



18 June 2025

Dear Councillor,

Your attendance is requested at an Ordinary Council Meeting of the Blayney Shire Council to be held in the Chambers, Blayney Shire Community Centre on Monday, 23 June 2025 at 6.00pm for consideration of the following business -

- (1) Livestreaming Video and Audio Check
- (2) Acknowledgement of Country
- (3) Recording of Meeting Statement
- (4) Statement of Ethical Obligations
- (5) Apologies for non-attendance
- (6) Disclosures of Interest
- (7) Public Forum
- (8) Mayoral Minute
- (9) Confirmation of Minutes
  - (a) Ordinary Council Meeting held on 27.05.25
- (10) Matters arising from Minutes
- (11) Reports of Staff
  - (a) Executive Services
  - (b) Corporate Services
  - (c) Infrastructure Services
  - (d) Planning and Environmental Services
- (12) Delegates Reports
- (13) Closed Meeting

Mark Dicker  
**General Manager**

## **Meeting Calendar 2025**

### **June**

<b><u>Time</u></b>	<b><u>Date</u></b>	<b><u>Meeting</u></b>	<b><u>Location</u></b>
2.00pm	20 June 2025	Central Tablelands Weeds Authority Meeting	Bathurst
6.00pm	23 June 2025	Council Meeting	Community Centre
9.00am	24-27 June 2025	National General Assembly	Canberra
8.30am	25 June 2025	Orange 360 Board Meeting	Orange

### **July**

<b><u>Time</u></b>	<b><u>Date</u></b>	<b><u>Meeting</u></b>	<b><u>Location</u></b>
6.00pm	22 July 2025	Council Meeting	Community Centre
12.00pm	30 July 2025	Central NSW JO Board Meeting	Canberra

### **August**

<b><u>Time</u></b>	<b><u>Date</u></b>	<b><u>Meeting</u></b>	<b><u>Location</u></b>
8.30am	8 August 2025	Country Mayors	Sydney
6.00pm	11 August 2025	McPhillamy's CCC Meeting	Community Centre
4.00pm	13 August 2025	NSW Rural Fire Service Canobolas Zone Liaison Committee Meeting	Cowra
9.00am	14 August 2025	Audit, Risk and Improvement Committee Meeting	Community Centre
10.00am	15 August 2025	Traffic Committee Meeting	Community Centre
10.00am	20 August 2025	Central Tablelands Water Meeting	Blayney
2.00pm	22 August 2025	Central Tablelands Weeds Authority Meeting	Bathurst
6.00pm	26 August 2025	Council Meeting	Community Centre

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**HELD ON MONDAY 23 JUNE 2025**

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## **LIVE STREAMING OF COUNCIL MEETINGS**

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

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

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

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

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

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

## **STATEMENT OF ETHICAL OBLIGATIONS**

Councillors are reminded of their oath or affirmation of office made under section 233A of the Local Government Act and their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.



**01) MAYORAL MINUTE - BLAYNEY SHIRE COUNCIL SUBMISSION TO THE SELECT COMMITTEE ON PFAS CONTAMINATION IN WATERWAYS AND DRINKING WATER SUPPLIES THROUGHOUT NSW**

**Author:** Councillor Reynolds Bruce Reynolds

**File No:** EM.RP.3

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**Recommendation:**

That the report from the Mayor updating Council on the Blayney Shire Council submission to the select committee on PFAS contamination in waterways and drinking water supplies throughout New South Wales be noted.

**Item:**

The Blayney Waste Facility has been operating for around 100 years at the current site. Council was informed in late 2024 that the level of emissions of PFAS from the waste facility were elevated.

Further testing was conducted and these results showed there were elevated levels of PFAS downstream of the waste facility in the creek and in a water storage tank, coming from the Blayney livestock drought bore. The levels of PFAS were above those acceptable to the state Environment Protection Authority (EPA).

Blayney Shire Council has temporarily closed the Blayney bore and stopped depositing in a landfill cell while levels are monitored and investigations take place into long term control measures.

Council has since place a submission to the NSW Upper House Inquiry into PFAS contamination in waterways and drinking water supplies throughout New South Wales.

The submission highlights initial investigation into the issue would cost \$90,000, while ongoing monitoring would be at least \$20,000 per year.

The bill for on-site treatment of run-off from the tip to remove PFAS is expected to be more than \$400,000.

There will also be the cost of creating a new cell at the waste facility if Council is not allowed to use the current cell. The overall cost in coming years could well be around \$2 million to manage the PFAS issue.

To me it seems unreasonable that a small rural council operating a very small landfill must pay the price for what is a societal issue that has existed in excess of 50 years.

While Council has applied for grant funding from the EPA of around \$250,000, ratepayers would ultimately pay for the problem.

It appears completely at odds with the polluter pays principle.

The PFAS issue needs to be addressed by government while it considered the wider impact on councils and residents across NSW.

The impacts of allowing the products to be used for decades and most PFAS products are still legal should not be borne by our community.

The submission to the inquiry follows.

**Enclosures (following report)**

1 Submission

5 Pages

**Attachments (separate document)**

Nil



#### Blayney Shire Council

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15 May 2025

The Chair

Select Committee on PFAS Contamination in Waterways and Drinking Water Supplies Throughout New South Wales

Lodged via email: [pfas@parliament.nsw.gov.au](mailto:pfas@parliament.nsw.gov.au)

### **BLAYNEY SHIRE COUNCIL SUBMISSION TO THE INQUIRY INTO PFAS CONTAMINATION IN WATERWAYS AND DRINKING WATER SUPPLIES THROUGHOUT NEW SOUTH WALES**

Thank you for the opportunity to provide a late submission to the parliamentary inquiry into PFAS contamination in waterways and drinking water supplies throughout NSW.

The two terms of reference relevant to this submission are:

- (d) the adequacy and effectiveness of government engagement with and support for communities disproportionately affected by PFAS contamination, including First Nations communities
- (f) the health, environmental, social, cultural and economic impacts of PFAS

### **KEY POINTS**

- Blayney Shire Council is struggling to comprehend, why there is a need to spend hundreds of thousands of dollars in capital and annual ongoing operational expenditure for an end of life issue caused by products freely available in society for over 50 years. This is completely at odds with the polluter pays principle.
- The guideline value applied by the EPA for Blayney Shire Council in this instance is the far more stringent 99% species protection – high conservation value systems.
- Given the receiving environment is not a pristine high conservation system, the 95% criteria appears more reasonable in this circumstance.
- The PFAS National Environmental Management Plan does indicate that “jurisdictional guideline values may be developed, or site-specific guideline values for specific catchments based on reference sites” but the EPA has not done so.

- No guaranteed government support for Councils to deal with this emerging problem from Council waste facilities.

## **DETAILS AND BACKGROUND**

Blayney Shire council operates a small rural landfill situated a short distance from the Blayney Township. It has been in operation for over 100 years and is subject to an Environment Protection licence overseen by the NSW Environment Protection Authority (NSW EPA).

There are legacy issues associated with a site that has operated for such a long period and Council has been working with the EPA to ensure the facility continues to operate in an environmentally sustainable manner and within the requirements of its Environment Protection Licence.

Council has recently carried out engineering works to ensure leachate is captured within the landfill site. This is currently being stored onsite at a great cost to Council. Council has applied for funding to put in place a leachate treatment system at the waste facility to reduce any potential discharge from the site.

Blayney Shire Council has recently been subjected to significant financial impacts because of the identification on PFAS in the water downstream of the waste facility. Council believes to this point the costs may not have been fully understood in the PFAS debate. Council believes that this matter should be brought to the attention of the inquiry and government as Council is now placed in a financially difficult position, being forced to react to the impositions placed upon it by the NSW EPA.

The standards applied by the NSW EPA, species protection guidelines - high conservation value systems, outlined below, have led to very onerous licence conditions being placed on Council's Environmental Protection Licence. The NSW Government needs to be aware and understand that the imposition of such conditions will have monumental financial implications to all Councils with waste facilities (and their communities who will bear the direct impact) across the state, as shown below.

In response to the community expressing concerns about the impacts of a local gold mine on the Belubula River, the EPA commenced sampling the Upper Belubula River Catchment in May 2024. Council's Sewage Treatment Plant and Solid Waste Facility are located within this catchment.

As may be expected given its wide-ranging use in society for at least 50 years and the existence of the landfill for over 100 years, PFAS was detected within council's waste facility. PFAS was also identified below councils waste facility at a non-potable community water bore (used as a drought relief measure for local farmers with their livestock). Council has now temporarily closed access to this bore pending further investigation and discussions with the EPA. It is noted PFAS was also detected above council's waste facility from unknown sources.

The “criteria” or guideline value used to determine the acceptable level of PFAS is based on the PFAS National Environmental Management Plan (NEMP). The guideline value applied by the EPA for Blayney Shire Council is the far more stringent 99% species protection – high conservation value systems. For PFOS this is .00023 µg/L. Whilst noting the ADWG is set to be reduced, to put this in context the 99% species protection guideline value is some 300 times more stringent than the current Australian Drinking Water Guideline criteria of .070 µg/L.

Given the receiving environment is not a pristine high conservation system, the 95% criteria (or .013 µg/L) appear more reasonable but with reference to Water Quality Guidelines (Australian and New Zealand Guidelines for Fresh and Marine Water Quality) at 99% the NEPM favours the 99% value.

The NEPM does indicate that “jurisdictional guideline values may be developed, or site-specific guideline values for specific catchments based on reference sites” but the EPA has not done this work. The EPA instead seems to have blindly applied the NEMP guidelines without considering whether it is appropriate, reasonable and achievable. Particularly as it relates to areas which have had extensive mining, industrial and agricultural industries for more than 150 years.

We implore the EPA to consider development of such guideline values so positive environmental outcomes can be achieved whilst balancing fair and reasonable financial imposts onto communities.

Again, to put this into context, the most recent sample taken by the EPA at Council’s non-potable agricultural water bore (0.015 µg/L) would have been compliant with the 95% PFOS guideline value under NEPM 3.0 (0.13 µg/L) and indeed compliant with the current drinking water guidelines in relation to PFOS.

The EPA has now placed additional requirements on council under its Environment Protection licence for the Blayney Waste Facility. As best as Council can ascertain from its enquiries, it appears to be the first Council operated landfill in NSW to be subjected to such measures. These include additional ongoing monitoring and further investigation. The initial investigation alone has been quoted by an expert consultant at \$90,000. Additional monitoring has been estimated at least \$20,000 per annum.

Council has recently constructed a leachate collection system, however additional capital works will also be required, including the construction of an advanced leachate treatment system.

Council highlights it has been working with consultants and has located a company with a technology to treat the leachate where PFAS can be treated to an acceptable level for discharge, but the capital cost of the project has been costed at over \$400,000, a major cost impost for a small rural Council. Council has applied under the EPA’s landfill improvement fund seeking \$250,000 to go towards this project. However, even if it is successful this is still a significant financial impost on the community and significant ongoing operational costs will also be incurred.

Council has now been forced in its 2025/2026 operational plan to increase charges on domestic waste consumers by approximately 22%. It seems unreasonable that a small

rural council operating a very small landfill must pay the price for what is a societal issue that has existed in excess of 50 years.

This approach is completely at odds with the polluter pays principle that small communities dealing with the disposal of waste have to pay to deal with something that has been allowed to be produced, used and disposed of. It is a perverse outcome that needs to be addressed by government and in the short term the EPA must consider the reasonableness of its actions and the wider impact that will be incurred across all of NSW.

The EPA seem to be seeking Council (and its community) address a new PFAS risk instantly, for a product that has been around for many decades, in a landfill operation which has been in existence for over 100 years holding it to an environmental standard higher than drinking water quality standards.

Whilst it is acknowledged that a handful of PFAS products are about to be prohibited, the impacts of allowing the products to be used for decades should not be borne by small communities. The Commonwealth and NSW governments should accept responsibility for this growing issue and provide financial support to affected councils.

There appears to be no practical approach and consideration to this matter, nor a risk-based approach on risk to the wider environmental and human health, which Council highlights and argues is very low in a small tributary.

Council needs time to ascertain the impact of and review measures recently implemented, not simply put in place a 'Rolls Royce' solution, which will financially impact Council and its community including future generations.

Council is continuing to work with the EPA on the matter and has also suspended landfilling at part of its site which has approximately 7 years landfilling space available. The EPA is seeking to have Council permanently close this area leaving less than 2 years landfill space available across the entire site.

This will force Council to quickly move to plan, seek development approvals and construct a new landfill. The EPA will require this area to be constructed to modern requirements which will have significant cost implications likely to be more than \$1,000,000, all within a 100-year-old landfill.

As PFAS is likely to be present in every landfill in NSW and as Blayney cannot be singled out forever, the EPA needs to consider the reasonableness and wider ramifications of its current position on PFAS.

The burden placed on small councils operating landfills in dealing with a product that is still common in society is quite disproportionate and flies in the face of the polluter pays principle.

All Councils will be forced to make representations to Government seeking financial assistance and given the State's shortage of landfill space Government can ill afford to exacerbate the problem.

Thank you for the opportunity to make this submission. We would be pleased to sit down and discuss the matter further with committee members and government representatives if that assists.

Should you require further information regarding this matter please contact myself on 0428 613 181 or Councils General Manager Mr Mark Dicker on 0409 742 432.

Yours sincerely

A black rectangular redaction box covering the signature of Bruce Reynolds.

Bruce Reynolds  
**Mayor**

**02) MAYORAL MINUTE - NOTE THE SUPPORT FROM NEIGHBOURING COUNCILS AND TOURISM ORGANISATIONS TO BLAYNEY SHIRE COUNCIL BUSINESS**

**Author:** Councillor Reynolds Bruce Reynolds

**File No:** ED.IN.5

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**Recommendation:**

That the report from the Mayor on the support from neighbouring Councils and other tourism organisations in promoting Blayney Shire businesses and villages be noted.

**Item:**

Blayney Shire Council acknowledges the support of a number of neighbouring Councils in the promotion of tourism businesses and villages throughout Blayney Shire. It has been noted that Bathurst Regional Council has been strongly promoting the Shire through their website and the visitor information centre. Orange City Council's Tourism Information Centre has been also promoting the Shire along with Cowra Shire Tourism Information Centre.

I also had the opportunity last month to attend the launch of Elevate Bathurst and the Bathurst and Backroads tourism trails. I was impressed to see they have included a Blayney Shire Trail on the Bathurst and Backroads website, which will highlight the wonderful attractions we have in Blayney Shire. They also have as one of their ambassadors Edwina Bartholomew, who with her husband is opening a tourism facility in Carcoar. This promotion has come at no cost to Blayney Shire Council but is hoped to bring a tourism boost to Blayney Shire.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

Nil



**03) MAYORAL MINUTE - MURRAY DARLING BASIN INFORMATION SESSION ON THE REVIEW OF THE BASIN PLAN**

**Author:** Councillor Reynolds Bruce Reynolds

**File No:** IM.LI.1

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**Recommendation:**

That the report from the Mayor on the presentation from the Murray Darling Basin Authority consultation be noted.

**Item:**

The Murray Darling Basin Authority held a meeting with some Central West Councils meeting with representatives from the Murray Darling Basin Authority and the Federal Department of Climate Change, Energy, the Environment and Water in Orange on Wednesday 28<sup>th</sup> June.

Notable was the discussion about how Councils would like the MDBA to engage with the CNSWJO members through their 12-week consultation period commencing in January 2026 for the Basin Plan Review and for the development of the Basin Plan mark 2.

Reassuring is advice that the review process so far is pointing to the need for greater recognition of water for critical human need and the pressures of climate change on Basin communities.

The suggestion was made that some sort of Regional Consultative Committee for the Lachlan and Macquarie that meets 2 or 3 times a year (like arrangements in other Basin Regions) might be good. This reflects what this region has long advocated for as captured in actions in both the Lachlan and Macquarie-Castlereagh Regional Water Strategies.

On this front, follow up was undertaken with Megan Winter General Manager, Basin Plan Implementation Branch and Ian Krebs Director of Water Resource Planning with both agreeing to attend the CNSWJO/CSU Productive Water Pilot Forum on 1 July looking at the Lachlan Valley. This is a good outcome as this targeted forum aims to consider a pilot of integrated approaches to strengthen regional communities, boost agricultural productivity, and enhance environmental outcomes. The opportunity to include NSW DCCEE in this is also being sought.

Other discussion centred around:

- the need for better alignment of the MDB Plan with other strategies, for example those relating to Agriculture, Mining and Strategic Growth.
- The need for a top down and bottom-up approach
- Definitions of cultural water
- Consideration of the value of productive water
- Outside drought, what happens with town water supplies

- National Water Grid funding for future proofing including funding arrangements between the State and Australian Governments.
- Approvals and enablement within the MDB plan for recycled water and other water efficiency innovations for towns.

The presentation from the Authority follows.

**Enclosures (following report)**

**1** Presentation

10 Pages

**Attachments (separate document)**

Nil



Australian Government

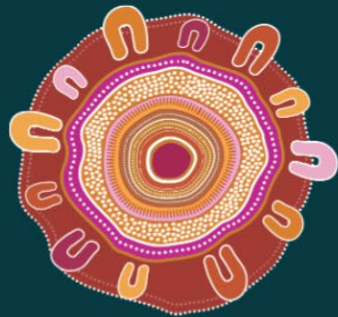
Department of Climate Change, Energy,  
the Environment and Water

# Restoring our Rivers

## Basin Plan Implementation update

Central NSW Joint Organisation  
28 May 2025





We acknowledge the Traditional Owners of country throughout Australia  
and recognise their continuing connection to land, waters and culture.  
We pay our respects to their Elders past and present.

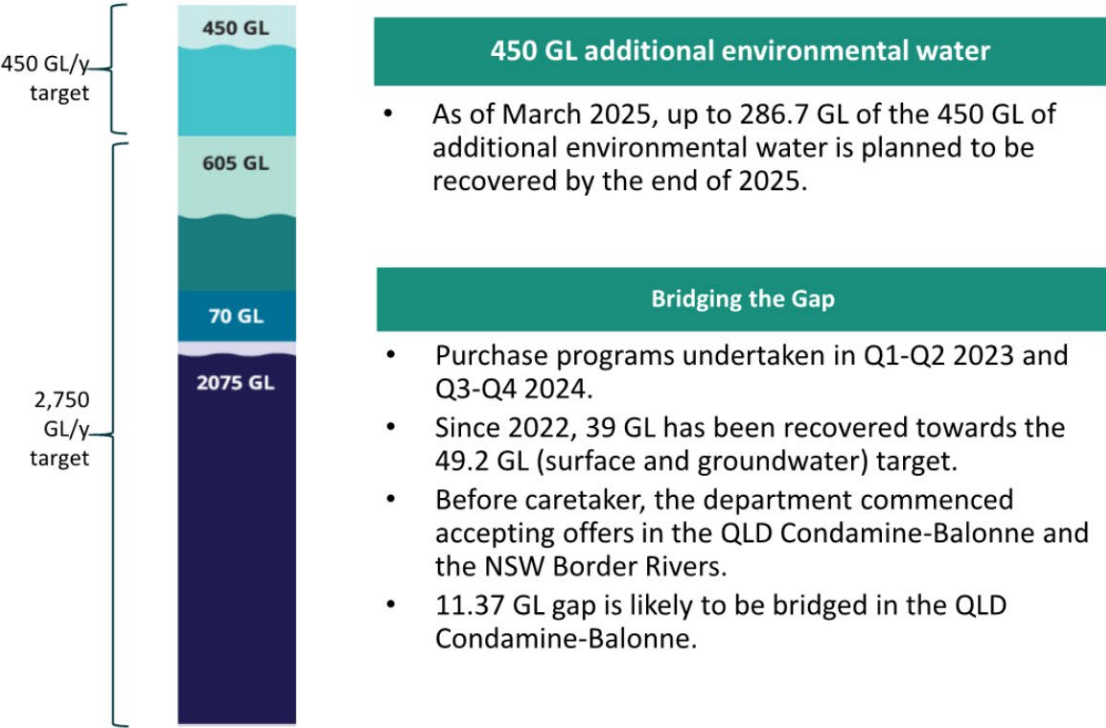
# Agenda

- Basin Plan Implementation Update
- Aboriginal Water Entitlements Program & Cultural Flows
- 450 GL Implementation Update
  - Resilient Rivers Water Infrastructure Program
  - Sustainable Communities Program
- Questions and Discussion





# Basin Plan Implementation Update



**Sustainable Diversion Limit Adjustment Mechanism (SDLAM)**

- Progress of SDLAM measures is being monitored by the department, MDBA and the Basin Officials Committee.
- MDBA and DCCEEW continue to work with Basin states to deliver SDLAM measures by December 2026.
- SDLAM shortfall to be confirmed after reconciliation.

**Communications and Engagement**

- The Department will continue to engage broadly to support Basin Plan implementation, including through:
  - Regular updates on the DCCEEW website
  - Clear and simple messaging on programs, implementation activities and Basin plan progress
  - Focused consultation and discussions with industry, local government, irrigators, and communities.

# 450 GL Implementation Update

## Resilient Rivers Program

- Water saving infrastructure – \$521m available
- Land and water partnerships – \$3m available for Basin state business case development
- Rules-based changes – proposals to be assessed when received
- Commercial mechanisms – still exploring.

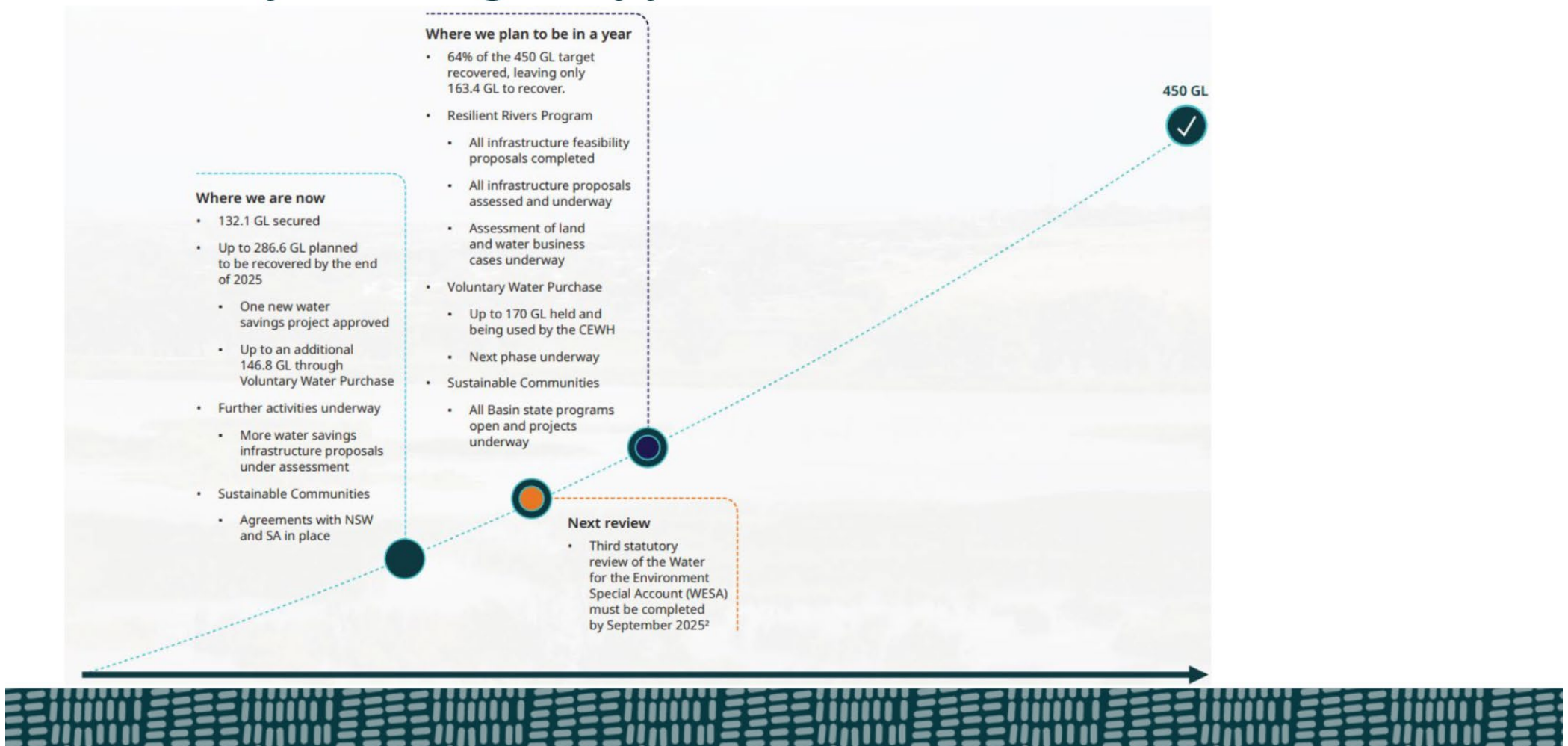
## Voluntary Water Purchase

- 2024 Selected Catchments Tender – 23.2 GL of offers accepted to date
- Two Expressions of Interest:
  - EOI 1: evaluating responses received
  - EOI 2: program approved to purchase up to 100 GL.

## Sustainable Communities

- \$300m available for investment into Basin communities
- Funding agreements with NSW and SA in place
  - NSW: provides \$160m for investment and \$16m for roll out
  - SA: provides \$20m for investment and \$3m for roll out.

# A steady and staged approach





## Murray–Darling Basin First Nations Programs

The DCCEEW First Nations Water Branch is administering programs to increase First Nations People's ownership and management of water in the Basin.

### Aboriginal Water Entitlements Program (AWEP)

- Executed its first water purchase contract, buying 200 megalitres (General Security) in the Macquarie–Wambuul river.
- Assessing water purchase offers with further purchase announcements expected soon.
- Purchasing decisions are made with the program's interim governance arrangements made up of Basin First Nations peoples.
- The AWEP Temporary Trading and Leasing Policy will be released in July 2025.

### Cultural Flows Planning for Cultural Economies Program

- The grant will open July 2025 for 10 weeks.
- The department will provide support for applicants during that period.
- Successful grantees will have up to 2 years to deliver.

# Resilient Rivers Water Infrastructure Program (RRWIP)

- Pathway for Basin state governments to propose water saving and efficiency measures projects
- 2 projects, 1 program and 4 feasibility funding agreements have been approved for just over \$231 million.
- More information is available on our website - [www.dcceew.gov.au/water/policy/programs/open/rrwip](http://www.dcceew.gov.au/water/policy/programs/open/rrwip)

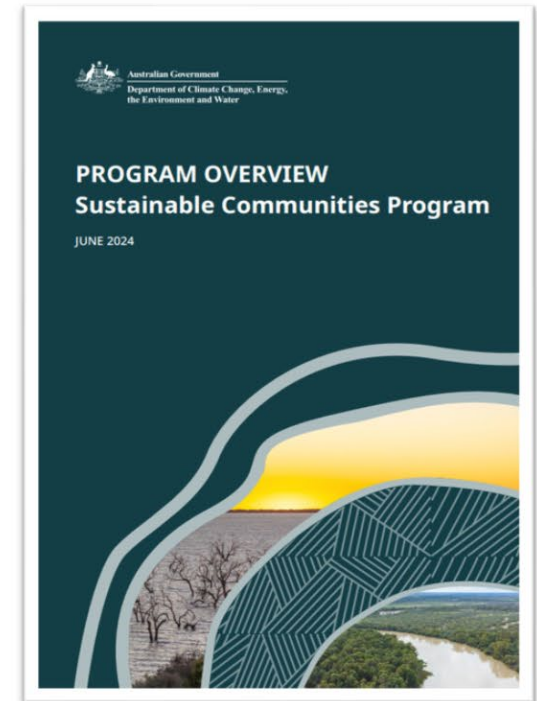
## Projects with funding approval

- NSW Murrumbidgee Irrigation Urban Channel Pipelines Project
- NSW Murrumbidgee Irrigation Feasibility Projects
- NSW Southern Irrigation Districts: Building Resilient Infrastructure Feasibility Project
- South Australian Alternative Water Supply Efficiency Measures Program
- Victorian-led Domestic and Stock Feasibility Projects
- Victorian-led Broken Reconfiguration Project



## Sustainable Communities Program

- **\$300 million** to states to support Basin communities and additional funding for delivery costs.
- The NSW Government is undertaking a three-stage delivery approach:
  - **Early Investment Round** (closed 30 April) (\$15 million) - immediate support for the initial 9 LGAs
  - **Consultation underway** with communities to inform the Substantive Investment Round. Have your Say survey **open until 13 June 2025** on the NSW SCP web page.
  - **Substantive Investment Round** (\$145 million) delivery of multiple streams to support for Basin communities exposed to water recovery and broader eligibility than the 9 initial LGAs.





# Thank you

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**04) MAYORAL MINUTE - NSW GRANTS FINANCIAL ASSISTANCE**  
**GRANT COUNCIL UPDATE ORANGE 11 JUNE 2025**

**Author:** Councillor Reynolds Bruce Reynolds

**File No:** GS.LI.1

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**Recommendation:**

That the report from the Mayor on the NSW Grants Commission Financial Assistance Grants Council update be noted.

**Item:**

The Mayor and General Manager attended a briefing for rural and regional Councils from across NSW in Orange on June 11<sup>th</sup>.

The primary function of the Local Government Grants Commission is to make recommendations to the Minister for Local Government on the allocation of general purpose grants to local governing bodies in New South Wales under the provisions of the Commonwealth Local Government (Financial Assistance) Act 1995.

The Commission consists of four members appointed for terms of up to five years. Three members (including the Chair) are nominated by the Minister for Local Government, and the Deputy Chairperson is an employee of the Office of Local Government.

The Committee indicated there was a 5% increase in overall funds for NSW for 2025/26.

The committee indicated to the meeting that it was unlikely there would be any substantial change this financial year in the allocation of funds amongst the Councils. There may however be some tinkering around the edges.

There was an acknowledgement that they would examine some of the complex formula in the following year. There was however a warning that for a Council to gain assistance, another Council would see a reduction in assistance.

There were also rules set by the Commonwealth on how the funding is distributed and it may take legislative changes to make major changes to the formula.

Queensland did do some minor changes within their formula and there were significant negative ramifications for several Councils. Other Councils had substantial benefits.

The second part of the discussion was around the advanced payment of financial assistance grants to Councils before the end of the current financial year. Last financial year 85% of these payments which totalled \$3.144 million for Blayney Shire Council were paid on June 28<sup>th</sup>, 2024. It was highlighted these up-front payments may not occur at the end of this financial year. The total funds that have been received by Blayney Shire Council were \$3.730 million for the current financial year.

Since the Global Financial Crisis, the Australian Government has prepaid approximately 75–90% of the next year's FAGs allocation in late June, enabling councils to recognise this income in the current financial year under accounting standards.

Council's 2024/25 adopted budget included the assumption that this prepayment would occur in June 2025, consistent with prior years.

However, it has now been indicated that the prepayment may not be made before 30 June and instead may occur in July 2025 or later.

If the Grant payments don't occur until July 1<sup>st</sup> or later, the following implications for the 2024/25 Financial Statements: - Operational Grant Revenue is estimated to be roughly \$3.1 million less than budgeted. This will also have an impact on the Councils financial performance for 2024-25 with an increase in the loss to Council of \$3.1 million. It will therefore increase the accounting loss for the 2024-25 financial year.

There will however be no reduction in actual funding and this situation will not negatively impact Council's 2025/26 budget. The deferred receipt will appear as grant revenue in 2025/26.

I highlight the worst case scenario and hope that the Commonwealth government will still make the advanced payment before June 30<sup>th</sup>.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

Nil

**05) MINUTES OF THE PREVIOUS COUNCIL MEETING HELD 27 MAY 2025**

**Department:** Executive Services

**Author:** General Manager

**CSP Link:** 1. Prioritise transparency, financial sustainability and strong partnerships with and for our community

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

**Recommendation:**

That the Minutes of the Ordinary Council Meeting held on 27 May 2025, being minute numbers 2505/001 to 2505/018 be confirmed.

**MINUTES OF THE BLAYNEY SHIRE COUNCIL ORDINARY MEETING  
HELD IN THE CHAMBERS, BLAYNEY SHIRE COUNCIL COMMUNITY  
CENTRE, ON 27 MAY 2025, COMMENCING AT 6.00PM**

**Present:** Crs B Reynolds (Mayor), R Scott (Deputy Mayor), I Dorsett, C Gosewisch, K Hutchings, S Johnston and J Newstead

General Manager (Mr M Dicker), Director Corporate Services (Mr A Franze), Director Infrastructure Services (Mr J Hogan), Director Planning & Environmental Services (Mr A Muir) and Executive Assistant to the General Manager (Mrs L Ferson)

**RECORDING OF MEETING STATEMENT**

**ACKNOWLEDGEMENT OF COUNTRY**

**DISCLOSURES OF INTEREST**

Nil

**MAYORAL MINUTE**

The Mayor announced that at the recent NSW Top Tourism Town Awards, Millthorpe was awarded Bronze in the Tiny Tourism Town Award and received People Choice Award, as voted by the public.

**MAYORAL MINUTE - LOCAL GOVERNMENT NSW 2025  
RURAL & REGIONAL SUMMIT**

**2505/001 RESOLVED:**

That the report from the Mayor on the 2025 Local Government NSW Rural and Regional Summit be noted.

(Reynolds)  
**CARRIED**

**MAYORAL MINUTE - MINISTER RESPONSE TO NSW LOCAL GOVERNMENT ANNUAL CONFERENCE RESOLUTION****2505/002****RESOLVED:**

That Council note the response from the Minister for Regional New South Wales to the resolution at the 2024 LGNSW Annual Conference regarding grant funding for Mining Impacted Councils.

(Reynolds)

**CARRIED****CONFIRMATION OF MINUTES****MINUTES OF THE PREVIOUS COUNCIL MEETING HELD 22 APRIL 2025****2505/003****RESOLVED:**

That the Minutes of the Ordinary Council Meeting held on 22 April 2025, being minute numbers 2504/001 to 2504/020 be confirmed.

(Scott/Newstead)

**CARRIED****MATTERS ARISING FROM THE MINUTES**

Nil

**EXECUTIVE SERVICES REPORTS****QUESTION TAKEN ON NOTICE AT THE PREVIOUS COUNCIL MEETING HELD 22 APRIL 2025****2505/004****RESOLVED:**

That the question taken on notice at the Ordinary Council Meeting held on 22 April 2025 and subsequent response be received and noted.

(Gosewisch/Scott)

**CARRIED****BLAYNEY SHIRE COMMUNITY STRATEGIC PLAN 2025-2035****2505/005****RESOLVED:**

That Council;

1. Note the community engagement undertaken for the Blayney Shire Community Strategic Plan 2025-2035.
2. Note one submission was received.
3. Endorse the Blayney Shire Community Strategic Plan 2025-2035.
4. Place a copy of the plan on Council's website and provide a copy to the Chief Executive of the Office of Local Government.

(Scott/Dorsett)

**CARRIED**



**CABONNE AFTER SCHOOL CARE PROGRAM****2505/006****RESOLVED:**

That Council;

1. Receive the report on the Cabonne After School Care program;
2. Approve an additional contribution of \$3,500 in 2025/26 for the Blayney OOSH.
3. Note that Cabonne Council will also provide an update by the end of the financial year regarding the quarantine of reserve funds, specifically for Blayney OOSH.
4. Receive a report once the quarantine reserve funds are provided to Council before a decision is made on ongoing future funding.

(Reynolds/Scott)

**CARRIED****CORPORATE SERVICES REPORTS****REPORT OF COUNCIL INVESTMENTS AS AT 30 APRIL 2025****2505/007****RESOLVED:**

That Council:

1. Note the report indicating Council's investment position as of 30 April 2025.
2. Note the certification of the Responsible Accounting Officer.

