or sewage within a sewage treatment system.
- The provisions of 41(2AA) (a)-(d) are not relevant to the proposed facility.

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- The provisions of (2AB) are not relevant to the proposed facility.
- In consideration of 41(2A) and Colum 1 and 2 of the Table, the proposed facility will involve the non-thermal treatment of general waste. In this regard:
  - The premises is not located within a regulated area.
  - The premises will not store at any one time, more than 2,500 tonnes of waste.
  - The premises will not process more than 12,000 tonnes of waste per year.

**Clause 1.2 – Aims of Plan**

The aims of the LEP are:

- a) to encourage development that complements and enhances the unique character and amenity of Blayney including its settlements, localities, and its rural areas,
- b) to provide for a range of development opportunities that will contribute to the social, economic and environmental resources of Blayney in a way that allows present and future generations to meet their needs by implementing the principles of ecologically sustainable development,
- c) to facilitate and encourage sustainable growth and development that:
  - (i) avoids and minimises risks to human life and property and minimises the cost of development by restricting development in areas prone to natural hazards and significant environmental constraints, and
  - (ii) protects, enhances and conserves prime agricultural land and the contribution that agriculture makes to the regional economy, and
  - (iii) avoids or minimises impact on drinking water catchments to protect and enhance water availability and safety for human consumption, and
  - (iv) protects and enhances environmentally sensitive areas, ecological systems, areas of a high scenic, recreational or conservation value, and areas that have potential to contribute to improved environmental and scenic outcomes, and

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- (v) protects and enhances places and buildings of environmental, archaeological, cultural or heritage significance, including Aboriginal relics and places, and
- (vi) encourages the sustainable management, development and conservation of natural and human-made resources whilst avoiding or minimising any environmental and social impacts, and
- (vii) encourages a range of housing choices in planned urban and rural locations to address population growth and meet the diverse needs of the community, and
- (viii) allows for the orderly growth of land uses while minimising conflict between land uses within the zone and land uses within adjoining zones, and
- (ix) promotes the efficient and effective delivery of utilities, infrastructure and services that minimises long-term costs to government, authorities and the community.

In consideration of the aims of the LEP, the following comments are provided in support of the development:

- There are no aspects of the proposal that detract from the character of the Blayney LGA [*Aim (a)*].
- The proposed development would have a neutral to positive effect in terms of social, economic and environmental resources. There are no aspects of the proposed development that would compromise the principles of ecologically sustainable development [*Aim (b)*].
- Based on the information provided in this report, the subject land is not constrained by any natural hazards or environmental constraints [*Aim (c)(i)*].
- *Aim (c)(ii)* is not relevant as the proposal does not involve land that is for primary production.
- *Aim (c)(iii)* is not relevant as the proposal does not involve land that is within a drinking water catchment.

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- *Aim (c)(iv)* is not relevant as the proposal does not involve environmentally sensitive areas, ecological systems, areas of a high scenic, recreational or conservation value, and areas that have potential to contribute to improved environmental and scenic outcomes.
- The proposal does not impact upon heritage values [*Aim (c)(v)*].
- As demonstrated throughout this report, the proposal involves the sustainable management, development and conservation of natural and human-made resources whilst avoiding or minimising any environmental and social impacts [*Aim (c)(vi)*].
- *Aim (c)(vii)* is not relevant as the proposal does not involve the development of residential land and nor does it diminish existing housing stocks.
- For the reasons outlined throughout this report, the proposal will not cause land use conflict [*Aim (c)(viii)*].
- The proposal is not adverse to *Aim (c)(ix)* because it does not require servicing beyond the capacity of existing infrastructure.

**Clause 6.2 Stormwater Management**

Clause 6.2 of the LEP applies to the proposal and provides as follows:

- 1) The objective of this clause is to minimise the impacts of urban stormwater on the land to which the development applies, and on adjoining downstream properties, native bushland and receiving waters.
- 2) This clause applies to all land in residential, business and industrial zones.
- 3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:
  - a) Is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water.
  - b) Includes, where practical, on-site stormwater retention for use as an alternative supply to mains water, ground water or river water; and

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- c) Avoids any significant impacts of stormwater runoff on adjoining downstream properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.

The potential impacts of the development on stormwater quality are addressed in *Section 4.5.1*.

***Clause 6.8 - Essential services***

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

- a) the supply of water,
- b) the supply of electricity,
- c) the disposal and management of sewage,
- d) storm water drainage or on-site conservation,
- e) suitable road access.

In consideration of the above matters:

- The proposed development will obtain water supply via connection to the town water system.
- Electricity is connected to the site.
- The subject land is connected to Council's sewer reticulation.
- Stormwater from the site is existing and is conveyed to Council's urban stormwater drainage system.
- Suitable legal and practical vehicle access is provided to the subject land via its frontage to Tollbar Street.

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

##### *Chapter 3 Hazardous and Offensive Development*

Pursuant to Chapter 3, Part 3 of SEPP Resilience and Hazards states that the consent authority must consider whether the proposed development constitutes a *potentially hazardous* or *potentially offensive development*.

The Department of Planning has prepared guidelines, titled "Applying SEPP 33" (dated July 2008), which provides guidance on how SEPP 33 is to be applied. The guidelines provide the guidance as to when a project should be considered to be a "potentially hazardous industry" or a "potentially offensive industry".

As required by the NSW Government's Hazardous and Offensive Development Application Guidelines 'Applying SEPP 33', the risk screening process is based upon the type and quantity of hazardous materials being present and stored onsite.

As defined within the SEPP 33 Guidelines, hazardous materials are those that are classified as a Dangerous Good by the Australian Code for Transportation of Dangerous Goods by Road and Rail (the ADG Code).

The waste stored within the premises will comprise:

- **General solid non-putrescible waste** - General solid waste comprises a variety of waste types including glass, plasterboard, bricks, garden waste, plastic and the like. These goods are not defined as Dangerous Goods under the ADG Code.
- **Building and demolition waste** – Building and demolition waste (steel, timber, concrete, brick, and the like) is not defined as a Dangerous Goods under the ADG Code.
- **Plasterboard** – Plasterboard is not defined as Dangerous Goods under the ADG Code.
- **Leachate** – Leachate from the worm castings and compost piles is not defined as Dangerous Goods under the ADG Code.

Importantly, the Applying SEPP 33 Guidelines makes it clear that "potentially hazardous industries" are to be limited to industries which pose a physical risk, such as explosives or fire; and those premises which require a "licence under any pollution control legislation" should be considered potentially offensive within the meaning of the Resilience and Hazards SEPP. In this regard:

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- There are no Dangerous Goods proposed to be stored at the proposed resource recovery facility. As such, the proposal is not considered to be potentially hazardous, and a Preliminary Hazard Analysis is not required in support of the proposal.
- It is considered the Proposal is not a hazardous or offensive industry as when the measures proposed to reduce impacts of the Proposal are employed there would not be a significant risk to human health, life or property or the biophysical environment. It is considered the Proposal is permissible under SEPP 33.
- Hazardous materials are not proposed to be received or stored at the premises.
- The proposed use of the land does not require licensing as a scheduled activity for the purposes of Schedule 1 of the Protection of the Environment Operations Act 1997. Accordingly, the proposed use cannot be regarded as offensive.

Importantly, a range of hazard control measures can be implemented during the operational phase of the development which will follow the Hierarchy of Hazard Controls published by WorkCover NSW: These include:

- Engineering controls:
  - The premises will be designed, and components constructed to comply with the applicable Australian standards; and
  - Compost areas and those areas storing the liquid worm castings will be enclosed as appropriate.
- Administrative controls:
  - Operating procedures;
  - Scheduled maintenance; and
  - Training and reinforcing correct work procedures.

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#### **Chapter 4 Remediation of Land**

Section 4.6 of the Resilience and Hazards SEPP provides that a consent authority must not consent to the carrying out of any development on land unless:

- a) It has considered whether the land is contaminated, and
- b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- c) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The subject land is not known to have been used for a purpose listed in Table 1 of *Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land*.

The subject land is well established as an industrial premises. The most recent use of the premises was for a skin packing store. We are advised that the previous use did not involve tanning or other similar attributes. The majority of the site is covered by the existing buildings, hardstand, and car parking areas. This current proposal only seeks a change of use of existing approved premises.

Inspection of the site does not indicate any areas or sources of potential contamination. There are no buildings or structures within the site that indicate potentially contaminating activities associated with previous land use.

Based on the above, it is requested that Council not require soil testing or further assessment pertaining to potential site contamination.

#### **4.1.3 State Environmental Planning (Transport and Infrastructure) 2021**

The proposed development is for the purpose of a *resource recovery facility*. Schedule 3 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* requires the application to be referred to Transport for New South Wales.

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#### 4.2 PROVISIONS OF DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

There are no known draft regional, state or local planning instruments that are of relevance to the subject land or development.

#### 4.3 PROVISIONS OF DEVELOPMENT CONTROL PLANS

##### 4.3.1 Blayney Shire Development Control Plan 2018 – Part D: Commercial, Community & Industrial Development

*Blayney Shire Development Control 2018 – Part D: Commercial, Community & Industrial Development* is applicable to development in the IN1 General Industrial Zone.

The relevant Objective/Performance Criteria are considered below.

##### **D3.1 Site Selection and Land Use Conflicts**

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.

O2. Ensure that industrial developments do not have an adverse impact on surrounding land uses(s) or the environment.

O3. Encourage a development layout, design, and function and construction that minimises impacts on adjoining nearby properties, particularly sensitive land uses such as residential uses.

The proposed development is located in an industrial area and as demonstrated throughout this report, the proposed development will incorporate various measures to avoid, minimise and mitigate any potential impacts that may arise as a result of the development.

The layout, design, and function of the development is such that the nearest sensitive receiver remains essentially unaffected by the development due to its generous separation distance and the intervening industrial area.

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#### **D4 Access & Parking**

O1. To ensure that developments are supported by good vehicle access, circulation, loading and unloading area, and vehicle parking areas that:

- 1) Promote safety and efficiency for user, 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.).

Access and parking matters are discussed in *Section 4.6.3* of this report.

#### **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, 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 vehicle and pedestrians/bicycles on and off-site.

Access and parking matters are discussed in *Section 4.6.3* of this report.

#### **D4.3 Circulation & Loading/Unloading**

O1. To ensure that all traffic generating development are designed in accordance with Council's *Guidelines for Engineering Works*

O2. To provide parking areas which promote ease of access as well as safe and effective internal circulation patterns.

The development has been designed in a manner whereby all vehicles can enter and leave the site in a forward direction.

The arrangement of the buildings and internal circulation and parking areas have been appropriately considered. There is sufficient area to allow for vehicles to manoeuvre to allow for ingress and egress to occur in a forward direction.

#### **D4.4 Parking**

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.

Car parking matters are discussed in *Section 4.6.3* of this report.

#### **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*.

The *Disability (Access to Premises – Building) Standards 2010 (Premises Standards)* is a standard created under the Disability Discrimination Act. The Premises Standards only apply to new buildings and new building work.

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The Access to Premises code is only triggered if new works to a building require a Construction Certificate.

This proposal does not involve any building works and therefore will not require a Construction Certificate. As such, the proposed development does not trigger the Access to Premises Code.

**D4.6 Parking and Safety**

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*.

The *Disability (Access to Premises – Building) Standards 2010 (Premises Standards)* is a standard created under the Disability Discrimination Act. The Premises Standards only apply to new buildings and new building work. The Access to Premises code is only triggered if new works to a building require a Construction Certificate.

This proposal does not involve any building works and therefore will not require a Construction Certificate. As such, the proposed development does not trigger the Access to Premises Code.

**D4.7 Off Street Car Parking**

O1. To ensure there is adequate off-street parking to meet the needs and size of the development.

Car parking matters are discussed in *Section 4.6.3* of this report.

**D6.4 Connection to Utilities.**

1. Address the requirements of Clause 6.8 – *Essential Services in BLEP 2012*.

2. All utilities must be installed and/or connected in accordance with Council's *Guidelines for Engineering Works* or the requirements of the relevant utility provider.
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 any alternative system that is acceptable to Council.

The servicing requirements for the proposed development have been addressed in the foregoing report. Any adjustment or extension required will be undertaken in accordance with the relevant utility provider.

#### **D6.6 Liquid Trade Waste**

Development activities that generate and discharge liquid trade waste (excluding domestic waste from a hand basin, shower, bath, toilet or laundry) to a reticulated sewerage system 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.

The proposal does not involve the discharge of Liquid Trade Waste to Council's sewerage reticulation.

As outlined earlier, the proposal involves vermiculture; a process that uses worms and microorganisms to convert the fresh compost materials into vermicast, a soil-like material that is high in nutrients and used as a soil conditioner. The compost piles associated with the vermiculture element of the proposal has the potential to generate liquid waste (leachate).

Leachate that is generated by the vermiculture operation will be directed to a collection tank. The collection tank will be bunded so that leaks/spill/overflow does not escape the system or enter surface water flows. Leachate will be stored in this tank and returned to the vermiculture process as needed. The layout and capacity of the leachate collection system will be subject to engineering design.

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The potential impacts of the proposal upon water quality are discussed in *Section 4.6.1* of this report.

#### **4.3.2 Blayney Shire Development Control Plan 2018 – Part G: Environmental Management & Hazards**

*Blayney Shire Development Control 2018 – Part G: Environmental Management & Hazards* is applicable to development in the IN1 General Industrial Zone.

The relevant Objective/Performance Criteria are considered below.

##### **G2.3 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 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.

Having regard to the above, the proposed development is accompanied by a Noise Impact Assessment. The noise related impacts of the development are discussed in *Section 4.5.4* of this report.

##### **G2.4 Odour & Dust**

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 state/regional road or railway line); or

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- 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 the council may require the application to lodge an odour or dust assessment 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.

The impacts of the proposal on the air quality of the locality are considered later in this report in *Section 4.5.2*.

#### **G2.5 On-site Effluent Disposal**

1. Where an on-site effluent disposal system is proposed to manage sewage, the on-site system 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).

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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 2,000m<sup>2</sup>, 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 must be treated in accordance with the relevant NSW Health Guidelines and any other relevant Australian Standards using systems.

There are two existing 3,000 litre septic tanks located on the subject land. As mentioned earlier, these septic tanks are isolated from Council's reticulated sewage network and are only used to treat the leachate from the vermicast before it is recycled over the vermiculture rows via the PVC irrigation system. It is effectively a sealed, recirculating system with no external on-site discharge or treatment requirement.

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### **G2.6 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 recommendation 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 and from the proposed development;
- 3) How the proposed development will meet the objectives of this Section and the proposed land use.
6. Where any proposed development is likely to:
  - d) Generate significant odour that may impact on existing sensitive land uses in reasonable proximity to the development site; or
  - e) Be significantly impacted by potential odour from an existing (or future expanded) development or infrastructure (including state/regional road or railway line); or
  - f) 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 the council may require the application to lodge an odour or dust assessment 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.

7. 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.

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8. 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.

There are no sensitive land uses located within a 500 metre radius of the subject land.

Section 4.5 of this report details the potential impacts of the proposal and demonstrates that there are no aspects of the development that are likely to adversely affect the quality of the environment in the locality.

The design and operation of the development will have an acceptable level of impact upon the nearby land uses and is unlikely to adversely affect the adjoining land. The potential impacts of the development can be reasonably ameliorated through appropriate conditions of consent.

#### **G2.7 Buffers & Landscaping**

Any buffers or setbacks should incorporate or be capable of incorporating sufficient landscaping/tree planting (or other mechanisms where appropriate) to minimise or mitigate any impacts from adjacent land uses without increase 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 on-going 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.*

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*Where required, landscape plantings will form part of the conditions of consent by Council. However, by providing the required buffer/setbacks it allows for individual owners to utilise landscaping to minimise or mitigate impacts.*

The proposed development will occupy an underutilised industrial premises which incorporates adequate landscaping and setbacks. There are no aspects of the proposed development that would generate noise or odour emissions that are uncharacteristic within an industrial setting.

All of the activities are confined to inside the shed. The hours of operation are confined to daylight operations. The site would not be accessed outside of daylight hours (only in the event of an emergency).

The noise impact assessment provided in *Annexure C* demonstrates that the proposed use can operate satisfactorily without needing to provide additional attenuation measures such as landscaping.

### **G2.3 Stormwater & Drainage**

To ensure that stormwater and drainage systems:

- a) Address the objective of Clause 6.2 Stormwater Management of BLEP 2012;
- 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 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)

The proposed development is unlikely to adversely affect stormwater quality for the following reasons:

- All activities are confined to inside the shed therefore eliminating the potential for rainfall and external flows to enter or flow through the premises.
- The existing sub-floor drainage system is isolated from all external stormwater flows and is bunded to prevent the leachate percolating into Council's stormwater network.
- The concrete slab prevents entry to groundwater and is graded so that the leachate from the vermiculture rows drains to the existing sub-floor drainage system.

The impacts of the development on the water quality are discussed in *Section 4.5.1*.

#### **4.4 MATTER PRESCRIBED BY THE REGULATIONS**

The Environmental Planning and Assessment Regulation 2021 prescribes certain matters that must be considered by Council in the determination of a development application. These matters are considered below:

##### ***Demolition of a Building (Clause 61)***

Not applicable as the development does not involve demolition.

##### ***Fire Safety Considerations (Clause 62)***

Applicable. This clause applies to a development application that involves a change of building use for an existing building, where the applicant does not seek the rebuilding, alteration, enlargement or extension of a building.

In determining the application, Council is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia. In this regard:

- The proposed facility will be provided with the relevant fire safety measures including:

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- Illuminated exit lights
- Portable fire extinguishers and blankets
- Emergency lighting
- Fire hose reels
- The *Disability (Access to Premises – Building) Standards 2010 (Premises Standards)* is a standard created under the Disability Discrimination Act. The Premises Standards only apply to new buildings and new building work. The Access to Premises code is only triggered if new works to a building require a Construction Certificate. This proposal does not involve any building works and therefore will not require a Construction Certificate. As such, the proposed development does not trigger the Access to Premises Code.

***Buildings to be Upgraded (Clause 64)***

Not applicable. This clause applies only to a development application comprising the rebuilding, alteration, enlargement or extension of an existing building.

***BASIX Commitments (Clause 27)***

BASIX does not apply to non-residential buildings.

**4.5 THE LIKELY IMPACTS OF THE DEVELOPMENT**

The potential impacts of the development are considered below.

**4.5.1 Water Quality**

Potential impacts on water quality relate primarily to the vermiculture operation. To this end, the facility has been designed prevent surface water mixing with the compost and vermiculture rows. The proposal is not likely to adversely affect water quality due to the following:

- All activities are confined to inside the shed therefore eliminating the potential for rainfall and external flows to enter or flow through the premises.

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- The existing sub-floor drainage system is isolated from all external stormwater flows and is bunded to prevent the leachate percolating into Council's stormwater network.
- The concrete slab prevents entry to groundwater and is graded so that the leachate from the vermiculture rows drains to the existing sub-floor drainage system.

#### 4.5.2 Air Quality

Due to the nature of the development, there is the potential for odour impacts to occur. Management of odour impacts are discussed below.

##### *Dust and Particulates*

The potential for the proposal to generate adverse impacts on the surrounding area by dust or other airborne particulates is limited due to the following:

- The operation is confined entirely within an existing building.
- The vehicle areas within the site are sealed.
- The vermiculture rows are kept moist and are generally not dusty.

##### *Odour*

Odour control will rely largely on the fact that the vermiculture operation will be conducted entirely within the building and that the facility is well separated from sensitive receivers (i.e., residential and commercial development).

Further, the vermiculture operation will only process pre-composted material from the proponent's composting facility in Orange. As such, it will not involve rapid biodegrading of food, plant, or animal organics which typically cause odour.

The facility will be designed to ensure that the compost associated with the vermicast does not cause offensive odours outside the boundaries of the facility. Management will include the following:

- Regular turning of the windrows to ensure adequate aeration.

- Regular monitoring of moisture content in the windrows.

#### **4.5.3 Traffic**

The potential traffic impacts of the development relate to traffic generation; capacity of the road system; access arrangements; internal layout and servicing; and parking provision.

##### ***Traffic Generation***

In respect of traffic generation, the Roads and Maritime Service *Guide to Traffic Generating Developments (2002)*, does not provide specific rates in relation to *resource recovery facilities*.

On average, the applicant expects the development to generate the following traffic numbers:

- 4 to 6 trucks per week for building material wastes.
- 4 to 6 trucks per week associated with the vermiculture operation.

The company would operate 1 small rigid truck; 1 medium rigid truck; and 2 heavy rigid trucks to conduct the above movements.

Other vehicles and movements associated with the business include passenger cars and light commercials associated with staff movements to and from the site (morning arrival and evening departure for staff members).

The site is not open to the general public.

##### ***Road Network***

Access is provided to the subject land via Tollbar Street which is a bitumen sealed roadway which provides one lane of traffic in each direction.

Carriageway widths, trafficable lanes, and intersection controls for the public road network appear satisfactory to accommodate traffic associated with the development. It is unlikely that the modest traffic increases generated by this proposal would compromise the performance or capacity of the public road network.

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### ***Internal Layout and Servicing***

The proposal is satisfactory in terms of internal layout and servicing. All vehicles associated with the site are capable of:

- Being contained within the site at all times.
- Manoeuvre to the relevant sections of the site without impediment or conflict.
- Entering and exiting the site in a forward direction.

### ***Parking Provision***

The proposed off-street parking arrangements are considered satisfactory to address the needs of the development. Access to the site will be restricted in which there will be no public access to the site. Staff will access the site only for loading and unloading operations.

In accordance with the relevant requirements, the accessible parking space, shared zone and pathway to the office building will be sealed to provide an accessible path of travel.

The Blayney Car Parking Code does not provide a specified rate of car parking for a *resource recovery facility*. In the absence of any specific numerical requirements for the proposed use within the DCP, the Roads and Maritime Service *Guide to Traffic Generating Development* can be used as a guide. The *Guide to Traffic Generating Development* nominates a car parking rate of 1.3 space per 300m<sup>2</sup> of Gross Floor Area for a factory.

A factory is defined by the *Guide* as a *place or building used for the purposes of industry where industry means:*

- *Any manufacturing process within the meaning of the Factories, Shops and Industries Act 1962.*
- *The breaking up or dismantling of any goods or articles for trade, sale, fair or as ancillary to any business.*

There are 11 off street car parks associated with the previous use of the premises.

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Considering that the development can fall within the category of industry and fundamentally seeks to reuse the premises for a use that is consistent with and similar to the previous use, it is submitted that the car parking demand and requirements are in equilibrium.

All vehicles likely to be associated with the site are able to enter and exit in a forward direction.

#### 4.5.4 Noise

The ambient noise levels of the area are attributed to the industrial setting of the subject land and the local industrial road network. The dominant source of noise is likely to be from traffic movement along the road network and noise associated with this emerging industrial precinct.

A noise impact assessment has been prepared by *SoundIn* and is attached to this report as *Annexure C*. In summary:

- The assessment was conducted in accordance with the requirements of the Noise Policy for Industry, 2017.
- A conservative approach has been adopted in the assessment whereby the minimum project intrusive noise levels recommended in the Noise Policy for Industry have been adopted.
- The land immediately surrounding the site is industrial. The nearest and most potentially affected residential receivers are located approximately 320 metres to the north west and 650 metres to the north east.



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- The major operational noise sources associated with the proposal are the various material handling and processing activities within the main building, particularly the use of crushing/grinding equipment, as well as trucks delivering materials to the site and collecting products.
- For the purposes of the noise assessment, it has been assumed that the external rollers doors remain open during the daytime (7am-6pm) but are closed in the evening and night-time (6pm-7am).
- The site is well separated from sensitive residential receivers.
- The core operating hours are during the daytime period when background noise levels are typically higher.

The assessment concludes as follows:

*SoundIn Pty Ltd has been engaged by Polpure to undertake a noise impact assessment for a resource recovery facility at 2 Tollbar Street, Blayney.*

*Potential noise impacts at nearby sensitive receivers have been assessed in accordance with the Noise Policy for Industry.*

*Noise levels at sensitive receivers associated with the operation of the Proposal are predicted to comply with the project noise trigger levels.*

#### **4.5.5 Social and Economic Impacts**

The proposed development has the potential to generate positive social and economic effects due to the following:

- It represents a new business for Blayney and will contribute to the role of the town as a local business and service centre.
- It will generate modest employment opportunities.
- The proposed *resource recovery facility* is consistent with the NSW Circular Economy Policy Statement (February 2019) in that it will provide long-term economic, social, and environmental benefits for the area and represents a significant increase in the local and regional capacity to recover resources from wastes.

There are no adverse social or economic impacts envisaged.

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#### **4.5.6 Impacts on Surrounding Development**

The proposal is not likely to generate unacceptable impacts on sensitive receivers (dwellings and residential areas) in the broader surrounding development pattern due to the following:

- The interface between the residential areas and the proposed development is virtually non-existent due to the physical separation and the intervening industrial development pattern.
- Traffic associated with the proposal is via a route that does not directly impact upon the identified residential receivers.
- No operation is proposed during the night time period (with the exception of emergencies).
- The separation between the site and the identified residential receivers is considered sufficient to minimise the potential impacts of noise generated by the typical operation of the depot.
- The potential for site lighting to impact upon the residential receivers is considered minimal due to the physical separation that exists between these land uses.
- There are no aspects about the proposal that would cause unacceptable dust, odour or chemical spray impacts upon the identified residential receivers.
- Given the generous separation, there is no potential for the proposed development to generate adverse shadow or privacy impacts upon the residential receivers.

#### **4.6 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT**

The site is considered to be suitable for the development due to the following:

- The site is not unreasonably constrained in terms of terrain, vegetation or proximity to watercourses.
- The site is within an established industrial precinct. The proposed development is entirely compatible with the surrounding land use pattern.

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- The site is well separated from sensitive land uses.
- The existing access arrangements are considered satisfactory to serve the development.
- The proposal does not require the further augmentation of urban services.
- The potential noise impacts of the development are demonstrated to be within reasonable limit and compliant with the applicable noise criteria.

#### **4.7 SUBMISSIONS IN ACCORDANCE WITH ACT OR REGULATIONS**

Pursuant to the Blayney Community Participation Plan, Council is required to formally exhibit the proposed development.

#### **4.8 THE PUBLIC INTEREST**

The proposed development is considered to be only of minor interest to the wider public due to the relatively localised nature of potential impacts.

Notwithstanding, the development if approved would be of some social and economic benefit for the reasons expressed earlier in this report.

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Section 5.0

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**CONCLUSION**

The proposal as submitted could be supported on the following grounds:

- The proposal represents permissible development pursuant to Blayney LEP 2012.
- The proposal can be demonstrated to comply with the relevant provisions of Blayney LEP 2012.
- The proposal is considered satisfactory in terms of Section 4.15 of the Environmental Planning and Assessment Act, 1979. The potential impacts of the proposal are considered satisfactory and may be addressed by appropriate design, responsible management practices and relevant Conditions of Consent.
- There do not appear to be any issues that would warrant refusal of the development application.

We trust that this application will be given favourable consideration by Council. Any further enquiries may be directed to our office on 6361 2955.

Yours faithfully

*Peter Basha Planning & Development*



Per:

**SAM BASHA**

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Annexure A

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*Plans by Peter Basha Planning & Development*

Annexure B

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*Architectural Plans by Morley Drafting Services*



Annexure C

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*Noise Impact Assessment by SoundIN*



Our Ref: L3SF821040.docx

4 July 2022

The General Manager  
Blayney Council  
PO Box 62  
BLAYNEY NSW 2799

**Attention: Claire Johnstone**

Dear Claire

**PROPOSED RESOURCE RECOVERY FACILITY  
LOT 1 DP 747426 AND LOT 336 DP 606046, 2 TOLLBAR STREET, BLAYNEY**

In respect to the above matter, we submit the following additional information in response to the concerns raised by the single objector to the proposed development.

1. Noted. It is understood that the environmental considerations pertaining to food licencing relates to Chapter 3 of the Australia New Zealand Food Standards Code; Food Act 2003; and the Food Regulation 2015.

As far as we are aware, there is nothing in the abovementioned legislation or standards that concern surrounding land use but rather focuses solely on the carrying out of activity within the food premises itself and associated transport vehicles.

With respect, it must also be acknowledged that the objectors request to consult the NSW Department of Primary Industries Food Authority and SGS Australia is erroneous for the following reasons:

- The proposed development is not Designated Development within the meaning of Section 4.10 of the Environmental Planning & Assessment Act, 1979.
- The proposed development is not Integrated Development within the meaning of Section 4.46 of the Environmental Planning & Assessment Act, 1979 and does not require the concurrence from a NSW Government Agency.

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- As the development is not Designated or Integrated Development, it is a reasonable submission that based on the scale of the development, the impacts of the development must be within reasonable limit as detailed in the Statement of Environmental Effects. Accordingly, the authorities that the applicant wishes Council to consult do not have a statutory role in the determination of this application.
- The subject land has been zoned for IN1 General Industrial. The limited range of uses that is permitted with or without consent in the Land Use Table is taken to be development that does not have an adverse effect on the area. In this particular circumstance, the use must be compatible with the other uses in the area as it is permissible in the zone (*Nessdee Pty Limited v Orange City Council [2017] NSWLEC 158 at [18]*).

As detailed in the Statement of Environmental Effects, the design and operation of the development will have a reasonable level of impact upon the neighbouring land uses and is unlikely to adversely affect the adjoining land. The potential impacts of the development can be reasonably managed and ameliorated through appropriate conditions of consent.

2. As outlined in *Section 1.1* and *Section 3.3.1* of the Statement of Environmental Effects, the development involves the processing of non-putrescible organics and not putrescible organics as suggested by the objector. Respectfully, the objector has misinterpreted the classification of the waste material being processed at the site.

Therefore, the proposal does not represent Integrated Development under Clause 12 of Schedule 1 of the *Protection of the Environment Operations Act 1997* and does not require the concurrence of the Environment Protection Authority.

The assumptions made by the objector pertaining to the volume of material required to ensure the operation achieves “a desired outcome” is disputed and irrelevant to the determination of the development application and is not a relevant matter for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979.

3. Section 4.6 of *State Environmental Planning Policy (Resilience and Hazards) 2021* which pertains to contamination has been considered in *Section 4.1.2* of the Statement of Environmental Effects.

The unsubstantiated claim by the objector that the walls have eroded is disputed.

