



23 October 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 Tuesday, 28 October 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 - Ordinary Council Meeting held on 23.09.25
- (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

Jacob Hogan
Acting General Manager

Meeting Calendar 2025

October

<u>Time</u>	<u>Date</u>	<u>Meeting</u>	<u>Location</u>
6.00pm	28 October 2025	Council Meeting	Community Centre

November

6.00pm	27 October 2025	Flyers Creek Wind Farm CCC Meeting	Community Centre
12.00pm	12-13 November 2025	Central NSW Joint Organisation Board Meeting	Sydney
4.00pm	12 November 2025	NSW Rural Fire Service Canobolas Zone Liaison Committee	Cabonne
9.00am	13 November 2025	Audit, Risk and Improvement Committee Meeting	Online
9.00am	14 November 2025	Country Mayors	Sydney
6.00pm	18 November 2025	Council Meeting	Community Centre
10.00am	19 November 2025	Central Tablelands Water Meeting	Canowindra
9.00am	20 November 2025	Mining and Energy Related Councils Meeting	Sydney
2.00pm	21 November 2025	Central Tablelands Weeds Authority Meeting	Bathurst
9.00am	23-25 November 2025	LGNSW Annual Conference	Penrith

December

<u>Time</u>	<u>Date</u>	<u>Meeting</u>	<u>Location</u>
10.00am	5 December 2025	Local Transport Forum	Community Centre
6.00pm	16 December 2025	Council Meeting	Community Centre
10.00am	17 December 2025	Central Tablelands Water Meeting	Blayney

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HELD ON TUESDAY 28 OCTOBER 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 - UPDATE ON THE MCPHILLAMYS PROJECT AT KINGS PLAINS

Author: Councillor Bruce Reynolds

File No: GR.LR.1

Recommendation:

That Council notes the latest update on the McPhillamys Project at Kings Plains.

Item:

The enclosed correspondence on the McPhillamys Project at Kings Plains was received by the McPhillamys Gold Project Community Consultative Committee from Wayne Taylor, Project Director – McPhillamys Project at Kings Plains on Wednesday 22 October 2025.

Enclosures (following report)

1 McPhillamys Project at Kings Plains

2 Pages

Attachments (separate document)

Nil

From: [REDACTED]
Sent: Tuesday, October 21, 2025 21:25
Subject: McPhillamys Update for the CCC

Hi David,

I am writing to provide an update to the MGP CCC members on Regis Resources' McPhillamys Gold Project. It would be greatly appreciated if this could be distributed to the Committee.

In September 2025, the NSW Government designated key infrastructure components of the McPhillamys Gold Project as State Significant Infrastructure (SSI). This establishes a planning approval pathway for project infrastructure impacted by external factors including the revised water pipeline, electricity transmission line and waste management facility.

The SSI declaration does not grant approval for construction of these components. Rather, it permits a rigorous planning and assessment process to commence, including environmental studies, public exhibition and community consultation. It also enables Regis to progress early-stage design and planning work for these components, which are critical to the Project's delivery.

As part of this process, Regis will shortly submit Scoping Reports to the NSW Government for the three infrastructure components. It is anticipated that these will become available on the NSW Governments Department of Planning Housing and Infrastructure Major Projects portal website in the coming weeks.

The water pipeline was previously approved under the State Significant Development (SSD) approval granted in March 2023, however, there have been a number of changes to the route, the most significant of which is around the Sunny Corner State Forest in order to accommodate a windfarm project.

The electricity transmission line which provides the connection to the state grid was not covered by the SSD approval as it was to be approved through an alternative pathway. The original planned route, the northern connection, also requires modification to ensure it avoids the area declared under the Section 10 declaration made under the *Aboriginal and Torres Strait Islander Heritage Protection Act* (1984) by the former Federal Minister for the Environment and Water. In addition to the northern connection, a southern connection option has become available, and this will also be further assessed.

The waste management facility will be referred to as the Integrated Waste Landform (IWL). The IWL has been developed in response to the Section 10 declaration which prevents development of the previously approved tailings facility. The IWL provides a safe and sustainable alternative facility for the managed co-disposal of tailings and waste rock consistent with NSW regulatory guidance and international best practice.

Lodgement of the Scoping Reports marks the beginning of a comprehensive assessment process including preparation of an Environmental Impact Statement, public exhibition and consultation with the community and relevant government agencies. It is an early technical step in the process and does not constitute approval to build.

The McPhillamys Project remains one of NSW's most significant regional investment opportunities, with the potential to create hundreds of local jobs, support regional businesses, and at current gold prices it would deliver more than \$366 million in royalties to NSW as well as millions in local rates and taxes.

It is intended to discuss these matters in more detail at the next Community Consultative Committee (CCC) meeting on 24 November. However, if members wish to bring the meeting forward or hold an additional session via Teams, we would be pleased to arrange this.

Regards,

Wayne Taylor
Project Director – McPhillamys

02) MINUTES OF THE PREVIOUS COUNCIL MEETING HELD 23 SEPTEMBER 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 23 September 2025, being minute numbers 2509/001 to 2509/018 be confirmed.

MINUTES OF THE BLAYNEY SHIRE COUNCIL ORDINARY MEETING HELD IN THE CHAMBERS, BLAYNEY SHIRE COUNCIL COMMUNITY CENTRE, ON 23 SEPTEMBER 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**

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

Councillor /Staff	Interest	Item	Pg	Report	Reason
Cr Scott	Non-Pecuniary (Significant)	2	7	Tourism Development Program	Cr Scott is a member of the Blayney A&P Association

MAYORAL MINUTE**MAYORAL MINUTE - 2025 LGNSW ANNUAL CONFERENCE
MOTION - NSW RURAL FIRE SERVICE VOLUNTEER
APPLICATION PROCESS****2509/001****RESOLVED:**

That Council propose the following motion at the upcoming 2025 LGNSW Annual Conference:

“That Local Government in NSW:

- 1. Recognise the impact the current e-Membership system application process is having on NSW Rural Fire Service Brigade memberships applications, and*
- 2. Calls on the NSW Government to review the application process for NSW Rural Fire Service volunteers and develop a hybrid based more accessible paper application process assisted by local staff and senior volunteers to improve accessibility and volunteer retention”.*

(Reynolds)

CARRIED

**MAYORAL MINUTE - DRAFT BUSH FIRE RISK
MANAGEMENT PLAN (BFRMP) FOR THE CANOBOLAS
ZONE OF THE NSW RURAL FIRE SERVICE IS ON PUBLIC
EXHIBITION****2509/002****RESOLVED:**

That Council note the draft bush fire risk management plan (BFRMP) for the Canobolas region is now on public exhibition and encourage the community and Council to provide appropriate feedback on the plan before 20 October 2025.

(Reynolds)

CARRIED

CONFIRMATION OF MINUTES**MINUTES OF THE PREVIOUS COUNCIL MEETING HELD 26
AUGUST 2025****2509/003****RESOLVED:**

That the Minutes of the Ordinary Council Meeting held on 26 August 2025, being minute numbers 2508/001 to 2508/029 be confirmed.

(Scott/Gosewisch)

CARRIED

MATTERS ARISING FROM THE MINUTES

Nil

EXECUTIVE SERVICES REPORTS

Cr Scott, having declared an interest, left the Chambers.

- 2509/004** **TOURISM DEVELOPMENT PROGRAM**
RESOLVED:
That Council:
1. Approve \$2,000 for the Blayney A&P Association for the 2026 Blayney Show.
2. Defer application for \$2,000 for the Carcoar Village Association for the River Yarn Fibre Festival to a future meeting of Council pending supply of additional information.
(Hutchings/Newstead)
CARRIED

Cr Scott returned to the Chambers.

- 2509/005** **YOUTH EVENT**
RESOLVED:
That Council:
1. Note the youth disco being planned as part of 2025 Blayney Twilight Shopping event on 28 November.
2. Approve a \$4k allocation within Council's 2025/26 Community Financial Assistance Program to fund the youth disco event.
(Scott/Gosewisch)
CARRIED

CORPORATE SERVICES REPORTS

- 2509/006** **QUARTERLY BUDGET REVIEW STATEMENT - JUNE 2025**
RESOLVED:
That Council receive the Quarterly Budget Review Statement noting actual results to 30 June 2025.
(Newstead/Gosewisch)
CARRIED

- 2509/007** **REPORT OF COUNCIL INVESTMENTS AS AT 31 AUGUST 2025**
RESOLVED:
That Council:
1. Note the report indicating Council's investment position as of 31 August 2025.
2. Note the certification of the Responsible Accounting Officer.
(Gosewisch/Hutchings)
CARRIED

**MINUTES OF THE DISABILITY INCLUSION WORKING
GROUP MEETING HELD 27 AUGUST 2025****2509/008****RESOLVED:**

That Council;

1. Receive and note the minutes of the Disability Inclusion Working Group meeting held 27 August 2025.
2. Endorse the Blayney Shire 2022 – 2026 Disability Inclusion Action Plan Annual Report for the year ended 30 June 2025.
3. Note the upcoming Disability Inclusion and Accessibility Survey, that will help inform the 2026-2030 Disability Inclusion Action Plan.
4. Note the recommendation to fund accessibility improvements in Stage 1 of any multi stage projects to increase accessibility for the community.

(Scott/Newstead)

CARRIED**INFRASTRUCTURE SERVICES REPORTS****INFRASTRUCTURE SERVICES MONTHLY REPORT****2509/009****RESOLVED:**

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

(Gosewisch/Hutchings)

CARRIED**MINUTES OF THE BLAYNEY SHIRE COUNCIL LOCAL
TRANSPORT FORUM HELD 12 SEPTEMBER 2025****2509/010****RESOLVED:**

That Council:

1. Receive and note the minutes of the Blayney Shire Council Local Transport Forum, held Friday, 12 September 2025.
2. Endorse the Traffic Guidance Scheme for the Blayney Twilight Shopping Event, to be held on Friday, 28 November 2025 on Church Street Blayney, as a Class 2 event, subject to the conditions enclosed in this report.
3. Endorse the Millthorpe Market events, to be staged on 7 December 2025 & 29 March 2026 on Redmond Oval as a Class 2 event, subject to the conditions enclosed in this report.
4. Endorse the Traffic Guidance Scheme for the Orange Running Festival, to be held on 15 March 2026 on roads in the vicinity of Forest Reefs and Spring Terrace, in the Blayney LGA, as a Class 2 event, and subject to the conditions enclosed in this report.
5. Endorse installation of “No Stopping” signage either side of the entrance of the Lyndhurst Rural Fire Shed located at 6511 Mid Western Highway, Lyndhurst.

(Newstead/Johnston)

CARRIED

PLANNING AND ENVIRONMENTAL SERVICES REPORTS

- 2509/011** **DEVELOPMENT ASSESSMENT PERFORMANCE 2024/25**
RESOLVED:
 That the Development Assessment Performance report for 2024/25 be received and noted.
 (Scott/Gosewisch)
CARRIED

DELEGATES REPORTS

- 2509/012** **REPORT OF THE CENTRAL NSW JOINT ORGANISATION BOARD MEETING HELD 31 JULY 2025**
RESOLVED:
 That Council note the report from the Mayor on the Central NSW Joint Organisation (CNSWJO) Board Meeting held 31 July 2025.
 (Newstead/Gosewisch)
CARRIED

- 2509/013** **COUNTRY MAYORS ASSOCIATION MEETING**
RESOLVED:
 That Council receive and note the minutes for the Country Mayors Association Meeting held 8 August 2025.
 (Scott/Hutchings)
CARRIED

- 2509/014** **MCPHILLAMYS GOLD PROJECT COMMUNITY CONSULTATIVE COMMITTEE**
RESOLVED:
 That Council note the delegates report on the McPhillamys Gold Project Community Consultative Committee meeting held 11 August 2025.
 (Hutchings/Gosewisch)
CARRIED

- 2509/015** **ASSOCIATION OF MINING AND ENERGY RELATED COUNCILS**
RESOLVED:
 That Council receive and note the draft minutes of the Association of Mining and Energy Related Councils Meeting held 11 September 2025.
 (Newstead/Johnston)
CARRIED

CLOSED MEETING**2509/016 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 matters:

GENERAL MANAGER'S ANNUAL PERFORMANCE REVIEW

This matter is considered to be confidential under Section 10A(2) (a) of the Local Government Act, as it deals with personnel matters concerning particular individuals.

(Scott/Newstead)

CARRIED

CONFIDENTIAL MEETING REPORTS**2509/017 GENERAL MANAGER'S ANNUAL PERFORMANCE REVIEW RESOLVED:**

That:

1. Council receive and note the General Manager Performance Review Panel's Report.
2. Council note the Performance Review process was facilitated by Ms Kath Roach, SINC Solutions.
3. Council note from 22 July 2025 the Statutory and Other Offices Remuneration (Executive Office Holders and Senior Executives) (SOORT) determination applies an automatic 3.5% increase to the General Managers, Total Remuneration Package from 16 August 2025.
4. Council endorse the General Manager's performance for the review period, as determined by the panel was 'exceed expectations' for Financial Sustainability, Engagement and Communication, and New Council Induction categories. In the other categories he was generally well above the minimum level in meeting expectations.
5. Given the 'more than satisfactory' performance criteria has been met, Council endorse the Total Remuneration Package of the General Manager to increase by an additional 6.5% from 1 July 2025 for the duration of the contract.
6. The Mayor be delegated the authority to finalise and sign all relevant documentation as required.
7. The Mayor and General Manager prepare a draft 2025/26 General Manager Performance Agreement, which is to be finalised with Council input by 15 October 2025.

(Newstead/Scott)

CARRIED

2509/018 RESOLVED:

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

(Scott/Hutchings)

CARRIED

AT THE RE-OPENING OF THE MEETING TO THE PUBLIC, THE MAYOR ANNOUNCED THE OUTCOME OF RESOLUTION NUMBER 2509/017.

There being no further business, the meeting concluded at 7.08pm.

The Minute Numbers 2509/001 to 2509/018 were confirmed on 28 October 2025 and are a full and accurate record of proceedings of the Ordinary Meeting held on 23 September 2025.

Cr B Reynolds
CHAIR

03) QUARTERLY OUTSTANDING RESOLUTION REPORT

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.1

Recommendation:

That Council note the Outstanding Resolution Report to September 2025.

Reason for Report:

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

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

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

Report:

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

There are 13 resolutions in the report. An update is provided in the comments section from the relevant responsible officer.

It should be noted that:

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

There are currently:

- 21 resolutions outstanding on the outstanding land matters register (which is available on the Councillor portal); and
- 3 resolutions outstanding on the traffic register (which is available on the Councillor portal).

Date of Meeting	Res. No	Resolution	Owner	Comments
26-Nov-24	2411/005	Cadia Valley Operations - Modification 15 and Panuara Road, Panuara RESOLVED That Council: 4. Delegate Authority to the Mayor and General Manager to negotiate the terms of any agreement for the transfer of a closed portion of Panuara Road, Panuara to the proponent.	GM	Mod 15 was approved on 31 January 2025. Condition 13A. stated <i>'The applicant must execute a planning agreement with Blayney Shire Council prior too commencing construction of the Panuara Road realignment as detailed in Modification 15'</i> In progress. Council is awaiting contact from Newmont to commence negotiations.
26-Nov-24	2411/012	Drainage - Hawke Street, Blayney RESOLVED That Council: 3. Review and update the Active Movement Strategy Works Program 2024/25 to 2033/34 to reflect the reassessed priorities.	DIS	Review of AMS has commenced (data gathering, and mapping) Engagement with Council to be undertaken in early 2026.

Date of Meeting	Res. No	Resolution	Owner	Comments
25-Feb-25	2502/012	<p>Dungeon Road - Options and Implications of Declaration under Section 10 of Aboriginal and Torres Strait Islander Heritage Protection Act 1984</p> <p>RESOLVED</p> <p>That Council:</p> <ol style="list-style-type: none"> 2. Reaffirm its preference to resolve and clarify, that Dungeon Road is excluded from the 13 August 2024 Declaration is by way of a minor amendment to the Declaration through insertion of 3 words 'excluding Dungeon Road' 3. Write to; the Minister for Environment and Water, Prime Minister, Shadow Minister for Environment and Opposition Leader seeking a minor amendment to the 13 August 2024 Declaration 4. In noting a request for a minor amendment to the 13 August 2024 Declaration has already been made and subsequently refused by the Minister for Environment and Water, that Council continue preparations for likely court proceedings by obtaining a preliminary opinion from Senior Counsel, regarding but not limited to; <ul style="list-style-type: none"> • Whether the Declaration has become effective • Amendment options • Court Proceedings options 5. Note the committed expenditure to date for legal advice on this matter is \$21,500 and approve a supplementary vote of \$31,500 6. In noting Court proceedings will likely cost in excess of \$150,000; <ol style="list-style-type: none"> a. Apply to Local Government NSW for financial assistance under their Legal Assistance Policy, and b. Request a further report be brought back for Council to determine whether to commence Court proceedings 	GM	<p>In progress.</p> <p>On 16 September 2025, GM, Mayor and Hon Andrew Gee met online with Minister for the Environment and Water, Hon Murray Watt to discuss the Dungeon Road issues.</p> <p>GM has since provided further information via email to staff at DCCEEW.</p> <p>No further progress is expected before the judicial review proceedings, in the Federal Court listed for 10 December 2025 are completed (proceedings commenced by Regis Resources regarding the s10).</p>

Date of Meeting	Res. No	Resolution	Owner	Comments
22-Apr-25	2504/006	<p>Community Energy Upgrade Funding Application</p> <p>RESOLVED</p> <p>That Council:</p> <ol style="list-style-type: none"> Endorse the 2025 Blayney Shire Renewable Energy Project which has an estimated project cost of \$1 million and proceeds to prepare and submit the following grant funding applications: <ol style="list-style-type: none"> Australian Government (Community Energy Upgrade Funding) seeking \$500,000 Newmont (Cadia Legacy Fund) seeking \$500,000 as the matching 50% co contribution. Approve a supplementary vote of \$15,000 in the 2024/25 Operational Plan to engage a specialist energy consultant to assist with the grant documentation and grant application to be funded from the Property Internal Allocation. Be provided a further report which considers whole of life costs and ongoing budget implications, upon finalisation of the estimated project scope and cost and lodgement of the grant applications. 	GM	<p>In early June 2025 Council was advised it has been successful in securing \$500k in funding from Newmont under the Cadia Legacy Fund. GM has signed and returned the grant deed to Cadia.</p> <p>In mid-June 2025 Council applied for \$493k under the Australian Government Community Energy Upgrade Fund (round 2).</p> <p>Report likely to the December 2025 meeting with CEUF advising project announcements likely to be in November.</p> <p>If Council is unsuccessful in CEUF, it will need to consider and decide how to progress the project. Options council include: scaling the project back to 50% capacity; or use of alternate sources to fund the 50% of the project (cash or borrowings).</p>

Date of Meeting	Res. No	Resolution	Owner	Comments
22-Apr-25	2504/014	<p>Waste Management Services - Joint Procurement Project RESOLVED That Council:</p> <p>2. Endorse the extension of the current waste collection and recycling processing services contracts with J R & E G Richards Pty Ltd until midnight 19 March 2028, in accordance with the contract.</p> <p>3. Delegate authority to the General Manager to execute the Netwaste Procurement Group Agreement with the 'Orange Group of Councils' including any required alterations to the final agreement. In regard to this agreement:</p> <p>a. agrees to establish the Project Control Group to facilitate the achievement of the objectives contemplated by the draft Agreement;</p> <p>b. to give the Project Control Group the decision-making powers contemplated by clause 4.1 of the draft Agreement and the authority to conduct the tender processes contemplated by the draft Agreement (in both cases subject to any minor amendments negotiated by the Councils);</p> <p>c. make any required application to the Office of Local Government for approval under section 358 of the Local Government Act 1993 (NSW) in relation to the Joint Procurement Group; and</p> <p>d. finalise and submit the application to the Australian Competition & Consumer Commission (ACCC) in relation to the Joint Procurement Group.</p>	DPES	In progress.
23-Jun-25	2506/011	<p>Minutes of the Audit, Risk and Improvement Committee Meeting held 22 May 2025 RESOLVED That Council;</p> <p>3. In accordance with 9.5 of the ARIC terms of reference undertake a review of the effectiveness of the ARIC including a review of the terms of reference. The review Committee is to comprise the Mayor, Deputy Mayor, Councillor Johnston, the General Manager and the Director Corporate Services, with a report back to Council.</p>	DCS	Preliminary meeting held. Next meeting scheduled for 5 November 2025 to finalise matter.

Date of Meeting	Res. No	Resolution	Owner	Comments
23-Jun-25	2506/012	Review of Council Policies RESOLVED That Council; 1. Endorse the following policies and place them on public exhibition for a period of not less than 28 days. <ul style="list-style-type: none"> • Policy Name • 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.	DCS	Policies placed on public exhibition closing 24 July 2025. With no submissions received in the exhibition timeframe policies adopted and updated to policy register and website. For deletion.
23-Jun-25	2506/013	Review of Enterprise Risk Management Policy and Plan RESOLVED 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.	DCS	Policy and plan placed on public exhibition closing 24 July 2025. With no submissions received in the exhibition timeframe, policy and plan adopted and updated to policy register and website. For deletion.

Date of Meeting	Res. No	Resolution	Owner	Comments
22-Jul-25	2507/017	<p>Kerbside Waste Services RESOLVED That Council:</p> <ol style="list-style-type: none"> 2. Include in the tender process for kerbside services the following service options, including but not limited to: <ol style="list-style-type: none"> a. Weekly collection of the general waste (red lid) bin. b. Fortnightly collection of the general waste (red lid) bin. c. Fortnightly collection of the general waste (red lid) bin with a specific contract clause allowing Council to review this after 12 months and, if desired, re-instate weekly collection with 12 months' notice to the contractor. 3. Receive a further report following the tender process to determine the preferred collection model to be implemented with the new waste services contract. 4. Write to the New South Wales Environment Protection Authority providing the results of Council's survey in relation to views expressed by rural and outlying residents regarding potential exemptions from the FOGO service. 	DPES	In progress.
22-Jul-25	2507/019	<p>Association of Mining and Energy Related Councils RESOLVED That Council:</p> <ol style="list-style-type: none"> 3. Note it will receive a further report regarding the Mining & Energy Related Councils campaign seeking to secure the return of a portion of mining royalties to the communities that host and/or are affected by mining operations. 	GM	Report likely to December 2025 meeting.

Date of Meeting	Res. No	Resolution	Owner	Comments
26-Aug-25	2508/014	<p>Draft Statement of Financial Reports by Council 2024/25 RESOLVED That Council;</p> <ol style="list-style-type: none"> 1. Make the statement in accordance with Section 413(2)(c) of the Local Government Act 1993, and Clause 215 of the Local Government (General) Regulation (2021) for the General Purpose Financial Statements for the year ending 30 June 2025. 2. Receive the certification of the Responsible Accounting Officer. 3. Make the statement in accordance with the requirements of the Code of Accounting Practice in relation to the Special Purpose Financial Statements for the year ending 30 June 2025. 4. Endorse signature of the statements by the Mayor, Deputy Mayor, the General Manager and the Responsible Accounting Officer. 5. Refer the General Purpose Financial Statements and Special Purpose Financial Statements to audit and invite Intentus Chartered Accountants, as the contracted agent for the NSW Audit Office, to complete the audit as per the requirements of Section 413(1) of the Local Government Act (1993) and Local Government (General) Regulation (2021). 6. Approve the net transfers from Council's external cash restrictions of \$3.72m. 7. Approve the net transfers to Council's internal cash allocations of \$5.46m, for the purposes as detailed in Schedule 1 of Policy 3K Restricted and Unrestricted Cash Policy. 8. Approve the creation of a Future financial sustainability internal allocation and update Schedule 1 of Policy 3K Restricted and Unrestricted Cash Policy. 9. For greater transparency and to facilitate better understanding of the Financial Reports, include Statement of performance measures – consolidated results (H1-1) and Statement of performance measures by fund (H1-2). 	CFO	<p>2024/25 Financial Statements referred to audit with inclusion of Statement of performance measures – consolidated results (H1-1) and Statement of performance measures by fund (H1-2). All actions otherwise finalised.</p> <p>For deletion.</p>

Date of Meeting	Res. No	Resolution	Owner	Comments
26-Aug-25	2508/024	Vegetation Policy RESOLVED Council defers consideration of this item.	MWUS	Report likely to be tabled at December 2025 Council meeting.
23-Sep-25	2509/004	Tourism Development Program RESOLVED That Council: 2. Defer application for \$2,000 for the Carcoar Village Association for the River Yarn Fibre Festival to a future meeting of Council pending supply of additional information.	MTC	Deadline for additional information has been provided (November meeting). If information is not provided, application will be considered with Round 2 applications in February 2026.

Risk/Policy/Legislation Considerations:

Nil

Budget Implications:

Nil

Enclosures (following report)

Nil

Attachments (separate document)

Nil

04) AUSTRALIA DAY COMMITTEE**Department:** Executive Services**Author:** General Manager**CSP Link:** 2. A connected, healthy and inclusive community**File No:** RC.EM.8

Recommendation:

That Council:

1. Note the review of the Australia Day Committee composition undertaken.
2. Approve the composition of the Blayney Shire Council Australia Day Committee to be:
 - The Mayor,
 - A Councillor,
 - President of the Blayney Rotary Club,
 - President of the Blayney View Club,
 - The current year's Citizen of the Year recipient.
3. Appoint **Councillor X** to the Blayney Shire Council Australia Day Committee.

Reason for Report:

For Council to note there has been a review of the Australia Day Committee composition and to appoint another Councillor to the committee.

Report:

Council at the October 2024 meeting resolved to review the Australia Day Committee composition.

Council at the July 2025 meeting (resolution 2507/007) appointed Cr Scott, Cr Newstead, Cr Gosewisch, Cr Dorsett and GM (or delegate) to the review committee.

The Review Committee met 3.00pm Tuesday 7 October 2025. Meeting was attended by Cr Dorsett, Cr Gosewisch, Cr Newstead, Mark Dicker and Lauren Ferson. Cr Scott was an apology.

The Australia Day Committee is currently made up of:

- The Mayor
- President of the Blayney Rotary Club
- President of the Blayney View Club (added at Council meeting held 25/09/2017)
- A local Minister from Blayney Minister's Association
- The current year's Citizen of the Year recipient

The meeting is usually held in December.

Award categories are:

- Citizen of the Year Award
- Young Citizen of the Year Award
- Sporting Achievement Award
- Community Event of the Year Award
- Volunteer of the Year Award
- Appreciation Award

The review committee have recommended changes to the composition as outlined in the recommendation.

Risk/Policy/Legislation Considerations:

Nil

Budget Implications:

Nil

Enclosures (following report)

Nil

Attachments (separate document)

Nil

05) 2024/25 AUDITED FINANCIAL STATEMENTS**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.FR.1**Recommendation:**

That Council adopt the 2024/25 Financial Statements and accept the Auditor's Report, as submitted by the NSW Audit Office.

Reason for Report:

For the 2024/25 audited financial statements to be presented to Council.

Report:

Council will receive a presentation on Council's 2024/25 Financial Statements for and on behalf of the NSW Audit Office by contract representative Katy Henry, Principal, Intentus Chartered Accountants. It is also anticipated that Farisha Ali, Associate Director – Financial Audit, NSW Audit Office will be dialling in remotely to the meeting.

Pursuant to s.413(3) of the Local Government Act 1993, Council is required to prepare Financial Reports and refer those reports to audit within 4 months after the end of the financial year (s.416 (1)).

On completion, s.419 of the Act requires Council to present its audited financial statements, together with the signed auditor's reports, at a meeting of the Council. The date of the above meeting must be no more than 5 weeks after signature of the auditor's report. The date of the auditor's report is 8 October 2025.

Income Statement

For the 2024/25 financial year Council has presented a net operating result of \$5.97m, with a net operating result before the inclusion of grants and contributions for capital purposes of \$102k as detailed in Table 1 below.

Table 1 – Income Statement**Blayney Shire Council****Income Statement**

for the year ended 30 June 2025

Original unaudited budget 2025	\$ '000	Notes	Actual 2025	Actual 2024
	Income from continuing operations			
14,055	Rates and annual charges	B2-1	14,136	12,990
1,615	User charges and fees	B2-2	1,729	1,939
278	Other revenues	B2-3	316	400
5,907	Grants and contributions provided for operating purposes	B2-4	4,926	5,930
5,760	Grants and contributions provided for capital purposes	B2-4	5,872	13,187
863	Interest and investment income	B2-5	1,663	1,468
182	Other income	B2-6	1,084	548
<u>28,660</u>	Total income from continuing operations		29,726	36,462
	Expenses from continuing operations			
8,249	Employee benefits and on-costs	B3-1	7,312	6,937
6,600	Materials and services	B3-2	5,979	5,538
173	Borrowing costs	B3-3	163	159
1,059	Other expenses	B3-5	1,015	1,065
5	Net loss from the disposal of assets	B4-1	157	350
<u>16,086</u>	Total expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets		14,626	14,049
<u>12,574</u>	Operating result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets		15,100	22,413
8,363	Depreciation, amortisation and impairment of non-financial assets	B3-4	9,126	8,539
<u>4,211</u>	Operating result from continuing operations		5,974	13,874
<u>4,211</u>	Net operating result for the year attributable to Council		5,974	13,874
<u>(1,548)</u>	Net operating result for the year before grants and contributions provided for capital purposes		102	687

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

Performance Indicators

These indicators are intended to be indicative of the financial health and presence of good business management practices being conducted at Council. Due to recent amendments to the OLG's Code of Accounting Practice, the performance indicators no longer form part of the audited financial statements and are therefore unaudited.

Council's Operating Performance Ratio measures the ability of Council to contain operating expenditure within its operating revenue. In 2024/25 the consolidated draft ratio is (2.92%) which is below the Office of Local Government benchmark of 0%. By fund, the measures are (4.57%) for the General Fund and 11.01% for the Sewer Fund.

Council's ability to pay current obligations is currently above the industry benchmark. Council's consolidated unrestricted current ratio is 7.82x with the OLG benchmark at 1.5x.

Council has been fortunate with the level of grant funding received which has supplemented the funding of Council's capital expenditure program in recent years and improved Council's reported operating performance. Council is likely to see a significant decline in the availability of future grants available which will heavily impact Council's ability to continue to meet this performance indicator.

A summary of draft 2024/25 key performance indicators on a consolidated basis (General Fund and Sewer Fund) is provided in Table 2 below. A summary of results by fund can be found in Attachment A2 appended to the 2024/25 Annual Report on page 141 which is the subject of a separate report.

Table 2 – Note H1-1 Statement of performance measures

H1-1 Statement of performance measures – consolidated results

\$ '000	Amounts 2025	Indicator 2025	Indicators 2024	Indicators 2023	Benchmark
1. Operating performance ratio					
Total continuing operating revenue excluding capital grants and contributions less operating expenses ^{1,2}	(670)	(2.92)%	2.80%	4.51%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions ¹	22,925				
2. Own source operating revenue ratio					
Total continuing operating revenue excluding all grants and contributions ¹	17,999	62.50%	46.99%	47.78%	> 60.00%
Total continuing operating revenue ¹	28,797				
3. Unrestricted current ratio					
Current assets less all external restrictions	22,120	7.82x	6.23x	5.68x	> 1.50x
Current liabilities less specific purpose liabilities	2,829				
4. Debt service cover ratio					
Operating result before capital excluding interest and depreciation/impairment/amortisation ¹	8,619	13.53x	12.19x	9.55x	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	637				
5. Rates and annual charges outstanding percentage					
Rates and annual charges outstanding	175	1.22%	1.69%	1.24%	< 10.00%
Rates and annual charges collectable	14,376				
6. Cash expense cover ratio					
Current year's cash and cash equivalents plus all term deposits	33,535	23.25 months	24.87 months	22.65 months	> 3.00 months
Monthly payments from cash flow of operating and financing activities	1,442				

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

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

Restricted Cash

The external restrictions decreased with nett transfers out of \$3.72m, largely as a result of utilisation of upfront milestone payments for capital grant funding received from Resources for Regions Round 9, Stronger Country Communities Round 5 and Flood Recovery Grant received in 2022/23.

The internal allocations (restrictions) increased with nett transfers to of \$5.46m largely as a result of advance payment of the 2025/26 Financial Assistance Grant and creation of a new internal allocation Future Financial Sustainability.