(Gosewisch/Newstead)

**CARRIED****QUARTERLY BUDGET REVIEW STATEMENT - MARCH 2025****2505/008****RESOLVED:**

1. That the Quarterly Budget Review Statement for the quarter ending 31 March 2025 be received.
2. That the supplementary votes of (\$297k) nett proposed in the Quarterly Budget Review Statement be adopted, resulting in an increase to capital expenditure of \$386k, a decrease to operating expenditure of (\$158k) and a decrease in income of (\$69k).
3. Note that the supplementary votes resolved at the 22 April Council meeting of \$165k increase to operating expenditure and \$60k increase to capital expenditure which will increase the forecast operating deficit from (\$1.86m) at 31 March 2025 to (\$2.03m) at 22 April 2025. The total capital expenditure budget will increase from \$16.48m at 31 March 2025 to \$16.54m at 22 April 2025.

(Scott/Hutchings)

**CARRIED**

**DEFERRED FINANCIAL ASSISTANCE APPLICATION -  
SUNNYRIDGE GOLF CLUB**

2505/009

**RESOLVED:**

That Council approve the request for Flagship Funding financial assistance of \$15,000 from Sunnyridge Golf Club under the Community Financial Assistance Program.

(Newstead/Scott)

**CARRIED**

**ADOPTION OF PROCUREMENT POLICY**

2505/010

**RESOLVED:**

That Council;

1. Receive the report on Adoption of the Procurement Policy;
2. Note the one submission on the Procurement Policy received during the public exhibition period;
3. Adopt the Procurement Policy and it be included in Council's policy register.

(Gosewisch/Hutchings)

**CARRIED**

**REVIEW OF COUNCIL POLICIES**

2505/011

**RESOLVED:**

That Council;

1. Rescind the following policies, noting that policies named will be endorsed as Operational policies (internal) to mitigate risk of exposure of Council protection measures to external cyber threat actors:

<b>Policy Name</b>
Information Technology Security and Usage Policy
Information Security Policy

2. Endorse the following policies and place them on public exhibition for a period of not less than 28 days.

<b>Policy Name</b>
Asset Management Policy
Disposal of Assets Policy
Gifts and Benefits Policy
Incentives for Medical Professionals Policy
Notification Plan for Pesticide Use
Related Party Disclosures Policy
Statement of Business Ethics

3. Provided no submissions are received during the period of public exhibition, adopt the policies and update Council's Policy Register.

(Scott/Gosewisch)

**CARRIED**

**COMMUNITY LAND PLAN OF MANAGEMENT - ADOPTION****2505/012****RESOLVED:**

That Council;

1. Receive the Community Land Plan of Management – Adoption report;
2. Note that no submissions were received during the Plan of Management exhibition period and proposed amendments regarding references to electric vehicle stations;
3. Adopt the draft Plan of Management for Community Land (Crown Reserves) – Open Space, Parks, Sportsgrounds and Community Facilities.
4. Authorise the General Manager to make minor editorial modifications in the finalisation of the Community Land Plan of Management if necessary;
5. Forward the adopted Community Land Plan of Management for information to the NSW Department of Planning, Housing and Infrastructure – Crown Lands and Public Spaces.

(Johnston/Gosewisch)

**CARRIED****INFRASTRUCTURE SERVICES REPORTS****INFRASTRUCTURE SERVICES MONTHLY REPORT****2505/013****RESOLVED:**

That Council note the Infrastructure Services Monthly Report for May 2025.

(Hutchings/Dorsett)

**CARRIED****PROPOSED (PART) ROAD CLOSURE - RICHARDS LANE****2505/014****RESOLVED:**

That Council:

1. Note the submissions received during the notification period.
2. Approve the closure of part of Richards Lane, Millthorpe that is identified as Lot 1 DP 1314611 adjoining Lot 3 DP1232898, in accordance with s.38 Roads Act 1993.
3. Approve the land to be given as compensation for other land acquired under the Roads Act 1993.
4. Give public notice for a period of 28 days of Council's intention to classify the land as Operational Land.
5. Delegate to the Mayor and General Manager authority to execute signature and fixing of the Council Seal to facilitate the road closure and land transfer.

(Gosewisch/Newstead)

**CARRIED**

**MINUTES OF THE FLOODPLAIN RISK MANAGEMENT  
COMMITTEE MEETING HELD 6 MAY 2025**

**2505/015**

**RESOLVED:**

That Council;

1. Receive the Minutes of the Floodplain Risk Management Committee Meeting held on Tuesday 6 May 2025.
2. Adopt the revised Terms of Reference of the Blayney Shire Floodplain Risk Management Committee.

(Dorsett/Gosewisch)

**CARRIED**

**CLOSED MEETING**

**2505/016**

**RESOLVED:**

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

**LEGAL MATTER**

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

(Newstead/Scott)

**CARRIED**

**CONFIDENTIAL MEETING REPORTS**

**LEGAL MATTER**

**2505/017**

**RESOLVED:**

That Council receive and note the update report regarding legal proceedings in relation to the Millthorpe CBD beautification project.

(Gosewisch/Scott)

**CARRIED**

**2505/018**

**RESOLVED:**

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

(Gosewisch/Dorsett)

**CARRIED**

**AT THE RE-OPENING OF THE MEETING TO THE PUBLIC, THE MAYOR  
ANNOUNCED THE OUTCOME OF RESOLUTION NUMBER 2505/017.**

There being no further business, the meeting concluded at 7.14pm.

The Minute Numbers 2505/001 to 2505/018 were confirmed on 23 June 2025 and are a full and accurate record of proceedings of the Ordinary Meeting held on 27 May 2025.

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Cr B Reynolds  
**CHAIR**

**06) REPORT OF COUNCIL INVESTMENTS AS AT 31 MAY 2025****Department:** Corporate Services**Author:** Chief Financial Officer**CSP Link:** 1. Prioritise transparency, financial sustainability and strong partnerships with and for our community**File No:** FM.AU.1

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**Recommendation:**

That Council:

1. Note the report indicating Council's investment position as of 31 May 2025.
2. Note the certification of the Responsible Accounting Officer.

**Reason for Report:**

For Council to endorse the Report of Council Investments as of 31 May 2025.

**Report:**

This report provides details of Council's Investment Portfolio as of 31 May 2025.

Council's total investment and cash position as of 31 May 2025 is \$33,162,884.

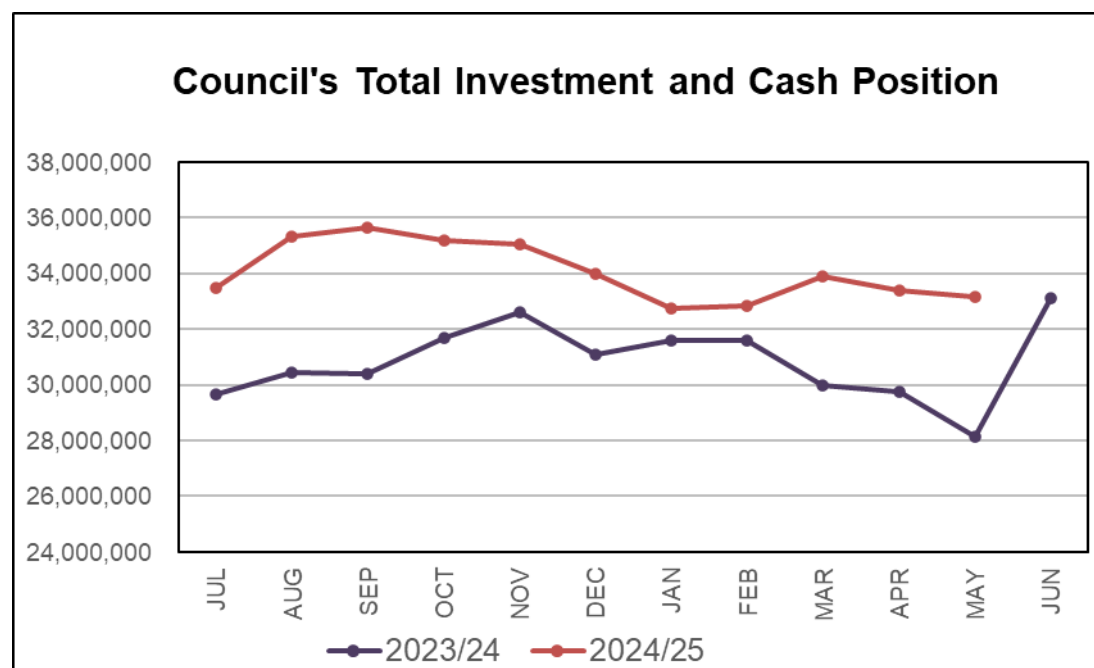
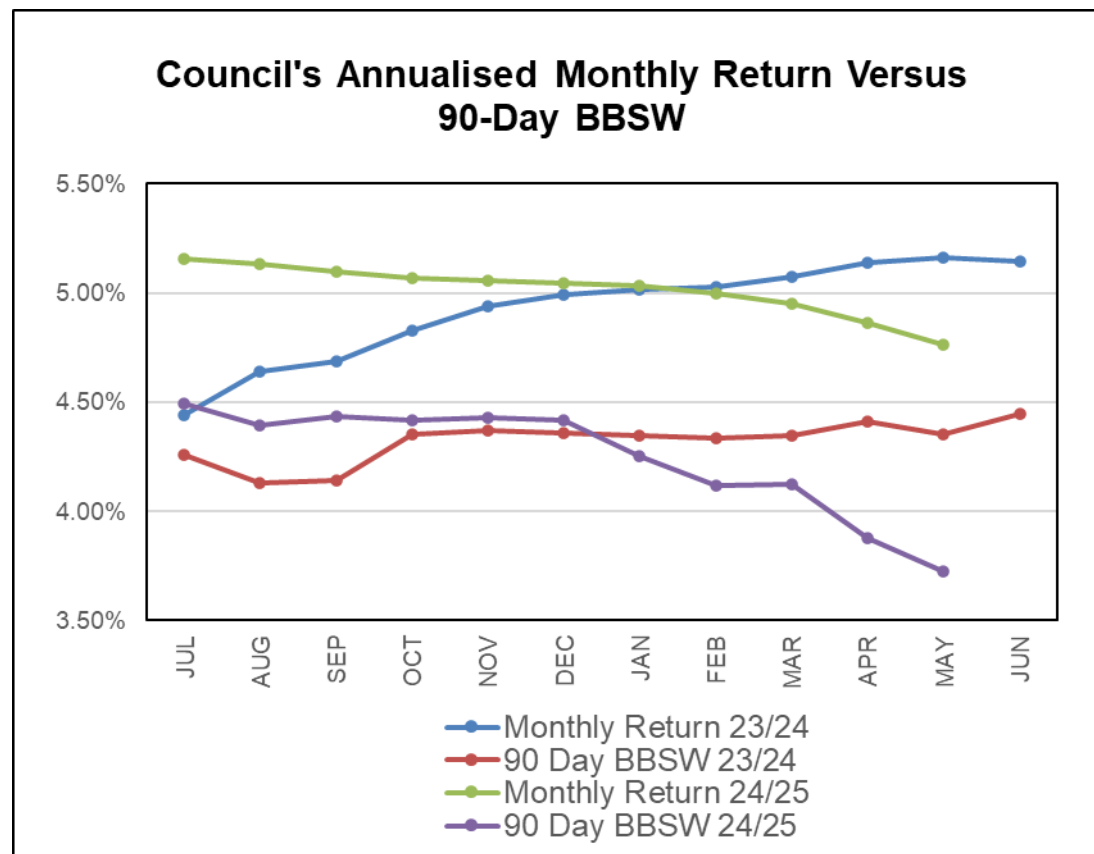
Interest on cash and investments accrued for the month of May was \$128,918. YTD interest accrued on cash and investments is \$1,518,085.

Council's monthly net return on Term Deposits (annualised) for May was 4.76% which outperformed the 90-day Bank Bill Swap Rate of 3.725%.

Significant cash inflows from grant funded programs for the month of May included:

<b>Funding Program</b>	<b>\$</b>
SCCF4 Belubula River Walk Stage 4	274,314
Financial Assistance Grant – Q4	146,522
LRCI 3 Dept of Infrastructure	120,735

Cashflow remains strong leading into the end of financial year. Evidence of the impact of the Reserve Bank cash rate easing cycle is starting to materially affect the return on investments.



<b>Register Of Investments and Cash as of 31 May 2025</b>					
<b>Institution</b>	<b>Method</b>	<b>Rating</b>	<b>Maturity</b>	<b>Amount \$</b>	<b>Interest Rate</b>
NAB	Direct	A1+/AA-	03/06/2025	500,000	5.300%
ING Bank	IAM	A1/A	10/06/2025	500,000	4.900%
Auswide Bank Ltd	IAM	A2/BBB+	10/06/2025	500,000	5.300%
NAB	Direct	A1+/AA-	17/06/2025	500,000	5.310%
Westpac	Direct	A1+/AA-	24/06/2025	500,000	4.840%
NAB	Direct	A1+/AA-	24/06/2025	500,000	5.310%
CBA	Direct	A1+/AA-	01/07/2025	500,000	4.800%
CBA	Direct	A1+/AA-	01/07/2025	500,000	4.660%
Westpac	Direct	A1+/AA-	08/07/2025	500,000	4.740%
NAB	Direct	A1+/AA-	08/07/2025	500,000	5.000%
IMB Bank Ltd	Direct	A2/BBB+	15/07/2025	500,000	4.850%
ING Bank	Curve	A1/A	15/07/2025	500,000	5.290%
B & A Bank	Curve	A2/A-	22/07/2025	500,000	4.950%
ING Bank	Curve	A1/A	22/07/2025	500,000	5.220%
Westpac	Direct	A1+/AA-	29/07/2025	500,000	5.270%
Westpac	Direct	A1+/AA-	05/08/2025	500,000	4.520%
CBA	Direct	A1+/AA-	05/08/2025	500,000	4.710%
Westpac	Direct	A1+/AA-	12/08/2025	500,000	4.450%
CBA	Direct	A1+/AA-	12/08/2025	500,000	4.770%
B & A Bank	IAM	A2/A-	19/08/2025	500,000	5.000%
Westpac	Direct	A1+/AA-	26/08/2025	500,000	4.400%
CBA	Direct	A1+/AA-	26/08/2025	500,000	4.750%
Westpac	Direct	A1+/AA-	02/09/2025	500,000	4.650%
Defence Bank Ltd	Curve	A2/BBB+	02/09/2025	500,000	5.100%
Westpac	Direct	A1+/AA-	09/09/2025	500,000	4.630%
ING Bank	Curve	A1/A	09/09/2025	500,000	4.900%
CBA	Direct	A1+/AA-	16/09/2025	500,000	4.610%
Reliance Bank	Direct	Unrated	16/09/2025	500,000	5.100%
NAB	Direct	A1+/AA-	23/09/2025	500,000	4.750%
NAB	Direct	A1+/AA-	23/09/2025	500,000	5.050%
IMB Bank Ltd	Direct	A2/BBB+	30/09/2025	500,000	4.650%
NAB	Direct	A1+/AA-	30/09/2025	500,000	5.050%
CBA	Direct	A1+/AA-	07/10/2025	500,000	4.270%
Westpac	Direct	A1+/AA-	07/10/2025	500,000	5.010%
CBA	Direct	A1+/AA-	14/10/2025	500,000	4.240%
CBA	Direct	A1+/AA-	14/10/2025	500,000	4.680%
ING Bank	Curve	A1/A	21/10/2025	500,000	4.970%
NAB	Direct	A1+/AA-	28/10/2025	500,000	4.800%
NAB	Direct	A1+/AA-	04/11/2025	500,000	4.800%
Westpac	Direct	A1+/AA-	11/11/2025	500,000	5.150%
NAB	Direct	A1+/AA-	18/11/2025	500,000	4.690%
Bank of Queensland	Curve	A2/A-	25/11/2025	500,000	4.250%
Westpac	Direct	A1+/AA-	25/11/2025	500,000	4.620%
MyState Bank Ltd	Curve	A2/BBB+	02/12/2025	500,000	5.100%
Auswide Bank Ltd	IAM	A2/BBB+	09/12/2025	500,000	5.110%
Bank of Queensland	Curve	A2/A-	16/12/2025	500,000	4.650%
Westpac	Direct	A1+/AA-	06/01/2026	500,000	4.580%



NAB	Direct	A1+/AA-	13/01/2026	500,000	4.290%
NAB	Direct	A1+/AA-	20/01/2026	500,000	4.280%
NAB	Direct	A1+/AA-	27/01/2026	500,000	4.900%
NAB	Direct	A1+/AA-	03/02/2026	500,000	4.300%
NAB	Direct	A1+/AA-	10/02/2026	500,000	4.300%
Westpac	Direct	A1+/AA-	17/02/2026	500,000	4.770%
NAB	Direct	A1+/AA-	24/02/2026	500,000	4.200%
Westpac	Direct	A1+/AA-	24/02/2026	500,000	4.740%
Reliance Bank	Direct	Unrated	03/03/2026	500,000	4.650%
ING Bank	IAM	A1/A	10/03/2026	500,000	4.650%
CBA	Direct	A1+/AA-	17/03/2026	500,000	4.220%
Westpac	Direct	A1+/AA-	31/03/2026	500,000	4.570%
Westpac	Direct	A1+/AA-	28/04/2026	500,000	4.170%
<b>Total Investments</b>				<b>30,000,000</b>	<b>4.763%</b>
Commonwealth Bank - At Call Account <sup>(1)</sup>				1,092,638	3.750%
Commonwealth Bank Balance - General <sup>(1)</sup>				1,881,524	3.700%
Reliance Bank <sup>(1)</sup>				188,722	0.000%
<b>Total Cash and Investments</b>				<b>33,162,884</b>	
Benchmarks:		BBSW 90 Day Index <sup>(1)</sup>			3.725%
		RBA Cash Rate <sup>(1)</sup>			3.850%

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

<b>Summary of Investment (Cash) Movements - May 2025</b>		
<b>Financial Institution</b>	<b>Amount \$</b>	<b>Commentary</b>
NAB	(526,427)	Term deposit matured 06/05/2025
NAB	500,000	Term deposit reinvested 06/05/2025
NAB	(515,822)	Term deposit matured 06/05/2025
NAB	500,000	Term deposit reinvested 06/05/2025
NAB	(521,273)	Term deposit matured 13/05/2025
NAB	500,000	Term deposit reinvested 13/05/2025
NAB	(521,781)	Term deposit matured 20/05/2025
NAB	500,000	Term deposit reinvested 20/05/2025
CBA	(508,763)	Term deposit matured 20/05/2025
CBA	500,000	Term deposit reinvested 20/05/2025
NAB	(522,289)	Term deposit matured 27/05/2025
NAB	500,000	Term deposit reinvested 27/05/2025
BOQ	(515,975)	Term deposit matured 27/05/2025
BOQ	500,000	Term deposit reinvested 27/05/2025

Long Term Credit Rating (or Moody's, Fitch, S&P or Equivalent)	Policy Maximum %	Current Holding %	Current Holding \$
TCorp IM Funds	100%	0%	-
AAA – AA Category	100%	70%	21,000,000
A- Category	40%	17%	5,000,000
BBB+ Category	25%	10%	3,000,000
BBB Category	5%	0%	-
BBB- Category and below: Local <sup>(1)</sup> ADI's	10%	3%	1,000,000
BBB+ / BBB / BBB- & below categories combined	25%	13%	
1. ADI's located within the Local Government Area			<b>30,000,000</b>

Individual Institution Limit	Rating	Policy Maximum \$	Current Holding \$
Auswide Bank	A2/BBB+	1,000,000	1,000,000
Bank of Queensland	A2/A-	3,000,000	1,000,000
Bendigo & Adelaide Bank	A2/A-	3,000,000	1,000,000
CBA	A1+/AA-	8,000,000	5,000,000
Defence Bank Ltd	A2/BBB+	1,000,000	500,000
IMB Bank Ltd	A2/BBB+	1,000,000	1,000,000
ING Bank	A1/A	3,000,000	3,000,000
MyState Bank Ltd	A2/BBB+	1,000,000	500,000
NAB	A1+/AA-	8,000,000	8,000,000
Reliance Bank	Unrated	1,000,000	1,000,000
Westpac	A1+/AA-	8,000,000	8,000,000
<b>Total Investments</b>			<b>30,000,000</b>

Summary of Restricted, Allocated and Unrestricted Cash & Investments			
	Actual 30/06/2024 \$ 000's	Actual 31/05/2025 \$ 000's	Forecast <sup>(1)</sup> 30/06/2025 \$ 000's
External Cash Restrictions	18,340	15,536	10,602
Internal Cash Allocations	10,608	7,662	6,361
<b>Total Restricted, Allocated Cash &amp; Investments</b>	<b>28,948</b>	<b>23,198</b>	<b>16,963</b>
Unrestricted Cash	4,094	9,965	5,914
<b>Total Restricted, Allocated and Unrestricted Cash &amp; Investments</b>	<b>33,042</b>	<b>33,163</b>	<b>22,877</b>

<sup>(1)</sup> Balances forecasted are informed by the Long-Term Financial Plan and based on the best available information at time of preparation.

**CERTIFICATION – RESPONSIBLE ACCOUNTING OFFICER**

I, Tiffaney Irlam, certify that the investments listed in this report have been made in accordance with s.625 of the Local Government Act (1993), the Local Government (General) Regulation (2021) and Council Policy

**Risk/Policy/Legislation Considerations:**

The Responsible Accounting Officer must table a written report to Council on money invested pursuant to s.625 of the Local Government Act (1993). Investments made are in accord with the framework established within Council's Investment Policy

**Budget Implications:**

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

**Enclosures (following report)**

Nil

**Attachments (separate document)**

Nil

**07) ADOPTION OF RESOURCING STRATEGY****Department:** Corporate Services**Author:** Director Corporate Services**CSP Link:** 1. Prioritise transparency, financial sustainability and strong partnerships with and for our community**File No:** CM.PL.1

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**Recommendation:**

That Council;

1. Adopt the 2025/26 – 2034/35 Long Term Financial Plan;
2. Note the Net Operating Result before Capital Items of (\$878k) deficit (\$1.11m deficit for General Fund and \$231k surplus for Sewer Fund) is forecast for 2025/26, based on the assumptions forecast in Scenario A – Base Case and the improvement trend over the life of the plan.
3. Note that remedial action will be required to ensure long term financial sustainability of Council should the planned assumptions in Scenario A – Base Case, particularly around additional mining income, not materialise.
4. Adopt the 2025/26 – 2034/35 Strategic Asset Management Plan (Asset Management Strategy); and
5. Endorse the 2025/26 – 2028/29 Workforce Management Plan.

**Reason for Report:**

For Council to adopt the 2025/26 – 2034/35 Long Term Financial Plan and 2025/26 – 2034/35 Strategic Asset Management Plan, and endorsement of the 2025/26 – 2028/29 Workforce Management Plan.

**Report:**

The Local Government Act (1993) requires Council to have a long-term strategy, called its Resourcing Strategy, for the provision of resources required to implement the strategies established by the community strategic plan that the Council is responsible for. The strategy must include provision for long term financial, asset management and workforce planning.

The Resourcing Strategy forms part of the Integrated Planning and Reporting Framework and tests long term community aspirations and goals against financial realities. It helps to inform Council's Delivery Program and Operational Plan.

The Resourcing Strategy for Blayney Shire Council is comprised of the following 3 components:

- The Long Term Financial Plan: This plan addresses the financial resourcing capacity requirements of our Delivery Program. The Plan covers a 10 year period and includes financial modelling and planning assumptions that have been identified as affecting the financial capacity of the organisation.

- Asset Management Planning: The Strategic Asset Management Plan (AM Strategy) demonstrates how Council's asset portfolio will meet the service delivery needs of its community into the future, enable Council's asset management policy to be achieved, and ensures the integration of Council's asset management with its long term strategic plans.
- The Workforce Management Plan: This plan addresses the human resource requirements of our Delivery Program. It covers a timeframe of 4 years and includes analysis of our workforce and factors impacting future resourcing.

### Long Term Financial Plan

The Long Term Financial Plan has been prepared to identify and communicate Council's financial objectives and forecasts for the planning period to the community and all of Council's stakeholders. It also forms the basis of Council's annual Operational Plan and Delivery Program within the context of long term financial sustainability.

The draft Long Term Financial Plan was endorsed for public exhibition by Council at its meeting held 22 April 2025. The closing date for submissions was 22 May 2025 and at the close of the exhibition period Council had not received any submissions.

Amendments since the Long Term Financial Plan was placed on exhibition include the following changes to operational expenditure:

- 25% increase in electricity charges for Council's small sites following renewal of the Electricity contract negotiated by Central NSW Joint Organisation.
- 15% increase in water charges following increased access and availability charges announced by Central Tablelands Water.
- Additional contribution \$3.5k to Cabonne Council to assist sustainability of Out of School Hours Care services in Blayney.
- Additional contribution of \$57k to Central Tablelands Weeds Authority for additional roadside spraying for the 2025/26 year.
- Increased contributions to Rural Fire, State Emergency and Fire & Rescue services totalling \$12k
- Inclusion of a \$5k contribution towards a Mining Alliance seeking to provide a business case for a new grant program.
- Reallocation of \$237k of programmed maintenance works on regional roads funded under TfNSW Block Grant to rehabilitation works (Capital) on Hobbys Yards Rd.

Variations to the capital expenditure program include:

- Inclusion of \$111k to fund assessable car parking improvements and upgrades across the shire.
- Defer upgrade / construction of Council's animal shelter to 2026/27 subject to preliminary investigation and design works of \$50k in 2025/26.

- Inclusion of works totalling \$65k to upgrade linemarking and for rehabilitation of the surface to parts of the Blayney Shire Community Centre carpark.
- Inclusion of \$20k to fund the footpath link at Newbridge Showground
- Inclusion of \$20k for refurbishment of the cricket pitch at Dakers Oval
- Inclusion of compliance upgrades to the trotting track fence at Blayney Showground of \$45k, subject to successful application for grant funding.

The following projects were also deferred to 2028/29, following notification of unsuccessful grant funding during the exhibition period.

Additional funding is included for preliminary design costs to ensure shovel ready projects and maximise Council's chances of obtaining successful grant funding in the future

Project	\$	Year
Design - Blake St / George St Footpath	\$15,000	2026/27
Construct - Blake St / George St Footpath	\$405,500	2028/29
Barry Road Bridge Structural Upgrade	\$310,000	2028/29

The Long Term Financial Plan spans the next 10 years addressing Council's revenue streams, pricing policy, assumptions, risks and forecasts. A consolidated income statement, balance sheet & cash flow statement is tabled for each of the 3 scenarios. All scenarios simulate Council's current environment using the service levels and resources in accordance with Council's Asset Management Plan and Workforce Management Plan.

**a. Base Case (SV Model)**

- Continuation of SV model – 10% for 2025/26 & 2026/27
- Additional mining rates scheduled from 2027/28
- No change to the proposed renewal and maintenance expenditure forecast to address Council's infrastructure backlog and maintenance of assets.

**b. Increased Rate Peg**

- Increase rate peg (post SV) from 2027/28 – 2034/35 from 2.5% to 4% consistent with forecast increase in operational expenditure
- Increase to sewer charges by 5% from 2025/26 – 2034/35
- Minimal increase in interest and investment revenue to reflect additional forecast revenue.

**c. Reduced Mining Income & Grant Funding**

- Removal of the additional mining rates from a new mining development including VPA contributions scheduled to commence in 2027/28.
- Removal of grant funding for the Sewer Treatment Plant capacity upgrade instead being funded from sewer restricted cash and developer contributions.
- Reduction in interest and investment revenue due to the loss of additional rates income and reduction in restricted cash.

- Increased operational costs of \$300k to run new infrastructure, not currently factored into the Base Case, as there is no indication yet that the upgraded infrastructure will be less efficient to run.

#### Workforce Management Planning

The aim of the Workforce Plan is to assist Council meet the priorities identified in the Blayney Shire Council Community Strategic Plan and achieve the objectives and actions identified in the 4 year delivery program. It seeks to provide suitably qualified and highly engaged employees to deliver quality services to our community and customers over the next 4 years.

The 2025/26 – 2028/29 Workforce Management Plan has been informed by Council's own corporate sources and has been shared with all staff to ensure transparency and to invite their input.

As part of the consultation process, a staff survey was also conducted to gather feedback on the proposed plan and to better understand team needs and concerns. The responses provided valuable insights.

Whilst Council already has a number of initiatives to position itself as an employer of choice and to support a healthy work-life balance, it is committed to further strengthening these efforts through the development of additional strategies and programs.

The 2025/26 – 2028/29 Workforce Management Plan also identifies current and emerging workforce challenges and outlines targeted strategies and actions to help mitigate associated risks and ensure long-term organisational sustainability

#### Asset Management Planning

Asset management planning requires accurate, up-to-date data and a structured approach to planning. It ensures that Council assets are managed in a sustainable, efficient and cost-effective manner across their lifecycle, while meeting required service levels.

The primary objective of asset management planning is to deliver infrastructure services that meet the defined levels of service for the community, at the lowest lifecycle cost and with an acceptable level of risk.

Council's asset management frameworks consist of three key components:

1. Asset Management Policy: The policy sets out the principles and commitments that guide Council's asset management practices. Council most recently reviewed and endorsed its Asset Management Policy at the May 2025 Ordinary Council Meeting.
2. Strategic Asset Management Plan (SAMP): This document states the approach to implementing the principles and objectives set out in the Asset Management Policy. It includes specific requirements to outline

the processes, resources, structures, roles and responsibilities necessary to establish and maintain the asset management system.

3. Asset Management Plans (AMPs): Council maintains detailed AMPs for each major asset class (and available on Council's website), being; buildings & other structures, transport, sewerage assets, swimming pools and open space & recreation assets. AMPs are reviewed and updated the year following a revaluation cycle.

Council must account for and plan for all existing infrastructure assets, as well as any proposed new assets identified in the Community Strategic Plan and Long-Term Financial Plan.

The Strategic Asset Management Plan and individual AMPs directly inform and support the Delivery Program and other key strategic documents. This ensures an integrated approach to financial sustainability, asset stewardship and service delivery.

**Risk/Policy/Legislation Considerations:**

The role of Resourcing Strategy (RS) is to clearly articulate how council will implement and resource the vision and aspirations, outlined in the Community Strategic Plan, through the Delivery Program.

A council must have a long-term Resourcing Strategy for the provision of the resources required to perform its functions (including implementing the strategies set out in the Community Strategic Plan that it has responsibility for). – s.403 Local Government Act.

The Integrated Planning and Reporting Guidelines state:

- The Resourcing Strategy must include provisions for long-term financial planning, workforce management planning and asset management planning.
- The council must post a copy of its adopted Resourcing Strategy on its website. (Essential Element 3.2)

**Budget Implications:**

Council has modelled its Long Term Financial Plan based on the assumptions detailed throughout the plan document. Of importance for Council and the community to understand with the Long-Term Financial Plan is that in the event that planned assumptions around income forecasts in the Base Case, mainly new mine rate income, do not eventuate then without the presence of an alternate income source Council will be required to undertake remedial action.

In the short term, Council may be required to scale back the capital expenditure program to the level that maintains a positive unrestricted cash position, however this will not be sustainable longer term.



Further remedial action required would entail review of Council services / service levels and exploring other revenue sources including the option of a further special variation to rate income.