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Peter Basha  
Planning & Development

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4. Noted. The vermiculture aspect of the proposal is located inside an existing building and will be protected from atmospheric conditions. It is anticipated that pest management would not be unlike any other commercial or industrial premises. As detailed in *Section 4.5.2* of the Statement of Environmental Effects:
- Odour control will rely largely on the fact that the vermiculture operation will be conducted entirely within the building and that the facility is well separated from sensitive receivers (i.e., residential and commercial development).
  - The vermiculture operation will only process pre-composted material from the proponent's composting facility in Orange. As such, it will not involve rapid biodegrading of food, plant, or animal organics which typically cause odour.
  - The facility will be designed to ensure that the compost associated with the vermicast does not cause offensive odours outside the boundaries of the facility. Management will include the following:
    - Regular turning of the windrows to ensure adequate aeration.
    - Regular monitoring of moisture content in the windrows.
5. The collection and processing of the worm casting leachate has been addressed in *Section 3.3.2* of the Statement of Environmental Effects. A schematic of the facility operations was also provided as part of the DA submission which diagrammatically depicted this process.
6. Respectfully, the vermiculture process is an aerobic process.

On the basis of the above and as demonstrated in the Statement of Environmental Effects, the site is suitable for the proposed development and the design and operation of the development can achieve an acceptable level of amenity and environmental impact.

We trust that this information is satisfactory to enable approval of the development application. We look forward to receiving the approval in due course.

Yours faithfully

**Peter Basha Planning & Development**



Per:

**SAM BASHA.**

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*Peter Basha  
Planning & Development*

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### Draft Conditions of Consent

#### Reasons for Conditions

To ensure compliance with the relevant requirements of the Blayney Local Environmental Plan 2012; Blayney Development Control Plan 2018 and to ensure the proposal is otherwise carried out in accordance with the Development Application; submitted Plans and Statement of Environmental Effects.

#### Approved Plans

#### 1. Development in Accordance with Approved Plans & Documentation

Development is to take place in accordance with:

Plan/Doc No.	Plan/Doc Title	Prepared by	Issue	Date
-	Development Application form Portal Application number PAN-215783	Applicant	-	26/04/2022
DA1SFB21040	Peter Basha Planning and Development - Development Application	Peter Basha Planning and Development	-	April 2022
21040DA	Proposed Resource Recovery Facility Lot 336 DP606046 and Lot 1 DP747426 No. 2 Tollbar Street, Blayney – FIGURE 1 - LOCATION	Peter Basha Planning and Development	-	29/3/2022
21040DA	Proposed Resource Recovery Facility Lot 336 DP606046 and Lot 1 DP747426 No. 2 Tollbar Street, Blayney – FIGURE 2 – EXISTING BOUNDARIES AND SITE DETAIL	Peter Basha Planning and Development	-	29/3/2022
21040DA	Proposed Resource Recovery Facility Lot 336 DP606046 and Lot 1 DP747426 No. 2 Tollbar Street, Blayney – FIGURE 3 – SCHEMATIC	Peter Basha Planning and Development	-	29/3/2022

as amended in accordance with any conditions of this consent.

*NOTE: Any modifications to the proposal shall be the subject of an application under Section 4.55 of the Environmental Planning and Assessment Act, 1979.*

**Prescribed Conditions**

**BUILDING CODE OF AUSTRALIA**

2. The building work must be carried out in accordance with the requirements of the Building Code of Australia.

**IDENTIFICATION OF SITE**

3. The developer is to provide a clearly visible sign to the site stating:

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

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

**Prior to Issue of a Construction Certificate**

Nil

**Prior to Works Commencing**

Nil

**During Construction**

**4. HOURS FOR WORK**

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

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

**RUBBISH AND DEBRIS**

5. All rubbish and debris associated with the development, including that which can be windblown, must be contained on site in a suitable container at all times. The container shall be erected on the development site prior to work commencing. Materials, sheds or machinery to be used in association with the development must be stored and stacked wholly within the worksite unless otherwise approved by Council.

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

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

**EXCAVATIONS AND BACKFILLING**

6. All excavation and backfilling associated with the erection/demolition of the building must:

- a) be executed safely and in accordance with appropriate professional standards, and
- b) be properly guarded and protected to prevent them from being dangerous to life or property.

**DEMOLITION**

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

**CAR PARKING SPACES FOR ACCESS IMPAIRED PERSONS**

8. A minimum of 1 space, separately delineated and individually marked, shall be provided for persons that are access impaired. The car parking spaces together with continuous paths of travel to the main entry of the premises, or reasonable equivalent are to be constructed in accordance with AS 1428 and AS/NZS 2890.6.

**Prior to Issue of Occupation Certificate**

**FIRE SAFETY UPGRADE OF EXISTING BUILDING (CLAUSE 62 OF THE REGULATION)**

9. Prior to the issue of an occupation certificate, emergency lighting and illuminated exit signs (running man type) complying with Australian Standard AS/NZS2293.1 shall be provided in the building in accordance with Clauses E4.2, E4.5 & E4.6 of the Building Code of Australia (Volume 1). Also, the exit doors shall be fitted with lever type latches or panic bars in accordance with Clause D2.21 of the Building Code of Australia (Volume 1).

**Prior to Occupation**

**OCCUPATION CERTIFICATE**

10. Prior to the occupation or use of the building an Occupation Certificate is to be obtained from Council. In this regard, an interim or final fire safety certificate for the fire safety measures installed in the building must be submitted with the application for an Occupation Certificate.

**Ongoing Matters**

**USE OF SHED B & SHED C**

11. Shed B & Shed C shall not be used or occupied without the prior consent of Council.

**MANAGEMENT OF ODOUR**

12. Should Council be satisfied offensive odour may be from the operation beyond the boundaries of the property it may direct action to be taken to remedy the situation. Such remedies may include, but not be limited to, operational alterations to composting activities; construction of barriers; closure of doors; other odour treatment practices; or cessation of composting activities until a solution is put in place. Should operations cease to remedy the situation, this condition will continue to apply in relation to any future odour detections.

**VOLUMES/ONGOING COMPLIANCE**

13. Ongoing operations and volumes stated in the Development Application must be complied with all times. No aspect of the operation is to occur that would trigger the requirements of Schedule 3 of the Environmental Planning and assessment Regulation or Schedule 1 of the Protection of the Environment Operations Act.

**HOURS OF OPERATION**

14. The operation of plant and machinery will be confined to daylight hours, seven days per week. Operation may occur outside these hours from time to time due to emergencies subject to advising Council beforehand and receiving written endorsement from Council's Director Planning and Environmental Services to proceed.

<b>Advisory Notes</b>
-----------------------

Nil



FOR APPROVAL

62 OSMAN STREET BLAYNEY NSW  
ROVEST HOLDINGS PTY LTD  
PROPOSED BLAYNEY MOTEL DEVELOPMENT  
OSMAN STREET ROOMS - DEVELOPMENT APPLICATION

SCHEDULE OF DRAWINGS

DRAWING	TITLE	REVISION	DATE
M11	TITLE SHEET/GENERAL DRAWINGS	L	1/18/22
M12	EXISTING SITE PLAN	L	1/18/22
M13	PROPOSED SITE PLAN	L	1/18/22
M14	EXHIBIT 2 - SITE PLAN	L	1/18/22
M15	EXHIBIT 3 - SITE PLAN	L	1/18/22
M16	EXHIBIT 4 - SITE PLAN	L	1/18/22
M17	EXHIBIT 5 - SITE PLAN	L	1/18/22
M18	EXHIBIT 6 - SITE PLAN	L	1/18/22
M19	EXHIBIT 7 - SITE PLAN	L	1/18/22
M20	EXHIBIT 8 - SITE PLAN	L	1/18/22
M21	EXHIBIT 9 - SITE PLAN	L	1/18/22
M22	EXHIBIT 10 - SITE PLAN	L	1/18/22
M23	SCHEDULE OF EXTERNAL UTILITIES	L	1/18/22



SITE LOCALITY  
MP TO SCALE

**GENERAL NOTICE:**  
THESE DRAWINGS AND ANY INFORMATION CONTAINED THEREIN ARE TO BE USED ONLY FOR THE PROJECT AND PURPOSES SPECIFIED ON THE DRAWING. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FROM THE RELEVANT AUTHORITIES. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.

REV	DATE	BY	CHKD	DESCRIPTION
1	1/18/22	M	M	ISSUED FOR APPROVAL
2	1/18/22	M	M	ISSUED FOR APPROVAL
3	1/18/22	M	M	ISSUED FOR APPROVAL
4	1/18/22	M	M	ISSUED FOR APPROVAL
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6	1/18/22	M	M	ISSUED FOR APPROVAL
7	1/18/22	M	M	ISSUED FOR APPROVAL
8	1/18/22	M	M	ISSUED FOR APPROVAL
9	1/18/22	M	M	ISSUED FOR APPROVAL
10	1/18/22	M	M	ISSUED FOR APPROVAL

PREPARED BY: M. J. HARRIS  
DATE: 1/18/22  
CHECKED BY: M. J. HARRIS  
DATE: 1/18/22  
APPROVED BY: M. J. HARRIS  
DATE: 1/18/22

ORANGE  
PRELIMINARY  
DRAFT  
1/18/22

BLAYNEY REGIONAL COUNCIL  
PROJECT: BLAYNEY MOTEL DEVELOPMENT  
PROJECT NO: 2022-001  
PROJECT DATE: 1/18/22  
PROJECT DRAWN BY: M. J. HARRIS  
PROJECT DATE: 1/18/22

PRELIMINARY  
DRAFT  
1/18/22

PREPARED BY: M. J. HARRIS  
DATE: 1/18/22  
CHECKED BY: M. J. HARRIS  
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ORANGE  
PRELIMINARY  
DRAFT  
1/18/22

PRELIMINARY  
DRAFT  
1/18/22

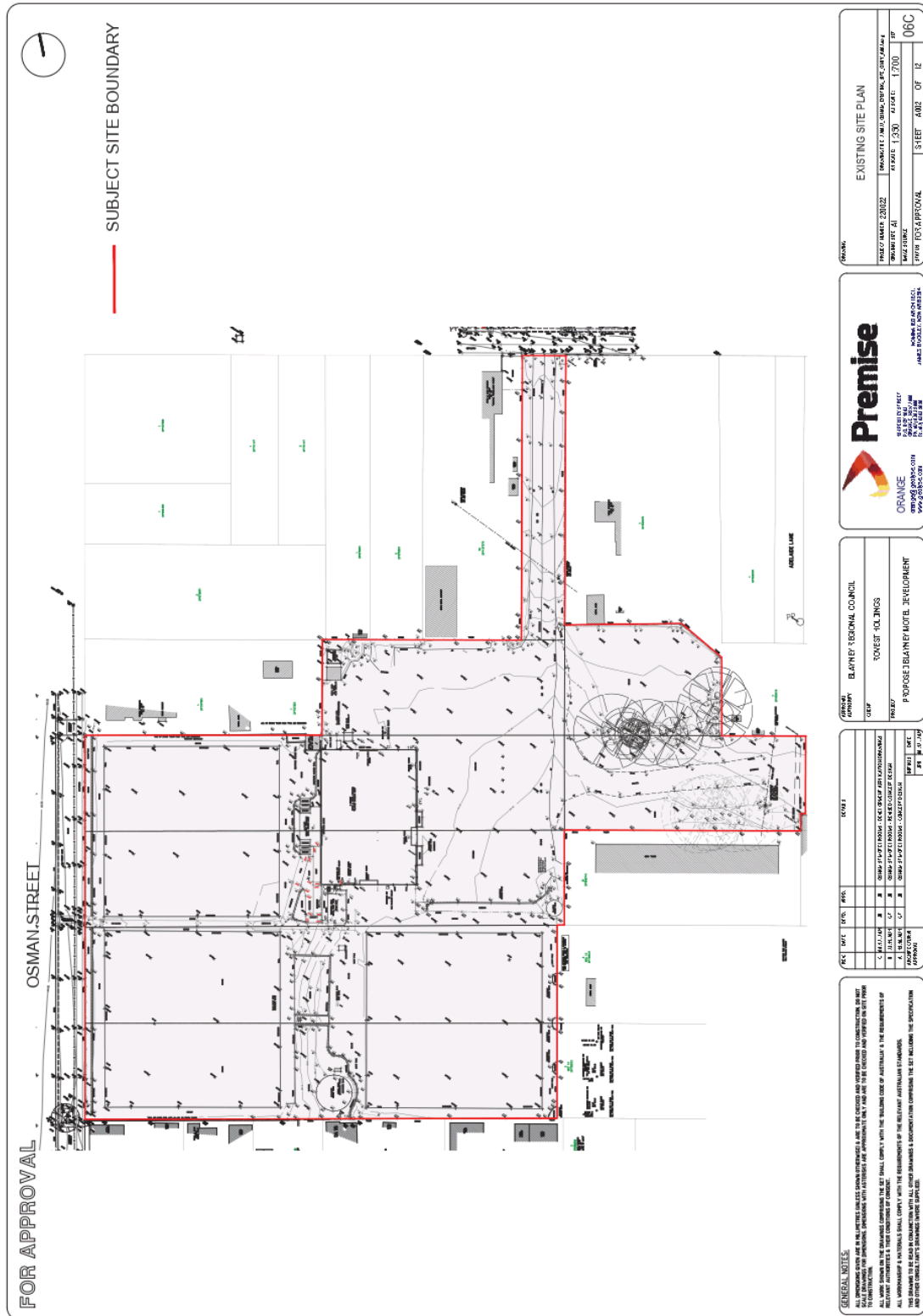
PREPARED BY: M. J. HARRIS  
DATE: 1/18/22  
CHECKED BY: M. J. HARRIS  
DATE: 1/18/22  
APPROVED BY: M. J. HARRIS  
DATE: 1/18/22

ORANGE  
PRELIMINARY  
DRAFT  
1/18/22

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DRAFT  
1/18/22

PREPARED BY: M. J. HARRIS  
DATE: 1/18/22  
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DATE: 1/18/22  
APPROVED BY: M. J. HARRIS  
DATE: 1/18/22

ORANGE  
PRELIMINARY  
DRAFT  
1/18/22



FOR APPROVAL

OSMAN STREET

— SUBJECT SITE BOUNDARY



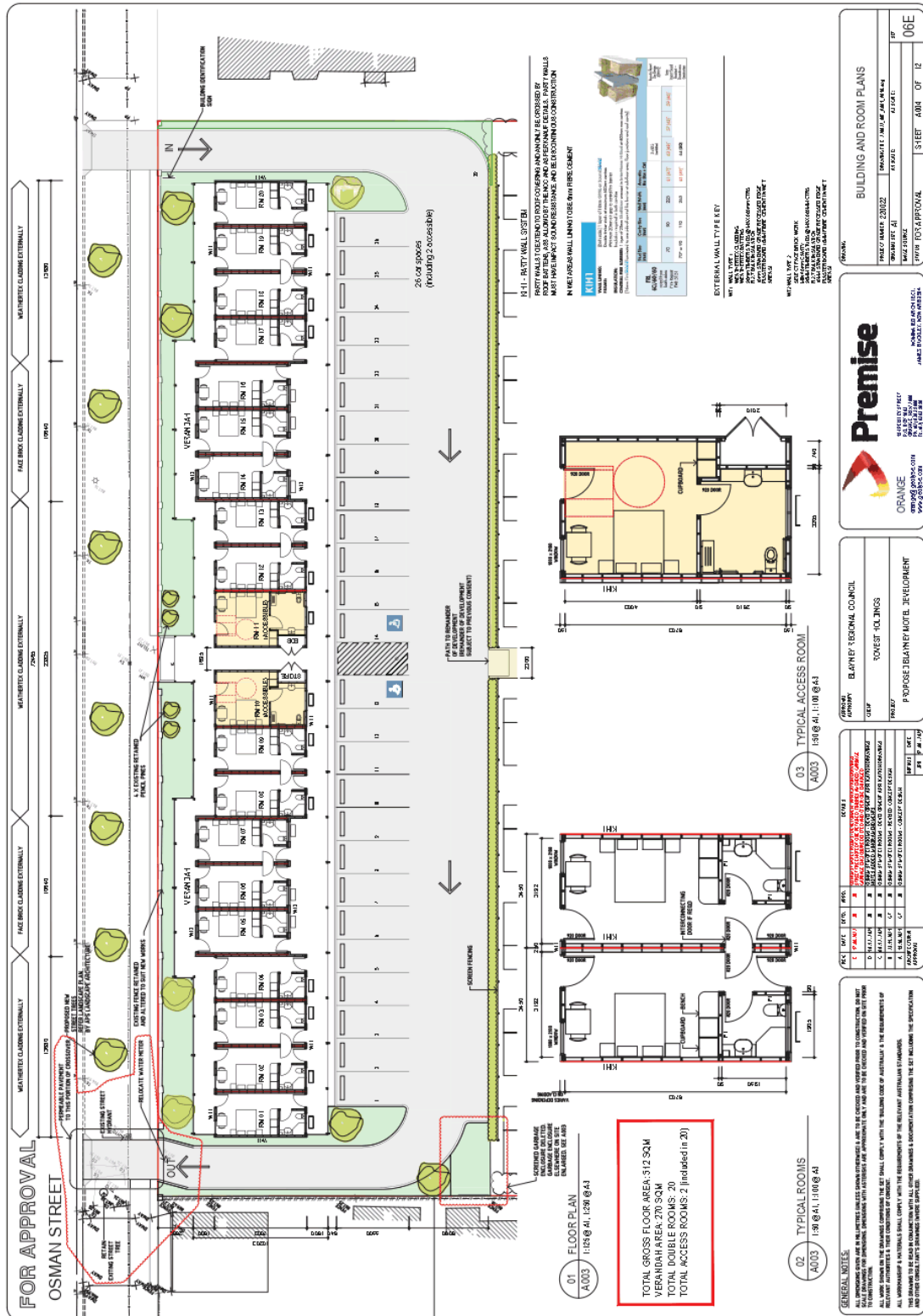
**GENERAL NOTES:**  
 1. THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR CONTRACT.  
 2. ALL DIMENSIONS AND LOCATIONS ARE TO BE VERIFIED ON SITE.  
 3. ALL WORKSHOPS & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.  
 4. ALL WORKS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.  
 5. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.  
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 10. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.

REV	DATE	BY	CHK	DESCRIPTION
1	15/08/22	JK	JK	ISSUED FOR APPROVAL
2	15/08/22	JK	JK	ISSUED FOR APPROVAL
3	15/08/22	JK	JK	ISSUED FOR APPROVAL
4	15/08/22	JK	JK	ISSUED FOR APPROVAL
5	15/08/22	JK	JK	ISSUED FOR APPROVAL
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8	15/08/22	JK	JK	ISSUED FOR APPROVAL
9	15/08/22	JK	JK	ISSUED FOR APPROVAL
10	15/08/22	JK	JK	ISSUED FOR APPROVAL

PROJECT: BLAYNEY REGIONAL COUNCIL  
 CLIENT: TOMESF - KILMINS  
 PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

PROJECT NAME	PROJECT NO.	DATE	SCALE	SHEET	OF	TOTAL SHEETS
EXISTING SITE PLAN	20022	15/08/22	1:200	06C	02	06C





**FOR APPROVAL**

**01 WEST (OSMAN ST) ELEVATION**  
A.003 1:125 @ A1, 1:250 @ A3

UPPER FLOOR LOD  
2700  
4223  
5944  
FLOOR FIN.

CLEARING CUSTOM ONE ROOFING  
HEAVY METAL CLADDING  
FACE BRICKWORK

**02 EAST ELEVATION**  
A.003 1:125 @ A1, 1:250 @ A3

UPPER FLOOR LOD  
2700  
4223  
5944  
FLOOR FIN.

**03 NORTH ELEVATION**  
A.003 1:125 @ A1, 1:250 @ A3

UPPER FLOOR LOD  
2700  
4223  
5944  
FLOOR FIN.

**04 SOUTH ELEVATION**  
A.003 1:125 @ A1, 1:250 @ A3

UPPER FLOOR LOD  
2700  
4223  
5944  
FLOOR FIN.

**GENERAL NOTES:**

1. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT AND APPLICABLE AS/NZS STANDARDS AND REGULATIONS.
2. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT AND APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
3. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT AND APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
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PROJECT: BLAYNEY REGIONAL COUNCIL  
CLIENT: TOMES HOLDINGS  
PROJECT: PODOPOSE JERBAWATER MOTEL DEVELOPMENT

**Premise**  
ORANGE  
ARCHITECTURE  
11/125 OSMAN ST  
ORANGE NSW 2813  
PHONE: 02 6332 0000  
WWW.PREMISEARCHITECTURE.COM.AU

PROJECT NAME: 230322  
DRAWN BY: JAMES  
CHECKED BY: JAMES  
DATE: 11/12/22

**ELEVATIONS**  
SHEET: 006 OF 02



FOR APPROVAL



**GENERAL NOTES:**  
 1. ALL WORKSHOPS & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.  
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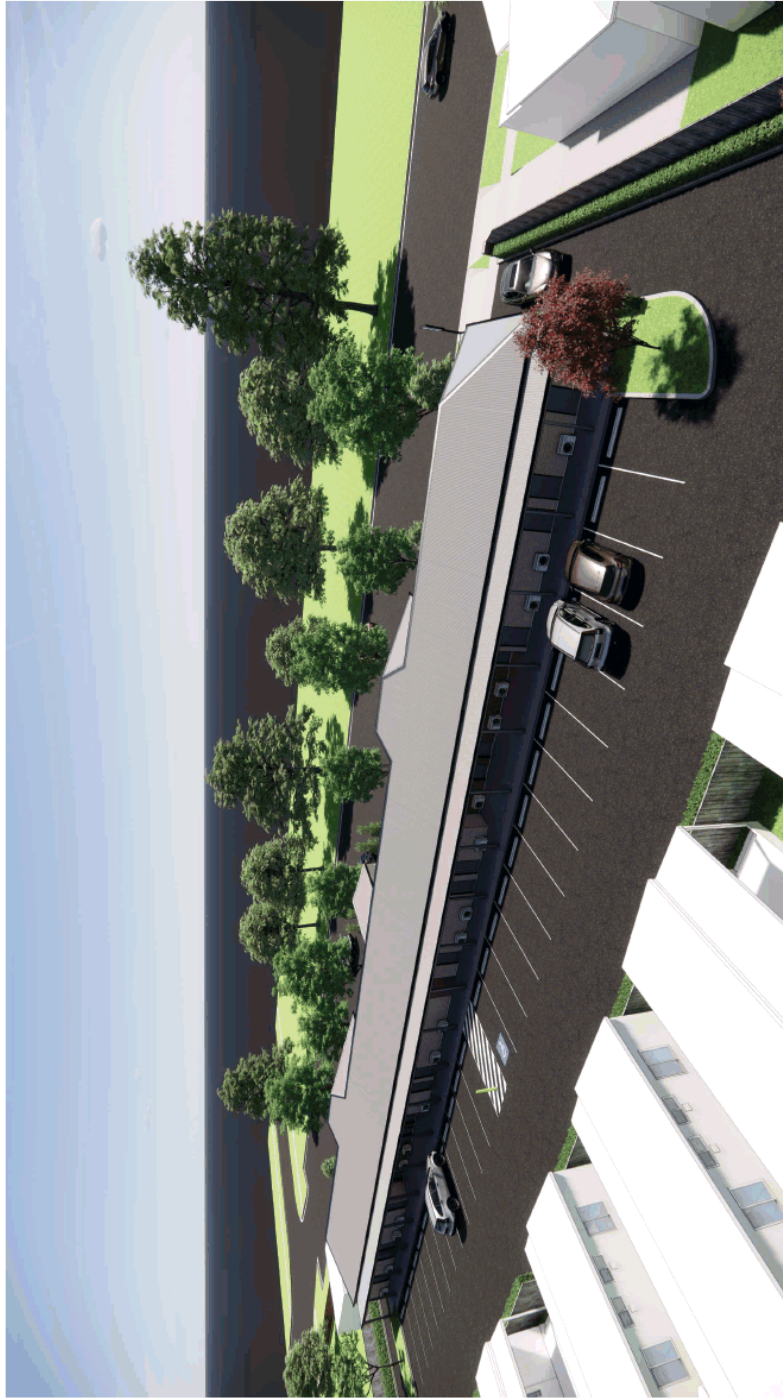
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9	15/08/2022	JM	AM	ISSUED FOR APPROVAL
10	15/08/2022	JM	AM	ISSUED FOR APPROVAL

**CLIENT:** BLAYNEY REGIONAL COUNCIL  
**PROJECT:** TOWNSET HOMES  
**PROJECT NO.:** P/2020/001/BLAYNEY MOTEL DEVELOPMENT

**Premise**  
 ARCHITECTS  
 111/113 STATION STREET  
 SYDNEY NSW 2000  
 PH: 02 9550 8000  
 WWW.PREMISEARCHITECTS.COM.AU

PROJECT NAME	PROJECT NO.	DATE	SCALE
BLAYNEY MOTEL DEVELOPMENT	P/2020/001/BLAYNEY MOTEL DEVELOPMENT	15/08/2022	1:100
DATE	SCALE	DATE	SCALE
15/08/2022	1:100	15/08/2022	1:100
TOTAL SHEETS		SHEET NO. OF TOTAL	
12		12 OF 12	

FOR APPROVAL



**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.  
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7	15/08/2022	JM	AM	ISSUED FOR APPROVAL
8	15/08/2022	JM	AM	ISSUED FOR APPROVAL
9	15/08/2022	JM	AM	ISSUED FOR APPROVAL
10	15/08/2022	JM	AM	ISSUED FOR APPROVAL

**CLIENT:** BLAYNEY REGIONAL COUNCIL  
**PROJECT:** TOMEST-KILJINGS  
**PROJ. NO.:** P 30/2022  
**PROJ. NAME:** P 30/2022 BLAYNEY MOTEL DEVELOPMENT

**Orange**  
 ARCHITECTS  
 100/102 BROADWAY  
 SYDNEY NSW 2009  
 PH: 02 9550 8888  
 WWW.ORANGEARCHITECTS.COM.AU

PROJECT NAME	20222	PROJECT NUMBER	001
DATE	15/08/2022	DATE	15/08/2022
PROJECT NAME	20222	PROJECT NUMBER	001
DATE	15/08/2022	DATE	15/08/2022
PROJECT NAME	20222	PROJECT NUMBER	001
DATE	15/08/2022	DATE	15/08/2022
PROJECT NAME	20222	PROJECT NUMBER	001
DATE	15/08/2022	DATE	15/08/2022
PROJECT NAME	20222	PROJECT NUMBER	001
DATE	15/08/2022	DATE	15/08/2022



FOR APPROVAL



PROJECT NAME: 230022 PROJECT NO: 1706/22 PROJECT TYPE: DEVELOPMENT

OWNER: WAZ PIRAZZI PROJECT NO: 1706/22 PROJECT TYPE: DEVELOPMENT

DATE: 09/08/22 SHEET NO: 006 OF 12



COUNCIL: BLAYNEY REGIONAL COUNCIL

PROJECT: TOWNSET HOMES

PROPOSED: PURPOSE BLENDED MOTEL DEVELOPMENT

ACT	DATE	BY	REV	DESCRIPTION
1	10/08/22	JM	1	ISSUE FOR APPROVAL
2	10/08/22	JM	2	ISSUE FOR APPROVAL
3	10/08/22	JM	3	ISSUE FOR APPROVAL
4	10/08/22	JM	4	ISSUE FOR APPROVAL
5	10/08/22	JM	5	ISSUE FOR APPROVAL
6	10/08/22	JM	6	ISSUE FOR APPROVAL
7	10/08/22	JM	7	ISSUE FOR APPROVAL

**GENERAL NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

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8. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

9. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

FOR APPROVAL



**GENERAL NOTES:**  
 ALL DIMENSIONS AND FINISHES SHOWN ON THESE PLANS ARE TO BE EXACTLY AS SHOWN UNLESS OTHERWISE SPECIFIED.  
 ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.  
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REV	DATE	BY	CHKD	DESCRIPTION
1	15/11/2021	JM	AM	ISSUED FOR PERMIT
2	15/11/2021	JM	AM	ISSUED FOR PERMIT
3	15/11/2021	JM	AM	ISSUED FOR PERMIT
4	15/11/2021	JM	AM	ISSUED FOR PERMIT
5	15/11/2021	JM	AM	ISSUED FOR PERMIT
6	15/11/2021	JM	AM	ISSUED FOR PERMIT
7	15/11/2021	JM	AM	ISSUED FOR PERMIT
8	15/11/2021	JM	AM	ISSUED FOR PERMIT
9	15/11/2021	JM	AM	ISSUED FOR PERMIT
10	15/11/2021	JM	AM	ISSUED FOR PERMIT

**CLIENT:** BLAYNEY REGIONAL COUNCIL  
**PROJECT:** TOWNSET HOMES  
**PROJ. NO.:** P-2020-001  
**PROJ. NAME:** PROPOSED BLAYNEY MOTEL DEVELOPMENT

**Orange**  
 ARCHITECTS  
 111 BROADWAY  
 SYDNEY NSW 2009  
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**PROJECT:** PROJECT NAME: 230322 PROJECT NO: 1111111111  
**DATE:** 15/11/2021  
**SCALE:** 1:100  
**VIEW:** VIEW 05  
**SHEET:** 006 OF 02



FOR APPROVAL

EXTERNAL FINISHES AND MATERIALS

<p>FACE BRICK WORK - AUSTRALIAN BRICK RANGE, DANIEL ORIENTATION, CEILING FINISH, WITH TRICKY JOINTS</p>	<p>POLYURETHANE WALL AND ROOF MEMBRANE PAINTED DARKLY, BLENDED TO WHITE</p>	<p>GUTTER, LAPINGS COLOURING WOODLAND GREY</p>	<p>WINDOW AND DOOR FRAMES POWDERCOAT FINISH TO WOODLAND GREY</p>
<p>ROOFING COLOURING WOODLAND GREY GUTTER AND DOWNPIPES</p>	<p>PAGON, BLAKE, WHITE COLOURING WOODLAND GREY</p>	<p>BLAZING CLEAN BLANK</p>	<p>TRUSS BRACES TO MATCH COLOURING WOODLAND GREY</p>

REV	DATE	BY	REV	DATE	BY	REVISION
1	14/08/2022	W	1	14/08/2022	W	ISSUED FOR APPROVAL
2	14/08/2022	W	2	14/08/2022	W	ISSUED FOR APPROVAL
3	14/08/2022	W	3	14/08/2022	W	ISSUED FOR APPROVAL
4	14/08/2022	W	4	14/08/2022	W	ISSUED FOR APPROVAL
5	14/08/2022	W	5	14/08/2022	W	ISSUED FOR APPROVAL
6	14/08/2022	W	6	14/08/2022	W	ISSUED FOR APPROVAL
7	14/08/2022	W	7	14/08/2022	W	ISSUED FOR APPROVAL
8	14/08/2022	W	8	14/08/2022	W	ISSUED FOR APPROVAL

**GENERAL NOTES:**

1. ALL WORKSHOPS & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

2. ALL WORKSHOPS & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

3. ALL WORKSHOPS & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

4. ALL WORKSHOPS & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

5. ALL WORKSHOPS & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

6. ALL WORKSHOPS & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

7. ALL WORKSHOPS & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

8. ALL WORKSHOPS & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

**PROJECT:** P 2020/06 JERBAINEP MOTEL DEVELOPMENT

**CITY:** TORRES TOWNSHIPS

**CLIENT:** BLAYNEY REGIONAL COUNCIL

**DESIGNER:** ORANGE ARCHITECTS

**EXTERNAL MATERIALS SCHEDULE**

PROJECT NAME: 202022 - JERBAINEP MOTEL DEVELOPMENT

DATE: 14/08/2022

REV: 08

SHEET: 06E

**Premise**

ORANGE ARCHITECTS

14/08/2022

JANE ROBERTSON



ROVEST HOLDINGS PTY LTD

## **Statement of Environmental Effects**

IN SUPPORT OF A DEVELOPMENT APPLICATION

Report No: 220022/SEE

Rev: 002C




29 July 2022

ROVEST HOLDINGS PTY LTD  
STATEMENT OF ENVIRONMENTAL EFFECTS  
IN SUPPORT OF A DEVELOPMENT APPLICATION



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DOCUMENT AUTHORISATION					
Revision	Revision Date	Report Details			
A	17/12/21	Draft for client review			
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Prepared By		Reviewed By		Authorised By	
Mark Raikhman		David Walker		David Walker	

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## 1. INTRODUCTION

Premise has been commissioned by Rovest Holdings Pty Ltd to prepare a Statement of Environmental Effects (SEE) to accompany a Development Application (DA) for the expansion of the recently approved Blayney Motel at the 11,585m<sup>2</sup> site known as 62 Osman Street, Blayney in the Blayney Shire Council (BSC) Local Government Area (LGA). Under existing conditions, 62 Osman Street comprises eight allotments (refer to **Table 1**) occupied by the former Blayney Bowling Club including main building, bowling greens and associated parking areas.