The total Restricted Cash balance at 30 June 2025 was \$14.62m with \$16.06m in internal allocations and an unrestricted cash balance of \$2.85m.

A summary of Council's internal allocations and external restrictions is detailed below.

Table 3 – Note C1-3 Restricted and allocated cash, cash equivalents and investments

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

\$ '000	2025	2024
(a) Externally restricted cash, cash equivalents and investments		
Total cash, cash equivalents and investments	33,535	33,042
Less: Externally restricted cash, cash equivalents and investments	(14,619)	(18,340)
Cash, cash equivalents and investments not subject to external restrictions	18,916	14,702
External restrictions		
External restrictions – included in liabilities		
External restrictions included in cash, cash equivalents and investments above comprise:		
Specific purpose unexpended grants – general fund	1,096	5,163
Specific purpose unexpended grants – sewer fund	38	61
External restrictions – included in liabilities	1,134	5,224
External restrictions – other		
External restrictions included in cash, cash equivalents and investments above comprise:		
Developer contributions – general Fund	1,684	1,683
Developer contributions – sewer fund	2,272	2,058
Specific purpose unexpended grants (recognised as revenue) – general fund	1,487	1,503
Sewer fund	6,795	6,625
Voluntary planning agreements	694	589
Domestic waste management	553	658
External restrictions – other	13,485	13,116
Total external restrictions	14,619	18,340

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

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

\$ '000	2025	2024
(b) Internal allocations		
Cash, cash equivalents and investments not subject to external restrictions	18,916	14,702
Internal allocations		
At 30 June, Council has internally allocated funds to the following:		
Plant and vehicle replacement	3,082	1,769
Employees leave entitlement	1,307	1,063
Emergency works - natural disaster	70	70
Asset renewals – buildings	533	–
Asset renewals – stormwater	99	–
Centrepont	35	35
Election reserve	25	89
Environmental projects – Belubula River	27	27
Financial Assistance Grant	1,953	3,145
Future financial sustainability	4,063	–
I.T reserve	394	394
Property account	1,671	1,565
Property account - borrowings	586	733
Quarry remediation	896	806
Village enhancement program	357	232
Security bonds, deposits & retentions	375	465
Carryover works	591	215
Total internal allocations	16,064	10,608

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or policy of the elected Council.

Capital Expenditure

Council completed over \$9.87m worth of capital works in 2024/25 as detailed in Note C1-7 Infrastructure, property, plant and equipment. Of that \$7.81m was on renewal of existing infrastructure. Significant capital works include:

- Completed works of \$4.58m on Council's road network.
 - \$1.59m on Hobbys Yards Road
 - \$510k on Browns Creek Road
 - \$2.11m on gravel resheeting, resealing and heavy patching program throughout the Shire.
- Completed bridge replacement of \$1.74m including replacement of the Swallow Creek Bridge over Four Mile Creek
- Footpath construction works totalled \$939k
 - \$469k on heritage pavement on Victoria – Montgomery Street Millthorpe
 - \$325k on construction of new footpaths in Blayney in Plumb, Palmer Street and Orange Road.
 - \$117k on footpath renewals across the Shire.
- Stormwater renewals of \$150k.
- Plant replacements of \$1.31m including the replacement of a loader, tipper truck and trailer.
- \$651k on works at the Sewerage Treatment Plant including relining of the sewer mains and pump replacements.

Table 4 provides an overview of asset performance indicators on a consolidated basis (General Fund and Sewer Fund) against the OLG Benchmarks.

Table 4 – Report on infrastructure assets as at 30 June 2025

Report on infrastructure assets as at 30 June 2025

Infrastructure asset performance indicators (consolidated) *

\$ '000	Amounts 2025	Indicator 2025	Indicators 2024	Indicators 2023	Benchmark
Buildings and infrastructure renewals ratio					
Asset renewals ¹	7,805	106.41%	154.68%	205.14%	> 100.00%
Depreciation, amortisation and impairment	7,335				
Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory standard	15,572	4.19%	4.55%	5.52%	< 2.00%
Net carrying amount of infrastructure assets	371,839				
Asset maintenance ratio					
Actual asset maintenance	4,843	113.34%	101.86%	104.88%	> 100.00%
Required asset maintenance	4,273				
Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	4,508	0.99%	0.95%	1.20%	
Gross replacement cost	453,774				

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

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

A copy of the 2024/25 Financial Statements can be found appended to the 2024/25 Annual Report which is the subject of a separate report (refer attachment A2 of the Annual Report commencing from page 57).

Risk/Policy/Legislation Considerations:

The Local Government Act (1993) s.416 states that Council's financial statements must be prepared and audited by 31 October 2025.

Council's audited financial statements were lodged with the Office of Local Government on 8 October 2025.

The Local Government Act (1993) s.418 requires Council to give notice to the public on presentation of the financial statements at least 7 days prior to the meeting and invite submissions to be received. Submissions close 3 November 2025.

Audit Opinion

The NSW Audit Office have expressed an unmodified opinion on the GPFS, the SPFS for declared business activities and the Schedule.

There were no uncorrected monetary misstatements disclosed in the engagement closing report.

Budget Implications:

The income statement reports Council's original budget against actual results. As at 30 June 2025 the Income from Continuing Operations was \$29.73m compared to \$28.66m budgeted.

Actual operating expenditure was \$23.75m compared to \$24.45m budgeted. This resulted in a net operating result from continuing operations of \$5.97m compared to \$4.21m budgeted.

Net operating result from continuing operations before grants and contributions provided for capital purposes of \$102k surplus compared to (\$1.55m) budgeted deficit.

Capital expenditure was \$9.87m compared to Council's original budget of \$11.41m before the inclusion of carryover works from 2023/24.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

06) 2024/25 ANNUAL REPORT**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.RP.1

Recommendation:

That Council endorse the 2024/25 Annual Report for lodgement with the Office of Local Government.

Reason for Report:

For Council to endorse the 2024/25 Annual Report for lodgement with the Office of Local Government.

Report:

Council is required to prepare an Annual Report on its activities annually, lodge it with the Office of Local Government (OLG) and place it on Council's website by the prescribed due date of 30 November 2025.

The primary purpose of the 2024/25 Annual Report is to demonstrate Council's achievements during the year based on the actions identified in the 2024/25 – 2027/28 Delivery Program and 2024/25 Operational Plan (and therefore, outline what Council has accomplished towards achieving the objectives in the Community Strategic Plan).

Council is required under the Local Government Act to report six monthly to Council on this progress and include reporting in Council's Annual Report. The Statement of Principal Activities in the Annual Report (attachment A1) satisfies this statutory obligation.

The Annual Report also includes statutory reporting information and annual reports required under the Local Government Act 1993, the Local Government (General) Regulation 2021 and other legislation. The reports to satisfy these statutory obligations are outlined below:

- Attachment A2: Audited Financial Statements 2024/25
- Attachment A3: Summary of Other Productivity Improvements and Cost Containment Measures
- Attachment A5: Internal Audit and Risk Management Attestation Statement for 2024/25
- Attachment A7: GIPA Annual Report 2024/25
- Attachment A8: Disability Inclusion Action Plan Annual Report 2024/25

The 2024/25 Annual Report has been prepared and upon endorsement by Council will be lodged with the OLG.

Risk/Policy/Legislation Considerations:

Council is required under the Local Government Act s.428 to complete the Annual Report within 5 months after the end of financial year, post it on Council's website and furnish a copy to the Minister.

The Integrated Planning & Reporting Guidelines for Local Government in NSW - Essential Element 5.1 states that Council must prepare and endorse an Annual Report within 5 months of the end of the financial year.

Budget Implications:

Preparation and compilation of the Annual Report is coordinated by Council staff within existing budget allocations.

Enclosures (following report)

Nil

Attachments (separate document)

1 Draft 2024/25 Annual Report

224 Pages

07) REPORT OF COUNCIL INVESTMENTS AS AT 30 SEPTEMBER 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

Recommendation:

That Council:

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

Reason for Report:

For Council to endorse the Report of Council Investments as of 30 September 2025.

Report:

This report provides details of Council's Investment Portfolio as of 30 September 2025.

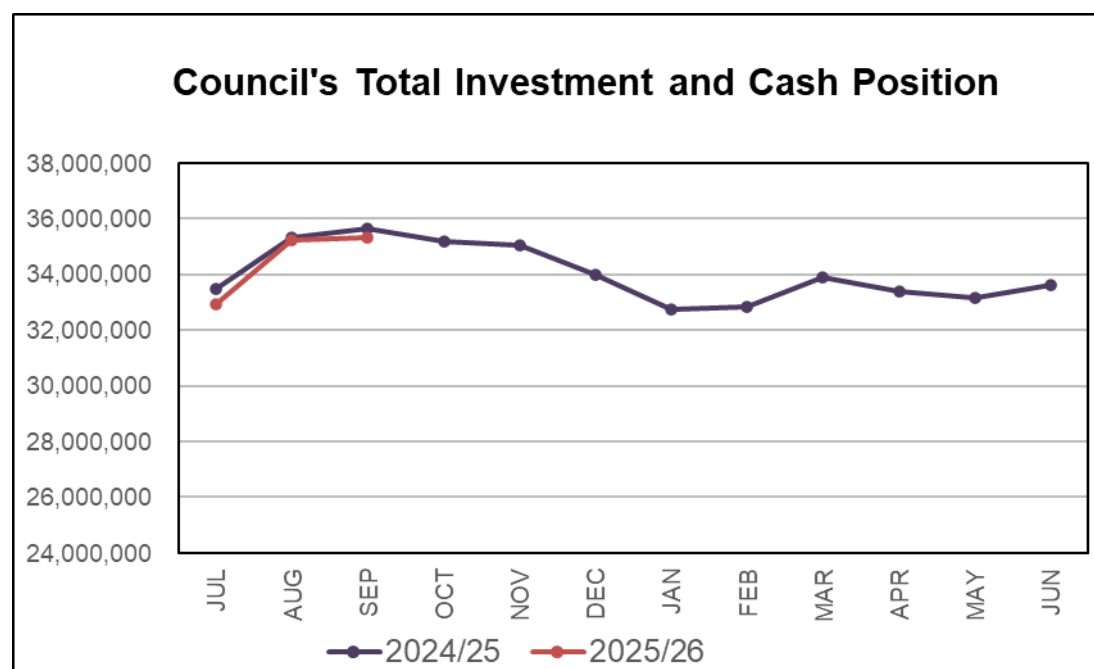
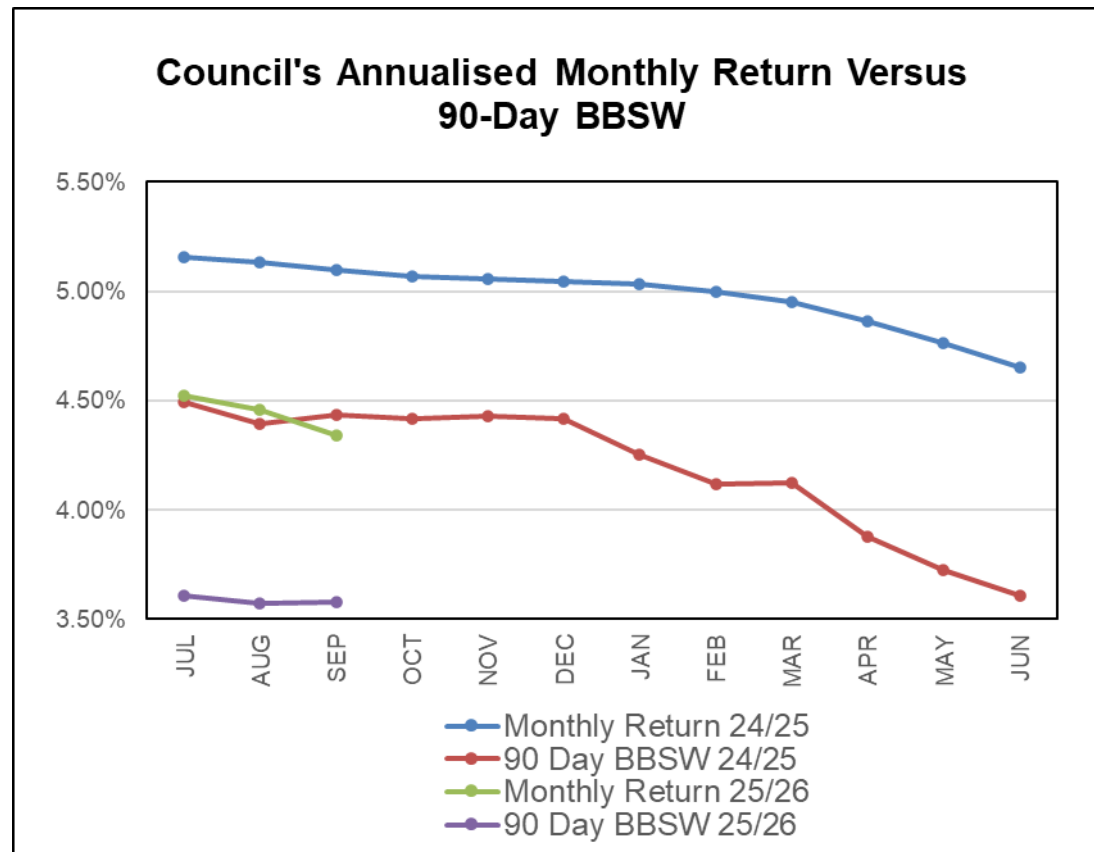
Council's total investment and cash position as of 30 September 2025 is \$35,331,175.

Interest on cash and investments accrued for the month of September was \$121,780. Year to date the total interest accrued on cash and investments is \$377,072.

Council's monthly net return on Term Deposits (annualised) for September was 4.34% which outperformed the 90-day Bank Bill Swap Rate of 3.58%.

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

Funding Program	\$
Stronger Country Communities Fund - Round 5	181,970



Register Of Investments and Cash as of 30 September 2025					
Institution	Method	Rating	Maturity	Amount \$	Interest Rate
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%
Westpac	Direct	A1+/AA-	04/11/2025	500,000	4.080%
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	4.250%
Auswide Bank Ltd	IAM	A2/BBB+	09/12/2025	500,000	5.110%
IMB Bank Ltd	Direct	A2/BBB+	16/12/2025	500,000	4.100%
Bank of Queensland	Curve	A2/A-	16/12/2025	500,000	4.650%
Westpac	Direct	A1+/AA-	06/01/2026	500,000	4.580%
B & A Bank	Curve	A2/A-	13/01/2026	500,000	4.100%
NAB	Direct	A1+/AA-	13/01/2026	500,000	4.290%
Westpac	Direct	A1+/AA-	20/01/2026	500,000	4.090%
NAB	Direct	A1+/AA-	20/01/2026	500,000	4.280%
Bank of Queensland	Curve	A2/A-	27/01/2026	500,000	4.250%
NAB	Direct	A1+/AA-	27/01/2026	500,000	4.900%
CBA	Direct	A1+/AA-	03/02/2026	500,000	4.110%
NAB	Direct	A1+/AA-	03/02/2026	500,000	4.300%
NAB	Direct	A1+/AA-	10/02/2026	500,000	4.300%
B & A Bank	IAM	A2/A-	17/02/2026	500,000	4.100%
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%
Defence Bank Ltd	Curve	A2/BBB+	03/03/2026	500,000	4.100%
Reliance Bank	Direct	Unrated	03/03/2026	500,000	4.650%
ING Bank	IAM	A1/A	10/03/2026	500,000	4.650%
NAB	Direct	A1+/AA-	17/03/2026	500,000	4.200%
CBA	Direct	A1+/AA-	17/03/2026	500,000	4.220%
CBA	Direct	A1+/AA-	24/03/2026	500,000	3.990%
NAB	Direct	A1+/AA-	24/03/2026	500,000	4.150%
CBA	Direct	A1+/AA-	31/03/2026	500,000	4.000%
Westpac	Direct	A1+/AA-	31/03/2026	500,000	4.570%
NAB	Direct	A1+/AA-	07/04/2026	500,000	4.180%
IMB Bank Ltd	Direct	A2/BBB+	14/04/2026	500,000	4.050%
Westpac	Direct	A1+/AA-	14/04/2026	500,000	4.160%
CBA	Direct	A1+/AA-	21/04/2026	500,000	4.080%
Westpac	Direct	A1+/AA-	28/04/2026	500,000	4.170%
CBA	Direct	A1+/AA-	05/05/2026	500,000	4.020%
Westpac	Direct	A1+/AA-	12/05/2026	500,000	4.120%

Westpac	Direct	A1+/AA-	19/05/2026	500,000	4.140%
NAB	Direct	A1+/AA-	26/05/2026	500,000	4.200%
NAB	Direct	A1+/AA-	02/06/2026	500,000	4.200%
ING Bank	IAM	A1/A	09/06/2026	500,000	4.050%
CBA	Direct	A1+/AA-	16/06/2026	500,000	3.990%
MyState Bank Ltd	Curve	A2/BBB+	30/06/2026	500,000	4.200%
NAB	Direct	A1+/AA-	07/07/2026	500,000	4.050%
ING Bank	Curve	A1/A	14/07/2026	500,000	4.130%
ING Bank	Curve	A1/A	21/07/2026	500,000	4.150%
Westpac	Direct	A1+/AA-	28/07/2026	500,000	4.200%
Westpac	Direct	A1+/AA-	04/08/2026	500,000	4.120%
NAB	Direct	A1+/AA-	11/08/2026	500,000	4.250%
Westpac	Direct	A1+/AA-	25/08/2026	500,000	4.090%
ING Bank	Curve	A1/A	08/09/2026	500,000	3.960%
Reliance Bank	Direct	Unrated	15/09/2026	500,000	4.200%
Total Investments				31,000,000	4.339%
Commonwealth Bank - At Call Account ⁽¹⁾				604,167	3.500%
Commonwealth Bank Balance - General ⁽¹⁾				3,348,770	3.450%
Reliance Bank ⁽¹⁾				378,238	0.000%
Total Cash and Investments⁽²⁾				35,331,175	
Benchmarks:		BBSW 90 Day Index ⁽¹⁾			3.576%
		RBA Cash Rate ⁽¹⁾			3.600%

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

2. Total cash reported as per bank statements at the reporting date.

Summary of Investment (Cash) Movements - September 2025		
Financial Institution	Amount \$	Commentary
Westpac	(511,593)	Term deposit matured 02/09/2025
Westpac	500,000	Term deposit reinvested 02/09/2025
Defence Bank	(519,073)	Term deposit matured 02/09/2025
Defence Bank	500,000	Term deposit reinvested 02/09/2025
Westpac	(511,543)	Term deposit matured 09/09/2025
Westpac	500,000	Term deposit reinvested 09/09/2025
ING Bank	(524,433)	Term deposit matured 09/09/2025
ING Bank	500,000	Term deposit reinvested 09/09/2025
CBA	(513,262)	Term deposit matured 16/09/2025
CBA	500,000	Term deposit reinvested 16/09/2025
Reliance Bank	(521,029)	Term deposit matured 16/09/2025
Reliance Bank	500,000	Term deposit reinvested 16/09/2025
NAB	(519,854)	Term deposit matured 23/09/2025
NAB	500,000	Term deposit reinvested 23/09/2025
NAB	(512,298)	Term deposit matured 23/09/2025
NAB	500,000	Term deposit reinvested 23/09/2025
NAB	(520,338)	Term deposit matured 30/09/2025
NAB	500,000	Term deposit reinvested 30/09/2025
IMB Bank	(511,593)	Term deposit matured 30/09/2025
IMB Bank	500,000	Term deposit reinvested 30/09/2025

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%	68%	21,000,000
A- Category	40%	18%	5,500,000
BBB+ Category	25%	11%	3,500,000
BBB Category	5%	0%	-
BBB- Category and below: Local ⁽¹⁾ ADI's	10%	3%	1,000,000
BBB+ / BBB / BBB- & below categories combined	25%	15%	
1. ADI's located within the Local Government Area			31,000,000

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	1,500,000
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	1,000,000
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
Total Investments			31,000,000

Summary of Restricted, Allocated and Unrestricted Cash & Investments			
	Actual ⁽⁴⁾ 30/06/2025 \$ 000's	Actual 30/09/2025 \$ 000's	Forecast ⁽³⁾ 30/06/2026 \$ 000's
External Cash Restrictions	14,619	14,483	11,991
Internal Cash Allocations	16,064	15,464	6,557
Total Restricted, Allocated Cash & Investments	30,683	29,947	18,548
Unrestricted Cash	2,852	5,384	4,582
Total Restricted, Allocated and Unrestricted Cash & Investments	33,535	35,331	23,130

⁽³⁾ Balances forecasted are informed by the Long-Term Financial Plan and based on the best available information at time of preparation.

⁽⁴⁾ Balances are per the audited 2024/25 Financial Statements.

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

08) CODE OF CONDUCT COMPLAINTS FOR REPORTING PERIOD**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.RP.1**Recommendation:**

That Council receive the report on Code of Conduct complaints for the reporting period to 31 August 2025.

Reason for Report:

For Council to satisfy its obligations regarding annual reporting on Code of Conduct complaints.

Report:

Clause 11.1 of the Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW requires the Complaints Coordinator to report annually to Council on Code of Conduct complaints made in the year to 31 August 2025 (reporting period).

The following statistics in the reporting period are provided for Council's information:

Statistic	No.
Total number of complaints made about Councillors and the General Manager under the code of conduct	1
Number of code of conduct complaints referred to a conduct reviewer	1
Number of code of conduct complaints finalised by a conduct reviewer at the preliminary assessment stage	1
The outcome of the reviews of code of conduct complaints finalised by a conduct reviewer at the preliminary assessment stage: No action to be taken.	
Number of code of conduct complaints investigated by a conduct reviewer	0
Number of code of conduct complaints investigated by a conduct review committee	0
The outcome of the reviews of code of conduct complaints investigated by a conduct reviewer or conduct review committee (without identifying particular matters): Not applicable	
Number of matters reviewed by the Office of Local Government	0
The outcome of the reviews of code of conduct complaints investigated by the Office of Local Government (without identifying particular matters): Not applicable	
Total cost of dealing with code of conduct complaints made about Councillors and the General Manager in the year to September, including staff costs	\$4,229

The Annual Code of Conduct Complaint Statistics will also be lodged with the Office of Local Government.

Risk/Policy/Legislation Considerations:

The Model Code of Conduct Procedures clause 11.1 requires Council's Complaints Coordinator to arrange for the above statistics, for the period to 31 August 2025, to be reported to the council and be provided to the Office of Local Government within 3 months of the end of September.

Budget Implications:

Expenditure associated with Code of Conduct complaints are within existing budget allocation for staff resources while expenditure associated with conduct reviewers are borne within Councillor expenses.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

09) DISCLOSURES OF INTEREST BY COUNCILLORS AND DESIGNATED PERSONS

Department: Corporate Services

Author: Director Corporate Services

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

File No: PE.DI.1

Recommendation:

That Council receive the “Disclosures by Councillors and Designated Persons” Returns for the period ending 30 June 2025.

Reason for Report:

For Council to fulfil its “*Disclosure of Interests in Written Returns*” obligations to maintain a register and tabling of returns under Part 4 of the Model Code of Conduct for Local Councils in NSW and Council’s adopted Code of Conduct for Councillors and for staff.

Report:

In accordance with clause 4.13, all returns disclosing interests of Councillors and designated persons, for the period 1 July 2024 to 30 June 2025, must be tabled at the first meeting of Council following the last day for lodgement of the returns. This date was 30 September 2025.

Accordingly, a copy of the returns will be tabled at this meeting for each Councillor, who held office at 30 June 2025, and the following designated persons as determined by the General Manager:

- General Manager
- Director Corporate Services
- Director Planning & Environmental Services
- Director Infrastructure Services
- Chief Financial Officer
- Manager Operations
- Manager Wastewater and Urban Services
- Manager Development Assessment

Risk/Policy/Legislation Considerations:

The Model Code of Conduct for Local Councils in NSW requires:

- Disclosure of Interests in Written Returns to be submitted on an annual basis by Councillors and Designated Persons;
- The general manager to keep a register of returns required to be made and lodged with the general manager; and
- That they be lodged at the next meeting after the prescribed due date (30 September) for lodgement.

Per clause 4.9, a councillor must make and lodge with the general manager a return in the form set out in schedule 2 to this code, disclosing the councillor's interests as specified in schedule 1 of the Code of Conduct within 3 months after:

- becoming a councillor, and
- 30 June of each year, and
- the councillor becoming aware of an interest they are required to disclose under schedule 1 that has not been

Councillors' and designated persons' disclosure of interest returns are prescribed as open access information for local government under Schedule 1 to the Government Information (Public Access) Regulation 2018 and redacted copies of the returns are therefore published on Council's website. These may be accessed at: <https://www.blayney.nsw.gov.au/council/council-information/access-to-council-information>

Budget Implications:

Nil

Enclosures (following report)

- | | | |
|---|---|----------|
| 1 | Disclosures by Designated Persons and Councillors
Returns - Councillors | 15 Pages |
| 2 | Disclosure of Interest by Designated Persons and
Councillors Return - Designated Persons | 16 Pages |

Attachments (separate document)

Nil

NRT/27101

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY
Received 3.8.25
General Manager

DIRECTIONS:

1. The pecuniary interests and other matters to be disclosed in this return are prescribed by Part 4 of the Code of Conduct.
2. If this return is the first return required to be submitted by you after attaining the position of councillor or designated person, do not complete Parts C, D and H of the return. All other Parts of the return should be completed with appropriate information as at the return date, that is, the date on which you attained that position.
If this return is not the first return required to be submitted by you after attaining that position, all Parts of the return should be completed with appropriate information for the relevant return period since the last return, that is, the period from the return date of the last return to 30 June in this year or the period from the end of the last return period to 30 June in this year (whichever is appropriate).
3. The particulars required to complete this form are to be written in block letters or typed.
4. If any space is insufficient in this form for all the particulars required to complete it, an appendix is to be attached for that purpose which is properly identified and signed by you.
5. If there are no pecuniary interests or other matters of the kind required to be disclosed under a particular main heading in this form, the word "NIL" is to be placed in an appropriate space under that heading.
6. "*" means delete whichever is inapplicable.
7. Schedule 2 of the Code of Conduct provides explanation of information to be furnished.

Important Information

This information is being collected for the purpose of compliance with the Code of Conduct. You must not lodge a return that you know or ought reasonably to know is false or misleading in a material particular. Complaints made about contraventions of these requirements may be referred to the Local Government Pecuniary Interest Tribunal.

The information collected on this form will be kept by the general manager at the council chambers in a register of returns. Everyone is entitled to inspect the register of returns free of charge. You may correct or update the information contained in the register of returns by submitting a fresh return at any time.

**DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS
BY**

BRUCE [REDACTED] REYNOLDS

(full name of councillor or designated person)

*AS-AT 30-06-2025 (return date)

*IN RESPECT OF THE PERIOD 1-7-2024 TO 30-6-2025 (return period)
FROM

Submitted 3-8-2025

(date)

(councillor's or designated person's signature)

A. REAL PROPERTY

Address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period	Nature of interest
[REDACTED]	OWNERSHIP WITH WIFE

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
CASUAL ACADEMIC	CHARLES STURT UNIVERSITY - BOOROOMA ST WAGGA WAGGA NSW 2678	NIL
UPPER MACQUARIE COUNTY COUNCILLOR	UPPER MACQUARIE COUNTY COUNCIL 7 LEE STREET, KELSO NSW 2795	NIL
BLAYNEY COUNCILLOR	BLAYNEY SHIRE COUNCIL 91 ADELAIDE STREET BLAYNEY NSW 2799	NIL

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor	Name and address of trustee

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

INTEREST FROM ST GEORGE BANK	
DIVIDEND DISTRIBUTION FROM BA REYNOLDS PTY LTD	

C. GIFTS			
Description of each gift I received at any time during the return period	Name and address of donor		
NIL			
D. CONTRIBUTIONS TO TRAVEL			
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken	
UPPER MACQUARIE COUNTY COUNCIL	VARIOUS	NSW – TO ATTEND COUNCIL MEETINGS IN BATHURST	
BLAYNEY SHIRE COUNCIL	VARIOUS	NSW - ATTEND COUNCIL ACTIVITIES	
CENTRAL NSW JOINT ORGANISATION	VARIOUS	NSW – ATTEND JO COMMITMENTS	
NSW NATIONAL PARKS AND WILDLIFE SERVICE WEST REGIONAL ADVISORY COMMITTEE	VARIOUS	NSW – TO ATTEND MEETINGS	
E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date/ *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
BA REYNOLDS PTY LTD [REDACTED] [REDACTED]	SHAREHOLDER	DIRECTOR	INVESTMENT BUSINESS
F. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS			
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position		
NSW NATIONAL PARKS AND WILDLIFE SERVICE WEST REGIONAL ADVISORY COMMITTEE	ADVISORY COMMITTEE MEMBER		
MCPHILLAMYS GOLD COMMUNITY CONSULTIVE COMMITTEE	TRIPLE C MEMBER		
CANOBOLAS ZONE NSW RURAL FIRE SERVICE BUSHFIRE MANAGEMENT COMMITTEE	CHAIR		
CANOBOLAS ZONE NSW RURAL FIRE SERVICE BUSHFIRE LIAISON COMMITTEE	MEMBER		
G. DEBTS			
Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period			
NIL			
H. DISPOSITIONS OF PROPERTY			
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time			
NIL			

2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.
NIL
I. DISCRETIONARY DISCLOSURES

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY

Received..

25.7.25

General Manager

DIRECTIONS:

- The pecuniary interests and other matters to be disclosed in this return are prescribed by Part 4 of the Code of Conduct.
- If this return is the first return required to be submitted by you after attaining the position of councillor or designated person, do not complete Parts C, D and H of the return. All other Parts of the return should be completed with appropriate information as at the return date, that is, the date on which you attained that position.
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- "**" means delete whichever is inapplicable.
- Schedule 2 of the Code of Conduct provides explanation of information to be furnished.

Important Information

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The information collected on this form will be kept by the general manager at the council chambers in a register of returns. Everyone is entitled to inspect the register of returns free of charge. You may correct or update the information contained in the register of returns by submitting a fresh return at any time.

DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY

CRAB

GOJEWISCH

(full name of councillor or designated person)

*IN RESPECT OF THE PERIOD FROM

30/6/2025

(return date)

TO

30/6/25

(return period)

25/7/2025

(date)

(councillor's or designated person's signature)

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period

Nature of interest

Mortgage

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
Warehouse officer	Newmont - Cadia Rd - Radium	
Councillor	BSC	
Councillor	Central Tablelands Water	

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor	Name and address of trustee

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

C. GIFTS	
Description of each gift I received at any time during the return period	Name and address of donor

D. CONTRIBUTIONS TO TRAVEL		
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken

E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date/ *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)

F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?
Yes / No

G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS	
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position

H. DEBTS	
Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period	

I. DISPOSITIONS OF PROPERTY	
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time	
2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.	

J. DISCRETIONARY DISCLOSURES	

NRT/26833

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY

Received

General Manager

DIRECTIONS:

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- If there are no pecuniary interests or other matters of the kind required to be disclosed under a particular main heading in this form, the word "NIL" is to be placed in an appropriate space under that heading.
- "**" means delete whichever is inapplicable.
- Schedule 2 of the Code of Conduct provides explanation of information to be furnished.

Important Information

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DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY

IRIS

DORSETT

(full name of councillor or designated person)

30/June/2025

(return date)

*IN RESPECT OF THE PERIOD FROM

1/October/2024

TO

30/June/2025

(return period)

1/July/2025

(date)

(councillor's or designated person's signature)

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period

Nature of interest

OWNER/OCCUPIER

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
Councillor	Blayney Shire Council	—
Board Member	Central Tablelands Water Authority	—

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor	Name and address of trustee
NIL	

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

Centelink Pension

C. GIFTS			
Description of each gift I received at any time during the return period		Name and address of donor	

D. CONTRIBUTIONS TO TRAVEL		
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken

E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date/ *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
CENTRAL TABLELANDS WEEDS AUTHORITY		Board member	Weed control.