The forecast operating result for each of the scenarios is tabled below for the first 4 years spanning the length of the Delivery Program and year 10 to demonstrate the long-term impact over the life of the LTFP:

<b>Scenario</b>	<b>Year 1 2025/26 \$000</b>	<b>Year 2 2026/27 \$000</b>	<b>Year 3 2027/28 \$000</b>	<b>Year 4 2028/29 \$000</b>	<b>Year 10 2034/35 \$000</b>
<b>a. Base Case (SV Model)</b>					
Consolidated	(877)	(217)	304	184	842
General	(1,108)	(390)	26	112	547
Sewer	231	173	278	72	295
<b>b. Increased Rate Peg</b>					
Consolidated	(965)	(82)	668	785	3,070
General	(1,211)	(291)	330	629	2,556
Sewer	246	209	338	156	514
<b>c. Reduced Mining &amp; Grant Funding</b>					
Consolidated	(978)	(116)	(43)	(1,048)	(2,240)
General	(1,211)	(291)	(324)	(824)	(1,880)
Sewer	233	175	281	(224)	(360)

The impact on restricted and unrestricted cash for each of the scenarios is tabled below for the first 4 years spanning the length of the Delivery Program and year 10 to demonstrate the impact over the life of the LTFP:

<b>Scenario (Consolidated)</b>	<b>Year 1 2025/26 \$000</b>	<b>Year 2 2026/27 \$000</b>	<b>Year 3 2027/28 \$000</b>	<b>Year 4 2028/29 \$000</b>	<b>Year 10 2034/35 \$000</b>
<b>a. Base Case (SV Model)</b>	<b>23,130</b>	<b>23,395</b>	<b>27,159</b>	<b>25,981</b>	<b>37,607</b>
External Restriction	11,991	12,780	15,266	14,019	24,841
Internal Restriction	6,557	6,602	6,262	6,152	6,826
Unrestricted*	4,582	4,013	5,631	5,810	5,940
<b>b. Increased Rate Peg</b>	<b>23,138</b>	<b>23,428</b>	<b>27,438</b>	<b>26,735</b>	<b>46,968</b>
External Restriction	11,999	12,813	15,344	14,161	25,884
Internal Restriction	6,557	6,602	6,262	6,152	6,826
Unrestricted*	4,582	4,013	5,832	6,422	14,258
<b>c. Reduced Mining &amp; Grant Funding</b>	<b>23,130</b>	<b>23,395</b>	<b>25,600</b>	<b>17,227</b>	<b>14,067</b>
External Restriction	11,991	12,780	14,132	6,738	14,094
Internal Restriction	6,557	6,602	6,262	6,152	6,826
Unrestricted*	4,582	4,013	5,206	4,337	(6,853)

#### CERTIFICATION – RESPONSIBLE ACCOUNTING OFFICER

I, Tiffaney Irlam, certify that to the best of my knowledge that:

- The 2025/26 – 2034/35 Long Term Financial Plan attached has been prepared in accordance with the following:

- the current resource capabilities of Council and the impact of significant funding received by Council to deliver valuable services to the community,
  - Using the most up to date forecasts and assumptions at the time of preparation including assumptions for factors that are outside Council's control,
- To the best of my knowledge and belief, the 2025/26 – 2034/35 Long Term Financial Plan:
  - presents fairly the Council's operating result and financial forecast for the year,
  - presents fairly the operating result and financial forecast for each of Council's declared business activities for the year,
  - That the detailed schedule of capital works reflects projects identified and prioritised in Council's current asset management plans and roads strategy.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

- |          |   |          |
|----------|---|----------|
| <b>1</b> | 2025/26 - 2034/35 Long Term Financial Plan        | 67 Pages |
| <b>2</b> | 2025/26 – 2034/35 Strategic Asset Management Plan | 56 Pages |
| <b>3</b> | 2025/26 – 2028/29 Workforce Management Plan       | 16 Pages |

**08) ADOPTION OF 2025/26 - 2028/29 DELIVERY PROGRAM AND 2025/26 OPERATIONAL PLAN****Department:** Corporate Services**Author:** Director Corporate Services**CSP Link:** 1. Prioritise transparency, financial sustainability and strong partnerships with and for our community**File No:** GS.LI.1**Recommendation:**

That Council:

1. Pursuant to the requirements of the Local Government Act 1993, adopt the 2025/26 – 2028/29 Delivery Program and 2025/26 Operational Plan.
2. Note the 2 community submissions received during the public exhibition period (summarised and attached to this report).
3. Adopt the Revenue Policy for 2025/26, as outlined in the 2025/26 – 2028/29 Delivery Program and 2025/26 Operational Plan.
4. Adopt the Statement of Rating Structure, inclusive of year 2 of the approved special variation, and their respective short names as contained in the 2025/26 – 2028/29 Delivery Program and 2025/26 Operational Plan and make the Ordinary Rate and charges, including sewer charges and domestic waste management charges, pursuant to s.494 and s.496 of the Local Government Act 1993 and Waste Management Levy pursuant to s.501 of the Local Government Act 1993 detailed below:

Rating Structure for the 2025/26 Rating Year						
Name of Category/ Subcategory	No. of Assessments	Base Rate	Ad Valorem	Land Value	Total Yield	% Yield from Base Amount
<b>Residential</b>						
Ordinary Rate	1,199	\$ 445	0.00137159	\$ 409,673,510	\$ 1,095,459	<b>48.71%</b>
Blayney & Carcoar	1,468	\$ 445	0.00279802	\$ 247,739,200	\$ 1,346,439	<b>48.52%</b>
Millthorpe	354	\$ 445	0.00133669	\$ 120,796,200	\$ 318,997	<b>49.38%</b>
<b>Business</b>						
Ordinary Rate	151	\$ 575	0.00421661	\$ 33,113,060	\$ 226,450	<b>38.34%</b>
Blayney	173	\$ 575	0.00733342	\$ 25,109,000	\$ 283,610	<b>35.07%</b>
Millthorpe & Carcoar	57	\$ 575	0.00375020	\$ 15,093,700	\$ 89,379	<b>36.67%</b>
<b>Farmland</b>						
Ordinary Rate	709	\$ 725	0.00154409	\$1,508,440,930	\$ 2,843,194	<b>18.08%</b>
<b>Mining</b>						
Ordinary Rate	1	\$1,450	0.04478690	\$ 564,000	\$ 26,710	<b>5.43%</b>
Mining Gold		\$1,450	0.05273169			
Mining Gold / Copper Combined	1	\$1,450	0.05059476	\$ 116,500,000	\$ 5,895,740	<b>0.02%</b>
<b>Total Yield</b>	<b>4,113</b>			<b>\$ 2,477,029,600</b>	<b>\$ 12,125,978</b>	

**2025/26 Waste Charges**

Charge Category and Description	Annual Charge	No. of Properties
<b>Waste Management Levy</b> <i>This is waste management charge is applied to all properties funding waste disposal services for the Blayney Shire</i>	\$80	4,221
<b>Domestic Waste Management</b>		
<b>Domestic Waste Management Service Charge</b> <i>This is applied to properties that have a residence within the waste collection area.</i>	\$428	2,734
<b>Domestic Waste Management Availability Charge</b> <i>This charge is applied to properties within the waste collection area that do not have a service but is available - i.e. vacant land</i>	\$80	357
<b>Commercial (Non-Domestic) Waste Management</b>		
<b>Non-Domestic Waste Management Service Charge</b> <i>This is applied to properties for non-domestic properties within the waste collection area</i>	\$554	334
<b>Non-Domestic Waste Management Availability Charge</b> <i>This charge is applied to properties within the waste collection area that do not have a service but it is available i.e. vacant land</i>	\$80	89
<b>Non-Domestic Waste Service Management Charge for Charity and Not Profit Organisations</b> <i>This is applied to the above properties for non-domestic properties within the waste collection area</i>	\$152	16
<b>Extra Services</b>		
Additional Garbage Charge – per red bin	\$394	98
Additional Recycling Charge – per yellow bin	\$160	36
<b>Total Yield</b>		<b>\$1,775,352</b>

**2025/26 Non-Residential and Residential Sewer Charges**

<b>Residential</b>			
	Access Charge	No. of Properties	Total Yield
<b>Connected</b>	\$864	1,588	\$1,372,032
<b>Vacant (Unconnected)</b>	\$444	172	\$76,368
<b>Estimated Total Yield</b>			<b>\$1,448,400</b>

<b>Non-Residential</b>				
	Annual Charge (Prior to SDF Factor)	No. of Properties	Quarter Charge before SDF applied	Min. quarterly amount charged
20mm Water Service	\$720	162	\$ 180	\$216
25mm Water Service	\$1,096	21	\$ 274	\$216
32mm Water Service	\$1,788	18	\$ 447	\$216
40mm Water Service	\$2,800	11	\$ 700	\$216
50mm Water Service	\$4,368	24	\$1,092	\$216
80mm Water Service	\$11,172	1	\$2,793	
100mm Water Service	\$17,516	6	\$4,379	
150mm Water Service	\$39,416	2	\$9,854	
Vacant/Unmetered	\$444	56		
Usage Charge (per kl)	\$1.83			
<b>Estimated Total Yield</b>				<b>\$ 486,763</b>

**Future Sewerage Infrastructure Subsidy Charge**

	<b>Access Charge</b>	<b>No of Properties</b>	<b>Total Yield</b>
Connected - Residential	\$55	1588	\$87,340
Connected - Business	\$55	243	\$13,365
Vacant (Unconnected)	\$55	172	\$9,460
<b>Estimated Total Yield</b>			<b>\$110,165</b>

**2025/26 Trade Waste Charges**

<b>Commercial (Non-Residential)</b>		
	<b>Annual Fee</b>	<b>No. of Properties</b>
Annual Trade Waste Fee	\$136	67
Annual Trade Waste Fee (Large Dischargers Category 3)	\$492	1
Liquid Trade Waste User Charges with Trade Waste Agreement (Category 1, Category 2/2s)	\$2.65	55
Liquid Trade Waste User Charges with No Trade Waste Agreement	\$26.59	12
Excess Mass Chargers for Category (3 Dischargers)	\$ As per the table in fees and charges	3
Water Testing Charges (if required)	\$344 per quarter	1
<b>Estimated Total Yield</b>		<b>\$77,880</b>

5. Adopt the following programs which financially assist others under s.356 Local Government Act (1993), including the Community Financial Assistance Program, Local Heritage Assistance Program, Youth Week Grants Program, Tourism Event Development Fund and Village Enhancement Program.
6. Adopt the schedule of financial assistance under the Community Financial Assistance Program, pursuant to s.356 Local Government Act.

**Reason for Report:**

For Council to consider and adopt the 2025/26 – 2028/29 Delivery Program and 2025/26 Operational Plan following public exhibition, pursuant to s.404 and s.405 of the Local Government Act.

**Report:**

Public exhibition of Council's 2025/26 – 2028/29 Delivery Program and 2025/26 Operational Plan concluded on 22 May 2025, in accordance with the Council resolution of 22 April 2025.

Council adhered to the mandatory exhibition period of 28 days as required under the Local Government Act 1993, in order to allow sufficient time for all members of the community to become aware of the plans and programs proposed in the Long Term Financial Plan.

Fundamentally, the legislation requires the development and adoption of an operational plan and revenue policy annually. Council's 2025/26 Operational Plan identifies the specific actions to be completed in year 1 under each of the 4 year objectives expressed in the 2025/26 – 2028/29 Delivery Program.

All councils in NSW are required to develop long term, medium term and short term plans as part of the Local Government Act.

### Submissions

It is a requirement that any submissions received be considered by Council in the process of finalisation and adoption of the draft plans. Council has received 2 submissions on the 2025/26 – 2028/29 Delivery Program and 2025/26 Operational Plan. Submissions made are on the following matters and are attached:

#### **Submission 1**

##### Housing Development – Millthorpe *(Referred from CSP engagement)*

In regard to recent housing developments, it appears that modest growth of new subdivisions in and adjacent to Blayney, has been sympathetic to the existing town and ecosystem. The same cannot be said for growth around Millthorpe where now homes are being permitted in low lying areas with little consideration for aesthetics and functionality of those developments. Traditional farming land is being taken over by poorly considered developments scattered from western perimeter of Millthorpe to Forest reefs. A more suitable option is to look towards development of land adjacent to the unformed position of Graham Lane to the south of the village.

##### *Response:*

*There is an Addendum review to the Settlement Strategy proposed for review in the 2025/26 – 2028/29 Delivery Program for 2027/28.*

#### **Submission 2**

##### Dakers Oval Cricket Pitch

In reference to Dakers Oval cricket pitch that suffered significant damage after sitting underwater for an extended period during 2023.

The damage was caused by heavy rainfall and flooding that severely compromised the structural integrity and playability of the pitch. As a result, the pitch has been deemed unsafe and unfit for play.

Submission requests Council to prioritise work in 2025/26 to reinstate Dakers Oval as a key local sporting venue for the Blayney Cricket Club and community.

##### *Response:*

*Council has made financial provision in the 2025/26 – 2028/29 Delivery Program and 2025/26 Operational Plan, funded from the Village Enhancement Program, to undertake required work in 2025/26 to remove and replace the damaged cricket pitch.*

#### **Adoption of Council Fees and Charges for 2025/26**

Council's Annual Charges and Schedule of Fees & Charges have also been exhibited. The Annual Charges for adoption are as shown in the recommendation of this report.

Capital Works Program 2025/26

Council's principal mechanism for carrying out capital works is a four year rolling capital works program and has been incorporated into the Delivery Program 2025/26 – 2028/29.

The 2025/26 – 2028/29 Capital Works Program, included in the Operational Plan details the individual projects and works that will be undertaken to achieve the commitments made in the Delivery Program.

Amendments to the program since exhibition of the draft 2025/26 – 2028/29 Delivery Plan and 2025/26 Operational Plan include changes as proposed:

	<b>Amendment</b>	<b>Revised</b>	<b>Year</b>
SV Renewals – Animal Shelter Design	(200,000)	50,000	2025/26
SV Renewals – Buildings	135,000	179,439	2025/26
SV Renewals – Animal Shelter Construction	250,000	250,000	2026/27
SV Renewals – Community Centre Carpark	65,000	65,000	2025/26
SV Renewals – Community Centre Carpark	80,000	80,000	2027/28
Dakers Oval Cricket Pitch	20,000	20,000	2025/26
Heritage Park Basketball Ring Investigation	1,000	1,000	2025/26
Park St Millthorpe London Plan Trees	20,000	20,000	2025/26
IT – Intramaps to Pozi Migration	11,000	11,000	2025/26
Hobbys Yards Rd (Carryover \$523k - R4R9)	377,000	377,000	2025/26
Heavy Patching Program	(140,000)	767,946	2025/26
Accessible Parking	111,000	111,000	2025/26
Showground Trotting Fence upgrade	45,000	45,000	2026/27
Design – Blake St / George St Footpath	15,000	15,000	2026/27
Construction – Blake St / George St Footpath	405,500	405,500	2028/29
Barry Road Bridge	(280,000)	0	2025/26
Barry Road Bridge	310,000	310,000	2028/29

The Capital Works Program:

- Defines the capital projects that will help ensure the continued delivery of Council services;
- Allows advance planning of projects, including investigation, design and documentation;
- Is a key component of Council's infrastructure financing, planning maintenance and replacement strategy;

While inevitably refinements to the program will be made, it is appropriate and necessary to have the basis of a longer term schedule to allow appropriate planning both within the community and Council.

Section 356 Financial Assistance

Also detailed within Council's Operational Plan is the Schedule of Annual Financial Assistance funded through the Blayney Shire Council Community Financial Assistance Program under s.356 of the Local Government Act.

An amount of \$145,000 has been provided for in 2025/26 under this program. Council also has provision in the 2025/26 Operational Plan for other programs that provide financial assistance including the Local Heritage Assistance Program, Youth Week Grants Program, Tourism Event Development Fund and Village Enhancement Program.

Amendments since exhibition of the draft Operational Plan

Amendments to the draft 2025/26 Operational Plan are detailed below:

	<b>Amendment</b>	<b>Revised</b>	<b>Year</b>
OOSH	3,500	8,500	Annually
Councils Mining Alliance	5,000	5,000	2025/26
Small Sites Electricity	29,095	499,157	2025/26
CTW – Water Charges (15% for 2 years)	17,021	190,441	2025/26
Rural Fire Services Contribution	14,389	438,389	2025/26
Fire & Rescue & SES Contribution	(2,532)	55,683	2025/26
Central Tablelands Weeds Authority	57,378	174,506	2025/26
Regional Roads Maintenance (Block Grant) Previously allocated fully to maintenance as no there were no regional roads capex projects in 2025/26 however has now been allocated to Hobbys Yards Rd to supplement carryover of R4R9 works.	(237,000)	125,000	2025/26

Council has implemented measures to monitor and report activities to ensure compliance with the SV approval by IPART that requires Council to disclose in its Annual Report each year for the duration of the SV, i.e. until 2031/32, the following:

- The program of expenditure actually funded and any differences to the proposed program;
- Any significant differences between Council's actual revenues, expenditure and operating result to that proposed in the LTFP and reasons for the differences;
- Outcomes achieved as a result of the additional income;
- Whether or not implementation of productivity improvements has occurred and associated justification of why;
- Other productivity and cost containment measures in place, the annual savings achieved and what these equate to as a proportion to total annual expenditure.



**Table 1: Consolidated Income Statement – SV Model**

INCOME STATEMENT – CONSOLIDATED	Projected Years			
	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000
<b>Income from Continuing Operations</b>				
<b>REVENUE</b>				
Rates & Annual Charges	15,581	16,896	17,801	18,935
User Charges & Fees	1,873	1,984	2,063	2,160
Other Revenues	242	251	260	292
Grants & Contributions provided for Operating Purposes	5,356	5,382	5,399	5,515
Grants & Contributions provided for Capital Purposes	540	2,464	5,612	8,931
Interest & Investment Revenue	1,064	987	990	1,085
<b>Other Income:</b>				
Net gains from the disposal of assets	68	7	26	35
Joint Ventures & Associated Entities	25	25	25	25
<b>Total Income from Continuing Operations</b>	<b>24,749</b>	<b>27,996</b>	<b>32,176</b>	<b>36,978</b>
<b>EXPENSES FROM CONTINUING OPERATIONS</b>				
Employee Benefits & On-Costs	8,689	8,910	9,184	9,460
Borrowing Costs	157	139	121	106
Materials & Contracts	7,038	7,362	7,430	8,240
Depreciation & Amortisation	7,991	8,147	8,309	8,724
Impairment of investments	-	-	-	-
Impairment of receivables	-	-	-	-
Other Expenses	1,211	1,191	1,216	1,333
Interest & Investment Losses	-	-	-	-
Net Losses from the Disposal of Assets	-	-	-	-
Joint Ventures & Associated Entities	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>25,086</b>	<b>25,749</b>	<b>26,260</b>	<b>27,863</b>
<b>Operating Result from Continuing Operations</b>	<b>(337)</b>	<b>2,247</b>	<b>5,916</b>	<b>9,115</b>
Discontinued Operations – Profit/(Loss)	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>(337)</b>	<b>2,247</b>	<b>5,916</b>	<b>9,115</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>(877)</b>	<b>(217)</b>	<b>304</b>	<b>184</b>

**Table 2: General Fund Income Statement – SV Model**

INCOME STATEMENT – GENERAL	Projected Years			
	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000
<b>Income from Continuing Operations</b>				
<b>REVENUE</b>				
Rates & Annual Charges	13,813	15,075	15,926	17,004
User Charges & Fees	1,589	1,640	1,693	1,748
Other Revenues	242	251	260	292
Grants & Contributions provided for Operating Purposes	5,356	5,382	5,399	5,515
Grants & Contributions provided for Capital Purposes	391	2,312	5,326	3,021
Interest & Investment Revenue	745	647	648	750
<b>Other Income:</b>				
Net gains from the disposal of assets	68	7	26	35
Joint Ventures & Associated Entities	25	25	25	25
<b>Total Income from Continuing Operations</b>	<b>22,229</b>	<b>25,339</b>	<b>29,303</b>	<b>28,390</b>
<b>EXPENSES FROM CONTINUING OPERATIONS</b>				
Employee Benefits & On-Costs	8,359	8,569	8,831	9,096
Borrowing Costs	141	130	118	106
Materials & Contracts	6,057	6,209	6,323	7,110
Depreciation & Amortisation	7,180	7,320	7,465	7,614
Impairment of investments	-	-	-	-
Impairment of receivables	-	-	-	-
Other Expenses	1,209	1,189	1,214	1,331
Interest & Investment Losses	-	-	-	-
Net Losses from the Disposal of Assets	-	-	-	-
Joint Ventures & Associated Entities	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>22,946</b>	<b>23,417</b>	<b>23,951</b>	<b>25,257</b>
<b>Operating Result from Continuing Operations</b>	<b>(717)</b>	<b>1,922</b>	<b>5,352</b>	<b>3,133</b>
Discontinued Operations – Profit/(Loss)	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>(717)</b>	<b>1,922</b>	<b>5,352</b>	<b>3,133</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>(1,108)</b>	<b>(390)</b>	<b>26</b>	<b>112</b>

**Table 3: Sewer Fund Income Statement – SV Model**

INCOME STATEMENT – SEWER	Projected Years			
	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000
<b>Income from Continuing Operations</b>				
<b>REVENUE</b>				
Rates & Annual Charges	1,768	1,821	1,875	1,931
User Charges & Fees	284	344	370	412
Other Revenues	-	-	-	-
Grants & Contributions provided for Operating Purposes	-	-	-	-
Grants & Contributions provided for Capital Purposes	149	152	286	5,910
Interest & Investment Revenue	319	340	342	335
<b>Other Income:</b>				
Net gains from the disposal of assets	-	-	-	-
Joint Ventures & Associated Entities	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>2,520</b>	<b>2,657</b>	<b>2,873</b>	<b>8,588</b>
<b>EXPENSES FROM CONTINUING OPERATIONS</b>				
Employee Benefits & On-Costs	330	341	353	364
Borrowing Costs	16	9	3	-
Materials & Contracts	981	1,153	1,107	1,130
Depreciation & Amortisation	811	827	844	1,110
Impairment of investments	-	-	-	-
Impairment of receivables	-	-	-	-
Other Expenses	2	2	2	2
Interest & Investment Losses	-	-	-	-
Net Losses from the Disposal of Assets	-	-	-	-
Joint Ventures & Associated Entities	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>2,140</b>	<b>2,332</b>	<b>2,309</b>	<b>2,606</b>
<b>Operating Result from Continuing Operations</b>	<b>380</b>	<b>325</b>	<b>564</b>	<b>5,982</b>
Discontinued Operations – Profit/(Loss)	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>380</b>	<b>325</b>	<b>564</b>	<b>5,982</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>231</b>	<b>173</b>	<b>278</b>	<b>72</b>

The 2025/26 – 2028/29 Delivery Program and 2025/26 Operational Plan has been modelled from Council's Base Case (SV Model) developed during the review of the 2025/26 – 2034/35 Long Term Financial Plan.

Consistent with Council's prior assumptions, the plan has been prepared using a number of forecasts particularly around additional revenue from mining rates. There continues to be uncertainty around whether this income will be realised and without it, Council would be required to take remedial action to address the shortfall which could include some or all of the following strategies:

- Reduction in planned capital works
- Reduction in current service levels

- Future increase in rates by way of an additional special variation.

The impact of a reduction in mining rates without the application of any remedial action is modelled in Council's Long Term Financial Plan **Scenario c – Reduced Mining Income & Grant Funding**. This document is the subject of a separate report for adoption.

### Conclusion

Adoption of the 2025/26 – 2028/29 Delivery Program and 2025/26 Operational Plan is part of the bigger picture that will set Council on a path to the Blayney Shire that all stakeholders – the community, Councillors and staff would all like to experience in the future.

This report recommends that Council adopt the following documents:

- Delivery Program 2025/26 – 2028/29
- 2025/26 Operational Plan and Budget
- Revenue Policy 2025/26; and
- Fees and Charges 2025/26.

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

Council is obligated under s.405 to adopt the Operational Plan before the beginning of each year and details the activities to be engaged in by the council during the year as part of the delivery program covering that year. As part of the adoption process consideration must be given to submissions that have been made concerning the draft plan.

### **Budget Implications:**

The financial implications of this report are detailed in the 2025/26 – 2028/29 Delivery Program and 2025/26 Operational Plan.

As recommended by the 2022 Financial Sustainability Review the following Responsible Accounting Officer certification by Council's Chief Financial Officer is provided:

### CERTIFICATION – RESPONSIBLE ACCOUNTING OFFICER

I, Tiffaney Irlam, certify that to the best of my knowledge that:

- The draft 2025/26 – 2028/29 DP/OP attached has been prepared in accordance with the following:
  - the current resource capabilities of Council and the impact of significant funding received by Council to deliver valuable services to the community,
  - Using the most up to date forecasts and assumptions at the time of preparation including assumptions for factors that are outside Council's control,
- To the best of my knowledge and belief, this 2025/26 – 2028/29 DP/OP:
  - present fairly the Council's operating result and financial forecast for the year,

- present fairly the operating result and financial forecast for each of Council's declared business activities for the year,
- That the detailed schedule of capital works reflects projects identified and prioritised in Council's current asset management plans and roads strategy.

**Enclosures (following report)**

- |          |                                   |         |
|----------|-----------------------------------|---------|
| <b>1</b> | Submission 1: Housing Development | 1 Page  |
| <b>2</b> | Submission 2: Dakers Oval         | 2 Pages |

**Attachments (separate document)**

- |          |  |          |
|----------|--|----------|
| <b>3</b> | 2025/26 – 2028/29 Delivery Program and 2025/26 Operational Plan  | 62 Pages |
| <b>4</b> | Appendix: 2025/26 – 2028/29 Delivery Program and 2025/26 Operational Plan: Revenue Policy and Fees and Charges | 47 Pages |



## Feedback Form

What do you want to tell us? I think something is missing from the plan

Provide your feedback or suggestions here

While I appreciate that the issue of housing availability is referred to in this document, I believe that it is under prioritised in the proposed plan. In regard to recent developments in this area, it appears that the modest growth of new subdivisions in and adjacent to Blayney, has been sympathetic to the existing town and the ecosystem. The same can not be said for growth around Millthorpe where new homes are being permitted in low lying areas with little consideration for the aesthetics and functionality of those developments. Traditional farming land is being taken over by poorly considered developments scattered from the western perimeter of Millthorpe to Forest Reefs. I believe that a much more suitable option is to look towards developing that land adjacent to the unformed position of Graham Lane to the south east of the village.

Wednesday, 21 May 2025

Blayney Shire Council  
Adelaide Street  
BLAYNEY NSW 2799

To whom it may concern,

Blayney Cricket Club would like to make the following submission for repairs required to Dakers Oval Blayney.

Dakers Oval cricket pitch has suffered significant damage after sitting underwater for an extended period during 2023. The cricket pitch remained underwater for an extended period, resulting in extensive damage to the playing surface and subsurface infrastructure.

The damage caused by heavy rainfall and flooding has severely compromised the structural integrity and playability of the pitch. As a result, the pitch has been deemed unsafe and unfit for play.

Due to these conditions, the pitch has remained out of use for the past two cricket seasons, impacting local clubs, schools, and the wider community who rely on this facility for training and competition. Whilst we have been lucky enough to move our matches to Napier Oval; Blayney Cricket Club would ideally prefer to play at their designated home ground.

Timely action on this matter is essential to have the pitch ready for the upcoming cricket season for 2025/26 and to reinstate Dakers Oval as a key local sporting venue for Blayney Cricket Club and the community alike.

---

**Current Condition:**

- The turf has deteriorated significantly, with the synthetic turf lifting away from the sub-concrete structure.
- Underlying damage to concrete bed may have also been compromised
- The pitch surface has suffered structural breakdown, rendering it unsafe for play.
- Drainage and soil integrity have been compromised.

---

**Proposal:**

Blayney Cricket Club proposes following remedial works need to be carried out to bring Dakers Oval back to playable conditions:

- Full assessment of the pitch surface and subsurface conditions.
  - Removal of damaged synthetic turf and materials.
  - Installation of new concrete pad
  - Application of new synthetic turf pitch.
  - Improvement of drainage systems to prevent future flood damage.
-

**Timeline & Budget:**

Preliminary estimates suggest the works could be completed within 3–4 months, with completion targeted ahead of the upcoming cricket season. An estimated scope of works and costings are following in table:

Please note: Currently the pitch measures 22.4m x 1.8m. To bring the pitch back into line with Cricket standards and ease of construction of new pitch it is suggested that the pitch be extended and widen to 25m x 2.4m.

ITEM	ESTIMATED COST
Synthetic Turf & Glue (quote provided to council)	\$4300.00
Earthworks (Tipper & Bobcat for removal of existing pitch and debris)	\$2500.00
Concrete Mesh & Hardware (4 x sheets of concrete mesh SL82, concrete chairs)	\$ 550.00
Concrete (6m3 x Approx \$250.00)	\$1500.00
SUB TOTAL	\$8850.00

\*\*\*\*This is an estimate only. No estimate has been included for concreter to finish the concrete for the new slab or rehabilitation of the grass surrounding the pitch.

---

**Community Impact:**

Restoring Dakers Oval will:

- Re-enable local sporting fixtures and training.
- Support junior and grassroots cricket participation.
- Enhance community wellbeing through active recreation.
- Preserve the long-term viability of a valued public asset.

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We would welcome any feedback on this submission and hope that you will consider this project for your future works to be completed within the Blayney Shire.

Yours Sincerely,

[Redacted Signature]



**09) 2025/26 COUNCILLOR AND MAYORAL REMUNERATION****Department:** Corporate Services**Author:** Director Corporate Services**CSP Link:** 1. Prioritise transparency, financial sustainability and strong partnerships with and for our community**File No:** CM.CI.1**Recommendation:**

That Council:

1. Note the Local Government Remuneration Tribunal 2025 Annual Determination.
2. In accordance with the maximum level for the Rural Council category in the Local Government Remuneration Tribunal 2025 Annual Determination, set and fix the Councillor and Mayoral remuneration (excluding superannuation) for 2025/26 year as;
  - a) \$13,930 for Councillors, and
  - b) \$30,390 additional fee for the Mayor

**Reason for Report:**

For Council to determine Councillor and Mayoral Remuneration for the 2025/26 year following receipt of the determination from the Local Government Remuneration Tribunal.

**Report:**

Council is in receipt of the Local Government Remuneration Tribunal (Tribunal) 2025 Annual Determination and is now in a position to determine 2025/26 fees.

The Tribunal's report and determination provides details of a wide range of matters and submissions from stakeholders that it had taken into account in its determination. The Tribunal has determined that an increase of 3% in fees for councillors and mayors was appropriate.

Blayney Shire Council classification remains unchanged within the Rural Council category and is amongst 38 councils determined under s.239 of the Local Government Act for the purposes of the annual fees.

A comparison of 2025/26 fees to the relevant 2024/25 scale of fees for this category is shown below:

	<b>2025/26</b>		<b>2024/25</b>
	<b>Minimum</b>	<b>Maximum</b>	<b>Fees</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>
Councillor	10,530	13,930	13,520
Mayor (payable in addition to Councillor fee)	11,210	30,390	29,500

Councillors are also entitled to receive a superannuation contribution of 12% in 2025/26.

**Risk/Policy/Legislation Considerations:**

Under s.248 of the Local Government Act Council may fix an annual fee, and in doing so must fix it in accordance with the appropriate determination of the Remuneration Tribunal. Council is unable to fix fees greater than the maximum determined by the Tribunal.

**Budget Implications:**

An indexation of 3.5% to Mayoral and Councillor fees was allowed for in the 2025/26 Operational Plan.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

1 LGRT 2025 Annual Determination

47 Pages

**10) MINUTES OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING HELD 22 MAY 2025**

**Department:** Corporate Services

**Author:** Director Corporate Services

**CSP Link:** 1. Prioritise transparency, financial sustainability and strong partnerships with and for our community

**File No:** CM.ME.17

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**Recommendation:**

That Council;

1. Receive the Minutes of the Audit, Risk and Improvement Committee meeting held 22 May 2025.
2. In relation to the Enterprise Risk Management Policy and Plan, note the ongoing concerns of the Audit Risk and Improvement Committee around acceptance of any level of risk for WHS and Corporate Governance.

**Reason for Report:**

For Council to endorse the minutes of the Blayney Shire Audit, Risk and Improvement committee meeting held 22 May 2025.

**Report:**

The Audit, Risk and Improvement Committee held its meeting 22 May 2025.

Of significance to Council from this meeting were:

- A presentation from the Central NSW Joint Organisation Chief Information Security Officer on the joint project between councils to uplift their cyber security framework baseline.
- Ongoing concerns expressed to Council by the Audit, Risk and Improvement Committee around acceptance of any level of risk for WHS and Corporate Governance.

In response a recommendation 2 for Council is proposed as follows:

*‘That Council in relation to the Enterprise Risk Management Policy and Plan, note the ongoing concerns of the Audit Risk and Improvement Committee around acceptance of any level of risk for WHS and Corporate Governance.’*

It is highlighted to Council that representatives from Marsh and Statewide Mutual have been requested to attend the next ARIC meeting on 14 August 2025 to provide context of the workshop and enable ARIC to ask specific questions in relation to this matter.

- A Corporate Credit Card compliance review for July – December 2024 was undertaken with no material issues raised.

- A Purchase Card compliance review for July – December 2024 was undertaken with no material issues raised.
- External reviews completed by Cyber Security NSW being:
  - External Vulnerability Scan
  - Internal Facing Vulnerability Assessment
- Presentation of a Service Review of Parks Fleet Items.
- Endorsement of the Annual and Four Year Work Plan (2025-2028) as required by the guidelines.

The full business paper from the Blayney Shire Audit, Risk and Improvement committee is available to Councillors for reference on the Councillor Portal.

The minutes of the meeting held are tabled below:

**MINUTES OF THE BLAYNEY SHIRE COUNCIL AUDIT, RISK & IMPROVEMENT COMMITTEE MEETING**  
**HELD VIA TEAMS, BLAYNEY SHIRE COUNCIL COMMUNITY CENTRE,**  
**ON 22 MAY 2025, COMMENCING AT 9:00 AM**

Present: Donna Rygate (Independent - Chair), Stephen Coates (Independent), Liz Jeremy (Independent), Cr. John Newstead (Councillor / non-voting delegate), Mark Dicker (General Manager), Cr. Bruce Reynolds (Mayor / observer), Katy Henry (Intentus - Audit Service Provider for NSW Audit Office), Anton Franze (Director Corporate Services – Secretariat), Tiffaney Irlam (Chief Financial Officer), Farisha Ali (NSW Audit Office), Vicki Walker (WHS & Risk Coordinator), Jordan Welden-Iley (Chief Information Security Officer, Central NSW Joint Organisation), Glenn Newman (Manager Information Technology).

**APOLOGIES**

Nil.

**DISCLOSURES OF INTEREST**

The Director Corporate Services reported the following Disclosure of Interest forms had been submitted:

Committee Member/Staff	Interest	Item	Pg	Report	Reason
D. Rygate		-	-	-	Chair of Cabonne Shire Council, Upper Macquarie County Council and Central Tablelands Water ARIC Committees (Standing disclosure).
D. Rygate		-	-	-	Member of Western Regional Planning Panel (Standing disclosure).
D. Rygate		-	-	-	Member of Energy Co Board (Standing disclosure).
D. Rygate		-	-	-	Chair of Central Tablelands Local Land Services (LLS) and member of Statewide Board (Standing disclosure).
D. Rygate		-	-	-	Chair of Audit Committee, Service NSW (Standing disclosure).

## **Confirmation of Minutes**

### **2505/001     MINUTES OF THE PREVIOUS MEETING HELD 14 FEBRUARY 2025**

#### **RECOMMENDED:**

That the Minutes of the Audit, Risk and Improvement Committee Meeting held 14 February 2025 be received.

## **Reports**

### **2505/002     CYBER SECURITY: CISO PRESENTATION**

#### **RECOMMENDED:**

That the Audit, Risk and Improvement Committee note the presentation from the Central NSW Joint Organisation Chief Information Security Officer.

Jordan Welden - lley left the meeting 9.26am

### **2505/003     WHS AND RISK REPORT**

#### **RECOMMENDED:**

That the Committee;

- 1.Receive the WHS and Risk report.
- 2.Express its ongoing concerns to Council around acceptance of any level of risk for WHS and Corporate Governance.

Farisha Ali joined the meeting 9.43am

### **2505/004     AUDIT ENGAGEMENT PLAN 2024/25 AUDIT**

#### **RECOMMENDED:**

1. That the report on the Audit Engagement Plan for the year ended 30 June 2025 from the NSW Audit Office be received; and
2. That the Audit Engagement Plan for the year ended 30 June 2025 from the NSW Audit Office be noted.

Farisha Ali and Katie Henry left meeting 9.57am

### **2505/005     FINANCE ACTIVITIES REPORT: MARCH 2025 - MAY 2025**

#### **RECOMMENDED:**

That the Finance Activities report for period March 2025 – May 2025 be received.

### **2505/006     CORPORATE CREDIT CARD COMPLIANCE REVIEW JULY - DECEMBER 2024**

#### **RECOMMENDED:**

That the report on Corporate Credit Card compliance activities for the period July 2024 – December 2024 be received.

**2505/007     PURCHASE CARD COMPLIANCE REVIEW JULY -  
DECEMBER 2024****RECOMMENDED:**

That the report on Purchase Card compliance activities for the period July 2024 – December 2024 be received.

**2505/008     INTERNAL AUDITS AND REVIEWS****RECOMMENDED:**

1. That the Audit, Risk and Improvement Committee;
  - a. Receive the report on the Internal Audits and Reviews,
  - b. Note the external reviews completed (outlined below):
    - i. External Vulnerability Scan
    - ii. Internal Facing Vulnerability Assessment
  - c. Note the progress on the Review of Procurement.
  - d. Endorse the Fraud Risk Assessment as the next internal audit to be undertaken.

**2505/009     REPORTS ON LOCAL GOVERNMENT SECTOR****RECOMMENDED:**

That the Audit, Risk and Improvement Committee;

1. Receive the report on Reports on Local Government.
2. Note the documents tabled being:
  - a. NSW Audit Office Final Report – Local Government 2024
  - b. Inquiry into Ability of local governments to fund infrastructure and services – NSW Government Response

**2505/010     SCHEDULE OF OUTSTANDING AUDIT RECOMMENDATIONS****RECOMMENDED:**

That the Schedule of Outstanding Audit Recommendations report be received.

**2505/011     PRESCRIBED FUNCTIONS ACTIVITY REPORT****RECOMMENDED:**

That the Audit, Risk and Improvement Committee;

1. Receive the report on Prescribed Functions outlining activities on Internal Audit, External Audit, Internal Controls, Legislative Compliance, Fraud and corruption prevention, Financial Management, Governance, Business Improvement, Service reviews and Strategic Planning.
2. Note the Service Review of Parks Fleet Items.

Bruce Reynolds left the meeting 10.48am

**2505/012     UPDATE ON MAJOR DEVELOPMENTS****RECOMMENDED:**

That the Update on Major Developments report be received.

**Late Reports****2505/013     DRAFT ANNUAL AND STRATEGIC WORKPLAN****RECOMMENDED:**

That the Audit, Risk and Improvement Committee;

1. Note the Draft Annual and Strategic Work Plan report; and
2. Endorse the Draft Annual and Four Year Work Plan (2025-2028) subject to amendments determined.

There being no further business, the meeting concluded at 11.06am

**Risk/Policy/Legislation Considerations:**

The Audit, Risk and Improvement Committee (the Committee) has been established to promote good corporate governance in Council. Good corporate governance of the Council ensures that the people of Blayney Shire receive the services that they need in an effective and efficient manner, delivered with honesty and integrity.

The objective of the Committee is to provide independent assurance and assistance to Council with respect to the following key areas as per Section 428A of the Local Government Act 1993. Such areas include compliance; risk management; fraud control; internal control; financial management; governance; service reviews; other matters prescribed by the regulations, and execution of Council functions.

The Committee is an independent advisory committee that assists the Council to fulfil its oversight responsibilities.

**Budget Implications:**

Costs associated with holding of Committee meetings, sitting fees for independent members and associated service reviews / audits are provided for in Council's 2024/25 Operational Plan for this purpose.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

Nil

**11) REVIEW OF COUNCIL POLICIES****Department:** Corporate Services**Author:** Director Corporate Services**CSP Link:** 1. Prioritise transparency, financial sustainability and strong partnerships with and for our community**File No:** GO.PO.1**Recommendation:**

That Council;

1. Endorse the following policies and place them on public exhibition for a period of not less than 28 days.

<b>Policy Name</b>
Access to Information Policy
Child Safe Policy
Complaints Management Policy
Corporate Credit Card Policy
Email and Internet Policy
Fraud and Corruption Control Plan and Policy
Legislative Compliance Policy
Mobile Device Usage Policy
Signs as Remote Supervision Policy
Work Health and Safety Policy
Cyber Security Framework

2. Provided no submissions are received, adopt the policies and update Council's Policy Register.

**Reason for Report:**

For the Council to review and endorse Council's strategic policies for adoption, subject to public exhibition.

**Report:**

Council has undertaken a review of policies as shown below as part of the policy review program following election of the new council.