DA 2021/0004, approved 10 October 2021, enables:

- Site preparation works;
- Amalgamation of the site to create Lots 1 and 2, the latter with a depth of 22.585 metres along the length of the site's Osman Street frontage and the former for the remainder of the site; and
- Construction of a motel within the eastern portion of the site, comprising:
  - Office and laundry in the existing bowling club building;
  - 98 rooms and 80 parking spaces at Stage 1, transitioning to 81 rooms and 100 parking spaces at Stage 2.
- Retention of the length of the Osman Street frontage for a depth of 22.585 metres (total area of 1,837m<sup>2</sup>) as vacant, residual land.

DA2021/0004 was modified via DA2021/0004/1 to modify condition 102 (approved 10 May 2022) and via DA2021/0004/2 to remove the subdivision component of the application. A surveyor is currently pursuing the consolidation of the land via NSW Land Registry Services, however at the time of writing this consolidation has not been finalised. It is noted that Lot 1 DP718479 (37 Water Street, Blayney), which forms part of the subject site, would not be consolidated with the other eight (8) lots the subject of this application (as per **Table 1**). Consolidation of the land would be finalised prior to occupation/commencement of the use.

This development application seeks development consent for the expansion of the hotel to provide a further 20 rooms in the vacant, residual, western portion of the site.

This SEE has been prepared pursuant to the requirements of the *Environmental Planning and Assessment Regulation 2021* and is provided in the following format.

- **Section 2** of this report provides a description of the subject site and its locality.
- **Section 3** outlines the proposed development.
- **Section 4** provides an assessment of the proposed development against planning framework applicable to the subject site and proposed development.
- **Section 5** provides a conclusion to the SEE.

## 2. THE SITE & ITS LOCALITY

### 2.1 The Locality

As shown in **Figure 1**, the site occupies a large, western portion of the street block formed by Adelaide Street (east), Church Street (north), Osman Street (west) and Water Street (south). Adelaide Street forms part of the Mid-Western Highway which connects to Bathurst to the north and Cowra to the south. It also forms Blayney's main road with most of its retail, commercial and administrative services. Land to the west of Adelaide Street



transitions along Church Street (connecting to Orange via Millthorpe) and Water Street to predominantly residential uses. The Blayney High School is located on the western side of Osman Street.

## 2.2 The Site and Approved Development

The site is formed of the nine (9) allotments detailed in **Table 1**.

**Table 1 – Allotments forming site**

Lot:	Section:	DP:
1	-	162646
8	-	505215
20	-	569741
11	13	758121
12	13	758121
13	13	758121
14	13	758121
10	-	1114679
1	-	718479

The site has an irregular shape with an area of 11,585m<sup>2</sup> with a frontage of 81.45 metres to Osman Street. Vehicular access to the provided via a driveway from Church Street within the 9.195 metre-wide Lot 1 DP162646 located. Under existing conditions, the driveway leads to paved parking area at the rear of lawn bowls club which is positioned centrally within the site. A total of three bowling greens are located to the west and south of the bowling club. No vehicular access to the site is currently available from Osman Street, however this frontage traditionally featured a pedestrian access, masonry fence and decorative planting of pencil pines.

As shown in **Figure 2 and Figure 3**, approved DA 2021/0004 enables the transformation of the site from a lawn bowls club to hotel and motel accommodation with:

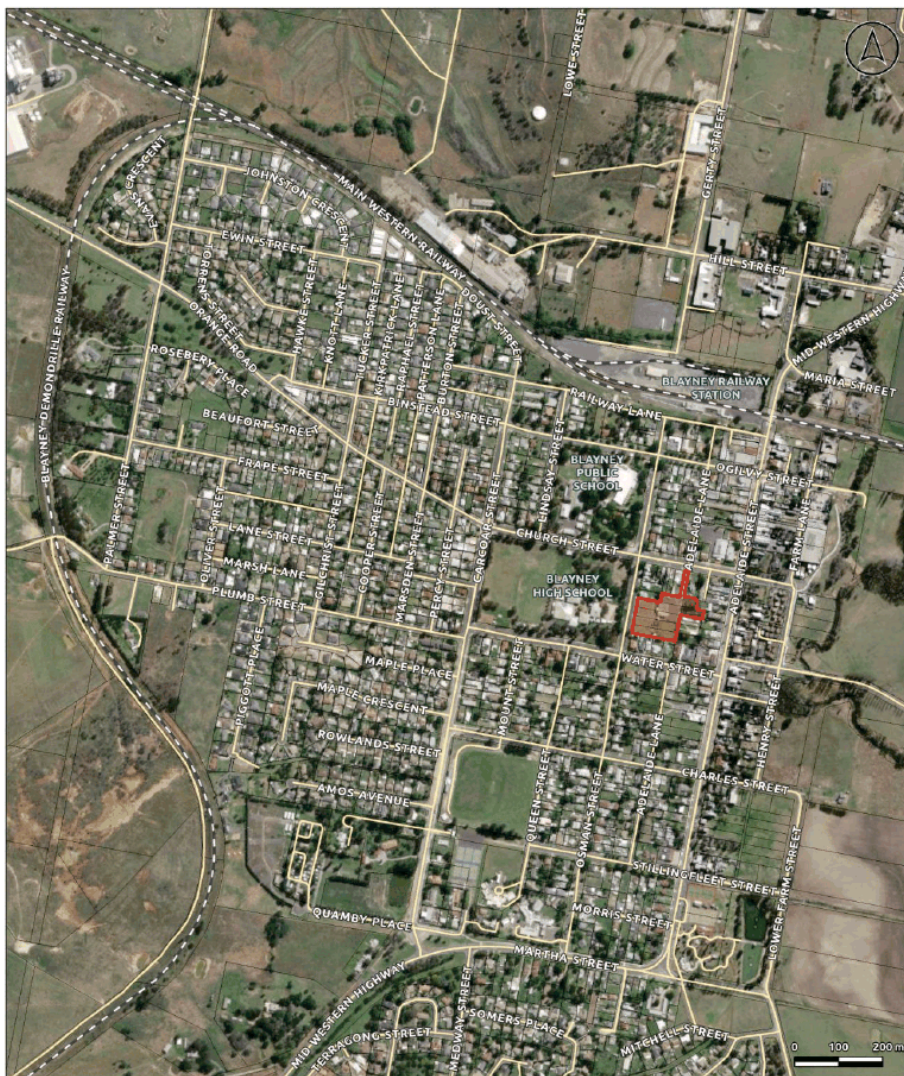
- In the eastern portion of the site (9,748m<sup>2</sup>):
  - Vehicular access from Church Street via a reformed driveway within the 9.195 Lot 1 DP162646, leading to a formalised parking area with parking for 80 parking spaces at Stage 1, to be increased to 100 spaces at Stage 2;
  - Office and laundry in the retained bowling club building on the western side of car park; and
  - 26 moveable buildings connected by a series of pedestrian pathways comprising 98 rooms at Stage 1, to be reduced to 23 moveable buildings comprising 81 rooms at Stage 2.
- Undeveloped area in the western portion of the site (total area of 1,837m<sup>2</sup>) adjoining Osman Street .

The site is affected by two easements, both rights of carriageway. These easements burden the subject land and benefit Lot 6 DP653720 and Lot 21 DP569741. It is noted that Lot 79 DP1137273 has currently benefited from an agreement to access the rear of the land via the subject site, however this has never been formalised. An agreement was reached between the proponent and the owner Lot 79 to formalise this easement, and this was reflected in Condition 59 of DA2021/0004.

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 IN SUPPORT OF A DEVELOPMENT APPLICATION



Figure 1 – The site locality



- Legend**
- Subject Site
  - Cadastre
  - Road
  - Railway

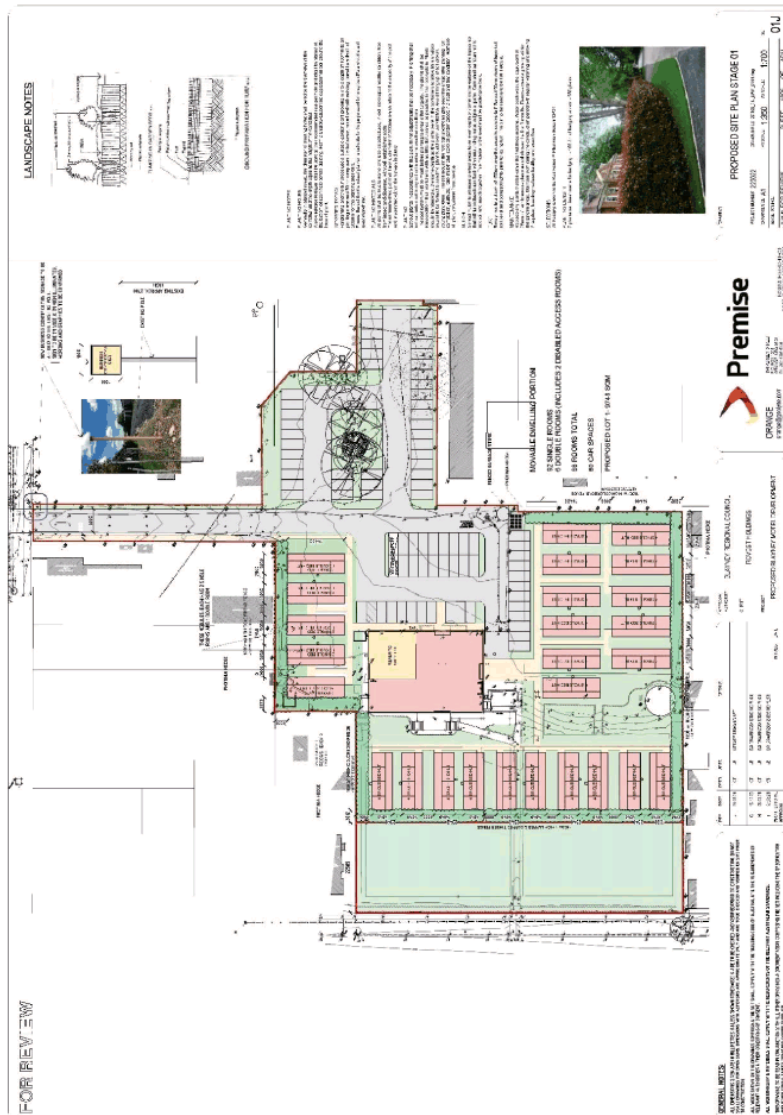


Source: © State of NSW, Department of Customer Service, Spatial Services 2021  
 CDB2020 (ICA, Zone 55) File: 220202\_04.aprx. Prepared By: adam.davis Date: 01/12/2021

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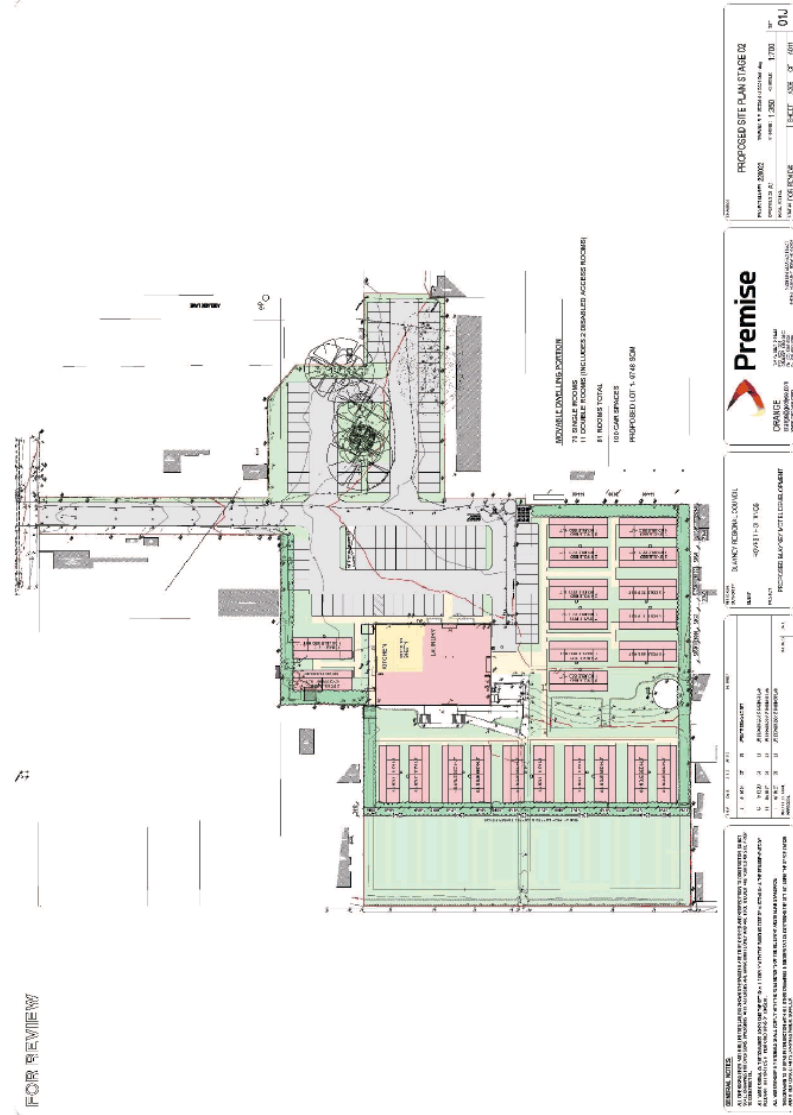
Figure 2 – Approved development stage 1



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Figure 3 – Approved development stage 2



### 3. THE DEVELOPMENT

As shown in the Project Drawings attached at **Appendix A**, this development application seeks consent for the expansion of the hotel into the vacant, western portion of the site adjoining Osman Street. The development includes:

- Construction of a 72.465 metre-long building accommodating 20 rooms with pedestrian access via a single footpath from Osman Street leading to a wrap-around verandah; and
- 26 parking spaces on the eastern side of the building with:
  - Access via a driveway from Osman Street between the northern elevation of the proposed building and common boundary with 64 Osman Street;
  - Egress via a driveway to Osman Street between the southern elevation of the proposed building and common boundary with 29 Water Street; and
  - Screened garbage bin enclosures and landscape areas.
- Retention of the existing fence along Osman Street, with minor alterations to suit new works including vehicular and pedestrian access and egress points;
- Reuse of the existing pylon sign support column (formerly associated with the Bowling Club) on Osman Street for the purposes of a new 1m x 1m sign to advertise the motel; and
- Removal of the single street tree at the southern edge of the site's Osman Street frontage to facilitate vehicular egress, replaced with seven new street trees between the proposed vehicular access and egress points.

There would be a degree of interrelationship between the development proposed via this DA and the development already approved via DA 2021/0004 (the Stage 1 consent). This would include:

- The connection of stormwater infrastructure from the proposed development via the stage 1 consent land, discharging via proposed infrastructure through 37 Water Street, approved by DA 2021/0004;
- Shared bin storage and administration areas, and loading/unloading areas for stock, between the proposed and approved development.

The proposed consolidation of the land ensures this can be managed without the need for legal agreements, and noting that all the subject land is addressed by this application. There is no objection to a condition of consent that occupation/use of stage 3 may not occur until the consolidation is finalised.

It is noted that the stage 1 approval contained a timber fence on the western boundary of stage 1, to act as a screen to Osman St. The carrying out of stage 3 would remove the need for this fencing, and thus is it proposed via this application to amend the stage 1 approval to delete this fence. The fence is excluded from the stage 3 plans on this basis.

It is also proposed to augment and improved boundary fencing on the northern and southern boundaries (of the site adjacent to the stage 3 development), subject to agreement with neighbours.

Landscaping proposed for the development would be consistent with the approved stage 1 landscaping and reflect the heritage character of the locality. A detailed landscape plan would be provided prior to issue of construction certificate.

#### 4. ASSESSMENT

The proposed development is assessed against the matters for consideration set out in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (the Act) as set out in **Table 2**.

**Table 2 – Section 4.15(1) of the Act**

<i>(1) Matters for consideration – general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—</i>	<b>Addressed:</b>
<i>(a) the provisions of—</i>	
<i>(i) any environmental planning instrument, and</i>	Refer to <b>Section 4.1</b>
<i>(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i>	There are no applicable proposed instruments.
<i>(iii) any development control plan, and</i>	Refer to <b>Section 4.2</b>
<i>(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i>	There are applicable adopted or draft planning agreements.
<i>(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i>	The regulations are addressed where required throughout this SEE.
<i>(v) (Repealed)</i>	
<i>that apply to the land to which the development application relates,</i>	
<i>(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i>	Refer to <b>Section 4.3</b>
<i>(c) the suitability of the site for the development,</i>	Refer to <b>Section 4.4</b>
<i>(d) any submissions made in accordance with this Act or the regulations,</i>	The applicant welcomes the opportunity to respond to any submissions received during the public notification period.
<i>(e) the public interest.</i>	Refer to <b>Section 4.5</b>

## 4.1 Environmental Planning Instruments

### 4.1.1 STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND

*State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP55) provides a state-wide approach to remediation of contaminated land and aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Clause 7 of the SEPP No. 55 states that a consent authority must not consent to the carrying of development unless it has considered, among other things, whether the land is contaminated.

The site has a low likelihood of potential contamination due to continuous use for the purposes of a lawn bowls club since the 1930s and lack of sites identified within the BSC LGA under the EPA list of sites reported to the EPA as at 26 of November 2021 and the EPA contaminated land register. Accordingly, the development is considered to satisfy the requirements of Clause 7 of SEPP55.

### 4.1.2 STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING AND SIGNAGE

State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64) applies to the whole of the State, with the exception of land to which State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007 and State Environmental Planning Policy (Western Sydney Parklands) 2009 applies. Clause 8 of SEPP 64 provides that signage must be consistent with the objectives of SEPP 64, as well as the assessment criteria specified in Schedule 1.

The proposed reuse of the existing pylon sign support column (formerly associated with the Bowling Club) on Osman Street for the purposes of a new 1m x 1m sign to advertise the motel is considered against the objectives of SEPP 64 and Schedule 1 of SEPP 64 in the following sections.

#### 4.1.2.1 Objectives of SEPP 64

The proposed development is considered against the objectives of SEPP 64 in **Table 3** below.

**Table 3 – Objectives of SEPP 64**

(1) This Policy aims –	Comment:	
(a) to ensure that signage (including advertising)—		
(i) is compatible with the desired amenity and visual character of an area, and	The proposed sign is discrete, limited to one by one metre, ensuring that it will not have any impact on the desired amenity and visual character of the area.	✓
(ii) provides effective communication in suitable locations, and	The content of the proposed sign communicates the use of the site for the purposes of the Blayney Motel.	✓
(iii) is of high quality design and finish, and	The proposed sign has high quality design and finish.	✓
(b) to regulate signage (but not content) under Part 4 of the Act, and	Noted.	✓

(c)	to provide time-limited consents for the display of certain advertisements, and	A time-limited consent is not appropriate for the site or development.	N/A
(d)	to regulate the display of advertisements in transport corridors, and	The proposed sign is not located within a transport corridor.	N/A
(e)	to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.	The proposed sign is discrete, limited to one by one metre, ensuring that it will not have any impact on Osman Street.	✓

4.1.2.2 Schedule 1 of SEPP 64

The proposed development is considered against the assessment criteria in Schedule 1 of SEPP 64 in **Table 4** below.

**Table 4 – Schedule 1 of SEPP 64**

Assessment Criteria:	Comment:	
<b>1 Character of the area</b>		
<ul style="list-style-type: none"> <li>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</li> </ul>	The proposed sign is discrete, limited to one by one metre, ensuring that it will not have any impact on the desired amenity and visual character of the area.	✓
<ul style="list-style-type: none"> <li>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</li> </ul>	There is no existing theme for outdoor advertising in the area.	N/A
<b>2 Special areas</b>		
<ul style="list-style-type: none"> <li>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</li> </ul>	The site does is not located within an environmentally sensitive area, natural or other conservation area, open space area, waterway or rural landscape. The proposed sign is discrete, limited to one by one by one metre, ensuring that it will not have any impact on the residential, heritage conservation area in which the site is located.	✓
<b>3 Views and vistas</b>		
<ul style="list-style-type: none"> <li>Does the proposal obscure or compromise important views?</li> </ul>	The proposed signage does not obscure or compromise important views.	✓
<ul style="list-style-type: none"> <li>Does the proposal dominate the skyline and reduce the quality of vistas?</li> </ul>	The proposed signage does not dominate the skyline or reduce the quality of vistas.	✓
<ul style="list-style-type: none"> <li>Does the proposal respect the viewing rights of other advertisers?</li> </ul>	The proposed signage does not obscure other signage.	✓
<b>4 Streetscape, setting or landscape</b>		



<ul style="list-style-type: none"> <li>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</li> </ul>	The proposed sign is discrete, limited to one by one metre, ensuring that it is appropriate to the heritage streetscape.	✓
<ul style="list-style-type: none"> <li>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</li> </ul>	As above.	✓
<ul style="list-style-type: none"> <li>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</li> </ul>	The proposed sign reduces clutter by replacing the existing larger sign associated with the former bowling club with a smaller, one by one metre, sign.	✓
<ul style="list-style-type: none"> <li>Does the proposal screen unsightliness?</li> </ul>	No unsightliness present.	N/A
<ul style="list-style-type: none"> <li>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</li> </ul>	The proposed sign does not protrude above buildings, structures or tree canopies in the area or locality.	✓
<ul style="list-style-type: none"> <li>Does the proposal require ongoing vegetation management?</li> </ul>	The proposal does not require ongoing vegetation management.	N/A
<b>5 Site and building</b>		
<ul style="list-style-type: none"> <li>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</li> </ul>	The proposed sign is discrete, limited to one by one metre, ensuring that it is compatible with the scale, proportion and other characteristics of the site and building.	✓
<ul style="list-style-type: none"> <li>Does the proposal respect important features of the site or building, or both?</li> </ul>	The proposed sign does not detract from the important features of the site or building.	✓
<ul style="list-style-type: none"> <li>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</li> </ul>	The proposed sign shows innovation in its relation to the site and building through its discrete nature and simple design.	✓
<b>6 Associated devices and logos with advertisements and advertising structures</b>		
<ul style="list-style-type: none"> <li>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</li> </ul>	The proposed sign depicts the words "Blayney Motel" to signify the use of the site.	✓
<b>7 Illumination</b>		
<ul style="list-style-type: none"> <li>Would illumination result in unacceptable glare?</li> </ul>	Proposed signage will be dimly lit to allow it to be read at night-time, without resulting in unacceptable glare.	✓

• Would illumination affect safety for pedestrians, vehicles or aircraft?	Proposed signage will be dimly lit to allow it to be read at night-time, without impacting safety for pedestrians, vehicles or aircraft.	✓
• Would illumination detract from the amenity of any residence or other form of accommodation?	Proposed signage will be dimly lit to allow it to be read at night-time, without impacting the amenity of nearby residences or other accommodation.	✓
• Can the intensity of the illumination be adjusted, if necessary?	Council may impose a suitable condition of consent requiring that internal illumination of the proposed signage is adjustable.	✓
• Is the illumination subject to a curfew?	The illumination is not subject to a curfew.	N/A
<b>8 Safety</b>		
• Would the proposal reduce the safety for any public road?	The limited size, height, positioning and illumination of the proposed signage ensures that it will not impact the safety of Osman Street.	✓
• Would the proposal reduce the safety for pedestrians or bicyclists?	As above.	✓
• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	As above.	✓

#### 4.1.3 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Clause 101(2) of *State Environmental Planning Policy (Infrastructure) 2007* (the Infrastructure SEPP) provides that, inter alia, a consent authority must not grant development consent to development with frontage to a classified road unless, where practicable and safe, vehicular access to the land is provided by a road other than the classified road, the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development and the development is of a type that is not sensitive to traffic noise or vehicle emissions.

Clause 104(3) of the Infrastructure SEPP provides that a consent authority must not grant development consent to a development of a size or capacity described under Schedule 3 of the Infrastructure SEPP unless it has given written notice of the application to TfNSW within seven days and take into consideration any submission provided by RMS within 21 days, as well as the accessibility of the site and any potential traffic safety, road congestion or parking implications of the development.

The proposed development does not include any new vehicular access points to or from Church Street, nor an intensification of the approved Church Street access. However, the development includes a new car park in the western portion of the site accommodating 26 spaces with a single points of access and egress from Osman Street. Whilst the access point is located approximately 85 metres south of the intersection of Church Street and Osman Street, Clause 104 will not apply to the proposed development on the grounds that the number of parking spaces (26) does not exceed the trigger (50) under Schedule 3 of the Infrastructure SEPP.



#### **4.1.4 STATE ENVIRONMENTAL PLANNING POLICY (VEGETATION IN NON-RURAL AREAS) 2017**

*State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* (the Vegetation SEPP) applies to “non-rural areas of the State”, defined in Clause 5 as land with any non-rural zoning. This includes the B2 Local Centre zone applying to the site under the *Blayney Local Environmental Plan 2012* (BLEP). Under Clause 7 of the SEPP, a person must not clear native vegetation in a non-rural area of the State:

1. To which Part 3 of the Vegetation SEPP applies without the authority conferred by a permit granted by Council under Part 3; or
2. That exceeds the biodiversity offsets scheme threshold without the authority conferred by an approval granted by the Native Vegetation Panel under Part 4.

##### **4.1.4.1 Part 3 of the Vegetation SEPP**

Under Clause 9 of the Vegetation SEPP, Part 3 applies to any vegetation in a non-rural area of the State that is declared by a development control plan by reference to the species, size or location of vegetation or the presence of vegetation in an ecological community or in the habitat of a threatened species.

A review of the *Blayney Development Control Plan 2018* (BDCP) reveals no specific controls applying with respect to tree removal. As such, the Vegetation SEPP is not considered to apply to the development.

Nevertheless, development consent is sought for the removal of a single street tree which forms part of locally heritage listed street trees along Osman Street (Item No. 88) to facilitate vehicular egress. This is an acceptable outcome on the grounds that the development includes seven replacement street trees.

##### **4.1.4.2 Biodiversity Offsets Scheme Threshold**

Section 7.4 of the *Biodiversity Conservation Act 2016* (the BC Act) provides that development exceeds the biodiversity offsets scheme threshold if it is a development of an extent or kind that the *Biodiversity Conservation Regulation 2017* (the BC Regulation) declare to be development that exceeds the threshold. Clause 7.1 of the BC Regulation provides that development exceeds the biodiversity offsets scheme threshold if it is or involves either of the following under subclause (1):

- (a) The clearing of native vegetation of an area declared by Clause 7.2 of the BC Regulation as exceeding the threshold, being clearing exceeding 0.25 hectares where the applicable minimum lot size is one hectare or less; or
- (b) The clearing of native vegetation, or other action prescribed by Clause 6.1 of the BC Regulation, on land included on the Biodiversity Values Map published under Clause 7.3.

With respect to Clause 7.1(1)(a), vegetation removal is not expected to exceed 0.25 hectares given the development is limited to the residual, western portion of the site which has an area of 1,837m<sup>2</sup>.

With respect to Clause 7.1(1)(b), the site is not identified on the Biodiversity Values Map.

Accordingly, the relevant triggers under the BC Act are not considered to be met and neither a BDAR nor approval from the Native Vegetation Panel is required.

#### **4.1.5 BLAYNEY LOCAL ENVIRONMENTAL PLAN 2012**

The proposed development is considered against the relevant provisions of the BLEP in **Table 5** below.