F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?
<input checked="" type="radio"/> Yes <input type="radio"/> No

G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS	
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position
NIL	

H. DEBTS
Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period

I. DISPOSITIONS OF PROPERTY	
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time	
NIL	
2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.	
NIL	

J. DISCRETIONARY DISCLOSURES
NIL

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY

Received 16.7.25

General Manager

DIRECTIONS:

1. The pecuniary interests and other matters to be disclosed in this return are prescribed by Part 4 of the Code of Conduct.
2. If this return is the first return required to be submitted by you after attaining the position of councillor or designated person, do not complete Parts C, D and H of the return. All other Parts of the return should be completed with appropriate information as at the return date, that is, the date on which you attained that position.
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5. If there are no pecuniary interests or other matters of the kind required to be disclosed under a particular main heading in this form, the word "NIL" is to be placed in an appropriate space under that heading.
6. "*" means delete whichever is inapplicable.
7. Schedule 2 of the Code of Conduct provides explanation of information to be furnished.

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The information collected on this form will be kept by the general manager at the council chambers in a register of returns. Everyone is entitled to inspect the register of returns free of charge. You may correct or update the information contained in the register of returns by submitting a fresh return at any time.

DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY**John Newstead**

(full name of councillor or designated person)

16/07/25 (return date)

*IN RESPECT OF THE PERIOD FROM 01/07/24 TO 30/06/25 (return period)

16/07/25
(date)

(councillor's or designated person's signature)

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period	Nature of interest
	Owner
	Owner
	Owner
	Owner

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
Bus Operator	Apple City Tours 672 Burrendong Way, Orange 2800	N/A

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor	Name and address of trustee
Nil	Nil

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

Rental returns from properties listed in section A.	NAB - Savings Interest
UBank - Savings Interest	Great Southern Bank - Term Deposit Interest
Heartland Bank - Term Deposit Interest	Judo Bank - Term Deposit Interest
Commonwealth Bank - Share Dividends	Medibank - Share Dividends
IAG - Share Dividends	Telstra - Share Dividends
Blayney Shire Council - Councillor Fees	Central Tablelands Water - Councillor Fees

C. GIFTS	
Description of each gift I received at any time during the return period	Name and address of donor
Nil	N/A

D. CONTRIBUTIONS TO TRAVEL		
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken
N/A	N/A	N/A

E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date / *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
N/A	N/A	N/A	N/A

F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?
Yes / No

G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS	
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position
N/A	N/A

H. DEBTS
Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period
N/A

I. DISPOSITIONS OF PROPERTY
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time
N/A
2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.
N/A

J. DISCRETIONARY DISCLOSURES
N/A

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY

Received... 8.8.25

General Manager

DIRECTIONS:

- The pecuniary interests and other matters to be disclosed in this return are prescribed by Part 4 of the Code of Conduct.
- If this return is the first return required to be submitted by you after attaining the position of councillor or designated person, do not complete Parts C, D and H of the return. All other Parts of the return should be completed with appropriate information as at the return date, that is, the date on which you attained that position.
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- "**" means delete whichever is inapplicable.
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DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY

KARL HUTCHINGS

(full name of councillor or designated person)

*AS AT 08/08/2025 (return date)

*IN RESPECT OF THE PERIOD FROM January 2025 TO June 2025 (return period)

8th August 2025

(date)

(councillor's or designated person's signature)

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period	Nature of interest

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
POLICE OFFICER	NSW POLICE FORCE	

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor	Name and address of trustee
NIL	

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

NIL

C. GIFTS			
Description of each gift I received at any time during the return period		Name and address of donor	
NIL			

D. CONTRIBUTIONS TO TRAVEL		
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken
NIL		

E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date/ *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
NIL			

F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?
Yes / No

G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS	
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position
N/A	

H. DEBTS
Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period
N/A

I. DISPOSITIONS OF PROPERTY
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time
N/A
2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.
N/A

J. DISCRETIONARY DISCLOSURES
N/A

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY

Received 14/07/25

[Signature] General Manager

DIRECTIONS:

- The pecuniary interests and other matters to be disclosed in this return are prescribed by Part 4 of the Code of Conduct.
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- If there are no pecuniary interests or other matters of the kind required to be disclosed under a particular main heading in this form, the word "NIL" is to be placed in an appropriate space under that heading.
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DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY

Rebecca Scott

(full name of councillor or designated person)

30/06/2025

(return date)

"IN RESPECT OF THE PERIOD FROM

01/10/2024

TO

30/06/2025

(return period)

14/07/2025

(date)

[Signature]
(councillor's or designated person's signature)

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest "at the return date / " at any time during the return period

Nature of interest

Tenant

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation

Name and address of employer or description of office held (if applicable)

Name under which partnership conducted (if applicable)

Solicitor

Self Employed, Principal Solicitor, 33 Church Street, Blayney NSW 2799

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor

Name and address of trustee

NIL

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

General bank interest on Bank accounts

Westpac Bank

Councillor Fees

Blayney Shire Council

C. GIFTS	
Description of each gift I received at any time during the return period	Name and address of donor
NIL	

D. CONTRIBUTIONS TO TRAVEL		
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertaken	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken
NIL		

E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date / *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)

F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?

Yes / No No

G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS

Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position
Law Society of New South Wales	Member

H. DEBTS

Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period
Australian Government - [REDACTED]

I. DISPOSITIONS OF PROPERTY

1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time

NIL

2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.

NIL

J. DISCRETIONARY DISCLOSURES

I am the Treasurer and a life member of the Blayney Senior Football Club (Soccer)

I am a member of Blayney Canassist,

I am a member of the Blayney A and P Association

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY

Received 22.7.25

General Manager

DIRECTIONS:

1. The pecuniary interests and other matters to be disclosed in this return are prescribed by Part 4 of the Code of Conduct.
2. If this return is the first return required to be submitted by you after attaining the position of councillor or designated person, do not complete Parts C, D and H of the return. All other Parts of the return should be completed with appropriate information as at the return date, that is, the date on which you attained that position.
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6. "*" means delete whichever is inapplicable.
7. Schedule 2 of the Code of Conduct provides explanation of information to be furnished.

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DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY

STEPHEN WILLIAM JOHNSON
(full name of councillor or designated person)

(return date)

*IN RESPECT OF THE PERIOD FROM 11.2.25 TO 30.6.25 (return period)

22.7.25
(date)

(councillor's or designated person's signature)

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period	Nature of interest
[REDACTED]	JOINT TENANT WITH WIFE

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
COUNCILLOR	BLAYNEY COUNCIL	

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor	Name and address of trustee

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

ORANGE CREDIT UNION	INTEREST

C. GIFTS	
Description of each gift I received at any time during the return period	Name and address of donor
NIL	

D. CONTRIBUTIONS TO TRAVEL		
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken
NIL		

E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date / *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)

F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?
Yes / No

G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS	
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position

H. DEBTS
Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period

I. DISPOSITIONS OF PROPERTY
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time
2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.

J. DISCRETIONARY DISCLOSURES

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY

Received 7, 10, 25

General Manager

DIRECTIONS:

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DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY**Amanda Rasmussen**

(full name of councillor or designated person)

(return date)

*IN RESPECT OF THE PERIOD FROM

01/07/2024

TO

30/06/2025

(return period)

(date)

(councillor's or designated person's signature)

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period

Nature of interest

Residential home

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation

Name and address of employer or description of office held (if applicable)

Name under which partnership conducted (if applicable)

Town Planner

Blayney Shire Council

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor

Name and address of trustee

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

C. GIFTS			
Description of each gift I received at any time during the return period		Name and address of donor	

D. CONTRIBUTIONS TO TRAVEL		
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken

E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date/ *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
Haderslev Pty Ltd	Secondary Employment	Director	

F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?	
Yes / No	

G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS	
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position

H. DEBTS	
Name and address of each person to whom I was liable to pay any debt *at the return date /*at any time during the return period	
ANZ Banking Corporation	

I. DISPOSITIONS OF PROPERTY	
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time	
Nil	
2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.	
Nil	

J. DISCRETIONARY DISCLOSURES	
Nil	

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY

Received... 21/7/25

General Manager

DIRECTIONS:

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DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY

Andrew Muir

(full name of councillor or designated person)

21/07/2025

(return date)

*IN RESPECT OF THE PERIOD FROM

1/7/2024

TO

30/6/2025

(return period)

21/07/2024

(date)

Andrew Muir

Digitally signed by Andrew Muir
Date: 2025.07.21 16:35:38 +10'00'

(councillor's or designated person's signature)

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period	Nature of interest
	Joint Owner

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
Director Planning and Environmental Services	Blayney Shire Council	

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor	Name and address of trustee
Nil	

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

Nil

C. GIFTS			
Description of each gift I received at any time during the return period		Name and address of donor	
Nil			

D. CONTRIBUTIONS TO TRAVEL		
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken
Nil		

E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date / *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
BHP	Shareholder		
Commonwealth Bank	Shareholder		
Macquarie Group	Shareholder		
Woodside Energy	Shareholder		

F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?	
<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	

G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS	
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position
Nil	

H. DEBTS	
Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period	
Commonwealth Bank of Australia - [REDACTED]	

I. DISPOSITIONS OF PROPERTY	
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time	
Nil	
2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.	

J. DISCRETIONARY DISCLOSURES	

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY

Received 22.7.25

General Manager

DIRECTIONS:

- The pecuniary interests and other matters to be disclosed in this return are prescribed by Part 4 of the Code of Conduct.
- If this return is the first return required to be submitted by you after attaining the position of councillor or designated person, do not complete Parts C, D and H of the return. All other Parts of the return should be completed with appropriate information as at the return date, that is, the date on which you attained that position.
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- The particulars required to complete this form are to be written in block letters or typed.
- If any space is insufficient in this form for all the particulars required to complete it, an appendix is to be attached for that purpose which is properly identified and signed by you.
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- "**" means delete whichever is inapplicable.
- Schedule 2 of the Code of Conduct provides explanation of information to be furnished.

Important Information

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DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY

Antonio [REDACTED] Franze

(full name of councillor or designated person)

(return date)

*IN RESPECT OF THE PERIOD FROM

01/07/2024

TO

30/06/2025

(return period)

22/07/2025

(date)

Digitally signed by Anton Franze
Date: 2025.07.22 11:24:40 +10'00'

(councillor's or designated person's signature)

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period

Nature of interest

Joint owner (50% interest)

Owner (100% interest)

Joint owner (75% interest)

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
Director Corporate Services	Blayney Shire Council, 91 Adelaide Street, Blayney	N/A

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor	Name and address of trustee
Nil	

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

Rental Income	[REDACTED]
Rental Income	
Share Dividends	Various companies (disclosed below)

C. GIFTS			
Description of each gift I received at any time during the return period		Name and address of donor	
Nil			

D. CONTRIBUTIONS TO TRAVEL		
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken
Nil.		

E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date/ *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
Nil.			

F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?	
Yes / No	No.

G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS	
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position
CPA Australia	Member
LG Professionals NSW	Member

H. DEBTS	
Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period	
Commonwealth Bank	

I. DISPOSITIONS OF PROPERTY	
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time	
N/A	
2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.	
N/A	

J. DISCRETIONARY DISCLOSURES	
Shareholdings held in Brambles Ltd; Lottery Corporation; Tabcorp Holdings; Star Entertainment Group.	
Voluntary Board Member of Blayney Meals on Wheels	
Treasurer, Barnstoneworth United Football Club (Voluntary)	

NET/26765

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY

Received 26.6.25

General Manager

DIRECTIONS:

1. The pecuniary interests and other matters to be disclosed in this return are prescribed by Part 4 of the Code of Conduct.
2. If this return is the first return required to be submitted by you after attaining the position of councillor or designated person, do not complete Parts C, D and H of the return. All other Parts of the return should be completed with appropriate information as at the return date, that is, the date on which you attained that position.
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6. "—" means delete whichever is inapplicable.
7. Schedule 2 of the Code of Conduct provides explanation of information to be furnished.

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DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY

Jacob [REDACTED] Logan

(full name of councillor or designated person)

30 June 2025

(return date)

*IN RESPECT OF THE PERIOD FROM

1 July 2024

TO

30 June 2025

(return period)

30.06.2025

(date)

(councillor's or designated person's signature)

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period	Nature of interest
[REDACTED]	Freehold
[REDACTED]	Freehold

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
Director Infrastructure Services	Blayney Shire Council	NA
Rental Income	[REDACTED]	NA
Livestock sales	Self Employed - Held on agistment in Molong	NA

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor	Name and address of trustee
Nil	

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

Nil

C. GIFTS	
Description of each gift I received at any time during the return period	Name and address of donor
Nil	

D. CONTRIBUTIONS TO TRAVEL		
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken
Nil		

E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date / *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
Sky Metals Limited	Shareholder	Nil	Nil
Betashares Diversified All Growth EFT	Shareholder	Nil	Nil

F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?
Yes / No No

G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS	
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position
Engineers Australia	Professional Member
Engineers Australia	Registered Engineer
LGEA	Member

H. DEBTS
Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period
Nil

I. DISPOSITIONS OF PROPERTY
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time
Nil
2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.
Nil

J. DISCRETIONARY DISCLOSURES
Nil

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY

Received... 7.10.25

General Manager

DIRECTIONS:

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DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY**Joel Cummings**

(full name of councillor or designated person)

30/09/2025

(return date)

*IN RESPECT OF THE PERIOD FROM

30/06/2024

TO

30/06/2025

(return period)

30/09/2025

(date)

(councillor's or designated person's signature)

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period

Nature of interest

Freehold (Mortgaged)

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
Manager Operations	Blayney Shire Council, 91 Adelaide St Blayney NSW 2799	

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor	Name and address of trustee
Nil	

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

Nil

C. GIFTS			
Description of each gift I received at any time during the return period		Name and address of donor	
Nil			

D. CONTRIBUTIONS TO TRAVEL		
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken
Nil		

E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date / *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
Nil			

F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?
Yes / No No

G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS	
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position
Nil	

H. DEBTS
Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period
Nil

I. DISPOSITIONS OF PROPERTY
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time
Nil
2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.
Nil

J. DISCRETIONARY DISCLOSURES
Commonwealth Bank of Australia

NET/26758.

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY

Received

25.6.25

General Manager

DIRECTIONS:

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DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY

30.06.2025

(return date)

Liam Golding

(full name of councillor or designated person)

*IN RESPECT OF THE PERIOD FROM

30.06.2024

TO

30.06.2025

(return period)

25.06.2025

(date)

(councillor's or designated person's signature)

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period	Nature of interest
	Home ownership
	Partial home ownership

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
Manager Wastewater and Urban Services	Blayney Shire Council, 91 Adelaide St, Blayney	

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor	Name and address of trustee
Nil	Nil

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

Nil	Nil

C. GIFTS	
Description of each gift I received at any time during the return period	Name and address of donor
Nil	Nil

D. CONTRIBUTIONS TO TRAVEL		
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken
Nil	Nil	Nil

E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date / *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
Nil	Nil	Nil	Nil

F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?
Yes / No No

G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS	
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position
Nil	Nil

H. DEBTS
Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period
Nil

I. DISPOSITIONS OF PROPERTY
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time
Nil
2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.
Nil

J. DISCRETIONARY DISCLOSURES
Nil

NET/26759

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY

Received 25.6.25

General Manager

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DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY

Mark [REDACTED] Dicker

(full name of councillor or designated person)

11 August 2024

(return date)

*IN RESPECT OF THE PERIOD FROM

1 July 2024

TO

30 June 2025

(return period)

25 June 2025

(date)

Mark Dicker

Digitally signed by Mark Dicker
Date: 2025.06.25 16:34:24 +10'00'

(councillor's or designated person's signature)

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period

Nature of interest

own with mortgage

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
NIL	NIL	NIL

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor	Name and address of trustee
NIL	NIL


3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

Rental Income from tenant [REDACTED]	

C. GIFTS			
Description of each gift I received at any time during the return period		Name and address of donor	
NIL		NIL	
D. CONTRIBUTIONS TO TRAVEL			
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken	
NIL	NIL	NIL	
E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date/ *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
NIL	NIL	NIL	NIL
F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?			
Yes / No NO			
G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS			
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position		
NIL	NIL		
H. DEBTS			
Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period			
		Dicker (parents)	
		St George Bank	
I. DISPOSITIONS OF PROPERTY			
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time			
2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.			
		NIL	
J. DISCRETIONARY DISCLOSURES			
NIL			

MODEL CODE OF CONDUCT FOR LOCAL COUNCILS IN NSW – PART 4
(Prescribed under Local Government Regulation 2005)

**DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS
RETURN**

OFFICE USE ONLY
Received. 22.7.25
 General Manager

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If this return is not the first return required to be submitted by you after attaining that position, all Parts of the return should be completed with appropriate information for the relevant return period since the last return, that is, the period from the return date of the last return to 30 June in this year or the period from the end of the last return period to 30 June in this year (whichever is appropriate).
- The particulars required to complete this form are to be written in block letters or typed.
- If any space is insufficient in this form for all the particulars required to complete it, an appendix is to be attached for that purpose which is properly identified and signed by you.
- If there are no pecuniary interests or other matters of the kind required to be disclosed under a particular main heading in this form, the word "NIL" is to be placed in an appropriate space under that heading.
- "*" means delete whichever is inapplicable.
- Schedule 2 of the Code of Conduct provides explanation of information to be furnished.

Important Information

This information is being collected for the purpose of compliance with the Code of Conduct. You must not lodge a return that you know or ought reasonably to know is false or misleading in a material particular. Complaints made about contraventions of these requirements may be referred to the Local Government Pecuniary Interest Tribunal.

The information collected on this form will be kept by the general manager at the council chambers in a register of returns.

Everyone is entitled to inspect the register of returns free of charge. You may correct or update the information contained in the register of returns by submitting a fresh return at any time.

DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS BY

30 June 2025

(return date)

Tiffany Irlam

(full name of councillor or designated person)

*IN RESPECT OF THE PERIOD FROM

01/07/2024

TO

30/06/2025

(return period)

22/07/2025

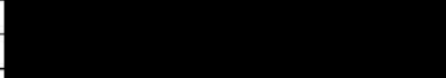
(date)

Tiffany Irlam

(councillor's or designated person's signature)

Digitally signed by Tiffany Irlam
Date: 2025.07.22 16:12:48 +10'00'

A. REAL PROPERTY

Street address of each parcel of real property in which I had an interest *at the return date / * at any time during the return period	Nature of interest
	Private
	Private

B. SOURCES OF INCOME

1. *Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from an occupation at any time during the return period:

Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
Chief Financial Officer	Blayney Shire Council, 91 Adelaide Street, Blayney NSW 2799	N/A

2. *Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June: / *Sources of income I received from a trust during the return period:

Name and address of settlor	Name and address of trustee
N/A	

3. *Sources of income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June: *Sources of other income I received at any time during the return period:
(Include description sufficient to identify the person from whom, or the circumstances in which, that income was received)

N/A

C. GIFTS			
Description of each gift I received at any time during the return period		Name and address of donor	
Nil			

D. CONTRIBUTIONS TO TRAVEL		
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time during the return period	Dates on which travel was undertake	Name of States, Territories of the Commonwealth and overseas countries in which travel undertaken
N/A		

E. INTERESTS AND POSITIONS IN CORPORATIONS			
Name and address of each corporation in which I had an interest or held a position *at the return date / *at any time during the return period	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
N/A			

F. WERE YOU A PROPERTY DEVELOPER OR A CLOSE ASSOCIATE OF A PROPERTY DEVELOPER ON THE RETURN DATE?
Yes / No N/A

G. POSITIONS IN TRADE UNIONS AND PROFESSIONAL OR BUSINESS ASSOCIATIONS	
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) *at the return date / *at any time during the return period	Description of position
CPA Australia	Member

H. DEBTS
Name and address of each person to whom I was liable to pay any debt *at the return date / *at any time during the return period
Commonwealth Bank, Tower 1, 201 Sussex St, Sydney NSW 2000

I. DISPOSITIONS OF PROPERTY
1. Particulars of each disposition of real property by me at any time during the return period as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time
Nil
2. Particulars of each disposition of property to a person by any other person under arrangements made by me, being dispositions made at any time during the return period, as a result of which I obtained, either wholly or in part, the use and benefit of the property.
Nil

J. DISCRETIONARY DISCLOSURES
Nil

10) DRAFT CODE OF MEETING PRACTICE**Department:** Corporate Services**Author:** Director Corporate Services**CSP Link:** 2. A connected, healthy and inclusive community**File No:** GO.PO.1

Recommendation:

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

Reason for Report:

To seek Council's endorsement of the revised Draft Code of Meeting Practice that reflects the new requirements under the Local Government Act 1993 and the Local Government (General) Regulation 2021, and to place the draft Code on public exhibition for a period of at least 42 days in accordance with legislative requirements.

Report:

The revised Draft Code of Meeting Practice includes:

- All mandatory provisions of the Model Code issued by the Office of Local Government (OLG) and optional provisions selected to suit local needs and enhance meeting efficiency;
- Updated provisions for:
 - Notices of motion and meeting agendas;
 - Public forums and participation;
 - Remote attendance at meetings (including audio-visual links);
 - Webcasting of meetings;
 - Disorder in meetings and procedural motions.

A summary of changes from the previous Code, issued by the OLG, is included as an attachment.

The revised Code ensures consistency with best practice standards, increases transparency in decision-making, and reflects the current operational environment, including hybrid meetings and greater community expectations for accessibility and accountability.

Council is required to adopt a code of meeting practice that incorporates the mandatory provisions of the Model Meeting Code prescribed by the Regulation. A council's 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 commencement date for the new code is 1 January 2026, whether or not Council has adopted its policy.

A copy of the draft Code of Meeting Practice is attached for reference.

Risk/Policy/Legislation Considerations:

Local Government Act s.361 requires Council to exhibit a draft of the code of meeting practice for at least 28 days and provide members of the community at least 42 days in which to comment on the draft code.

Risk of Extended Meetings

With the discontinuation of Councillor briefing sessions, there is an inherent risk that formal Council meetings may become significantly longer. In the absence of a dedicated opportunity to discuss complex matters and seek clarification in advance, more time is likely to be spent during the formal session addressing questions that would previously have been resolved through briefings. Extended meetings have potential to impact decision-making quality, staff and Councillor fatigue, resourcing and the overall safety and welfare particularly for those travelling after hours.

To mitigate these risks and maintain effective governance practices, Council may wish to consider alternative meeting arrangements, such as the introduction of daytime meetings or earlier start times, to support informed deliberation while upholding other obligations.

Budget Implications:

There are no significant financial implications associated with the exhibition or adoption of the draft Code of Meeting Practice. Costs will be limited to advertising and administrative support, which are within existing budget allocations in Council's 2025/26 Operational Plan.

Enclosures (following report)

- | | | |
|---|------------------------------------|---------|
| 1 | FAQ's and Summary of Changes (OLG) | 7 Pages |
|---|------------------------------------|---------|

Attachments (separate document)

- | | | |
|---|--------------------------------|----------|
| 2 | Draft Code of Meeting Practice | 51 Pages |
|---|--------------------------------|----------|

2025 Model Meeting Code - FAQ

Implementation of the 2025 Model Meeting Code

When must the 2025 Model Meeting Code be adopted?

- Councils must adopt a code of meeting practice that incorporates the mandatory provisions of the 2025 Model Meeting Code no later than 31 December 2025.

What happens if the 2025 Model Meeting Code is not adopted by 31 December 2025?

- Transitional provisions in the Local Government (General) Regulation 2021 (the Regulation) provide that if a council does not adopt a code of meeting practice that incorporates the mandatory provisions of the 2025 Model Meeting Code by 31 December 2025, then from 1 January 2026, any provision of the council's code of meeting practice that is inconsistent with a mandatory provision of the 2025 Model Meeting Code will be automatically overridden by the relevant mandatory provision of the 2025 Model Meeting Code.

Are councils required to adopt the non-mandatory provisions of the 2025 Model Meeting Code?

- No. The non-mandatory provisions of the 2025 Model Meeting Code cover areas of meeting practice that are common to most councils but where there may be a need for some variation in practice between councils based on local circumstances. The non-mandatory provisions also operate to set a benchmark based on what OLG sees as best practice for the relevant area of practice.
- Councils are free to omit the non-mandatory provisions or to adapt them to meet their needs.

Can councils include supplementary provisions in their adopted code of meeting practice?

- Yes. There is nothing to prevent councils from including supplementary provisions in their adopted code of meeting practice to meet their needs, provided the supplementary provisions are not inconsistent with the mandatory provisions of the 2025 Model Meeting Code.

2025 Model Meeting Code- FAQ

**Are joint organisations and county councils required to adopt the 2025 Model Meeting Code?**

- Yes. The 2025 Model Meeting Code also applies to meetings of the boards of joint organisations and county councils.
- The provisions of the 2025 Model Meeting Code that are specific to meetings of boards of joint organisations are indicated in blue font.
- In adopting the 2025 Model Meeting Code, joint organisations should adapt it to substitute the terms “board” for “council”, “chairperson” for “mayor”, “voting representative” for “councillor” and “executive officer” for “general manager”.
- In adopting the 2025 Model Meeting Code, county councils should adapt it to substitute the term “chairperson” for “mayor” and “member” for “councillor”.

What consultation must councils do before adopting a code of meeting practice?

- Under section 361 of the *Local Government Act 1993* (the Act), before adopting a new code of meeting practice, councils must first exhibit a draft of the code of meeting practice for at least 28 days and provide members of the community at least 42 days in which to comment on the draft code.
- This requirement does not apply to joint organisations.

What are the key changes?

A key focus of the changes made to the 2025 Model Meeting Code is to ensure meetings are conducted in a dignified and orderly way befitting to a chamber of democracy and to promote community confidence in councils and their decisions.

The following is a summary of the key changes. It is not an exhaustive list of all the changes that have been made.

Extraordinary meetings

- The mayor may now call an extraordinary meeting without the need to obtain the signature of two councillors.

Dealing with urgent business at meetings

- The process for dealing with urgent business at both ordinary and extraordinary meetings has been simplified.
- Business may be considered at a meeting at which all councillors are present, even though due notice has not been given of the business, if the council resolves

2025 Model Meeting Code- FAQ



to deal with the business on the grounds that it is urgent and requires a decision by the council before the next scheduled ordinary meeting of the council. The resolution must state the reasons for the urgency.

- If all councillors are not present at the meeting, the chairperson must also rule that the business is urgent and requires a decision by the council before the next scheduled ordinary meeting.

Prohibition on pre-meeting briefing sessions

- The 2025 Model Meeting Code prohibits briefing sessions being held to brief councillors on business listed on the agenda for meetings of the council or committees of the council.
- The prohibition on briefing sessions does not prevent a councillor from requesting information from the general manager about a matter to be considered at a meeting, provided the information is also available to the public. The information must be provided in a way that does not involve any discussion of the information.

Public forums

- The public forum provisions are now mandatory but leave it to councils to determine whether to hold public forums before council and committee meetings.
- Councils are also free to determine the rules under which public forums are to be conducted and when they are to be held. OLG will be issuing model best practice public forum rules that councils can use if they choose to.
- Public forums must be livestreamed.

Councillors' attendance at meetings by audio-visual link

- The provisions governing attendance by councillors at meetings by audio-visual link have been made mandatory and the option to attend meetings by audio-visual link has been restricted to where councillors are prevented from attending a meeting in person because of ill-health or other medical reasons or because of unforeseen caring responsibilities.

Absences from council meetings

- Changes have been made to the provisions governing absences from meetings.
- Where councillors are unable to attend one or more meetings of the council or committees of the council, the new provisions encourage them to:
 - submit an apology for the meetings they are unable to attend,
 - state the reasons for their absence from the meetings, and

2025 Model Meeting Code- FAQ



- request that the council grant them a leave of absence from the relevant meetings.
- Where a councillor makes an apology, the council must determine by resolution whether to grant the councillor a leave of absence for the meeting. Councils are required to act reasonably when deciding whether to grant a leave of absence to a councillor. To ensure accountability, if the council resolves not to grant a leave of absence for the meeting, it must state the reasons for its decision in its resolution.

Livestreaming meetings

- As of 1 January 2026, councils are required to livestream their meetings using an audio-visual recording.
- Recordings of meetings must be published on the council's website for the balance of the council's term or for 12 months, whichever is the later date.
- OLG will be issuing updated guidance on the livestreaming of meetings.

New rules of etiquette at meetings

- Councils may determine standards of dress for councillors when attending meetings.
- Where physically able to, councillors and staff are encouraged to stand when the mayor enters the chamber and when addressing the meeting.
- The 2025 Model Meeting Code prescribes modes of address.

Mayoral minutes

- The restrictions on mayoral minutes under the previous code have been removed. A mayoral minute may be put to a meeting without notice on any matter or topic that the mayor determines should be considered at the meeting.

Rules of debate

- The rules of debate have been simplified and the rules governing the foreshadowing of motions and amendments have been removed. It remains open to councillors to foreshadow that they intend to move an amendment during the debate, but there are no longer formal rules governing this.
- An amendment has been made to clarify that there is nothing to prevent a further motion from being moved at a meeting on the same item of business where the original motion is lost, provided the motion is not substantially the same as the one that was lost.

2025 Model Meeting Code- FAQ



- Councils will no longer have the option of reducing the duration of speeches to less than 5 minutes. However, councils continue to have other options to expedite business at meetings such as moving that a motion be put where the necessary conditions have been satisfied and to resolve to deal with items by exception.

Voting on planning decisions

- Consistent with the Independent Commission Against Corruption's (ICAC) recommendations, a council or a council committee must not make a final planning decision at a meeting without receiving a staff report containing an assessment and recommendation in relation to the matter put before the council for a decision.
- Where the council or a council committee makes a planning decision that is inconsistent with the recommendation made in a staff report, it must provide reasons for its decision and why it did not adopt the staff recommendation.

Representations by the public on the closure of meetings

- In the interests of simplifying the code, the rules governing representations by the public on the closure of meetings have been removed. However, there is nothing to prevent councils from adopting their own rules on this. OLG will be issuing model best practice rules for public representations that councils can use if they choose to.

Making information considered at closed meetings public

- Consistent with ICAC's recommendation, the general manager must publish business papers for items of business considered during meetings that have been closed to public on the council's website as soon as practicable after the information contained in the business papers ceases to be confidential.
- Before publishing this information, the general manager must consult with the council and any other affected persons and provide reasons for why the information has ceased to be confidential.

Dealing with disorder

- Councils will be required to determine on the adoption of the new code and at the commencement of each council term, whether to authorise the person presiding at a meeting to exercise a power of expulsion.
- The definition of acts of disorder by councillors have changed. The following constitute acts of disorder under the Regulation and the 2025 Model Meeting Code:

2025 Model Meeting Code- FAQ



- contravening the Act, the Regulation, or the council's code of meeting practice,
 - assaulting, or threatening to assault, another councillor or person present at the meeting,
 - moving or attempting to move a motion or an amendment that has an unlawful purpose, or deals with a matter that is outside the jurisdiction of the council or committee or addressing or attempting to address the council or committee on or such a motion, amendment or matter,
 - using offensive or disorderly words,
 - making gestures or otherwise behaving in a way that is sexist, racist, homophobic or otherwise discriminatory, or if the behaviour occurred in the Legislative Assembly, would be considered disorderly,
 - imputing improper motives, or unfavourably personally reflecting, on another council official or a person present at the meeting, or
 - saying or doing anything that would promote disorder at the meeting or is otherwise inconsistent with maintaining order at the meeting.
- Where a councillor fails to remedy an act of disorder at the meeting at which it occurs, they can be required to do so at each subsequent meeting until they remedy the act of disorder. On each occasion the councillor fails to comply with a direction by the chairperson to remedy an act of disorder, they can be expelled from the meeting and each subsequent meeting until they comply.
 - Members of the public can be expelled from meetings for engaging in disorderly conduct. Disorderly conduct includes:
 - speaking at meetings without being invited to,
 - bringing flags, signs or protest symbols to meetings,
 - disrupting meetings,
 - making unauthorised recordings of meetings.
 - The 2025 Model Meeting Code notes that failure by a councillor or members of the public to leave a meeting when expelled is an offence under section 660 of the Act. Section 660 provides that a person who wilfully obstructs a council, councillor, employee of a council or a duly authorised person in the exercise of any function under the Act, or Regulation is guilty of an offence. An offence under section 660 carries a maximum fine of \$2,100.

2025 Model Meeting Code- FAQ



Committees

- Meetings of committees of a council whose membership comprises only of councillors must be conducted in accordance with the council's adopted meeting code. Such committees will no longer have the option of determining that rules under the council's meeting code do not apply to them.