In the interest of public transparency, the following policies are proposed for public exhibition for a period of not less than 28 days.

The following policies proposed are with minimal or no changes since last adopted:



<b>Policy</b>	<b>Objective</b>	<b>Comment</b>
Access to Information	To ensure that public information held by Council is accessible to the public, while also protecting sensitive information from unwarranted release.	Minimal changes proposed.
Child Safe	To ensure compliance with child protection legislation, including; mandatory reporting, attraction and engagement and responding to allegations against staff involving children and young people.	Minimal changes proposed.
Complaints Management	To ensure that Council handles complaints fairly, efficiently and effectively.	No changes proposed.
Corporate Credit Card	To provide guidance on the provision and use of Council's Corporate Credit Cards and to identify who is entitled to a corporate card, outline the responsibilities of Corporate Card users and identify the permitted users of the cards.	Minimal changes proposed.
Email and Internet	To provide parameters for the acceptable use of Blayney Shire Council's corporate systems for email/calendars and internet browsing.	Minimal changes proposed.
Fraud and Corruption Control Plan and Policy	To encourage the public and staff to understand that fraudulent and corrupt acts against Council are unacceptable, may constitute a criminal offence and will be prosecuted.	Minimal changes proposed.
Legislative Compliance	To provide a framework for legislative compliance across all aspects of the Council's operations in order to achieve the highest standards of good governance.	No changes proposed.
Mobile Device Usage	To provide parameters for the use of corporate Mobile Devices used for access to Blayney Shire Council's corporate systems such as email/calendars, internet browsing and mobile applications used for Council related business.	Minimal changes proposed.
Signs as Remote Supervision Policy	To outline the requirements of selection, installation, placement and maintenance of safety signage to adequately manage and minimise the risk of injury or harm to workers and contractors.	Minimal changes proposed.
Work Health and Safety Policy	to provide a safe and healthy working environment for all employees, volunteers, contractors, trainees, visitors including Council's elected members.	Minimal changes proposed.

The following policy proposed is new:

<b>Policy</b>	<b>Objective</b>	<b>Comment</b>
Cyber Security Framework	Policy establishes an overarching framework for managing cyber security within Blayney Shire Council.	brings Council's guidelines in with Office of Local Government Guideline and helps to satisfy Council's obligations around cyber governance.

**Risk/Policy/Legislation Considerations:**

Nil.

**Budget Implications:**

Nil.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

<b>1</b>	Access to Information Policy	10 Pages
<b>2</b>	Child Safe Policy	8 Pages
<b>3</b>	Complaints Management Policy	15 Pages
<b>4</b>	Corporate Credit Card Policy	6 Pages
<b>5</b>	Email and Internet Policy	5 Pages
<b>6</b>	Fraud and Corruption Control Plan and Policy	16 Pages
<b>7</b>	Legislative compliance Policy	5 Pages
<b>8</b>	Mobile Device Usage Policy	5 Pages
<b>9</b>	Signs and Remote Supervision Policy	9 Pages
<b>10</b>	Work, Health and Safety Policy	4 Pages
<b>11</b>	Cyber Security Framework	3 Pages

**12) REVIEW OF ENTERPRISE RISK MANAGEMENT POLICY AND PLAN**

**Department:** Corporate Services

**Author:** Director Corporate Services

**CSP Link:** 1. Prioritise transparency, financial sustainability and strong partnerships with and for our community

**File No:** GO.PO.1

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**Recommendation:**

That Council;

1. Endorse the Enterprise Risk Management Policy and Plan and place it on public exhibition for a period of not less than 28 days.
2. Provided no submissions are received, adopt the Enterprise Risk Management Policy and Plan and update Council's Policy Register.

**Reason for Report:**

For the Council to review and endorse Council's Enterprise Risk Management (ERM) Policy and Plan for adoption, subject to public exhibition.

**Report:**

The Enterprise Risk Management Policy and Plan has been reviewed as part of Council's policy review process, following election of the Council.

An ERM workshop facilitated by representatives from Marsh and Statewide Mutual including: Councillors, Directors and Managers was completed in December 2024

The primary purpose of the document is to establish a structured approach to identifying, assessing, and managing risks across the council, ensuring they are aligned with strategic goals and operational objectives. It also helps to proactively identify potential issues, develop mitigation strategies, and enhance overall resilience.

In the interest of public transparency, the policy is proposed for public exhibition for a period of not less than 28 days.

A copy of the document is provided as an attachment to this report.

**Risk/Policy/Legislation Considerations:**

Adoption of the Enterprise Risk Management Policy and Plan will clearly articulate the Council's commitment to the implementation of Risk Management throughout the organisation.

**Budget Implications:**

Nil.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

<b>1</b>	Enterprise Risk Management Policy and Plan	23 Pages
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**13) REVIEW OF COMMUNITY FINANCIAL ASSISTANCE POLICY****Department:** Corporate Services**Author:** Director Corporate Services**CSP Link:** 1. Prioritise transparency, financial sustainability and strong partnerships with and for our community**File No:** CR.SD.2

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**Recommendation:**

That Council;

1. Endorse the Community Financial Assistance Policy, as amended, and place it on public exhibition for a period of not less than 28 days.
2. Provided no submissions are received, adopt the Community Financial Assistance Policy and update Council's Policy Register.

**Reason for Report:**

For Council to endorse the updated Community Financial Assistance Policy for adoption, subject to public exhibition.

**Report:**

Following a number of recommendations from the Community Financial Assistance Program Committee and Council in the last 12 month period, Council sought a review of the Community Financial Assistance policy to be undertaken by a Community Financial Assistance Program Working Group.

The primary objective of the Blayney Shire Council's Community Financial Assistance Policy is, through the provision of financial assistance to community organisations, to:

- (a) encourage local participation in the development and maintenance of community projects, infrastructure and facilities for current and future generations;
- (b) foster the social, educational, economic and/or environmental wellbeing of the community;
- (c) support local schools and individuals to recognise academic and sporting achievements of local young citizens and to develop leadership skills; and
- (d) develop and promote the sporting, cultural and tourism potential of the shire through events and activities that support social inclusion, and accessibility.

It is proposed that the Community Financial Assistance Program Committee and community groups be provided a copy of the policy and that any feedback be provided during the exhibition period. Any submissions received will be brought to the Council meeting following public exhibition.

A copy of the policy with changes tracked is provided as an attachment to this report.

**Risk/Policy/Legislation Considerations:**

Following Council consideration of this matter, and subsequent adoption, invitations will be sought for applications under the first round of the Community Financial Assistance Program.

**Budget Implications:**

Council has an amount of \$145,000 allocated in its 2024/25 Operational Plan for the Community Financial Assistance Program.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

1	Community Financial Assistance Policy	10 Pages
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**14) REVIEW OF CODE OF MEETING PRACTICE**

**Department:** Corporate Services

**Author:** Director Corporate Services

**CSP Link:** 1. Prioritise transparency, financial sustainability and strong partnerships with and for our community

**File No:** GO.PO.1

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**Recommendation:**

That Council endorse the Code of Meeting Practice and place it on public exhibition for a period of not less than 42 days.

**Reason for Report:**

For Council to endorse the Code of Meeting Practice for public exhibition.

**Report:**

Council must have a Code of Meeting Practice as per the sections 360 – 364 of the Local Government Act (1993) and is required to adopt a code of meeting practice, within 12 months of election, that incorporates the mandatory provisions of the Model Meeting Code prescribed by the Regulation. The adopted meeting code must not contain provisions that are inconsistent with the mandatory provisions.

The objective of the Code of Meeting Practice is to provide a model for the convening and conduct of Council and Committee meetings. It establishes policy and guidelines for Council and promotes accountability to the community.

The current Code of Meeting Practice, with minor changes, is proposed to be endorsed to enable the document to be adopted at the August 2025 Council meeting. This will comply with the statutory timeframe.

It is widely known the NSW Office of Local Government is reviewing and working on a new Model Code of Meeting Practice, however there is no indicative timeline on finalisation of the update by the Office of Local Government and will be considered once released.

Council is required to publicly exhibit and invite submissions on the code for a period of not less than 42 days.

A copy of the Code of Meeting Practice for adoption is provided as an attachment to this report.

**Risk/Policy/Legislation Considerations:**

Adoption of the Code of Meeting Practice will satisfy Council's obligations under the Local Government Act and the prescribed timeframe requirement from the Office of Local Government.

**Budget Implications:**

Costs associated with Council meetings is provided for in the 2024/25 Operational Plan. Amendments proposed will not impose any additional costs.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

1 Code of Meeting Practice

53 Pages



**15) INFRASTRUCTURE SERVICES MONTHLY REPORT****Department:** Infrastructure Services**Author:** Director Infrastructure Services**CSP Link:** 3. Infrastructure is resilient, fit for purpose and maintained to support our community**File No:** RD.AD.1

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**Recommendation:**

That Council:

1. Note the Infrastructure Services Monthly Report for June 2025.
2. Approve the capital expenditure supplementary vote of \$7,500 in the 2024/25 Operational Plan for Blayney Showground amenity upgrades, funded by a capital contribution from the Blayney A & P Association.

**Reason for Report:**

This report presents an update to Council on current projects, construction and maintenance activities within the Blayney Shire being managed or undertaken by Council's Infrastructure Department.

The report outlines work that has been carried out over the past month as well as status of major projects.

**Report:**Maintenance works

Since the previous report, patching has been completed on Guyong Road, Hobbys Yards Road, Vittoria Road, Forest Reefs Road, Spring Hill Road, Carcoar Road, Matthews Lane, and Browns Creek Road. Patching has also been completed in Millthorpe.

Maintenance grading works have been undertaken on the following roads: Neville-Trunkey Road, Glenarvon Road, Teasdale Road, Sunset Hills Road, Corks Lane, Mallowgrove Road, Lucks Lane, Hills Lane, Marshalls Lane, Kentucky Road, and Wombiana Lane.

Roadside mowing has been undertaken on Newry Downs Road, Garland Road, Mandurama Road, Neville Road, and Barry Road. Roadside mowing has also been completed in Lyndhurst urban streets and along the highway.

Heavy patching works are mostly complete, with the works on Belubula Way and Browns Creek Road finalised. Works on Forest Reefs Road are largely complete, however two patches have suffered failed hot sprayed prime-seals due to inclement weather.

These patches are programmed for re-work on Wednesday 18<sup>th</sup> June and sealing Thursday 19<sup>th</sup> June with cationic emulsion, which should have a better chance of adhesion however will likely degrade much quicker than the other

prime seals. Monitoring of the seal condition will be undertaken prior to the patch reseals which is likely to be in November.

### **Open Spaces and Facilities**

The Parks and Gardens team have focussed on cemeteries, open spaces, tree pruning and customer requests this month. No major issues have arisen.

The Newbridge showground canopy-raising tree works and associated cleanup have been completed to facilitate footpath design.

Power supply line to Carrington Park toilet block failed and renewal is currently underway.

Blayney Lookout Stage 1 works have commenced. These include earthworks, tree removals, concreting and handrails

The Blayney A&P Association have submitted a proposal to undertake upgrades of toilet fitouts at the Blayney Showground. These capital works have been requested under the Community Initiated Infrastructure Projects Policy whereby Council coordinate works for its asset and to effect GST savings.

The A&P Association will reimburse Council its costs in full by way of a capital contribution. This proposal is supported as it facilitates the upgrade of Council's facilities and is considered to be beneficial for Council and the community. It is therefore recommended that Council approve a budget of \$7,500 to facilitate these works.

### **Sewer Treatment Plant (STP)**

The STP team have scheduled for both the aerator motors to be disconnected from their respective aerators and tested without load. Aerator 2's motor will then be replaced with the spare motor. The original aerator 2 motor will then be sent away for further analysis.

Sewer manhole replacement program has commenced to remove old concrete MH lids and replace with current standard steel lids. This program requires supporting concrete works to reshape collars etc. lids in poor condition and excessively heavy lids are being prioritised.

Annual EPA performance reporting was completed, and the proposed variation finalised by the EPA. Minor non-conformances related to daily discharge limits were noted in the report.

**Major Projects**

*Note: costs/budgets are reported for the current financial year only.*

<b>Hobbys Yards Road Rehabilitation – R4R9</b>					
<b>Due Date</b>	<b>Revised Budget YTD</b>	<b>Expenditure this Month</b>	<b>Total Expenditure YTD</b>	<b>Committed Expenditure YTD</b>	<b>Estimated Total Project Costs</b>
30/06/2025	2,277,761	218,344	1,665,085	21,818 <sup>[1]</sup>	1,689,103
<b>Commentary</b>					
<ul style="list-style-type: none"> <li>• Road construction works are completed.</li> <li>• ETA on the linemarking works is approximately end of first week of July 2025, however weather is severely affecting the programming of the linemarking contractor, so this is subject to change.</li> <li>• <sup>[1]</sup> Excludes purchase orders that are pending closure without any further expenditure.</li> </ul>					
<b>Forecast (1-3 months)</b>					
<ul style="list-style-type: none"> <li>• Linemarking works currently programmed for coming fortnight, however completion at this time is subject to change due to weather.</li> <li>• Some minor signage checking and installation is still outstanding and will be completed prior to July 2025.</li> </ul>					

<b>Rodd Street Culvert Repairs – Natural Disaster AGRN1034</b>					
<b>Due Date</b>	<b>Revised Budget YTD</b>	<b>Expenditure this Month</b>	<b>Total Expenditure YTD</b>	<b>Committed Expenditure YTD</b>	<b>Estimated Total Project Costs</b>
June 2026	420,273	0	12,425	278,995	330,420
<b>Commentary</b>					
<ul style="list-style-type: none"> <li>• Preparation of management documents still underway including final construction program – no changes to this status since the last report.</li> </ul>					
<b>Forecast (1-3 months)</b>					
<ul style="list-style-type: none"> <li>• Construction program and other management documents to be issued prior to commencement.</li> <li>• The project requires temporary water-main diversion before construction can commence. This is currently programmed for late June 2025.</li> </ul>					

<b>Richards Lane – R4R9</b>					
<b>Due Date</b>	<b>Revised Budget YTD</b>	<b>Expenditure this Month</b>	<b>Total Expenditure YTD</b>	<b>Committed Expenditure YTD</b>	<b>Estimated Total Project Costs</b>
Dec. 2025	1,258,521	3,924	104,516	31,157	TBD
<b>Commentary</b> ,					
<ul style="list-style-type: none"> <li>• Project completion will occur in 2025/26 financial year.</li> <li>• Grant funding completion is to be before 31 December 2025.</li> <li>• The design has been submitted to TfNSW for review and approval.</li> <li>• Delivery of remaining stages 2 &amp; 3 will be via open tender (noting concurrence from TfNSW is required endorsing Council's preferred tenderer).</li> <li>• The total project cost will need to be re estimated once the design for stage 2 (intersection) is approved by TfNSW. If additional funds are required, those funding sources will need to be identified and proposed when Council consider the tender submissions.</li> </ul>					
<b>Forecast (1-3 months)</b>					
<ul style="list-style-type: none"> <li>• Project verifier review and subsequent approval.</li> <li>• Detail design approval from TfNSW.</li> <li>• Tender document preparation is in draft and are likely to be released early July 2025 and has been restructured in a manner which allows design changes if imposed by TfNSW as part of their review.</li> </ul>					

<b>Browns Creek Road Heavy Patching – R4R9</b>					
<b>Due Date</b>	<b>Revised Budget YTD</b>	<b>Expenditure this Month</b>	<b>Total Expenditure YTD</b>	<b>Committed Expenditure YTD</b>	<b>Estimated Total Project Costs</b>
30/06/2025	668,897	7,092	503,147	0	511,892
<b>Commentary</b>					
<ul style="list-style-type: none"> <li>• Concept plan reviewed; funding estimate currently being prepared for new stage of works.</li> </ul>					
<b>Forecast (1-3 months)</b>					
<ul style="list-style-type: none"> <li>• Funding application lodgement.</li> <li>• No further expenditure is projected.</li> </ul>					

<b>Millthorpe CBD – SCCF5, Council</b>					
<b>Due Date</b>	<b>Revised Budget YTD</b>	<b>Expenditure this Month</b>	<b>Total Expenditure YTD</b>	<b>Committed Expenditure YTD</b>	<b>Estimated Total Project Costs</b>
30/06/2025	678,800	101,546	388,971	76,399	484,133 <sup>[1]</sup>
<b>Commentary</b>					
<ul style="list-style-type: none"> <li>Construction works on the road, blisters, and footpaths are all complete.</li> <li>One of the reverse angle parking poles and all of the wheelstops have been installed on Pilcher Street. This has been slower than would be expected, as parked vehicles have been difficult to work around. Additional temporary parking restrictions on Pilcher Street are currently being explored to prohibit cars from parking oblique to the stipulated parking angle whilst also blocking off driveway access to residents to the west of Pilcher Street.</li> <li><sup>[1]</sup> The GWL footpath works have been excluded from the total estimated project costs. As noted in the previous report, any underspending of the developer contributions allocation (\$254,256) will be returned to the developer contributions fund.</li> <li>While the GWL footpath works have been excluded, the funding body has confirmed that works completed still meet the requirements of the funding deed.</li> <li>Renewal of the footpath surface will be a carryover project. It is highlighted, Council has agreed (through a discontinuance in the Land and Environment Court) to undertake these works. Council will seek to undertake the renewal works of this footpath area in asphalt at some stage in the future.</li> </ul>					
<b>Forecast (1-3 months)</b>					
<ul style="list-style-type: none"> <li>Landscaping - staff will prepare the garden blisters with soil and mulch. Plantings will be coordinated with the Millthorpe Garden Ramble.</li> <li>Bench seat installation – currently in consultation regarding most appropriate location for the bench, projected installation late early July.</li> <li>Linemarking – weather dependent, currently first week of July.</li> <li>Additional signage installation including Give Way signage, Public Toilet information signage.</li> </ul>					

**Risk/Policy/Legislation Considerations:**

Nil.

**Budget Implications:**

A supplementary vote has been recommended as part of this report for capital upgrades to the Blayney Showground amenities to be funded via a capital contribution from the Blayney A&P Association.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

Nil

**16) 2025 LOCAL ROADS CONGRESS COMMUNIQUÉ**

**Department:** Infrastructure Services

**Author:** Director Infrastructure Services

**CSP Link:** 3. Infrastructure is resilient, fit for purpose and maintained to support our community

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

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**Recommendation:**

That Council note the report on the 2025 Local Roads Congress Communiqué.

**Reason for Report:**

To inform Councillors on the 2025 Local Roads Congress, which was attended by Mayor Councillor Bruce Reynolds, Council's Director Infrastructure Services and Council's Senior Assets Officer.

**Report:**

The 2025 Local Roads Congress was convened on Monday, 2 June 2025, at the NSW Parliament House in Sydney. Organised by the Roads & Transport Directorate in collaboration with IPWEA NSW & ACT and Local Government NSW (LGNSW), the Congress marked its 20th anniversary as a pivotal forum for addressing policy challenges and opportunities within New South Wales' local road network.

Themed “**Reflect, Rethink, Resolve**”, the Congress encouraged local government leaders to assess past lessons, embrace innovation, and implement practical solutions for smarter, more resilient infrastructure.

The event brought together mayors, councillors, general managers, and directors of engineering, providing a platform to engage directly with NSW Government Ministers and shape the future of local roads and transport across the state.

Keynote addresses included insights from The Hon. Jenny Aitchison MP, Minister for Roads and Minister for Regional Transport, who shared the NSW Government's vision for regional roads and infrastructure. Additionally, Steve Verity presented the results of the 2025 Asset Benchmarking initiative, offering valuable data to inform council decision-making.

A significant outcome of the Congress was the development of the 2025 Congress Communiqué, capturing the collective priorities and advocacy positions of attending delegates.

This document will guide the Roads & Transport Directorate's policy and funding advocacy efforts over the coming year, ensuring that local government perspectives are effectively represented at the state level.

The 2025 Local Roads Congress reaffirmed its role as a crucial platform for collaboration, policy development, and advocacy, empowering local councils to address the evolving challenges of road infrastructure and transport within their communities.

**Risk/Policy/Legislation Considerations:**

Nil

**Budget Implications:**

Nil

**Enclosures (following report)**

- 1 2025 Local Roads Congress Communiqué

**Attachments (separate document)**

Nil



Over 115 delegates, encompassing council executive staff, mayors, and elected council officials gathered with State Government Ministers and Shadow Ministers at NSW Parliament House on 2nd June 2025 to attend the 2025 Local Roads Congress. The discussions and presentations from the Congress inform the advocacy focus of the Roads & Transport Directorate over the next 12 months which is outlined in this communiqué.



The NSW Roads and Transport Directorate (RTD), a joint initiative between Local Government NSW (LGNSW) and the NSW Division of the Institute of Public Works Engineering Australasia (IPWEA NSW and ACT), is pleased to present the 2025 Local Roads Congress Communiqué.

Under the theme of 'Reflect, Rethink, Resolve', congress delegates identified the following list of recommendations as key priorities for Local, State and Federal governments to improve the NSW local road network.

### **NSW Local Government**

The Congress supports a commitment from NSW Local Government to:

- i. Develop and implement integrated network plans for the local road network, aligned to federal, state and regional plans, and considering critical infrastructure, resilience, local transport needs, asset and risk management, road safety, freight and delivery and operational programs.
- ii. Investigate AI technology solutions, as a means of improving the efficiency of road maintenance, road safety and natural disaster assessment activities.
- iii. Develop and align Asset Management Plans and Long-Term Financial Plans that fully incorporate service levels, lifecycle costs, and risk.
- iv. Provide a register of high-risk bridges to the IPWEA (NSW & ACT) Roads and Transport Directorate.
- v. Adopt a holistic approach to local road safety, including integrating road safety considerations into asset and risk management plans, community strategic plans, as well as design standards and specifications.
- vi. Prioritise funding of local road infrastructure to address the current annual shortfall and improve the condition of road assets.

### **NSW Government**

The Congress calls on the NSW Government to:

- i. Review the Fixing Local Roads Program with an annual allocation aligned to the Roads to Recovery distribution formula to provide greater certainty and allow improved short-medium term infrastructure planning by NSW Local Government.
- ii. Fund an additional round of the Fixing Country Bridges program to support NSW councils in removing the risk of ageing timber bridges on the local road network.
- iii. Explore funding options to support councils in replacing ageing causeways and concrete, steel and composite bridges.
- iv. Review the linkages between council long term financial plans and asset management plans and develop new guidelines to support greater alignment between these plans. This review is to be undertaken by the Office of Local Government, supported by their expert advisory panel.

- v. Ensure council asset managers are represented on the Office of Local Government's expert advisory panel convened to assist in reforming council infrastructure funding.
- vi. Support the implementation of integrated network plans by Local Government which are aligned to federal, state and regional plans, and consider critical infrastructure, resilience, local transport needs, asset and risk management, road safety, freight and delivery and operational programs.
- vii. Provide incentives for local government to adopt AI solutions for road maintenance activities, leading to earlier intervention and an overall improvement in operational efficiency.
- viii. Ensure natural disaster funding arrangements allow resilience improvements to be included as a part of restoration works and provide dedicated funding for proactive betterment works to improve the overall resilience of the network.
- ix. Review the draft road recategorisation framework to ensure that the criteria used for assessment are applicable across all regions of NSW, and ensure councils have a right of refusal to the transfer of state road assets.
- x. Recognise the shared responsibility for road safety by all road authorities in NSW in the review of the NSW Roads Act and provide funding to support local government road safety initiatives, whilst ensuring councils are not exposed to additional liability.
- xi. Provide clearer delegation of authority for NSW councils as part of the Roads Act Review, providing councils greater freedom to make decisions in relation to the roads they manage, such as the reduction of speed limits.
- xii. Collaborate with NSW councils to prepare the local road network for the transition to zero emission vehicles and Connected and Automated Vehicles (CAVs), including support for infrastructure upgrades and ongoing maintenance costs.
- xiii. Urgently address the management and enforcement of e-mobility devices.
- xiv. Strategically deploy state government funding to ensure sustainable resourcing and delivery by councils and to avoid oversaturating the market.
- xv. Legislate the coordination of works between councils and utility providers.

## **Australian and NSW Government**

The Congress calls on the Australian and NSW Governments to work together with NSW Local Governments to address the following:

- i. An increase in base funding support for Local Government to address the current funding shortfall of road assets, and a corresponding reduction in individual competitive grants.
- ii. Develop a proactive long-term strategy to address the skills shortage in Local Government professional engineers and other infrastructure workers, including support for the development of local capacity.
- iii. The NSW Reconstruction Authority (RA) and National Emergency Management Agency (NEMA) to collaborate to streamline natural disaster funding and assessment requirements, including a maximum limit of 6 months to finalise agreements or claims from councils.
- iv. Reduce cost shifting to local governments, particularly those associated with the provision and ongoing care of local road assets servicing large-scale economic generators and state significant developments.
- v. Align grant funding processes to accommodate council timelines and priorities and develop consistent definitions for metropolitan and regional classifications.

## **Australian Government**

The Congress calls on the Australian Government to:

- i. Increase the annual Roads to Recovery Program allocations to align with the construction cost index and the growth in the road asset base, ensuring funding levels are maintained in real terms.
- ii. Revise the Roads to Recovery funding conditions to include the development of integrated network plans, aligned to federal, state and regional plans, and considering critical infrastructure, resilience, local transport needs, asset and risk management, road safety, freight and delivery and operational programs.
- iii. Ensure the program guidelines for the Safer Local Roads and Infrastructure Program allow for equal consideration of projects proposing to upgrade or replace bridges on the local road network.
- iv. Support collaboration between local councils, universities, and specialist research organisations into innovative technologies and practices to improve the management, resilience and overall condition of local road assets.
- v. Proactively engage with NSW Local Government and the Roads and Transport Directorate in implementing the National Service Level Standards on local roads, particularly in relation to the ongoing review of the NSW Roads Act.
- vi. Increase the Federal Assistance Grants to 1% of Commonwealth Tax Revenue and review the funding allocation.

**17) MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD 13 JUNE 2025**

**Department:** Infrastructure Services

**Author:** Director Infrastructure Services

**CSP Link:** 3. Infrastructure is resilient, fit for purpose and maintained to support our community

**File No:** TT.ME.1

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**Recommendation:**

That Council:

1. Receive and note the minutes of the Blayney Traffic Committee Meeting, held Friday 13 June 2025.
2. In relation to Adelaide Lane between Ogilvy Street & Church Street Blayney;
  - a) Endorse the proposal to implement one-way for Adelaide Lane between Ogilvy & Church Streets, to permit traffic to travel in a southerly direction only.
  - b) Undertake public exhibition of the proposal for not less than 28 days.
  - c) Following public exhibition, provide a further report to Traffic Committee and Council to consider and make a decision on the proposal.
3. Note the amended Blayney Shire Council Traffic Committee dates for 2025.
4. Endorse the Traffic Guidance Scheme for the Millthorpe Winter Fire Festival Night Market, to be staged on 1 August 2025 on Pym Street Millthorpe as a Class 2 event, subject to the conditions detailed in the Director Infrastructure Services' Report.
5. Request Transport for NSW to undertake a speed zone review for Brady Road entry into Carcoar Village
6. Endorse the Traffic Guidance Scheme for the Carcoar Cup Running Festival, to be held on 1-2 November 2025 on roads in the Villages of Carcoar and Neville, and roads in-between as a Class 2 event, subject to the conditions detailed in the Director Infrastructure Services' Report.
7. Approve the application for relocation of a bus stop along Orange Road, Blayney.

**Reason for Report:**

For Council to endorse the minutes of the Blayney Shire Council Traffic Committee meeting held 13 June 2025.

**MINUTES OF THE BLAYNEY SHIRE COUNCIL TRAFFIC COMMITTEE MEETING  
HELD IN CADIA ROOM, BLAYNEY SHIRE COUNCIL COMMUNITY CENTRE, ON  
13 JUNE 2025, COMMENCING AT 10:00 AM**

**PRESENT**

**Members:** Cr John Newstead (Blayney Shire Council-Chair), Jackie Barry (TfNSW), Josh Marsh (NSW Police).

**Present:** Jacob Hogan (Director Infrastructure Services), Kimberley Palmer (Casual Administration Officer), Cr Stephen Johnston (Blayney Shire Council),

**APOLOGIES**

Reg Rendall (State Member for Bathurst Representative), Nikki Smith (Administration Officer for Blayney Shire Council).

**DECLARATIONS OF INTEREST**

Nil

**Confirmation of Minutes**

**MINUTES OF THE PREVIOUS MEETING BLAYNEY SHIRE  
COUNCIL TRAFFIC COMMITTEE MEETING HELD 14  
FEBRUARY 2025**

20250613:01

**Recommendation:**

That the Minutes of the Blayney Shire Council Traffic Committee Meeting held on 14 February 2025, be confirmed to be a true and accurate record of that meeting.

Barry/Newstead  
(CARRIED)

**MATTERS ARISING FROM THE MINUTES**

- Mandurama ANZAC Day service impacted the mid-western hwy without the appropriate approvals.
- TfNSW have undertaken a safe system assessment on Adelaide Street (North).

**Reports**

**ADELAIDE LANE, BLAYNEY – ONE WAY (OGLIVY &  
CHURCH STREETS)**

20250613:02

**Recommendation:**

That Council:

1. Endorse the proposal to implement one-way for Adelaide Lane between Ogilvy & Church Streets, to permit traffic to travel in a southerly direction only.
2. Undertake public exhibition of the proposal for not less than 28 days.
3. Have a further report to Traffic Committee and Council to consider and make a decision on the proposal.

Marsh/Newstead  
(CARRIED)

**MEETING DATES 2025**

20250613:03

**Recommendation:**

That Council note the amended Blayney Shire Council Traffic Committee dates for 2025.

Newstead/Barry  
(CARRIED)

**STREET EVENT – MILLTHORPE WINTER FIRE FESTIVAL  
– 1 AUGUST 2025**

20250613:04

**Recommendation:**

That Council endorse the Traffic Guidance Scheme for the Millthorpe Winter Fire Festival Night Market, to be staged on 1 August 2025 on Pym Street Millthorpe as a Class 2 event, subject to the conditions detailed in the Director Infrastructure Services' Report.

Marsh/Barry  
(CARRIED)

**GATEWAY TO CARCOAR**

20250613:05

**Recommendation:**

That Council requests Transport for NSW to undertake a speed zone review for Brady Road entry into Carcoar Village.

Newstead/Barry  
(CARRIED)

**STREET EVENT – CARCAR CUP RUNNING FESTIVAL 1-2  
NOVEMBER 2025**

20250613:06

**Recommendation:**

That Council endorse the Traffic Guidance Scheme for the Carcoar Cup Running Festival, to be held on 1-2 November 2025 on roads in the Villages of Carcoar and Neville, and roads in-between as a Class 2 event, subject to the conditions detailed in the Director Infrastructure Services' Report.

Marsh/Barry  
(CARRIED)

**ORANGE ROAD, BUS STOPS**

20250613:07

**Recommendation:**

That Council approve the application for relocation of a bus stop along Orange Road, Blayney.

Barry/Newstead  
(CARRIED)

**Traffic Register**

**TRAFFIC REGISTER**

Updates noted.

**General Business**

**UPGRADE OF MILLTHORPE ROAD AT RICHARDS LANE INTERSECTION**

**Actions**

For committee noting.

**IC/92249 DANGEROUS/ILLEGAL TURNS - PEARCE AND VICTORIA STREET MILLTHORPE**

**Actions**

For Committee Noting.

**OSMAN ST AND WATER ST INTERSECTION**

**Actions**

Review the vertical road alignment and warning signage at the intersection of Osman and Water Streets and provide a report back to the committee.