Table 5 – Assessment against the relevant provisions of BLEP

Provisions:	Comment:
<b>Clause 2.3 Zone objectives and Land Use Table – Zone B2 Local Centre</b>	
<b>1 Objectives of zone</b>	
<ul style="list-style-type: none"> <li>To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.</li> </ul>	<p>The proposed motel serves the needs of people who:</p> <ul style="list-style-type: none"> <li>Visit the local area by providing contemporary motel accommodation in a convenient location; and ✓</li> <li>Live in the local area by providing increased employment opportunities.</li> </ul>
<ul style="list-style-type: none"> <li>To encourage employment opportunities in accessible locations.</li> </ul>	<p>The proposed motel provides employment opportunities in a central location within Blayney. ✓</p>
<ul style="list-style-type: none"> <li>To maximise public transport patronage and encourage walking and cycling.</li> </ul>	<p>Existing footpaths along both of the site's frontages (Osman Street and Church Street) encourage walking to the proposed motel. ✓</p>
<ul style="list-style-type: none"> <li>To preserve Adelaide Street as the retail and commercial centre of the Town of Blayney to support the needs of Blayney.</li> </ul>	<p>The proposed motel provides visitor accommodation within walking distance of Adelaide Street, encouraging increased patronage of the retail and commercial centre of Blayney. ✓</p>
<p><b>2 Permitted without consent</b> Environmental protection works</p> <p><b>3 Permitted with consent</b> Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Light industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4</p> <p><b>4 Prohibited</b> Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries;</p>	<p>The proposed development is consistent with "hotel or motel accommodation" as defined under BLEP as:</p> <p><i>a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that—</i></p> <p>(a) <i>comprises rooms or self-contained suites, and</i></p> <p>(b) <i>may provide meals to guests or the general public and facilities for the parking of guests' vehicles, but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.</i> ✓</p> <p>"Hotel or motel accommodation" forms part of the "tourist and visitor accommodation" group term which is permitted with consent in the B2 Local Centre zone under BLEP.</p>

Provisions:	Comment:
<p>Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Rural industries; Rural workers' dwellings; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water treatment facilities; Wharf or boating facilities</p>	
<b>Clause 4.1 Minimum subdivision lot size</b>	
<p>(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p>	<p>The proposed development does not include subdivision.</p> <p style="text-align: right;"><b>N/A</b></p>
<b>Clause 5.10 Heritage conservation</b>	
<p>(2) <b>Requirement for consent</b> Development consent is required for any of the following—</p> <p>(e) erecting a building on land—</p> <p style="padding-left: 40px;">(i) on which a heritage item is located or that is within a heritage conservation area, or</p>	<p>The proposed development seeks to erect a building on land: ✓</p> <ul style="list-style-type: none"> <li>• Within the Blayney Heritage Conservation Area (C1);</li> <li>• On a street block accommodating a number of heritage items including the Royal Hotel (I19), Club House Hotel (C22), National Australia Bank (former CBC Bank and stables) (I23), St James' Catholic Church (former Town Hall) (I24), St Paul's Presbyterian Church and house (I26), Surgery and residence (I28), Shop (Starlight Café) (I30), House (I51), House (I53), Two storey house and cottage (I55) and Residence (former Railway Institute of the Arts) (I109); ✓</li> <li>• Adjoining Street trees (I88) on Osman Street; and</li> </ul>
<p>(4) <b>Effect of proposed development on heritage significance</b> The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	

Provisions:	Comment:
	<ul style="list-style-type: none"> <li>• Opposite I105 Old growth Elm Trees and Hoop Pine trees (Blayney High School).</li> </ul> <p>The proposed development will not have any impact on the setting of heritage items along Adelaide Street due to not being visible from Adelaide Street. The development may be seen from Church and Water Street, east of Osman Street however these are expected to be partial, long distance glimpses that will have negligible impact on the heritage setting of items along those streets. The development will be visible along Osman Street and on approaches along Church and Water Streets through the trees within the Blayney High School grounds.</p> <p>The proposed development does not require the removal of any heritage listed street trees along Osman Street. BSC provided specialist heritage advice confirming that the proposed development is consistent with the character of the local area in terms of setbacks, scale, bulk/form, materials, details colour and landscape (refer to <b>Appendix B</b>).</p>

**6.2 Stormwater management**

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—	
(a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and	The proposed development maximises the use of water permeable surfaces on the land through dedication of any area not used for the proposed motel building or car parking to landscape area. ✓
(b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and	Opportunities for on-site stormwater retention for use as an alternative supply to mains water are being investigated. ✓
(c) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.	The site is suitably sized to enable the on-site detention and management of stormwater to ensure no detrimental impacts to the locality. ✓

**6.8 Essential services**

Provisions:	Comment:
Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—	
(a) the supply of water,	The site is connected to the town reticulated water network, and these connections would be augmented to ensure sufficient supply of water to the development. This is further discussed in <b>Section 4.4.3.</b> ✓
(b) the supply of electricity,	The site is connected to the reticulated electricity network. The site has historically accommodated loads associated with the bowling club development, and these would be augmented as required to supply the proposed development. There is adequate room on site to accommodate any necessary infrastructure. ✓
(c) the disposal and management of sewage,	The site is connected to the sewer reticulated water network, and these connections would be augmented to ensure sufficient supply of water to the development. This is further discussed in <b>Section 4.4.3.</b> ✓
(d) stormwater drainage or on-site conservation,	Refer to <b>Section 4.3.4.</b> ✓
(e) suitable vehicular access.	Suitable vehicular access is provided by way of separate access and egress from Osman Street. ✓

## 4.2 Blayney Development Control Plan 2018

The *Blayney Development Controls Plan 2018* (BDCP) provides more detailed controls for development in addition to those set out in BLEP. Parts D, G and H of the DCP are applicable to the proposed development. Part D provides controls for commercial and industrial development, Part G provides environmental management controls, and Part H provides heritage controls. Relevant clauses of BDCP are addressed in **Table 6**.

**Table 6 – Assessment against the relevant controls in BDCP**

Controls:	Comment:
<b>Part D - Commercial, Community &amp; Industrial Development</b>	
<b>D2.2 General Building Setbacks</b>	

Controls:	Comment:	
1) Road Frontages: Setbacks to road frontages (other than rear lanes) should:		
a) Reinforce the desired built form pattern, street character and function and not dominate the street whilst allowing variability where it can be justified;	Concept plans were provided to BSC to seek confirmation about the acceptability of the proposal in the context of local heritage values. Council's heritage advisor provided written confirmation of the general acceptability of the proposal, subject to minor changes. These changes have been incorporated into plans as lodged. BSC's heritage advisor has confirmed that the proposed development is consistent with the character of the local area in terms of setbacks, scale, bulk/form, materials, details colour and landscape (refer to <b>Appendix B</b> ). Further discussion with respect to heritage impacts is provided at <b>Section 4.3.1</b> .	✓
b) Respond to the level of pedestrian activity required for any proposed retail frontage(s);	The proposed development does not include retail frontages.	N/A
c) Respond to adjacent development and adjacent building setbacks;	Refer to response to 1(a) above.	✓
d) Minimise impacts on adjacent lots;	Refer to <b>Section 4.3.2</b> . •	✓
e) Provide areas to service these uses whilst minimising the impact of large parking, utility, or storage areas on street character/activity;	Parking, utility and storage areas are located at the rear of the proposed motel, ensuring that they will not have any visual impact when viewed from Osman Street.	✓
f) Accommodate (where appropriate) outdoor dining areas, disabled access and landscaped setbacks; and	Disabled access and landscaped setbacks are provided. Outdoor dining does not form part of the proposed development.	✓
g) Provide adequate sight distances for vehicle and pedestrian safety, particularly on corner lots	The proposed development provides sight distances along Osman Street appropriate to the speed limit (40 kilometres per hour during school hours and 50 kilometres per hour outside of school hours): <ul style="list-style-type: none"> <li>• Northern access: separated from Church Street by approximately 85 metres.</li> <li>• Southern egress: separated from Water Street by approximately 42 metres.</li> </ul>	✓



Controls:	Comment:	
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.	The site does not have a rear lane frontage.	N/A
3) Side & Rear Setbacks: Side and rear setbacks must meet the National Construction Code ('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.	Proposed setbacks meet NCC requirements.	N/A
<b>D2.3 Setbacks – Zone B2 Local Centre</b>		
1) Primary Street Setbacks:		
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.	The site does not have frontage to Adelaide Street.	
b) Possible exceptions to zero setbacks may be justified if a new commercial or community building is adjacent to:		N/A
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.	Parking is provided at the rear of the proposed motel.	✓
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	The site does not have frontage to Adelaide Street.	N/A

Controls:	Comment:	
required to reduce the visual impact of the proposed building.		
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.	The site does not have frontage to Adelaide Street.	N/A
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.	The proposed development includes parking accessible Osman Street located at the rear of the proposed motel.	
<b>D2.6 Building Height &amp; Bulk</b>		
The applicant must demonstrate how the proposed building height and bulk will:		
1) Minimise visual impacts of larger buildings;	BSC provided specialist heritage advice confirming that the proposed development is consistent with the character of the local area in terms of setbacks, scale, bulk/form, materials, details colour and landscape (refer to <b>Appendix B</b> ). Further discussion with respect to heritage impacts is provided at <b>Section 4.3.1</b> .	
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.).	The proposed development is limited to a single storey, ensuring that it will not result in any overshadowing impacts to neighbouring properties to the south.	✓
6) Use building height and massing to reinforce key corner sites and 'gateways' to the town;	The site is not located at a prominent corner or gateway.	N/A
7) Maintain the dominant building façade/heights to main streets and setback additional height behind this street frontage height.	The proposed development is limited to a single storey, consistent with the height of existing dwelling houses along Osman Street, with the exception of the two storey heritage listed property at 22 Church Street.	✓
<b>D2.7 Building Design</b>		
1) Variation: Building elevations (especially for larger buildings or those facing public spaces or vacant	BSC provided specialist heritage advice confirming that the proposed	✓

Controls:	Comment:					
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.	development is consistent with the character of the local area in terms of setbacks, scale, bulk/form, materials, details colour and landscape (refer to <b>Appendix B</b> ).					
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.	The proposed development does not include any blank walls. ✓					
3) Activation/Safety: Activation of main streets and pedestrian safety is to be encouraged through: <table border="1" data-bbox="328 831 823 1155"> <tr> <td data-bbox="328 831 823 920">a) Consistent street setbacks and encouragement of awnings in key pedestrian areas;</td> <td data-bbox="823 763 1268 1155" rowspan="3">               The proposed development provides activation of Osman Street through construction of a building for the length of the site's Osman Street frontage with:               <ul style="list-style-type: none"> <li>• Street setback consistent with development in the local area as confirmed in specialist advice provided by BSC (refer to <b>Appendix B</b>);</li> <li>• Windows facing Osman Street creating opportunities for casual surveillance; and</li> <li>• Well-designed and lit entrance located mid-way along the building's Osman Street frontage.</li> </ul> </td> </tr> <tr> <td data-bbox="328 920 823 1032">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;</td> </tr> <tr> <td data-bbox="328 1032 823 1155">c) Well-defined and lit entrances with good sight-lines for safety and security.</td> </tr> </table>	a) Consistent street setbacks and encouragement of awnings in key pedestrian areas;	The proposed development provides activation of Osman Street through construction of a building for the length of the site's Osman Street frontage with: <ul style="list-style-type: none"> <li>• Street setback consistent with development in the local area as confirmed in specialist advice provided by BSC (refer to <b>Appendix B</b>);</li> <li>• Windows facing Osman Street creating opportunities for casual surveillance; and</li> <li>• Well-designed and lit entrance located mid-way along the building's Osman Street frontage.</li> </ul>	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.	✓	
a) Consistent street setbacks and encouragement of awnings in key pedestrian areas;	The proposed development provides activation of Osman Street through construction of a building for the length of the site's Osman Street frontage with: <ul style="list-style-type: none"> <li>• Street setback consistent with development in the local area as confirmed in specialist advice provided by BSC (refer to <b>Appendix B</b>);</li> <li>• Windows facing Osman Street creating opportunities for casual surveillance; and</li> <li>• Well-designed and lit entrance located mid-way along the building's Osman Street frontage.</li> </ul>					
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.	Security grilles are not proposed. N/A					
5) Safety by Design: For larger developments (>2000m <sup>2</sup> 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: <table border="1" data-bbox="328 1491 823 1664"> <tr> <td data-bbox="328 1491 823 1525">a) Surveillance;</td> <td data-bbox="823 1267 1268 1664" rowspan="4">               Refer to <b>Section 4.3.5</b>.                 ✓             </td> </tr> <tr> <td data-bbox="328 1525 823 1559">b) Access control;</td> </tr> <tr> <td data-bbox="328 1559 823 1592">c) Territorial reinforcement;</td> </tr> <tr> <td data-bbox="328 1592 823 1664">d) Space/activity management and maintenance.</td> </tr> </table>	a) Surveillance;	Refer to <b>Section 4.3.5</b> .  ✓	b) Access control;	c) Territorial reinforcement;	d) Space/activity management and maintenance.	✓
a) Surveillance;	Refer to <b>Section 4.3.5</b> .  ✓					
b) Access control;						
c) Territorial reinforcement;						
d) Space/activity management and maintenance.						

Controls:	Comment:
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.	Car parking, air conditioning units and the garbage enclosure are located at the rear of the proposed motel where it will not be visible from Osman Street. ✓
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.	The site is not located at a corner. N/A
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.	Car parking, air conditioning units and the garbage enclosure are located at the rear of the proposed motel where it will not be visible from Osman Street. ✓

**D4 Access & Parking**

**D4.2 Vehicle Access**

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;	Osman Street is a local street predominantly servicing adjoining properties. ✓
b) Sight distances and vehicle speeds;	The proposed development provides sight distances along Osman Street appropriate to the speed limit (40 kilometres per hour during school hours and 50 kilometres per hour outside of school hours): <ul style="list-style-type: none"> <li>Northern access: separated from Church Street by approximately 85 metres.</li> <li>Southern egress: separated from Water Street by approximately 42 metres.</li> </ul> ✓

<b>Controls:</b>	<b>Comment:</b>	
c) Proximity to intersections and pedestrian crossings;	No pedestrian crossings are located nearer to the proposed access and egress points.	✓
d) Existing and proposed landscaping design;	Landscape area is provided within the front setback of the proposed motel. There is no objection to provision of a landscape plan as a condition of consent.	✓
e) Potential conflicts with vehicles and pedestrians.	The proposed access and egress points provide adequate sightlines to mitigate potential conflicts with vehicles and pedestrians.	✓
f) Ingress/egress in a forward direction.	The proposed access and egress arrangement ensures that all movements are in a forward direction.	✓
<b>2) Access: Vehicle access must be located to:</b>		
a) Avoid direct access to a classified road unless there is no suitable alternative;	The proposed development does not require access to or from a classified road.	✓
b) Provide suitable separation from intersections and sight lines;	Refer to response to 1)b) above.	✓
c) Provide clear separation between customer and vehicle traffic.	Vehicular access and egress is separated from pedestrian access.	✓
<b>3) Design: Vehicle access must be designed to:</b>		
a) Meet the requirements of Council's Guidelines for Engineering Works including, but not limited to Section 2.3.7 – Driveway Construction;	Council may impose a suitable condition of consent.	✓
b) Cross the footpath or footway at right angles to the centreline of the road;	Proposed driveways cross the footpath at a right angle to the centreline of the road.	✓
c) Be clear of obstructions, which may prevent drivers having a timely view of pedestrians;	No obstructions are proposed. Streets trees and low fencing are conceptually proposed, subject to Council review and acceptance. Obstructions to driver visibility are not anticipated.	✓
d) Be properly signposted, where there are separate access and exit points;	Council may impose a suitable condition of consent. The development can accommodate this.	✓
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.	Parking provision is in accordance with the requirements of the <i>Guidelines for Traffic Generating Development</i> (RTA 2002).	✓
<b>4) Gates: Access or security gates must:</b>		

Controls:	Comment:	
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.	The proposed development does not include access or security gates.	N/A
b) Not open outwards onto any public space.	The proposed development does not include access or security gates.	N/A
<b>D4.3 Circulation &amp; Loading/Unloading</b>		
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.	The proposed car park is unlikely to cause conflicts due to: <ul style="list-style-type: none"> <li>• Limited number of movements generated by the proposed 26 spaces;</li> <li>• Movements only being in one direction (from north to south); and</li> <li>• Low speed of movements due to vehicles looking for parking.</li> </ul>	✓
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.	All vehicle manoeuvring areas on the site are sealed.	✓
3) Direction of Travel:		
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.	The proposed access and egress arrangement ensures that all movements are 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.	Refer above.	N/A
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.	There is sufficient room on site to accommodate the turning paths of the largest vehicle expected to access the proposed car park, (being a standard light vehicle).  Bins will be wheeled from the proposed bin enclosures to the collection point in the approved car park in the eastern portion of the site for collection by a waste vehicle. The minor increase in rooms will not result in any change in the type and number of waste collection vehicles accessing the site.	✓

<b>Controls:</b>	<b>Comment:</b>
5) Loading / Unloading Facilities:	
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) Guidelines for Traffic Generating Development (as amended or replaced) relating to courier, delivery and service vehicles);	There is adequate space within the approved and proposed car park to accommodating the type and number of loading vehicles anticipated to access the site.  Materials to be transferred to and from the proposed motel rooms to the loading bay in the approved car park in the eastern portion of the site for delivery/removal. The minor increase in rooms will not result in any change in the type and number of loading vehicles accessing the site. ✓
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.	Delivery and unloading from the street is not required. ✓
6) Loading / Unloading Design: Loading and unloading areas must be located and designed so they:	
a) Can be accessed in a safe and efficient manner;	Loading and unloading areas can be accessed in a safe and efficient manner from the approved car park associated with the approved motel development. Access via Osman Street for loading/unloading of motel equipment/stores etc. is not proposed. ✓
b) Do not extend over public roads or footpaths during loading and unloading operations;	Loading and unloading will not occur over public roads or footpaths. ✓
c) Do not utilise or crossover vehicle circulation or parking spaces unless all loading/unloading occurs outside the normal business hours of the premises;	Whilst not anticipated, any loading from vehicles which cannot be accommodated within the marked spaces in the proposed car park will occur across spaces outside of the motel's busiest periods. ✓
d) Are suitably screened from public spaces where there may be on-site storage of goods.	Car parking, air conditioning units and the garbage enclosure are located at the rear of the proposed motel where it will not be visible from Osman Street. ✓
<b>D4.4 Parking</b>	

<b>Controls:</b>	<b>Comment:</b>	
1) Parking Location:		
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);	Car parking, air conditioning units and the garbage enclosure are located at the rear of the proposed motel where it will not be visible from Osman Street.	✓
b) Proximity of customer parking to customer entrances and proximity of staff parking to staff entrances including accessible parking and access;	The proposed parking spaces are located directly adjoining the proposed motel rooms.	✓
c) Minimising impacts on any neighbouring dwellings/residential areas;	Visual and acoustic impacts to neighbouring dwellings from the proposed car park are minimised by common boundary fencing.	✓
d) Addressing site conditions such as slope and drainage;	The site is generally level.	✓
e) Ease of access to and from the street in a forward direction;	Access and egress to the proposed car park is 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.	Customer and loading parking is adequately separated.	✓
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.	Council may impose a suitable condition of consent.	✓
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.	Stacked parking is not proposed.	✓
4) Circulation: Larger car parking areas must provide rational circulation patterns and minimise the use of dead-end aisles.	The proposed car park has a rational circulation pattern with a north to south direction of travel without dead-end aisles.	✓
<b>D4.5 Pedestrian Access and Mobility</b>		
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.	Council may impose a suitable condition of consent. As the site is level and at grade, equitable access to units is capable of being complied with.	✓



Controls:	Comment:	
2) Separation: Pedestrian and vehicle access to sites must be separated and clearly marked.	Vehicular access and egress is separated from pedestrian access.	✓
3) Access ramps: Access ramps must be integrated into building design and located outside the road reserve/public footpath (unless otherwise agreed with Council).	Access ramps within the road reserve/public footpath are not proposed.	✓
<b>D4.6 Parking and Safety</b>		
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);	This is capable of being complied with. Council may impose a suitable condition of consent.	✓
b) Pavement arrows should clearly indicate the direction of traffic circulation (if one-way);	This is capable of being complied with. Council may impose a suitable condition of consent.	✓
c) Parking areas shall be clearly delineated as well as parking spaces for specific users (e.g. disabled spaces/staff/visitors).	Parking spaces for specific users are clearly delineated.	✓
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;	Pedestrian access is located centrally along the site's Osman Street frontage.	✓
b) Footpath gradients should be minimised and cater for shopping trolleys, prams, mobility scooters etc. (where applicable).	The proposed pedestrian entry is at street level.	✓
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.	Passive surveillance of the proposed car park is achieved from proposed motel rooms.	✓
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).	Lighting would be installed to ensure a safe environment for site users. Lighting would comply with <i>AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</i>	✓
<b>D4.7 Off Street Car Parking</b>		

Controls:	Comment:
<p>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 (See clause 4.9).</p>	<p>The BDCP requires parking as follows for hotels/motels:</p> <p><i>1 space for each unit + 1 space per 2 staff.</i></p> <p><b>If restaurant</b> - Add 1 space per 6.5m<sup>2</sup> of GLFA of restaurant.</p> <p><b>If function room</b> - Add 1 space per 3 seats.</p> <p>The proposed development does not include a restaurant or function room. It does include 20 motel rooms, attracting a requirement for 20 parking spaces. It is anticipated that the 20 additional rooms can be managed without increasing the number of staff associated with the approved motel, noting that the two developments would be managed together. Accordingly, the proposed 26 parking spaces exceeds the minimum required under the BDCP. ✓</p>
<p>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.</p>	<p>Stacked or tandem parking is not proposed. N/A</p>
<p><b>D5.1 Open Storage, Utility &amp; Service Areas</b></p>	
<p>1) Location &amp; 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.</p>	<p>Car parking, air conditioning units and the garbage enclosure are located at the rear of the proposed motel where it will not be visible from Osman Street. ✓</p>
<p>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 &amp; Dust).</p>	<p>Open storage areas are not proposed. N/A</p>
<p>3) Fencing: Screen fences should be a maximum of 2.4 metres in height and goods should not be stacked higher than the actual fence.</p>	<p>Fencing exceeding 2.4 metres in height is not proposed. N/A</p>
<p>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.</p>	<p>Landscaping is not proposed as a screening measure. N/A</p>

Controls:	Comment:	
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.	Hazardous material storage is not proposed.	N/A
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.	Materials likely to be temporarily stored on site are limited to waste associated with the motel operations, collected on nominated waste collection days.	✓
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.	There is sufficient room on site to accommodate the turning paths of the largest vehicle expected to access the site (standard light vehicle).	✓
<b>D5.2 Solid Waste Management</b>		
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.	<p>Solid waste generated during the construction period would be disposed of at an appropriate waste facility in accordance with the specific measures outlined in <b>Section 4.3.5</b>.</p> <p>Internal waste collection is provided at source with integrated waste collection at the activity points within the facility. This includes appropriate sanitary waste collection of activity waste at the sinks within the facility.</p> <p>External Waste and recycling collection will be by commercial waste collection services.</p> <p>A dedicated and secure waste bin storage area would be located onsite for bins associated with the collection of waste and garbage, which would be arranged with a commercial waste and recycling operator.</p>	✓
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.	There is sufficient room on site to accommodate the turning paths of the largest vehicle expected to access the site (standard light vehicle).	✓
3) Screening: Waste storage areas should be screened from public spaces in accordance with	Car parking, air conditioning units and the garbage enclosure are located at the rear	✓

<b>Controls:</b>	<b>Comment:</b>	
the controls in D.5.1 Open Storage, Utility & Service Areas.	of the proposed motel where it will not be visible from Osman Street.	
<b>D5.3 Landscaping</b>		
1) Application requirements: All new proposals for industrial development should be accompanied by a Landscaping Plan. Please refer to Council's Development and Building Guide available on Council's website www.blayney.nsw.gov.au.	The proposed development is for the purposes of a motel.	N/A
2) Front setback for Industrial uses: A 2 metre landscaping strip must be located at the front boundary of the site.	The proposed development is for the purposes of a motel.	N/A
3) Setbacks: Front and side setbacks are to be landscaping to soften the appearance of buildings, storage, service and parking areas.	Landscaping is provided within the front setback.	✓
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.	Landscaping is incorporated in proposed car parking.	✓
<b>D5.4 Fencing</b>		
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:	The proposed fence along Osman Street is acceptable on the following grounds:	
a) The building is setback from the street; and	<ul style="list-style-type: none"> <li>The proposed motel is setback from the street;</li> <li>The fence directs pedestrians to the pedestrian entry located centrally along the site's Osman Street frontage;</li> <li>The existing low height solid masonry fence is retained, as supported by Council's heritage advisor;</li> <li>The fence does not exceed 1.8 metres in height; and</li> <li>A fence is present along the site's Osman Street frontage under existing conditions.</li> </ul>	✓
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.		
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.	Security fencing is not proposed.	N/A
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.	The proposed access and egress points provide adequate sightlines to mitigate potential conflicts with vehicles and pedestrians.	✓

Controls:	Comment:	
5) Visual Impact: Fencing should incorporate the use of landscaping to reduce visual impact, particularly on large sites that have long street frontages.	A landscape front setback is located behind the proposed fence along Osman Street.	✓
<b>D5.6 External Lighting</b>		
1) 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.	Lighting would be installed to ensure a safe environment for site users. Lighting would comply with <i>AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</i>	
2) Other Controls: External lighting that could impact on adjoining properties must demonstrate compliance with:		
a) AS/NZS 11583.1 Pedestrian Area (Category P) Lighting;		✓
b) AS4282 Control of Obtrusive Effects of Outdoor Lighting;		
c) If on a classified road, any Roads & Maritime Services (RMS) Guidelines.		
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.		
<b>D6 Site Planning, Earthworks &amp; Utilities</b>		
<b>D6.1 Site Planning</b>		
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;	The site is generally level.	✓
b) Avoids, or if it cannot avoid, minimises or mitigates against natural hazards and land use conflicts;	Refer to <b>Section 4.3.2.</b> •	✓
c) Protects and enhances any heritage items or heritage conservation areas;	BSC provided specialist heritage advice confirming that the proposed development is consistent with the character of the local area in terms of	✓

<b>Controls:</b>	<b>Comment:</b>	
	setbacks, scale, bulk/form, materials, details colour and landscape (refer to <b>Appendix B</b> ).	
d) Integrates with the surrounding built form and landscape/streetscape character; and	As above.	✓
e) Maintains reasonable residential amenity (for the site and adjacent dwellings)	Refer to response to 1)b) above.	✓
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).	Refer to <b>Appendix A</b> .	✓
<b>D6.2 Earthworks</b>		
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;	Earthworks associated with the proposal are minor. The site is generally flat and suitable for the proposed development. No more than minimum fill is expected to be required. Any excess cut would be disposed of off-site at an appropriately approved waste management facility.	✓
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.	Due to the minor nature of required earthworks, detrimental impacts are not anticipated	✓
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.	Refer to <b>Section 4.4.2</b> .	✓
<b>D6.3 Building near Utilities</b>		
1) Building over Easement: Permanent buildings or structures must not be located over or in the vicinity of an easement without express written	Construction of permanent buildings over or in the vicinity of easement is not proposed.	N/A

<b>Controls:</b>	<b>Comment:</b>	
authorisation from the responsible utility authority.		
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.	This is achieved by reference to the site survey.	✓
<b>D6.4 Connection to Utilities</b>		
1) Address the requirements of Clause 6.8 - Essential Services in BLEP2012.	Refer to <b>Section 4.4.3.</b>	✓
2) All utilities must be installed and/or connected in accordance with Council's Guidelines for Engineering Works or the requirements of the relevant utility provider.	This is capable of being complied with. Council may impose a suitable condition of consent.	✓
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.	This is capable of being complied with. Council may impose a suitable condition of consent.	✓
<b>D6.5 Siting &amp; Visibility of Utilities</b>		
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.	This is capable of being complied with. Council may impose a suitable condition of consent.	✓
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).	This is capable of being complied with. Council may impose a suitable condition of consent.	✓
<b>D6.8 Water &amp; Energy Efficiency</b>		
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	With respect to Section J, Council may impose a suitable condition of consent. There is an opportunity for a future application seeking consent for solar panel and hot water systems to reduce the development's reliance on mains power.	✓

<b>Controls:</b>	<b>Comment:</b>
<ul style="list-style-type: none"> <li>c) Building Sealing</li> <li>d) Air Movement</li> <li>e) Air-Conditioning and Ventilation Systems</li> <li>f) Artificial Lighting and Power</li> <li>g) Hot Water Supply</li> <li>h) Access for Maintenance</li> </ul>	
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.	<p>Opportunities for on-site stormwater retention for use as an alternative supply to mains water are being investigated. ✓</p>
<b>Part F – Subdivision &amp; Roads</b>	
	<p>The proposed development does not include subdivision or new roads. N/A</p>
<b>Part G - Environmental Management &amp; Hazards</b>	
<b>G2 Buffers to Sensitive Land Uses</b>	
	<p>Whilst tourist and visitor accommodation is noted as a sensitive land use, there are no higher impact uses in the immediate locality requiring a buffer. N/A</p>
<b>G3 Stormwater &amp; Drainage</b>	
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).	<p>A soil and water management plan would be prepared prior to works commencing on site. Minimal earthworks are required due to the generally flat nature of the site. ✓</p>
2) For all areas (both urban and rural) development must ensure stormwater management:	As above.
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:	<p>As above. ✓</p>



Controls:	Comment:
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;	
<b>G6 Land Contamination</b>	
	Refer <b>Section 4.4.2.</b> ✓
<b>G9.3 Naturally occurring asbestos</b>	
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.	It is possible that a portion of the site may encroach into an area mapped containing medium likelihood of NOA (north-eastern section of the site) – refer to <b>Section 4.4.2.</b> Substantial earthworks are not proposed. Management measures, such as preparation of an Asbestos Management Plan, would be implemented in the event NOA is encountered during site works. ✓
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).	
<b>G9.4 Erosion &amp; Sedimentation</b>	
1) Council will assess the relative risk of certain developments causing erosion and sedimentation in accordance with the requirements of the 'Blue	A soil and water management plan would be prepared prior to works commencing ✓

Controls:	Comment:
<p>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.</p>	<p>on site. Minimal earthworks are required due to the generally flat nature of the site.</p>
<p>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):</p>	
<p>a) Implement sediment &amp; erosion control measures during construction;</p>	
<p>b) Lodge with Council (for approval) an Erosion &amp; Sediment Control Plan;</p>	
<p>c) Lodge with Council (for approval) a more detailed Soil &amp; Water Management Plan.</p>	
<p><b>Part H – Heritage Conservation</b></p>	
<p><b>H2.4 Archaeological Sites (Non-Indigenous)</b></p>	
<p>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 have been identified or are considered likely to occur, it is the responsibility of the property owner to seek relevant approvals.</p>	<p>Given the highly disturbed nature of the site and limited excavation required as part of the development, the likelihood of encountering non-Indigenous relics is considered low.</p>
<p>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.</p>	<p>N/A</p>
<p><b>H2.5 Aboriginal Places of Heritage Significance</b></p>	
<p>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</p>	<p>Given the highly disturbed nature of the site and limited excavation required as part of the development, the likelihood of encountering Indigenous relics is considered low.</p>
<p>2) Notify the local Aboriginal communities (in such a way as Council thinks appropriate) about the application and take into consideration any</p>	<p>N/A</p>

Controls:	Comment:
response received within 28 days after the notice is sent.	
<b>H2.6 State Heritage Items</b>	
1) Any works to a State Heritage item (including demolition) requires approval or exemption under the Heritage Act 1977.	The site is not identified as a State heritage item.
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.	N/A
<b>H4 Development in the Vicinity of Heritage Items</b>	
<b>H4.1 Siting, Scale and Proportion</b>	
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.	The proposed development will not have any impact on the setting of heritage items along Adelaide Street due to not being visible from Adelaide Street. The development may be seen from Church and Water Street, east of Osman Street however these are expected to be partial, long distance glimpses that will have negligible impact on the heritage setting of items along those streets. The development will be visible along Osman Street and on approaches along Church and Water Streets through the trees within the Blayney High School grounds. ✓ The proposed development includes the removal of a single heritage listed street tree along Osman Street to enable vehicular egress from the site, an acceptable outcome on the grounds that the proposal includes seven replacement street trees.
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.	BSC provided specialist heritage advice confirming that the proposed development is consistent with the character of the local area in terms of setbacks, scale, bulk/form, materials, details colour and landscape (refer to <b>Appendix B</b> ).
c) Protecting and allowing the interpretation of archaeological features associated with the heritage item	