11) ENDORSEMENT 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.

Policy Name
Modern Slavery Prevention Policy
Community Land Management Plan
Council Development – Conflict of Interest Policy
Unreasonable and Unreasonably Persistent Customer 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 policy is new:

Policy	Objective	Comment
Modern Slavery Prevention Policy	<p>Policy is a statement of commitment to ensuring:</p> <ul style="list-style-type: none"> • its operations and supply chains do not cause, involve, or contribute to modern slavery; and • its suppliers, relevant stakeholders, and others with whom we do business respect and share our commitment regarding minimising the risk of modern slavery. 	Required to satisfy legislative obligations.

The following existing policies are proposed with changes since last adopted detailed below:

Policy	Objective	Comment
Community Land Management Plan	To provide a set of guidelines for the effective use, management and maintenance of the Community lands, located in the Blayney Shire Council.	Substantial changes proposed to finalise a plan of management for land that does not fit within Crown Reserves covered by the Crown Lands Plan of Management.
Council Development – Conflict of Interest Policy	To manage potential conflicts of interest and increase transparency at all stages of the development process for council-related development.	No changes proposed.
Unreasonable and Unreasonably Persistent Customer Policy	Policy is a commitment to: <ul style="list-style-type: none"> • Ensuring that all customers are treated fairly and reasonably. • Providing guidance, education and training as appropriate for staff and Councillors in dealing with customers. • Ensuring that Council resources are used efficiently and effectively when dealing with customers. • That unreasonable requests, persistent behaviour and harassment is reduced. 	No changes proposed.
Cyber Security Framework	Policy establishes an overarching framework for managing cyber security within Blayney Shire Council.	Minor change proposed.

Risk/Policy/Legislation Considerations:

Nil

Budget Implications:

Nil

Enclosures (following report)

Nil

Attachments (separate document)

1	Modern Slavery Prevention Policy	2 Pages
2	Community Land Managment Plan	43 Pages
3	Council Development - Conflict of Interest Policy	6 Pages
4	Unreasonable and Unreasonably Persistent Customer Policy	4 Pages
5	Cyber Security Framework	20 Pages

12) IMPENDING VACANCY - AUDIT RISK AND IMPROVEMENT COMMITTEE

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

Recommendation:

That Council;

1. Note the report on the Impending Vacancy - Audit, Risk Improvement Committee.
2. Appoint Ron Gillard as the Independent Chairperson of the Audit, Risk and Improvement Committee Independent, from the CNSWJO Regional Panel for Audit, Risk Improvement Committee Independent Members, for one term effective from 15 February 2026 to 14 February 2030.

Reason for Report:

For Council to make an appointment of an Independent Chairperson to the Blayney Shire Council Audit, Risk and Improvement Committee with the impending departure of the current Audit, Risk and Improvement Committee Chairperson in January 2026.

Report:

The current Audit, Risk and Improvement Committee (ARIC) Independent Chairperson, Donna Rygate, is due to complete her term on 16 January 2026.

Planning for external recruitment had commenced for this appointment however it was identified that the Central NSW Joint Organisation had a Regional Panel for Audit, Risk Improvement Committee Independent Members expiring September 2028.

The Regional Panel includes a candidate, Ron Gillard (Whytatah Consulting), a former member of the ARIC, with established knowledge and familiarity of the councils involved in the ARIC joint arrangement—namely, Central Tablelands Water, Central Tablelands Weeds Authority, and Blayney Shire Council. This prior experience is considered a key advantage for these councils, as it helps minimise the onboarding effort for a new member. The candidate also satisfies the essential criteria stipulated in the the Guidelines for Risk Management and Internal Audit for local government in NSW, and therefore is recommended for appointment as Chairperson.

The appointment is required for compliance with the Guidelines for Risk Management and Internal Audit for local government in NSW. Council is responsible for appointment of the Chairperson. All councils party to the ARIC joint arrangement are supportive of the appointment, subject to endorsement by their respective councils.

It is recommended that the candidate be appointed for a term commencing on 15 February 2026 and concluding on 14 February 2030. (The February start date has been proposed for ease of administration, given that resignation from the previous term took effect on 14 February 2025.

The candidate may seek reappointment at conclusion of the proposed term. It should be noted that tenure requirements under the Guidelines for Risk Management and Internal Audit for local government in NSW permit serving a maximum term of 8 years over a 10 year period. Given that the recommended candidate has already served almost 3 years, if an additional term was sought it must expire no later than 22 March 2031.

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 s.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.

Budget Implications:

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

Enclosures (following report)

Nil

Attachments (separate document)

Nil

**13) MINUTES OF THE FINANCIAL ASSISTANCE COMMITTEE MEETING
HELD 14 OCTOBER 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:** CR.SD.2**Recommendation:**

That Council;

1. Receive the minutes of the meeting held 14 October 2025.
2. Note the approvals of fee waivers under delegation by the General Manager, in the amount of \$1,635.
3. Approve the recommendations for 2025/26 – Round 1 of the Community Financial Assistance Program by the Financial Assistance Program Committee, in the amount of \$28,272 being:

No.	Applicant	\$
2	Blayney Shire Local & Family History Group	500
3	National All Breeds Junior Heifer Show	3,000
4	Newbridge Progress Association	1,560
5	Neville Equine Performance Inc.	2,750
6	WDC - Working Dog Challenge	2,251
7	Country Education Foundation of Orange and District	5,000
8	Blayney Town Association	3,000
9	Mandurama Public Hall Reserve Trust	9,921
10	Blayney Junior Soccer Club	290

4. Note that Round 2 of funding available will be reduced to remain within the 2025/26 approved budget.
5. Note that no funding be allocated for Flagship funding and feedback be provided to applicants as outlined in assessment table.

Reason for Report:

For Council to endorse the minutes of the Financial Assistance committee meeting held 14 October 2025 and associated allocations of funding under the Community Financial Assistance Program.

Report:

The Financial Assistance Committee at its meeting held 14 October 2025 and considered applications for Round 1 of the Community Financial Assistance Program for 2025/26.

An amount of \$25,000 was available for Flagship project funding for the 2025/26 year. An amount of \$21,365 was also available distribution in Round 1 (\$46,000 for full year), approved in the 2025/26 Operational Plan.

Council received 10 applications for the Round 1 of 2025/26 Program seeking \$32,670 in financial assistance. The committee has recommended \$28,272 be allocated to projects. This was in excess of the \$21,365 allocated for distribution by \$6,907 however the committee proposed that the Round 2 allocation be reduced by this amount.

Council received 3 Flagship applications seeking \$54,486 in financial assistance. The Financial Assistance Committee has recommended no funding be allocated from the Flagship Funding and that feedback be provided to applicants including requests for further information.

Recommendations are pursuant to the criteria stipulated in the Community Financial Assistance Program policy and guidelines.

**MINUTES OF THE MEETING OF BLAYNEY SHIRE COUNCIL FINANCIAL
ASSISTANCE PROGRAM COMMITTEE
HELD 14 OCTOBER 2025
AT BLAYNEY SHIRE COMMUNITY CENTRE**

The meeting commenced at 5.03pm.

1. PRESENT

Councillor Rebecca Scott (Chair); Tamara Miller; Miles Hedge; David Coe (Cadia); Andrew Garratt (Cadia); Josh Fitzgerald (Iberdrola); Anton Franze (Director Corporate Services – Secretariat).

2. APOLOGIES

David Kingham; Jordan Butler.

3. INTRODUCTIONS

Andrew Garratt, new Director Social Performance at Cadia, was introduced to the committee and will be in attendance at future meetings as Cadia representative.

Miles Hedge entered meeting at 5.07pm

4. ACKNOWLEDGEMENT OF PASSING

A minute's silence was held in recognition of the passing of David Kennedy, a past member of the Community Financial Assistance Committee.

5. DECLARATIONS OF INTEREST

Name	Item	Nature	Interest		
			Pecuniary	Non-Pecuniary	
			S	S	LTS
T.Miller	App.1	Member of Blayney A&P			X
M.Hedge	App.1	Member & Auditor of Blayney A&P			X
M.Hedge	App.2	Auditor of Blayney Local and Family History Group			X
Cr. R.Scott	App.1	Member of Blayney A&P			X

S: significant

LTS: Less than significant

6. MINUTES FROM PREVIOUS MEETING – 13 March 2025**Recommendation:**

That the minutes of the previous meeting held on 13 March 2025 be noted.

Coe / Miller

7. BUSINESS ARISING

Nil.

8. REQUESTS APPROVED BY GENERAL MANAGER UNDER DELEGATION**Recommendation:**

That the approvals of fee waivers and sporting related financial assistance, under delegation by the General Manager, in the amount of \$1,635 be noted.

Fitzgerald / Hedge

9. CONSIDERATION OF ROUND 1: 2025/26 COMMUNITY FINANCIAL ASSISTANCE PROGRAM APPLICATIONS

SUMMARY OF AVAILABLE FUNDS:	
Annual budget 2025/26	\$ 145,000
Less: Flagship funding	-\$ 25,000
Less: 2025/26 Operational Plan Approved Donations (Rates, insurance and events)	-\$ 70,000
Less Funding allocated from 23 September 2025 Council meeting to Youth Event	-\$ 4,000
Total Available for Distribution 2025/26	\$46,000
Total Available for Distribution 2025/26	\$ 23,000
Less: Funds approved under GM Delegation – Round 1	-\$ 1,635
Funds Available for Distribution in Round 1:	\$ 21,365
SUMMARY OF FLAGSHIP FUNDING AVAILABLE:	
Annual budget 2025/26	\$ 25,000
Total Available for Distribution:	\$ 25,000

Recommendation:

1. That an amount of \$28,272 from the Community Financial Assistance Program be recommended for approval by Council as per the attached schedule, noting that Round 2 of funding available will be reduced to remain within the 2025/26 approved budget.
2. That no funding be allocated for Flagship funding and feedback be provided to applicants as outlined in assessment table.

Miller / Scott

10. NEXT MEETING

Next meeting proposed for early March 2026. Date to be confirmed.

There being no further business the meeting closed at 6.41pm.

FINANCIAL ASSISTANCE APPLICATIONS: 2025/2026 ROUND 1

No	Applicant	Project	Grant sought	Grant recommended	Comments and feedback
1	Blayney A&P Association	Toilet Block Facilities upgrade at Blayney Showground	1,380	-	Withdrawn. General Manager has approved request under operational budget.
2	Blayney Shire Local & Family History Group	Update and reprint shire pioneer register	500	500	Approved given the significance of book to the history of the Blayney LGA.
3	National All Breeds Junior Heifer Show	Assistance to pay for toilet and shower block hire	3,000	3,000	Funding approved given significance and success of event, noting that hire fees exceeded \$11k.
4	Newbridge Progress Association	Hire Fees for Event Spring Into Art at Newbridge	3,868	1,560	Approval recommended for bins; ground hire and portaloos, subject to substantiation, per policy.
5	Neville Equine Performance Inc.	Develop a multi-purpose arena with softfall and cattle yards at Neville Showground	2,750	2,750	Application includes co-contribution. Committee is active and continues work to improve facilities.
6	WDC - Working Dog Challenge**	Waiver of Council fees - Hire of Blayney Showground	2,251	2,251	Funding recommended given infancy of event.
7	Country Education Foundation of Orange and District	Support toward 10 Blayney School Leavers to go into tertiary and vocational training	5,000	5,000	Approved, noting demonstration of funding allocation to 10 Blayney LGA students provided. Recommended that acquittal of funds be provided, demonstrating expenditure, and acknowledgement of Council in publicity.
8	Blayney Town Association	Costs associated with road closure and traffic management for	3,000	3,000	Expansion of Blayney Late Night Shopping event.

		Blayney Late Night Shopping			
9	Mandurama Public Hall Reserve Trust	Refurbishment of the Mandurama Public Hall Toilets	9,921	9,921	Application includes co-contribution. Well utilised facility worthy of funding.
10	Blayney Junior Soccer Club	Purchase of first aid kits for the clubhouse and team kits for game days and training. Purchase of storage tubs and shelving to store uniforms and club equipment	1,000	290	Shelving approved. Other items in application are outside scope of policy.
TOTAL:			\$32,670	\$28,272	

FINANCIAL ASSISTANCE APPLICATIONS: FLAGSHIP FUNDING

No	Applicant	Project	Grant sought	Grant recommended	Comments and feedback
F1	Carcoar Dam Sailing Club	Upgrades to Carcoar Dam Kinross Storage Shed	20,296	-	Consideration postponed until the applicant demonstrates the project's broader community benefit, provides evidence of co-funding, and submits two independent or arm's length quotations.
F2	Tallwood Hall Public Trust	Supply and installation of bistro blinds along front of existing undercover verandah at Tallwood Hall	9,190	-	Consideration deferred pending a second quote and clarification of co-contribution.
F3	Blayney Shire Horse Sports	Costs associated with event The Southern Cross Cutting Shows at Central West Equestrian and Livestock Centre - Blayney Showground	25,000	-	Funding of events is outside scope of policy and is unable to be approved under policy.
TOTAL:			\$54,486	\$-	

Risk/Policy/Legislation Considerations:

The recommendations for funding are as recommended by the Financial Assistance Committee and are assessed against the Community Financial Assistance Program guidelines.

Budget Implications:

Council has an amount of \$145,000, encompassing \$25,000 Flagship project funding, allocated in the 2025/26 Operational Plan for this purpose. This also includes an amount of \$70,000 approved in advance for financial assistance to groups, schools and organisations.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

14) 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: GO.ME.1

Recommendation:

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

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 Services Department.

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

Report:

Culvert Renewal Works

The culvert replacement works on Greghamstown Road were completed in September significantly under the approved budget of \$40,000 as approved at the August Ordinary Meeting (Resolution 2608/021).

The works were completed without any complications, and as such the contingency allowance was not required, with a final cost of \$17,142. An adjustment will be proposed in the September QBRS to return the remaining funds back into the Heavy Patching Program budget from which the funds originated.

Bitumen Emulsion Tank Replacement

Staff have been investigating options for the renewal of Council's bitumen emulsion storage tank, which has been inoperative since June 2025. During this period, Council continues to source emulsion from Orange City Council to maintain continuity of operations.

Following inspection and assessment, it was determined that the existing emulsion tank has reached end of its serviceable life, is beyond practical or economic repair and no longer meets operational requirements.

A new containerised emulsion storage unit has been ordered at an approximate cost of \$180,000, funded through the Works Depot Building Renewals allocation of the 2025/26 Operational Plan. The unit has an estimated manufacturing lead time of four months, and removal of the existing tank is being scoped separately.

The new unit will provide several improvements, including:

- Self-bunded design: eliminating the need for external bunding maintenance which is currently required.
- Automated system controls: incorporating automated circulation cycles and inbuilt heating elements to maintain product consistency.
- Load cell integration: enabling continuous measurement of material weight.
- Enhanced stock management: with the ability to record and report all additions and withdrawals improving stocktake accuracy.
- Relocatable design: allowing flexibility for future depot layout changes.

Additionally, maintaining an in-house supply of emulsion will provide operational efficiencies, allowing staff to spend more time undertaking road maintenance activities rather than travelling to Orange to procure material. The new system's integrated stock management features will also enhance Council's operational governance, providing accurate usage data and improved accountability for material handling and expenditure.

Maintenance works

Since the previous report, patching has been completed on Belubula Way, Errowanbang Road, Burnt Yards Road, Garland Road, Mandurama Road, Neville Road, Barry Road, Moorilda Road, Three Brothers Road, Wimbledon Road, Newbridge Road, Guyong Road, Vittoria Road, Forest Reefs Road and Panuara Road. Patching has also been completed on Millthorpe and Blayney urban streets.

Maintenance grading works have been undertaken on the following roads: Millamolong Road, Warburtons Lane, Wilsons Lane, Wells Lane, Kennys Lane, Meadows Lane, Showground Lane, Hagars Lane, Rockdell Road, Lyons Road, Ovington Lane, Calvert Lane, Burtons Lane, Fell Timber Road, as well as urban streets in the village of Lyndhurst.

Gravel resheeting has had a successful commencement this year, with the following works being completed so far: Ovington Lane, Nixons Lane, Eves Lane, Lawson Road, Sherlocks Lane, Wattersons Lane, Nyes Gates Road, Glenelg Road, Wombiana Lane.

Roadside mowing has been completed on Garland Road, Newry Downs Road, and in the Lyndhurst village.

Open Spaces and Facilities

Sports changeovers have been completed with mowing the primary focus.

The new shadesails at Heritage Park are due for installation this month. Playground compliance audits are being organised to commence next month for all playgrounds through the shire. This will be externally facilitated.

Repair of the latest main break in the irrigation line at KGO is scheduled for completion 29 October. Irrigation will then be able to recommence.

Sewer Treatment Plant (STP)

Council continues to operate the decanter at the STP manually. Replacement equipment has been ordered and is being prepared for installation.

Sewer Strategic Plan

Public Works are reviewing options for unsewered villages to be serviced by separate works or by a centralised treatment plant. They are also investigating potential infiltration in the network to guide long term planning. The long-term growth estimates for Blayney are being revised to allow for recent progress with subdivision works. This drives recalculation of expected sewer loads at the STP.

DCCEEW have extended the timeline for completion of the works to the end of 2026, and Public Works have updated their program. Scenario Analysis / Recommendations are expected May 2026, with the draft report for public exhibition (subject to Council resolution) expected for the end of July 2026.

Recycled Water

Council has undertaken formal training required for staff, and our consultant has completed document updates. These documents are being peer reviewed by NSW Public Works ahead of formal submission to DCCEEW. Minor actions from the management plan will continue whilst the plan is being reviewed. Sewer Treatment Plant operators are continuing to reactivate the plant in readiness for approval.

Major Projects

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

Rodd Street Culvert Repairs – Natural Disaster AGRN1034					
Due Date	Revised Budget YTD \$	Expenditure this Month \$	Total Expenditure YTD \$	Committed Expenditure YTD \$	Estimated Total Project Costs \$
June 2026	408,270	47,068	148,397	191,209	339,606
Commentary					
<ul style="list-style-type: none"> • Works are nearing completion, with culvert works finished excluding minor works on the upstream inlet entrance and scour protection, and downstream scour protection. • All headwall works from the original scope of works are now complete. • The bypass track has been removed, with some remediation works where the bypass track was not yet completed. • Some provisional allowances for excavation/removal of unsuitable material were drawn upon, as a total of 268m³ of spoils were excavated. • Delays were encountered early in the program due to inclement weather, resulting in an expected completion date in late early November. 					
Forecast (1-3 months)					
<ul style="list-style-type: none"> • Completion of upstream erosion control, shaping of inlet, and dressing around the headwall. • Completion of incidental repairs due to construction of temporary water service. • Completion of pavement construction, with the base layer remaining final preparation for sealing. Sealing currently scheduled late October pending contractor availability. • Final seeding, clean-up, and opening to full traffic in early/mid-November. 					

Richards Lane – R4R9					
Due Date	Revised Budget YTD \$	Expenditure this Month \$	Total Expenditure YTD \$	Committed Expenditure YTD \$	Estimated Total Project Costs \$
Dec. 2025	2,587,673	49,204	67,833	2,106,832	2,374,195
Commentary					
<ul style="list-style-type: none"> Formal approval by TfNSW of Council's detailed design has been received. Preliminary items of the contract and pre-construction documentation are being compiled by the contractor for both the local road and state road portions of work. Preliminary works on the local road section have occurred with vegetation removal occurring 22 October 2025. Commencement of substantial works on the local road section is programmed for the week of 3 November 2025, with bulk earthworks on the subgrade and drainage works to commence first. 					
Forecast (1-3 months)					
<ul style="list-style-type: none"> Construction survey control will be established prior to formal commencement of construction. Establishment of the contractor on site will begin with drainage works. Bulk earthworks, cut/fills to subgrade will likely commence on the local road shortly thereafter. 					

Hobbys Yards Road					
Due Date	Revised Budget YTD \$	Expenditure this Month \$	Total Expenditure YTD \$	Committed Expenditure YTD \$	Estimated Total Project Costs \$
June 2026	1,009,755	106,530	109,639	393,816	967,698
Commentary					
<ul style="list-style-type: none"> Council re-commenced works late September, starting with the bulk earthworks and boxing out for widening. Commencement was delayed a week from the originally planned 15/09/25 due to inclement weather. These works are now complete. Some minor soft spots in the subgrade were rectified within contingency allowances. Stabilising works are underway as of 20/10/2025, with completion of this portion of work scheduled for 23/10/2025. 					
Forecast (1-3 months)					
<ul style="list-style-type: none"> Base gravel overlay will commence shortly after stabilising and is expected to be completed by week ending 23/11/25. Batter dressing and sealing expected to be completed late November. Linemarking, final signage installation to be completed early 					

December pending contractor availability.

Garland Road – RERRF					
Due Date	Revised Budget YTD \$	Expenditure this Month \$	Total Expenditure YTD \$	Committed Expenditure YTD \$	Estimated Total Project Costs \$
June 2026	761,197	1,198	1,198	0	759,424
Commentary					
<ul style="list-style-type: none"> Scoping finalised for desktop study/design. Desktop study/design underway, currently 75% complete. The part service stabilising contractor has been sought under a separable portion of the request for stabilising made under the Hobbys Yards Road project to achieve better value for money. 					
Forecast (1-3 months)					
<ul style="list-style-type: none"> Completion of desktop design. Re-scoping/final estimates will be completed by mid-November to ensure we achieve the best value for money, as the scope currently has a high-risk of cost overrun with the works distributed across two patches. 					

Tallwood Road – RERRF ^[1]					
Due Date	Revised Budget YTD \$	Expenditure this Month \$	Total Expenditure YTD \$	Committed Expenditure YTD \$	Estimated Total Project Costs \$
June 2026	1,574,097	7,634	22,265	818	1,500,000 ^[2]
Commentary					
<ul style="list-style-type: none"> ^[1] RERRF funding accounts for only \$761,197 of the total budget, the remaining budget is funded from Council's general revenue. ^[2] Cost to complete is yet to be fully revised due to pending completion of first design. Re-estimation will be completed after finalisation of the concept design to determine the scope of works that demonstrates the best value for money. Council officers are currently designing a 2.5km section of road (CH1825 to CH4315). The design is currently at 75% completion of the concept design phase. It is anticipated that the current budget will enable construction of approximately 60% of this length due to drainage and geotechnical findings. Preliminary pavement investigation report has been received, 					

however additional testing has been requested to determine viability of stabilisation with overlay material included in the mix.

Forecast (1-3 months)

- Finalisation of pavement mix design investigation, as our geotechnical engineers shall test Council quarried material suitability for admixing in the pavement during stabilisation.
- Review and finalisation of the concept design is expected to be completed by the end of November.

Newbridge Road Culvert – FRG

Due Date	Revised Budget YTD \$	Expenditure this Month \$	Total Expenditure YTD \$	Committed Expenditure YTD \$	Estimated Total Project Costs \$
June 2026	255,680 ^[1]	1,150	1,150	124,843	248,323

Commentary

- ^[1] The current budget is \$255,680. A Q1 QBRS adjustment of \$19,861 from the completed Hawke Street Drainage Improvements project will be proposed, which would bring the total budget to \$275,541, subject to Council approval. While the project is currently estimated to be completed within the budget allocation, this is proposed to cater for contingency for the pavement construction over the culvert.
- Site commencement occurred 13/10/2025, starting with the tailout drain construction.
- The tailout drain has been constructed, excluding the wet weather crossing, utility protection structures, and the final erosion control at the outlet.
- Commencement of the culvert construction occurred 21/10/25. Excavation and placement of culverts will be done in two halves to allow traffic through the site.

Forecast (1-3 months)

- The first half of the culvert is expected to be completed by week ending 2nd November, with the second half expected to be completed the week after.
- Pavement construction, fencing reinstatement and floodgate, drain crossing, and reinstatement of delineation will occur after culvert works are complete. Completion is estimated for early-mid December.

Risk/Policy/Legislation Considerations:

Council's infrastructure activities are undertaken in accordance with the Local Government Act 1993 and other relevant regulatory frameworks.

Delivery is guided by Council's adopted policies, including procurement and risk management. This report provides ongoing updates on key projects and associated risks such as cost variations and delivery timeframes.

Budget Implications:

All works detailed are undertaken within existing budget allocations.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

15) LAND ACQUISITION - ERROWANBANG ROAD - DP1231139**Department:** Infrastructure Services**Author:** Director Infrastructure Services**CSP Link:** 3. Infrastructure is resilient, fit for purpose and maintained to support our community**File No:** GDS.RP.3

Recommendation:

That Council approve:

1. The compulsory acquisition of Lots 5 and 8 in DP1231139, registered 23 May 2017; 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 be classified as “operational land” under s.31 of the Local Government Act 1993; and
4. The execution on all documents associated with the compulsory acquisition for Lots 5 and 8 DP1231139, under Council seal, by the Mayor and General Manager.

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 Lots 5 and 8 DP 1231139 associated with the Southern Cadia Access Route road re-alignment safety improvement project which has been completed by Council.

Report:

The process of acquisition and transfer of land in regard to land acquisition associated with the road realignment of the Errowanbang Road for the Southern Cadia Access Route (“the project”) was the subject of a report provided to the May 2016 Council meeting (Resolution 1605/016, 1605/017 and 1605/018). The lots which are the subject of this report are in the vicinity of the realigned section of road to facilitate the construction of the Gnr.S. Ellery Bridge over Dirt Hole Creek.

At Council’s Ordinary Council Meeting 24 June 2019, Council approved the part road closure of Errowanbang Road, including Lots 5 and 8 in DP 1231139, and proposed to transfer those lots to adjoining landholders.

Council was then and remains the owner of Lots 5 and 8 DP 1231139 (collectively referred to as “the Lots”), as public road. As the Lots were already owned by the Council they were not included in the acquisition.

It appears that the Lots are land under Old System Title. The Lots are to be transferred respectively to adjoining landowners as compensation for land compulsorily acquired from them. To enable such transfer, Land Registry

Services (LRS) requires Council to bring the title to the Lots 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 the lots 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 the lots under the provisions of the Real Property Act. Following the conversion of the title, the Lots can be transferred to the relevant adjoining landowner.

The acquisition of the Lots by Council from itself can occur by use of power under the Roads Act (s.41) and the Land Acquisition (Just Terms Compensation) Act (s.29). No compensation is payable by Council for the compulsory acquisition of the Lots.

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

Council's legal representatives have therefore advised of the specific wording of a Council Resolution required to proceed with the compulsory acquisition.

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

Risk/Policy/Legislation Considerations:

Council is acquiring from itself Lots 5 and 8, which were formerly public road that is no longer required for public road, for transfer to an adjoining landowner as compensation as part of the road realignment project.

This matter was previously considered completed, as all transfer documents containing other acquisition Lots within this area were completed and processed. However, these two Lots were expressly not accepted for transfer.

Budget Implications:

The acquisition of lands and the associated costs were within the existing budget allocations and further expenditure is only expected for legal costs associated with the finalisation of the acquisition of Lots 5 and 8. These costs will be drawn from Council's property account.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

16) DEVELOPMENT ASSESSMENT REPORT

Department: Planning and Environmental Services

Author: Director Planning and Environmental Services

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

File No: GO.ME.1

Recommendation:

That the Development Assessment Report be received and noted.

Reason for Report:

To update Council on development applications and complying development certificates determined during the period 1 July 2025 to 30 September 2025.

To advise Council with a list of applications currently under assessment.

Report:

The following enclosures are provided for Council's information:

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

There are a number of modification applications approved or under assessment which are noted in the enclosure.