**FUTURE MEETING DATES - 2025**

15 August 2025

17 October 2025

5 December 2025

There being no further business, the meeting concluded at 10:33am

**Enclosures (following report)**

- |   |                      |        |
|---|----------------------|--------|
| 1 | Millthorpe WFF - TGS | 1 Page |
| 2 | Carcoar Cup - TGS    | 1 Page |

**Attachments (separate document)**

Nil



ITEM	YES	NO	N/A
Ganger has TCP on hand			
Spacing of signs as per TCP			
Traffic Controller has escape route			
On site variations noted on plan			
All signs and Traffic Controller clearly visible			
Pedestrian safety addressed			
Public vehicle movement addressed			

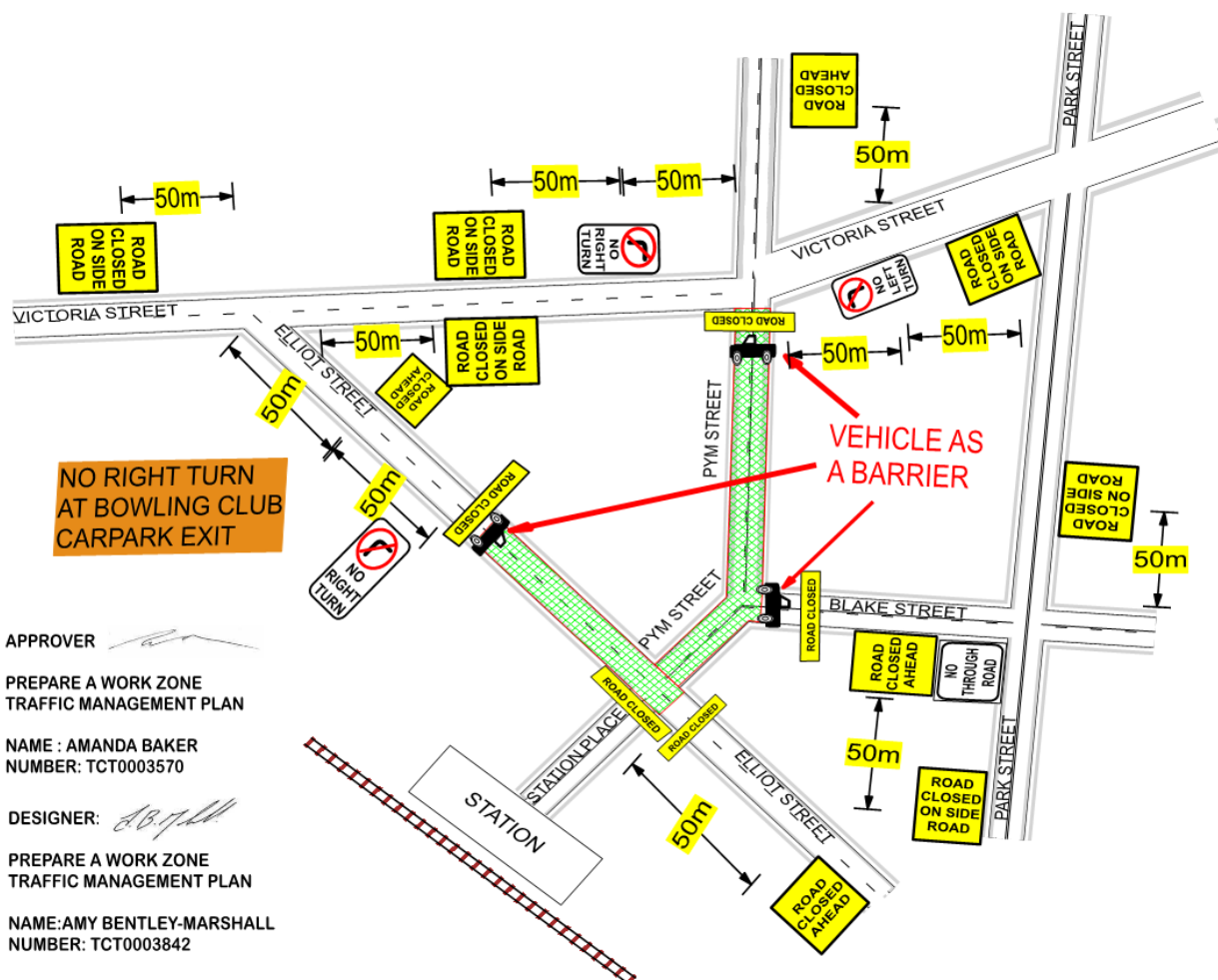
Time on \_\_\_\_\_ Time off \_\_\_\_\_

Signs checked \_\_\_\_\_ am \_\_\_\_\_ am

\_\_\_\_\_ pm \_\_\_\_\_ pm

Team leaders signature \_\_\_\_\_

Date \_\_\_\_\_



APPROVER \_\_\_\_\_

PREPARE A WORK ZONE  
TRAFFIC MANAGEMENT PLAN

NAME : AMANDA BAKER  
NUMBER: TCT0003570

DESIGNER: *ABM*

PREPARE A WORK ZONE  
TRAFFIC MANAGEMENT PLAN

NAME: AMY BENTLEY-MARSHALL  
NUMBER: TCT0003842



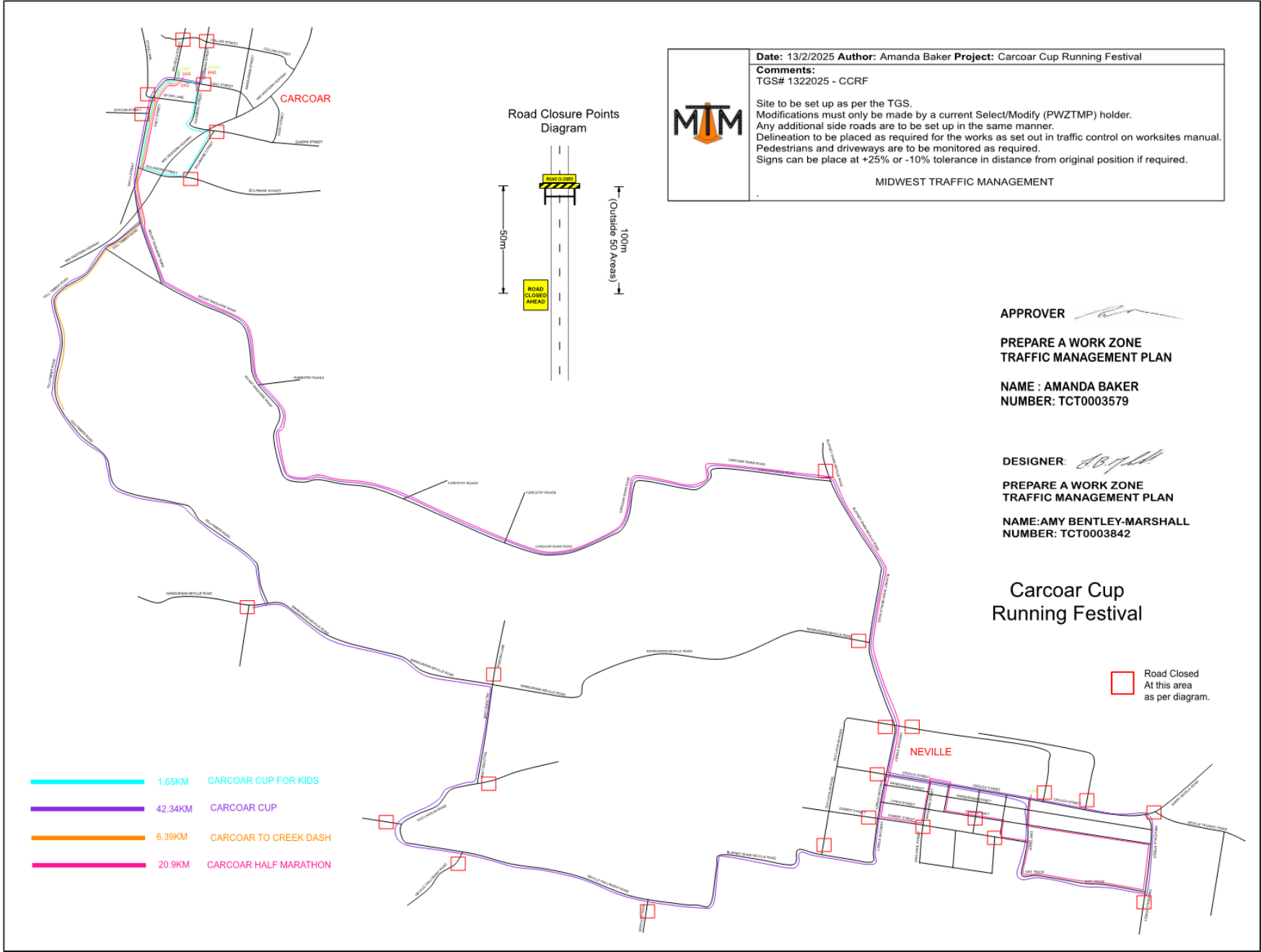
Date: 14/04/2025 Author: AMY BENTLEY-MARSHALL Project: MILLTHORPE MILLFEST

Comments:  
TGS# 14042025 - mf

Millthorpe Winter Fire Festival will be held on Friday 1st of August 2025 - Road closure from 12pm -12am.  
Site to be set up as per the TGS.  
Modifications must only be made by a current Select/Modify ((PREPARE A WORK ZONE TRAFFIC MANAGEMENT PLAN) holder.  
Any additional side roads are to be set up in the same manner.  
Delineation to be placed as required for the works as set out in traffic control on worksites manual.  
Pedestrians and driveways are to be monitored as required.  
Signs can be place at +25% or -10% tolerance in distance from original position if required.

MIDWEST TRAFFIC MANAGEMENT





**18) PART ROAD CLOSURE - NEWBRIDGE ROAD**

**Department:** Infrastructure Services

**Author:** Director Infrastructure Services

**CSP Link:** 3. Infrastructure is resilient, fit for purpose and maintained to support our community

**File No:** RD.AD.11

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**Recommendation:**

That Council approve:

1. The compulsory acquisition of Lot 4 in DP 1238468 registered 26 February 2018; and
2. The making of an application to the Minister for Local Government and the Governor for approval of such compulsory acquisition; and
3. Upon acquisition, the land being classified as “operational land” under section 31 of the Local Government Act (1993); and
4. Delegation to the Mayor and General Manager or execute and fix Council’s seal on any documentation associated with the compulsory acquisition for Lot 4 DP 1238468.

**Reason for Report:**

Council’s approval is required to make application to the NSW Office of Local Government for the compulsory acquisition and transfer of Lot 4, DP1238468.

This relates to a land acquisition agreement for the construction of the Pte W.W Wilson Bridge over Evans Plains Creek and related approach works for alignment on Newbridge Road in 2017.

**Report:**

A report was presented to Council at the 24 June 2019 Ordinary Meeting of Council, regarding the acquisition and transfer of lands associated with the construction project. Council sought to acquire three small parcels of land (Lots 1, 2, and 3 DP1238468) from an adjoining landowner and part of compensation is to transfer Lot 4 DP1238468 to that adjoining landowner.

Council was then and remains the owner of Lot 4 DP1238468 (Lot 4) as Lot 4 was public road. As Lot 3 was already owned by Council it was not included in the acquisition.

Council resolved to close Lot 4 as public road in December 2024 (**Resolution 2412/021**) and these powers were exercised under the Roads Act (NSW Government Gazette 24 April 2025). Upon closing, title to the land (comprising the former public road) be vested in Blayney Shire Council and classified as operational land for the purposes of the Local Government Act 1993 (NSW).

Following the above resolution and NSW gazettal of the closure, Council engaged a conveyancer to undertake the recording through PEXA of the Gazettal of Council’s road closure of Lot 4, DP 1238468 and issue of the Certificate of Title to enable transfer of Lot 4 to the landowner as per the acquisition agreement. Land Registry Services (LRS) has requisitioned the lodgement on the basis that the land is identified under Old System Title.

LRS identifies that where roads under Old System Title are to be transferred to an adjoining landowner as compensation for land compulsorily acquired, LRS requires Council to bring the title under the Real Property Act. The process for such title conversion (from Old System Title to Real Property Act title) is for Council to acquire Lot 4 from itself by compulsory acquisition and Gazettal approved by the Governor. Upon Gazettal of the acquisition, a Primary Application can be made to LRS to bring Lot 4 under the provisions of the Real Property Act following which Lot 4 can be transferred to the adjoining landowner.

The acquisition of Lot 4 by Council from itself can occur by use of power under the Land Acquisition (Just Terms Compensation) Act (s30). No compensation is payable by Council for the compulsory acquisition of Lot 4.

It is a requirement for the application for compulsory acquisition to the Office of Local Government (OLG) to proceed that a Council resolution be made to authorise making an application for compulsory acquisition to the Minister/Governor (per the OLG's "Guidelines for the Compulsory Acquisition of Land by Councils" and set out on the Application form itself).

Council's legal representatives have therefore advised the specific wording of a Council resolution required to complete the compulsory acquisitions.

It is recommended that Council adopt the recommendation to approve the acquisition.

**Risk/Policy/Legislation Considerations:**

Council is acquiring from itself Lot 4, DP 1238468 which is a piece of public road, no longer required for public road purposes, for transfer to an adjoining landowner as part compensation as part of the road re-alignment project.

**Budget Implications:**

There are existing budget provisions for the acquisition of lands and associated costs, drawn from the property fund to progress this matter. Further expenditure is only expected for legal costs associated with the finalisation of the acquisition of Lot 4.

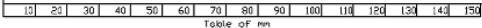
**Enclosures (following report)**

1

DP1238468

**Attachments (separate document)**

Nil



**19) DA 2024/0018 - CHANGE OF USE - OUTBUILDING (DETACHED SHED) TO A DWELLING ON LOT 40 DP 263360, 3 GRAHAM LANE, MILLTHORPE**

**Department:** Planning and Environmental Services

**Author:** Manager Development Assessment

**CSP Link:** 5. Protecting our assets for future generations

**File No:** DB.AB.2076

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**Recommendation:**

That Council;

1. Support the variation to the Blayney Development Control Plan 2018, C4,1 Building Setbacks in rural zones requiring dwellings to have a minimum setback of 50m from the side and rear boundaries; and
2. Consent to Development Application 2024/0018 for a Change of Use from Outbuilding (Detached Shed) to a Dwelling (Detached) on Lot 40 DP 263360, 3 Graham Lane, Millthorpe, subject to the recommended conditions of consent.

**Reason for the Report:**

For Council to consider and determine Development Application DA2024/0018 for a Change of Use – Outbuilding (Detached Shed with amenities) to a Dwelling (Detached) on Lot 40 DP 263360, 3 Graham Lane, Millthorpe. For noting 3 Graham Lane is known on Council's records as 9 Nyes Gates Road, Millthorpe.

The application does not comply with the Blayney Development Control Plan 2018, C4.1 Building Setbacks in rural zones which requires dwellings to have a minimum setback of 50m from the side boundaries. The requested variation is outside council staff delegation and therefore is required to be determined by Council.

**Report**

<b>Applicant:</b>	Matthew Hardman
<b>Owner:</b>	MRJ HARDMAN
<b>Application No:</b>	DA 2024/0018
<b>Zone:</b>	RU1 Primary Production
<b>Date Received:</b>	05/03/2024
<b>Assessment No:</b>	A346765
<b>Property:</b>	Lot 40 DP 263360, 3 Graham Lane, Millthorpe
<b>Proposed Development:</b>	DA 2024/0018 - Change of Use - Outbuilding (Detached Shed) to a Dwelling on Lot 40 DP 263360, 3 Graham Lane, Millthorpe

**Development Proposal**

Development Application 2024/0018 has been lodged by Matthew Hardman (Landowner) for the Change of Use Outbuilding (Detached Shed with amenities) to a Dwelling (Detached) on Lot 40 DP 263360, 3 Graham Lane, Millthorpe.

The subject property is in a RU1 Primary Production zone under the Blayney Local Environmental Plan 2012 (BLEP) and has two existing structures on the site in the form of two detached sheds. One was approved with toilet amenities via DA 2018/19. This structure is the subject of the submitted application for a change of use from a non-habitable structure to a dwelling. The minimum lot size for a dwelling on rural land is 100 hectares and the subject land has an area of 1.84 hectares.

Whilst this land does not meet the minimum lot size area, the land has been identified as a Dwelling Opportunity Lot whereby it meets the provisions of Clause 4.2A(3)(e), i.e. is a lot or holding with a size of at least 1.5 hectares on land identified as “*Dwelling Opportunity*” on the *Dwelling Opportunity Map*. Dwelling Opportunity lots were enabled through the update to the 2020 Blayney Settlement Strategy and the subsequent Planning Proposal PP3 which was finalised in 2023 (Amendment 12 of the Blayney LEP 2012).

Approximately 40 lots and/or small holdings were identified within 500m of Carcoar, Mandurama, Lyndhurst, Neville, Newbridge, Barry and Millthorpe and mapped as having a “dwelling opportunity” on a new Dwelling Opportunity Map.

The dwelling opportunity provision (subject to the submission and approval of a development application) only exists for 5 years (until 1 May 2028).

This application is an allotment identified as being a “Dwelling Opportunity” lot. The request to vary a setback control in the Blayney DCP is necessary as the land size and shape is unable to meet the setback requirements. Furthermore, the proposed change of use application is seeking to utilise a structure that is already existing in the rural landscape in this locality. This application was formalised resulting from habitable use of a structure that had no development consent. Council staff have been liaising with the Landowner and Applicant (Planning Consultant) to obtain the necessary documentation to allow for the assessment of a DA and the issuance of a Building Information Certificate (BIC).

The application does not comply with the Blayney Development Control Plan (DCP) 2018, C4.1 Building Setbacks which requires land in the RU1 or RU2 zone to have a setback of 20m from the road frontage with side boundary setbacks requiring a minimum of 50m; irrespective of the size of the holding. The side boundary setbacks are 43m from the northern boundary, 23m from the southern boundary and 21m from the eastern boundary. The allotment width of 80m makes it unachievable to comply with the DCP control for side boundary setbacks. The Applicant has provided a request to consider a variation to the DCP controls.

Based on the rationale set out in the body of the assessment report, it is recommended that the variation should be supported. In summary, it is considered the proposed development is consistent with the aims, objectives, and performance criteria of the BLEP 2012 and the BDCP 2018. Consent is recommended subject to appropriate conditions of consent.

### **Proposed Development**

Consent is sought for a Change of Use from a Non-habitable Structure (Shed) to a Dwelling (habitable structure) on a parcel of land identified as having Dwelling Opportunity. This application has resulted from works being undertaken without development consent.

The dwelling comprises 1 bedroom, bathroom, laundry, storage room, open plan kitchen, living and dining areas. There is an upper level mezzanine area identified for storage only. The remainder of the structure is identified as a double garage.

The buildings elevation has a ridge height of 4806mm. The structure is constructed of colorbond wall and roof sheeting, aluminium framed walls and doors.

The structure has a 165m setback from the Nyes Gates Road frontage, 43m from the northern boundary, 23m from the southern boundary and 21m from the rear (eastern) boundary. A variation to the DCP controls for side and rear setbacks for dwellings on rural land is requested based on the site constraints of land being the width dimensions of the land, and the approved location of the structure as an outbuilding via DA 19/2018. Supporting information to justify the variation has been provided with the application.

Access to the site will be via the existing vehicle access point off Nyes Gates Road that has direct frontage to the site.

### **Background**

DA 19/2018 and Construction Certificate (CC) was approved on 5 April 2018 for the Erection of a Farm Building with toilet amenities. An Occupation Certificate was unable to be issued for the development as no slab inspection was undertaken at the commencement of the development.

At the time of approval of DA 19/2018, the land had no dwelling permissibility. Subsequently this land formed a part of the Planning Proposal PP3 to amend Blayney Local Environmental Plan 2012 by amending zone and minimum lot size at Millthorpe village and surrounding area, and permitting additional dwellings at Lots 46 & 47 DP 263360, Lot 40 DP 263360 and Part Lot 247 DP 1011136. This planning proposal resulted in 3 Graham Lane (being Lot 40 DP 263360) being land identified as having Dwelling Opportunity. This Dwelling Opportunity ceases on 1 May 2028.

This application was formalised resulting from habitable use of a structure that had no development consent. Council staff have been liaising with the Landowner and Applicant (Planning Consultant) to obtain the necessary documentation to allow for the assessment of a DA and the issuance of a Building Information Certificate (BIC).

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

Section 1.7 of the EP&A Act 1979 identifies that Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994 have effect in connection with terrestrial and aquatic environments. Having regard to the relevant provisions and based on an inspection of the subject property, it is considered that the proposed development is not likely to have a significant effect on any threatened species, population or ecological communities or their habitats.

### **Section 4.15 Evaluation**

#### Matters for Consideration – General

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

### **Section 4.15(1)(a)(i) The provisions of any Environmental Planning Instrument Blayney Local Environmental Plan 2012**

#### Part 1 – Preliminary

#### Clause 1.2 Aims of Plan

The proposed development is considered to be consistent with the broad aims of the BLEP 2012. Relevant issues are addressed in the body of this report.

#### Clause 1.7 Maps

Land zoning:	RU1 Primary Production
Lot size:	100 ha; however meets Clause 4.2(3)(e)
Heritage:	N/A
Terrestrial biodiversity:	N/A
Groundwater vulnerability:	N/A
Drinking water catchment:	N/A
Watercourse:	N/A
Flood:	N/A

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

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

- a covenant imposed by the Council or that the Council requires to be imposed, or
- any prescribed instrument within the meaning of section 183A of the Crown Lands Act 1989, or
- any conservation agreement within the meaning of the National Parks and Wildlife Act 1974, or



- any Trust agreement within the meaning of the Nature Conservation Trust Act 2001, or
- any property vegetation plan within the meaning of the Native Vegetation Act 2003, or
- any biobanking agreement within the meaning of Part 7A of the Threatened Species Conservation Act 1995, or
- any planning agreement within the meaning of Division 6 of Part 4 of the Act.

This clause does not affect the rights or interest of any public authority under any registered instruments. A search of Council's records indicates that the subject property is not affected by any of the foregoing covenants, instruments, agreements or plans.

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

### Clause 2.3 Zone objectives and Land Use Table

Clause 2.3(2) of BLEP provides that the Council shall have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. The objectives of the RU1 Primary Production zone are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To enable function centres, restaurants and appropriate forms of tourist and visitor accommodation to be developed in conjunction with agricultural uses.

The proposed development is permitted and is consistent with the zone objectives.

## Part 4 – Principal development standards

Clause 4.2A Erection of dwelling houses or dual occupancies on land in certain rural zones

(1) The objectives of this clause are as follows—

- (a) to minimise unplanned rural residential development,
- (b) to enable the replacement of lawfully erected dwelling houses or dual occupancies in rural zones.

(2) This clause applies to land in the following zones—

- (a) Zone RU1 Primary Production,
- (b) Zone RU2 Rural Landscape.
- (c) (Repealed)

(3) Development consent must not be granted for the erection of a dwelling house or dual occupancy on land to which this clause applies, and on which no dwelling house or dual occupancy has been erected, unless the land—

- (a) is a lot that is at least the minimum lot size shown on the [Lot Size Map](#) in relation to that land, or
- (b) is a lot created under this Plan (other than under clause 4.2 (3)), or
- (c) is a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or
- (d) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or
- (e) is a lot or holding with a size of at least 1.5ha on land identified as “Dwelling Opportunity” on the [Dwelling Opportunity Map](#), or
- (f) would have been a lot or a holding referred to in paragraph (a), (b), (c), (d) or (e) had it not been affected by—
- (i) a minor realignment of its boundaries that did not create an additional lot, or
- (ii) a subdivision creating or widening a public road or public reserve or for another public purpose.
- (4) Subclause (3)(e) ceases to have effect at the beginning of 1 May 2028.
- (5) Development consent may be granted for the erection of a dwelling house or dual occupancy on land to which this clause applies if there is a lawfully erected dwelling house or dual occupancy on the land and the dwelling house or dual occupancy to be erected is intended only to replace the existing dwelling house or dual occupancy.
- (6) In this clause—  
***Dwelling Opportunity Map*** means the [Blayney Local Environmental Plan 2012 Dwelling Opportunity Map](#).

RU1 land generally requires a minimum of 100ha for the permissibility of a dwelling or further compliance with Clause 4.2A(3).

The subject land has an area of approximately 1.84ha and therefore does not meet the minimum lot size for a dwelling on rural land. The land is however, identified as “Dwelling Opportunity” on the Dwelling Opportunity Map. A DA has been lodged for a dwelling on this land prior to the cessation of the clause on 1 May 2028.

Therefore, a dwelling is permissible on the land subject to development consent.

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

### **Clause 6.8 Essential services**

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

Supply of water	The site is connected to town water supply.
Supply of electricity	Mains power is available to the site.

Disposal and management of sewerage	On-site waste-water system for the management of sewage
Stormwater drainage or on-site conservation	Roof water drainage will be conveyed to water tanks for re-use, overland flow will be retained onsite.
Suitable vehicular access	Legal access is required for all development. Access will be via Nyes Gates Road via an existing compliant access point.

### **State Environmental Planning Policies**

The following State Environmental Planning Instruments (SEPPs) apply to the Blayney Local Government Area:

- SEPP 65 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT
- SEPP BUILDING SUSTAINABILITY INDEX: BASIX 2004
- SEPP EXEMPT AND COMPLYING DEVELOPMENT CODES 2008
- SEPP (HOUSING) 2021
- SEPP (INDUSTRY AND EMPLOYMENT) 2021
- SEPP (PRIMARY PRODUCTION) 2021
- SEPP (PLANNING SYSTEMS) 2021
- SEPP (REPEAL OF OPERATIONAL SEPPs) 2019
- SEPP (RESOURCES AND ENERGY) 2021
- SEPP (RESILIENCE AND HAZARDS) 2021
- SEPP (TRANSPORT AND INFRASTRUCTURE) 2021

The following SEPPs are specifically relevant to the assessment of the proposed development:

### **State Environmental Planning Policy (Sustainable Buildings) 2022**

Regulations under the Act have established a scheme to encourage sustainable residential development (the BASIX scheme) under which: (a) an application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and (b) the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled. (2) The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State. (3) This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.

A BASIX Certificate has been provided for the dwelling, demonstrating that the development can meet the energy, thermal comfort and water targets. Refer to BASIX Certificate number 1744487S\_02.

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

State Environmental Planning Policy (Resilience and Hazards) 2021 (replaces State Environmental Planning Policy 55 – Remediation of Land (SEPP55)) requires that a consent authority must not consent to the carrying out of development of land unless it has considered whether the land is contaminated; is satisfied that the land is suitable in its contaminated state for the development that is proposed, and if the land requires remediation to be made suitable for the proposed development it is satisfied that the land will be remediated before the land is used for that purpose.

The land is not within an Investigation Area. There is no evidence of any previous uses of the land identified in Table 1 of the Contaminated Land Planning Guidelines. It is unlikely that any contamination is onsite, due to the historical and existing use, no adverse impacts are assessed, and no further investigation is warranted.

**State Environmental Planning Policy (Biodiversity and Conservation)****Chapter 3 – Koala Habitat Protection 2020**

This policy aims to encourage the proper conservation of natural vegetation that provides habitat for Koalas to ensure their population and range of accessibility is preserved. The Policy meets its objectives by:

- a) Requiring the preparation of plans of management before development consent can be granted in relation to area of core Koala habitat.
- b) Encouraging the identification of areas of core koala habitat; and
- c) Encouraging the inclusion of areas of core koala habitat in environmental protection zones.

The proposed development does not require the removal (clearing) of any native vegetation or further intrusion of timbered areas. Council can be satisfied that the development will not have an impact on koalas or Koala habitat.

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

Not applicable.

**Section 4.15(1)(a)(iii) Any Development Control Plan****Blayney Shire Development Control Plan 2018**

As the development is a Class 1a Dwelling the provisions of Part C (Residential Development) and Part G Environmental Management and Hazard applies to this development and the relevant parts are summarised below:

Clause	DCP Comment	Compliance
<b>C4.1 Building Setbacks</b>	<u>Setbacks:</u> Dwellings (and attached ancillary buildings) must meet the following minimum setbacks in metres (m) from the lot boundaries	<b>Comment:</b> The dwelling house is to have a primary setback of 165m from the Nyes Gates road frontage which exceeds the setback requirement of

	<p>Zone RU1 &amp; RU2</p> <p>1) Public road frontage – 20m;</p> <p>2) Side or rear boundary – 50m</p>	<p>20m.</p> <p>The side boundary setbacks are 43m from the northern boundary, 23m from the southern boundary and 21m from the eastern boundary. The allotment width of 80m makes it unachievable to comply with the DCP control for side boundary setbacks. The Applicant has provided a request to consider a variation to the DCP controls. For noting is that the structure (shed) was approved in this location via DA 19/2018 (approved 5 April 2018).</p> <p>The Applicant has submitted a written request to vary the control with planning justification based on the sites location, proximity of the existing structure to nearby dwellings (located on adjoining lands), and with the visual landscape remaining unaltered by the granting of any approval.</p> <p>Regardless of the variation to the control, amenity of the site and surrounding land is not affected by the siting of the dwelling. The proposal ensures the objective of the control can still be met.</p> <p>All setbacks are deemed acceptable in this circumstance.</p> <p>A formal request to vary the DCP provision has been provided as a part of the application with reasoning as discussed above acceptable in this circumstance.</p>
<p><b>C4.2 Building Siting &amp; Buffers</b></p>	<p><u>1) Environmental Hazards:</u></p> <p>Buildings must be sited so as to avoid, or if not avoid, mitigate or minimise the impacts from natural hazards (including but not limited to flooding, stormwater hazards, bushfire etc.) or impacts on sensitive environment areas</p>	<p><u>Comment:</u></p> <p>The proposal seeks conversion of an approved outbuilding (shed) to a dwelling for habitable use. The structure was approved in the current location via DA 19/2018, therefore there is no change/alteration to the landscape or</p>

	<p>(including but not limited to significant vegetation, biodiversity, watercourses etc.) in accordance with Part G – Environmental Management &amp; Hazards.</p> <p><u>2) Existing Trees:</u> Buildings should be sited so as to minimise disturbance or removal of existing significant trees (including for asset protection zones to minimise bushfire risk) and buildings should be located outside the drip line of any retained trees to protect root structures.</p> <p>3) Buffers: Where dwellings are located adjacent to existing or potential higher impact activities (including, but not limited to agriculture, intensive agriculture, mineral resources etc.) then applicants must address the recommended buffer distances in Part G –Environmental Management &amp; Hazards. If these buffer distances cannot be met, then there must be additional justification that addresses how impacts will be avoided or minimised.</p> <p><u>4) Dual Occ – N/A</u></p> <p><u>5) Privacy &amp; Amenity:</u> Buildings must be sited to reduce any overlooking of the living rooms and primary private open spaces of adjoining dwellings and appropriately screened to protect privacy, noise separation and residential amenity of adjoining dwellings.</p> <p>If dwellings must be sited in close proximity to adjoining dwellings then privacy measures such as landscaping or screening, offsetting of windows, opaque windows etc. should be utilised.</p>	<p>visual amenity.</p> <p>No tree removal is proposed.</p> <p>Based on a site inspection, whilst the land has a rural zoning, adjoining land does not include intensive agricultural uses that require further consideration of buffers and separation distances.</p> <p>For further noting, land to the south has structures situated on the eastern boundary. Land to the immediate north has a greater eastern boundary setback however land at 6 Park Street also has all of their structures situated along the eastern boundary with minimal setbacks.</p> <p>Refer to the below aerial:</p>  <p>No dual occupancy is proposed. Access will be via a single new access point.</p> <p>Based on the setback distances of the dwelling, amenity of the adjoining land is not adversely impacted.</p> <p>The development complies with the development standards.</p>
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<p><b>C4.3 Visual Impacts</b></p>	<p><u>1) Ridgelines:</u> Dwelling must be located away from ridgelines or seek to minimise their visual impact on the skyline.</p> <p><u>2) Scale / Colours/ Materials:</u> Building must be designed and constructed to integrate with the surrounding rural landscape and not detract from the rural amenity.</p> <p><u>3) Reflectivity:</u> External materials must have low reflectivity if they are visible from a public road or neighbouring dwelling and there is a reasonable probability of glare affecting driver safety, residential amenity, or the building being too visually intrusive.</p>	<p><u>Comment:</u> The proposal includes a detached single storey structure with a mezzanine level that was originally approved as an outbuilding (shed). Ridge height of the structure is 4806mm which is acceptable for either an outbuilding or dwelling in this locality. Setbacks are reasonable with no impact on privacy for adjoining landowners.</p> <p>The proposed design is acceptable and integrates with the existing character of the locality as the materials used for the structure being colorbond wall and roof sheeting are consistent with structures built in the locality and on rural land generally.</p> <p>As the application is for a change of use, the structure is existing in the current landscape and therefore no adverse impacts are anticipated resulting from approval of this application.</p> <p>The development complies with the DCP provisions.</p>
<p><b>C8.1 Site Planning</b></p>	<p>1) Considers and responds to the topography, climate and natural environment;</p> <p>2) Avoids, or if it cannot avoid, minimises or mitigates against natural hazards and land use conflicts;</p> <p>3) Protects and enhances any heritage items or heritage conservation areas;</p> <p>4) Integrates with the surrounding built form and landscape character; and</p> <p>5) Maintains reasonable residential amenity (for the site and adjacent dwellings).</p>	<p><u>Comment:</u> The proposed dwelling has reasonable setbacks back from adjoining property dwellings and road frontage of Nyes Gates Road.</p> <p>The design of the structure maintains the rural aesthetic of the area and integrates into the landscape.</p> <p>The proposed dwelling is not greater than 1 storey in height and does not seek to increase the risk of overlooking.</p> <p>The proposal complies with the DCP setback requirements.</p>

<b>C8.2 Water &amp; Energy Efficiency</b>	A BASIX Certificate may need to be submitted with the Development Application in accordance with State Environmental Planning Policy (Sustainable Buildings) 2022 prepared either by an applicant or a suitably qualified consultant.	<u>Comment:</u> A BASIX certificate, Certificate was lodged in support of this application.
<b>C8.4 Earthworks</b>	1) Cut and/or fill should be minimised by appropriate site planning, building orientation and design, taking into account the slope of the site, proximity to adjacent properties and environmentally sensitive areas, and access and drainage requirements. 2) Cut and/or fill for residential uses that is greater than 1m in depth or closer than 1m to a lot boundary may require additional certification to avoid impacts on adjacent properties. 3) Applicants must notify Council if cut and/or fill will result in the net export or import of fill from sites other than the subject site and demonstrate the fill is not contaminated.	<u>Comment:</u> As the structure has already been constructed, no earthworks are required.
<b>C8.6 Connection to Utilities</b>	1) N/A 2) N/A 3) New development must be connected to grid-electricity unless the applicant can demonstrate a sufficiently sized and appropriate alternative (off grid) system to meet the reasonable needs of that type of development. 4) N/A	<u>Comment:</u> The BASIX indicates the dwelling will be connected to the grid, as no alternative (off grid) system is proposed.
<b>C8.7 Siting &amp; Visibility of Utilities</b>	1) Utilities should be located underground (particularly in heritage conservation areas or main streets) or utilise existing poles (at the discretion of Council) unless other constraints make this unsuitable.	<u>Comment:</u> Noted, the development can achieve compliance.



	2) Utility boxes and cabinets (e.g. electricity substations, meter boxes etc.) on private land are integrated into the development and screened (where appropriate).	
<b>C8.8 Water Tanks</b>	Dwellings that are reliant on rainwater for drinking water must have a minimum tank capacity of 60,000L or the requirements set out in the BASIX Certificate (whichever is greater). Additional capacity may be required for garden watering and other purposes.	<u>Comment:</u> The land is connected to reticulated town water.
<b>C8.9 On-Site Sewage Management</b>	Where a lot is unable to connect to a reticulated sewage system, the applicant must provide an Effluent (Geo-technical) Report prepared by a suitably qualified geotechnical engineer that supports the design and location of any onsite system in accordance with Council's Development and Building Guide, any relevant Australian Standards, and Part G2.5 On-Site Effluent Disposal of this DCP.	<u>Comment:</u> The development site is remote to the reticulated sewer mains and will therefore be serviced by an onsite system.  A geotechnical assessment for effluent management was supplied as a part of DA 2018/19 which designed the septic system to accommodate 4 bedrooms with inspections carried out for the drainage. The system appears to have been installed as per the Geotechnical Assessment and therefore the system that has been installed should be suitable for this use as a dwelling (for 1 bedroom). An assessment of the existing system was carried out by Councils Building Surveyor and was deemed satisfactory at the time of inspection with no signs of failure of the system. An assessment has been provided for the site and included as a part of the supporting information.
<b>C8.11 Solid Waste Management</b>	Applicants must determine (in consultation with Council) what solid waste collection services are available, other appropriate method of disposing of solid waste and suitable storage location(s).	<u>Comment:</u> The site will be serviced by Council's waste contractor and upon the BIC being finalised and issued, waste services will be available to the Landowners.

<b>C8.12 Letterboxes</b>	Separate letterboxes for each dwelling must: 1) Be located where it is easily visible from the road frontage and accessible for Australia Post employees; 2) Be clearly marked with the correct house number; 3) N/A	<u>Comment:</u> Compliance can be achieved, where required.
<b>C8.13 Street Numbering</b>	Each dwelling must have an appropriate street number that is clearly visible from the street (as determined by Council).	<u>Comment:</u> Street numbering will be made available on the front entry gate and clearly visible from Nyes Gates Road and will be conditioned to be finalised prior to the issuance of the BIC.
<b>G2.5 On-Site Effluent Disposal</b>	Where an on-site effluent disposal system is proposed to manage sewage, the on-site systems must be suitably sized and able to operate on the lot (taking into account the proposed use and its likely liquid waste / effluent production) without impacting on development on the subject lot, neighbouring lots or surface or ground water systems, and don't require excessive vegetation removal.	<u>Comment:</u> A geotechnical report has been prepared by a suitably qualified company confirming that the proposed use is suitable for the site.

### Request for Variation

The Applicant has provided the following justification in support of a request to vary C4.1 Building Setbacks of the Blayney Development Control Plan 2018.

#### *A) Compliance unreasonable*

*Compliance with the 50 metre setback is considered unreasonable for the following reasons:*

*In this instance we submit that the change of use from shed to dwelling does not change the existing physical scenario.*

*Further the intent of the DCP relates to amenity, dust and distance from roads etc. In this instance, the distance to Graham Lane is substantial and the position of the proposed dwelling does not pose any amenity or privacy issues regarding traffic, dust and the like.*

*The existing dwellings upon land to the north (7 Nyes Gates Road) and east (1429 Vittoria Road) are either a substantial distance from the existing shed and we do not envision dwellings or intensive rural activity being situated near the existing boundary. The nearby rural land is used for general stock grazing with minimal impact upon privacy or amenity of the proposed dwelling change of use.*

*Essentially the status quo will remain with reference to existing dwellings and sheds in the vicinity. From a consistency and character perspective, there are a number of sheds and dwellings already closer than 50 metres. The current proposal is not inconsistent with the existing character.*

*The image below identifies the subject site and buildings in close proximity to existing boundaries.*



#### **B) DCP Objectives**

*The DCP objectives relating to the 50 metre setback are as follows:*

*To maximise residential amenity on larger lots with appropriate setbacks from road noise and/or dust and visual and acoustic privacy between adjacent dwellings.*

*The proposed variance is considered to satisfy the setback objective with no impacts associated with road noise and no change to noise or dust when comparing the shed versus dwelling use. Typical noise may occur from ride-on mowing, quad bike or stock activity.*

*In the context of the existing scenario, the application of the 50 metre setback is not considered reasonable. Visually the existing adjoining structures will remain and the rural outlook and position of existing dwellings will stay the same.*

*C) Sufficient Environmental Planning Grounds*

*The specific DCP requirement provides a standard of 50 metres to create a means of separation distance to achieve privacy and amenity.*

*In terms of environmental planning and design considerations, we submit that there is minimal issues with adjoining grazing land creating a suitable buffer. The continued use of grazing land will create an effective 50 metre distance anyway. Given the location of other improvements, paddock layout and elevated topography, it is unlikely that any shedding, yards or the like would be established on the adjoining property. The existing and future environmental setting will ensure suitable amenity and privacy can still occur.*

*The use of the adjoining land to the north as a rural lifestyle holding will remain unchanged. The adjoining improvements and landscaping have been established to achieve privacy and visual amenity between the two properties.*

*In terms of environmental planning, the existing setting and layout upon 7 Nyes Gates Road are considered to achieve the same at 30 metres as it would at 50 metres.*

*D) Greater Impact*

*In the context of the existing shed location, the location of improvements and landscaping upon the adjoining property and the existing separation created by the easterly grazing paddocks, we submit that there will be no greater or significant impact than if a 50 metre setback was achieved.*

*The road location is over 180 metres away with minimal dust and noise associated with a local road.*

*Rural grazing activity is considered to have nominal impact at either 30 or 50 metres.*

Council staff support the variation to C4.1 Building Setbacks of the Blayney Development Control Plan 2018. The objectives of the control:

*To maximise residential amenity on larger lots with appropriate setbacks from road noise and/or dust and visual and acoustic privacy between adjacent dwellings.*

It is considered that the proposed development, despite a variation to C4.1, meets the objectives of the Development Control Plan for development of dwellings on rural zoned land. The proposed setbacks are generous when viewed in context of the site, locality and siting of dwellings on adjoining land. The proposed variation to the sites northern and southern boundaries could never comply with the DCP controls based on the land dimensions of 80m

width. It is recommended that the variation sought should be supported in this circumstance.