Controls:	Comment:
<b>H4.2 Materials and Colours</b>	
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.	BSC provided specialist heritage advice confirming that the proposed development is consistent with the character of the local area in terms of setbacks, scale, bulk/form, materials, details colour and landscape (refer to <b>Appendix B</b> ). ✓
<b>H5 Development within Heritage Conservation Areas</b>	
<b>H5.1 Scale and Form</b>	
1) The scale of new development within a conservation area should relate to the scale of the adjacent or nearest heritage building and streetscape.	BSC provided specialist heritage advice confirming that the proposed development is consistent with the character of the local area in terms of setbacks, scale, bulk/form, materials, details colour and landscape (refer to <b>Appendix B</b> ). ✓
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.	Refer to response to 1) above. ✓
3) New development that obscures important views within a heritage conservation area should not be permitted.	The proposed development does not obscure views to any heritage items. ✓
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.	Refer to response to 1) above. ✓
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.	The proposed development does not include alterations and additions. ✓
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	Refer to response to 1) above. ✓
<b>H5.2 Siting</b>	
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.	BSC provided specialist heritage advice confirming that the proposed development is consistent with the character of the local area in terms of ✓

<b>Controls:</b>	<b>Comment:</b>	
	setbacks, scale, bulk/form, materials, details colour and landscape (refer to <b>Appendix B</b> ).	
2) No new structures should be built forward of the established main street building line.	No structures are proposed forward of the established main street building line.	✓
<b>H5.3 Materials and Colours</b>		
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.	The proposed development does not relate to a heritage building.	N/A
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.	The proposed development does not relate to a heritage building.	N/A
3) Materials for new development in HCAs should not contrast with the original materials of the dominant contributory buildings in the conservation area.	BSC provided specialist heritage advice confirming that the proposed development is consistent with the character of the local area in terms of setbacks, scale, bulk/form, materials, details colour and landscape (refer to <b>Appendix B</b> ).	✓
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.	As above.	✓
5) The use of fluorescent paint and primary colours on buildings in conservation areas is not permitted.	The use of fluorescent paint and primary colours is not proposed.	✓
<b>H5.4 Doors and Windows</b>		
1) Original door and window openings visible from the streetscape on existing heritage buildings should not be altered, unless justified.	The proposed development does not relate to a heritage building.	N/A
2) Original door and window joinery visible from the streetscape on existing heritage buildings should not be altered, unless justified.	The proposed development does not relate to a heritage building.	N/A
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.	The proposed development does not relate to a heritage building.	N/A
<b>H5.6 Fencing</b>		

<b>Controls:</b>	<b>Comment:</b>	
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.	Existing boundary fencing to be maintained and augmented as required.	✓
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.	This would be generally achieved, noting the existing low height fence would be largely retained.	✓
3) Original masonry fencing should not be painted, unless justified.	Painting not proposed.	✓
<b>H5.7 Advertising and Signage</b>		
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.	The existing pylon sign support column (formerly associated with the Bowling Club) on Osman Street would be brought back into use with a discrete 1m x 1m sign to advertise the motel.	✓
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.	Refer to (SEPP64 assessment)	✓
3) New signs should be placed in locations, which would have traditionally been used for advertising purposes, where possible and appropriate.	Refer to (SEPP64 assessment)	✓
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.	Refer to (SEPP64 assessment)	✓
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.	The proposed development does not include the types of signs referred to opposite.	✓
6) Signage on commercial buildings is to be confined to:		
a) An under-awning sign of an appropriate size and design;	The proposed development does not include under-awning signs.	N/A
b) A window sign in the ground floor shop front of an appropriate size and design;	The proposed development does not include window signs.	N/A
c) A façade sign contained within a purpose designed panel of the building façade;	The proposed development does not include façade signs.	N/A

<b>Controls:</b>	<b>Comment:</b>
d) The façade of the building shall not be painted in corporate colours;	The façade of the proposed development is not painted in corporate colours. ✓
e) A fence sign, free standing sign or A – Frame sign of an appropriate size and design.	The proposed development includes a single free standing business identification sign. ✓
7) The architectural details of a building are not to be obscured by commercial signage.	The architectural details of existing and proposed development is not obscured by the proposed business identification sign. ✓

### 4.3 Likely Impacts of the Development

The following sections provide an assessment of the likely impacts of the proposed development, i.e. that which is described in **Section 3** of this report. Impacts associated with the approved development are not required to be considered as part of this report.

#### 4.3.1 NON-INDIGENOUS HERITAGE / CONTEXT AND SETTING

Non-Indigenous heritage and context and setting are inextricably linked on the site owing to it being:

- Within the Blayney Heritage Conservation Area (C1);
- On a street block accommodating a number of heritage items including the Royal Hotel (I19), Club House Hotel (C22), National Australia Bank (former CBC Bank and stables) (I23), St James’ Catholic Church (former Town Hall) (I24), St Paul’s Presbyterian Church and house (I26), Surgery and residence (I28), Shop (Starlight Café) (I30), House (I51), House (I53), Two storey house and cottage (I55) and Residence (former Railway Institute of the Arts) (I109);
- Adjoining Street trees (I88) on Osman Street; and
- Opposite I105 Old growth Elm Trees and Hoop Pine trees (Blayney High School).

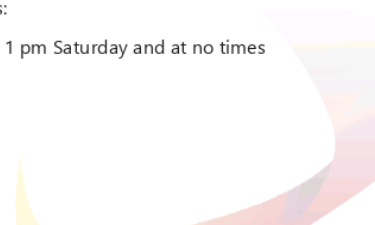
The proposed development seeking to erect a single motel building accommodating 20 rooms adjoining Osman Street will have a positive impact on non-Indigenous heritage and context and setting on the following grounds:

- Provides an active frontage including motel room windows, doors and verandah to Osman Street, whilst screening the approved, less heritage-sensitive portions of the development from the public domain; and
- BSC provided specialist heritage advice confirming that the proposed development is consistent with the character of the local area in terms of setbacks, scale, bulk/form, materials, details colour and landscape (refer to **Appendix B**).

#### 4.3.2 AMENITY

Noise and vibration impacts associated with the proposed development would be generally limited to noise associated with construction. Construction impacts would be short-lived and manageable through the implementation of the following standard construction management measures:

- Standard construction hours (7 am to 6 pm Monday to Friday and 8 am to 1 pm Saturday and at no times on Public holidays) would be implemented;
- Avoiding dust generating activities during windy and dry conditions; and



- Maintaining all equipment in good working condition such that the construction contractor and site manager ensure the prevention of the release of smoke by construction equipment, which would be in contravention of Section 124 of the *Protection of the Environment Operations Act 1997* and Clause 16 of the *Protection of the Environment Operations (Clean Air) Regulation 2010*.

Once operational, the proposed development will result in minimal amenity impacts to neighbouring dwellings for the following reasons:

- Bulk and scale impacts to neighbouring dwellings to the north and south are not anticipated due to:
  - The height of the development being limited to a single storey;
  - Substantial setbacks to the northern and southern boundary which enable vehicular access and egress to and from the site; and
  - Screening provided by 1.8 metre-high fences along the common boundary.
- Overshadowing impacts to neighbouring dwellings to the south are not anticipated due to the height of the development being limited to a single storey; and
- Visual and acoustic privacy impacts from internal and external areas to neighbouring dwellings are mitigated by:
  - No north or south-facing windows from the proposed motel rooms;
  - 1.8 metre-high fences along the common boundary;
  - Parking spaces being limited to 26, ensuring that the number of light vehicle movements are minimal;
  - Loading and waste collection being conducted from the approved car park in the eastern portion of the site, ensuring that there are no medium or heavy vehicles entering or exiting proposed car park (without resulting in an increase in the type and number of vehicles using the approved car park in the eastern portion of the site); and
  - Air conditioning units being located along the length of the eastern elevation of the proposed building, ensuring that acoustic and vibration impacts are dispersed as opposed to compounded (as would be the case if air conditioning was collated in a single plant area).

On the basis of the above, and in consideration of the commercial zoning of the site, it is considered that the minor impacts associated with the proposal are acceptable in the context of the locality, particularly the approved motel development to the rear.

#### 4.3.3 ACCESS, TRANSPORT AND TRAFFIC

The proposed development includes 26 parking spaces, grade separated from the approved car park associated with the approved motel with access and egress via new driveways in the northern and southern portions of the site's Osman Street frontage.

The BDCP requires parking as follows for hotels/motels:

*1 space for each unit + 1 space per 2 staff.*

***If restaurant*** - Add 1 space per 6.5m<sup>2</sup> of GLFA of restaurant.

***If function room*** – Add 1 space per 3 seats.

The proposed development does not include a restaurant or function room. It does include 20 motel rooms, attracting a requirement for 20 parking spaces. It is anticipated that the 20 additional rooms can be managed



without increasing the number of staff associated with the approved motel. Accordingly, the proposed 26 parking spaces exceeds the minimum required under the BDCP.

The site has been designed to ensure that the stage 3 portion of the site can be accessed by light vehicles and required service vehicles (up to 8.8m in length). It is however noted that, through sharing of arrangements with stage 1, service vehicles should not need to enter the stage 3 portion of the site. Notwithstanding, the site can accommodate these if required.

#### **4.3.4 STORMWATER**

Erosion and sediment controls will be installed during construction in accordance with the NSW Governments Managing urban stormwater: soils and construction, Volume 1, commonly referred to as "The Blue Book".

Roof water from the building will be collected by eave gutters and discharged via a charged system to an above ground rainwater tank in the north-east corner of the site. The rainwater tank forms part of the On-Site Stormwater Detention (OSD) system and does not provide any reuse function. Outflow from the rainwater tank is controlled by an orifice and is directed to the carpark gravity stormwater network.

Carpark stormwater runoff is collected by a series of surface inlet pits. Stormwater pipes between the pits have been oversized to provide additional OSD storage. Discharge from the central carpark pit is controlled via an orifice to ensure peak flow from the development does not exceed the pre-development peak flow.

The quality of the stormwater discharged from the site will be improved with the inclusion of a single treatment cartridge in the central carpark pit. Water quality modelling confirms that the site's pollutant removal rates exceed industry standards of 85%/65%/45% reduction in total suspended solids (TSS), total phosphorous (TP) and total nitrogen (TN).

Once operational, surface stormwater would be managed on site via detention in the car park area and control discharged via Lot 1 DP718479 to the south of the site (also in the ownership of the applicant) for onward connection to Council's stormwater management network in accordance with the applicable engineering guidelines. There is sufficient room in the site to manage the extent of stormwater expected to be generated.

#### **4.3.5 SAFETY, SECURITY AND CRIME PREVENTION**

The guidelines prepared by the NSW Department of Urban Affairs and Planning (DUAP 2001) identify four (4) Crime Prevention Through Environmental Design (CPTED) principles to be considered in a Development Application to ensure developments do not create or exacerbate crime risk. The four key principles of the guidelines include surveillance, access control, territorial reinforcement, and space management.

Surveillance is achieved through:

- Provision of motel rooms with doors and windows in the western and eastern elevation of the proposed development, enabling casual surveillance of Osman Street and the internal car park;
- Staff presence throughout staffed hours and contracted security patrols with back-to-base alarm systems outside of staffed hours;
- Lack of blank walls, blind corners or concealed areas in the development;
- CCTV directed at high traffic areas, particularly driveways, car park and pedestrian entry; and
- Lighting of common areas in compliance with AS4282-1997, including sensor lighting.

Access control is achieved through:

- Fencing along the property boundaries, ensuring that access to the site is limited to designated and signed pedestrian and vehicular entry points which are overlooked by CCTV;

- Signage indicated designated entries; and
- Lockable doors for all motel rooms.

Territorial reinforcement is achieved through:

- Fencing denoting the boundary between public and private land;
- Landscape buffer between the Osman Street fence and motel rooms; and
- Signage indicating the use of the site as a motel.

A detailed landscape plan consistent with the stage 1 plan would be provided prior to issue of construction certificate.

Space management is achieved through:

- Staff presence throughout staffed hours and contracted security patrols with back-to-base alarm systems outside of staffed hours; and
- Ongoing cleaning and maintenance of the site including buildings, spaces between buildings and landscaping.

#### **4.3.6 WASTE**

During the construction phase, solid waste is to be disposed of at an appropriate waste facility.

Once the motel is operational, waste is to be transferred from rooms to the proposed screened garbage enclosure as part of regular room service. Bins would then be wheeled to the approved car park in the eastern portion of the site for collection by waste vehicles (without resulting in an increase in the type and number of vehicles using the approved car park in the eastern portion of the site). Waste will be collected from the approved car park in the eastern portion of the site at mid-morning when the motel is expected to be at its least busy.

#### **4.3.7 SOCIAL IMPACT**

As defined by the NSW Government Office on Social Policy, social impacts are significant events experienced by people as changes in one or more of the following are experienced:

- peoples' way of life (how they live, work or play and interact with one another on a day-to-day basis);
- their culture (shared beliefs, customs and values); or
- their community (its cohesion, stability, character, services and facilities).

Social impacts can be either or both:

- Positive or negative;
- Tangible or intangible;
- Direct, indirect or cumulative;
- Quantifiable or qualitative.

Depending on the perspective of the person or group that is impacted, impacts can be experienced very differently. For example, the owner of a local business may see improved trade and increased patronage as a result of a development change, whereas a direct neighbour to the development may experience increased noise or dust impacts. These different perspectives both represent a social impact, one welcome and positive, and the other unwelcome and negative. The capacity and ability to mitigate negative impacts is a factor together with the high level consideration of the benefit conferred by the project, both at a micro and macro level.

The development subject of this application, limited to 20 additional motel rooms and 26 parking spaces, will have a positive social impact for the following reasons:

- Provides an active frontage to Osman Street, providing the dual function of screening the approved portions of the development from the public domain, as well providing an active frontage to Osman Street including motel room windows, doors and verandah; and
- BSC provided specialist heritage advice confirming that the proposed development is consistent with the character of the local area in terms of setbacks, scale, bulk/form, materials, details colour and landscape (refer to **Appendix B**). The Draft Plan of Management provided in relation to the approved motel, and the subject of a consent, would be extended to address this new aspect of the development, to ensure that the development is managed in a consolidated manner.

The management measures identified in the Statement of Environmental Effects forming part of the original application to mitigate the social impacts of the development can be readily extended to the development subject to this application.

#### **4.3.8 ECONOMIC IMPACT**

The proposed development is not anticipated to generate adverse economic impacts. As outlined in the preceding section, the proposal is considered likely to lead to positive economic impacts.

A cost benefit analysis was provided as part of the original development application, concluding that the project will provide for a 15% increase in jobs in the visitor economy and will provide a benefit cost ratio of 1.69, meaning that for every \$1 spent, the project will contribute \$1.69 to the local economy. Over a nominated 20 year life of the project, the development has the potential to provide a Net Present Value of \$10,123,204.00.

## **4.4 Suitability of the Site for the Development**

The following sections provide an assessment of the suitability of the site for the proposed development, i.e. that which is described in **Section 3** of this report. The suitability of the site for the approved development is not required considered as part of this report.

### **4.4.1 ABORIGINAL HERITAGE**

An online search on 9 September 2020 of the NSW Office of Environment and Heritage (OEH) Aboriginal Heritage Information Management System (AHIMS) with a buffer of 200 metres confirms that there are no sites of Aboriginal heritage located in, on or near the site.

The site is a highly disturbed area as a result of urbanisation and is not located close to any landscape features where sites of Aboriginal significance would be expected to be found.

On the basis of the above, the requirements of the due diligence have been satisfied and the development may proceed with caution.

Should any objects or other heritage features be identified during the course of construction, work in that area should cease immediately and be cordoned off and the Office of Environment and Heritage and/or a suitably qualified heritage specialist be contacted to discuss how to proceed.

### **4.4.2 SOILS**

Whilst the site is located in a highly disturbed, urban location, naturally occurring asbestos may occur. The likelihood of disturbing soils containing naturally occurring asbestos is reduced for the following reasons:

- The development subject of this application is in the part of the site that is furthest from the mapped naturally occurring asbestos; and
- Earthworks as part of the proposed development are expected to be minor, limited to footing/slab installation.

Notwithstanding the above, if naturally occurring asbestos is found on the site, work would immediately cease in accordance with an Asbestos Management Plan prepared in accordance with the Code of Practise for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)].

#### 4.4.3 SERVICING

The site was used for the purposes of the Blayney Bowling Club since the 1930s. By reference to site survey and architectural measure and draw, the former bowling club building has the following areas:

- 150 square metres of pub/bar area upstairs;
- 300 square metres of restaurant/eating;
- 230.5 square metres of pub/bar area downstairs.

It is understood that all services are available on the site, however augmentation would be required to facilitate the development. In terms of determining existing capacity in the network and any likely deficiencies in capacity, an assessment of current credits for water and sewer have been determined by reference to the building size and expected demand associated with the former bowling club.

##### 4.4.3.1 Potable Water

By reference to the Water Directorate *Section 64 Determinations of Equivalent Tenements Guidelines* (2017) (the Guidelines), the operations of the existing bowling club equate to credits of (noting that it does not take account of potable water usage associated with irrigating the bowling greens, which is likely to have increased water usage over and above the numbers quoted):

- Pub/bar -  $(150 + 230.5) \times 0.03 = 11.42$  equivalent tenements (ETs)
- Restaurant/eating -  $300 \times 0.01 = 3$  ETs
- Total = 14.42 ETs

The development includes 20 additional motel rooms, requiring:

- If constructed during Stage 1 of the approved development (at 0.3 ETs/room): 35.4 ETs, resulting in a shortfall of 20.98 ETs
- If constructed during Stage 2 of the approved development (at 0.3 ETs/room): 30.3 ETs, resulting in a shortfall of 15.88 ETs

Water services to the proposed development would be supplied from Church Street.

##### 4.4.3.2 Sewer

A sewer assessment report which considers the potential for the potential for the total development of the site to accommodate up to 130 bedrooms has been prepared by BRS (refer to **Appendix C**). It provides that:

- The operations of the existing bowling club equate to credits of:
  - Pub/bar -  $(150 + 230.5) \times 0.05 = 19$  ETs
  - Restaurant/eating -  $300 \times 0.01 = 3$  ETs
  - Total = 22 ETs

- The sewer network is adequate to accommodate the flows generated by 130 rooms, noting that this application seeks consent for an additional 20 rooms only and the original consent (DA 2021/0004) provided for a maximum of 98 rooms.

#### 4.4.3.3 Electricity

Electricity services are available at the development site and would be augmented in accordance with the relevant supply authority and without unreasonable burden to the community.

#### 4.4.4 NATURAL HAZARDS

The site is not mapped as bushfire or flood prone land and does not contain any acid sulfate soils

#### 4.4.5 FLORA AND FAUNA

The proposed development is to occur over an existing bowling green, ensuring that it will not require the removal of any significant native vegetation.

### 4.5 The Public Interest

The proposed development is in the public interest for the following reasons:

- Consistent with the objectives of and permitted with consent in the B2 Local Centre zone under BLEP, as well as compliant with all relevant provisions under BLEP;
- Compliant with all relevant controls under BDCP;
- Will have acceptable impacts on non-Indigenous heritage, its context and setting, stormwater, waste, noise and vibration, access, transport and traffic, safety, security and crime prevention and minimal social and economic impact; and
- Suitable for the site of the development on the grounds that it is unlikely to contain or disturb items of Aboriginal heritage significance or naturally occurring asbestos, can be serviced, not mapped as containing flood or bushfire prone land and does not require the removal of any vegetation.

## 5. CONCLUSION

This Statement of Environmental Effects has been prepared by Premise Australia to detail and explain the intended effects of the proposed development of the expansion of Blayney Motel into the vacant, residual portion of the site adjoining Osman Street, including:

- Construction of a 72.465 metre-long building accommodating 20 single-bed rooms, accessible via a single footpath from Osman Street leading to a wrap-around verandah; and
- 26 parking spaces on the eastern side of the building with:
  - Access via a driveway from Osman Street between the northern elevation of the proposed building and common boundary with 64 Osman Street;
  - Egress via a driveway to Osman Street between the southern elevation of the proposed building and common boundary with 29 Water Street; and
  - Screened garbage bin enclosures and landscape areas.
- Retention of the existing fence along Osman Street, with minor alterations to suit new works including vehicular and pedestrian access and egress points;

ROVEST HOLDINGS PTY LTD  
STATEMENT OF ENVIRONMENTAL EFFECTS  
IN SUPPORT OF A DEVELOPMENT APPLICATION



- Reuse of the existing pylon sign support column (formerly associated with the Bowling Club) on Osman Street for the purposes of a new 1m x 1m sign to advertise the motel; and
- Removal of the single street tree at the southern edge of the site's Osman Street frontage to facilitate vehicular egress, replaced with seven new street trees between the proposed vehicular access and egress points.

The proposed development is supported on the following grounds:

- Consistent with the objectives of and permitted with consent in the B2 Local Centre zone under BLEP, as well as compliant with all relevant provisions under BLEP;
- Compliant with all relevant controls under BDCP;
- Will have acceptable impacts on non-Indigenous heritage, its context and setting, stormwater, waste, noise and vibration, access, transport and traffic, safety, security and crime prevention and minimal social and economic impact; and
- Suitable for the site of the development on the grounds that it is unlikely to contain or disturb items of Aboriginal heritage significance or naturally occurring asbestos, can be serviced, not mapped as containing flood or bushfire prone land and does not require the removal of any vegetation.

For the reasons set out above, the proposed development is recommended for approval subject to Council's standard conditions of consent.





# **APPENDIX A**

## **PROJECT DRAWINGS**

FOR APPROVAL

# 62 OSMAN STREET BLAYNEY NSW

## ROVEST HOLDINGS PTY LTD PROPOSED BLAYNEY MOTEL DEVELOPMENT OSMAN STREET ROOMS - DEVELOPMENT APPLICATION

### SCHEDULE OF DRAWINGS

DRAWING	TITLE	REVISION	DATE
A4.1	TITLE SHEET/APPENDIX/GENERAL DRAWINGS	L	1/18/22
A4.2	EXISTING SITE PLAN	L	1/18/22
A4.3	PROPOSED SITE PLAN	L	1/18/22
A4.4	PROPOSAL FOR 2 STOREY ROOSTERS	L	1/18/22
A4.5	ELEVATIONS	L	1/18/22
A4.6	SECTION	L	1/18/22
A4.7	SECTION B	L	1/18/22
A4.8	SECTION C	L	1/18/22
A4.9	SECTION D	L	1/18/22
A4.10	SECTION E	L	1/18/22
A4.11	SECTION F	L	1/18/22
A4.12	SECTION G	L	1/18/22
A4.13	SCHEDULE OF EXTERNAL MATERIALS	L	1/18/22



SITE LOCALITY  
 NOT TO SCALE

**GENERAL NOTICE:**  
 THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN HIS OR HER PROPERTY. THE ARCHITECT SHALL BE LIABLE TO THE CLIENT FOR THE PREPARATION OF THE DRAWINGS AND SPECIFICATIONS AND NOT TO THE CLIENT FOR THE PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR THE PREPARATION OF THE DRAWINGS AND SPECIFICATIONS AND NOT TO THE ARCHITECT FOR THE PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PREPARATION OF THE DRAWINGS AND SPECIFICATIONS.

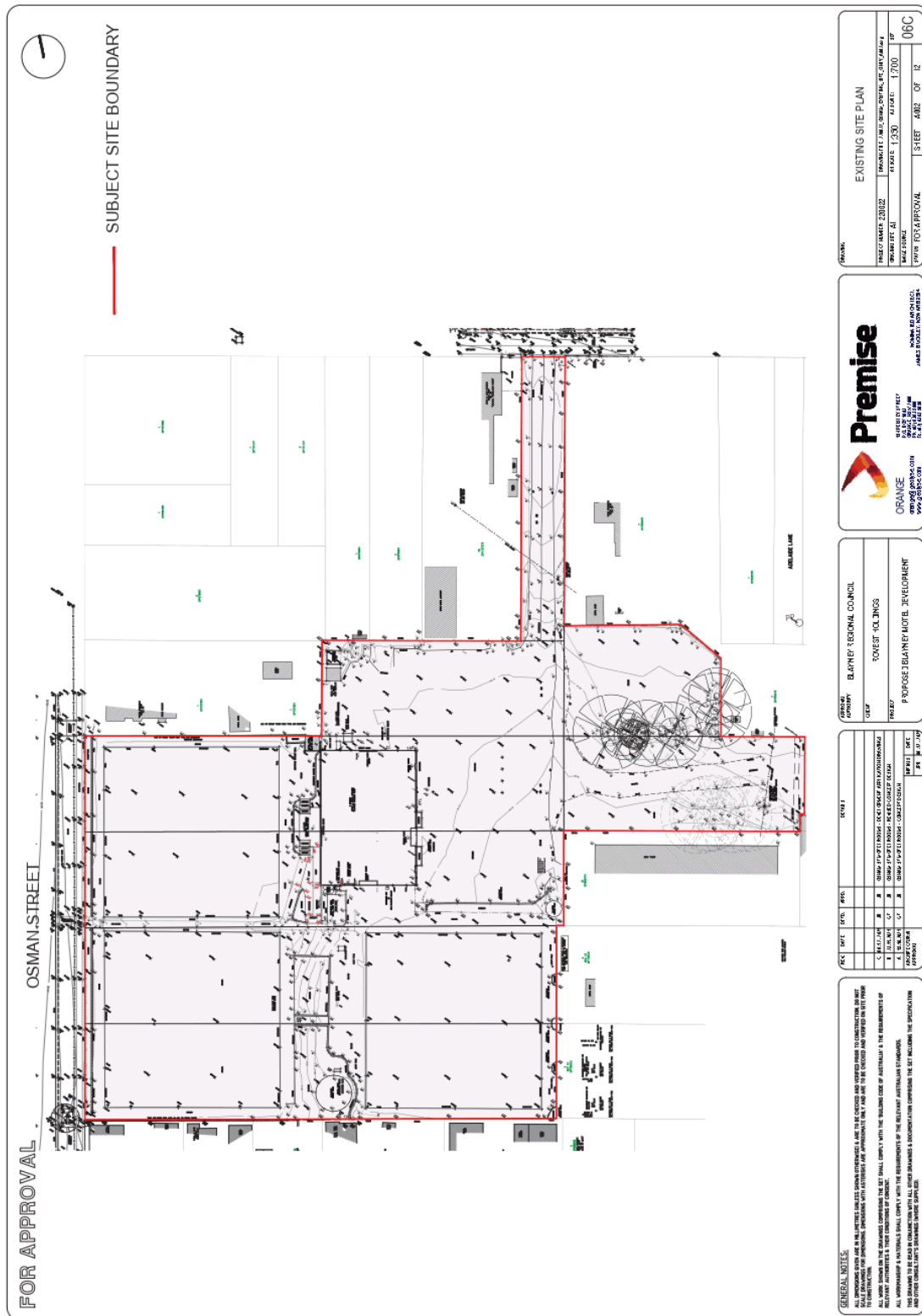
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...	...	...
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...	...	...
...	...	...
...	...	...
...	...	...

ORANGE  
 152 BRISBANE STREET  
 BRISBANE NSW 4300  
 TEL: (07) 5532 4600  
 WWW.ROVEST.COM.AU

BLAYNEY REGIONAL COUNCIL  
 20 WEST BULFINCH STREET  
 BLAYNEY NSW 2891  
 TEL: (06) 4632 1000

TITLE SHEET & SITE LOCALITY  
 1/18/22  
 A4.1 OF 13  
 08E





FOR APPROVAL

OSMAN STREET

SUBJECT SITE BOUNDARY



**GENERAL NOTES:**  
 1. THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR CONSTRUCTION.  
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.  
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.  
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 10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.