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

Risk/Policy/Legislation Considerations:

Nil

Budget Implications:

Nil

Enclosures (following report)

- | | | |
|---|--|---------|
| 1 | Quarterly DA Approvals Report - July to September 2025 | 6 Pages |
|---|--|---------|

Attachments (separate document)

Nil

1. Applications approved under delegated authority during the period

DA NUMBER	APPLICATION DATE	APPLICANTS NAME	APPLICATION DESCRIPTION OF WORK	PROPERTY ADDRESS	DATE APPROVED	VALUE
2024/0013/1	22/09/2025	Jasmine Ryan	Erection of Farm Stay Accommodation – <i>Modification of condition 7 – s7.11 Contributions to s7.12 Contributions.</i>	2043 Hobbys Yards Rd Barry	23/09/2025	<i>Modification</i>
2024/0059/1	17/09/2025	Jordan Ley	Erection of a Dwelling <i>Modification changes to floor plan.</i>	7 Burrell Lane Forest Reefs	29/09/2025	<i>Modification</i>
2025/0018/1	05/09/2025	Bassman Drafting Services	Erection of a Dwelling. <i>Modification Changes to side boundary setbacks</i>	19 Knox Place Millthorpe	16/09/2025	<i>Modification</i>
2023/0075/1	03/09/2025	Richard Southwell	Erection of a dwelling <i>Modification minor changes of existing floor plan.</i>	10 Springvale Lane Millthorpe	05/09/2025	<i>Modification</i>
2025/0068	03/09/2025	Spanline	Erection of a Patio	26 Rowlands St Blayney	15/09/2025	31,418.00
2022/0084/1	02/09/2025	Richard Southwell	Alterations & additions to existing dwelling – <i>Modification minor changes to veranda layout.</i>	95 Forest Reefs Rd Millthorpe	10/09/2025	<i>Modification</i>
2025/0067	26/08/2025	Bell River Homes Pty Ltd	Erection of a Dwelling	4 St Vincent Welsh Way Blayney	25/09/2025	590,565.00
2025/0034/1	25/08/2025	Peter Samuel Bennett	Erection of a Shed with a Bathroom – <i>Modification Additional door and window.</i>	8 Napier St Blayney	11/09/2025	<i>Modification</i>
2021/0072/1	19/08/2025	Southwell Design And Drafting	Erection of a Dwelling & Shed – <i>Modification redesign of dwelling.</i>	6770 Mid Western Hwy Lyndhurst	11/09/2025	<i>Modification</i>
2025/0063	07/08/2025	Belinda Alison Carroll	Erection of a Dwelling	113 Richards Lane Millthorpe	03/09/2025	363,000.00
2025/0062	01/08/2025	ESHR Group	Erection of a Dwelling	14 Plumb St Blayney	01/08/2025	600,000.00

2023/0055/1	30/07/2025	Rovest Holdings Pty Ltd	Change of use from a bowling club to motel accommodation including provision of a reception, laundry, kitchen, amenities and office within the existing bowling club building, demolition of other structures within the site, construction and installation of modular motel accommodation buildings providing 102 motel rooms and associated works including signage, parking and essential services connections.- <i>Modification minor layout changes and corrected reports.</i>	62 Osman St Blayney	25/09/2025	<i>Modification</i>
2021/159/1	25/07/2025	Tiffany Lewisa Ball	Erection of a Dwelling – <i>Modification – change in dwelling and floor plan design</i>	6 Templar St Lyndhurst	29/09/2025	250,000.00
2025/0058	24/07/2025	Adam William Ashcroft	Signage	1 Pym St Millthorpe	03/09/2025	1,800.00
2025/0055	17/07/2025	Anthony Daintith Town Planning	Erection of an Commercial Building	9 Radburn St Blayney	04/09/2025	813,851.00
2025/0056	17/07/2025	Sue Sutton	Alterations and Additions to Existing Dwelling	186 Charles Booth Way Millthorpe	21/07/2025	161,091.00
2025/0054	15/07/2025	Vision Town Planning	Two (2) Lot Subdivision	1 Lane St Blayney	12/08/2025	8,261.00
2025/0052	14/07/2025	Southwell Design And Drafting	Erection of a Shed	24 George St Millthorpe	12/08/2025	21,300.00
2025/0053	14/07/2025	Jacob Cameron Robinson	Erection of a Shed with attached Carport	2 Bradley St Newbridge	12/08/2025	29,649.00
2025/0050	08/07/2025	Southwell Design And Drafting	Alterations & Additions to Existing Dwelling	13 Crowson St Millthorpe	27/08/2025	365,050.00

2025/0051	08/07/2025	Donnelly Construction Group Pty Ltd	Installation of an Inground Swimming Pool	6 Springvale Lane Millthorpe	16/07/2025	97,790.48
2021/0035/2	02/07/2025	Peter Warwick Amos & Rosemarie Joan Amos (T/A Pw & Rj Amos)	Fifteen (15) Lot Subdivision <i>Modification to amend staging of approved subdivision.</i>	238 Forest Reefs Rd Millthorpe	31/07/2025	<i>Modification</i>
2023/0141/1	02/07/2025	Stephen John Crump	Erection of a Dwelling – <i>Modification minor increase in size to the proposed dwelling.</i>	114 Forest Reefs Rd Millthorpe	16/07/2025	<i>Modification</i>
2024/0072/1	25/06/2025	Anthony Daintith Town Planning	Erection of a Shed - Light Industry	14 Radburn St Blayney	02/07/2025	532,290.00
2025/0048	25/06/2025	Brendan Edward Fenner	Erection of a Shed	58 Springvale Lane Millthorpe	05/08/2025	102,828.00
2025/0049	25/06/2025	Peter Basha Planning & Development	Subdivision (Boundary Adjustment)	16 Unwin St Millthorpe	04/08/2025	-
2025/0046	19/06/2025	Cavalier Homes Central West Nsw	Erection of a Dwelling	4 Clover Ridge Rd Millthorpe	21/07/2025	492,000.00
2024/0006/1	17/06/2025	Felicity Slattery	Alterations and additions to existing guesthouse accommodation, Erection of Three (3) cabin accommodation units, pool and new dwelling <i>Modification to a re-design of the approved dwelling (private residence).</i>	12 Naylor St Carcoar	12/08/2025	<i>Modification</i>
2025/0045	17/06/2025	Belinda Alison Carroll	Erection of a Shed	113 Richards Lane Millthorpe	08/07/2025	27,500.00
2025/0042	04/06/2025	Southwell Design And Drafting	Erection of a Dwelling	13 Blake St Millthorpe	15/09/2025	785,350.00

2025/0043	04/06/2025	Tim Bassman	Erection of a Dwelling	13 Knox Place Millthorpe	26/08/2025	650,000.00
2025/0041	02/06/2025	Cavalier Homes Central West Nsw	Three (3) Lot Subdivision	27 Adelaide Lane Blayney	20/08/2025	80,000.00
2025/0039	29/05/2025	Ian Roy Smith	Erection of a shed	9 Smith St Blayney	03/07/2025	26,000.00
2023/0091/1	28/05/2025	Ngoc-Hien Duong	Alterations & Additions to Existing Dwelling – <i>Modification to setbacks and inclusion of detached outbuilding for a cellar and workshop.</i>	26 Osman St Blayney	01/07/2025	<i>Modification</i>
2025/0038	27/05/2025	Fernleigh Drafting	Erection of a Shed	6 Hawke St Blayney	02/07/2025	18,700.00
2025/0030	28/04/2025	Andrew James Saunders	Erection of a Dwelling	7 George St Millthorpe	08/07/2025	546,350.00
2025/0026	11/04/2025	Infrastructure Economics Pty Limited	2 (Two) Lot Subdivision	1 Pilcher St Millthorpe	04/08/2025	-
2023/0125	23/10/2023	Mark Whitney	Farm Stay Accommodation	3399 Mid Western Hwy Kings Plains	08/07/2025	309,000.00
2023/0028	06/03/2023	Bathurst Sheds	Erection of a shed	2 Bourke St Newbridge	16/07/2025	26,647.00
					Total	6,930,440.48

2. Applications currently under assessment

DA NUMBER	APPLICATION DATE	APPLICANTS NAME	APPLICATION DESCRIPTION OF WORK	PROPERTY ADDRESS	VALUE
2017/0103/1	19/09/2025	Catherine Anne Schuller & Lachlan Dougal Mairs	Erection of a Dwelling – <i>Modification of dwelling type, design and floor plan.</i>	2 Millpost Creek Rd Mandurama	<i>Modification</i>
2022/0013/1	22/09/2025	Nicholas Reeks	Erection of Multi Dwelling Housing (Dwelling 5) – <i>Modification minor changes to side boundary setbacks and finished floor levels.</i>	39 Adelaide St Blayney	<i>Modification</i>
2024/0004/1	26/09/2025	Suzanne Mcgregor	Five (5) Lot Subdivision – <i>Modification to including subdivision staging and removal of landscaping requirements.</i>	78 Clover Ridge Rd Millthorpe	<i>Modification</i>
2024/0063	03/09/2024	Morgan Family Property Holdings Py Ltd	Detached Dual Occupancy & Two (2) Lot Torren Title Subdivision	24 Knox Place Millthorpe	1,025,000.00
2025/0007	24/01/2025	Evan Lee Pty Ltd	Alternations and Additions to hotel	29 Park St Millthorpe	451,502.15
2025/0008	04/02/2025	Barnson Pty Ltd	Subdivision and Childcare Centre	99 Forest Reefs Rd Millthorpe	1,760,000.00
2025/0044	13/06/2025	Tina Alexandra	Retail	9 Pym Street Millthorpe	10,000.00
2025/0061	31/07/2025	EDPR Australia Pty Ltd	Solar Farm	180 Greghamstown Road, Blayney	17,930,694.00
2025/0064	11/08/2025	Currajong Pty Ltd	Temporary Events and Dual Occupancy	3982 Mid Western Hwy Blayney	30,000.00
2025/0066	25/08/2025	Currajong Pty Ltd	Two (2) Lot Subdivision	39-41 Stillingfleet St Blayney	-
2025/0070	08/09/2025	Andrew Gullon Ritchie	Erection of a Secondary Dwelling	12 Adelaide Lane Blayney	191,396.37
2025/0071	11/09/2025	Anthony Daintith Town Planning	Ten (10) Lot Subdivision	4070 Mid Western Hwy Blayney	Not provided.
2025/0072	17/09/2025	David Pidcock	Erection of Dual Occupancy Units and Subdivision	18 Starr Place Blayney	876,920.00

2025/0073	16/09/2025	Richard Mark Southwell	Erection of Damaged Veranda	2 Belubula St Carcoar	73,000.00
2025/0074	18/09/2025	David Pidcock	Dual Occupancy Units	14 Starr Place Blayney	94,2920.00
2025/0075	19/09/2025	Designs At M	Erection of a Greenhouse	86 Charles Booth Way Millthorpe	18,979.00
2025/0076	22/09/2025	Peter Basha Planning & Development	Subdivision (Boundary Adjustment)	207 Long Swamp Rd Forest Reefs	-
2025/0077	26/09/2025	Bassman Drafting Services	Installation of 300,000L Rainwater Tank	58 Springvale Lane Millthorpe	33,000.00
				Total	23,343,411.52

17) DA2025/0008 CENTRE BASED CHILD CARE (EARLY EDUCATION FACILITY) & SUBDIVISION (BOUNDARY ADJUSTMENT) ON LOTS 9 & 10 IN DP 6146, 99 FOREST REEFS ROAD, MILLTHORPE

Department: Planning and Environmental Services

Author: Manager Development Assessment

CSP Link: 4. A diverse, vibrant and sustainable economy

File No: DB.AB.2158

Recommendation:

That Council:

1. Support the variation to the Blayney Development Control Plan 201, F3.2 Access to Battle-Axe Lots that requires a minimum 2.4m wide sealed or concrete pavement the full length of the access handle in accordance with Council's Guidelines for *Engineering Works (as amended)* prior to the release of the Subdivision Certificate; and
2. Consent to Development Application 2025/0008 for the Construction of a Centre Based Child Care (Early Education Facility) & Subdivision (Boundary Adjustment) on Lots 9 & 10 in DP 6146, 99 Forest Reefs Road, Millthorpe subject to draft conditions of consent.

REPORT

Applicant:	Grove Learning Millthorpe Pty Ltd c/o: Barnson Pty Ltd
Owner:	Grove Learning Investments Pty Ltd
Application No:	DA 2025/0008
Zone:	R1 General Residential and within Millthorpe Heritage Conservation Area
Date Received:	28/01/2025
Assessment No:	A326731
Property:	99 Forest Reefs Road, Millthorpe
Proposed Development:	DA2025/0008 Centre Based Child Care (Early Education Facility) & Subdivision (Boundary Adjustment) on Lots 9 & 10 in DP 6146, 99 Forest Reefs Road, Millthorpe

Proposed Development

Consent is sought to undertake a boundary adjustment between land legally described as Lots 9 & 10 DP 6146, the demolition of existing onsite structures (dwelling and sheds) and the development of a new Child Care Facility on Lots 9 & 10 DP 6146, 99 Forest Reefs Road, Millthorpe.

The proposed development includes the following elements:

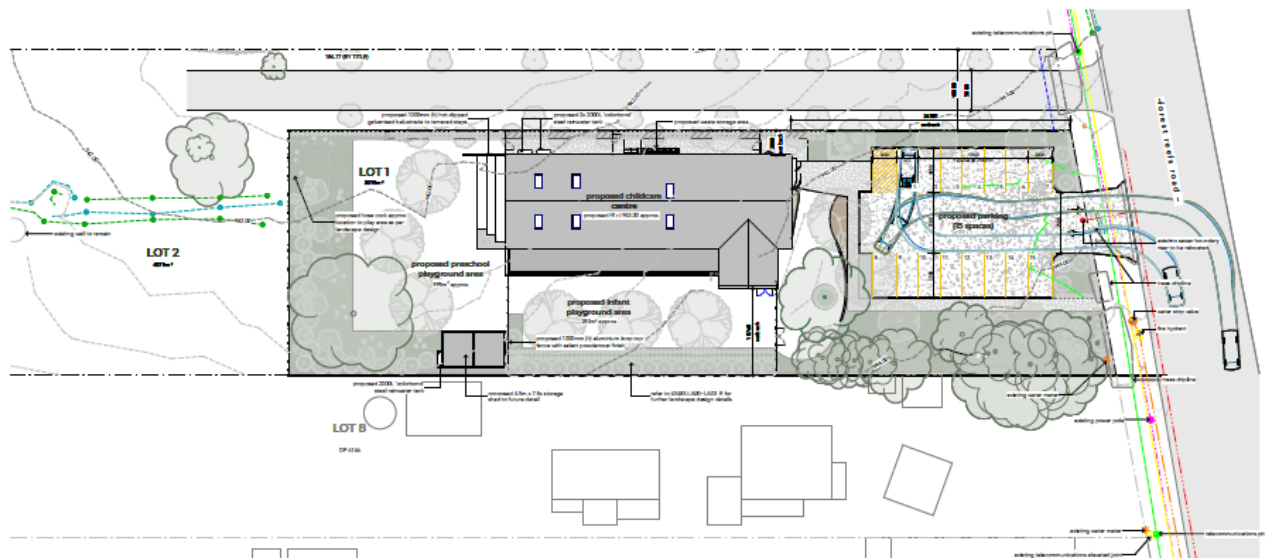
- Boundary adjustment between existing Lots 9 & 10 DP 6146 to create Proposed Lot 1 having a site area of 3015m² containing the new child care centre and Proposed Lot 2 having a site area of 4575m² as a vacant residential lot (subject to future DA applications)

- Demolition of existing structures including dwelling, sheds, carports, trees and utilities.
- Construction of new child care centres comprising a preschool room of 83m² and an infants room of 44m²; kitchen, store rooms, bathroom, accessible amenities, cot room/baby room, staff room, office, meeting, reception and foyer; a proposed storage shed; waste storage area with screening; carpark area (of 15 car spaces);
- Outdoor landscaping;
- Outdoor playground, kitchen and shade structures;
- Small storage shed 7.5m x 4.5m
- Retaining wall along the northern boundary; and
- Civil works including onsite detention in the carpark, 2 x 5KL rainwater tanks.

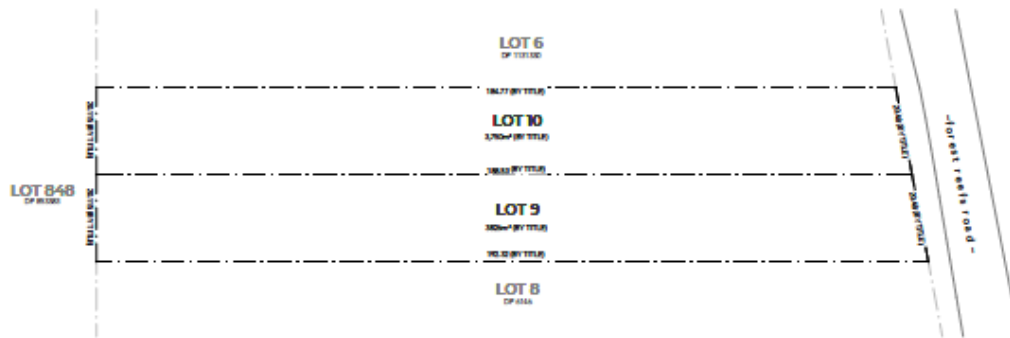
Proposed hours of operation for the child care facility include 7:30am to 6:00pm Monday to Friday.

Proposed numbers include twenty-nine (29) preschool children and thirteen (13) infants.

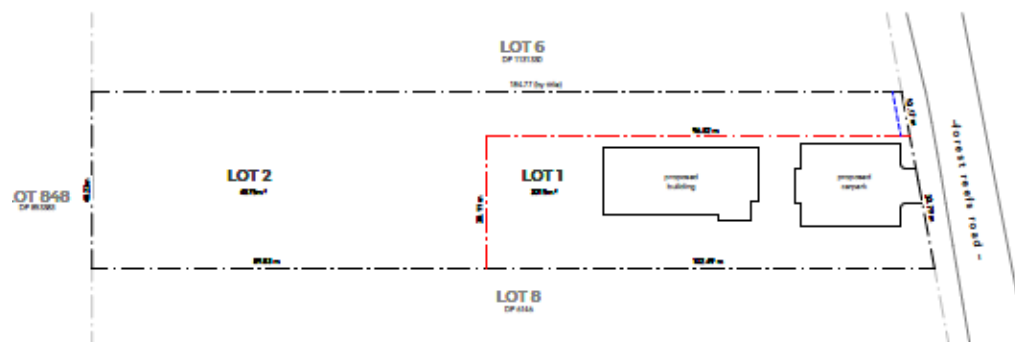
Colour and material schedule include copper metal cladding, Modinex 'Austratus Linear Infill' timber cladding in 'Blackbutt', PGH Bricks 'Manhattan Chelsea', JamesHardie fine texture system painted in Dulux 'Hogs Bristle', and 'Lysaght - CustomOrb' steel vertical cladding & roof sheeting in 'Colorbond® windspray™'.



Proposed Site Plan (Figure 1)



Existing Lot Layout (*Figure 2*)



Proposed Lot Layout (Figure 3)

Site Description

The subject land has a land use zone of R1 General Residential under the provisions of the Blayney Local Environmental Plan (LEP) 2012 and is also situated within the Millthorpe Heritage Conservation Area.

The site is situated on the southern side of Forest Reefs Road approximately 850m west of Millthorpe Village centre.

The holding comprises two allotments; Lot 9 having a site area of 3781m² and Lot 10 having an area of 3685m², both fronting Forest Reefs Road, of regular rectangular shape and containing a small cottage, ancillary outbuildings and established residential landscaping.



The subject property (Figure 4)

Background

A review of Council records does not reveal approvals for any type of development on the land or any approvals for the cottage.

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 given the site is cleared of native vegetation, it is considered that the proposed development does not exceed the Biodiversity Offset Scheme threshold and is not likely to have a significant effect any threatened species, population or ecological communities or their habitats.

SECTION 4.15 EVALUATION

Matters for Consideration – General

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

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

Blayney Local Environmental Plan 2012

Part 1 – Preliminary

Clause 1.2 Aims of Plan

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

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

Comment – Not relevant to this proposal

(a) to encourage development that complements and enhances the unique character and amenity of Blayney including its settlements, localities, and its rural areas,

Comment – The development is a permissible use in the R1 land use table and supports the community through the addition of an educational facility (child care facility). On balance, the design of the proposed development is considered to be a positive contribution to the Village of Millthorpe.

(b) to provide for a range of development opportunities that will contribute to the social, economic and environmental resources of Blayney in a way that allows present and future generations to meet their needs by implementing the principles of ecologically sustainable development,

Comment – The proposed development is for a centre based child care centre which is a permissible use in the zone. The development provides for community services that supports the families residing and working within the Millthorpe locality. The development also contributes to the LGAs local economy.

(c) to facilitate and encourage sustainable growth and development that—

(i) avoids and minimises risks to human life and property and minimises the cost of development by restricting development in areas prone to natural hazards and significant environmental constraints, and

Comment – Properly carried out, with the support of appropriate consent conditions, the development will pose no threats to life or property, nor is the development to occur in an area prone to natural hazards or significant environmental constraints.

(ii) protects, enhances and conserves prime agricultural land and the contribution that agriculture makes to the regional economy, and

Comment - The development is to occur on residential zoned land and will have no significant impact on prime agricultural land. The development will have no detrimental impacts upon agriculture within the regional economy.

(iii) avoids or minimises impact on drinking water catchments to protect and enhance water availability and safety for human consumption, and

Comment – The development site is not situated within a drinking water catchment as identified in the Blayney Local Environmental Plan 2012 Drinking Water Catchment Maps. Therefore, it will have no impact upon drinking water catchments.

(iv) protects and enhances environmentally sensitive areas, ecological systems, areas of a high scenic, recreational or conservation value, and areas that have potential to contribute to improved environmental and scenic outcomes, and

Comment - The development is situated within the Millthorpe Heritage Conservation Area; neither lot is identified as having any heritage items situated on the land. The Millthorpe Heritage Conservation Area places high value by the community for its scenic qualities and retention of heritage buildings and vegetation. The proposed design, colours and materials have been carefully considered to ensure the new development is complementary to the area and is sympathetic to the area. The proposal has been reviewed by Councils Heritage Advisor with additional information being provided to address the matters raised; namely landscaping, colours, materials, and fencing. There are no environmentally sensitive areas, ecological systems or areas of high scenic or recreational value that may be adversely affected by the proposal.

(v) protects and enhances places and buildings of environmental, archaeological, cultural or heritage significance, including Aboriginal relics and places, and

(vi) encourages the sustainable management, development and conservation of natural and human-made resources whilst avoiding or minimising any environmental and social impacts, and

Comment - The development proposal is located in a heritage conservation area, with the proposal seeking changes to the existing boundaries and the demolition of a small cottage. Whilst demolition works are not encouraged in HCAs, the Heritage Advisor has recommended an archival photographic record of the structure to be demolished. The condition will require:

- *A photographic record of the exterior, interior and site context to be undertaken by an experienced archive photographer consistent with NSW Heritage Office Guidelines.*
- *A set of measured drawings of the building and site consistent with NSW Heritage Office Guidelines.*
- *A site history to be prepared by a recognised historian.*

No known aboriginal relics or places are situated on the site, however, if any artefact or relics found during development works, the proponent will be bound to comply with the notification provisions of the National Parks and Wildlife Act. The proposal will respect the sustainable management, development and conservation of natural and human-made resources and is anticipated to have nil or negligible environmental and social impacts.

(vii) encourages a range of housing choices in planned urban and rural locations to address population growth and meet the diverse needs of the community, and

Comment - The proposal is for a permitted use within a residential zone. The proposal does not include housing. Any change that allows for future housing options would be subject to a separate application and merits-based assessment.

(viii) allows for the orderly growth of land uses while minimising conflict between land uses within the zone and land uses within adjoining zones, and
Comment - The proposal does not increase allotments or altered land zone. The existing residential land use is to be replaced by a use permitted and considered appropriate in the R1 zone.

(ix) promotes the efficient and effective delivery of utilities, infrastructure and services that minimises long-term costs to government, authorities and the community.

Comment - The development does not compromise infrastructure services. Both allotments are connected to all relevant services, with the proposal not impacting upon the delivery of such services to each of the allotments.

Clause 1.7 Maps

Land zoning:	R1 General Residential
Lot size:	The minimum lot size for the subject land is 450m ² .
Heritage:	The subject site is situated within a heritage conservation area, but does not contain a heritage item.
Terrestrial biodiversity:	The subject site is not identified as 'biodiversity' pursuant to the council's LEP terrestrial biodiversity mapping
Groundwater vulnerability:	The land is not identified as having groundwater vulnerability pursuant to the LEPs groundwater vulnerability mapping.
Drinking water catchment:	The land is not situated within a drinking water catchment
Watercourse:	The subject site is not identified on the Riparian Land and Waterways" on the Riparian Land and Waterways Map.
Flood:	The site is situated outside land affected by the LEPs floodwater mapping.
STP Buffer:	The site is situated outside the STP and Waste Depot buffer areas.

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.

Part 2 – Permitted or prohibited development

The proposed development for a Centre-based child care facility is a permitted land use under the provisions of the Blayney LEP 2012, subject to development consent.

The standard instrument dictionary defines **centre-based child care facility**—

(a) a building or place used for the education and care of children that provides any one or more of the following—

- (i) long day care,*
- (ii) occasional child care,*
- (iii) out-of-school-hours care (including vacation care),*
- (iv) preschool care, or*

(b) an approved family day care venue (within the meaning of the [Children \(Education and Care Services\) National Law \(NSW\)](#)),

Note—

An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the [Children \(Education and Care Services\) National Law \(NSW\)](#)) is provided.

but does not include—

- (c) a building or place used for home-based child care or school-based child care, or*
- (d) an office of a family day care service (within the meanings of the [Children \(Education and Care Services\) National Law \(NSW\)](#)), or*
- (e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or*
- (f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or*
- (g) a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or*
- (h) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.*

Note—

Centre-based child care facilities are a type of early education and care facility—see the definition of that term in this Dictionary.

early education and care facility means a building or place used for the education and care of children, and includes any of the following—

- (a) a centre-based child care facility,
- (b) home-based child care,
- (c) school-based child care.

The proposed development is consistent with the land use planning definitions of the standard instrument.

Clause 2.1 Land Use Zones and Clause 2.3 Zone Objectives and Land Use Table

The subject property is zoned R1 General Residential. The objectives of the R1 zone are:

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

Whilst the development is not related to housing it is consistent with the third objective as the development for a child care centre provides facilities and services to the community to meet day to day needs.

Clause 2.6 Subdivision – consent requirements

The proposal seeks consent for subdivision (boundary adjustment) for the existing two allotments. No additional lots are to be created. Both allotments will exceed the minimum lot size requirement.

Clause 2.7 Demolition requires development consent

The proposed development seeks consent for the demolition of the existing dwelling, removal of trees and outbuildings. Conditions relating to demolition and photographic archival records have been included to ensure demolition works and the recording of cottage are undertaken with controls in place.

Part 4 – Principal development standards

Clause 4.1 Minimum subdivision lot size

Subdivision does require a minimum lot size. The minimum lot size for R1 General Residential land is 450m² per lot. The existing allotments exceed the minimum lot size, with the proposed changes to the existing boundaries both exceeding the required minimum lot size.

Proposed Lot 1 will have a site area of 3015m², have direct access from Forest Reefs Road and contain the proposed Early Education Facility.

Proposed Lot 2 will have a site area of 4575m² and will be vacant residential zoned land. Any future development of the site would be the subject of a separate development application and assessment. Direct access is proposed from Forest Reefs Road.

No other development standards apply to the proposal.

Part 5 – Miscellaneous Provisions

Clause 5.10 Heritage Conservation

The subject site is situated within a heritage conservation area but does not contain a heritage item. The proposed development is designed appropriately and will have no significant impact on the heritage conservation area.

Council's Heritage Advisor provided advice on the proposed development, requesting the Applicant to address the matters raised. This is provided below:

Heritage Advisor Comment: It is recommended that the Applicant research the site history and prepare a standard archival record in accord with the NSW Heritage Office standards;

Applicant Comment: As per discussions with Blayney Shire Council, this requirement will be conditioned as part of DA Approval and undertaken as required.

Heritage Advisor Comment: The subdivision should allow for a suitable road width to the rear lot – nominally 10m to support a road and avenue scale tree planting on both sides of the access plus for the retention of the large existing pine tree on the boundary. The setback along the west boundary appears insufficient for suitable tree planting which is recommended to screen the bulk and scale of the building;

Applicant Comment: As per the Development Plans in Attachment B, and landscaping plan in Attachment D, a suitable width of 10m has been provided for the battle-axe handle to allow for both the future driveway and planting rows of *Quercus palustris* 'Pringreen' (Green Pillar® Pin Oak) on either side. The proposed trees once established shall allow for screening of the development from the west.

After further discussions with council, we recommend the removal of the existing pine tree for the following reasons:

- *The tree is considered to be in a declining condition and may create a potential hazard for future vehicle access given the locality of it.*
- *The tree would require pruning to allow for vehicles to access, and continued upkeep.*
- *It is also understood that there has been removal of other similar examples within and adjacent to the village area, and*

- *The species is considered invasive and otherwise generally detrimental to the health of areas they inhabit.*

As such, the proposed planting of trees along both sides of the future driveway, should be considered an acceptable replacement of the existing pine tree.

Heritage Advisor Comment: The proposal should include adequate space for Avenue tree planting within the subject site along the western boundary. A minimum of 7 standard trees are recommended to screen the 35m long building. This will provide the screening at the end of the village and reduce the bulk and scale of the new child care building;

Applicant Comment: *Noted, please refer to the amended landscape plans which depict nine (9) Pyrus calleryana 'Capital' (Capital Gallery Pear) planted along the western boundary within the new lot. These proposed trees shall screen the new building.*

Heritage Advisor Comment: An avenue of trees should be provided to both sides of the access route to the proposed rear lot, as part of the subject works, to ensure that the screening capacity of the development is fulfilled;

Applicant Comment: *Noted. As per the above, eighteen (18) Quercus palustris 'Pringreen' (Green Pillar® Pin Oak) are proposed to be planted within the battle axe driveway handle. They shall be planted along both sides of the future driveway providing additional screening.*

Heritage Advisor Comment: The external finishes to the main building are acceptable in terms of their impact on the character of the Millthorpe heritage conservation area with the exception of the following:

- o The roof, where a roof of this size in the local context should be colorbond Windspray utilising the colorbond custom orb profile and traditional rolled flashings, smooth unperforated gutters and circular downpipes- coloured to match the related adjoining walls;
- o the wall cladding where either a Weathertex type board material or a colorbond material would be recommended to provide a sympathetic element with the local character in place of spandek and in combination with the brickwork; and
- o the use of Dover White is regarded as being lighter and brighter than traditional warm whites in the setting and Hog Bristle is recommended.

Applicant Comment: *Noted. Please refer to finishes schedule in Attachment B addressing the above items.*

Heritage Advisor Comment: Corodeck colorbond Windspray is the steel fencing from Metroll recommended in Heritage conservation areas where a solid fence is specified as it uses the traditional custom orb profile;

Applicant Comment: *Noted. Please see amended plans, specifically the fencing elevation.*

Heritage Advisor Comment: The front fence and entry gate are suitable in a Powdercoat Woodland Grey

Applicant Comment: Noted.

Heritage Advisor Comment: The storage shed is suitable on the basis that the walls and roof are clad in colorbond Windspray with traditional rolled flashings, smooth unperforated gutters and circular downpipes and steel rainwater tank all in colorbond Windspray with Windspray garage door. This is the standard character for ancillary buildings in rural settings.

Applicant Comment: Noted.

Heritage Advisor Comment: 6 Trees are not adequate for the size of the site and for the task of screening the western bulk and scale of the building

Applicant Comment: Noted. As per amended landscape plan, additional trees have been provided to screen the suggested western bulk of the building.

Heritage Advisor Comment: A minimum of 10 suitable shade trees is recommended for the provision of shade and amenity and for the screening of the car park area – 3 on the long sides and 2 each on the shorter sides.

Applicant Comment: Ten (10) trees have been proposed with the carpark area providing both shade and amenity. Species include both *Acer x freemanii* 'Armstrong' (Armstrong Freeman Maple), and *Lagerstroemia indica x fauriei* 'Biloxi' (Biloxi Crape Myrtle).

The matters raised by the Heritage Advisor have been incorporated into the amended plans and are considered satisfactory. Conditions requiring the materials and colour schedule to be adhered to, landscaping, guttering and archival records have been included to ensure compliance.

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. The submitted civil engineering plans propose for onsite detention to ensure a pre and post development flows are maintained. Additionally, rainwater tanks are also proposed to capture

overflow from both the childcare centre and storage shed. The preliminary design demonstrates that neighbouring land will not be adversely impacted by stormwater with the design aimed at maximising the use of water permeable surfaces.

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. Conditions included. 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. The proposal can provide for all required essential services. Conditions apply.

State Environmental Planning Policy (Resilience and Hazards) 2021

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

Furthermore, the SEPP requires before determining an application to carry out development that would involve a change of use of land, the consent authority must consider a preliminary investigation of the land concerned. A change of use refers to:

- (a) land that is within an investigation area,
- (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,
- (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital - land:
 - (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and

(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

A Preliminary Investigation was encapsulated in the Statement of Environmental Effects through site history and site inspection. A site inspection was carried out and desktop assessment determined that there was no evidence of potentially contaminating activities. 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.

The land has been consistently used for residential type purposes and this application does not seek a change in land use or a change land zone. As part of the development application, consideration was given to potential contamination issues.

The subject land has long been used for a range of residential type purposes. In this regard, the land is well established with existing buildings.

A desktop assessment of the site does not indicate any areas or sources of potential contamination. There are no buildings, structures or other evidence within the site that indicate potentially contaminating activities associated with previous land use.

The subject land does not appear to have been used for a purpose listed in Table 1 of Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land.

Based on this information, further investigation is not warranted.

The subject land is therefore considered suitable for the proposed development.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 3 of the SEPP addresses requirements for educational establishments and childcare facilities. The aim of these provisions is to facilitate the effective delivery of educational establishments and early education and child care facilities across the state.

Clause 3.23 of the SEPP requires the consent authority to take into consideration any applicable provisions of the *Child Care Planning Guideline*, in relation to the proposed development, before determining the development application.

Child Care Planning Guideline – Delivering Quality Child Care for NSW 2021

This guideline establishes the assessment framework to ensure consistent planning outcomes and design for centre based childcare facilities can be achieved.

The proposal addresses the minimum requirements to ensure compliance with indoor space, outdoor space, storage space, laundry, hygiene facilities and landscaping requirements can all be met.

The calculations and layout for the childcare centre have been prepared (and submitted as a part of the overall development) by Kirk Gleeson, a building practitioner referred to in chapter 1, clause 4 of the Education & Care Services National Regulations & accredited under Building Designers Accreditation & Training p/l, Accreditation no. 6289

Part 2 of the Guideline addresses design quality standards which identifies 7 principles. These include:

- Context – the proposal is an appropriately zoned locality, of modest scale and bulk.
- Built Form – The proposal is single storey with generous setbacks, of modest scale and bulk for the allotment. The building is able to comply with NCC and Child Care regulations and includes accessibility provisions.
- Adaptive Learning Spaces – The proposal caters for varying age categories and learning spaces.
- Sustainability – The proposed design incorporates sustainability principles.
- Landscape – Landscaping design is provided for both visual amenity, outdoor recreation and learning.
- Amenity – Careful consideration of proposed materials and colours for the development in consultation with Councils Heritage Advisor. The proposed building aims to be aesthetically pleasing for both the site and locality.
- Safety – The development was designed with crime safety principles in mind to ensure passive surveillance and recreation.

The proposed design meets those principles.

The submitted design and plans demonstrate compliance with the guidelines for indoor and outdoor space, storage, laundry, amenities and hygiene facilities, and landscaping.

These include:

- Minimum of 3.25m² of unencumbered indoor space per child required.
Comment: *There are 42 children proposed, thus $42 \times 3.25 = 136.5\text{m}^2$ of unencumbered indoor space is required. The proposal has 139m² of indoor classroom space proposed, therefore this standard is satisfied.*
- Minimum 7.0m² per child of unencumbered outdoor space required ($42 \times 7 = 294\text{m}^2$ required).
Comment: *The development has 1,287m² proposed, therefore this standard is satisfied.*

- Minimum of 0.3m³ of external storage space per child required (42 x 0.3 = 12.6m³ required).

Comment: *The proposal allows for 31.6m³, therefore this standard is satisfied.*

- Minimum of 0.2m² per child of internal storage space. (42 x 0.2 = 8.4m² required).

Comment: *The proposal allows for 56.3m³, therefore this standard is satisfied.*

- Laundry and hygiene facilities are a key consideration for education and care service premises. The type of laundry facilities provided must be appropriate to the age of children accommodated.

Comment: *A laundry room has been depicted on the relevant floor plan.*

- Toilets are to comply with the Childcare Planning Guideline.