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

<b>Part G3 Stormwater and Drainage</b>	
<b>Objective/Performance Criteria</b>	<b>Assessment Comments</b>
G3.2 Objectives	The proposal can meet the objectives
G3.3 Stormwater Management	Stormwater management can be achieved on site.

<b>Part G6 Land Contamination</b>	
<b>Objective/Performance Criteria</b>	<b>Assessment Comments</b>
G6.2 Objectives	There is no evidence of any previous uses of the land that may have caused any contamination. The site is vacant and has a historical use of grazing. The proposed use is residential. Having regard to all available information it is safe to conclude that there is no evidence of previous contaminating land uses that would require further investigation.

<b>Part G9 Land and Soils</b>	
<b>Objective/Performance Criteria</b>	<b>Assessment Comments</b>
G9.2 Objectives	The proposal can meet the objectives.
G9.3 Naturally Occurring Asbestos	The site is partially mapped to contain naturally occurring asbestos having a “medium” asbestos potential. Conditions have been included to assist the landowners when undertaking construction in the vicinity of this site to comply with government regulations regarding NOA.
G9.4 Erosion and Sedimentation	Appropriate conditions regarding erosion and sediment control are recommended.
G9.5 Other Geological or Soil Related Issues	Not applicable.

### **Section 4.15(1)(a)(iv) The Regulations**

Part 4 – Determination of Development Applications - Division 1 of the Environmental Planning and Assessment Regulation 2021 specifies additional matters that must be taken into consideration by a consent authority in determining a development application. Consideration of these matters is included below:

In the case of a development application for the demolition of a building, the provisions of AS 2601

Not applicable to this application.

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

Not applicable to this application.

Fire safety and other considerations (Clause 93)

Not applicable to this application.

Buildings to be Upgraded (Clause 94)

Not applicable to this application.

BASIX Commitments

A BASIX Certificate accompanies the application.

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

- **Context and Setting** - The surrounding land use is a mix of residential land use and rural land use with associated dwellings. The site is situated on the edge of the village/residential zone of Millthorpe. No unacceptable land uses are proposed. The development is compatible with the scale, amenity and character of the surrounding area.
  - **Land Use Conflict** - The proposed development will not create land use conflict within the surrounding area as the structure is existing.
  - **Access and Traffic** – Access is existing off Nyes Gates Road. There will be no increase of traffic generation resulting from this proposal. The existing access has been inspected by Councils Infrastructure Engineer and deemed to be compliant. No upgrades are required.
- No adverse impacts are assessed.
- **Public Domain** - The proposed development will have minimal impact on the public domain within the surrounding area, as it is considered to be consistent with the character of the outlying rural area of the Millthorpe Village.
  - **Utilities** – As the land is identified as having a rural zone, new development will need to be supported by on site provisions of water and effluent disposal. The site is already connected to electricity.
  - **Heritage** - The proposed development is not located within a heritage conservation area.

- **Other land resources** - The proposed development will not have a detrimental effect on productive agricultural land, mineral and extractive resources or water supply catchments. No adverse impacts are assessed. The land has been identified as a Dwelling Opportunity Lot.
- **Bushfire** - The subject land is not identified on the Bushfire Prone Land. No adverse impacts are assessed.
- **Surface Water and Groundwater** – As construction of the structure has already taken place, no earthworks are required. Stormwater will be able to drain to the street via natural overland flow. No adverse impacts are assessed.
- **Soils** - No adverse impacts are assessed.
- **Air & Microclimate** - No adverse impacts are assessed.
- **Noise and Vibration** –No adverse impacts assessed.
- **Flora and Fauna** –There are no adverse impacts assessed on the condition, ecological value and significance of the fauna and flora on the land.
- **Waste** – Upon issuance of the BIC, contracted waste services will be available. No adverse impacts assessed.
- **Natural Hazards** - The subject land is not Flood Prone or identified on the Bushfire Prone Land. No adverse impacts assessed.
- **Technological Hazards** - There are no known previous land uses that would indicate the subject land is affected by land contamination. No adverse impacts assessed.
- **Safety Security and Crime Prevention** - The proposal does not pose a safety security or crime prevention risk. No adverse impacts assessed.
- **Social Impact in the Locality** - Due to the type and scale of the proposed development, the social impacts of the development are not significant. No adverse impacts are assessed.
- **Economic Impact in the Locality** - Due to the type and scale of the proposed development, the economic impacts of the development are not significant. No adverse impacts are assessed.
- **Site Design and Internal Design** - The proposal is consistent with the Blayney Local Environmental Plan 2012 and Blayney Development Control Plan 2018 as discussed above. There is a variation to the side and rear boundary setbacks which is required based on the lot size, shape and onsite constraints. Side boundary setbacks for rural land require a 50m

setback. The proposal seeks a 43m setback from the northern boundary, 23m setback from the southern boundary and a 21m setback from the rear(eastern) boundary.

This application is for the change of use of the structure from a Shed (with ensuite) which was approved via DA 19/2018 to a Dwelling. The conversion is from non-habitable use to habitable use and the structure must comply with the BCA. A Building Information Certificate has also been applied for, which is able to be issued subject to consent of this application and compliance for smoke alarm and barriers to prevent falls for the mezzanine level, refer to conditions 2 and 3 of the draft conditions of consent. A request to vary the DCP provision has been provided by the Applicant and is supported. The development on the site will not detrimentally affect adjoining land and has been designed with regard to the existing site conditions.

- **Cumulative Impacts** - The proposal is consistent with the Blayney Local Environmental Plan 2012 and Council's Development Control Plan 2018. It is assessed that the cumulative impacts of the proposed development are not such that the application should be refused.

### **Blayney Local Infrastructure Contributions Plan 2022**

In accordance with Section 5.1 of the Blayney Local Infrastructure Contributions Plan 2022, the plan applies to any development application lodged on or after the date this plan commenced.

The Blayney Local Infrastructure Contributions Plan 2022 identifies that Section 7.12 levies apply to development that is not Type A (residential) or Type B (Heavy Haulage) development and which also has a proposed cost of development in excess of \$100,000. The monetary contribution rates for new development types are shown in Table 6 below:

**Table 6 – Contribution Rates**

<b>Contribution Type / Development Type</b>	<b>Levy Rate</b>
<b>Section 7.11 Contributions</b>	
Residential accommodation on development resulting in additional dwellings or lots	\$9,296 per dwelling or lot.
Heavy Haulage Development	\$0.52 per ESA per km of regional sealed road \$0.66 per ESA per km of local sealed road \$0.52 per ESA per km of local gravel road
<b>Section 7.12 Levies</b>	
Where the proposed cost of carrying out the development:	
Is more than \$100,000, and up to and including \$200,000.	0.5% of that cost.
Is more than \$200,000	1% of that cost.



Having regard to Table 6, the proposed development is liable for the payment of a Section 7.11 levy calculated at the relevant levy for new residential accommodation on development being \$9,296 per dwelling or lot (currently). This payment amount is indexed. An appropriate condition of consent has been included in the recommendation to this report requiring payment of this levy prior to the issue of the Building Information Certificate.

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

The site is deemed suitable for the proposed development as it meets the requirements of both the Blayney LEP 2012 and the Blayney DCP 2018. The development can provide suitable access, essential services and amenity to the site with no adverse impact to neighbouring land or the locality.

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

No notification for the proposal was required for the proposal for a change of use of an existing structure.

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

The proposed development is considered to be of minor interest to the wider public due to the localised nature of potential impacts. The proposed development is not inconsistent with any relevant policy statements, planning studies, guidelines etc. that have not been directly considered in this assessment.

**CONCLUSION**

Consent can be granted subject to the attached draft conditions of consent and consideration of the variation to the control C4.1 Building setbacks of the Blayney Development Control plan 2018.

**Risk/Policy/Legislation Considerations:**

The proposed development is permissible with development consent of Council. The proposed development complies with the relevant aims, objectives and provisions of BLEP. A Section 4.15 assessment of the development indicates that the development is acceptable in this instance. The variation to the DCP controls for setbacks is merits based and supporting the variation does not undermine the objectives and standards for setbacks. Attached are draft conditions of consent designed to ensure the development proceeds in an acceptable manner.

**Budget Implications:**

Nil

**POLICY IMPLICATIONS**

Nil.

**Enclosures (following report)**

- |   |                       |         |
|---|-----------------------|---------|
| 1 | Conditions of Consent | 3 Pages |
| 2 | Plans                 | 4 Pages |

**Attachments (separate document)**

Nil

**DRAFT CONDITIONS OF CONSENT**

**DA 2024/0018**

**Approved Plans**

**Development in accordance with Approved Plans & Documentation**

1.Development is to take place in accordance with:

Plan / Doc No.	Plan / Doc Title	Prepared by	Issue	Date
Job No:40250 Sheets 1-3	Architectural Plans	Saunders Property		2 July 2024
Certificate: 1744487S_02	BASIX Certificate	Mark Khio		1 March 2025
Certificate: 0009391798	NatHERS	Khio Building Consulting		18 April 2025
Reference: 20230941	Structural certification	Calare Civil		26 March 2024
V050224	Statement of Environmental Effects	Saunders Property		February 2024
V010425	DCP Variation	Saunders Property		9 May 2025

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**

**Prior to Issue of a Construction Certificate**

Nil

**Prior to Works Commencing**

Nil

**During Construction**

Nil

<b>Prior to Issue of Building Information Certificate</b>
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**COMPLETED WORKS**

2. Unless otherwise specified, all works referenced in the conditions and monies to be paid are to be completed within 3 months of the date of issue of the Development Consent.

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

3. Contributions are to be paid to Council towards the provision or improvement of amenities or services (residential subdivision/works) under the Blayney Local Infrastructure Contributions Plan 2022 (see Council's web site). The amount payable would be calculated on the basis of the contribution rates that are applicable at the time of payment applicable to the creation of Lot 11 only.

Evidence of payment of the contributions is to be provided to the Principal Certifying Authority prior to the issue of the Building Information Certificate.

**SMOKE ALARMS**

4. Hardwired, interconnected smoke alarms must be installed to service the building in accordance with the requirements of the NCC Housing Provisions Part 9.5.

**BARRIERS TO PREVENT FALLS**

5. Barriers to prevent falls compliant with the NCC Housing Provisions Part 11.3 must be installed to service the stairway and mezzanine in the building.

<b>Ongoing Matters</b>
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**RESTRICTED USE**

6. The ceiling over the storage area has been determined in an Engineering Report by Calare Civil to be inadequate for floor loading, this area must remain cordoned off and strictly non-trafficable.

**SEPTIC TANK GENERAL**

7. The on-site sewage management system is to be installed, operated and maintained on the land and the premises connected thereto, in accordance with the provisions of the Local Government (General) Regulation 2005 made under the Local Government Act 1993.

**DISPOSAL AREA EXCLUSIONS**

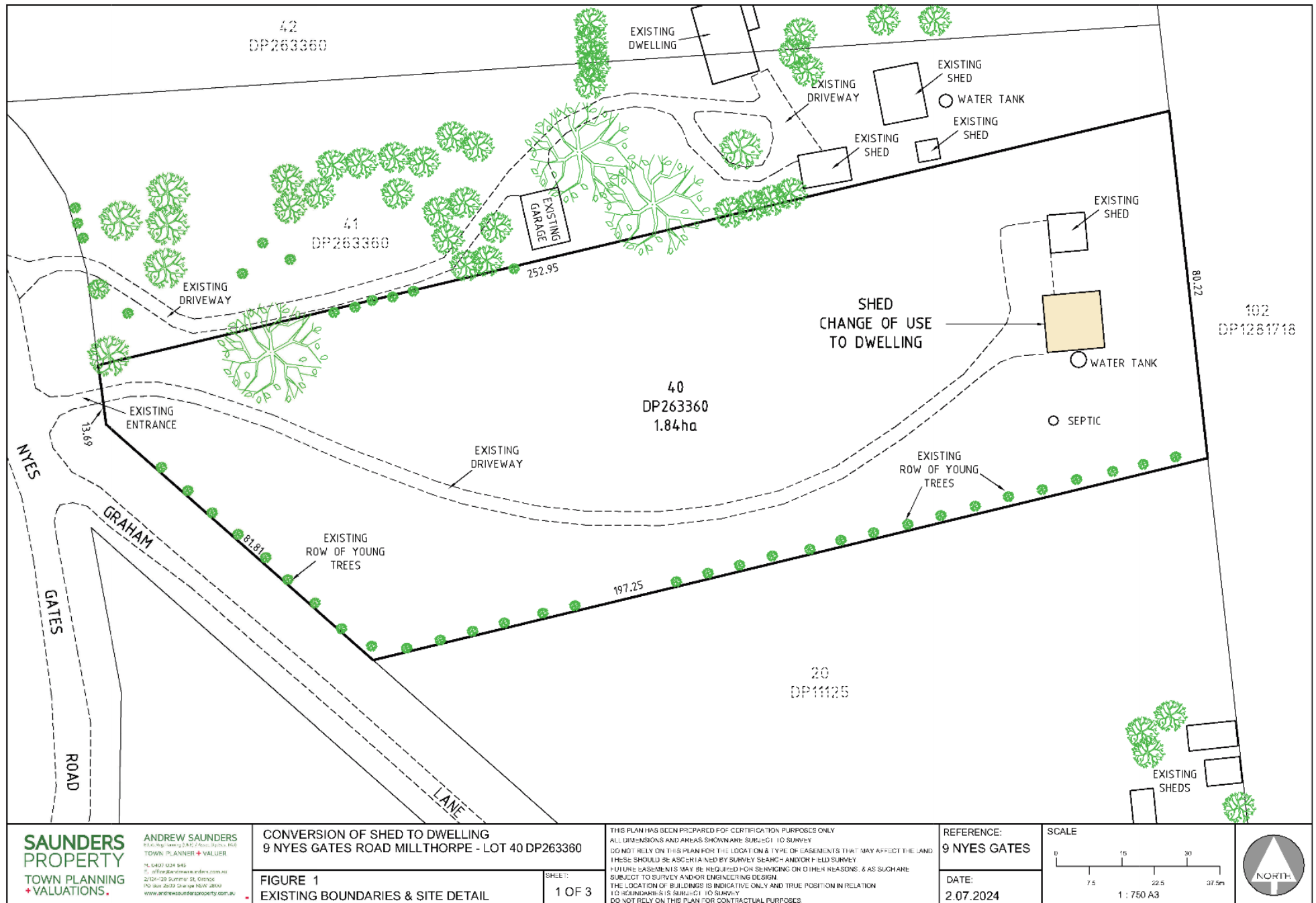
8. Vehicular traffic and livestock is excluded from the disposal area.

**SURFACE WATER**

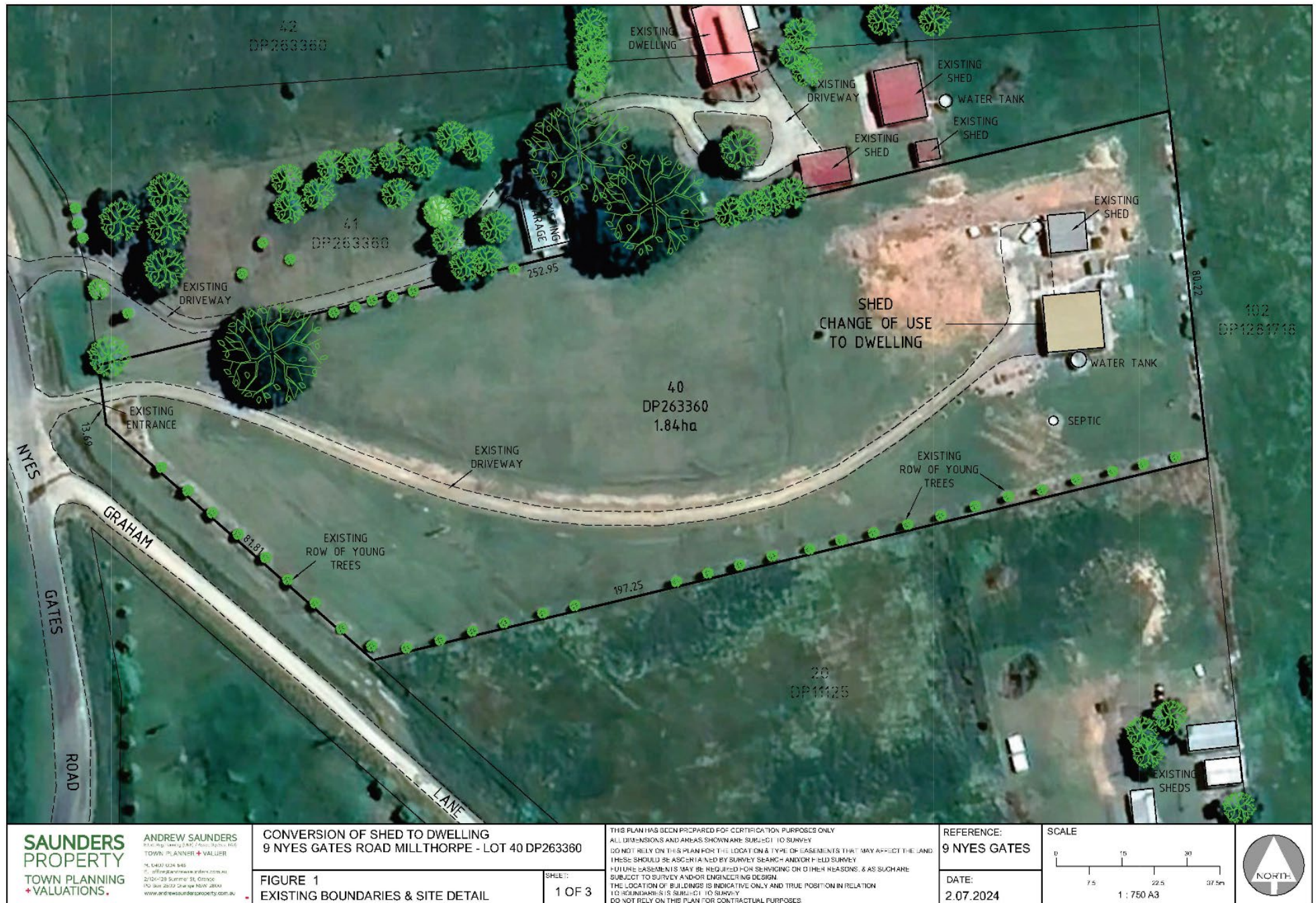
9. All surface water from higher levels is to be diverted away from the disposal area.

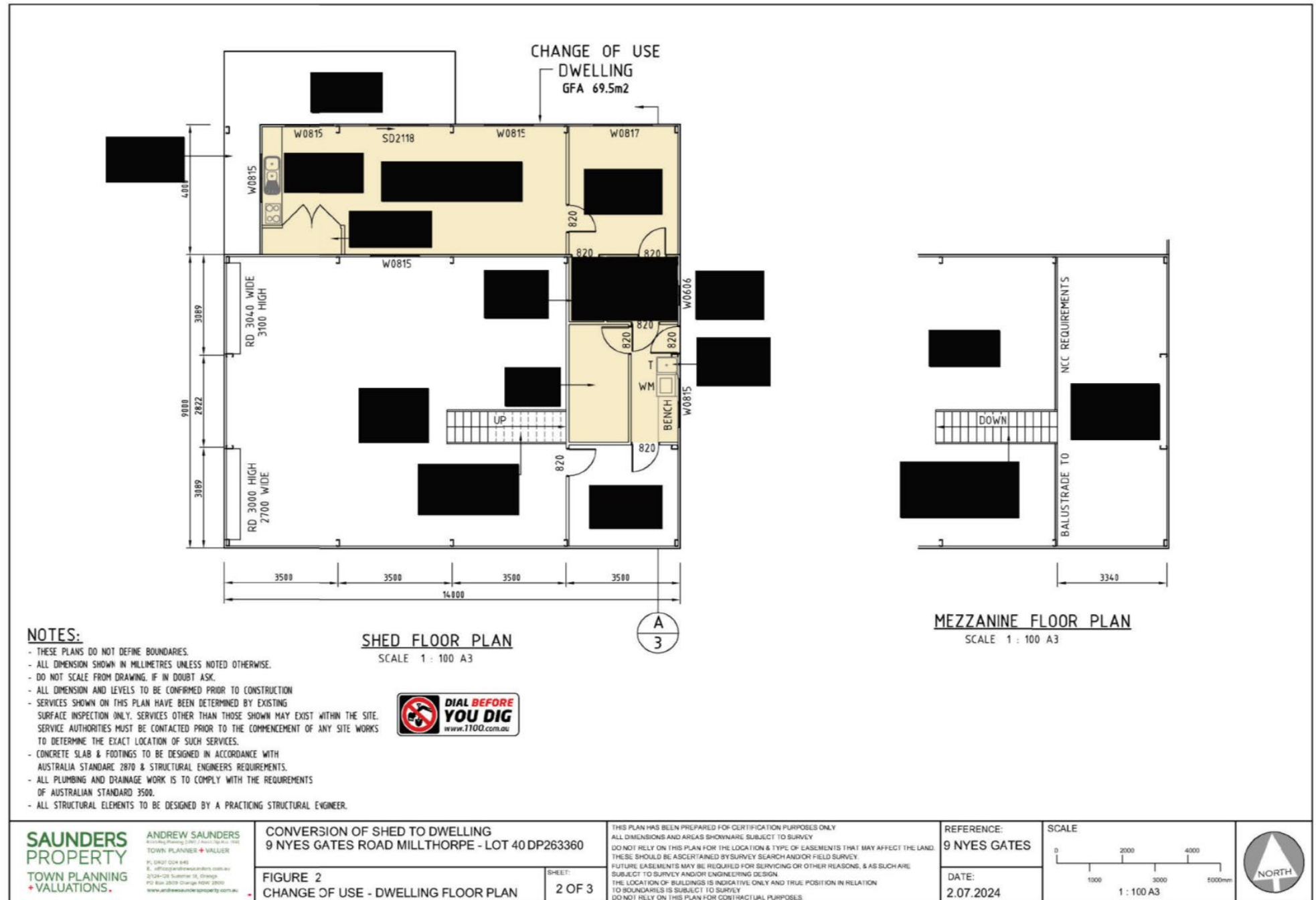
**APPROVED USE**

10. The approved building must not be used for any other purpose other than the approved use ie a dwelling. Any proposed change of use shall only be permitted with the consent of Council.

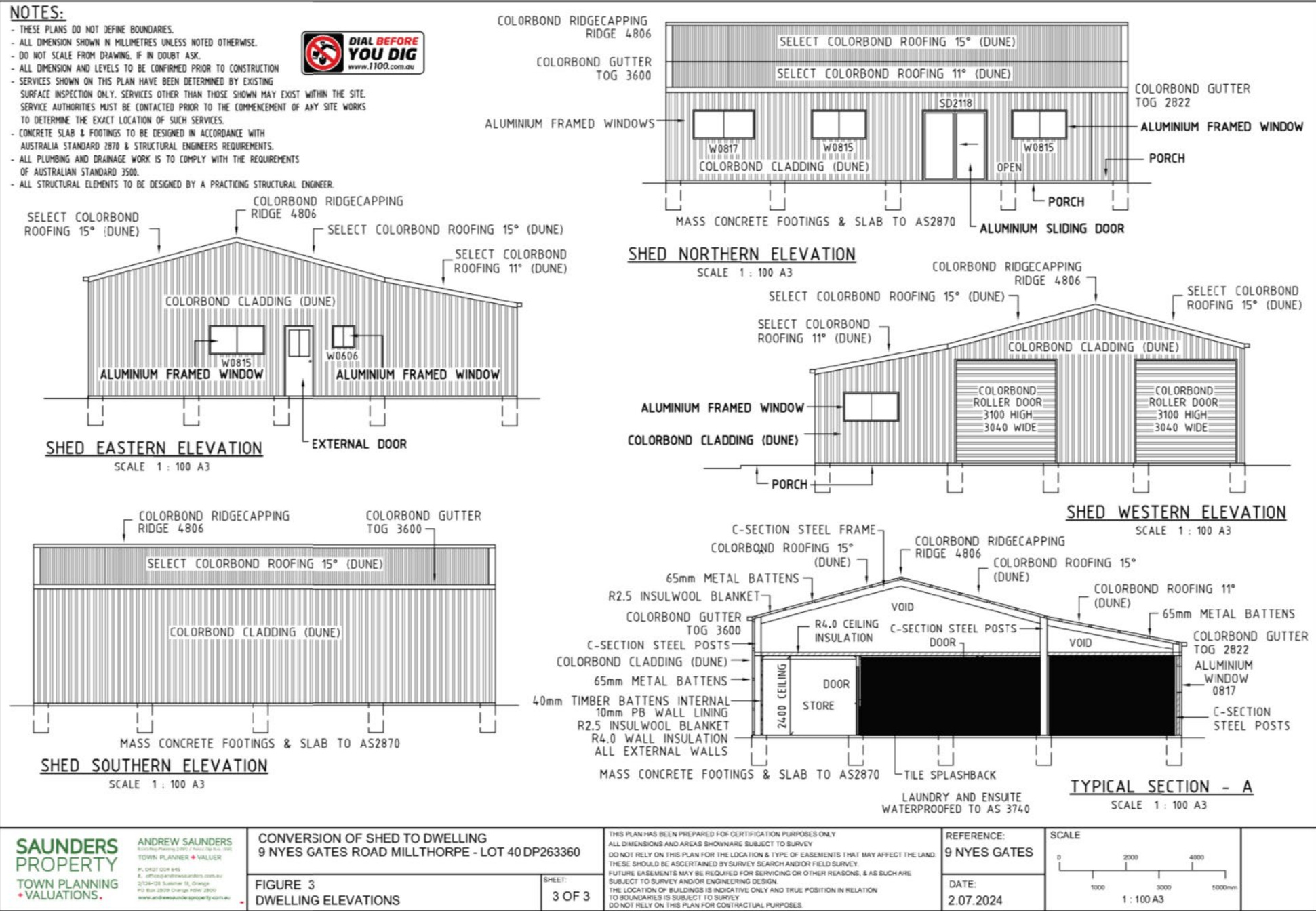












**20) DA 2025/0033 FOR THE ERECTION OF A DWELLING ON LOT 1 DP 819600, 377 BROWNS CREEK ROAD, BROWNS CREEK.****Department:** Planning and Environmental Services**Author:** Manager Development Assessment**CSP Link:** 5. Protecting our assets for future generations**File No:** DB.AB.2184

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**Recommendation:**

That Council;

1. Support the Clause 4.6 Exceptions to development standards; and
2. Consent to Development Application DA 2025/0033 for the construction of a new Dwelling at Lot 1 DP 819600, being 377 Browns Creek Road, Browns Creek, subject to the recommended conditions of consent.

**Reason for Report**

The proposal seeks consent for the construction of a Dwelling on land less than the minimum lot size requiring a Clause 4.6 Exception to development standards. As the variation is greater than 10%, the application is required to be determined by Council.

**Report**

<b>Applicant:</b>	Designsatm
<b>Owner:</b>	BL Hopkins
<b>Application No:</b>	DA 2025/0033
<b>Zone:</b>	R5 Large Lot Residential
<b>Date Received:</b>	19/05/2025
<b>Assessment No:</b>	A305191
<b>Property:</b>	Lot 1 DP 819600, 377 Browns Creek Road, Browns Creek
<b>Proposed Development:</b>	DA 2025/0033 for the Erection of a Dwelling on Lot 1 DP 819600, 377 Browns Creek Road, Browns Creek.

The proposed dwelling is to be situated at the rear of the site, 230m from Browns Creek Road frontage, 21.31m from the eastern boundary, 14.5m from the western boundary and 10m (at its closest point) from the rear (southern) boundary.

The land does not have a registered building envelope.

The proposed *Dwelling* would have a total floor area in the order of 436.86m<sup>2</sup> and would comprise an open plan kitchen, living and dining area; five bedrooms; separate bathrooms and ensuite to the main bedroom, media and family rooms, separate laundry and mud room, attached garage and outdoor alfresco area.

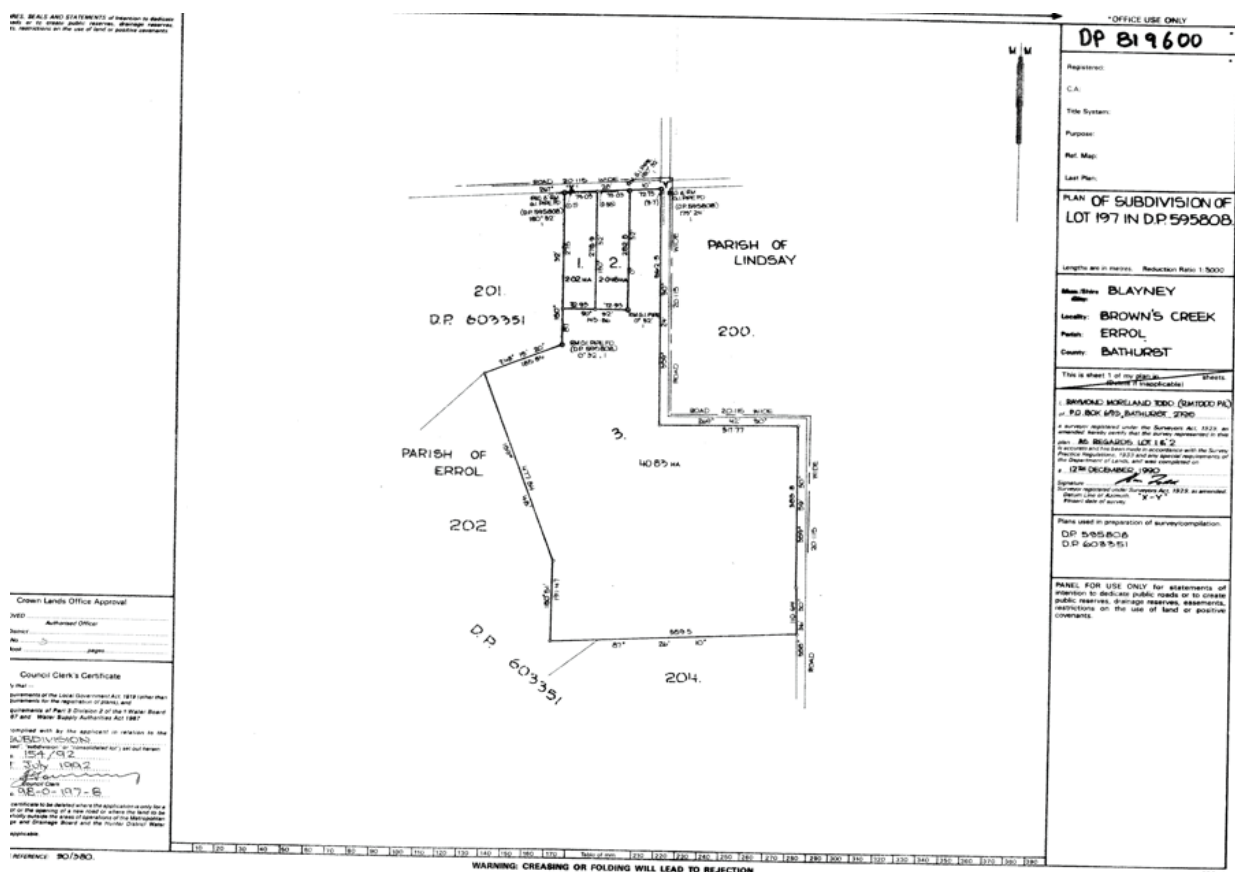
The proposed *Dwelling* would be single storey and would be constructed with eco block wall, colorbond roof sheeting, aluminium doors and windows. The proposed development will also involve minor earthworks.

A new access point will be required to be constructed as a part of the development. Access will be situated off Browns Creek Road.

### Background

The subject land was created vide DA 147/90 for a three (3) lot subdivision which included 2 concessional lots (Lots 1 & 2) of 2ha and residual lot of 40ha+ from the original holding identified as Parish Errol Lot 197 DP 95808 Town of Blayney. Consent was granted for the 3-lot subdivision on 20 November 1990 and was subsequently registered. The land was approved as a concessional lot and had a land use zone of 1(a) Non-urban under the Blayney Local Environmental Plan No.3.

The registered plan is shown below.



DA 125/92 sought consent for a Dwelling on Proposed Lot 1 with approval granted on 3<sup>rd</sup> September 1992. There are no records of the development having physical commencement and the consent has subsequently lapsed. The land at the time of application was zoned 1(a) Non-urban (which is equivalent to the current RU1 Primary Production zoning).

The land has subsequently changed from a rural zoning to 1(c) Rural Small Holdings and to R5 Large Lot Residential. The minimum lot size has altered

over time from 2ha (previous minimum lot size for R5 land) to 5ha (which is the current minimum lot size requirement for a dwelling).

DA 96/2011 was approved for the purposes of a dwelling and shed in 2011 which lapsed on 13 July 2016. The application was assessed under Clause 17A of Blayney LEP 1998. At the time of the lodgement of the DA, the land was zoned 1(c) rural small holdings (which is equivalent to the current R5 Large Lot Residential zoning) with a minimum lot size of 2ha. The consent was not substantially commenced and therefore lapsed. No further applications have been received for a dwelling.

Correspondence between Council and the landowners have been consistent between 2010 to 2024 seeking clarification that a dwelling would still be permissible irrespective of planning legislation for zoning and minimum lot size with BLEP 1998 and BLEP 2012. On each occasion Council has consistently communicated with the Landowners that a dwelling was permissible.

In order to approve a dwelling on the subject land, Part 4 Principal development standards must comply. Clause 4.2A does not apply as the land no longer has a rural zoning and therefore the application is unable to be assessed using these provisions.

Clause 4.2C residential accommodation on land in zone RU5 or R5 was included in the LEP on 19 May 2023 (via Amendment No.12). Clause 4.2C requires the following considerations in any assessment:

(1) The objective of this clause is to ensure that the erection of residential accommodation requiring on-site sewage management is carried out on lots with an appropriate size.

*Comment - The land has a lot size of 2 hectares. An onsite effluent management assessment report was submitted with the application demonstrating adequate provision of effluent disposal area without adverse impact.*

(2) This clause applies to land in the following zones—

- (a) Zone RU5 Village,
- (b) Zone R5 Large Lot Residential.

*Comment - The subject land has a land use zone of R5 Large Lot Residential.*

(3) Development consent must not be granted to the erection of residential accommodation on a lot that is not serviced by a sewage reticulation system unless the lot is at least the minimum size shown for the land on the [Lot Size Map](#).

*Comment - The subject land was created under a previous planning instrument as a concessional lot. The land use zone and minimum lot size for a dwelling has altered since the subdivision was approved in 1990.*

*The current minimum lot size for this area of R5 land is 5ha. The subject land is 2ha. A Clause 4.6 Variation to development standards has been submitted with the proposal to allow Council to consider the variation.*

- (4) This clause does not apply to a lot—
- (a) created by or resulting from a subdivision that was the subject of a development consent granted under this plan before the day on which this clause commenced, and
  - (b) on which the erection of the same type of residential accommodation as the proposed residential accommodation—
    - (i) was permissible before that day, or
    - (ii) would have been permissible if a plan of subdivision had been registered before that day.