REV	DATE	BY	CHKD	APPV	DESCRIPTION
1	15/08/22	JM	JK	JK	ISSUED FOR APPROVAL
2	15/08/22	JM	JK	JK	ISSUED FOR APPROVAL
3	15/08/22	JM	JK	JK	ISSUED FOR APPROVAL
4	15/08/22	JM	JK	JK	ISSUED FOR APPROVAL
5	15/08/22	JM	JK	JK	ISSUED FOR APPROVAL
6	15/08/22	JM	JK	JK	ISSUED FOR APPROVAL
7	15/08/22	JM	JK	JK	ISSUED FOR APPROVAL
8	15/08/22	JM	JK	JK	ISSUED FOR APPROVAL
9	15/08/22	JM	JK	JK	ISSUED FOR APPROVAL
10	15/08/22	JM	JK	JK	ISSUED FOR APPROVAL

PROJECT: BLAYNEY REGIONAL COUNCIL  
 CLIENT: TOMESF HOLDINGS  
 PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT



PROJECT NAME	PROJECT NO.	DATE	SCALE	SHEET NO.	TOTAL SHEETS
EXISTING SITE PLAN	20022	15/08/22	1:200	06C	06C

**FOR APPROVAL**

OSMAN STREET  
81447

LAYOUT OF BALANCE 25385

STREET WALL TO BE RETAINED

PORTRONDS SITE SUBJECT TO THE APPLICATION

PORTRONDS SITE SUBJECT TO THE APPLICATION

UNSTORABLE PORTLAND CONCRETE APPLICATION TO BE SUBMITTED TO THE LOCAL GOVERNMENT FOR APPROVAL

CONCRETE PORTLAND CONCRETE APPLICATION TO BE SUBMITTED TO THE LOCAL GOVERNMENT FOR APPROVAL

**01 SITE PLAN A002**

**GENERAL NOTES:**  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

**PROPOSED SITE PLAN**

PROJECT NAME: 20022  
DRAWN BY: J. P. GIBSON  
DATE: 18/08/2022  
SCALE: 1:1000  
SHEET 002 OF 02

**Premise**  
ORANGE  
PLANNING & DESIGN  
ARCHITECTS

BLAYNEY REGIONAL COUNCIL  
TOWNSHIP OF BLAYNEY  
P. WOODS BLAYNEY HOTEL DEVELOPMENT

NO.	REV.	DATE	DESCRIPTION
1	1	18/08/2022	ISSUED FOR APPROVAL
2	1	18/08/2022	ISSUED FOR APPROVAL
3	1	18/08/2022	ISSUED FOR APPROVAL
4	1	18/08/2022	ISSUED FOR APPROVAL
5	1	18/08/2022	ISSUED FOR APPROVAL
6	1	18/08/2022	ISSUED FOR APPROVAL
7	1	18/08/2022	ISSUED FOR APPROVAL
8	1	18/08/2022	ISSUED FOR APPROVAL
9	1	18/08/2022	ISSUED FOR APPROVAL
10	1	18/08/2022	ISSUED FOR APPROVAL

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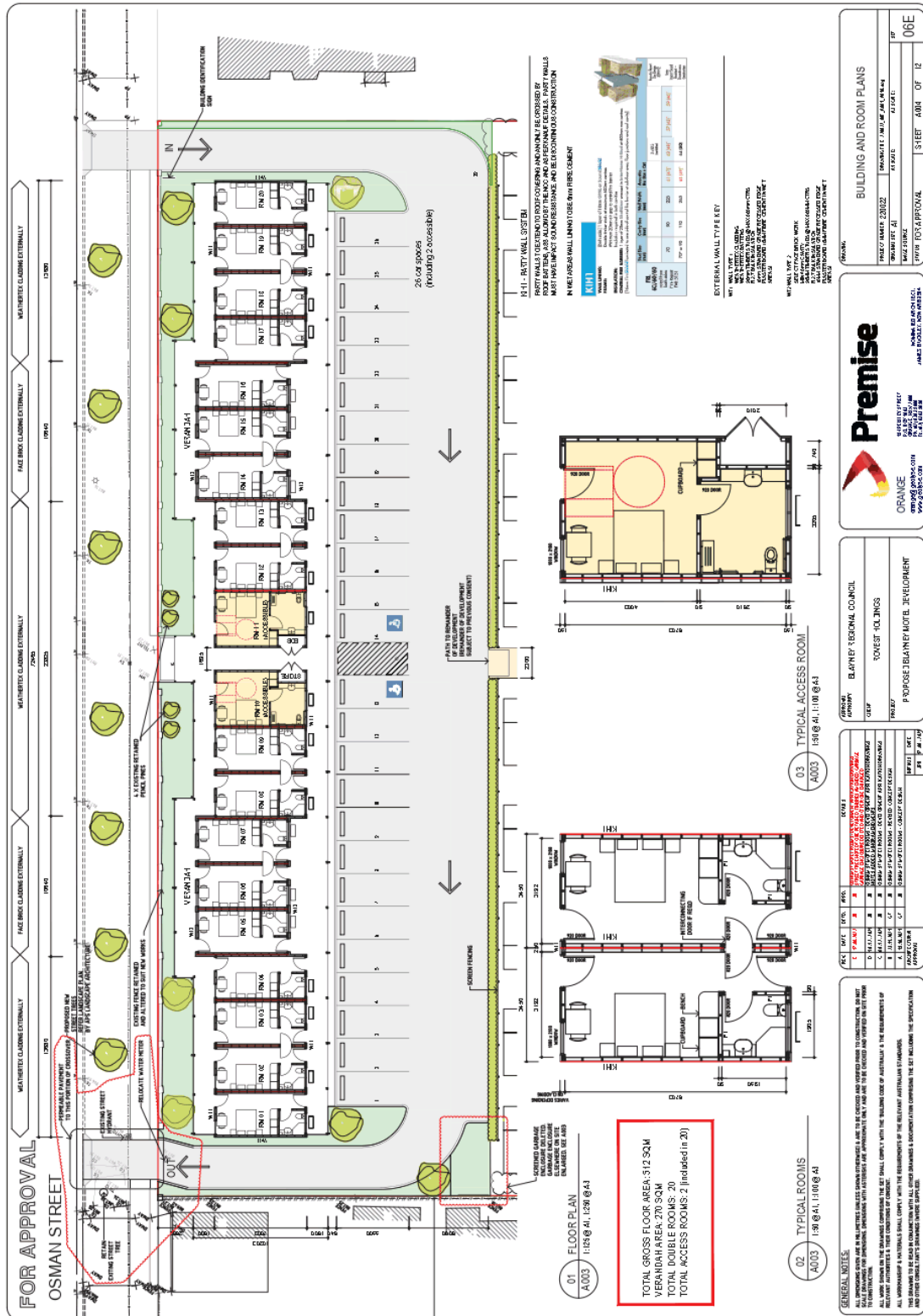
ISSUED FOR APPROVAL

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ISSUED FOR APPROVAL

ISSUED FOR APPROVAL

ISSUED FOR APPROVAL



FOR APPROVAL

**01 WEST (OSMAN ST) ELEVATION**  
A.003 1:125 @ A1, 1:250 @ A3

**02 EAST ELEVATION**  
A.003 1:125 @ A1, 1:250 @ A3

**03 NORTH ELEVATION**  
A.003 1:125 @ A1, 1:250 @ A3

**04 SOUTH ELEVATION**  
A.003 1:125 @ A1, 1:250 @ A3

**GENERAL NOTES:**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

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8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

**PROJECT INFORMATION:**

PROJECT NAME: 230322 - PROPOSED JBAINIER MOTEL DEVELOPMENT

CLIENT: TOMEST HOLDINGS

PROJECT: PROPOSED JBAINIER MOTEL DEVELOPMENT

DATE: 11/08/2022

SCALE: 1:125 @ A1, 1:250 @ A3

DESIGNER: ORANGE ARCHITECTURE

PROJECT NO: 230322

DATE: 11/08/2022

SCALE: 1:125 @ A1, 1:250 @ A3

DESIGNER: ORANGE ARCHITECTURE

PROJECT NO: 230322

DATE: 11/08/2022

SCALE: 1:125 @ A1, 1:250 @ A3

DESIGNER: ORANGE ARCHITECTURE

**ELEVATIONS**

PROJECT NAME: 230322 - PROPOSED JBAINIER MOTEL DEVELOPMENT

CLIENT: TOMEST HOLDINGS

PROJECT: PROPOSED JBAINIER MOTEL DEVELOPMENT

DATE: 11/08/2022

SCALE: 1:125 @ A1, 1:250 @ A3

DESIGNER: ORANGE ARCHITECTURE

PROJECT NO: 230322

DATE: 11/08/2022

SCALE: 1:125 @ A1, 1:250 @ A3

DESIGNER: ORANGE ARCHITECTURE



FOR APPROVAL



**GENERAL NOTES:**  
 1. ALL WORKSHOPS & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.  
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2	15/08/22	MM	ISSUED FOR APPROVAL
3	15/08/22	MM	ISSUED FOR APPROVAL
4	15/08/22	MM	ISSUED FOR APPROVAL
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8	15/08/22	MM	ISSUED FOR APPROVAL
9	15/08/22	MM	ISSUED FOR APPROVAL
10	15/08/22	MM	ISSUED FOR APPROVAL

**PROJECT:** BLAYNEY REGIONAL COUNCIL  
**CLIENT:** TOMEST HOLDINGS  
**PROJECT:** PODOPOSE/BLAYNEY MOTEL DEVELOPMENT



PROJECT NAME: 230022	PROJECT NUMBER: 001	DATE: 15/08/22	VIEW: 02
DRAWN BY: MM	CHECKED BY: MM	DATE: 15/08/22	SHEET: 001 OF 02
TOWN OF APPROVAL			001



FOR APPROVAL



**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.  
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1	15/08/2022	JM	AM	ISSUED FOR APPROVAL
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9	15/08/2022	JM	AM	ISSUED FOR APPROVAL
10	15/08/2022	JM	AM	ISSUED FOR APPROVAL

**CLIENT:** BLAYNEY REGIONAL COUNCIL  
**PROJECT:** TOWNSET HOMES  
**PROJECT:** PROPOSED BLAYNEY MOTEL DEVELOPMENT

**Orange**  
 ARCHITECTS  
 15/150 WILSON STREET  
 ORANGE NSW 2813  
 PH: 02 6392 2000  
 WWW.ORANGEARCHITECTS.COM.AU

PROJECT NAME:	PROJECT NO.:	DATE:	SCALE:
BLAYNEY MOTEL DEVELOPMENT	001	15/08/2022	1:100
PROJECT NO.:	DATE:	SCALE:	DATE:
001	15/08/2022	1:100	15/08/2022
DRAWN BY: JAMES BROWN			
CHECKED BY: JAMES BROWN			
DATE OF APPROVAL: 15/08/2022			
SHEET NO. OF TOTAL SHEETS: 001 OF 001			



FOR APPROVAL



**GENERAL NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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10	15/11/22	...	...	...

**PROJECT:** BLAYNEY REGIONAL COUNCIL  
**CLIENT:** TOMMY KOLINS  
**PROJECT:** PROPOSED BLAYNEY MOTEL DEVELOPMENT

**PROJECT NAME:** 230522  
**DATE:** 15/11/22  
**SCALE:** 1:100  
**DATE:** 15/11/22  
**SCALE:** 1:100

**PREPARED BY:** JAMES BODDIE  
**CHECKED BY:** JAMES BODDIE  
**DATE:** 15/11/22


**VIEW:** VIEW 05  
**DATE:** 15/11/22  
**SCALE:** 1:100

**SHEET:** 05 OF 12  
**TOTAL SHEETS:** 12

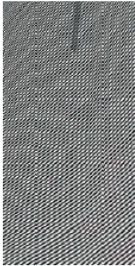


**FOR APPROVAL**


**EXTERNAL FINISHES AND MATERIALS**




FACE BRICK WORK - AUSTRAL BRICK RANGE, DANIEL SUBSTITUTION COLOUR FINISH WITH TRICKY JOINTS




ROOFING COLORBOND MCGYRALD GREY CUSTOM GRAB




BLAZING CLEAR GLASS




TRUSS ROOF TO MATCH COLORBOND BRICK




FACE BRICK WORK - AUSTRAL BRICK RANGE, DANIEL SUBSTITUTION COLOUR FINISH WITH TRICKY JOINTS



GUTTER, LAPPISS COLORBOND MCGYRALD GREY



FACED, BLAZE PANELS COLORBOND MCGYRALD GREY



WINDOW AND DOOR FINISHES POWDERCOAT FINISH TO MCGYRALD GREY

REV	DATE	DESCRIPTION	BY	CHECKED	SCALE
1	2022/08/25	ISSUED FOR APPROVAL			
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**GENERAL NOTES:**

1. ALL MATERIALS SHALL BE SUPPLIED BY THE CLIENT TO THE CONTRACTOR. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.

2. ALL MATERIALS SHALL BE SUPPLIED TO THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

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**CLIENT:** BLAYNEY REGIONAL COUNCIL  
**PROJECT:** TONEST-10, 11NS  
**PROJ:** P:30000070 - BLAYNEY MOTEL DEVELOPMENT

**PREPARED BY:** JAMES TROTT, ARCHITECT  
**DATE:** 2022/08/25  
**SCALE:** AS SHOWN

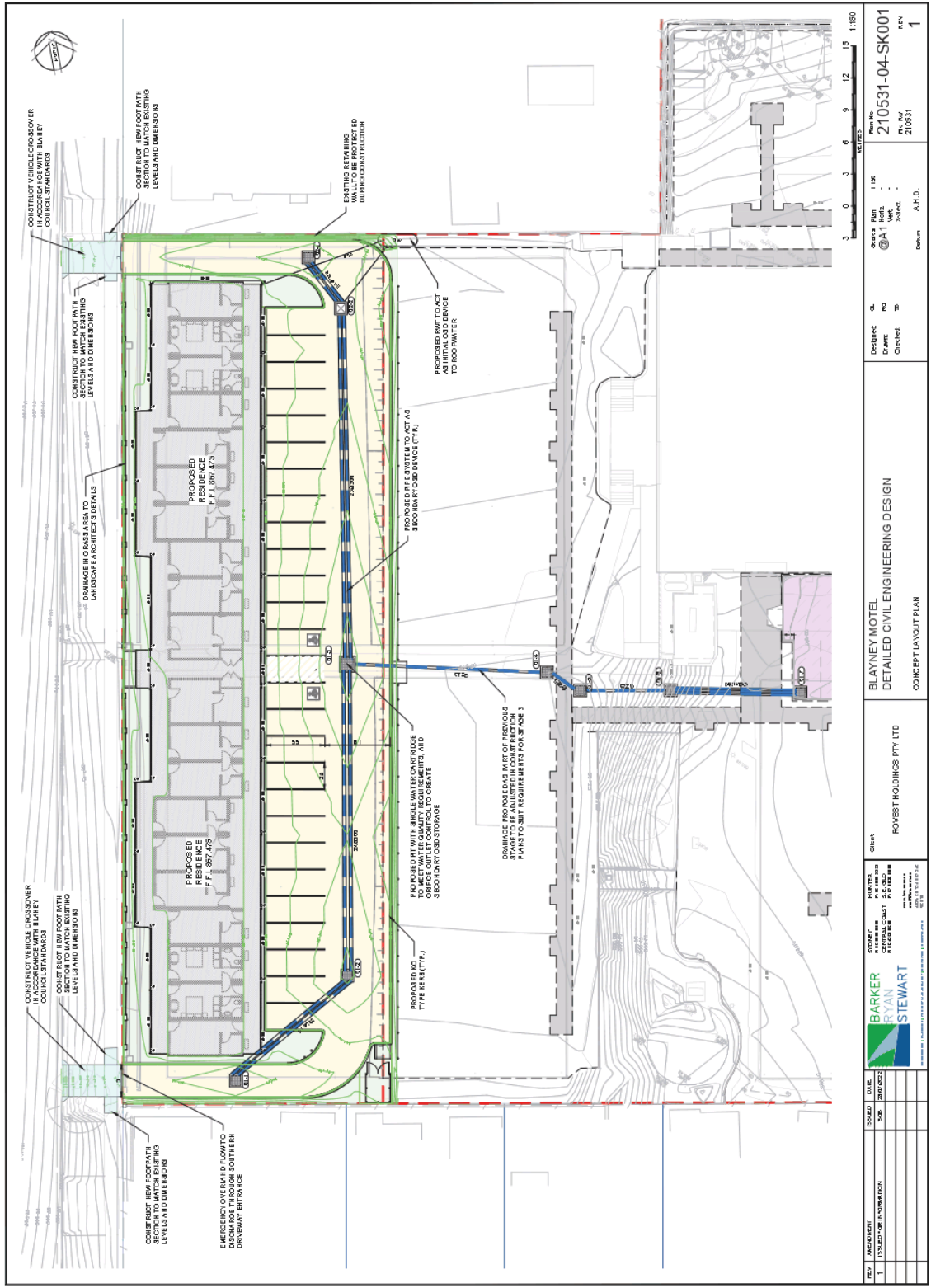
**PROJECT NAME:** 20022  
**DATE:** 2022/08/25  
**PROJECT NO.:** 006

**EXTERNAL MATERIALS SCHEDULE**

PROJECT NAME: 20022 DATE: 2022/08/25 PROJECT NO.: 006

PREPARED BY: JAMES TROTT ARCHITECT DATE: 2022/08/25 SCALE: AS SHOWN

FOR TOTAL APPROVAL SHEET 012 OF 12



REV	DESCRIPTION	DATE
1	ISSUED FOR TENDER ONLY	23/07/2022

<p><b>BARKER RYAN STEWART</b></p> <p>CONSULTANTS 111 BARKER ROAD BLAYNEY NSW 2891 PH: 02 6882 1111 WWW.BARKER-RYAN-STEWARD.COM.AU</p>	<p>CLIENT ROVIST HOLDINGS PTY LTD</p>	<p>PROJECT BLAYNEY MOTEL DETAILED CIVIL ENGINEERING DESIGN CONCEPT LAYOUT PLAN</p>	<p>DESIGNED BY @A1</p> <p>CHECKED BY /S</p> <p>DATE 21/08/21</p>	<p>SCALE 1:150</p> <p>DATE 21/08/21</p>	<p>REV No. 210531-04-SK001</p> <p>REV 210831</p> <p>DATE A.H.D.</p>
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# **APPENDIX B**

## **BSC SPECIALIST HERITAGE ADVICE**

Blayney Shire Council Heritage Advisory Service

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David Scobie, Heritage Consultant to Blayney Shire Council prepared the following comments and Recommendations.

The relevant statutory control is the Blayney LEP 2012 and the DCP Part H 5.7 (Heritage) and DCP E2.5

**2. 62 Osman Street, Blayney**

---

**Attention:** Claire

**Contacts:** David Walker - Premise

**Significance:** The site is located within the Blayney Heritage Conservation Area.



Aerial view of the site and context



View of the frontage, noting the existing brick wall, palisade fencing and pencil pines each side of the entry. It is unclear the pencil pines are to be removed or retained. Retention of two only to interpret the Greens would be supported.

---

David Scobie Architects Pty Limited  
ABN 64 079 683 079

November 2021

Blayney Shire Council Heritage Advisory Service



Note the earlier lower brick wall and later unmatched extensions with palisade. Modifying the brick wall with the steelwork removed and the piers reconstructed with soldier course headers as noted in the proposal would be acceptable.

**Proposal**

Accommodation development

The project has been the subject of a previous application and advice



**Proposed Preliminary floor plan.**

The plan illustrates a building footprint, anticipated vehicle circulation and car parking. It does not yet indicate landscaping, common areas for waste collection, recreation, hydraulic, electrical and fire services and pedestrian circulation. The building setback appears to be nominally 3m from the existing fence to the rear verandah/front building line and a 1350mm deep verandah.

David Scobie Architects Pty Limited  
ABN 64 079 683 079

November 2021

### Blayney Shire Council Heritage Advisory Service



WEST (OSMAN ST) ELEVATION  
1:125 @ A1, 1:250 @ A3



EAST ELEVATION  
1:125 @ A1, 1:250 @ A3

The elevation to Osman Street and the elevation to be presented to the vehicle areas.



D4 SOUTH ELEVATION  
A003 1:125 @ A1, 1:250 @ A3

The South Elevation which shows the stepping of the building and the central passage.



The street view



An oblique view

David Scobie Architects Pty Limited  
ABN 64 079 683 079

November 2021



Blayney Shire Council Heritage Advisory Service



A detailed view noting the modified brick wall. The modified piers are noted and acceptable. Two pines should be retained.



The detail of the rear to the vehicle area where design development is expected to reduce the dominant road surface and provide for personal safety. The Weathertex classic 200mm boards are acceptable while the White clour needs to be reconsidered as a Warm White and the gutter colour reconsidered as Monument is not acceptable in the HCA.

An alternative would be for the parking to be set close to the building and the vehicle circulation on the outer. This would dramatically reduce vehicle/personal conflict and add to the amenity of the users

**Commentary**

The following checklist of issues is useful in assessing the fit within the historic environs

- Character
  - The character in the vicinity varies with single and two storey residential buildings in the area. Hipped roof forms predominate with some gables in terms of roofs. External walls include brick, weatherboards and render
  - The character of the proposal is generally consistent with what is proposed
- Setbacks
  - The setbacks in Osman Street vary but generally relate to 4-6m for separate traditional housing.
  - The setback proposed in the order of 3m is consistent with cottage and smaller lot size development. The building is symmetrical and steps in and out to accommodate two forward elements in brick and a central through route with roof feature.
- Scale
  - The scale in the street accommodates single and two levels of housing
  - The single storey proposal with hipped roof is consistent with the streetscape
- Bulk/form

---

David Scobie Architects Pty Limited  
ABN 64 079 683 079

November 2021

### Blayney Shire Council Heritage Advisory Service

- The forms are the depth of the short stay spaces provided and these are consistent with the domestic roofs and single storey ceiling heights for houses in the street
- Materials
  - The front elevations include face brick and weatherboard materials with steel colorbond roofing. It is presumed that aluminium windows and timber doors will be provided. These are consistent with the character and materials of contemporary houses within the area.
- Details
  - The fenestration is traditionally vertically proportioned. It is unclear from the layout of the front elevation how the spaces between the frontage and the boundary will be utilised. Each unit has an entry door and windows facing the street as well as a door to the car park at the rear. As shown the space allocated as verandah and as garden is generally accessible
- Colour
  - The colours illustrated in the visuals are generally consistent with buildings which are contemporary but sympathetic in the local setting. The use of warm brick, light coloured weatherboards and dark trim are generally suitable. The use of bright white and dark grey would not be acceptable in the heritage setting and final colours will be conditioned in approvals
- Landscape
  - The current drawings show limited landscape in terms of planting while extensive hard landscape surfaces are indicated. The following elements would be expected to be provided as the design develops
    - The use of planting including hedging to provide suitable privacy and garden character between the boundary wall and the accommodation
    - The use of tree planting selected for their appropriate height and canopies for the spaces. This would be prepared by a landscape architect to suit the proposal
    - It is expected that the area to the rear of the building will be developed to accommodate waste bins, hydraulic, electrical and fire services. Consistent with the general distribution of rear gardens in the setting, the car park and services layout can be manipulated to accommodate a series of suitable trees at a nominal ratio of 1 tree per 8 vehicles

**David Scobie**  
Heritage Advisor to Blayney Shire Council



# **APPENDIX C**

## **SEWER CAPACITY ASSESSMENT REPORT**



Rovest Holdings Pty Ltd

## Sewer Capacity Assessment Report

62 Osman Street, Blayney

15 December 2021

[brs.com.au](http://brs.com.au)

ENGINEERING  
PLANNING  
SURVEYING  
CERTIFICATION



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Project No.	210531
Author	Jacob Rodriguez
Checked	Scott Brisbin
Approved	Scott Brisbin

Rev No.	Status	Date	Comments
1	For Approval	14/12/2021	
2	For Approval	15/12/2021	Revised for Comments

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## 1 Executive Summary

Rovest Holdings Pty Ltd have gained development consent to construct a motel development over two stages at 62 Osman Street, Blayney. The existing consent provides for a motel development of up to 98 motel rooms, to be provided over two stages (98 in Stage 1 and reducing to 80 in Stage 2). BRS have also been advised that Rovest is considering the addition of a third development stage that would conceptually add up to a further 30 double bedrooms. To be conservative, this report therefore considers an overall maximum capacity delivery of motel rooms of up to 130.

As part of the site's Development Consent for Stages 1 and 2, Blayney Shire Council requested a sewerage capacity assessment for the existing network downstream of the subject site.

Theoretical wastewater flow rates were estimated using the method in the Sewerage Code of Australia (WSA02).

A sewer hydraulic capacity assessment was carried out using DRAINS software.

Overall, the model results demonstrated that the development will not significantly increase the risk of sewage overflows occurring from gravity sewer manholes during wet weather conditions. The results also supported Council staff advice that there are no known existing capacity limitations or operational issues with the gravity sewerage network.

The model results demonstrate that the estimated peak wet weather flows are retained underground within the sewerage network and that the existing network is suitable for the proposed development with no increased risk sewage overflows.

Accordingly, upgrade or augmentation of Council's existing gravity sewerage network is not considered necessary to accommodate the proposed development

Local gravity sewerage will be required within the development as presented in Appendix A to this report.

## 2 Background

Rovest Holdings Pty Ltd (the 'Developer') have obtained development consent from Blayney Shire Council to construct a motel development over two stages at 62 Osman Street, Blayney. BRS understand Rovest are also considering a future third stage that would conceptually add an additional thirty (30) double motel rooms to the development, within in the site, and with a frontage to Osman Street in the west.

### 2.1 Existing Site Conditions

The site is known as 62 Osman Street, Blayney and has vehicle access off Church Street to the north. The site was formerly the location of Blayney Bowling Club. The site comprises Lot 1 DP 162646; Lot 8 DP505215; Lot 20 DP569741; Lots 11, 12, 13, 14, Section 13 DP758121; and Lot 10 DP1114679.

The site is bound to the east by commercial properties that front Mid-Western Highway/Adelaide Street, to the south by residential properties fronting Water Street, to the west by Osman Street and residential properties fronting Osman Street.

The site is relatively flat with general grade from the north-west of the site to the south-east.

The site is located south-west of the Blayney town centre with Blayney railway station located approximately 500m north.

A site locality plan and site aerial image are presented in Figure 1 and Figure 2, respectively.





Figure 1 – Locality Plan (via SixMaps)



Figure 2 – Site Aerial Image (via Neamaps)

## 2.2 Proposed Development

The development includes a two stage delivery of an approved motel development.

Primary components of the proposed stages are:

1. Stage 1: Installation of 26 modular buildings to provide 92 single and 6 double motel rooms; provision of 80 at-grade car parking spaces and associated circulating aisles; development of a portion of the former bowling club building to provide on-site laundry, kitchen amenity areas and site office.
2. Stage 2: Removal of 3 modular units and the replacement of other buildings to increase the number of double rooms to 11, and reduce the number of single motel rooms to 70 (ie 81 rooms in total); replacement of these units with 20 additional car parks (ie 100 total parking spaces).

A potential future stage (Stage 3) has also been discussed that would conceptually add a further 30 double bedrooms to the site. An application for this has not yet been lodged, however, to be conservative, this sewer assessment also includes consideration of the potential addition of these additional rooms.

### 2.3 Study Requirements

As part of the site's Development Consent for Stages 1 and 2, Blayney Shire Council requested a sewerage capacity assessment for the existing network downstream of the subject site. A copy of the Deferred Commencement Condition that nominates the study requirements is presented in Figure 3.

#### 1. Deferred Commencement Condition – Sewer Capacity

By reference to section 4.16(3) of the *Environmental Planning and Assessment Act 1979*, this consent is a deferred commencement consent.

The consent does not operate until such time as the following information is provided to the satisfaction of the Blayney Shire Council:

A report providing analysis of the predicted impact of the development on the capacity of the existing sewerage network.

The report is to state the predicted number of Equivalent Tenements (ETs) generated by the development, and to be agreed upon by council.

The evidence is to include modelling of the impacts of the development on the existing sewerage gravity network and pump station using applicable Water Services Association of Australia codes and Standards, with a minimum being WSA02-2014 & WSA04-2005.

Where modelling indicates the development would impact on, or exceed the capacity of the existing sewerage network, the report must outline a suitable engineered solution to the satisfaction of the Blayney Shire Council.

Data provided for approval by Council is to include relevant standards used for calculations / provisions, including all assumptions which have been made to complete the calculations.

The period in which this information must be provided to the Blayney Shire Council is six months from the date of consent.

*Figure 3 – Deferred Commencement Condition*

This report has been prepared to address the requirements of the above Deferred Commencement Condition as well as consider the potential for the addition of further rooms in the future.

### 3 Assessment Methodology

The assessment methodology comprised:

1. Evaluation of existing gravity arrangement based on network information supplied in 'GIS' format by Council.

The network information supplied by Council included:

- o Manhole locations for the Blayney township on MGA (Zone 55) Projection (GDA94), including invert and surface levels.
- o Gravity sewerage and sewer rising main pipe arrangement including size and materials.

2. Supplementing Council's GIS network data with field survey information as provided by Craig Jacques and Associates (Job No 3564, dated 30 November 2021). Field data included SMH surface and invert levels along with gravity pipe size information for selected sewer assets.

3. Calculation of theoretical wastewater loadings within the relevant gravity sewer lines based for 'existing' and 'proposed' conditions.

Loadings were calculated using the Sewerage Code of Australia (WSA02) Section 3 and Appendix A for dry and wet weather conditions.

4. Review of the theoretical wastewater loadings with Council supplied pump station data for PS1 at Henry Street.

5. Preparation of a hydraulic model for relevant pipe segments downstream of the development site using DRAINS software package and Council-supplied network data, supplemented with field survey information.

6. Running the DRAINS network hydraulic model using the theoretical flow estimates. The model was run for 'existing' and 'proposed' wastewater flow rates. The estimated Peak Wet Weather Flow (PWWF) rates are the largest flows typically anticipated and were used for the hydraulic analysis.

7. Analysis of Model Results

The estimated liquid levels in each manhole were compared for existing and proposed conditions, to evaluate whether the loadings from the proposed development can be accommodated.

## 4 Network Arrangement and Flows

### 4.1 Existing Sewerage Network

Council's existing sewerage network is shown on Drawing 210531-03-021 included in Appendix A. This drawing shows estimated sewer catchments used for the assessment.

The existing sewerage lines relevant to the development site are highlighted and detailed on Drawing 210531-03-101 included in Appendix A.

### 4.2 Sewer Concept Plan

The proposed sewer concept plan is presented on Drawing 210531-02-200 and is provided in Appendix A. This drawing proposes:

- a. Retention of the existing sewer connection to MH289 that services the retained former Bowling Club building;
- b. Installation of a new junction (point of connection) into existing MH293 to service the proposed motel buildings;
- c. New gravity network within the development site to meet the requirements of AS3500.2.

### 4.3 Theoretical Wastewater Loadings

#### 4.3.1 Existing Site

With reference to site survey and site architectural drawings, the former bowling club building has the following areas:

- a. 150m<sup>2</sup> of pub/bar area upstairs.
- b. 300m<sup>2</sup> of restaurant/eating.
- c. 231m<sup>2</sup> of pub/bar area downstairs.

With reference to WSA02 and the above, the existing condition loading from the site is:

- a. Pub/bar =  $150 + 230.5 = 380.5\text{m}^2 \times 0.05 = 19 \text{ ETs}$
- b. Restaurant/eating =  $300\text{m}^2 \times 0.08 = 3 \text{ ETs}$
- c. Total existing condition load = 22 ETs

Based upon an equivalency rate of 3.5 EP / 1 ET, the above 22 ETs is equivalent to 77 EP.

#### 4.3.2 Developed Site (Stage 1 plus Stage 3)

The proposed motel development would provide a maximum of 130 motel rooms (assuming the operation of Stage 1 and Stage 3 concurrently – highest number of rooms and development). The development also includes works to the former Bowling Club building including:

- a. 29m<sup>2</sup> laundry
- b. 4 toilets
- c. 21m<sup>2</sup> kitchen/cafeteria

With reference to WSA02 and the above, the potential maximum development loading (ie Stage 1 plus Stage 3) is:

- a. Single rooms =  $70 \times 0.125 = 9 \text{ ETs}$
- b. Double room =  $60 \times 0.125 \times 2 = 15 \text{ ETs}$
- c. Laundry =  $30 \times 0.21 = 7 \text{ ETs}$

- d. Toilets = 4 x 0.5 = 2 ETs
- e. Kitchen = 21 x 0.008 = 1 ETs
- f. Total Stage 2 developed load = 34 ETs

Based upon an equivalency rate of 3.5 EP / 1 ET, the above 34 ETs is equivalent to 119 EP.

It is therefore estimated that the proposed development will increase the load to Council's sewerage network by 12 ET (equivalent to 42 EP).

#### 4.3.3 Upstream Network

An assessment of the upstream sewerage network was undertaken with reference to WSA02 to estimate wastewater flows within the network.

Catchment areas for the sewerage network are shown on Drawing 210531-03-021 included in Appendix A.

Key assumptions in the upstream catchment assessment are presented in Table 4.1.