Comment: *The toilets are designed suitably and comply in that:*

- *The cubicles have solid walls, however no doors to provide dignity while ensuring supervision is possible.*
- *The proposed windows are located in sections of the walls that make sure views from the visitors, the public and neighbouring properties is limited.*
- *Handwashing facilities suitable for children in children's amenities, while adult bathrooms have adult facilities.*
- *All children facilities have direct access from both indoor and outdoor play areas.*

- Nappy Change Facilities to be provided in accordance with the guideline.

Comment: *To be provided in Children's amenities and detailed at Construction Certificate stage.*

- Providing the correct balance of sunlight and shade to play areas is important for the health and wellbeing of children and staff. Combining built and natural shade will often be the best option.

Comment: *Trees have been provided in the outdoor play area, thus providing suitable natural shaded areas. Please refer to updated Landscaping Plan.*

State Environmental Planning Policy (Industry and Employment) 2021

Business identification signage is proposed as a part of the submitted proposal and therefore the SEPP is applicable.

The Industry and Employment SEPP 2021 provides standards relating to advertising and signage. It applies to the whole of the State, except for land to which State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007 and State Environmental Planning Policy (Western Sydney Parklands) 2009 applies.

Section 3.6 of the Industry and Employment SEPP 2021 provides that signage must be consistent with the objectives of Chapter 3, as well as the assessment criteria specified in Schedule 5.

Schedule 5 Assessment criteria for Signage

Assessment Criteria	Comment
Character of the Area <ul style="list-style-type: none"> Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	<p>The proposal signage in the form of - Business identification – wall signage.</p> <p>The signage is considered acceptable for the development and locality.</p>
Special Areas <ul style="list-style-type: none"> Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? 	<p>The site is located in the Millthorpe Heritage Conservation Area. Signage is modest being a wall sign for business identification purposes only. The front building line has a setback of 34.581m from the road frontage (front boundary). Signage is considered consistent for the proposed use and locality. No adverse impacts are assessed.</p>
Views and Vistas <ul style="list-style-type: none"> Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers? 	<p>The proposed signage does not compromise important views, does not dominate the skyline and does not impact upon other advertisers.</p>
Streetscape, setting or landscape <ul style="list-style-type: none"> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal contribute to the visual interest of the streetscape, setting, or landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or 	<p>The proposed business identification signage has appropriate scale, proportion and form.</p> <p>No adverse impacts assessed.</p>

<p>locality?</p> <ul style="list-style-type: none"> Does the proposal require ongoing vegetation management? 	
<p>Site and building</p> <ul style="list-style-type: none"> Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? Does the proposal respect important features of the site or building, or both? Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	<p>The proposed signage is appropriate in form and scale and location on the site.</p>
<p>Associated devices and logos with advertisements and advertising structures</p> <ul style="list-style-type: none"> Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? 	<p>There are no associated devices and/or logos proposed as a part of the signage proposal.</p>
<p>Illumination</p> <ul style="list-style-type: none"> Would illumination result in an unacceptable glare? Would illumination affect safety for pedestrians, vehicles or aircrafts? Would illumination detract from the amenity of any residence or other form of accommodation? Can the intensity of the illumination be adjusted, if necessary? Is the illumination subject to a curfew? 	<p>No illumination is proposed.</p>
<p>Safety</p> <ul style="list-style-type: none"> Would the proposal reduce the safety for any public road? Would the proposal reduce the safety for pedestrians or bicyclists? Would the proposal reduce the 	<p>Based on the location of the proposed business identification signage, the safety of pedestrians, bicyclists and vehicles is not compromised.</p>

safety for pedestrians, particularly children, by obscuring sightlines from public areas?	
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The SEE advises the signage has been adequately considered against the objectives of the Industry and Employment SEPP 2021 and assessment criteria in Schedule 5. It is assessed that proposed signage would be consistent with the Industry and Employment SEPP 2021.

State Environmental Planning Policy (Sustainable Buildings) 2022

The proposed development does not trigger the requirement for BASIX.

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

Blayney Shire Council Development Control Plan (DCP) 2018 applies to the land. Part C Residential Development applies to this development and the relevant parts are summarised below.

DCP Clause	Control	Comment/Assessment
D2.1	Site selection and land-use conflict	The proposed development is a permissible form of development in the R1 zone for a commercial building being a centre based child care facility. The proposed use of the site has been assessed to not create an unacceptable land-use conflict risk. The use provides day to day facilities and services to its residents.
D2.2	General building setbacks	The proposed setback from the front boundary is in excess of 35m which allows for adequate carparking, maneuvering and landscaping within the front setback area. Side and rear boundary setbacks meet or exceed NCC requirements.
D2.3	Setbacks - Zone B2 Local Centre	Assessment not required.
D2.4	Setbacks –	Assessment not required.

	Zone B5 Business Development	
D2.5	Setbacks – Zone RU5 Village and Zone B6	Assessment not required.
D2.6	Building height and bulk	<p>The proposed building is single story with a ridge height of 6.380m. The building is sited with adequate setbacks from all boundaries.</p> <p>The bulk, scale and height of the proposed development has been assessed and there are no significant issues / concerns raised about building height or bulk. The proposal complies with D2.6.</p>
D2.7	Building design	<p>The proposed design provides an appropriate materials and colour schedule which includes the following:</p> <ul style="list-style-type: none"> • copper metal cladding, • Modinex 'Austratus Linear Infill' timber cladding in 'Blackbutt', • PGH Bricks 'Manhattan Chelsea', • JamesHardie fine texture system painted in Dulux 'Hogs Bristle', and • 'Lysaght - CustomOrb' steel vertical cladding & roof sheeting in 'Colorbond® windspray™'.
D2.8	Structure over public footpaths	Assessment not required.
D2.9	Street Trading / Footpath Dining	Assessment not required.
D4.1	General controls	<p>A Traffic Impact Statement has been submitted with the application in support of development detailing estimated traffic movements (based on student and staff numbers) of 34 vehicle trips in the morning AM peak period and 29 vehicle movements in the evening PM peak. Based on the Guide to Traffic Generating Development, the estimated traffic movements are considered to be low order and not have a noticeable impact</p>

		<p>on the surrounding road network.</p> <p>Parking has been designed to comply with the Australian Standards AS 2890 – Parking Facilities and AS1428.</p> <p>The development has been assessed by Infrastructure Services to be satisfactorily designed for its purpose with the road network capable of minor increases.</p>
D4.2	Vehicle access	<p>The proposed access is to be via Forest Reefs Road and is assessed to be appropriately sited.</p> <p>Conditions have been included regarding design requirements for access construction.</p> <p>Conditions are imposed to ensure construction meets the requirements of Council's Guidelines for Engineering Works.</p>
D4.3	Circulation and loading / unloading	<p>The proposed carparking area has been designed to ensure appropriate vehicle maneuvering.</p> <p>All vehicles will enter and leave in a forward facing direction.</p>
D4.4	Parking	<p>The proposed car park has been designed within the front setback area to ensure adequate parking for drop offs, pick ups and staff.</p> <p>Accessible parking is also provided and will meet the AS requirements.</p> <p>Landscaping screening is provided as per the Landscape Plan to ensure appropriate screening and visual amenity is provided to the development and adjoining properties.</p> <p>The proposed parking and onsite maneuvering is considered to be adequate for the site and locality.</p>
D4.5	Pedestrian access and mobility	<p>A footpath is proposed along the eastern boundary from the proposed street entrance, car park area to the principal building entrance.</p>

		This allows for pedestrian access, vehicular access and accessibility from the parking area.
D4.6	Parking and safety	Condition for lighting will be included for safety and surveillance purposes to ensure lighting is unobtrusive.
D4.7	Off street parking	<p>The proposal requires 1 space per 10 children plus 1 space per 2 employees.</p> <p>As such, the development generates 4.2 (increased to 5 spaces) based on 42 children in attendance with 2 additional spaces for staff parking.</p> <p>The parking design allows for 15 parking spaces including one (1) accessible parking space.</p> <p>The proposal exceeds the requirements for parking.</p>
D4.8	Exemptions to off street parking	Assessment not required.
D4.9	Table of Car Parking Requirements	Refer to the above parking assessment.
D5.1	Open storage, utility and service areas	Fencing and landscaping will provide suitable screening from Forest Reefs Road. Additional feature battleaxe driveway landscaping has also been included to address the visual approach of the heritage conservation area along Forest Reefs Road.
D5.2	Solid waste management	Dedicated areas for bin storage are adequately provided and screened.
D5.3	Landscaping	<p>The proposed development has been designed with requirements for significant landscaping across the site.</p> <p>Landscaping has been improved after further discussions with Councils Heritage Advisor.</p> <p>Whilst the proposal does seek to remove some trees and existing landscaping across the site, rows of <i>Quercus palustris</i> 'Pringreen' (Green</p>

		<p><i>Pillar® Pin Oak</i>) on either side of the battle-axe handle driveway are proposed. Specifically, eighteen (18) Pin Oak trees are to be planted along this battle-axe driveway. The trees once established shall allow for significant screening of the development from the west.</p> <p>Additionally, nine (9) <i>Pyrus calleryana</i> ‘<i>Capital</i>’ (<i>Capital Gallery Pear</i>) planted along the western boundary within the new lot which will assist in visual screening of the new building.</p> <p>The existing pine tree is sought for removal for the following reasons:</p> <ul style="list-style-type: none"> • The tree is considered to be in a declining condition and may create a potential hazard for future vehicle access given the locality of it. • The tree would require pruning to allow for vehicles to access, and continued upkeep. • It is also understood that there has been removal of other similar examples within and adjacent to the village area, and • The species is considered invasive and otherwise generally detrimental to the health of areas they inhabit. <p>Additionally, ten (10) trees have been proposed within the carparking area providing both shade and amenity. <i>Species include Acer x freemanii</i> ‘<i>Armstrong</i>’ (<i>Armstrong Freeman maple</i>) and <i>Lagerstroemia indicia x fauriei</i> ‘<i>Biloxi</i>’ (<i>Biloxi Crape Myrtle</i>)</p> <p>As such, the proposed planting of trees along both sides of the future driveway, should be considered an acceptable replacement of the existing pine tree.</p>
D5.4	Fencing	A 1.8m high acoustic fence is proposed on the eastern and southern boundary.
D5.5	Advertising and signage	Modest wall sign for business identification purposes is proposed for the front elevation. A separate assessment for signage under the SEPP is included in this report.
D5.6	External	A condition will be included to ensure any lighting complies with AS4282 Control of

	lighting	Obtrusive Effects of Outdoor Lighting.
D6.1	Site planning	The proposal is a permissible form of development in the R1 zone. The use of the site has been assessed to not create an unacceptable land-use conflict risk and has been appropriately designed taking into consideration site conditions and topography.
D6.2	Earthworks	The existing site topography will allow for some minor earthworks to create building pads, car parking and maneuvering areas. The site has very low potential for contamination with adequate assessment considered under the SEPP provisions.
D6.3	Building near utilities	All proposed structures have been appropriately laced with consideration to existing utility services and easements.
D6.4	Connection to utilities	All essential services are available in the locality for connection.
D6.5	Siting and visibility of utilities	Utilities will not adversely impact the visual amenity of the locality and will be sited appropriately.
D6.6	Liquid Trade Waste	No assessment required.
D6.7	On-site Sewage Management	Assessment not required.
D6.8	Water and Energy Efficiency	The proposal has considered the ability to minimise water and energy use through the use of landscaping, passive solar design and water tanks.

Clause DCP	Objectives	Compliance
F2.1 Site Planning	a) Respond to the topography and drainage characteristics of the site; b) Minimise impacts on the natural environment and protect environmentally sensitive areas; c) Avoid or minimise the impacts of natural hazards and stormwater/drainage; d) Avoid or minimise land use	Yes Comment: Based on the minor changes in affected boundary and site area, the submitted plan is considered

	<p>conflicts and provide suitable setbacks (and/or buffers) to adjacent or nearby sensitive land uses;</p> <p>e) Create a legible road and pedestrian/cycle network and connection to surrounding networks;</p> <p>f) Create building envelopes that are free of constraints with suitable access for each lot;</p> <p>g) Integrate with the existing and/or desired subdivision pattern of the area.</p>	<p>acceptable.</p> <p>Adequate site analysis has been provided.</p>
F2.2 Topography & Earthworks	<p>) Where cut and/or fill is likely to be required for any lot created by the proposed subdivision to support the likely building envelope/use (earthworks as part of the subdivision or a later building stage) and is likely to be greater than 1m in depth or closer than 1m to an existing lot boundary then Council will require:</p> <p>a) Demonstration that the road and/or subdivision layout has responded to the site topography and seeks to minimise the need for cut and/or fill;</p> <p>b) Additional reports and/or certification to demonstrate the proposal avoids or minimises impacts on adjacent properties.</p> <p>2) All retaining walls must comply with the National Construction Code.</p> <p>3) Applicants must notify Council (as part of the application) if cut and/or fill is likely to result in the net export or import of fill from land other than the subject site and demonstrate the fill is not contaminated.</p>	<p>Yes</p> <p>Comment:</p> <p>Some earthworks are required as a part of the proposal requiring minimum cut and fill (ie less than 1m in depth and greater than 1m from the boundary).</p> <p>No retaining walls are proposed as a part of the application.</p>

F2.3 Lot size & Arrangement	<p>1) Whilst the minimum lot size for subdivision is set out in BLEP2012 this is a minimum size only and larger lot sizes may be required due to:</p> <ul style="list-style-type: none"> a) Site constraints; b) Requirements for effluent disposal areas (if relevant); c) Addressing the objectives for lot size in BLEP2012. <p>2) Lot sizes, shapes and road frontages must allow for suitably sized building envelopes (or likely future buildings) associated with the intended land use to comply with the minimum building setbacks set out for the intended land use in this DCP and the National Construction Code.</p> <p>3) Subdivisions in or adjacent to urban zones (Zones R1, RU5, B2, B5, B6, IN1 and IN2, and Zone R5 where the lot < 1ha in area) must:</p> <ul style="list-style-type: none"> a) Maximise the number of regular shaped lots (i.e. lots that are rectangular) that are consistent with the historic subdivision pattern of most urban areas and less constrained for future development; b) Provide suitable road frontages to promote ease-of-access and servicing/utilities for each lot and allow buildings to address the street (where relevant); c) Provide depth to width ratios that accommodate vehicle access, manoeuvring, and a range of standard building types/layouts. 	<p>Yes</p> <p>Comment:</p> <p>The re-arrangement of the lots will result in both allotments exceeding the minimum lots size as required by the BLEP development standards of 450m².</p> <p>Proposed Lot 1 will have a site area of 3015m² and contain the Childcare Facility.</p> <p>Proposed Lot 2 will have a site area of 4575m² and will remain vacant residential land with frontage to Forest Reefs Road.</p> <p>Layout, road frontage and access is adequate for intended uses.</p>
F2.4 On-Site Effluent Management	<p>If a site is not required to be connected to a reticulated sewer system then the applicant must demonstrate each lot is capable of supporting a suitable on-site effluent management system with</p>	<p>Yes</p> <p>Comment:</p> <p>Not applicable. The site is connected to</p>

	<p>an Effluent (Geo-technical) Report prepared by a suitably qualified geo-technical engineer in accordance with the requirements in Part G2.5 On-Site Effluent Disposal and Council's Development and Building Guide.</p>	reticulated sewer.
F2.5.1 Access & Entrances	<p>1) Each allotment must have safe, legal access to a public road or Crown Road (duly formed or upgraded for the purpose and transferred to Council – See Part F7 New Roads & Upgrades) either through a direct frontage, a right-of-way arrangement, or by consolidation with an existing allotment that has such access.</p> <p>2) New access points to classified roads (highways and state and regional roads) are not preferred unless there is no alternative access available and must be located and constructed in accordance NSW Government (RMS) requirements.</p> <p>3) Council may require (at its discretion based on traffic impact) a Traffic Impact Study that ensures all roads and access are designed and constructed:</p> <p>a) To meet the requirements of Council's Guidelines for Engineering Works (as amended) including but not limited to safe and adequate sight distances in both directions and separation from intersections;</p> <p>b) To provide entrances clear of obstructions, which may prevent drivers having a timely view of pedestrians and other vehicles;</p>	<p>Yes</p> <p>Comment:</p> <p>New access points will be required to be constructed for both allotments.</p> <p>Existing access is off Forest Reefs Road.</p> <p>Both new accesses will be via Forest Reefs Road.</p> <p>Location of proposed accesses meets safe site distance and deemed acceptable by Infrastructure Services.</p> <p>Separate Section 138 permits will be required for the development and has been conditioned.</p>

	c) To avoid conflicts with existing utilities and street trees / significant vegetation; d) To take into consideration any requirements in the former RTA (2002) Guidelines for Traffic Generating Development (as amended) – Section 6.2 Access requirements.	
F2.6 Access – Rights of Way & Battle-Axe Lots Objectives	<p>O1. To minimise the number of lots created that do not have a substantial frontage to a public road.</p> <p>O2. To ensure any access ways are of sufficient width and driveway construction to minimise impacts on neighbouring lots and provide suitable vehicle access.</p>	<p>Yes</p> <p>Comment:</p> <p>Proposed Lot 2 is identified as a battle axe lot having a 10m wide access handle.</p> <p>The access handle only services the one lot which has direct road frontage to Forest Reefs Road.</p> <p>The proposal does seek to vary the requirement for paving the battleaxe handle. As the proposal is for a boundary adjustment of the rear lot which is to remain vacant, Infrastructure Services has no objection to this remaining permeable and unpaved (at this stage) as this requirement can be dealt with at the time of the development of Lot 2. Any future development of the</p>

		vacant land would allow Council further consideration of the appropriateness of the control and the requirement for paving. The same requirement for sealing is also set out in F3.2.
F2.7 Utilities & Easements	<p>O1. To provide all essential utilities to the boundary of any new allotment suitable for the proposed use.</p> <p>O2. To ensure appropriate access to and safe operation of utilities.</p> <p>O3. To address any connection requirements of the relevant utility authorities.</p> <p>O4. To minimise the visual impact of any new utilities by undergrounding connections and integrating into the design (where possible).</p>	<p>Yes</p> <p>Comment: The site is connected to all relevant services. New connections and upgrades will be required. Conditions apply.</p>
F2.8 Staging	O1. Larger subdivisions must consider staged subdivision release and ensure each stage is capable of being developed independently of later stages and has appropriate access and utilities.	<p>Yes</p> <p>Comment: No staging of the development is proposed.</p>
<p>F3 Residential Subdivision in Urban Areas</p> <p>F3.1 Lot size & Arrangements</p>	<p>This section applies to applications for subdivision of land for the purposes of residential accommodation / dwellings in the following Zones:</p> <p>1) Zone R1 General Residential (Town of Blayney);</p> <p>2) Zone RU5 Village (All other settlements);</p> <p>3) Zone R5 Large Lot Residential</p>	<p>Yes</p> <p>Comment: Proposed Lot 1 will exceed the minimum lot size requirement with a proposed site area of 3015m². This</p>

	<p>where the existing or proposed lot is less than or equal to 1 hectare in area.</p> <p>O1. To promote lot sizes, shapes and orientation that will maximise the number of lots with potential solar access to the future living spaces and private open spaces of new dwelling sites.</p> <p>O2. To ensure new subdivisions in or adjacent to existing urban areas complements the existing subdivision pattern and character of the existing urban area.</p> <p>O3. To require all lots have sufficient road frontage to allow driveway access whilst encouraging dwellings to have a frontage/address to the street.</p>	<p>allotment will contain the Proposed Childcare Facility.</p> <p>Proposed Lot 2 exceeds the MLS requirement for subdivision. The allotment is to have a site area of 4575m² and will remain vacant residential zoned land.</p> <p>The proposed childcare centre is to be situated in the western portion of the site to ensure adequate separation distance limiting overshadowing of the lots, namely the eastern residential lot.</p>
F3.2 Objectives Access to Battle-Axe Lots	<p>O1. To promote safe and efficient access to urban residential lots.</p> <p>O2. To provide sufficient driveway widths & design for battle-axe lots to minimise impacts on adjacent residential lots and accommodate traffic requirements.</p>	<p>Yes</p> <p>Comment:</p> <p>Access for both allotments will remain via Forest Reefs Road.</p> <p>Proposed Lot 2 will be a battleaxe allotment. Pre planning advice advised of the recommended width of the access handle. The submitted lot layout demonstrates the access handle exceeds the requirement of the</p>

		<p>DCP.</p> <p>The proposed access handle is 10m wide.</p> <p>The DCP requires a minimum 2.4m wide sealed or concrete pavement the full length of the battle axe handle. The Applicant has requested a variation to Clause 3.2 for the sealing of the access handle. The access handle forms a part of Proposed Lot 2 which will be a vacant residue lot with no intended use.</p> <p>The Infrastructure Services Engineer has reviewed the development and request for variation and has no objection in this instance to the variation. Future development of Proposed Lot 2 has the opportunity for the implementation of this requirement subject to future use of the land.</p> <p>The proposed design is deemed acceptable by Infrastructure Services.</p> <p>Direct road frontage(off Forest</p>
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		<p>Reefs Road) is provided to both allotments. There is currently one existing access off Forest Reefs Road which will require re-construction to meet Council specifications for the proposed development for Lot 1.</p> <p>Direct road frontage is provided via existing access points off Park Street.</p>
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A request to vary Clause F3.2 Access to Battle-Axe Lots also forms a part of this application. Specifically, the Applicant seeks to vary the requirement for a 2.4m wide seal or concrete pavement for the full length of the access handle. The objectives of the clause include:

- To promote safe and efficient access to urban residential lots.
- To provide sufficient driveway widths & design for battle-axe lots to minimize impacts on adjacent residential lots and accommodate traffic requirements.

The development, irrespective of the variation still meets the objectives of the clause.

Acceptable Solutions include the following:

The proposed subdivision of land can only result in the creation of a battle-axe allotment (or lot accessed by an easement/right-of-way) when:

- 1) Each battle-axe allotment has a minimum access handle width of:
 - a) 4m for access to a single lot;
 - b) 6.0m for combined access to two lots (with reciprocal easements for access and services); and
- 2) A minimum 2.4m wide sealed or concrete pavement is constructed for the full length of the access handle in accordance with Council's *Guidelines for Engineering Works (as amended)* prior to release of the Subdivision Certificate; and
- 3) If the proposed battle-axe lot is intended to be used for more than a single dwelling and/or dual occupancy (i.e. it is for the purposes of medium density housing) then it may require a wider access handle and seal for two-way

vehicle traffic and consider additional width to include setbacks and/or landscaping to minimise impacts on adjacent dwellings.

In particular the Applicant seeks to vary the requirement for a 2.4m wide seal or concrete pavement for the full length of the access handle. The request is to not impose the sealing of the access handle as a part of this development as the land is residue land with no defined future use. The variation relates to the creation of Proposed Lot 2 (via a boundary adjustment) only, which will be the residue lot. The Infrastructure Services Engineer has reviewed the development and request for variation and has no objection in this instance. Future development of Proposed Lot 2 has the opportunity for the implementation of this requirement subject to future use of the land.

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	The proposal seeks to provide onsite detention in the carpark area at the front of the site. 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 has been consistently used for residential purposes. As part of that development application, consideration was given to potential contamination issues and the site was deemed to be suitable for ongoing residential development. There is no evidence on site that contaminating activities have taken place. The subject land is therefore considered suitable for the proposed development.

Part G9 Land and Soils

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

Part H Heritage**Part H5 Development within Heritage Conservation Areas**

Objective/Performance Criteria	Assessment Comments
H5.1 Scale and Form	The design was supported by Council's Heritage Advisor.
H5.2 Siting	The proposed building has adequate setbacks and landscaping to ensure visual amenity and appropriate curtilage There is no adverse impact upon the streetscape of heritage significance of the Millthorpe Heritage Conservation Area.
H5.3 Materials and Colours	Materials and colours have been undertaken in consultation with Council's Heritage Advisor. Proposed external finishes include the following: <ul style="list-style-type: none"> • copper metal cladding, • Modinex 'Austratus Linear Infill' timber cladding in 'Blackbutt', • PGH Bricks 'Manhattan Chelsea', • JamesHardie fine texture system painted in Dulux 'Hogs Bristle', and • 'Lysaght - CustomOrb' steel vertical cladding & roof sheeting in 'Colorbond® windspray™'.
H5.4 Doors and Windows	Not applicable.
H5.5 Outbuildings	A small shed for storage purposes is proposed. The shed is located to the rear of the main structure and will not be visible from the street frontage.
H5.6 Fencing	Internal fencing details have been provided as per the request from the Heritage Advisor.
H5.7 Advertising and Signage	The site is located in a heritage conservation area; Millthorpe Heritage Conservation Area. Signage is modest being a wall sign for business identification purposes only. The front building line has a setback of 34.581m from the road frontage (front boundary). Signage is considered consistent for the proposed use and locality. No adverse impacts are assessed.

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 7.11 contributions apply to new residential accommodation or development resulting in additional dwellings. 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

Contribution Type / Development Type	Levy Rate
Section 7.11 Contributions	
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
Section 7.12 Levies	
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 not liable for 7.11 contributions as there is no nett increase in the number of allotments or opportunity for dwellings. The proposal is for a boundary adjustment and therefore Section 7.11 contributions do not apply to the proposal.

However, the development is also for the construction of an Early Education Facility and as such Section 7.12 contributions apply. Section 7.12 levies are calculated as a percentage of the cost of development. As the development exceeds an estimated cost in excess of \$200,000.00, the contribution is 1% of the total development cost. Condition will be imposed requiring the payment of the contribution to be made prior to the release of the Occupation Certificate.

Section 4.15(1)(a)(iiia) Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

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))**

The proposal includes the demolition of an existing dwelling which has been included as a part of the application. All demotion works will be undertaken in accordance with the Australian Standards AS2601: the Demolition of Structures and requirements of SafeWork NSW. Condition applies.

- **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 to this application.

- **Fire safety and other considerations (Clause 62)**

Not applicable to this application.

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

- **Context and Setting** - The immediate surrounding land use is residential land to the immediate east, large lot residential land to the west and north, with agricultural land to the immediate south. The R1 zoning allows for a range of uses compatible with the zoning. The proposal seeks consent for a permitted land use; child care facility that will provide a service to the community for working families not requiring further travel to Blayney, Bathurst or Orange. The proposed development has designed for adequate parking, landscaping, outdoor areas, materials and colours, weekday hours for operation and limits the number of child care places.
- **Land Use Conflict** - The proposed development will not create significant land use conflict within the surrounding area as the land will continue to be zoned general residential. The proposed use and any future uses of the site requires the land uses to be permitted in the land use table. For context, the subject land borders the R5 (Large Lot Residential land zoning).
- **Access and Traffic** – The proposed development will require new access construction for both allotments of Forest Reefs Road. Existing access is via Forest Reefs Road.

A Traffic Impact Statement formed a part of the submitted documentation for the development. It concludes that the development can be accommodated within the existing road network.

The proposed car park is situated within the front setback area, will be paved, provide a total of 15 parking spaces including an accessible space for both staff and visitors, and include onsite stormwater detention centre.

The submitted plans demonstrate that the carpark has been designed to ensure vehicle manoeuvring meets the relevant standards and all vehicles are able to enter and leave the site in a forward direction. Conditions apply.

The child care centre will generate additional traffic movements which has been estimated as 34 vehicle trips (17 in and out) in the morning AM peak hour period and 29 vehicle trips (14 in and 15 out) in the evening PM peak hour period. The Traffic Impact Statement identifies that the low volume of traffic generation is likely to be within the peak hourly fluctuations in traffic flows on the surrounding roads. It will not have any noticeable effect on nearby roads and public road intersections.

The Traffic Impact Assessment has been reviewed by Council's Infrastructure Services and has been assessed as suitable for the proposed development. Conditions have been included to ensure compliance can be achieved.

- **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 locality; being low scale development with adequate parking, landscaping, and setbacks and permissible use in the zone.
- **Utilities** – All services are currently available in the locality. Upgraded services and charges are to be borne by the Developer. Conditions apply.
- **Heritage** - The proposed development is within the Millthorpe Heritage Conservation Area. Heritage matters have been addressed throughout the assessment process. Conditions apply.
- **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.
- **Bushfire** - The subject land is not identified on the Bushfire Prone Land. No adverse impacts are assessed.
- **Surface Water and Groundwater** - The proposal does will involve earthworks on site for the construction of pads for the new building and for the proposed carpark. The proposal also includes the installation of onsite stormwater detention within the carpark area. Conditions apply.
- **Soils** – Due to the nature of the proposal, no changes in soil profile or significant earthworks are proposed. No adverse impacts are assessed.
- **Air & Microclimate** - No adverse impacts are assessed.

- **Noise and Vibration** – The proposed construction works shall generate some noise impacts in the locality. The likelihood of noise becoming offensive can be minimised by adopting good work practice and adhering to designated construction hours. The sites location on the outskirts of the Village, is removed from sensitive receptors, reducing noise impact issues.

Once operational, the development may have some increased levels of noise during the day, which has been minimised through appropriate boundary treatments (acoustic fencing on the eastern and southern boundary and increased buffer landscaping). A condition will be imposed to ensure the acoustic fence achieves noise attenuation consistent with childcare industry standards.

While children playing can create intermittent bursts of sound, these are generally short in duration and do not constitute continuous noise. The number of children playing outside at any one time may be limited through staggered play schedules.

The centres operational hours propose 7:30am to 6:00pm (Monday to Friday) which aligns with accepted residential noise activity under the EPA Noise Policy. No operations will occur during evenings or weekends, minimizing noise concerns outside regular hours.

The Applicant provides the following as additional justification to address the potential for increased noise:

- Noise Management Measures include the design incorporating effective acoustic treatments such as fencing, landscaping, and building materials that mitigate sound transmission.
 - Limited Duration of Peak Noise: While children playing can create intermittent bursts of sound, these are generally short in duration and do not constitute continuous noise. The number of children playing outside at any one time may be limited through staggered play schedules.
 - Comparable to Existing Ambient Noise: In the Forest Reefs Road locality, background noise from normal daily activities, and traffic, already exist in the area. The additional contribution from a childcare facility is unlikely to result in a perceptible or unreasonable increase in overall noise levels.
 - Outdoor play areas are also set back from shared boundaries.
- **Flora and Fauna** – The land is altered from its original state and does not include any significant native vegetation. Furthermore, the proposal does not include any removal of vegetation from the site. There are no adverse impacts assessed on the condition, ecological value and significance of the fauna and flora on the land.

- **Waste** – As the land is situated within the village zone which is within the waste collection service area, a commercial service for both general waste and recycling is available at the completion of the developments construction.
- **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 development has been designed to ensure safety, security and crime prevention measures are in place for both construction phase and the operational phase. 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 allow for employment opportunities for local in both the construction and operational phase of the development. The centre also provides opportunities for young families for early childhood services within their local area which supports the local economy.
- **Economic Impact in the Locality** - Due to the type and scale of the proposed development, the economic impacts of the development are localised. The development supports the local economy through employment for both the developments construction and operation phase. 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. 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.

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 and no adverse impacts have been identified.

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

The application was neighbour notified for a period of 14 days with one submission being received during this period.