*Comment - This clause is not applicable.*

- (5) This clause does not apply to the rebuilding of, the making of alterations to, or the enlargement or extension of, a building.

*Comment - This clause is not applicable.*

As such, it is concluded the only way to determine a development application for a dwelling on this allotment is through Clause 4.6 Exceptions to development standards. The Department of Planning provides guidance on the application of Clause 4.6 Variations to development standards, the information required to be provided as a part of the request, the matters to be considered, and who the consent authority is for certain types of development.

Development standards are provisions of an environmental planning instrument or the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) which relate to the carrying out of development and specify requirements or fix standards in respect of any aspect of the development.

Clause 4.6 is the mechanism for varying development standards. It provides a degree of flexibility in circumstances where environmental planning objectives can be satisfied despite not meeting the required development standard. Clause 4.6 allows a consent authority to grant consent to a development that contravenes a development standard if the consent authority is satisfied that the applicant has demonstrated that:

- compliance with the development standard is unreasonable or unnecessary in the circumstances
- there are sufficient environmental planning grounds to justify the contravention of the development standard.

This places the responsibility on the applicant to demonstrate that they have understood the requirements of the provision and have prepared a written request that adequately addresses the provisions.

Table 1 of the Guide to Varying Development Standards (Department of Planning and Environment, November 2023) provides the details regarding the authority for determining DA's for certain types of development.

Table 1: Consent authorities for DAs

Level of development	Development type	Extent of variation – numerical development standard	Extent of variation – non-numerical development standard	Function of determining the DA
Local development	All	Less than 10%	N/A	Council (under delegation)
Local development	All	10% or more	Any	Local planning panel <sup>15</sup> /Council (elected)
Local development	Dwelling houses, dual occupancies and attached dwellings	More than 25%	Any	Local planning panel (applies to City of Sydney only) <sup>16</sup>
Regionally significant development	All - see Schedule 6 of SEPP (Planning Systems) 2021	Any	Any	Relevant Sydney district or regional planning panel
State significant development	All See Schedules 1 to 2 of SEPP (Planning Systems) 2021	Any	Any	Independent Planning Commission or the Minister for Planning (or delegate)

Table 1 identifies the full council must determine a DA if it:

- Proposes a variation that will result in development that contravenes a development standards in an environmental planning instrument by 10% or more, or
- Contravenes a non-numerical development standard.

This requirement ensures that the elected council considers larger variations than those decisions made by council staff under delegation. The proposal is seeking a variation to the minimum lot size for R5 land in Browns Creek. The subject land has a lot size area of 2.02ha with the minimum lot size for a dwelling in this locality requiring 5ha. As the variation is greater than 10%, the application is required to be referred to Council for determination.

In accordance with the guidelines, the Applicant has provided a Clause 4.6 Request to Vary Development Standards. Therefore, Council is able to assess and determine the application.

## **ASSESSMENT - ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

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

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



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

## Section 4.15 - Evaluation

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

#### Blayney Local Environmental Plan 2012

##### Part 1 – Preliminary

##### Clause 1.2 Aims of Plan

The proposed development is considered to be consistent with the broad aims of the *Blayney Local Environmental Plan 2012*. Relevant issues are addressed in the body of this report.

##### Clause 1.7 Maps

Land zoning:	R5 Large lot residential
Lot size:	5 hectares Note: The land was created as a concessional lot with a site area of 2.02ha. From the time of subdivision to present the land zone has subsequently altered from 1(a) Non-urban to 1(c) Rural Small Holdings and R5 Large Lot Residential with a MLS change from 2ha to 5ha. 5ha being the current minimum lot size.
Heritage:	N/A
Terrestrial biodiversity:	N/A
Groundwater vulnerability:	N/A
Drinking water catchment:	N/A
Watercourse:	N/A
Flood:	N/A

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

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

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

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

There are no known registered easements or restrictions on the land that will affect the development.

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

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

The subject property is zoned R5 Large lot residential. The objectives of the R5 Large Lot Residential Zone seek to:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

The development is considered to be consistent with the foregoing objectives.

## **Part 4 - Principal development standards**

### **4.2C Residential accommodation on land in Zone RU5 or R5**

- (1) The objective of this clause is to ensure that the erection of residential accommodation requiring on-site sewage management is carried out on lots with an appropriate size.
- (2) This clause applies to land in the following zones—
  - (a) Zone RU5 Village,
  - (b) Zone R5 Large Lot Residential.

*Comment - The subject land is R5 land and not connected to sewer. At the time the lot was created, the land was zoned RU1 and was created as a concessional lot.*
- (3) Development consent must not be granted to the erection of residential accommodation on a lot that is not serviced by a sewage reticulation system unless the lot is at least the minimum size shown for the land on the [Lot Size Map](#).

*Comment - The lot size map currently requires a minimum lot size of 5ha. The subject land has an area of 2.02 hectares. A Clause 4.6 Variation is to be considered as a part of this application.*
- (4) This clause does not apply to a lot—
  - (a) created by or resulting from a subdivision that was the subject of a development consent granted under this plan before the day on which this clause commenced, and
  - (b) on which the erection of the same type of residential accommodation as the proposed residential accommodation—
    - (i) was permissible before that day, or
    - (ii) would have been permissible if a plan of subdivision had been registered before that day.



*Comment - This clause is not applicable.*

- (5) This clause does not apply to the rebuilding of, the making of alterations to, or the enlargement or extension of, a building.

*Comment - This clause is not applicable.*

#### **Clause 4.6 Exception to development standards**

- 1) The objectives of this clause are as follows—

- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

*Comment - The application is consistent with the objectives of the clause.*

- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

*Comment - This clause is not applicable to the application.*

- (3) Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances

The Applicant has provided the following justification:

*The strict application of the 5-hectare minimum lot size requirement is considered unreasonable in this instance due to the following reasons:*

- *The subject land is already lawfully created and zoned R5 Large Lot Residential, indicating an intended use for low-density residential purposes.*
- *The proposed dwelling is consistent with the established pattern of development in the locality, where existing dwellings are situated on similarly sized or even smaller lots.*
- *The development meets all other applicable LEP and DCP controls, including setbacks, access, and servicing.*
- *The objectives of the development standard can be achieved without compliance with the numerical requirement, particularly as the dwelling will not result in any fragmentation of land or impede future subdivision potential.*
- *The dwelling will be appropriately sited to preserve the rural character of the area and will not give rise to adverse environmental or visual impacts.*

The allotment is an anomaly in that the land was created as a concessional lot with a rural zoning. Over time the land zoning has changed to R5 Large Lot Residential and the minimum lot size has altered from 2ha to 5ha.

The proposal meets all other DCP requirements with the exception of the minimum lot size for a dwelling on R5 land under Clause 4.2C of the BLEP.

The approval of this application does not create adverse environmental impacts and will not undermine the LEP or DCP requirements.

(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

The Applicant provides the following justification on environmental planning grounds for the contravention:

*There are strong planning grounds to support this variation:*

*- The proposal achieves the planning objectives of the R5 zone by enabling residential use*

*on a site suitable in terms of size, access, and services.*

*- The lot size of 2.02 hectares is more than adequate to provide a high standard of*

*residential amenity while preserving rural character.*

*- The site is not constrained by environmental hazards, and the proposed development can*

*be undertaken without adverse ecological or hydrological impacts.*

*- The variation supports the intent of Clause 4.6, which is to allow flexibility in development*

*standards where compliance would hinder sensible planning outcomes.*

*- Approval would not set an undesirable precedent as each variation under Clause 4.6 is*

*assessed on its merits, and this site represents a unique and justified case.*

The underlying purpose of the minimum lot size for this land is to ensure that the erection of residential accommodation requiring on-site sewage management is carried out on lots with an appropriate size. The application has been supported by an onsite effluent management study for the land and the area and size of dwelling is acceptable ensuring there is adequate area for effluent disposal without impacting neighbouring land.

Consideration of the site constraints usually form a part of the overall assessment and does not entirely rely upon the MLS for a site in isolation. By Council accepting the proposed variance does not undermine either the BLEP 2012, nor the principles of the development standard. There is merit in the standard generally to control appropriately sized land for large lot residential development ensuring the site is adequate for effluent disposal. In this instance for reasons presented demonstrate that a variance creates a practical land use outcome that supports the objective of Clause 4.2C Residential accommodation on land in Zone RU5 or R5.

**Note—**

The [Environmental Planning and Assessment Regulation 2021](#) requires a development application for development that proposes to contravene a development standard to be accompanied by a document setting out the grounds on which the applicant seeks to demonstrate the matters in paragraphs (a) and (b).

*Comment – The Applicant has submitted the necessary documentation with the development application.*

(4) The consent authority must keep a record of its assessment carried out under subclause (3).

*Comment - Noted*

(5) (Repealed)

(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone C2 Environmental Conservation, Zone C3 Environmental Management or Zone C4 Environmental Living if—

(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or

(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

*Comment - Not applicable as the proposal does not involve the subdivision of land.*

(7) (Repealed)

(8) This clause does not allow development consent to be granted for development that would contravene any of the following—

(a) a development standard for complying development,

(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which [State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#) applies or for the land on which such a building is situated,

(ba) clause 4.1D(2),

(bb) clause 4.2A(3)(e),

(c) clause 5.4,

(caa) clause 5.5.

*Comment – None of these items are relevant to the proposal.*

## **Part 5 – Miscellaneous provisions**

No miscellaneous provisions apply to the proposal.

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

### **Clause 6.2 Stormwater management**

Clause 6.2 requires that development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and 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 development application was referred to Council's Infrastructure Services department for review and comment. Stormwater discharge from the development will be dispersed and directed away from the dwelling. Subject to

the recommended conditions, the proposal is considered satisfactory in relation to stormwater management.

Through referral, assessment and comment from Council's Infrastructure Services Department, the provisions of this clause have been properly considered and council is satisfied the development is designed to maximise the use of water permeable surfaces on the land. There are no impacts on groundwater or river water and no significant adverse impacts of stormwater runoff on adjoining properties, native bushland or receiving waters.

#### **Clause 6.8 Essential services**

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

Essential services are identified as the supply of water, the supply of electricity, the disposal and management of sewage, stormwater drainage / conservation and suitable vehicle access. All essential services are available to the subject property.

#### **State Environmental Planning Policy 55 – Remediation of Land**

State Environmental Planning Policy 55 – Remediation of Land (SEPP55) requires that a consent authority must not consent to the carrying out of development of land unless it has considered whether the land is contaminated; is satisfied that the land is suitable in its contaminated state for the development that is proposed, and if the land requires remediation to be made suitable for the proposed development it is satisfied that the land will be remediated before the land is used for that purpose.

Furthermore, SEPP 55 requires that before determining an application to carry out development that would involve a change of use of land (specified in subclause 4 of the SEPP), the consent authority must consider a preliminary investigation of the land concerned.

The subject property was created through a three (3) lot residential subdivision and subsequently registered on 20 November 1990. The potential for contamination was addressed during the subdivision process and was deemed satisfactory for use for future residential purposes. It is considered that the subject property is unlikely to be contaminated. No further assessment is required.

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

Not applicable.

**Section 4.15(1)(a)(iii) Any Development Control Plan****Blayney Shire Development Control Plan 2018****Part C – Residential**

Part C – Residential of the DCP applies to development applications for a wide range of dwellings, residential accommodation types and ancillary development. The relevant provisions of Part C are addressed below:

<b>Clause DCP</b>	<b>Comment</b>	<b>Compliance</b>
<b>C4 Large Lot &amp; Rural Dwellings</b>		
<b>C4.1 Building Setbacks</b>	<p><b>Setbacks:</b> Dwellings (and attached ancillary buildings) must meet the following minimum setbacks in metres (m) from the lot boundaries</p> <p>Zone RU1 &amp; RU2</p> <p>1) Public road frontage – 20m; 2) Side or rear boundary – 50m</p> <p>Zone R5 Large Lot Residential ≥ 1 hectare, Public road frontage – 20m; Side or rear boundary – 10m</p> <p><i><b>Note:</b> Additional setback may be required where there is a higher risk of conflict including, but not limited to: public roads/noise, adjacent unsealed driveways/dust, proximity of other dwellings, buffers to intensive agriculture or other activities, watercourses, and bushfire prone areas or other matters discussed in this Section. Additional buffers/setbacks may be required under <b>Part G – Environmental Management &amp; Hazards</b></i></p>	<p><b>Yes</b></p> <p><b>Comment:</b> The proposed dwelling has a setback of 230.6m from the Browns Creek road frontage, 21.31m from the eastern boundary, 14.5m from the western boundary and 10m (at the dwellings closest point) to the rear boundary.</p> <p>The development complies with the DCP requirements.</p>
<b>C4.3 Visual Impacts</b>	<p>1) <b>Ridgelines:</b> Dwelling must be located away from ridgelines or seek to minimise their visual impact on the skyline.</p> <p>2) <b>Scale / Colours/ Materials:</b> Building must be designed and constructed to integrate with the surrounding rural landscape and not detract from the rural amenity.</p> <p>3) <b>Reflectivity:</b> External materials must have low reflectivity if they</p>	<p><b>Yes</b></p> <p><b>Comment:</b> The proposal includes a detached single storey dwelling that is less than 9m in height. The proposed site of the new dwelling is not located on a ridgeline and is not excessive in height</p>

	<p>are visible from a public road or neighbouring dwelling and there is a reasonable probability of glare affecting driver safety, residential amenity, or the building being too visually intrusive.</p>	<p>which ensures visual impact on the skyline and locality is not adversely impacted.</p> <p>The proposed design is acceptable and integrates with the existing character of the locality.</p> <p>Proposed materials include eco block wall system, colorbond roof sheeting, aluminium doors and windows.</p> <p>Proposed materials are considered appropriate for the development and locality.</p> <p>The development complies with the DCP provisions.</p>
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<b>C8.1 Site Planning</b>	<p>1) Considers and responds to the topography, climate and natural environment;</p> <p>2) Avoids, or if it cannot avoid, minimises or mitigates against natural hazards and land use conflicts;</p> <p>3) Protects and enhances any heritage items or heritage conservation areas;</p> <p>4) Integrates with the surrounding built form and landscape character; and</p> <p>5) Maintains reasonable residential amenity (for the site and adjacent dwellings).</p>	<p><b>Yes</b></p> <p><b>Comment:</b></p> <p>The proposed dwelling is significantly set back from adjoining property dwellings and road frontage of Browns Creek Road.</p> <p>The design of the structure, maintains the semi rural aesthetic of the area and integrates into the landscape.</p> <p>The proposed dwelling is not greater than 1 storey in height and does not seek to increase the risk of overlooking.</p> <p>The proposal complies</p>
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		with the DCP requirements.
<b>C8.2 Water &amp; Energy Efficiency</b>	A BASIX Certificate may need to be submitted with the Development Application in accordance with State Environmental Planning Policy (Sustainable Buildings) 2022 prepared either by an applicant or a suitably qualified consultant.	<b>Yes</b>  <b>Comment:</b> A BASIX Certificate (1794265S dates 7 May 2025) has been submitted with the application.
<b>C8.4 Earthworks</b>	<p>1) Cut and/or fill should be minimised by appropriate site planning, building orientation and design, taking into account the slope of the site, proximity to adjacent properties and environmentally sensitive areas, and access and drainage requirements.</p> <p>2) Cut and/or fill for residential uses that is greater than 1m in depth or closer than 1m to a lot boundary may require additional certification to avoid impacts on adjacent properties.</p> <p>3) Applicants must notify Council if cut and/or fill will result in the net export or import of fill from sites other than the subject site and demonstrate the fill is not contaminated.</p>	<p><b>Yes</b></p> <p><b>Comment:</b> The site for the development will only require some earthworks based on the natural ground level. The earthworks are associated with the buildings proposed footprint for the dwelling slab and attached garage, and internal driveway. Conditions of consent will be included to address soil and sediment erosion and water management.</p> <p>No imported fill is identified in the application or expected from the impact of the proposal.</p>
<b>C8.6 Connection to Utilities</b>	<p>1) N/A</p> <p>2) N/A</p> <p>3) New development must be connected to grid-electricity unless the applicant can demonstrate a sufficiently sized and appropriate alternative (off grid) system to meet the reasonable needs of that type of development.</p> <p>4) N/A</p>	<p><b>Yes</b></p> <p><b>Comment:</b> The BASIX indicates the dwelling will be connected to the grid, as no alternative (off grid) system is proposed.</p> <p>Mapping indicates grid electricity network is available in the vicinity of the site.</p>

		The development can achieve compliance.
<b>C8.8 Water Tanks</b>	Dwellings that are reliant on rainwater for drinking water must have a minimum tank capacity of 60,000L or the requirements set out in the BASIX Certificate (whichever is greater). Additional capacity may be required for garden watering and other purposes.	<p><b>Yes</b></p> <p>Conditions will be included for the minimum provision of water supply in addition to an additional 20 000L to be reserved for fire fighting purposes. The installation of a storz fitting for fire fighting purposes will also be conditional.</p> <p>BASIX requires a minimum of 100 000 litre water tank.</p> <p>The development can achieve compliance.</p>
<b>C8.9 On-site Sewage Management</b>	Where a lot is unable to connect to a reticulated sewage system, the applicant must provide an Effluent (Geo-technical) Report prepared by a suitably qualified geotechnical engineer that supports the design and location of any onsite system in accordance with Council's Development and Building Guide, any relevant Australian Standards, and Part G2.5 On-Site Effluent Disposal of this DCP.	<p><b>Yes</b></p> <p><b>Comment:</b> The development site is remote to the reticulated sewer mains, and will therefore be serviced by an onsite system.</p> <p>An effluent management assessment has been provided for the site and included as a part of the supporting application information. Any approval for a new on site effluent management system will be in accordance with the submitted assessment provided by Envirowest Consulting Ref: R45720e and dated 17<sup>th</sup> October 2024.</p> <p>The development can achieve compliance.</p>



<b>C8.11 Solid Waste Management</b>	Applicants must determine (in consultation with Council) what solid waste collection services are available, other appropriate method of disposing of solid waste and suitable storage location(s).	<b>Yes</b>  <b>Comment:</b> Browns Creek Road is serviced by Council's waste contractor and upon Final Occupation Certificate for the dwelling, a bin service will be provided.  The development can achieve compliance.
<b>C8.12 Letterboxes</b>	Separate letterboxes for each dwelling must: 1) Be located where it is easily visible from the road frontage and accessible for Australia Post employees; 2) Be clearly marked with the correct house number; 3) N/A	<b>Yes</b>  <b>Comment:</b> The development can achieve compliance.
<b>C8.13 Street Numbering</b>	Each dwelling must have an appropriate street number that is clearly visible from the street (as determined by Council).	<b>Yes</b>  <b>Comment:</b> The development can achieve compliance.

## Part G Environmental Management and Hazard

### Part G3 Stormwater and Drainage

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

### Part G6 Land Contamination

Objective/Performance Criteria	Assessment Comments
G6.2 Objectives	The land retains a rural residential zoning. As part of this development application, consideration was given to potential contamination issues and the site was deemed to be suitable for residential development. The subject land is therefore considered suitable for the proposed development.

**Part G9 Land and Soils**

<b>Objective/Performance Criteria</b>	<b>Assessment Comments</b>
G9.2 Objectives	The proposal can meet the objectives.
G9.3 Naturally Occurring Asbestos	<p>It is possible that the subject property may contain naturally occurring asbestos. As the proposed development requires minimal earthworks it is unlikely that NOA will be an issue for the development.</p> <p>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).</p> <p>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. Condition applies.</p>
G9.4 Erosion and Sedimentation	Appropriate conditions regarding erosion and sediment control are recommended.
G9.5 Other Geological or Soil Related Issues	Not applicable.

**Developer Contributions****Blayney Local Infrastructure Contributions Plan 2022**

In accordance with Section 5.1 of the Blayney Local Infrastructure Contributions Plan 2022, the plan applies to any development application lodged on or after the date this plan commenced.

The Blayney Local Infrastructure Contributions Plan 2022 identifies that Section 7.12 levies apply to development that is not Type A (residential) or Type B (Heavy Haulage) development (ie Section 7.11 Contributions) and which also has a proposed cost of development in excess of \$100,000. The monetary contribution rates for new development types are shown in Table 6 below:

**Table 6 – Contribution Rates**

<b>Contribution Type / Development Type</b>	<b>Levy Rate</b>
<b>Section 7.11 Contributions</b>	
Residential accommodation on development resulting in additional dwellings or lots	\$9,296 per dwelling or lot.
Heavy Haulage Development	\$0.52 per ESA per km of regional sealed road \$0.66 per ESA per km of local sealed road \$0.52 per ESA per km of local gravel road
<b>Section 7.12 Levies</b>	
Where the proposed cost of carrying out the development:	
Is more than \$100,000, and up to and including \$200,000.	0.5% of that cost.
Is more than \$200,000	1% of that cost.

Having regard to Table 6, the proposed development will be liable for 7.11 contributions as there is a nett increase in the number of dwellings. The subject land was created via subdivision DA 147/90. No contributions were applicable at the time. The proposal therefore identifies Section 7.11 contributions are applicable to the proposal and do apply. A condition is to be included for the payment of contributions prior to the release of a Construction Certificate.

**Section 4.15(1)(a)(iia) 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**

Not applicable.

**Section 4.15(1)(a)(iv) The Regulations**

- **In the case of a development application for the demolition of a building, the provisions of AS 2601 (Clause 61(1))**  
Not applicable.
- **In the case of a development application for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act, the provisions of that order and of any development plan prepared for the land by a relevant authority under that Schedule (Clause 61(2))**  
Not applicable.
- **Fire safety and other considerations (Clause 62)**  
Not applicable.

- **Buildings to be Upgraded (Clause 64)**

Not applicable.

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

The likely impacts of the proposed development have been addressed in the body of this report. Based on this assessment, it is considered that the proposed development is unlikely to have a significant or detrimental impact.

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

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

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

In accordance with Part B of the DCP the proposed development was not notified.

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

The proposed dwelling is considered to be of minor interest to the wider public due to the localised nature of potential impacts. The proposal is not inconsistent with any relevant policy statements, planning studies, guidelines etc that have not been directly considered in this assessment.

**Summary / Conclusion**

The proposal is permissible with consent of Council. The proposed development complies with the relevant aims, objectives and provisions of BLEP 2012. A Section 4.15 assessment of the development indicates that the development is acceptable subject to a 4.6 Exceptions to development standards which has been outlined as reasonable in this instance.

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

**Enclosures (following report)**

<b>1</b>	Conditions of Consent	8 Pages
<b>2</b>	Site Plan	1 Page
<b>3</b>	Elevations	1 Page

**Attachments (separate document)**

Nil

Draft Conditions of Consent – DA 2025/0033

Approved Plans

Development in accordance with Approved Plans & Documentation

1.Development is to take place in accordance with:

Plan / Doc No.	Plan / Doc Title	Prepared by	Issue	Date
Project No:24-084 DA01-DA08	Architectural Plans	Designstam		March 2025
Certificate: 1794265S	BASIX Certificate	Khio Building Consulting		07 May 2025
Certificate: 0011798113	NatHERS	Khio Building Consulting		20 March 2025
	Clause 4.6 Variation	Designsatm		
	Statement of Environmental Effects	Designsatm		23 April 2025
Reference: R45720e	Onsite Effluent Management Study	Envirowest Consulting Pty Ltd		17 October 2024

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. A reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

Identification of Site

3. The developer is to provide a clearly visible sign to the site stating:

- a) Unauthorised entry to the worksite is prohibited;
- b) Street number or lot number;
- c) Principal contractor’s name and licence number; or owner builders permit number;
- d) Principal contractor’s contact telephone number/after-hours number;
- e) Identification of Principal Certifying Authority, together with name, address & telephone number.

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

Contract of Insurance

4. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of the Act, evidence that such a

contract of insurance is in force is to be provided to the Principal Certifying Authority before any building work authorised to be carried out by the consent, commences.

#### Home Building Act

5. Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

a) in the case of work for which a principal contractor is required to be appointed:

1. The name of the licence number of the principal contractor, and
2. The name of the insurer by which the work is insured under Part 6 of that Act,

b) in the case of work to be done by an owner-builder:

1. The name of the owner-builder, and
2. The name of the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information under this condition becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

#### Excavation Work

6. Where any excavation work on the site extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- a) Protect and support the adjoining premises from possible damage from the excavation, and
- b) Where necessary, underpin the adjoining premises to prevent any such damage.

Prior to Issue of a Construction Certificate
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#### Section 7.11 Contributions (TYPE A - Residential)

7. Contributions are to be paid to Council towards the provision or improvement of amenities or services (residential subdivision/works) under the Blayney Local Infrastructure Contributions Plan 2022 (see Council's web site). The amount payable would be calculated on the basis of the contribution rates that are applicable at the time of payment.

Evidence of payment of the contributions is to be provided to the Principle Certifying Authority prior to the issue of the Building Information Certificate.

#### Section 138 Permit

8. Prior to the issue of a Construction Certificate, the applicant is to obtain a Section 138 permit for the works associated with condition 12.

Prior to Works Commencing
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#### Construction Certificate

9. Prior to commencement of any works, a Construction Certificate is to be obtained for the proposed Dwelling, and where Council is not the PCA, a copy is to be submitted to Council.

#### Commencement of Work & Appointment of PCA

10. 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).

#### During Construction

#### Engineering Inspections

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

	COLUMN 1	COLUMN 2
F	New Gate – Rural Crossing	<ul style="list-style-type: none"> <li>▪ Prior to commencement of excavation works.</li> <li>▪ After compaction of base and prior to sealing</li> <li>▪ Road pavement surfacing</li> </ul>

#### New Gate – Rural

12. An all-weather 2WD vehicular access is to be constructed to each proposed allotment. Such access shall include a minimum 4.0 metre wide sealed footway crossing, extending from the edge of the bitumen seal on the public road to the entrance gate or stock grid.

#### All-Weather Internal Road

13. A 4 metre wide all-weather 2WD vehicular access is to be constructed from the proposed dwelling to the property boundary. This access roadway is to be appropriately formed and contain suitable measures for the prevention of soil erosion, including mitre drains and piped culverts where necessary. All such works are to comply with WBC.Guidelines.for.Engineering.Works.

#### Road and Inter-allotment Drainage

14. All road and inter allotment drainage is to be conveyed to a legal point of discharge.

#### Relocate Utility Services

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

#### Naturally Occurring Asbestos

16. 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.

#### Hours for Construction or Demolition

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

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

#### Erosion and Sediment Control

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

#### Rubbish and Debris

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

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

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

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

#### Toilet Facilities

20. 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.

#### BASIX Certificate

21. All of the required commitments shown on the BASIX Certificate (1794265S) and on the approved plans, are to be implemented prior to the issue of an Occupation Certificate.

#### Excavations and Backfilling

22. 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.

#### Cladding

23. All roof and wall finishes shall be comprised of low reflective surface materials.

Note 1: Sheet metal shall be of factory prefinished (eg, colorbond or galvanised iron) type material.

Note 2: Zinalume will be not accepted.

#### Roofwater Disposal

24. Roofwater from the buildings shall be disposed of to rainwater tanks via a drainage system in accordance with the Plumbing Code of Australia, with all work carried out by a licensed plumber or drainer.

#### Drain Building Surrounds

25. 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. All surface water run-off from the building platform, cut & fill shall be directed to the drainage easement.

Section 68 Requirements
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#### Geotechnical Report

26. The on-site wastewater management system must be installed in accordance with the Geotechnical Report by Envirowest Consulting Pty Ltd, Report Number R45720e and dated 16 October 2024. In this regard, an Aerated Wastewater Treatment System (AWTS) with surface or subsurface irrigation, shall be installed for the proposed dwelling; with specifications and NSW Health Accreditation for the AWTS being submitted to Council prior to work commencing.

#### Inspections

27. 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/drainer shall be on site at the time of the inspection, and the drainage lines shall be charged;
  - b) Hot & cold water at rough-in; and
  - c) On completion of all works

#### Notice of Work

28. A Notice of Work (NoW) shall be submitted by the plumber to Council 48 hours prior to works commencing onsite.

#### Work by Licensed Contractor

29. All plumbing and drainage work must be carried out by a licensed plumber/drainer in accordance with the requirements of the Plumbing Code of Australia and Australian Standard AS3500.

#### Proximity of ATWS to Dwelling

30. The AWTS tank shall be installed no closer than 1.5 metres to the proposed dwelling.

#### Excavations and Backfilling

31. All excavation and backfilling associated with the installation of the septic tank 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.

#### ATWS General

32. The on-site sewage management system is to be installed, operated and maintained on the land and the premises connected thereto, in accordance with the provisions of the Local Government (General) Regulation 2005 made under the Local Government Act 1993.

#### Disposal Area Exclusions

33. Vehicular traffic and livestock is excluded from the disposal area.

#### Surface Water

34. All surface water from higher levels is to be diverted away from the disposal area.

#### Work-as-Executed Plan

35. A work-as-executed plan of drainage shall be drafted by the drainer and submitted to Council and the owner upon completion of all drainage works.

#### Certificate of Compliance

36. A certificate of compliance for the plumbing works associated with this approval shall be submitted by the plumber to Council and the owner upon completion of all drainage works.

#### Service Contract

37. The owner shall enter into a quarterly service contract with the manufacturer, distributor, or his agent.

#### Maintenance Record – Owner/Operator

38. An operator's manual incorporating a service record is to be provided with the aerated septic tank system. The date of each service shall be entered on the record sheet.

#### COUNCIL RECORDS

39. A copy of the quarterly service record sheet shall be forwarded by the service contractor to the approving Council within fourteen (14) days of each service.

#### Signage

40. Within or adjacent to the surface irrigation area shall be displayed a sign advising reclaimed effluent is being used for irrigation. The sign shall be on a white background with red lettering stating "Reclaimed Effluent – Do not Drink, Avoid Contact".

#### Recreational Lawn Areas

41. Recreational lawn areas of domestic premises shall not be irrigated with effluent from the aerated wastewater treatment system.

#### Irrigation System

42. Soaker hoses, garden sprinklers and standard water hoses and fittings are not to be used as part of the effluent irrigation system.

#### Bore Water

43. The bore water on the property shall only be used for non- domestic purposes.

Prior to Issue of Occupation Certificate
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#### Water Supply

44. On site water storage is to be provided for both domestic and fire fighting reserve purposes. Total storage capacity is to be a minimum of 100,000 litres including a minimum 20,000 litres fire fighting reserve as recommended by the Bush Fire Council. The following Bush Fire Council recommendations are provided:

"Storage capacity as referred to above may be in ground or above ground provided that, with respect to the 20,000 litres reserved for fire fighting purposes, the following is observed:

A. Where in ground storage is provided, access for pumping water into a fire fighting unit must be provided. In this regard, a standard suction hose is usually 6m in length.

B. Where above ground storage is provided, it is recommended that:

a. the outlet for domestic supplies be located at a level above that of the 10,000 litres reserved for fire fighting purposes;

- b. the outlet for fire fighting purposes be fitted with a 65mm Storz (brass/steel) type full flow tap with gate valve;
- c. the outlet in b. above be located so as to provide easy access for fire fighting unit. ie. directly where there is vehicle access to the outlet, or via plumbing where such direct access is not possible”.

#### Occupation Certificate

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

Ongoing Matters
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#### Approved Use

46. The approved building must not be used for any other purpose other than the approved use i.e. a dwelling. Any proposed change of use shall only be permitted with the consent of Council.

Advisory Notes
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#### Notice of Commencement

AN1 Notice of commencement of building works – The attached form needs to be completed and emailed or mailed to Council at least 2 days before any work commences on the site.

#### Dial Before You Dig

AN2 Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to prevent damage to third party assets please contact Dial Before You Dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures. (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or panning activities.

#### Telecommunications Act 1997 (Commonwealth)

AN3 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800 810 443.

#### Earthworks

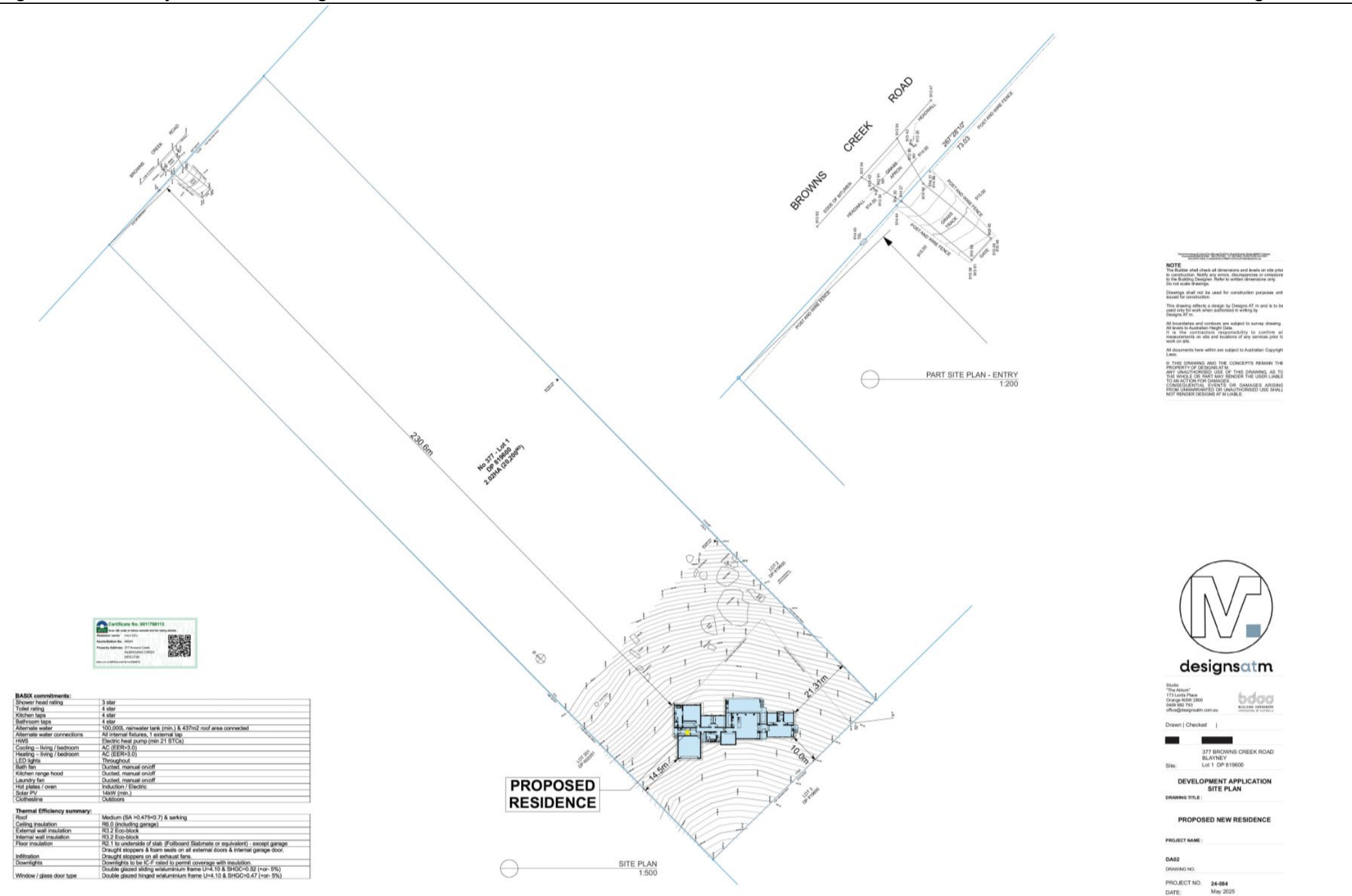
AN4 Any earthworks undertaken should be in accordance with the exempt development provisions set out at Subdivision 15 Earthworks, retaining walls and structural support of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Separate development consent is required for any earthworks not in accordance with the forgoing provisions.