Table 4.1: Key assumptions and adopted parameter values for theoretical flow calculations

Parameter	Assumption/value
Wastewater Generation	180 Litres / EP / Day
EP Density (Residential)	EP Density (Residential) 3.5 EP per standard residential dwelling
EP Density (Commercial)	Varies 5EP/ha to 50EP/ha depending on types of development in each location
Groundwater Factor	0 (all pipework assumed above the permanent groundwater level)

Based upon the calculations presented in Appendix B, estimate peak flows arriving at PS1 are presented below.

Table 4.2: Estimated peak flow rates arriving at existing PS1

Event	Estimated Peak Inflow Rate (Existing)	Estimated Peak Inflow Rate (Proposed)
Average Dry Weather Flow (ADWF)	10.3 L/s	10.4 L/s
Peak Dry Weather Flow (PDWF)	22.7 L/s	22.8 L/s
Peak Wet Weather Flow (PWWF)	105.0 L/s	105.9 L/s

#### 4.4 Comparison Flow Rates (Existing vs Proposed)

The comparison of flows in Table 4.2 shows:

- a. A minor increase in flow rates along the existing pipe network;
- b. The net PWWF increase at PS1 due to the proposed development equates to 0.9L/s (approx. 0.82% increase) and is considered negligible.

#### 4.5 PS1 Pump Station Data

Blayney Council have provided approximately 12 months of historical data for the pump station PS1 located near Henry Street. The data included daily inflow data to the pump station including daily minimum, daily maximum and daily average.

The provision of daily pump station data is not particularly suited for comparison to the theoretical flows presented in Section 4.3.3. Such an analysis would require a much smaller time step.

It is considered that the nominal flow increase of 0.76% is negligible and should not impact the operation of the pump station.

#### 4.6 STP Capacity Assessment

Blayney Council have also provided a copy of the 'Blayney Sewage treatment Plant Influent Monitoring Report' prepared by NSW Public Works (Report WS120103) dated 22 March 2013. This report assesses the hydraulic loading and hydraulic capacity of the Blayney STP.

The above report concludes that the STP has a theoretical capacity of 7,000EP and a current (2013) loading of 3,268EP, ie STP is running at approximately 47% of its capacity. The proposed development increase of 12ET equates to 0.17% of the STP's capacity.

While it is acknowledged that some development will have occurred within the STP catchment since the 2012 assessment, it is expected that the STP is still operating at a hydraulic loading lower than its capacity.

### 5 Model Results

A hydraulic model was prepared to assess liquid levels within the network for PWWFs under existing and developed conditions.

A Drains hydraulic model was prepared that considered:

- a. SMH levels based upon Council GIS data and field survey;
- b. Sewer pipe sizes, length and invert levels based upon Council GIS data and field survey;
- c. PWWF network inflows based upon the calculations presented in Appendix B.

Screen captures of the hydraulic model layout under existing and developed site conditions are presented below.

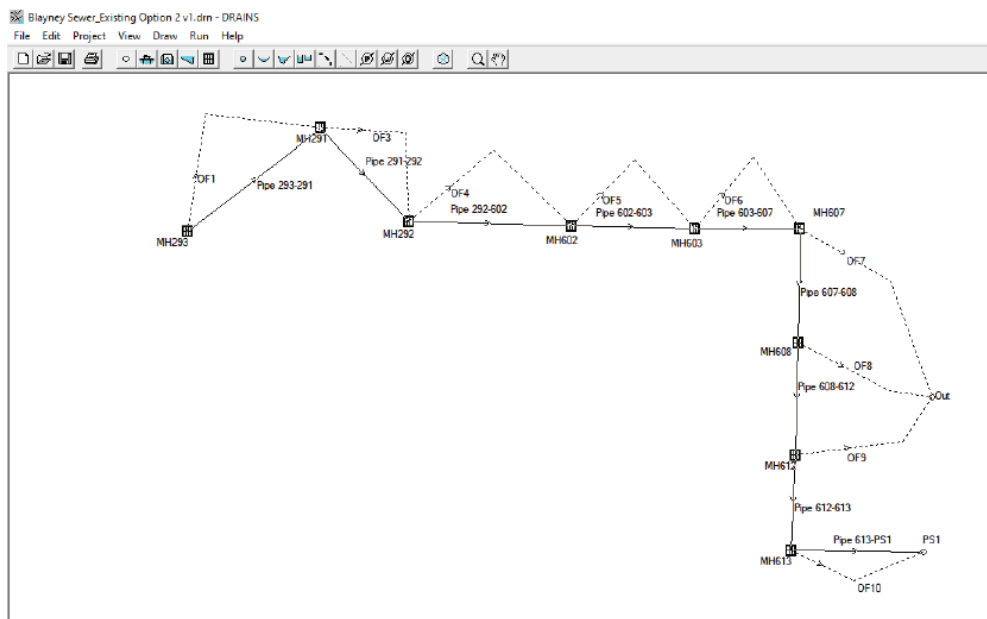
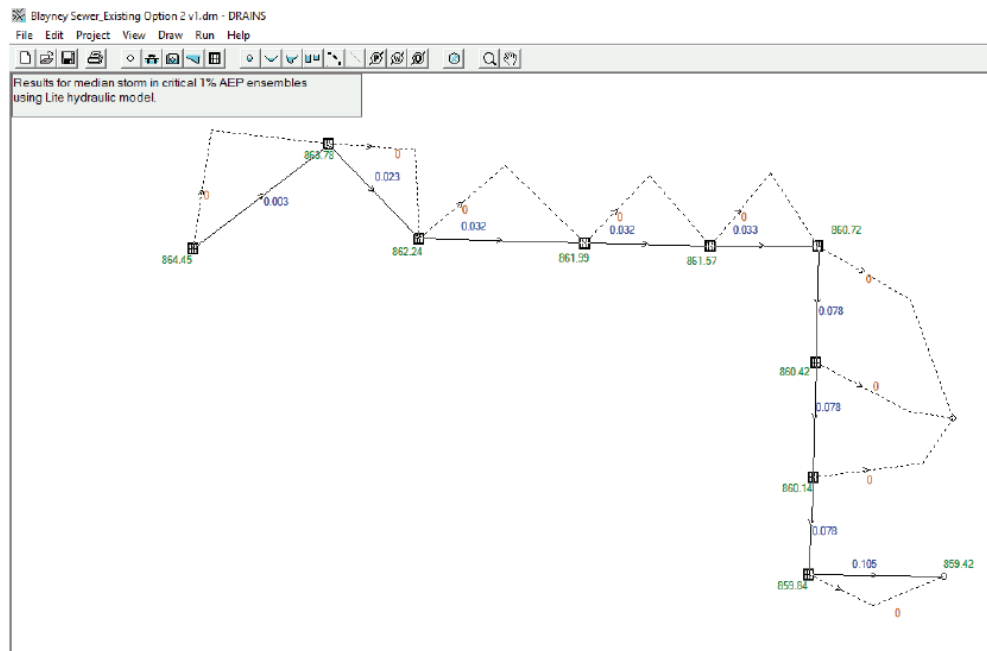


Figure 4 – Plan of Hydraulic Model – Existing and Proposed Condition

Hydraulic results for the theoretical PWWFs presented in Section 4.3.3 and detailed in Append B are presented below.





Chainage	Invert Level	Surface Level	HGL
0	864.410	865.4	864.453
56.02	863.850	865.25	863.888
86.71	862.090	864.92	862.237
127.80	861.860	864.31	862.005
195.38	861.510	863.1	861.655
256.36	860.280	862.31	860.719
313.42	859.620	862.57	860.417
362.70	859.540	862.65	860.140
416.30	859.370	863.15	859.840
456.30	859.170	862.74	859.420

Figure 5 – Results of Hydraulic Model – Existing Condition

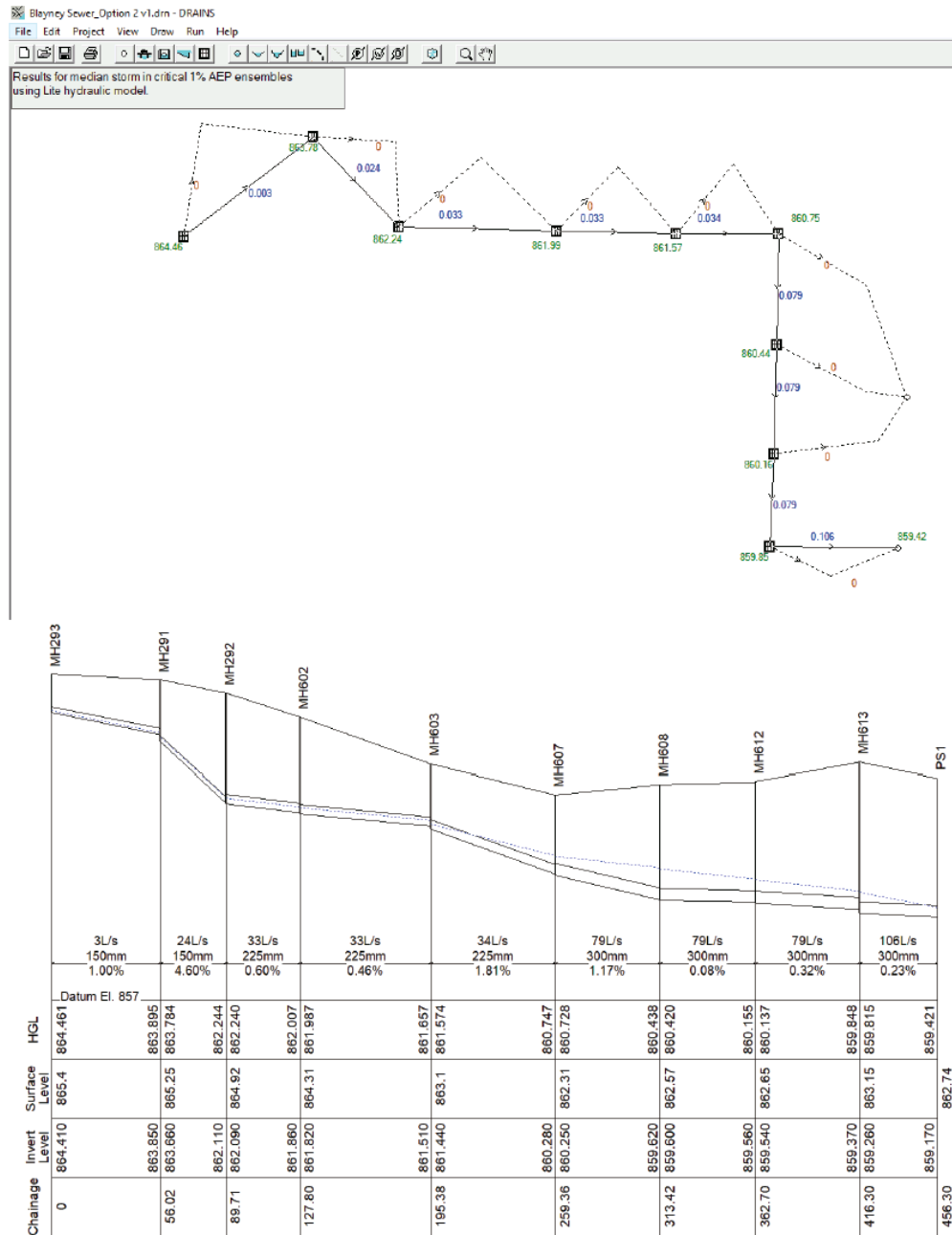


Figure 6 – Results of Hydraulic Model – Proposed Condition

## 5.1 Discussion of Results

Based on the PWWF hydraulic model results presented in Figure 6 above the pipe full capacity is not exceeded along the downstream existing network, with liquid levels not predicted to rise above any manhole.

The results from the analysis using conservative flow estimates (WSA02 method) support Council's anecdotal advice that their existing system does not currently experience surcharging (uncontrolled discharges) during wet weather conditions.

Therefore, the analysis for wet weather conditions demonstrates that the proposed development will not be at risk of sewage overflows during wet weather events.

### 5.1.1 Analysis Notes

It should be noted that the hydraulic analysis is considered conservative. Some key elements leading to the conservative outcomes include:

- a. Peaks from commercial / industrial land uses often do not coincide with peaks from residential land use. Regardless, this assessment has assumed all areas contribute their peak flows at the same time.
- b. The catchment plan includes large areas of open space particularly at the western end of Blayney. The rainfall-dependent inflows are calculated using area, independently of the number of dwellings. A significant portion of these open space areas are unlikely to contribute to wet weather inflows, so their inclusion is conservative.

## 6 Summary and Conclusion

Rovest Holdings Pty Ltd have consent to construct a motel development over two stages at 62 Osman Street, Blayney. Rovest have also indicated the potential for future expansion of the approved motel (Stage 3) to add up to a further 30 double motel rooms.

As part of the site's Development Consent for Stages 1 and 2, Blayney Shire Council requested a sewerage capacity assessment for the existing network downstream of the subject site.

Theoretical wastewater flow rates were estimated using the method in the Sewerage Code of Australia (WSA02).

A sewer hydraulic capacity assessment was carried out using DRAINS software.

Overall, the model results demonstrated that the approved and proposed development will not significantly increase the risk of sewage overflows occurring from gravity sewer manholes during wet weather conditions. The results also supported Council staff advice that there are no known existing capacity limitations or operational issues with the gravity sewerage network.


The model results demonstrate that the estimated peak wet weather flows are retained underground within the sewerage network and that the existing network is suitable for the proposed development with no increased risk sewage overflows.

Accordingly, upgrade or augmentation of Council's existing gravity sewerage network is not considered necessary to accommodate the proposed development

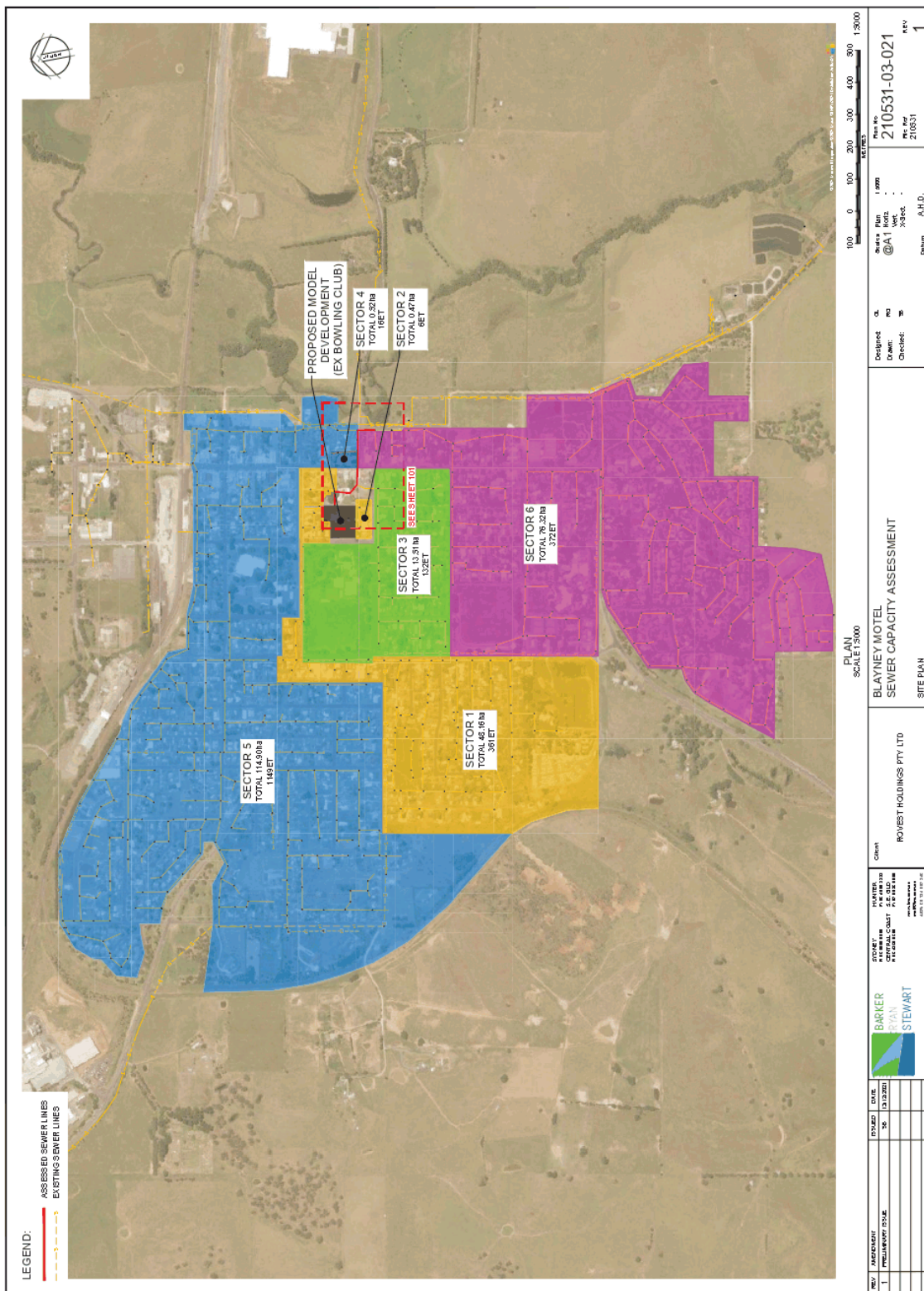
Local gravity sewerage will be required within the development as presented in Appendix A to this report.

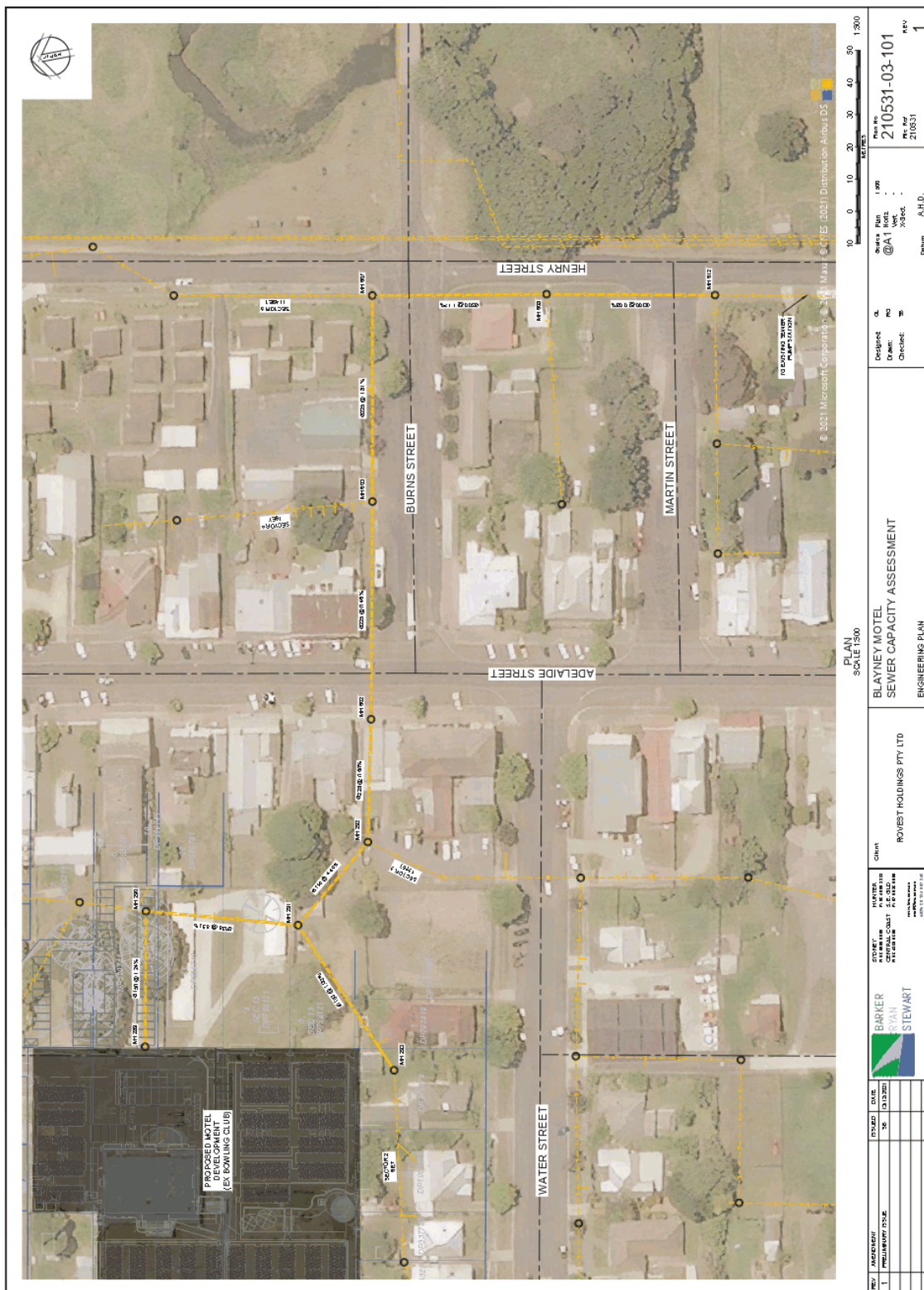
## Appendix A – Sewer Plans and Data

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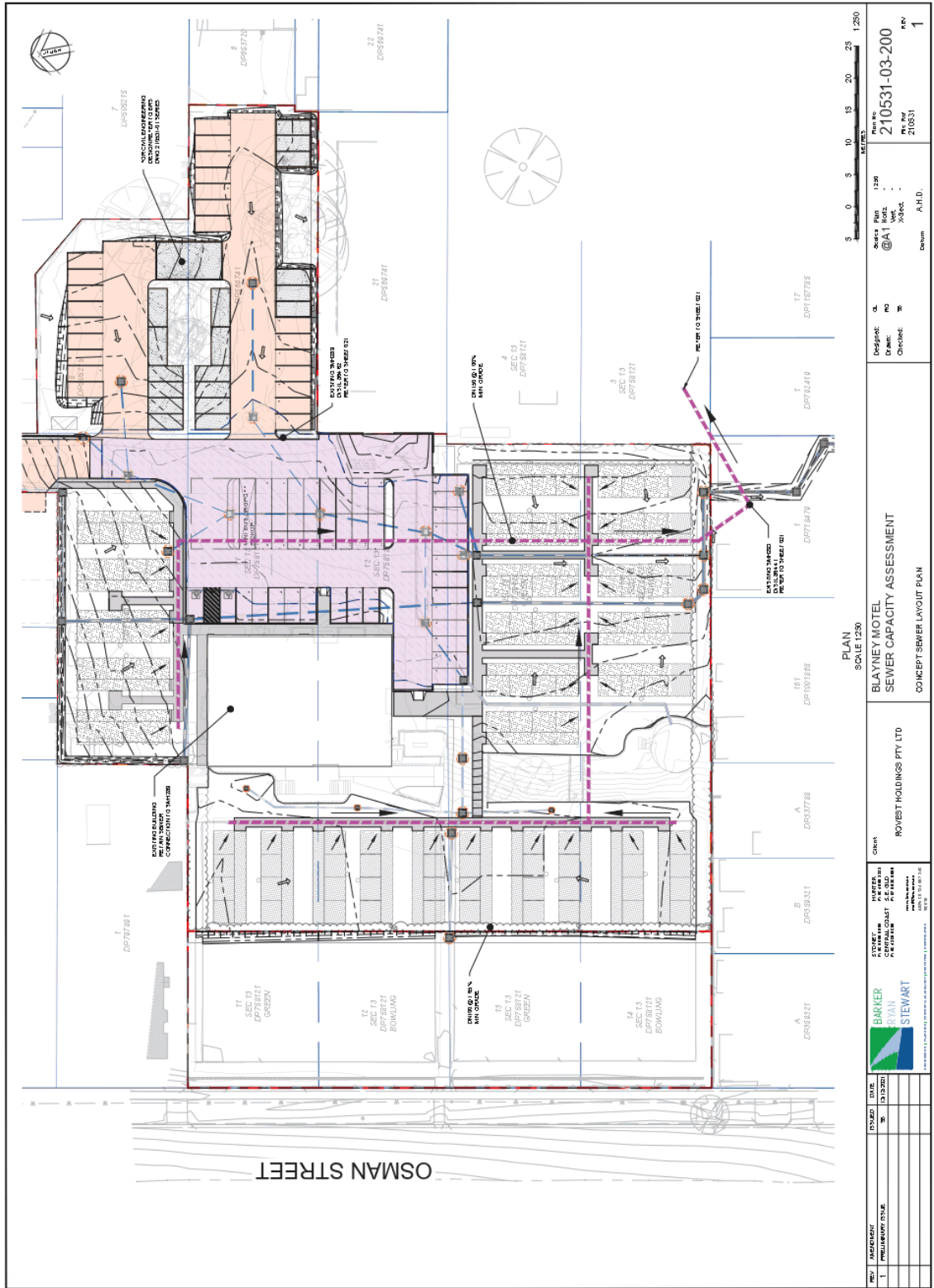
 <b>Blayney Sewer Infrastructure Location</b> Job No. 3564 Dates of Survey 4 & 5 November 2020 30th November 2021 Datums: MGA94 Zone 55 Horizontal AHD71 by SCIMS Vertical PM 35385 RL 866.932m Origin of datum Craig Jaques & Associates (Orange).									
Asset ID	MGA94 ZONE 55 EASTING (m)	MGA94 ZONE 55 NORTHING (m)	AHD71 RL TOP LID	Description of Feature	Invert (inlet)	Nominal Inlet Pipe Diameter	Invert (outlet)	Nominal Outlet Pipe Diameter	
WWPNT289	709326.91	6287524.2	865.56	SMH_SQUARE CONCRETE PIT	864.66	150mm	864.62	150mm	
WWPNT290	709368.19	6287516.11	865.75	SMH_ACCESS CHAMBER	864.01 (north)	150mm	863.99	150mm	
WWPNT291	709355.17	6287470.53	865.25	SMH_ACCESS CHAMBER	863.85 (west)	150mm	863.66	150mm	
WWPNT292	709376.49	6287444.45	864.92	SMH_ACCESS CHAMBER	862.11 (north)	150mm	862.09	225mm	
WWPNT602	709413.73	6287436.41	864.31	SMH_ACCESS CHAMBER	861.86	225mm	861.82	225mm	
WWPNT603	709480.05	6287423.43	863.1	SMH_ACCESS CHAMBER	861.51	225mm	861.44	225mm	
WWPNT607	709542.93	6287411.6	862.31	SMH_ACCESS CHAMBER	860.28 (west)	225mm	860.25	300mm	
WWPNT608	709533.31	6287358.41	862.57	SMH_ACCESS CHAMBER	859.62	300mm	859.6	300mm	
WWPNT612	709523.28	6287307.06	862.65	SMH_ACCESS CHAMBER	859.56	300mm	859.54	300mm	
WWPNT613	709512.97	6287255.12	863.15	SMH_ACCESS CHAMBER	859.37 (north)	300mm	859.26	-	
WWPNT614	709536.88	6287250.67	862.74	CENTRE 2.15m Dia. SEWER TANK AT PUMP STATION	859.17	-	-	-	
WWPNT347(293)	709302.00	6287452.91	865.4	SMH_SQUARE CONCRETE PIT	864.46 (west)	150mm	864.41 (east)	150mm	

Notes:  
 - Horizontal coordinates shown are centre of feature located as described.  
 - Nominal pipe sizes where shown have been estimated as best possible without entering the features located. Local water authority work as executed plans and records should be used for exact pipe sizes to verify those shown by survey. Where any discrepancy between survey and local water authority records is disclosed and pipe sizing is critical further investigation will be required.









## Appendix B – Wastewater Loading (Flow Rate) Calculations

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**LOADING CALCULATIONS - EXISTING CONDITION**

NHV NAME	SEGMENT NAME	INDUSTRIAL & OPEN SPACE			COMMERCIAL			INDUSTRIAL			SPECIAL USE			UPSTREAM TOTALS			TOTALS	ADVERSE A/C/L	HEIGHT FROM FLOOR	EA - FLOOR/CEILING							
		RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)	RESIDENTIAL (OTHER)											
291	292	1.74	3.5	479	0.31	48	14.88	0	0	0	10	10	6.3	1.2	1.1	153	1031	2.2	2.1	6.0	1.4627	23.4					
602	603	1.75	3.5	533	0	3.6	10	319	2.1	35	73.3	0	0	0	0	392	1443	3.0	2.6	7.8	23.7187	31.7					
607	608	3.43	3.5	1700	0.123	9.6	12	0	0	1.0	35	4.6	0	0	0	217.7	2663	7.6	2.3	11.4	40.2367	18.1					
																108.3	48.88	10.3	2.2	22.7	82.3173	103.0					

\*Values in 17/18 are NHV2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

LOADING CALCULATIONS - DEVELOPED CONDITION

NH NAME	SEGMENT NAME	RESIDENTIAL & OPEN SPACE						COMMERCIAL						INDUSTRIAL						SPECIAL USE						TOTALS						UPSTREAM TOTALS						DOWNSTREAM TOTALS																	
		RES (SINGLE DWELLING)	RES (OTHER)	RES (COMMERCIAL)	RES (INDUSTRIAL)	RES (SPECIAL USE)	RES (TOTAL)	COMM (OFFICE)	COMM (RETAIL)	COMM (INDUSTRIAL)	COMM (SPECIAL USE)	COMM (TOTAL)	IND (WAREHOUSE)	IND (MANUFACTURE)	IND (SPECIAL USE)	IND (TOTAL)	SPECIAL (SPECIAL USE)	SPECIAL (TOTAL)	TOTAL (TOTAL)	UPSTREAM (TOTAL)	UPSTREAM (SPECIAL USE)	UPSTREAM (INDUSTRIAL)	UPSTREAM (COMMERCIAL)	UPSTREAM (RESIDENTIAL)	UPSTREAM (TOTAL)	DOWNSTREAM (TOTAL)	DOWNSTREAM (SPECIAL USE)	DOWNSTREAM (INDUSTRIAL)	DOWNSTREAM (COMMERCIAL)	DOWNSTREAM (RESIDENTIAL)	DOWNSTREAM (TOTAL)																								
291	292	1.74	3.3	4.7	0.31	48	14.88	0	3.6	10	2.6	31.9	2.1	33	73.3	0	0	6.3	12.3	17	133	140	1093	2.3	2.7	6.2	18.187	24.3	140	140	140	2.3	2.7	6.2	18.187	24.3																			
602	603	1.5	3.3	5.3	0	0	0	0	3.6	10	2.6	31.9	2.1	33	73.3	0	0	6.3	12.3	17	133	140	1093	2.3	2.7	6.2	18.187	24.3	140	140	140	2.3	2.7	6.2	18.187	24.3																			
607	608	3.43	3.3	1.99	0.122	9.6	12	0	0	0	0	1.83	9.71	20.3	20.3	0	0	1.318	3.8	49	188.3	188.3	2507	7.7	2.3	17.6	51.827	74.9	2507	2507	2507	7.7	2.3	17.6	51.827	74.9																			
		<b>TOTAL</b>						<b>TOTAL</b>						<b>TOTAL</b>						<b>TOTAL</b>						<b>TOTAL</b>						<b>TOTAL</b>						<b>TOTAL</b>																	
		1813						2030						1004						1883						1883						1883						1883						1883						1883					

Values in blue are NHFZ development types of development applications.