A summary of the submission, Applicants response and Councils comment is provided in the below table:

Submission Concern	Applicants Response	Council Response
<p>The development is not appropriate within a residential area.</p>	<p>As identified in the Statement of Environmental Effects, 99 Forest Reefs Road is zoned R1: General Residential land pursuant to the <i>Blayney Local Environmental Plan 2012</i> (the LEP). The proposed land use is classified as a 'Centre-based childcare facility' which is permitted with consent in R1 zoned land. Further supporting the proposal is that it shall be of a high-quality design, and shall provide appropriate setbacks and screening through landscaping and architectural features, to minimise any potential visual impacts along the streetscape. Several mitigating measures should ensure that any noise generated by the proposal does not adversely affect the neighbouring residential property, including:</p> <ul style="list-style-type: none"> Operational Hours: The centre will operate during standard daytime hours (typically 7:30am–6pm), aligning with accepted residential noise activity times under the EPA Noise Policy. No operations will occur during 	<p>The land use is permitted with development consent. The purpose of the DA is to assess the development against relevant planning legislation and heads of consideration.</p> <p>A centre based child care facility is a permitted land use under the provisions of the Blayney LEP 2012 as an appropriate use for the zone.</p> <p>The built form of the development is designed to be sympathetic to the locality and car parking exceeds DCP requirements.</p> <p>Acoustic fencing is proposed and a condition will be imposed to ensure its design and construction meet recognised standards.</p> <p>The development has been designed to reduce impacts on neighbourhood amenity.</p>

	<p>evenings or weekends, minimizing noise concerns outside regular hours.</p> <ul style="list-style-type: none"> • Noise Management Measures: The design incorporates effective acoustic treatments such as fencing, landscaping, and building materials that mitigate sound transmission. Outdoor play areas are set back from shared boundaries. • Limited Duration of Peak Noise: While children playing can create intermittent bursts of sound, these are generally short in duration and do not constitute continuous noise. The number of children playing outside at any one time may be limited through staggered play schedules. • Comparable to Existing Ambient Noise: In the Forest Reefs Road locality, background noise from normal daily activities, and traffic, already exist in the area. The additional contribution from a childcare facility is unlikely to result in a perceptible or unreasonable increase in overall noise levels. 	
The impact of the	Refer to the above	The Applicant has

developments commercial activity upon the adjoining residential homes will be significant.	comments from the Applicant.	adequately addressed potential impacts.
There are more appropriate sites within the Village that wouldn't have such an impact upon residential properties.	Refer to the above comments from the Applicant.	<p>Council does not control who lodges applications on certain sites.</p> <p>Councils role is to assess the developments received against the relevant legislation and make a determination based on the information provided.</p>
Traffic entering and exiting the property particularly at early drop-off time. Heavy traffic and traffic speed irrespective of speed zones. Vehicles entering and exiting will be at risk	<p>The proposed childcare will have children being dropped off and picked up at the site sporadically throughout the day, depending on their carers schedule. As such, vehicles should not put any significant pressure on the road network then what is already occurring. Furthermore, the letter raises concerns on the speeds of traffic on Forest Reefs Road, and the risk to vehicles entering and exiting the site. The design of the car park ensures vehicles will be entering and exiting the site in a forward direction, and the site is within a 50km/h zone with significant sight lines in both directions thus minimising any potential traffic conflict.</p>	<p>Council's Infrastructure Services has reviewed the proposal and the submitted Traffic Impact Statement.</p> <p>Whilst the development will generate additional traffic movements the existing road network is deemed adequate to cater for such increases.</p> <p>The nature of childcare centres and their extended opening hours results in traffic movements being spread more than schools.</p> <p>All vehicles will enter and exit the site in a forward direction.</p> <p>The speed zone at this location is 50km and the site is on the edge of the Village and borders the R5 large lot residential zone.</p> <p>The speed of vehicles at this location is a matter</p>

		for Police to monitor.
Existing cottage is a miners cottage. Is this to be demolished.	<p>The submission suspects the existing dwelling is an original miners cottage. As per Schedule 5 of the <i>Blayney Local Environmental Plan 2012</i> and the ePlanning Spatial Viewer, the site is not identified as containing a heritage item, however, is within a heritage conservation zone. As noted in the SEE Report, proposed colours, and materials have been included on the architectural plans to support the building being appropriate for the Millthorpe Heritage Conservation Area. External finishes include; copper metal cladding, Modinex 'Austratus Linear Infill' timber cladding in 'Blackbutt', PGH Bricks 'Manhattan Chelsea', JamesHardie fine texture system painted in Dulux 'Hogs Bristle', and 'Lysaght - CustomOrb' steel vertical cladding & roof sheeting in 'Colorbond® windspray™'. These built finishes are suitable for the site as it is similar to existing land uses in the area and posing high quality design to complement the edge of the heritage conservation area. Furthermore, as discussed with David Scobie and Council</p>	A review by Councils Heritage Advisor does not identify the cottage specifically as a miners cottage.

	Planners, the requirement for a standard archival record in accordance with the NSW Heritage Office standards will be provided as part of the condition of consent.	
Concern for demolition in a heritage conservation area. How is this appropriate?	Refer to the above as the Applicants response.	The application was referred to Councils Heritage Advisor who has recommended appropriate conditions of consent requiring an archival photographic record of the existing structure which also requires the history of the building/structure/site to be researched.
How are conditions for the facades of buildings going to be maintained.	Refer to the above as the Applicants response.	Consultation and review between the Applicant and Council Heritage Advisor has taken place throughout the assessment process to ensure the use of appropriate materials. The amended plans reflect a schedule of materials.
What would be allowable for development of block 2?	No use has been proposed for the second lot as part of the Development Application. As such, planning comment on any future land use is not available at this time. It is assumed that any future use will be permissible with development in the zone and generally meet applicable development standards.	Permitted land uses are legislated in the Blayney LEP through the land use table and would be subject to development consent.

Concern is raised for the future use of Block 2 potentially outside of residential use.	Refer above for the Applicants response.	<p>The proposal does not stipulate any future use of the land. This application seeks merely to seek a boundary adjustment between the two (2) existing allotments.</p> <p>Any future use of the land would need to be in accordance with the Blayney LEP land use table and would be subject to a separate merits-based assessment for a development application.</p>
No information provided regarding the physical operation of the centre regarding the hours of operation, days, the maximum number of children and play equipment.	All relevant information has been provided as part of the development application supporting information, including but not limited to: associated plans, hours of operation, maximum number of children that are able to be enrolled, materials to be utilised, and other details which are quintessential to the application.	<p>The notification letter provided information about how to access and review the development. A QR code was made available on the notification letter, with a link to Councils website where all documentation was available for viewing.</p> <p>Councils contact details for further information was also available on the notification letter.</p> <p>All appropriate measures were taken to make all relevant information available.</p>
Can the size of the centre increase?	No comment	This would need to be determined by a number of factors including either a modification or a new DA.
Corners regarding the notification of the development, receipt of mail and length of the	No comment	Council cannot control a third party for the receipt of delivery of mail.

notification period was not adequate.		The notification period is as per Councils notification policy.
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Council also sought additional clarification on the developments acoustic measures and pedestrian connectivity.

The Applicant has provided the following additional information:

- 1.8m high acoustic fence on the eastern and southern boundary. Details are provided on Plan 43483-A07;
- Metroll-corodeck double layer infill sheeting with a surface density of minimum 10kg/m²;
- metroll-posts to manufacturers specifications;
- Base of fencing to be sealed against partially buried concrete sleepers to ensure no gaps in fencing;
- 2m wide x 4m high hedge planting;
- Low planting buffer zone;
- 3.5m wide landscape buffer zone.

Acoustic Measures:

Section 3.5 of the Childcare Planning Guidelines offers the following objective *‘To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.’* The Applicant has provided the following responses for Consideration 22 and Consideration 23 which is relevant to the objective provided above.

C22

A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:

- *Provide an acoustic fence along any boundary where the adjoining property contains a residential use. An acoustic fence is one that is a solid, gap free fence*

Applicant Comment: Noted, an acoustic fence shall be provided and is benefitted by a 3.5m landscaped buffer to provide additional noise attenuation for the existing residential uses to the east, and an acoustic fence, and landscaping to the south for future residential uses.

- *Ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure.*

Applicant Comment: Noted, it is intended to screen and where possible place mechanical plant on the opposite side of the existing neighbouring residential property.

C23

A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:

- identify an appropriate noise level for a child care facility located in residential and other zones
- determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use
- determine the appropriate height of any acoustic fence to enable the noise criteria to be met.

Applicant Comment: During the Council development application pre-lodgement process, an acoustic report was not deemed necessary subject to appropriate design for mitigation of any potential noise impact being incorporated. In this regard, a 1.8m high acoustic fence and landscaping buffers have been proposed which is a standard requirement for noise amelioration. In addition, as provided in **Attachment A**, the infant playground area has been specifically located nearest to the current neighbouring improvements, whilst the preschool aged children playground is located further to the south. The infant playground allows for a smaller number of thirteen (13) infant spaces who require constant supervision, the other playground shall have up to twenty-nine (29) preschool children. The infants shall partake in differing sensory based activities, and are still in the developmental stage, creating less noise possibilities than the preschool children.

As per the above, the acoustic design measures adopted are deemed suitable for the proposal and noise impact is not considered to be significant.

Pedestrian Connectivity

The nearest footpath is over 300 metres away. There may be some potential customers who don't have vehicles (perhaps a minor). Can you provide information on the anticipated percentage of clients who will need pedestrian connectivity and how this can be safely catered for given the roadway will have to be used.

Comment: The proponent has confirmed that they anticipate that clients shall utilise a vehicle given the location of the childcare centre on the Forrest Reefs Road and the demographic of their customers likely having access to a vehicle. The subject site is approximately 1km from the town centre, and it is unlikely that customers will be walking young children, nor shall the proponent allow young children to walk on their own. The centre is on the edge of town towards the Cadia mines, and it is intended to target these customers who can drop off and pick up their children on the way to and from work.

The design has provided a large car park for suitable access, and a footpath for those who may be dropped off. As such, it is understood, that pedestrian access will be limited.

The application was referred internally to the following officers for their assessment:

- Senior Building Surveyor
- Senior Environmental Services Officer
- Design and Development Engineer

Senior Building Surveyor

No objections are raised to the proposal subject to conditions.

Senior Environmental Services Officer

The submitted plans have been reviewed however they provide very limited detail on the fit out of the kitchen. The centre will have a commercial kitchen providing food to a vulnerable population. As such the requirements for a commercial kitchen will apply.

The following condition is recommended:

“The food preparation, storage and serving areas are to be constructed to a satisfactory standard in relation to food handling, safety and contamination prevention as assessed by Council. Construction is to be in accordance with the Food Act 2003, relevant Food Standards and Regulation, AS4674-2004 Design, construction and Fit-out of Food Premises, and Standard 3.2.3 Food Premises and Equipment of the Australia New Zealand Food Standards Code, Chapter 3.”

Design and Development Engineer

Per Water Directorate Guidelines, development will generate 5 Equivalent Tenements of sewer load. After credits, 4 ET sewer headworks have been applied.

Although the applicant proposes 15 parking spaces, Blayney DCP only requires 8 parking spaces. Parking conditions reflect DCP requirements.

The applicant has requested a variation to Blayney DCP in respect to Clause F3.2, paving of the battleaxe handle. No conditions requiring paving have been required. If the variation is not approved, appropriate conditions should be imposed. There is no objection to no paving of the access handle as a part of this development.

CONCLUSION

The proposal is permissible with consent of Council. The proposed development complies with the relevant aims, objectives and provisions of BLEP 2012. A request to vary the DCP Control F2.6 Access – Rights of Way & Battle-Axe Lots forms a part of this application. The request for variation seeks in particular the removal of the requirement for a 2.4m wide seal or concrete pavement for the full length of the access handle. A Section 4.15 assessment of the development indicates that the development is acceptable in this instance.

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

Enclosures (following report)

1	Draft Conditions of Consent	14 Pages
2	Plans	8 Pages
3	Submission	2 Pages

Attachments (separate document)

Nil

Draft Conditions of Consent

DA 2025/0008

Reasons for Decisions

The proposal satisfies the relevant statutory considerations relating to the development of land, including the provisions of the Environmental Planning and Assessment Act, Blayney Local Environmental Plan and Blayney Development Control Plan and relevant State Environmental Planning Policies.

Approved Plans

1.DEVELOPMENT IN ACCORDANCE WITH APPROVED PLANS & DOCUMENTATION

Development is to take place in accordance with:

Plan/Doc No.	Plan/Doc Title	Prepared by	Issue	Date
Drawing 43483 A 00 – Cover Sheet	Architectural Plans	Barnson	Revision D	17.04.2025
Drawing 43483 A01 – Existing Site Layout & Demolition	Architectural Plans	Barnson	Revision C	03.06.2025
Drawing 43483 A02 – Boundary Adjustment Plan	Architectural Plans	Barnson	Revision A	08.08.2024
Drawing 43483 A03 – Proposed Part Site Plan	Architectural Plans	Barnson	Revision F	26.09.2025

Drawing 43483 A04 – Proposed Floor Plan	Architectural Plans	Barnson	Revision C	19.12.2024
Drawing 43483 A05 – Elevations	Architectural Plans	Barnson	Revision D	17.04.2025
Drawing 43483 A06 - Sections	Architectural Plans	Barnson	Revision B	22.01.2025
Drawing 43483 – A07 – Shed & Fence Details	Architectural Plans	Barnson	Revision C	26.09.2025
Drawing 4383 LA00	Landscape Plan	Barnson	Revision E	16.04.2025
Drawing 43483 LA01 – Overall Landscape Plan	Landscape Plan	Barnson	Revision F	03.06.2025
Drawing 43483 LA02 – Outdoor Play Space	Landscape Plan	Barnson	Revision E	16.04.2025
Drawing 43483 LA03 – Front Entry	Landscape Plan	Barnson	Revision F	03.06.2025

Landscape Plan				
41821-PR01_B	Statement of Environmental Effects	Barnson		28.01.2025
4383-PL01_A	Additional Information	Barnson		10.06.2025
43483-PL02_A	Additional Information	Barnson		30.09.2025
Ref: 240925.01FA	Traffic Impact Statement	McLaren Traffic Engineering		02.12.2024
Drawing 43483 C00 Cover Sheet & Drawing Schedule	Civil Design	Barnson	C	20.01.2025
Drawing 43483 C01 – Existing Site Plan	Civil Design	Barnson	A	18.11.2024
Drawing 43483 C02 – Proposed Site Plan	Civil Design	Barnson	C	20.01.025
Drawing 43483 C10 – Proposed Stormwater Management Plan	Civil Design	Barnson	C	20.01.2025

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

2. Building Code of Australia

The building work must be carried out in accordance with the requirements of the Building Code of Australia.

In this regard, an Access Consultants Performance Solutions Report addressing Clause DP1 of the Building Code of Australia (Volume 1) should be submitted with the Construction Certificate Application or, alternatively all of the buildings must comply with Australian Standard AS1428.1 for accessibility as required by Clause D3.1.

3. Identification of Site

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

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

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

4. Excavation Work

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

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

Note: This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

STAGE 1 – SUBDIVISION (BOUNDARY ADJUSTMENT)**Prior to Issue of Subdivision Works Certificate****Engineering Plans**

5. The applicant is to submit an electronic copy of engineering plans, specifications and calculations in relation to Condition 11 in an appropriate digital format. Further, the works are to comply with *WBC Guidelines for Engineering Works*.

Section 138 Permit

6. Prior to the issue of a construction certificate, the applicant is to obtain a Section 138 permit for the works associated with condition 11 & 33.

Prior to the Commencement of Works

Subdivision Works Certificate

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

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

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

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

During Construction

Engineering Inspections

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

	COLUMN 1	COLUMN 2
B	Drainage	* After laying of pipes and prior to backfill; * Pits after rendering openings and installation of step irons.

Separate Water Service

9. The applicant is to ensure that the water service to each lot is contained entirely within the boundary of the individual lot serviced. Any alterations that are necessary are to be at the applicants cost. The applicant is to arrange an inspection with Central Tablelands Water to ensure each property has a separate water supply within their respective boundaries.

New Water Service

10. The applicant is to make application to Central Tablelands Water for a water service to Proposed Lot 2. This service will be at the developer's cost.

Sewer Extension

11. A sewer extension is to be constructed to serve Proposed Lot 2.

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

Note: This work will be carried out at full cost to the developer, either by Council or the developer.

Relocate Utility Services

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

Prior to Issue of Subdivision Certificate**Original Plan of Subdivision**

13. The applicant is to submit the original plan of subdivision for Council's endorsement. The applicant is to obtain a Subdivision Certificate from Council pursuant to Section 6.13 of the environmental Planning and Assessment Act 1979, as amended. Note: Council will only consider issuing a Subdivision Certificate in relation to this subdivision when it is satisfied that all conditions of the development consent have been complied with and the appropriate fee paid.

Final Plan of Survey

14. The final plan of survey is to show an easement for stormwater drainage 2 metres wide within proposed Lot 2 and in favour of proposed Lot 1

Works as Executed Plans

15. The applicant is to submit to Council an electronic copy of the works as executed plans for the works required by Condition 11 in an appropriate digital format. Further, the works are to comply with WBC Guidelines for Engineering Works.

Electrical Authorities – Subdivision

16. The developer is to furnish Council with documentary evidence that arrangements have been made, satisfactory to the appropriate electrical authority, for the provision of street and pathway lighting and/or for the provision of underground electrical power to serve each lot.

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

Water Headworks

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

Landscaping – Battleaxe Handle

18. The planting of the battleaxe handle of Proposed Lot 2 is to be in accordance with the approved trees in the stamped Landscape Plan Drawing No: 43483-LA01 (Barnson Pty Ltd) and dated 03/06/2025 Revision F. The identified plantings approved include 18 x *Quercus palustris* "Pringreen" (Green Pillar Pin Oak). The driveway landscaping is to be in place prior to the release of the Subdivision Certificate.

STAGE 2 – CHILDCARE FACILITY**Prior to Issue of a Construction Certificate****Contributions**

19. Development Contributions are to be paid in accordance with the Blayney Shire Council Local Infrastructure Contributions Plan 2022 (see Council's web site). The contributions to be paid are currently 1% of the cost of development. The amount payable would be recalculated on the basis of the contribution rates that are applicable at the time of payment. Evidence of payment of the contributions is to be provided to the Principle Certifying Authority prior to the issue of the Construction Certificate.

Engineering Plans

20. The applicant is to submit an electronic copy of engineering plans, specifications and calculations in relation to Conditions 33, 34, 35, 56 and 37 in an appropriate digital format. Further, the works are to comply with *WBC Guidelines for Engineering Works*.

Section 68 Application

21. Prior to the issue of a Construction Certificate, a Section 68 Application to carry out water supply and sewerage work, shall be submitted to, and approved by Council.

Section 138 Permit

22. Prior to the issue of a construction certificate, the applicant is to obtain a Section 138 permit for the works associated with condition 33.

Prior to Works Commencing

Construction Certificate

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

Commencement of Work and Appointment of PC

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

During Construction

Toilet Facilities

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

Each toilet must:

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

Erosion and Sediment Control

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

Note: All erosion and sediment control measures must be in place prior to earthworks commencing.

Hours for Construction or Demolition

27. 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.

Rubbish and Debris

28. 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.

Boundary Survey

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

Excavation and Backfilling

30. All excavation and backfilling associated with the erection/demolition of the building must:

- a) be executed safely and in accordance with appropriate professional standards, and
- b) be properly guarded and protected to prevent them from being dangerous to life or property.

Demolition

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

Engineering Inspections

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

	COLUMN 1	COLUMN 2
A	Carparking	<ul style="list-style-type: none"> * After compaction, prior to sealing * After sealing and linemarking
E	Concrete Footway Crossings	<ul style="list-style-type: none"> * After placing of formwork and reinforcement, and prior to concrete placement;

Footway Crossing – Square

33. A minimum 3m wide vehicular crossings over the footway adjacent to the proposed ingress/egress points to each lot are to be designed and constructed in accordance with *WBC Guidelines for Engineering Works*. Further the applicant is to obtain a Compliance Certificate pursuant to Division 6.4 of the Environmental Planning and Assessment Act as amended, **or inspection report**, at the completion of construction of the footway crossing, from Council or an accredited certifying authority, certifying that the works have been completed in accordance with *WBC Guidelines for Engineering Works* and that the levels are in accordance with those issued.

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

Optional note: This condition may require the piping and filling of a section of the open drain fronting the property, including headwalls and safety railing.

Off Street Car Parking

34. Off-street visitor and/or staff car parking for at least 8 vehicles is to be provided. Should additional staff be employed, additional car parking may be required to be provided on site.

Pave and Linemark

35. All parking and/or loading bays shall be permanently marked out on the pavement surface with loading bays and visitor parking facilities being clearly indicated by means of appropriate signs to facilitate the orderly and efficient use of on-site parking and loading/unloading facilities.

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

Car Parking Spaces for Access Impaired Persons

36. A minimum of 1 space, separately delineated and individually marked, shall be provided for persons that are access impaired. The car parking spaces together with continuous paths of travel to the main entry of the premises, or reasonable equivalent are to be constructed in accordance with AS 1428 and AS/NZS 2890.6.

On Site Detention

37. The developer is to construct an onsite stormwater detention system to ensure post development flows do not exceed those present prior to development. This onsite detention is to be capable of servicing the development up to and including the 1% AEP storm event.

Relocate Utility Services

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

Food Premises Code Compliance

39. The food preparation, storage and serving areas are to be constructed to a satisfactory standard in relation to food handling, safety and contamination prevention as assessed by Council. Construction is to be in accordance with the Food Act 2003, relevant Food Standards and Regulation, AS4674-2004 Design, construction and Fit-out of Food Premises, and Standard 3.2.3 Food Premises and Equipment of the Australia New Zealand Food Standards Code, Chapter 3

Naturally Occurring Asbestos

40. 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.

Unexpected Finds

41. If Aboriginal objects, relics or other historical items or the like are located during development works, all works in the area of the identified object, relic or item shall cease and the NSW Office of Environment and Heritage, and representatives from the Local Aboriginal Land Council shall be notified. Where required, further archaeological investigation shall be undertaken. Development works in the area of the find(s) may recommence if and when outlined by the management strategy, developed in consultation with and approved by Environment and Heritage.

Cladding

42..All roof and wall finishes shall be comprised of low reflective surface materials.

Note 1: Sheet metal shall be of factory prefinished (eg, colorbond) type material.

Note 2: Zinalume will be not accepted.

Heritage Requirements

43. Materials and colour scheme is to be in accordance with the approved external finishes of the approved plans.

Traditional rolled flashings, unperforated gutters and circular downpipes are to be installed.

Prior to Issue of Occupation Certificate**Acoustic Fencing**

44. The proposed acoustic fence shall be designed in accordance with the criteria provided in the *Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment Version 3.0*. The final design shall be in consultation with an acoustic consultant to ensure the appropriate base criteria, design and construction of the acoustic fence is achieved. Details, satisfactory to the Director of Planning and Environmental Services, shall be provided to Council prior to the issue of any Occupation Certificate.

Note: The applicant should also be aware that there may also be obligations under the Dividing Fences Act 1991.

Heritage – Photographic Record

45. Prior to any issue (of part thereof) of an Occupation Certificate, the developer is to submit to Council at least two (2) copies of details, photographs and electronic images of the structure, as follows:

- A photographic record of the exterior, interior and site context to be undertaken by an experienced archive photographer consistent with NSW Heritage Office Guidelines.
- A set of measured drawings of the building and site consistent with NSW Heritage Office Guidelines.
- A site history to be prepared by a recognised historian.

Sewerage Headworks

46. The applicant shall contribute \$9,061.00 per new Equivalent Tenement created by the development (4 ET), towards sewer head works pursuant to Section 305 of the Water Management Act, 2000, and the Development Servicing Plan (Section 64), before the Occupation Certificate is issued. The amount applicable will be dependent upon the date on which payment is made and will be as per Council's adopted fees and charges for the financial year in which payment is made.

Occupation Certificate

47. Prior to the occupation or use of the building an Occupation Certificate is to be obtained, and where Council is not the PC, a copy is to be submitted to Council. In this regard, an interim or final fire safety certificate for the fire safety measures installed in the building must be submitted with the application for an Occupation Certificate.

Landscaping

48. Landscaping must be planted in accordance with the approved Landscape Plans LA00-LA03.

Ongoing

Approved Use

49. The approved building must not be used for any other purpose other than the approved use ie Child Care Centre. Any proposed change of use shall only be permitted with the consent of Council.

Hours of Operation

50. The development shall only be carried out in accordance with the following hours/days:

- | | |
|------------------------------|-------------------|
| • Monday to Friday | 7:30am, to 6:00pm |
| • Saturday | Nil |
| • Sunday and public holidays | Nil |

Capacity

51. Maximum of twenty-nine (29) preschool children and thirteen (13) infants are to be onsite at any one time.

Ingress/Egress

52. All vehicles entering or leaving the site shall be driven in a forward direction.

Road and Interallotment Drainage

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

- (a) the gutter/ table drain in Forest Reefs Rd,
 - (b) a legal point of discharge
- in accordance with *WBC Guidelines for Engineering Works*.

Landscaping

54. All landscaping is to be maintained regularly and replaces in the event of death or ill health.

Advisory Notes

Notice of Commencement.

AN1. *Notice of commencement of works – The attached form needs to be completed and emailed, faxed or mailed to Council at least 2 days before any work commences on the site.*

TELSTRA CORPORATION LIMITED

AN2. *Dial Before You Dig. 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 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) 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.

DRAFT ONLY - NOT TO BE CONSTRUCTED



PROPOSED CHILDCARE CENTRE

99 FOREST REEFS ROAD, MILLTHORPE NSW 2798

LOCALITY PLAN.



DRAWING SCHEDULE.

A. 00	COVER SHEET	REV D	DATED 17.04.2025
A. 01	EXISTING SITE LAYOUT & DEMOLITION	REV C	DATED 03.06.2025
A. 02	BOUNDARY ADJUSTMENT PLAN	REV A	DATED 08.08.2024
A. 03	PROPOSED PART SITE PLAN	REV F	DATED 26.09.2025
A. 04	PROPOSED FLOOR PLAN	REV C	DATED 19.12.2024
A. 05	ELEVATIONS	REV D	DATED 17.04.2025
A. 06	SECTIONS	REV B	DATED 22.01.2025
A. 07	SHED & FENCE DETAILS	REV C	DATED 26.09.2025

PROJECT DESCRIPTION.

For the purpose of the Building Code of Australia, Vol. 1, 2022, the development may be described as follows:

- classification - NCC 'part A1'**
The building has been classified as a 'Class 9b' building - pre-school
- rise in stories - NCC 'part C1D1'**
The building has a rise in stories of one.
- effective height - NCC 'schedule 1 definitions'**
The building has an effective height of zero, ie less than 25.0m.
- type of construction required - NCC 'part A6, part C1D2 - table C1D2'**
Class 9b building - Type 'C' construction. The building has been deemed 'conditioned' excluding the toilets & airlocks.
- climate zone - NCC 'schedule 1 definitions'**
The building is located within climate zone 4.

GENERAL NOTES.

In addition to the National Construction Code series, Building Code of Australia Vol. 1, 2022, the Plumbing Code of Australia, 2022 & the building regulations applicable to the state of New South Wales, the following applicable Australian Standards & codes of practice are to be adhered to through the documentation & construction works:

- AS1688 - Mechanical ventilation & air conditioning in buildings
- AS3000 - Electrical installations; buildings, structures & premises (known as the sae wiring rules)
- AS1428.1 - General requirements for access - buildings
- AS2890.6 - Off-street parking; mandatory requirements
- AS1440.0 - Interior lighting - safe movement
- Children (Education & Care Services) Regulation 2011

These drawings shall be read in conjunction with all architectural & other consultants drawings & specifications, & with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to 'Barnson Pty Ltd' for a decision before proceeding with the work.

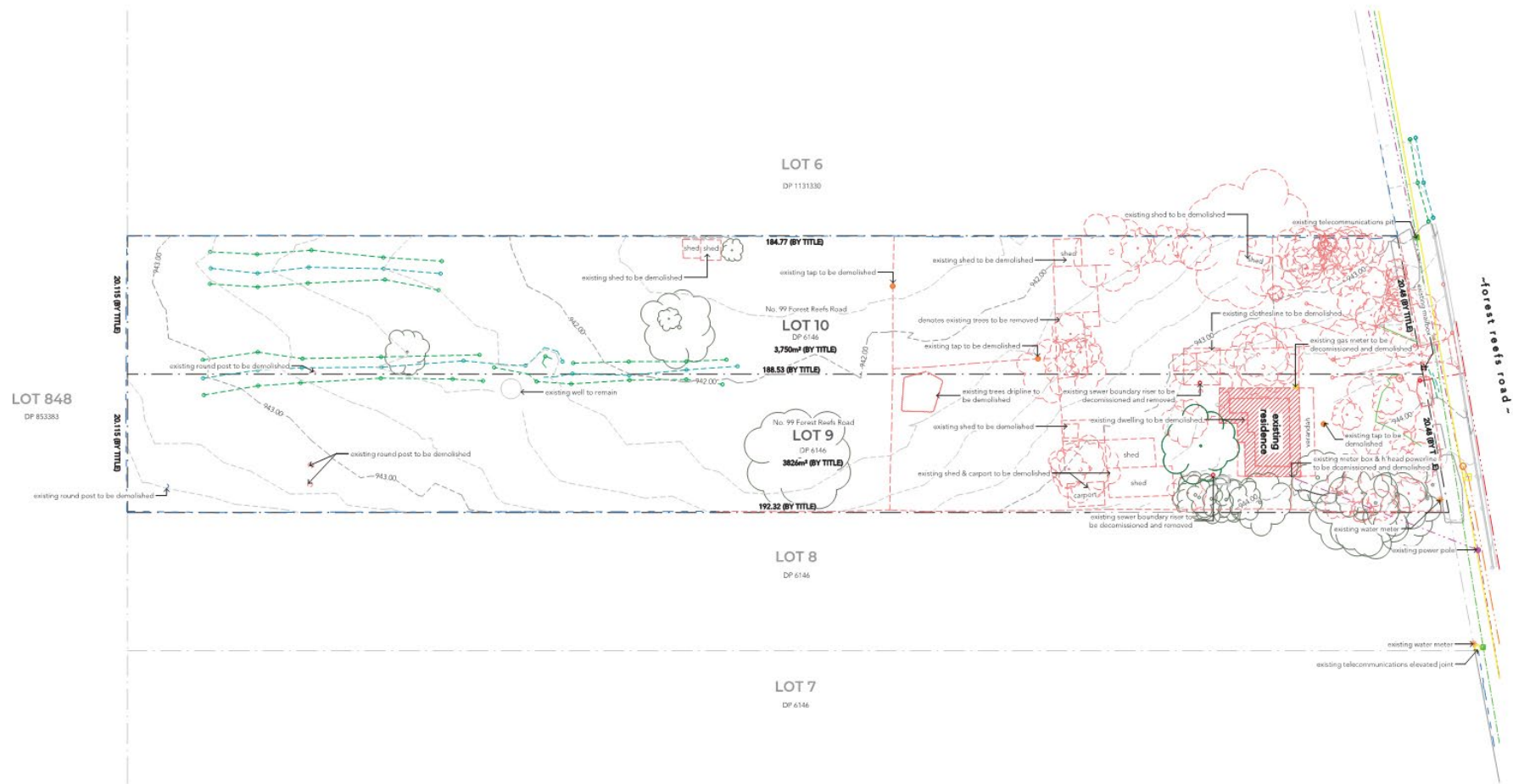
All dimensions are in millimetres unless stated otherwise & levels are expressed in metres. Figured dimensions are to be taken in preference to scaled dimensions unless otherwise stated. All dimensions are nominal, and those relevant to setting out & off-site work shall be verified by the contractor before construction & fabrication.