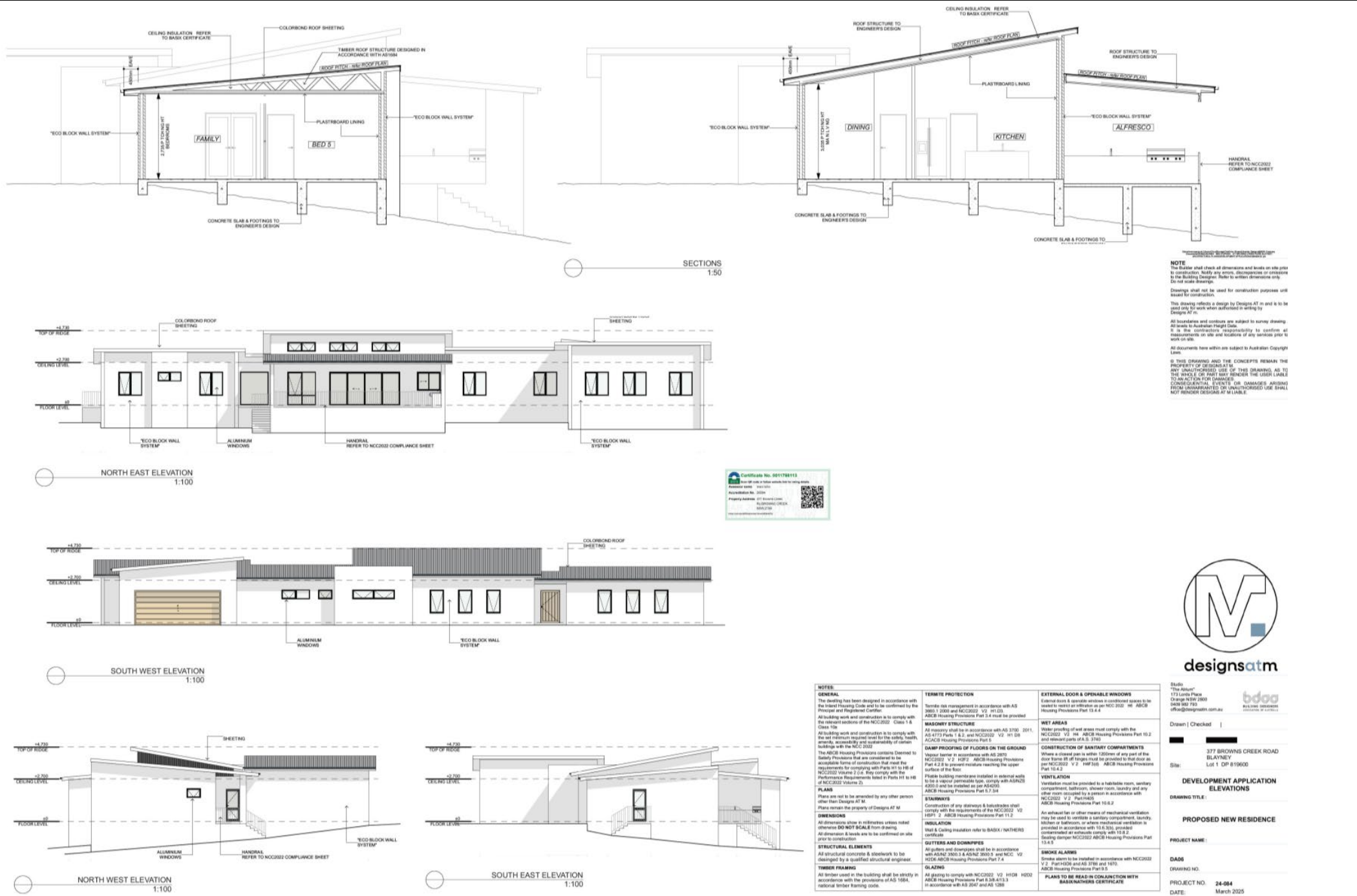
### Essential Energy

AN5 Should any electricity infrastructure be located within the property any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.

Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).

Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.





**21) REPORT OF THE CENTRAL NSW JOINT ORGANISATION BOARD  
MEETING HELD 29 MAY 2025**

**Department:** Executive Services

**Author:** General Manager

**CSP Link:** 1. Prioritise transparency, financial sustainability and strong partnerships with and for our community

**File No:** GR.LR.3

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**Recommendation:**

That Council note the report from the Mayor on the Central NSW Joint Organisation (CNSWJO) Board Meeting held 29 May 2025.

**Reason for Report:**

To provide Council with the Mayor's delegate report on the Central NSW Joint Organisation (CNSWJO) meeting.

**Report:**

Please find enclosed report from the Central NSW Joint Organisation Board meeting held 29 May 2025 in Orange. Mayor Bruce Reynolds and General Manager Mark Dicker attended on behalf of Blayney Shire Council.

**Risk/Policy/Legislation Considerations:**

Nil

**Budget Implications:**

Nil

**Enclosures (following report)**

- |   |  |          |
|---|--|----------|
| 1 | Central NSW Joint Organisation Board Report and<br>Minutes | 15 Pages |
|---|--|----------|

**Attachments (separate document)**

Nil



## Report from the Mayor attending the Central NSW Joint Organisation Board meeting on 29 May 2025 in Orange

### Recommendations

**That Council note the report from the Mayor on the Central NSW Joint Organisation (CNSWJO) Board meeting on 29 May 2025 held in Orange.**

Please find following, advice from the recent meeting of the Central NSW Joint Organisation Board held in Orange on 29 May 2025. On the night before the Board and guests held a farewell for Ms Jenny Bennett who has been the Executive Officer of the CNSWJO, and Centroc before it, for 19 years. Ms Kate Barker will be the Interim Executive Officer as the Board recruits a new Executive Officer.

Delegates were welcomed to Orange by its Mayor, Cr Tony Mileto. Speakers to the Board meeting were Mr Martin Rush from Mining and Energy Related Councils and representatives from the NSW Reconstruction Authority.

More detail on reports to the meeting are below where the agenda can be found on the [CNSWJO website](#).



*Image: The CNSWJO Board meeting at the Orange City Council Chambers*

### Forward budget

The Board adopted its Statement of Budget and Revenue. It can be found on the [CNSWJO website](#). Considerations for the 2025/2026 budget include:

- taking up the rate peg increase of 3.8% for fees where this figure is the lowest rate increase in this region (Blayney);



- noting the decision by the Board to realise \$150K from internally restricted reserves to support the cyber security project;
- noting the Statement of Strategic Regional Priority (SSRP) will be finalised in November of this calendar year and changes to priorities will be funded in the budget;
- based on the pilot with Forbes Shire Council, growth in the service offering for the procurement function to include a “fee-for-service” procurement management service at a reasonable cost to members showing a conservative income stream of \$20K;
- inclusion of \$12,500 to support matching funding for energy projects;
- inclusion of grant funded projects for:
  - Disaster Readiness;
  - Joint Organisation Net Zero Acceleration Program; and
  - Water Loss Management.

## Advocacy

The impact of the significant number of renewable energy development across the region was a hot topic on the day. Not a single council in the Central West is in the so-called Central West and Orana Renewable Energy Zone (REZ). This means that all the support and funding that the communities in the REZ enjoy does not come to our communities. This is simply unfair and the Mayors of the region are working together to go for a better more equitable outcome.

Another area of significant concern is the Belubula Water Security Project. CNSWJO will support Central Tablelands Water as it seeks to get optimal outcomes for the region in water security.

Submissions seeking endorsement were:

- [Submission to the Inquiry into Infrastructure Needed to Support Electric and Alternate Source Vehicles – 1 May 2025](#)
- [Submission on the Draft Guidelines for QBRS – 18 April 2025](#)
- [Inquiry into the Impacts of the Water Amendment \(Restoring our Rivers\) Act 2023 on NSW regional communities – 14 April 2025](#)
- [Submission to the Roads Act 1993 Review – April 2025](#)
- [Submission to the Regional Consultation Guidelines – March 2025](#)
- [Response to the Natural Resource Commission on the review of the Lachlan Regulated River Water Source 2016 – 23 February 2025](#)
- [Submission Council Code of Meeting Practice Review – February 2025](#)
- [Central West Orana Strategic Regional Integrated Transport Plan – February 2025](#)

Media releases issues in the past quarter were:

- [Central NSW Councils Take Action on Disaster Preparedness with \\$743k in Funding – 20 May 2025](#)
- [Nuclear or not nuclear is the wrong question – 16 April 2025](#)
- [Federal Government’s aspirations for regional communities needs to just add water – 8 April 2025](#)
- [No relief in sight from the Federal Budget for cash strapped councils – March 2025](#)
- [CNSWJO urges member councils to encourage community feedback on Transport Plan – 20 February 2025](#)
- [Central West Orana Strategic Regional Integrated Transport Plan – February 2025](#)

- [Federal Candidate briefing in Central NSW – February 2025](#)
- [UN Youth Summit – February 2025](#)

### Feedback from the UN Youth Summit

Council will recall previous reports on the UN Youth Summit. The event was held on 26 March at CSU Bathurst. A full report is being drafted by UN youth which will be tabled at the UN in September.

A debriefing session was held on 9 April where it was agreed that more events of this type would be welcomed.



### Charles Sturt University Medical Scholarship Review

CNSWJO has a policy position recognising that growing our own health workforce, particularly doctors, is the most likely approach to tackling health workforce shortages. After a decade of advocacy supported by CNSWJO, Charles Sturt University (CSU) has opened a medical school.

The Board previously resolved to support three students from the first cohort on the proviso they were from this region. The scholarships were for 5 years and finished this financial year.

The students will complete their study this calendar year and reports from CSU have provided advice that this support has been invaluable, both as a help financially, but also as recognition that the region has for them. One student reported feeling accountable.

A final report was provided by CSU which was considered by the Board who subsequently resolved to

#### Thank you.

I cannot thank the Central NSW Joint Organisation enough for their generosity in sponsoring the scholarship to support three of our cohort through the five years of our degree.

Their support is much greater than financial, knowing that we are supported by an organisation is an enormous boost to confidence, and is a great source of comfort in some of the more challenging times.

I would also like to take this opportunity to thank the Central NSW Joint Organisation for its hard work and persistence in advocating for the Doctor of Medicine program at CSU over the past years, it is something I have been very aware of, and I am incredibly appreciative for the chance to study Medicine so close to my hometown.

continue with the program. Please request the report. Charles Sturt will be asked to track where these students work in the future.

Charles Sturt University has provided advice that these students will be graduating at the end of this calendar year. Advice will be provided to Council accordingly and Councillors are encouraged to attend to support this initiative.

The Board agreed to continue the sponsorship for a further 5 years for 3 more students.

### **Interim Report to the May Board meeting on recommendations for the Statement of Strategic Regional Priority from the Enduring Financial Sustainability Subcommittee**

At the direction of the Board, a subcommittee has been created to provide feedback on programming for this term of the Statement of Strategic Regional Priority (SSRP) to support Council enduring financial sustainability.

This includes consideration of advocacy in two areas. Firstly, for an efficiency dividend for Councils paid from the NSW Government recognising the time-wasting processes of the bureaucracy and its impacts on council resources and secondly for the use by NSW agencies of regulatory impacts statements with particular focus on regional impacts.

From an operational perspective, the Board will receive advice on existing and potential operational support for members in enduring council financial sustainability.

### **Operational support for Councils Highlights**

CNSWJO provides a substantial program of operational support to members through 15 regional operational teams of council staff, delivering a return on investment year-on-year of over 9:1 for membership fees. The teams across the region support staff in many areas ranging from water to roads to planning to HR, WHS and tourism. All teams have terms of reference and plans on a page. Please find advice from five of the region's teams following.

### **Regional Cyber Security Program Report**

The Regional Cyber Security Program (the Program) aims to support member councils in a foundational shift in how cyber risk is addressed across the region.

Recognising the shared nature of cyber threats, and the benefits of collective governance and resourcing, the Program delivers a unified approach that uplifts each council's capability while leveraging regional economies of scale. It responds directly to the [NSW Auditor-General's Report](#) into cyber security in local government and the Office of Local Government's Cyber Security Guidelines (OLG Guidelines).

### Ramnicu Valcea

Ramnicu Valcea (rarm-niku vul-ch-a) is known as hackerville, the most dangerous town on the Internet.

Hackers based in this town have raked in on average US \$1 billion annually.



Figure 1 This slide is from a three-part training pack on improving cyber security safety for Council staff. Did you know there are communities for whom hacking is just a day job?

The Program initiated with the appointment of Jordan Welden-Iley as the Chief Information Security Officer (CISO) in February 2025, and to date has developed governance, engaged councils establishing maturity baselines, developed resources and supported quick wins in cyber security uplift as members raise concerns about specific events.

### Regional Procurement and Contract Management

Delegates to the Board meeting noted the ongoing growth of the Regional Procurement and Contract Management Program with its corollary cost savings to member councils. There are currently 20 regional contracts available for use by members, with a further 13 under development.

### Transport

The Transport Technical Committee (TTC) is scoping a Regional Freight Strategy to address shared priorities such as freight route definition and network mapping, regional road hierarchy and design standards, alternate route analysis, integration of bridge integrity testing findings, link to CNSWJO Matrix projects and natural disaster resilience and recovery; supporting future planning, investment and advocacy. The project is likely to be delivered in-house with council-led GIS support. The timeline and scope are currently being finalised.

Transport for NSW is expected to release the Central West Orana Strategic Regional Integrated Transport Plan (CWOSRITP) and the Great Western Highway (GWH) Corridor Assessment by mid-2025. A CNSWJO briefing will be scheduled to coincide with the exhibition period, once confirmed. CNSWJO has submitted formal feedback advocating for stronger local input, predictable road funding, betterment investment, and improved multi-modal freight and workforce planning.



## Water

Over the past two decades, the CNSWJO's reputation in both operational and strategic water management has made it the go-to for government and other stakeholders seeking advice on the policy, strategic and regulatory framework for town water.

In 2025, CNSWJO program design and implementation are influencing state policy and program delivery with the design of tools to enable replication of programs elsewhere across the state including across portfolios.

The reputation of the CNSWJO and the Water Utilities Alliance (the Alliance) has led to the adoption of a more flexible partnership approach to funding and program delivery for water loss management (WLM) and water efficiency. This [partnership approach](#) has been adopted more broadly by the NSW Department of Climate Change, Energy, the Environment and Water's (DCCEEW) Water Efficiency Program team. Hopefully, the success of this partnership will see more fit-for-purpose regional program design and rollout and a move to incentivised project funding leveraging the collaborative power of Joint Organisations (JOs) across the water and other portfolios.

With the NSW Water Minister's support for co-design with the Local Water Utility (LWU) sector of the strategic framework for water management, CNSWJO staff, informed by the work of the Alliance, are often called on by DCCEEW and other stakeholders to participate in consultative processes. This includes sitting on DCCEEW's Skills and Training Focus Group and the Western NSW Council Reference Group formed to progress the Productivity and Equality Commission's (PEC) recommendations for Alternative Funding Models for Local Water Utilities. Where water and its management are the subject of ongoing reform, there is also a steady stream of requests for submissions at both the state and federal level.

## Energy

The announcement of JONZA Round 3 has been made (however the formal announcement is under embargo for now) in relation to an 18-month program has been provided internally within the NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW). A list of projects has been suggested for inclusion in the upcoming program, where applications closed on 30 May 2025. CNSWJO applied for this funding to continue the work being undertaken over recent years to support councils in emissions reduction.



### Water Advocacy

The CNSWJO has been working hard on progressing a number of strategic and advocacy priorities, including:

- Alternative Funding Models for Local Water Utilities (LWU)
- Belubula Water Security Project
- Fish River Wywand Regional Water Strategy
- Macquarie - Castlereagh and Lachlan Regional Water Strategies
- Work with Charles Sturt University on productive water policy
- Local Water Utility Strategic Planning
- Work to validate the State Government's Water Conservation Cost-Benefit Guidelines



Through the strong collaborative relationship built with the Department of Climate Change Energy Environment - Water (DCCEEW) Water Efficiency team, phase two of the Water Loss Management and Efficiency Hub continues to leverage local expertise and the regional potential of Joint Organisations to ensure a fit-for-purpose regional program design and rollout.

An Expression of Interest has been lodged with the NSW Environment Protection Authority (EPA) for an landfill emissions education officer. The opportunity is funding to embed a resource within a Joint Organisation for a period of up to 18 months. This potential project aligns well with the recommendations from the CNSWJO Emissions Reduction Regional Opportunities Report, which is available on request, and also comes as a direct request from a member council for this support.

An opportunity has arisen regarding biodiversity inseting (as opposed to offsetting) with a program recently being announced under the Low Carbon Landscapes grant. Where General Managers received a presentation from NSW DCCEE's Sustainable Councils at its May meeting, with interest expressed from Orange and Parkes Councils, this grant opportunity aligns well.

Work is near completion on the procurement process for the supply of electricity for small market sites showing good results which will be reported in due course and contracts are yet to be finalised. The Sponsoring General Managers of the energy priority have oversight of this project.

The Essential Energy network price list has recently been released where initial estimates suggest increases of 7-12%. Advice has been sought from Essential Energy in this regard. A report will be provided to GMAC detailing the increases where it will impact every site connected to an electricity meter.

### Value to Council

80% of CNSWJO resources are dedicated to providing its operational support program. For the 2023/2024 year this program delivered a return on investments of 9.3:1 for every dollar Council spends on its membership fees. This value is made up of grant income, monies saved through the CNSWJO procurement program and public relations value from its tourism marketing.

The work the region does in writing submissions, media, supporting projects and project teams, developing collateral and providing opportunities for members in various forums to represent their views is not included in the above figure of 9.3:1 ROI. However, this value is reported quarterly to the Board. Please go to the CNSWJO website to review past [Board agendas](#) or to review last year's [Annual Statement](#).



CNSWJO will be applying for funding under the LGP Capability Fund to facilitate workshops with non-procurement staff on Procurement 101 and also with local suppliers in how to respond to requests for quotations and tenders to ensure they have the best possible chance at winning work.



CNSWJO is leading a project to develop an interactive map to support EV drivers to travel around regional NSW with a focus on increasing spend through spontaneous tourism. Watch this space - a very exciting project!



Congratulations to the 20 staff from 7 councils who have completed the 'Depower and Reinitialise Battery Electric Vehicle (EV) and Hybrid EV' training course which enables them to conduct basic servicing of hybrids and EVs in-house

### Attachments

1. Draft Minutes of the CNSWJO Board meeting 29 May 2025

**Minutes of the Board meeting 29 May 2025 held in Orange****Voting delegates**

<b>Cr R Taylor</b>	Bathurst Regional Council	<b>Cr J Medcalf, OAM</b>	Lachlan Shire Council
<b>Cr B Reynolds</b>	Blayney Shire Council	<b>Cr S Ring</b>	Lithgow City Council
<b>Cr K Beatty</b>	Cabonne Council	<b>Cr A McKibbin</b>	Oberon Council
<b>Cr P Smith</b>	Cowra Shire Council	<b>Cr T Mileto</b>	Orange City Council
<b>Cr C Roylance</b>	Forbes Shire Council	<b>Cr P Best</b>	Weddin Shire Council

**Associate Member delegates and others attending**

Mr N Southorn*	Bathurst Regional Council	Cr A Rawson	Central Tablelands Water
Mr M Dicker	Blayney Shire Council	Mr C Harris	Central Tablelands Water
Mr B Byrnes	Cabonne Council	Cr B Fry	CTWA
Mr P Devery	Cowra Shire Council	Mr J Gordon	RDACW
Mr R Jane*	Forbes Shire Council	Ms K Annis-Brown	NSW OLG
Mr G Tory	Lachlan Shire Council	Ms G Collins	NSW Premier's Dept
Mr R Gurney	Lithgow City Council	Ms J Bennett	CNSWJO
Mr G Wallace	Oberon Council	Ms K Barker	CNSWJO
Mr D Waddell	Orange City Council	Ms M Macpherson	CNSWJO
Mr K Boyd PSM	Parkes Shire Council	Ms J Webber	CNSWJO
Ms N Vu	Weddin Shire Council	Ms C Griffin	CNSWJO

\*Acting General Manager

Voting members in **bold**

Meeting opened at 10.00 am, Chaired by Cr K Beatty

**1. Acknowledgement of Country****2. Apologies**

Mr D Sherley, Mr S Loane OAM, Cr P Miller OAM, Cr N Westcott, Cr C Coleman

<b>Resolved</b>	<b>Cr C Roylance/Cr A McKibbin</b>
That the apologies for the Central NSW Joint Organisation Board meeting 29 May 2025 listed above be accepted.	

**3. Conflicts of Interest**

<b>Resolved</b>	<b>Cr B Reynolds / Cr P Smith</b>
No conflicts of interest were declared.	

**4. Speakers**

- NSW Reconstruction Authority – Ms Sarah Tasic, Mr Ken Harrison, Ms Beck Dawson (online), Ms Rhian Tough (online)
- Mining and Energy Related Councils (MERC) – Mr Martin Rush

**5. Minutes****6a Confirmation of the Minutes of the CNSWJO Board Meeting dated 27 February 2025 held in Oberon**

<b>Resolved</b>	<b>Cr S Ring / Cr B Reynolds</b>
That the Minutes of the CNSWJO Board Meeting held 27 February 2025 held in Oberon were accepted.	



**6b Noting the Minutes of the CNSWJO GMAC Meeting held on 1 May 2025 in Orange**

<b>Resolved</b>	<b>Cr B Reynolds / Cr A McKibbin</b>
That the Minutes of the CNSWJO GMAC Meeting held on 1 May 2025 in Orange were noted.	

**7. Glossary – noted.**

**8. Business Arising from the Minutes - Matters in Progress**

<b>Resolved</b>	<b>Cr S Ring / Cr A McKibbin</b>
That the Central NSW Joint Organisation Board note the Matters in Progress, making deletions as suggested, and consolidate the 3 drought preparedness plans for the region and pass the information on to Portfolio Mayors.	

**9a Financial Report**

<b>Resolved</b>	<b>Cr C Roylance / Cr R Taylor</b>
That the Board note the Financial Report and	
1. note the correspondence from Local Government Procurement (LGP) in relation to the notice of change to the rebate scheme providing rebates back to councils rather than the JO;	
2. note the impact that the loss of rebate income will have to the JO budget and seek feedback from General Managers regarding this issue to inform a report to the Board.	

**9b Budget and Statement of Revenue 2025/2026 Report**

<b>Resolved</b>	<b>Cr R Taylor / Cr P Smith</b>
That the Board adopt the Budget and Statement of Revenue Policy 2025-2026.	

**9c Shared Audit Risk and Improvement Committee and Internal Audit Service Report**

<b>Resolved</b>	<b>Cr S Ring / Cr T Mileto</b>
That the Board note the Audit Risk and Improvement Committee (ARIC) and Internal Audit (IA) Service Report and	
1. agree to participate in the cross-JO Shared ARIC and Shared Internal Audit Service using the Hunter Joint Organisation model at an estimated annual cost of \$10-15K per year; and	
2. advise Hunter Joint Organisation accordingly.	

**9d Advocacy Report**

<b>Resolved</b>	<b>Cr P Smith / Cr C Roylance</b>
That the Board note the Advocacy Report and	
1. note the progress of the Portfolio Mayors and the Opt-in Advocacy Subcommittee; and	
a. note that through the Chair of the Country Mayors Association seek to invite Andrew Gee to the meeting in Orange on 12 June;	
b. seek to work with Mr Michael McCormack MP, Mr Jamie Chaffey MP and Mr Andrew Gee MP for the coordination of orange passes for the August meeting at Federal Parliament House;	
c. explore options for working more closely with the Duty Senator; and	
d. invite Mr Andrew Gee MP, Mr Michael McCormack MP, Mr Jamie Chaffey MP, Senator Deborah O'Neill and Minister Catherine King to the August meeting;	
e. endorse the following regarding the Belubula Water Security Project	
i. a memo be drafted for the Board in relation to the Belubula Water Security Project under the hand of the Chair;	
ii. coordinate a delegation of Mayors to meet with the Minister in Sydney in relation to the Belubula Water Security Project and other water security issues;	
iii. provide briefing notes to the delegation for information into the meeting; and	
iv. provide a letter of support from the Board in regard to the Belubula Water Security Project to CTW for their meeting with the Minister;	

<ul style="list-style-type: none"> <li>f. the actions from the meeting with Mayors and General Managers regarding the opportunities and challenges for councils regarding large renewable energy generation be progressed, notably:                             <ul style="list-style-type: none"> <li>i. develop a lessons learned document which will include case studies from member councils focused on the areas noted in the report; and</li> <li>ii. follow-up with key influencers;</li> </ul> </li> <li>2. at an appropriate time, after to the publication of the draft Great Western Highway Corridor Strategy (white paper), engage with Blue Mountains and Western Sydney councils with regards to the safe, swift and secure link between Central NSW and Sydney;</li> <li>3. approve the CNSWJO Matrix Regional Priority Projects Review Policy;</li> <li>4. endorse the following submissions that have been lodged:                             <ul style="list-style-type: none"> <li>a. Inquiry into Infrastructure Needed to Support Electric and Alternate Source Vehicles;</li> <li>b. Draft Guidelines for QBRS;</li> <li>c. Impacts of the Water Amendment (Restoring our Rivers) Act 2023 on NSW regional communities;</li> <li>d. Roads Act 1993 Review;</li> <li>e. Regional Consultation Guidelines;</li> <li>f. Natural Resource Commission on the review of the Lachlan Regulated River Water Source 2016;</li> <li>g. Council Code of Meeting Practice Review; and</li> <li>h. Central West Orana Strategic Regional Integrated Transport Plan</li> </ul> </li> </ul>
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**9e Interim Report to the May Board meeting on recommendations for the Statement of Strategic Regional Priority from the Enduring Financial Sustainability Subcommittee**

Resolved	Cr C Roylance / Cr B Reynolds
<p>That the Board note the Interim Report to the May Board meeting on recommendations for the Statement of Strategic Regional Priority from the Enduring Financial Sustainability Subcommittee and;</p> <ul style="list-style-type: none"> <li>1. amend the Statement of Strategic Regional Priority FROM                             <ul style="list-style-type: none"> <li>1.1 Drive efficiencies and effectiveness saving Councils money TO</li> <li>1.1 Drive efficiencies and effectiveness saving Councils money in the context of enduring Council financial sustainability;</li> </ul> </li> <li>2. monitor the state and federal government responses to inquiries in council financial sustainability advocating for better outcomes for members and leveraging opportunities as directed by the Board;</li> <li>3. develop advice for Board consideration for advocacy purposes on                             <ul style="list-style-type: none"> <li>a. an efficiency dividend for Councils paid from NSW Government recognising the time-wasting processes of the bureaucracy and its impacts on council resourcing; and</li> <li>b. the use by NSW agencies of regulatory impacts statements with particular focus on regional impacts;</li> </ul> </li> <li>4. seek advice from members on the need for development and delivery of tailored training for Councillors in financial management;</li> <li>5. provide support to Councils on reporting Nice to Haves, Have to Haves and rates as a % of total income to help build a better understanding of Council finances in the community; and</li> <li>6. develop advice for the Board on existing and potential operational support for members in enduring council financial sustainability</li> </ul>	

**9f Statement of Strategic Priority Review Progress Report**

Resolved	Cr S Ring / Cr J Medcalf
<p>That the Board note the Statement of Strategic Regional Priority (SSRP) Review Progress Report and</p> <ul style="list-style-type: none"> <li>1. adopt the Evaluation Plan;</li> <li>2. note the recommended minor changes in wording of the strategic priorities for 1.1, 1.3 and 7.1.2;</li> <li>3. note the progress of consultation with State agencies;</li> </ul>	

4. ask the Opt-in Advocacy Mayors to monitor progress including advice from State agencies; and
5. adopt the report from the 11 March workshop with Councils.

**9g Policy for Service Provision for Neighbouring Councils Report**

<b>Resolved</b>	<b>Cr T Mileo / Cr A McKibbin</b>
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That the Board note the Policy for Service Provision for Neighbouring Councils Report and adopt the policy accordingly with review in November 2025.
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**9h Regional Cyber Security Program Report**

<b>Resolved</b>	<b>Cr B Reynolds / Cr P Best</b>
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That the Board note the Regional Cyber Security Program Report and note that a presentation on strategy and implementation including Cyber Central will be provided to GMAC and the Board.
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**9i Regional Procurement and Contracts Report**

<b>Resolved</b>	<b>Cr B Reynolds / Cr A McKibbin</b>
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That the Board note the Procurement Report and;
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|---|
| <ol style="list-style-type: none"> <li>1. approve a 50/50 split of contract management fees from new contracts identified by the Transport Technical Committee between the JO procurement budget line and a newly created Regional Transport Projects budget line, noting any existing or renewed transport-related contracts already in place are not included in this approach; and</li> <li>2. approve the updates to the procurement plan.</li> </ol> |
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Cr B Fry declared an interest in the CSU report, however is not a voting member.

**9j Charles Sturt University Medical Scholarship Review**

<b>Resolved</b>	<b>Cr J Medcalf / Cr R Taylor</b>
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That the Board note the review of the Charles Sturt University Medical Scholarships (CSU) Program and
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| <ol style="list-style-type: none"> <li>1. note that the first cohort of three students will complete medical degrees this calendar year;</li> <li>2. note that the scholarship was integral to the completion of the three students' success;</li> <li>3. continue funding three new students at \$6K per annum for the next 5 years for a total of \$90,000 or \$18,000 per annum;</li> <li>4. ask CSU to track the extent to which their student cohort, particularly the CNSWJO scholarships students, work in medicine in this region;</li> <li>5. encourage members to attend the graduation ceremony at a date to be advised in December of this year; and</li> <li>6. write to the scholarship recipients to congratulate and wish them well.</li> </ol> |
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**9k Regional Resilience Program**

<b>Resolved</b>	<b>Cr T Mileto / Cr R Taylor</b>
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That the Board note the Regional Resilience Program report and;
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| <ol style="list-style-type: none"> <li>1. endorse the Integrated Preparedness Project Plan for the Disaster Ready Fund Round 2 project;</li> <li>2. note a regional application has been submitted to the Disaster Ready Fund Round 3; and</li> <li>3. amend the Risk Register to include item 61 and monitor accordingly.</li> </ol> |
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**9l Regional Transport Report**

<b>Resolved</b>	<b>Cr A McKibbin / Cr B Reynolds</b>
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That the Board note the Transport Report and;
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| <ol style="list-style-type: none"> <li>1. note that the Transport Technical Committee is progressing the preparation work for the development of a Regional Freight Strategy in-house; and</li> <li>2. note that the Integrated Preparedness project, funded through Disaster Ready Fund Round 2, has commenced and aligns with the work of the Transport Technical Committee.</li> </ol> |
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**9m Regional Water Report**

<b>Resolved</b>	<b>Cr C Roylance / Cr R Taylor</b>
That the Board note the Regional Water Report and note the engagement of the CNSWJO Water Utilities Alliance in the co-design of a pilot to test the impact of the Alliance model on the Community Service Obligations / Basic Levels of Service approach for Western NSW councils.	

**9n Regional Energy Program Report**

<b>Resolved</b>	<b>Cr B Reynolds / Cr C Roylance</b>
That the Board note the Regional Energy Program Report and	
1. note the inclusion of Mr Gary Wallace as a Sponsoring General Manager for the energy priority;	
2. approve the submission of an application for the Joint Organisation Net Zero Accelerator (JONZA) Round 3 program through NSW Department of Climate Change, Energy, the Environment and Water's (NSW DCCEEW's) Sustainable Councils program;	
3. endorse CNSWJO's Expression of Interest application to the Environment Protection Authority (EPA) for an emissions education resource;	
4. approve a regional application under the NSW DCCEEW Low Carbon Landscapes program for a biodiversity inseting project;	
5. advice be provided to councils on the increases in Essential Energy's network charges;	
6. endorse the proposed expansion of the Southern Lights Group to include energy and network security, where an increased member base is being sought from other Joint Organisations;	
7. continue to be heavily involved in a cross-regional approach with other JOs for advocacy in streetlighting and energy network security and note that \$10k per year from the energy project budget line already approved will fund CNSWJO's contribution;	
8. approve a silver sponsorship for the Regional Development Australia Central West Circular Futures Forum of \$5k for its September event.	

**9o Quarterly Review of the Central NSW JO Strategic Plan and Statement of Regional Strategic Priority 2022-2025**

<b>Resolved</b>	<b>Cr T Mileto / Cr A McKibbin</b>
That the Board note the Quarterly Review of the Central NSW JO Strategic Plan and Statement of Regional Strategic Priority 2022-2025.	

CNSWJO staff and non-member representatives left the room.

**10 Resolve into Confidential Committee of the Whole**

<b>Resolved</b>	<b>Cr S Ring / Cr J Medcalf</b>
That the Board	
1. resolve into closed session to consider business identified, together with any late reports tabled at the meeting.	
2. Pursuant to section 10A(1)-(3) of the Local Government Act 1993, the media and public be excluded from the meeting on the basis that the business to be considered is classified confidential under the provisions of section 10A(2) as outlined above.	
3. Correspondence and reports relevant to the subject business be withheld from access.	

**10a Resignation of the Executive Officer Report**

<b>Resolved</b>	<b>Cr S Ring / Cr C Roylance</b>
That the Board note the Resignation of the Executive Officer Report and	
1. appoint Ms Kate Barker as Interim Executive Officer (EO) for up to 12 months, commencing 30 May 2025;	
2. make provision for appropriate resources to be provided for backfilling of staff positions;	
3. note the EO and Interim EO have two weeks cross-over post the May Board meeting;	
4. note that an external party is required for recruitment;	

5. authorises the Chair to undertake all necessary steps to commence a recruitment process for an Executive Officer with a report to be provided to the Joint Organisation within an appropriate timeframe;
6. acknowledge the high level of service Jenny Bennett has provided over the years to the Joint Organisation and Centroc and wish her well for the future;
7. note the interim organisational structure;
8. note that all existing EO delegations will be resumed by Kate Barker while in the Interim EO position;
9. terminate Jenny Bennett's credit card from 12 June 2025;
10. increase the limit of Kate Barker's credit card to \$8k with a review once a new EO appointed;
11. terminate Jenny Bennett's access as a signatory on the CNSWJO bank accounts from 12 June;
12. add Meredith Macpherson as a co-signatory on the CNSWJO bank accounts and setup online banking access; and
13. update the delegations register to include Meredith Macpherson as a payroll approver and amend the payroll process as required;
14. facilitate the offboarding process for Jenny Bennett including removing access to systems; and
15. the EO's vehicle to be retained by the JO as an additional pool vehicle for staff in Orange/Bathurst, noting it has been fully depreciated.

CNSWJO staff and non-member representatives left the room.

#### **11 RDA Central West Report**

<b>Noted</b>
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That the Board note the Report provided by Regional Development Australia Central West.
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#### **12 NSW Premier's Department Report**

<b>Noted</b>
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That the Board received a verbal report by NSW Premier's Department.
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#### **13 NSW Office of Local Government (OLG) Report**

<b>Noted</b>
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That the Board note the report provided by NSW Office of Local Government.
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#### **14. Late Reports**

Nil.

#### **15. Matters raised by Members**

- Blayney – MERC presentation
- Blayney – PFAS

#### **16. Speakers to the next meeting**

##### **July meeting**

- National Farmers Federation
- Regional Australia Institute

##### **Future meetings**

- Ms Kate Lorimer Ward – Local Land Services
- Mr Ian Smith – NSW Department of Primary Industries and Regional Development
- Mr Ashley Albury - EnergyCo
- Ms Kristanne Anderson – NSW Department of Climate Change, Energy, the Environment and Water re regional water strategies

- Ms Kate McMullen – Homes NSW
- Western Region Academy of Sport (WRAS)
- Biosecurity Commissioner

**17. Dates for the next meeting**

- 30 July 2025 – Canberra, followed by the meeting with Ministers at Federal Parliament House on 31 July 2025
- 12 November 2025 – Sydney, followed by the meeting with Ministers at NSW Parliament House on 13 November 2025

**Meeting closed at 1.42pm**

Page 7 is the last page of the Central NSW Joint Organisation Board meeting minutes of meeting of 29 May 2025 held in Orange.

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

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

**22) LEASE RENEWAL: PART 97 ADELAIDE STREET**

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

**23) ELECTRICITY PROCUREMENT**

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

**24) LEGAL MATTER**

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

**25) CONTRACT S1 2025 - SUPPLY AND DELIVERY OF BULK FUEL**

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