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**Premise Australia Pty Ltd**  
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orange@premise.com.au  
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Our Ref: 220022\_LET\_007A

18 May 2022

Daniel Drum  
Manager Planning  
Blayney Shire Council  
PO Box 62  
BLAYNEY NSW 2799

Dear Daniel

**DEVELOPMENT APPLICATION MODIFICATION IN RESPECT OF DA 6/2022  
PROPOSED STAGE 3 MOTEL DEVELOPMENT AND ASSOCIATED SIGNAGE**

Please accept this letter in response to Council's email of 11 May 2022 with respect to the above matter, providing copies of DA submissions received by Council. The matters raised in those submissions are addressed below. The two submissions are differentiated by being an email and letter.

**1.1 Undated submission (IS.69983)**

For ease of reference, the numbering of the submission has been adopted below and a response provided to each issue, where required:

1. The applicant is willing to consider relocation of the rubbish bin and this will be discussed further with Council.
2. Subdivision is not proposed via this application. A separate consolidation process is occurring through NSW Land Registry Services to join all of the lots in the original plan together into a single lot. This process is ongoing and expected to be completed in the next 1-2 months.
3. The boundaries approved by stages 1-2 are now superseded by the approved modification, which removes the subdivision component. See 2 above.
4. Site access/egress priorities are being considered and will be discussed further with Council.
5. The car park design is compliant with the applicable Australian Standard.
6. An 8.8m service vehicle can enter and leave the site.
7. The building will be subject to a construction certificate and will be required to demonstrate compliance with the BCA to the satisfaction of the certifier. Volume 2 of the BCA relates to class 1 and class 10 buildings.
8. Whilst not something managed or controlled by the motel, workers involved in dirty work construction sites and mines typically have hygiene measures in place at the workplace to ensure that any potentially hazardous materials are not taken off site. This is a process managed by onsite operational plans and provides confidence that guests will not arrive on site with potentially hazardous materials on clothes or shoes.



9. The building will be subject to a construction certificate and will be required to demonstrate compliance with the BCA to the satisfaction of the certifier including adequate provision of disabled accessible units.
10. This comment is not clear. We are not aware of any BCA obligation requiring this.
11. This comment is not a clear. We assume the SEE was made available by Council for comment.
12. For Council to comment.
13. The building will be subject to a construction certificate and will be required to demonstrate compliance with the BCA to the satisfaction of the certifier.

**1.2 Email submission dated 21 March 2022 (IS.70015)**

For ease of reference, the numbering of the submission has been adopted below and a response provided to each issue, where required:

1. Site access/egress priorities are being considered and will be discussed further with Council.
2. The applicant is willing to work with neighbours with respect to the final arrangement of fencing. A representative of the applicant will make contact with the northern and southern neighbours to discuss their requests.
3. The applicant is willing to consider relocation of the rubbish bin and will have further discussions with Council about this.

The general comment of support is noted and appreciated.

If you have any questions regarding the contents of this letter, please do not hesitate to contact the undersigned via phone: (02) 6393 5000 or email: [david.walker@premise.com.au](mailto:david.walker@premise.com.au)

Regards,

**Premise Australia Pty Ltd**

A handwritten signature in black ink, appearing to read "D Walker".

**David Walker**

**General Manager – Central West and Town Planning Lead**

**Attachments:**

**Error! Reference source not found.:** Revised layout with updated kerb lines



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**Premise Australia Pty Ltd**  
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Our Ref: 220022\_LET\_007B

29 July 2022

Claire Johnstone  
Manager Planning  
Blayney Shire Council  
PO Box 62  
BLAYNEY NSW 2799

Dear Daniel

**DEVELOPMENT APPLICATION MODIFICATION IN RESPECT OF DA 6/2022  
PROPOSED STAGE 3 MOTEL DEVELOPMENT AND ASSOCIATED SIGNAGE**

Please accept this further letter in response to Council's email of 11 May 2022 with respect to the above matter, providing copies of DA submissions received by Council, updated on the 29 July 2022. The matters raised in those submissions are addressed below. The two submissions are differentiated by being an email and letter. This letter has been updated to assign the correct submission numbers to the below commentary. Apologies for the confusion.

**1.1 Undated submission (IS.70015)**

For ease of reference, the numbering of the submission has been adopted below and a response provided to each issue, where required:

1. The applicant is willing to consider relocation of the rubbish bin and this will be discussed further with Council.
2. Subdivision is not proposed via this application. A separate consolidation process is occurring through NSW Land Registry Services to join all of the lots in the original plan together into a single lot. This process is ongoing and expected to be completed in the next 1-2 months.
3. The boundaries approved by stages 1-2 are now superseded by the approved modification, which removes the subdivision component. See 2 above.
4. Site access/egress priorities are being considered and will be discussed further with Council.
5. The car park design is compliant with the applicable Australian Standard.
6. An 8.8m service vehicle can enter and leave the site. The site has been designed to ensure that the stage 3 portion of the site can be accessed by light vehicles and required service vehicles (up to 8.8m in length). It is however noted that, through sharing of arrangements with stage 1, service vehicles should not need to enter the stage 3 portion of the site. Notwithstanding, the site can accommodate these if required.
7. The building will be subject to a construction certificate and will be required to demonstrate compliance with the BCA to the satisfaction of the certifier. Volume 2 of the BCA relates to class 1 and class 10 buildings.



8. Whilst not something managed or controlled by the motel, workers involved in dirty work construction sites and mines typically have hygiene measures in place at the workplace to ensure that any potentially hazardous materials are not taken off site. This is a process managed by onsite operational plans and provides confidence that guests will not arrive on site with potentially hazardous materials on clothes or shoes.
9. The building will be subject to a construction certificate and will be required to demonstrate compliance with the BCA to the satisfaction of the certifier including adequate provision of disabled accessible units.
10. This comment is not clear. We are not aware of any BCA obligation requiring this.
11. This comment is not a clear. We assume the SEE was made available by Council for comment.
12. For Council to comment.
13. The building will be subject to a construction certificate and will be required to demonstrate compliance with the BCA to the satisfaction of the certifier.

**1.2 Email submission dated 21 March 2022 (IS.69983)**

For ease of reference, the numbering of the submission has been adopted below and a response provided to each issue, where required:

1. Site access/egress priorities are being considered and will be discussed further with Council.
2. The applicant is willing to work with neighbours with respect to the final arrangement of fencing. A representative of the applicant will make contact with the northern and southern neighbours to discuss their requests.
3. The applicant is willing to consider relocation of the rubbish bin and will have further discussions with Council about this.

The general comment of support is noted and appreciated.

If you have any questions regarding the contents of this letter, please do not hesitate to contact the undersigned via phone: (02) 6393 5000 or email: [david.walker@premise.com.au](mailto:david.walker@premise.com.au)

Regards,

**Premise Australia Pty Ltd**

A handwritten signature in black ink, appearing to read "D Walker".

**David Walker**  
**General Manager – Central West and Town Planning Lead**



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## 1. Draft Conditions of Consent

### Approved Plans

#### 1. Development In Accordance with Approved Plans & Documentation

Development is to take place in accordance with:

Plan / Doc No.	Plan / Doc Title	Prepared by	Issue	Date
220022/SEE	Statement of Environmental Effects, including: Appendix A Project Drawings Appendix B BSC Specialist Heritage Advice Appendix C Sewer Capacity Assessment Report (4 August 2022)	Premise	002C	29.07.2022
A001	Title, Site Locality and Schedule of Drawings	Premise	E	17.06.2022
A002	Existing Site Plan	Premise	E	17.06.2022
A003	Proposed Site Plan	Premise	E	17.06.2022
A004	Building Plan & Typical Room Plans	Premise	E	17.06.2022
A005	Elevations	Premise	E	17.06.2022
A006	View 01	Premise	E	17.06.2022
A007	View 02	Premise	E	17.06.2022
A008	View 03	Premise	E	17.06.2022
A009	View 04	Premise	E	17.06.2022
A010	View 05	Premise	E	17.06.2022
A011	View 06	Premise	E	17.06.2022
A012	Schedule of External Materials	Premise	E	17.06.2022
220022_LET_007B	Letter - Response to public submissions	Premise		29.07.2022

as amended in accordance with any conditions of this consent.

*NOTE: Any modifications to the proposal shall be the subject of an application under Section 4.55 of the Environmental Planning and Assessment Act, 1979.*

### Prescribed Conditions

#### 2. Building Code of Australia

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

#### 3. Identification of Site

The developer is to provide a clearly visible sign to the site stating:

- a) Unauthorised entry to the worksite is prohibited;

- b) Street number or lot number;
- c) Principal contractor's name and licence number; or owner builders permit number;
- d) Principal contractor's contact telephone number/after-hours number;
- e) Identification of Principal Certifying Authority, together with name, address & telephone number.

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

#### **4. EXCAVATION WORK**

Where any excavation work on the site extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- a) Protect and support the adjoining premises from possible damage from the excavation, and
- b) Where necessary, underpin the adjoining premises to prevent any such damage.

<b>Prior to Issue of a Construction Certificate</b>
---

#### **5. Engineering Plans**

Prior to the issue of a Construction Certificate, the applicant is to submit to the Principal Certifying Authority an electronic copy (in an appropriate digital format) of the necessary engineering plans, specifications and calculations to demonstrate that the physical works required in accordance with Conditions 6, 7, 8, 33, 34, 35, 36, 37, 38, 39 and 43 will comply with the *WBC Guidelines for Engineering Works*.

#### **6. Exit Driveway Design**

Prior to the issue of a Construction Certificate, the applicant is to submit plans to the Principal Certifying Authority for approval demonstrating that that the design of the exit driveway to the site:

- a) complies with the *WBC Guidelines for Engineering Works*, and
- b) includes the provision of stop sign and appropriate traffic calming measures to ensure exiting vehicles become stationary and will have a full view of pedestrian traffic before crossing the footway.

#### **7. Soil & Water Management Plan**

Prior to the issue of a Construction Certificate, the applicant is to submit to the Principal Certifying Authority a Soil and Water Management Plan for the site in accordance with *WBC Guidelines for Engineering Work*.

*Note 1: No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until such time as the plan has been approved by Council and the measures detailed in the plan are in place prior to works commencing.*

*Note 2: The measures detailed in the plan are to remain in place until all landscaping is completed.*

**8. Stormwater Report and Drainage Design**

Prior to the issue of a Construction Certificate, the applicant is to submit to the Principal Certifying Authority a stormwater report and drainage design for the proposed development. The report and design must be prepared in accordance with the *WBC Guidelines for Engineering Work* and adequately demonstrate that post-development flows will not exceed pre-development flows.

**9. Landscape Plan**

Prior to the issue of a Construction Certificate, the applicant is to submit to the Principal Certifying Authority a detailed landscaping plan that includes, as a minimum, the following detail:

- a) Retention of the existing street tree on Osman Street adjacent to site egress.
- b) Retention of the western boundary fence (and associated landscape treatments), which is required to be constructed for screening purposes.
- c) Retention of the 4 x existing pencil pines at the pedestrian entrance to the development on Osman Street.
- d) A statement which identifies why the proposed landscape installations are appropriate within the context of the Blayney Heritage Conservation Area.
- e) A detailed plan and schedule of landscape species to be used which are suitable to the local climate.
- f) A detailed plan and schedule of street tree species to be used for the Osman Street frontage of the development site and as agreed to by Blayney Shire Council.
- g) Details of proposed upgrades to the existing dividing boundary fences shared with the properties at 29 – 33 Water Street Blayney, and 64 Osman Street, Blayney and as agreed to by relevant property owners.

**10. Electrical and telecommunication authorities – building**

Prior to the issue of a Construction Certificate, the applicant is to submit to the Principal Certifying Authority evidence that arrangements have been made for the provision of electrical power, and telephone lines, OR underground electrical power and telephone lines respectively, to fully service the development to the satisfaction of the relevant electrical and telecommunications authorities.

**11. Fire Engineer's Report**

Prior to the issue of a Construction Certificate, the applicant is to submit to the Principal Certifying Authority a report from a NSW Fair Trading Accredited Fire Engineer addressing Clause EP1.3 (Fire hydrants) of the Building Code of Australia (Volume 1). All of the recommendations of the Report shall be implemented during construction and prior to the occupation of the motel.

**12. Signage**

Prior to the issue of the Construction Certificate, the applicant is to submit to the Principal Certifying Authority plans evidence that:

- a) the existing pylon sign support column is structurally adequate for its intended purpose, and
- b) the design of the proposed new 1m x 1m signage will include adjustable illumination

- c) any lighting associated with the proposed new 1m x 1m signage will be installed in accordance with Australian Standard 4282:2019 Control of the obtrusive effects of outdoor lighting.

### **13. Contributions**

Prior to the issue of the Construction Certificate, the applicant is to make payment of Development Contributions to Blayney Shire Council in accordance with the Blayney Shire Council Local Infrastructure Contributions Plan 2013.

*Note 1 The contributions to be paid are currently 1% of the cost of development.*

*Note 2 The amount payable would be recalculated on the basis of the contribution rates that are applicable at the time of payment.*

*Note 3 Evidence of payment of the contributions is to be provided to the Principle Certifying Authority prior to the issue of the Construction Certificate.*

*Note 4 A copy of the Blayney Shire Council Local Infrastructure Contributions Plan 2013 can be downloaded from Blayney Shire Council's website.*

### **14. Plan of Management**

Prior to the issue of the Construction Certificate, the applicant is to submit a Plan of Management to the Principal Certifying Authority which addresses the following objectives:

- Ensuring the premises are managed to an acceptable standard and to ensure the accommodation meets the needs of guests, owners, stake holders, neighbours and the community in general;
- Ensuring operation of the site meets demands of the clientele while minimising impacts of local community;
- Ensuring the operational guidelines meet requirements for use of public areas that reduce impacts on other guests and the local community;
- Ensuring written records of management practices, standards and procedures are available for to all relevant parties;
- Providing a system by which standards, procedures and systems can be monitored and improved to ensure satisfaction of all stakeholders;
- Ensuring all areas of safety meet the standards as set by Government; and
- Ensuring the behaviours of both guests and those in the vicinity of the site are in keeping with standards as set down by those in the local community.

The Plan of Management must include a methodology to demonstrate how the following matters will be addressed to ensure that the facility is operated within acceptable limits:

- Maximum capacity of the premises;
- On line booking system which can be accessed via the general public via the internet;
- Register identifying the purpose of each tenants overnight stay;
- Operations and activities;
- Management responsibilities;
- Staffing;
- Security;
- Accommodation standards and guest rules;
- Car parking;

- Noise minimisation;
- Stakeholder liaison;
- Complaints and complaints book; and
- Contact details for the on-site manager.

In addition, the Plan of Management must include:

- details to confirm that the operator will establish telephone complaints hot line for the purpose of receiving complaints from members of the public in relation to activities conducted on-site or by vehicles associated with the site.
- details of the complaints hotline are to be provided to adjoining owners and any property within 50m of the property boundary prior to the commence of any works.
- details to confirm that the operator will prepare annual reports. Each annual report must provide a detailed overview of the operation of the facility for the previous 12 months, including details outlining how each requirement of the Plan of Management has been met.
- Requirements for the preparation of a report for submission to Blayney Shire Council on an annual basis (commencing from first use of the facility). As a minimum the annual report must detail
  - a. If a requirement of the Plan of Management was not met,
  - b. A record of any complaints received, including the time / date; the manner in which the complaint was addressed and whether or not the complaint was resolved.

#### **15. Tree Protection Plan**

Prior to the issue of a Construction Certificate, the applicant is to submit to the Principal Certifying Authority a Tree Protection Plan that is prepared in accordance with *AS4970-900 Protection of trees on development sites*. The Tree Protection Plan must show how the existing street tree on Osman Street adjacent to the egress driveway will be protected during all construction activities associated with the proposed development.

### **Prior to Works Commencing**

#### **16. Construction Certificate – Engineering Works**

Prior to the commencement of any works, the applicant is to obtain a Construction Certificate from either Blayney Shire Council or an Accredited Certifying Authority for the engineering work required by conditions 6, 7, 8, 33, 34, 35, 36, 37, 38, 41 and 43. The application for the Construction Certificate must demonstrate that the design of the physical works will be in accordance with WBC Guidelines for Engineering Works.

*Note: Where Blayney Shire Council is the Principal Certifying Authority in relation to engineering works fees will be payable in accordance with Council's Revenue Policy.*

#### **17. Construction Certificate – Building Works**

Prior to the commencement of any works, the applicant is to obtain a Construction Certificate from either Blayney Shire Council or an Accredited



Certifying Authority for the proposed motel building. Where Blayney Shire Council is not the Principal Certifying Authority, a copy of the Construction Certificate is to be submitted to Council prior to the commencement of works.

**18. Boundary Survey**

Prior to the pouring of any footings or any in-situ reinforced concrete building element, the applicant is to submit to the Principal Certifying Authority a copy of certification from a registered surveyor confirming that the proposed building is setback from the boundaries of the property boundaries in accordance with the approved building plans.

**19. Commencement of Work and Appointment of PCA**

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

**20. Traffic Guidance Scheme**

Prior to the commencement of work, the applicant is to prepare a Traffic Guidance Scheme that provides the necessary direction to traffic or pedestrian movement through or past the work site. The Traffic Management Plan is to be prepared by a suitably qualified person in accordance with the provisions of the relevant Australian Standards is to be submitted to Blayney Shire Council (as the roads authority) for approval prior to its implementation.

**21. Public Liability Insurance**

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

**22. Acoustic Report**

Prior to the commencement of any works, the applicant is to submit to the Principal Certifying Authority an acoustic report (prepared by a suitably qualified acoustic consultant) that demonstrates that all mechanical services to be utilised on the development site would not have a noise impact greater than 5dBA LAeq (15m minutes) on any sensitive receiver (i.e. a dwelling and its associated private open space) during any period under full operation of all mechanical services.

**During Construction**

**23. Critical Stage Inspections**

The applicant must arrange for the building works to be inspected by Council at the times specified below:

- a) After excavation for, and prior to the placement of, any footings;

- b) In the case of a swimming pool, as soon as practicable after the barrier (if one is required under the Swimming Pools Act 1992) has been erected;
- c) Prior to pouring any in-situ reinforced concrete building element;
- d) Prior to covering of the framework for any floor, wall, roof or other building element;
- e) Prior to covering waterproofing in any wet areas;
- f) Prior to covering any stormwater drainage connections; and
- g) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building

Where Blayney Shire Council is required to carry out inspections the principal contractor for the building site, or owner builder, must notify Council at least 48 hours before each required inspection needs to be carried out. Failure to obtain an inspection of the works at the times specified above may prevent an Occupation Certificate being issued for the development.

#### **24. Naturally Occurring Asbestos**

If Naturally Occurring Asbestos is identified, and it is likely to be affected by the proposed works, Clause 432 of the *Work Health and Safety Regulations 2017* (as amended) requires that a site-specific Asbestos Management Plan must be prepared in accordance with the regulations and the *Model Asbestos Policy for NSW Councils (2015)* (as amended).

If Naturally Occurring Asbestos is identified, no further works may be undertaken until an Asbestos Management Plan is prepared to the satisfaction of the Blayney Shire Council Department of Planning and Environmental Services.

#### **25. Hours for Construction or Demolition**

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

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

#### **26. Rubbish and Debris**

All rubbish and debris associated with the development, including that which can be windblown, must be contained on site in a suitable container at all times. The container shall be erected on the development site prior to work commencing. Materials, sheds or machinery to be used in association with the development must be stored and stacked wholly within the worksite unless otherwise approved by Council.

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

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

#### **27. Toilet Facilities**

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

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

**28. Excavations and Backfilling**

All excavation and backfilling associated with the erection/demolition of the building must be:

- a) executed safely and in accordance with appropriate professional standards, and
- b) properly guarded and protected to prevent them from being dangerous to life or property.

**29. Erosion and Sediment Control**

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

*Note 1: All erosion and sediment control measures must be in place prior to earthworks commencing.*

*Note 2: Copies of the above Policy are available from Council’s Environmental Planning and Building Services Department.*

**30. Drain Building Surrounds**

The ground surrounding the building shall be graded and drained to ensure that all surface and seepage water is diverted clear of buildings on the site and clear of adjoining properties. Permanent surface or subsoil drains or a combination of both shall be provided to all excavated areas, hard standing areas and depressions. The invert of such drains shall be a minimum of 200 mm below the finished floor level and shall have a minimum grade of 1:100 to the approved storm water disposal location. This work shall be carried out following the installation of the roof gutter & down pipes, and prior to the final inspection.

**31. Outdoor lighting**

All outdoor lighting must be installed in accordance with Australian Standard 4282:2019 Control of the obtrusive effects of outdoor lighting. Upon installation, certification of the manufacturer must be submitted to the Principal Certifying Authority to confirm that all outdoor lighting complies with AS4282:2019.

**32. Engineering Inspections**

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

A	Drainage	* After laying of pipes and prior to backfill; * Pits after rendering openings and installation of step irons.
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B	Sewerage	* After laying of pipes and prior to backfill; * Main - air pressure testing; * Manhole - water test for infiltration, exfiltration.
C	Concrete Footway Crossings	* After placing of formwork and reinforcement, and prior to concrete placement;
D	Erosion and Sediment Control	* Prior to the installation of erosion measures.
E	All Development	* Practical completion.

**33. Footway Crossing – Square**

Minimum 3m wide vehicular crossings over the footway adjacent to the proposed ingress/egress points are to be designed and constructed in accordance with *WBC Guidelines for Engineering Works*. Further, the applicant is to obtain a Compliance Certificate pursuant to Section 6.16 of the Environmental Planning and Assessment Act as amended, **or inspection report**, at the completion of construction of the footway crossing, from Council or an accredited certifying authority, certifying that the works have been completed in accordance with the *WBC Guidelines for Engineering Works* and that the levels are in accordance with those issued.

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

**34. Separate Access Width**

The proposed entrance and exit are to have minimum widths of 3 metres at the property line.

**35. Car Parking and Access**

Off street car parking is to be provided in accordance with the approved plans, including:

- a) A minimum of 2 spaces, separately delineated and individually marked, are to be provided for persons that are access impaired. The car parking spaces together with continuous paths of travel to the main entry of the premises, or reasonable equivalent are to be constructed in accordance with AS 1428 and AS/NZS 2890.6 and the Building Code of Australia.
- b) All car parking spaces are to be line-marked and sealed with a hard standing all weather material, and maintained at all times.
- c) All internal roads shall be constructed of hard standing, all-weather material and shall be maintained at all times.

**36. Pave and Linemark**

All parking and/or loading bays shall be permanently marked out on the pavement surface with loading bays and visitor parking facilities being clearly indicated by means of appropriate signs to facilitate the orderly and efficient use of on-site parking and loading/unloading facilities.

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

**37. Entrance and exit signage**

The vehicular entrance and exit driveways and the direction of traffic movement within the site shall be clearly indicated by means of signs and pavement markings to ensure that clear direction is provided to the drivers of vehicles entering and leaving the premises.

**38. Carpark Lighting**

All vehicular manoeuvring and parking areas are to have exterior lighting installed. The exterior lighting shall be designed and installed so that no obtrusive light will be cast onto any adjoining property.

*Note: Compliance with Australian Standard AS4282 "Control of the Obtrusive Effects of Outdoor Lighting" will satisfy this condition.*

**39. Access to manholes**

Access to any sewer manholes on the subject land is not to be obstructed in any way.

*Note: Any alterations to the existing manhole/s or adjustments in height to the existing manhole/s are to be at the applicant's cost.*

**40. Site Management**

The site shall be managed so that:

- (a) No additional filling shall be placed on the land which may impede the flow of flood waters;
- (b) Any clearing or drainage activities shall not alter the drainage patterns across the site;
- (c) No landscaping or similar type structures shall be installed which will inhibit the flow of flood waters;
- (d) Any plant or goods stored upon the site shall be stored in a manner which will not allow pollution of the flood waters;
- (e) All actions shall be taken upon the site which will minimise the effect of the property upon the flood waters.

**41. Inter allotment Drainage**

All road and inter allotment drainage is to be conveyed to Council's underground drainage network in Water Street in accordance with *WBC Guidelines for Engineering Works*.

**42. Water Supply**

The applicant is required to obtain a certificate from Central Tablelands Water certifying that all works, fees and charges required in connection with the provision of a separate water service to the development has been undertaken and complied with in full. The certificate shall include all relevant works verified by appropriate inspections, fees and charges that are currently being applied at the time of the issue of the Occupation Certificate for the development.

**43. Sewer Supply**

The applicant is required to obtain an Engineering Compliance Certificate from Blayney Shire Council, certifying that all works fees and charges required in connection with the provision of sewerage to the development have been undertaken and complied with in full. The certificate shall include all relevant

works verified by appropriate inspections, fees and charges that are currently being applied at the time of issue of the Occupation Certificate.

*Note 1 Separate connections to the reticulated sewer supply system must be physically provided to the proposed motel in accordance with the WBC Guidelines for Engineering Works.*

*Note 2 All monetary contributions in relation to the augmentation of reticulated sewerage must be paid in full to Blayney Shire Council prior to the issue of the Occupation Certificate from Council or the Accredited Certifying Authority.*

**44. Drainage**

Plumbing work is to be carried out so that the proposed motel has a separate drainage service connected to Council's sewer main within the boundaries of the site, in accordance with the Local Government (Approvals) Regulation 1999.

**45. Relocation of Utility Services**

The applicant is to relocate any utility services if required, at no cost to Blayney Shire Council.

<b>Section 68 Requirements</b>
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**46. Licensed Plumber (During Construction)**

All plumbing and drainage work shall be carried out by a licensed plumber and drainer and to the requirements of AS/NZS 3500 and the Plumbing Code of Australia.

**47. Notice of Plumbing Work (Prior to the commencement of works)**

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

**48. Inspections**

Forty – eight (48) hours notice shall be given to Council for inspection of the following:

- a) Internal and external drainage lines, prior to backfilling. The licensed plumber/drainage shall be on site at the time of the inspection, and the drainage lines shall be charged;
- b) Hot and cold water at rough-in; and
- c) Completion.

**49. Prior to issue of an Occupation Certificate**

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

**Prior to Issue of Occupation Certificate**

**50. Compliance Certificate – Engineering Works**

The applicant is to obtain a Compliance Certificate pursuant to Section 6.16 of the Environmental Planning and Assessment Act 1979, as amended, **or inspection report** from either Council or an accredited certifying authority, certifying that the engineering work required by conditions 6, 7, 8, 33, 34, 35, 36, 37, 38, 41 and 43 have been constructed in accordance with the approved plans and *WBC Guidelines for Engineering Works*.

*Note: Where Council is the Certifying Authority in relation to engineering works fees will be payable in accordance with Council's Revenue Policy.*

**51. Easement for Inter-allotment stormwater drainage**

Prior to the issue of the Occupation Certificate, the applicant is to provide evidence to the Principal Certifying Authority that an easement for interallotment stormwater drainage, benefiting the development site, has been registered on the title to Lot 1 DP 718479, 37 Water Street Blayney.

**52. Works as Executed Plan**

Prior to the issue of the Occupation Certificate, the applicant is to submit to Council an electronic copy of the works as executed plans for the works required by Conditions 41 and 44 in AutoCAD 2000 format. Further, the works are to comply with WBC Guidelines for Engineering Works.

**53. Plan of Consolidation**

Prior to the issue of the Occupation Certificate, the applicant is to provide evidence to the Principal Certifying Authority that a plan of consolidation of Lots 11, 12, 13 and 14 Section 13 DP 758121, Lot 1 DP 162646, Lot 8 DP 505215, Lot 20 DP 569741, Lot 10 DP 1114679 has been registered with NSW Land Registry Services. The final plan should also detail appropriate easements over existing and proposed service locations to the satisfaction of the relevant service authority.

**54. Occupation Certificate**

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

<b>Ongoing Matters</b>
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**55. Approved Use**

The approved building must not be used for any other purpose other than the approved use (i.e. a motel building). Any proposed change of use shall only be permitted with the consent of Council.

**56. Plan of Management**

The requirements of the approved Plan of Management must be adhered to at all times.

**57. Clearance from Power Lines**

Clearance from power lines is to be provided during and after construction. Minimum distances from power lines are to be maintained in accordance with the requirements of the relevant service authority.

**58. Annual Fire Safety Certificate**

For every 12 month period after the issue of the Final Fire Safety Certificate the owner/agent of the building must provide the Council and the Commissioner of NSW Fire Brigades with a copy of an Annual Fire Safety Statement certifying that each specified fire safety measure is capable of performing to its specification.

Where any essential services are installed in the building a copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of Fire and Rescue NSW. A further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.

**59. Premises in a clean and tidy state**

The premises shall be maintained in a clean and tidy state at all times.

**60. Garbage storage**

All domestic garbage generated by the use of the proposed motel must be disposed of immediately to the approved garbage storage and collection area. Temporary storage of garbage within the grounds of the approved motel is not permitted at any stage.

**61. Car parking areas not to be used for another purpose**

All car parking spaces, loading and unloading areas, vehicle manoeuvring, and driveway areas must not be used for the storage of any goods or materials and must be available for their intended use, at all times.

**62. Ingress/Egress**

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



<b>Advisory Notes</b>
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**63. Compliance with the Building Code of Australia (Volume 2)**

The following is required to ensure that the building complies with the Building Code of Australia (Volume 1):

- a) The frame and roof must be designed for a snow load in accordance with AS/NZS 1170.3-2003 in Part 1.4; and
- b) Structural engineer's plans and details for the floor slab to indicate compliance with Australian Standard AS2870 are to be submitted with the Construction Certificate Application.

**64. Notice of Commencement**

Notice of commencement of building works must be lodged on the NSW Planning Portal at least 2 days before any work commences on the site.

**65. Sewerage Headworks**

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

**66. Water Headworks**

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

**67. Aboriginal Objects**

If, during work, an Aboriginal object is uncovered then work is to cease immediately and the Office of Environment and Heritage is to be contacted urgently. Under the National Parks and Wildlife Act 1974 it is an offence to harm an Aboriginal object or place without an 'Aboriginal heritage impact permit' (AHIP). Before making an application for an AHIP, the applicant must undertake Aboriginal community consultation in accordance with clause 60 of the National Parks and Wildlife Regulation 2019.