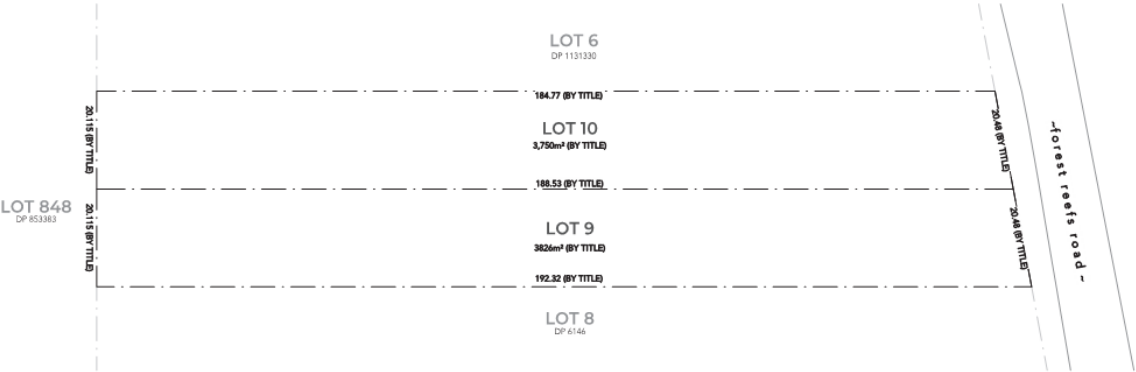
barnson.
DESIGN . PLAN . MANAGE

Project
PROPOSED CHILDCARE CENTRE
Site Address:
99 FOREST REEFS ROAD, MILLTHORPE NSW 2798
Client:
GROVE LEARNING INVESTMENTS PTY LTD

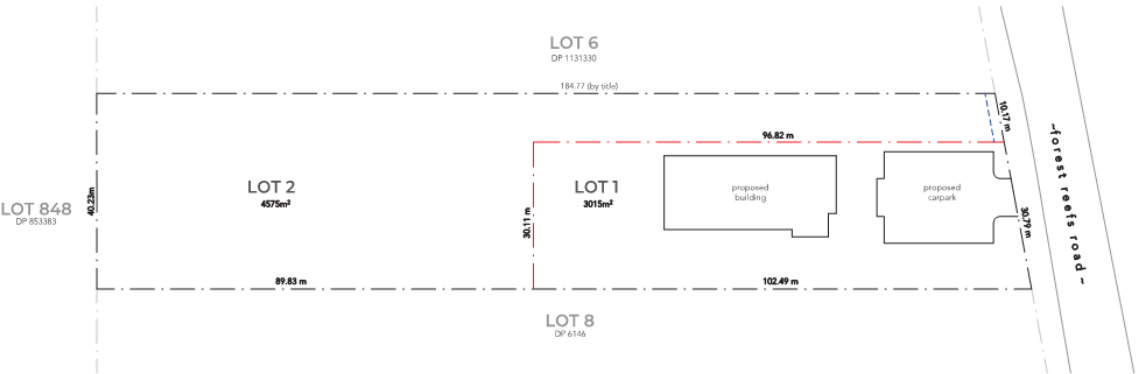
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COVER SHEET
Scale: As indicated @ A1
Sheet: 01 of 08
Project No: 43483
Drawing No:
CM
KC
D

43483-
A00





03 EXISTING BOUNDARY PLAN
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04 PROPOSED BOUNDARY PLAN
Scale: 1 : 500 @ A1

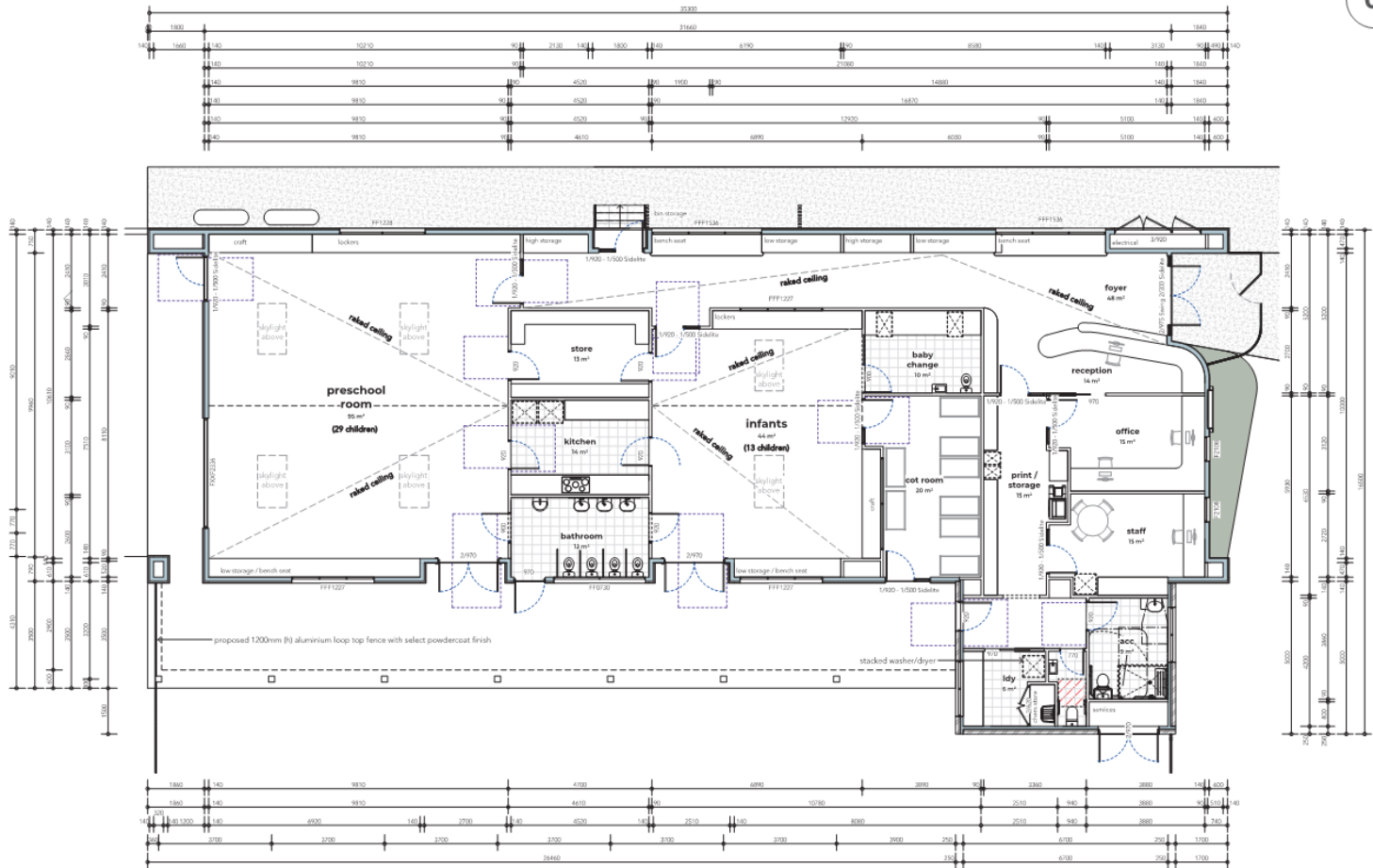




	proposed boundary		existing boundary
	proposed easement for water drainage		existing boundary for water drainage
	existing major contours		existing minor contours
	existing buildings & structures		proposed underground sewer
	existing driveways		existing driveways

total unencumbered floor area	= 1,285m ²
allowable space per child in care	= 7.00m ²
1,285/7.00m ²	= 183 children

ISSUED FOR DA



06 FLOOR PLAN - GENERAL ARRANGEMENT
Scale 1:75 @ A3
0 750 1500 3000 7500

UNENCUMBERED INDOOR SPACE CALCULATIONS.

The following calculations have been determined in accordance with chapter 4, part 4.3, clause 107 of the education & care services national regulations.

PRESCHOOL 2-5

total unencumbered floor area ~ 95m²
allowable space per child in care ~ 3.25m²
95/3.25m² ~ 29 children

INFANTS

total unencumbered floor area ~ 43m²
allowable space per child in care ~ 3.25m²
43/3.25m² ~ 13 children

The above calculations & adjoining plan have been prepared by Kiri Gleeson, a building practitioner referred to in chapter 1, clause 4 of the education & care services national regulations & accredited under building designers accreditation & training purl accreditation no. 6289

areas:

classroom	139m ²
office / staff	92m ²
store	56.3m ²
wet area	54.2m ²
cot room	20m ²
internal	390.18m²
transition zone	115.7 m ²
storage shed	31.6 m ²

ISSUED FOR DA

BARNSON PTY LTD

address Unit 1, 36 Darling Street
Dubbo NSW 2830
phone 1300 BARNSON (0300 227 676)
email generalenquiry@barnson.com.au
web barnson.com.au

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Rev.	Date	Amendment
A	08.08.2024	ISSUED FOR DA COORDINATION
B	16.10.2024	FLOOR PLAN REVISIONS
C	19.12.2024	AMENDMENTS PER CLIENT REVIEW

Project
PROPOSED CHILDCARE CENTRE
Site Address
99 FOREST REEFS ROAD, MILLTHORPE NSW 2798
Client
GROVE LEARNING INVESTMENTS PTY LTD

Drawing Title
PROPOSED FLOOR PLAN
Scale: **As indicated** @ A1
Sheet: **05 of 08**
Project No: **43483**

Drawing No

43483-
A04

CM
KC
C



FINISHES SCHEDULE

*refer to working drawings for location & extent of materials

External

- Copper metal cladding
- Modnox 'Australus Linear Infil' timber cladding in 'Blackbutt'
- PGH Bricks 'Manhattan Chelsea'
- James Hardie line texture system painted in Dulux 'Hogs Bristle'
- 'Lysight - CustomOrb' steel vertical cladding & roof sheeting in 'Colorbond® windpray™'

ISSUED FOR DA

BARNSON PTY LTD

address Unit 1, 36 Darling Street,
Dubbo NSW 2830
phone 1800 BARNSON (1300 227 679)
email generalenquiry@barnson.com.au
web barnson.com.au

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Rev	Date	Amendment
A	08.08.2024	ISSUED FOR DA COORDINATION
B	19.12.2024	AMENDMENTS PER CLIENT REVIEW
C	22.01.2025	AMENDMENTS PER CIVIL DESIGN
D	17.04.2025	AMENDMENTS PER HERITAGE REPORT

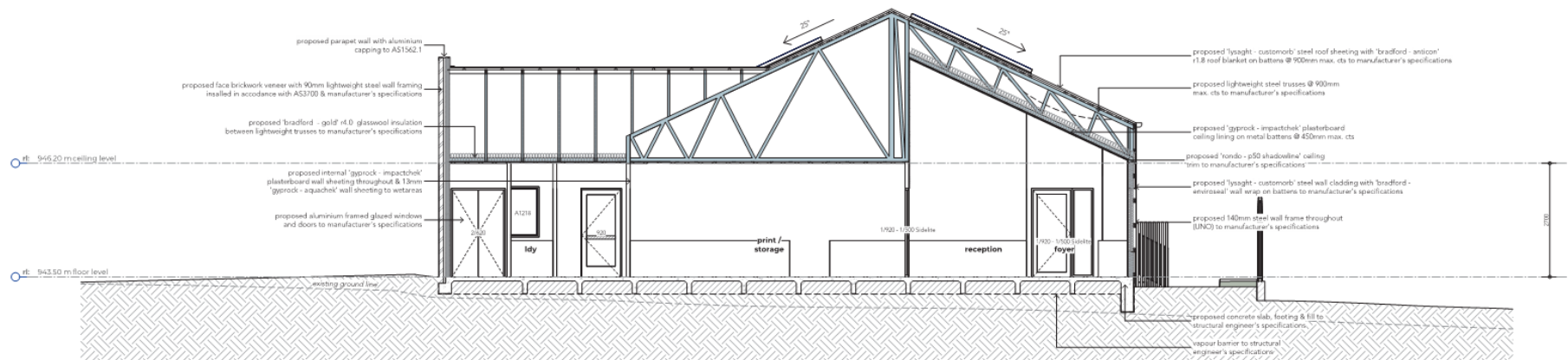
Project
PROPOSED CHILDCARE CENTRE
Site Address:
99 FOREST REEFS ROAD, MILLTHORPE NSW 2798
Client:
GROVE LEARNING INVESTMENTS PTY LTD

Drawing Title
ELEVATIONS

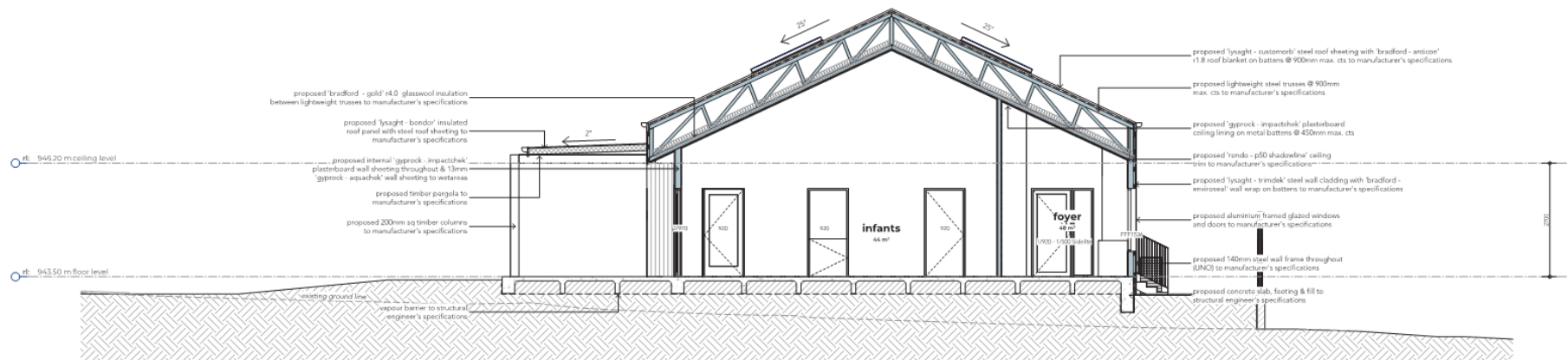
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Project No:	43483	Revision:	D

Drawing No

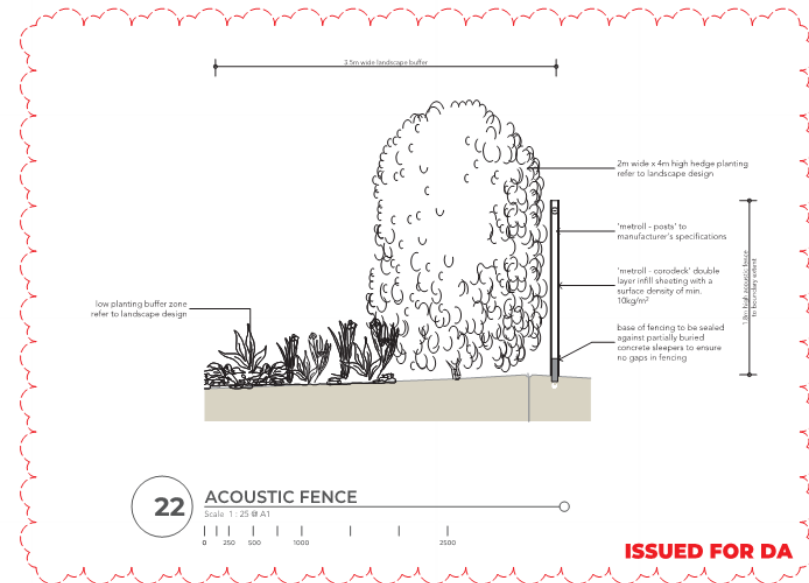
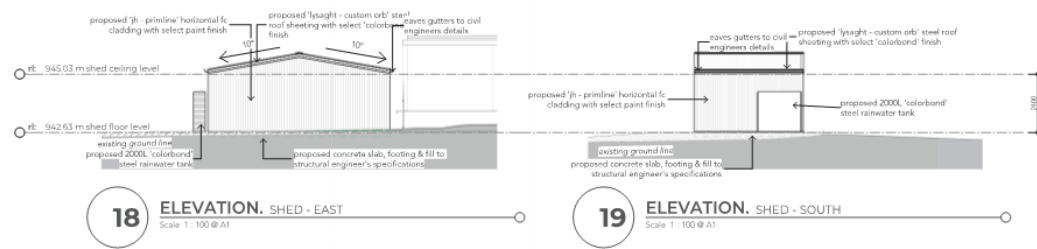
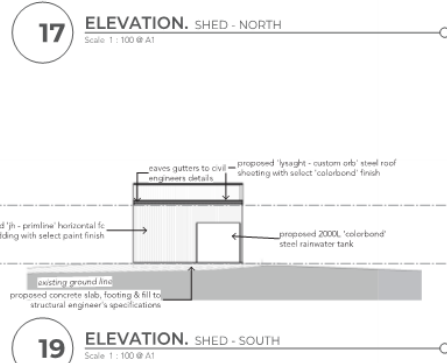
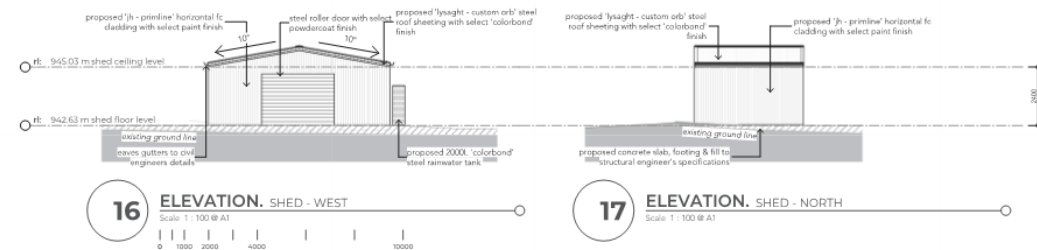
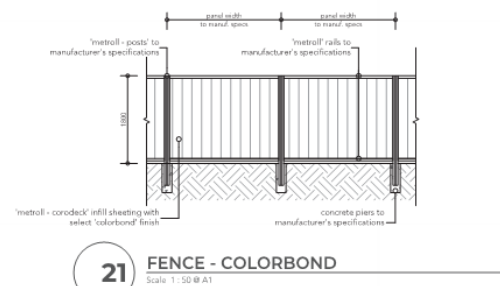
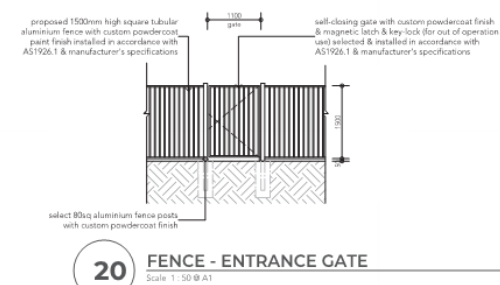
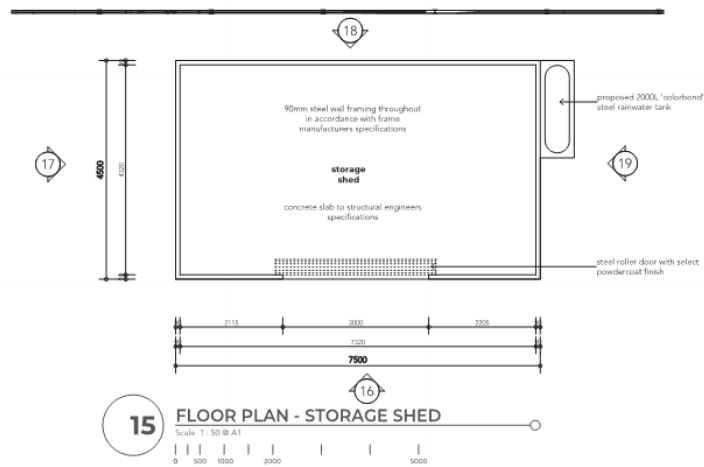
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A05



11 SECTION. ADMIN/FOYER
Scale 1: 50 @ A1
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12 SECTION. INFANT ROOM
Scale 1: 50 @ A1
0 500 1000 2000 3000 4000 5000



The General Manager

Blayney Shire Council

PO Box 62

Blayney NSW 2799

[REDACTED]
Millthorpe NSW 2798

Sunday, 16 February 2025

Dear Sir

Re: Development Approval Application No DA2025/0008

We wish to make a submission in relation to the above development application.

The submission is not appropriate for building and operating a commercial business within a residential area. Whether this is allowable under council regulations is not the issue. The impact this commercial activity will have on adjoining residential homes, particularly our home will be significant even if every care is taken to minimise the impact. Surely within the village there are other more appropriate sites to operate a business that would not have such an impact on residential properties.

We purchased our home with the expectation that our neighbours would be similar residential families. By that we mean there would be a family group living next door with the noise and activity that you would expect from a family. If this development goes ahead instead of that family activity, we will be subject to activity from a commercial enterprise in relation to traffic with general noise from a large group of children with accompanying adults, all of which will start relatively early in the morning and continue on and off all day.

There is an extreme concern with the traffic entering and exiting the property particularly at the early drop-off time frame. The traffic is quite heavy coming into the village at this hour and motorists are generally travelling at high speed, even though there are speed zones in place. Cars entering and leaving the centre will be at considerable risk.

The existing home on the block in question is, we believe an original miners cottage. Is this building to be demolished? It does not appear to be incorporated with the plans. How is this appropriate when the village is promoted and connected to the heritage of the area? We also know that there are conditions for the facades of buildings on this road and query as to how these are going to be maintained.

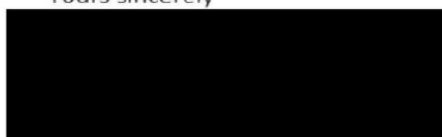
Another concern is block 2 of this subdivision. If block 1 can be approved for a commercial enterprise, what would be allowable for development on block 2? This raises the concern that there could be an application and approval for an operation that is again outside of residential use.

On a general note, and this makes it difficult to have a complete picture of how this centre would impact on the area, there is no information supplied regarding the physical operation of the centre. Information is needed regarding the hours and days of operation, the maximum number of children to be enrolled and what sort of play equipment to be installed. Also going forward, is there a possibility that there would be the approval for the centre to increase in size.

In relation to Council's notification, letter dated 6th February 2025, regarding this development application, we received the letter by mail on Tuesday 11th February 2025. In the letter we are informed we have fourteen days from the date of the letter to lodge a submission. A significant part of those fourteen days had already passed prior to us receiving the notification. Also the plans included with the letter are not particularly useful as the detail is so small it is hardly legible.

We will lodge this letter via email as well as delivering a hard copy to the council office. We would appreciate a response and consideration of the concerns raised.

Yours sincerely



18) DA2024/0063 - DETACHED DUAL OCCUPANCY AND 2 LOT SUBDIVISION - 24 KNOX PLACE, MILLTHORPE

Department: Planning and Environmental Services

Author: Director Planning and Environmental Services

CSP Link: 2. A connected, healthy and inclusive community

File No: DB.AB.2200

Recommendation:

That development consent be granted to Development Application 2024.0063 for the erection of a dual occupancy and a two-lot subdivision at Lot 11, DP 1291217, 24 Knox Place, Millthorpe subject to the conditions outlined in the assessment report attached to the business paper.

Reason for Report:

To determine DA2024.0063 which seeks consent for two (2) single-storey dwellings and a two-lot subdivision at Lot 11, DP 1291217, 24 Knox Place, Millthorpe. A recommendation will be made for Council to grant development consent.

Due to concerns that were expressed on the potential to re-subdivide larger lots over 900 m² in the original subdivision, further information and justification was required and a wider notification program was conducted. The further information/justification was provided. No submissions were received.

The DA has been assessed by an independent Planner and has been found to be capable of approval.

Report:

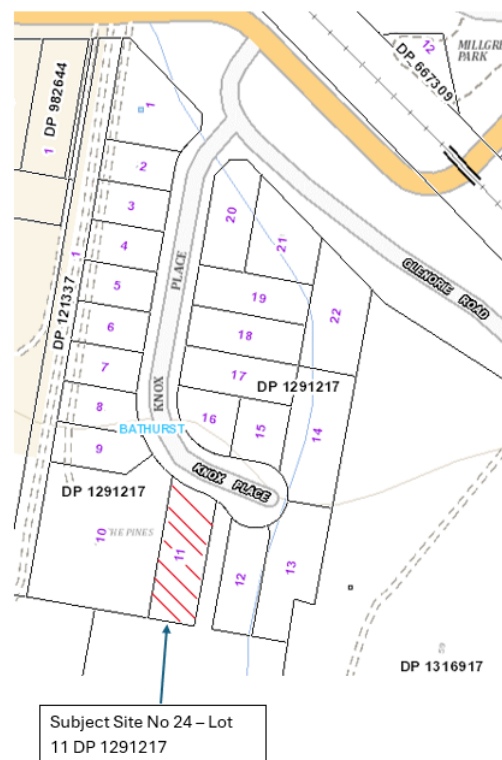
A detailed Assessment Report is attached but a summary of the application is provided below.

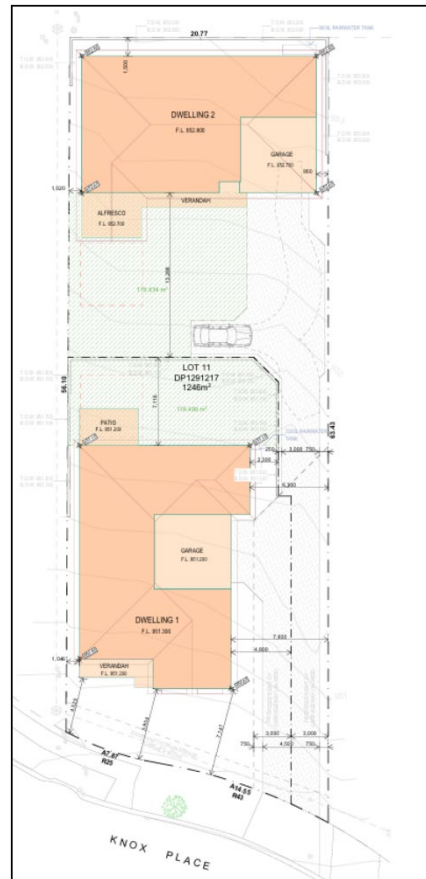
Council is in receipt of a development application seeking consent for the erection of a dual occupancy development and a two-lot subdivision at Lot 11, DP 1291217, 24 Knox Place, Millthorpe.

Application Number:	DA2024.0063
Development:	Detached Dual Occupancy and 2 Lot Subdivision
Applicant:	Brett North, Andrew Crump Town Planning
Owner:	Morgan Family Property Holdings Pty. Ltd.
Lodgment date:	04/09/2024
Land:	Lot 11, DP 1291217, 24 Knox Place, Millthorpe
Local Environmental Plan:	Blayney Local Environmental Plan, 2012
Zoning:	R1 General Residential
Development Control	Blayney Development Control Plan, 2018

Plans	
Designated/integrated development:	Local Development
Referrals:	Engineer, Referred: Response Received, conditions imposed Building Officer, Referred: Response received, conditions imposed. Heritage Advisor, Referred: Response received, conditions imposed. Central Tablelands Water, Referral not required.
Notification/advertising dates:	Neighbour notification: 05/09/24 to 19/09/24. No submissions received. Renotification including wider public notice was undertaken from 17/7/2025 to 31/7/2025. No submissions received.

Following initial lodgement of this development application and preliminary assessment it was identified that concerns were expressed on the potential to re-subdivide larger lots in during the assessment of the original 23 lot subdivision. Consequently, further information and justification was sought from the applicant and a wider notification program was conducted.





The subject lot has an area of 1246 m² and was created by a 23 lot subdivision approved in 2021. At the time of the original residential subdivision it was highlighted that a number of lots were well in excess of 450 sq m which led to community concern around further subdivision of these allotments in the future. It was noted at the time that the layout was acceptable as the larger lot sizes were critical as to how the development would appropriately interface with the surrounding environment, in particular; Glenorie Road, the adjoining RU1 Primary Production land to the east, and more widely how the development will be viewed from Glenorie Road, the wider village, the railway line and the Millthorpe Railway Station.

It was also noted that the property was within the Millthorpe Heritage Conservation Area and additionally the vista along Glenorie Road was identified in Council's 2020 Settlement Strategy as being a key entrance to the village and the visual amenity would be protected through the inclusion of larger lots. It was noted that this would remain a valid consideration for any subsequent application for subdivision.

Due to these issues, Council requested that the applicant in the current development proposal provide detailed submissions addressing the abovementioned matters, after which the application would be widely notified and exhibited given the interest shown with the original subdivision. The applicant responded with the primary piece of supporting documentation being a Heritage Impact Statement which concluded the proposal “would have, at

worst, only a minimal level of noticeability from a limited number of general (not significant) vantage points within the townscape of the Millthorpe HCA.” The applicants Planning consultant also provided a submission seeking to further address the issues raised. The Heritage Impact Statement and submission are attached to the business paper.

The development application was renotified from 17 July 2025 to 31 July 2025, with no submissions received.

The attached Planning Assessment has found that the concerns raised with the application have been addressed and recommends consent be granted subject to conditions. A summary table is provided below outlining how the applicant has sought to address Council’s concerns and the assessment comments.

Council’s Original Concern	Applicant’s Response	Assessment
Heritage & Visual Impact on Millthorpe Heritage Conservation Area (HCA)	A Heritage Impact Statement (HIS) concluded the site is of 'neutral' heritage value, with minimal visibility and no adverse impacts on key sightlines or the village form.	Heritage Advisor supported the design; development considered consistent with Millthorpe character.
Subdivision pattern & interface with rural edges	Proposed lots (583.8 m ² & 662.3 m ²) exceed minimum 450 m ² ; subdivision maintains spatial transition between suburban and rural edges.	Subdivision maintains intended village interface and complies with LEP objectives.
Visual amenity and streetscape	Design refined per Heritage Advisor: single-storey, weatherboard cladding, Colorbond roof, heritage colours, side-facing garages.	Revised design sympathetic to Millthorpe’s traditional scale and character.
Landscaping & screening to boundaries	Landscape Plan submitted: 3 front trees, hedges along boundaries, 2 shade trees in each rear garden, shrubs for screening.	Landscaping deemed adequate; reinforces heritage garden character and mitigates visual impact.
Impact on key vistas (Glenorie Road entry)	HIS confirmed no impact on key village vistas or significant view corridors.	Glenorie Road entrance character preserved; development minimally visible.

Whilst potential to subdivide other existing lots is not part of consideration of this application, it is understandable that Council would be interested in the potential for subdivision of other lots. There are still several lots in excess of 900 m² notably Lot 10 - 3427 m², Lot 13 – 1331 m², Lot 14 – 1488 m² and Lot 22 – 1241 m². Lot 10 is occupied by a substantial dwelling and gardens and appears an unlikely prospect. Lots 13, 14 and 22 do appear to have some potential. Whilst it does not appear to be the landowners current intent, the submission of future applications could not be discounted and if this occurs an assessment on merits would have to occur.

Risk/Policy/Legislation Considerations:

Development applications are assessed in accordance with the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act.

Budget Implications:

N/A

Enclosures (following report)

1	DA2024.63 Assessment Report	30 Pages
2	DA2024.63 Additional Information	4 Pages
3	Heritage Impact Statement	28 Pages
4	Plans	15 Pages

Attachments (separate document)

Nil

Application Details:

Application Number:	DA2024.0063
Development:	Detached Dual Occupancy and 2 Lot Subdivision
Applicant:	Brett North, Andrew Crump Town Planning
Owner:	Morgan Family Property Holdings Pty. Ltd.
Lodgment date:	04/09/2024
Land:	Lot 11, DP 1291217, 24 Knox Place, Millthorpe
Local Environmental Plan:	Blayney Local Environmental Plan, 2012
Zoning:	R1 General Residential
Development Control Plans	Blayney Development Control Plan, 2018
Designated/integrated development:	Local Development
Referrals:	Engineer, Referred: Response Received, conditions imposed Building Officer, Referred: Response received, conditions imposed. Heritage Advisor, Referred: Response received, conditions imposed. Central Tablelands Water, Referral not required.
Notification/advertising dates:	Neighbour notification: 05/09/24 to 19/09/24. No submissions received. Renotification was undertaken from 17/7/2025 to 31/7/2025. No submissions received.
Report author:	Mark Hitchenson
DP restrictions:	Easement to drain sewer, Restriction on the use of land relating to fencing.
Former land use/contamination:	No
STP Buffer:	No

EXECUTIVE SUMMARY

A development application has been lodged seeking Council's consent for the erection of a dual occupancy development and a two lot subdivision at Lot 11, DP 1291217, 24 Knox Place, Millthorpe.

Proposed Lot 1 at the front of the site will be 583.838m² in size and proposed Lot 2 at the rear of the site will be 662.331m². A single-storey detached dwelling will be located on each lot. The rear lot will be a battle-axe lot with a 3m wide access handle. A 6m wide right of carriageway will be provided over part of both lots to cover a 4.5m wide shared driveway.

The location of the subject land is shown below.



Figure 1: The subject property

RECOMMENDATION

The recommendation is for development consent to be granted subject to conditions.

PROPOSED DEVELOPMENT

The application seeks consent for two single-storey dwellings across two proposed lots at 24 Knox Place, Millthorpe. Details of the proposed dwellings are provided below.

Proposed Lot 1	583.838m ²
Dwelling	Four bedrooms, living area of 196.67m ² , 118.5m ² private open space
Proposed Lot 2	662.331m ²
Dwelling	Four bedrooms, living area of 170.05m ² , 176.6m ² private open space

A double garage is proposed for each of dwellings. Access to each lot will be provided from Knox Place via a right of carriageway over both lots.

No clearing is required as the site is cleared of native vegetation. Earthworks to create level pads is proposed with cut of up to 600mm proposed. A retaining wall with a maximum height of 600mm is proposed at the rear of the site.

The dwellings will have weatherboard cladding and a colorbond roof.

Figure 2 below provides the proposed layout of the development.

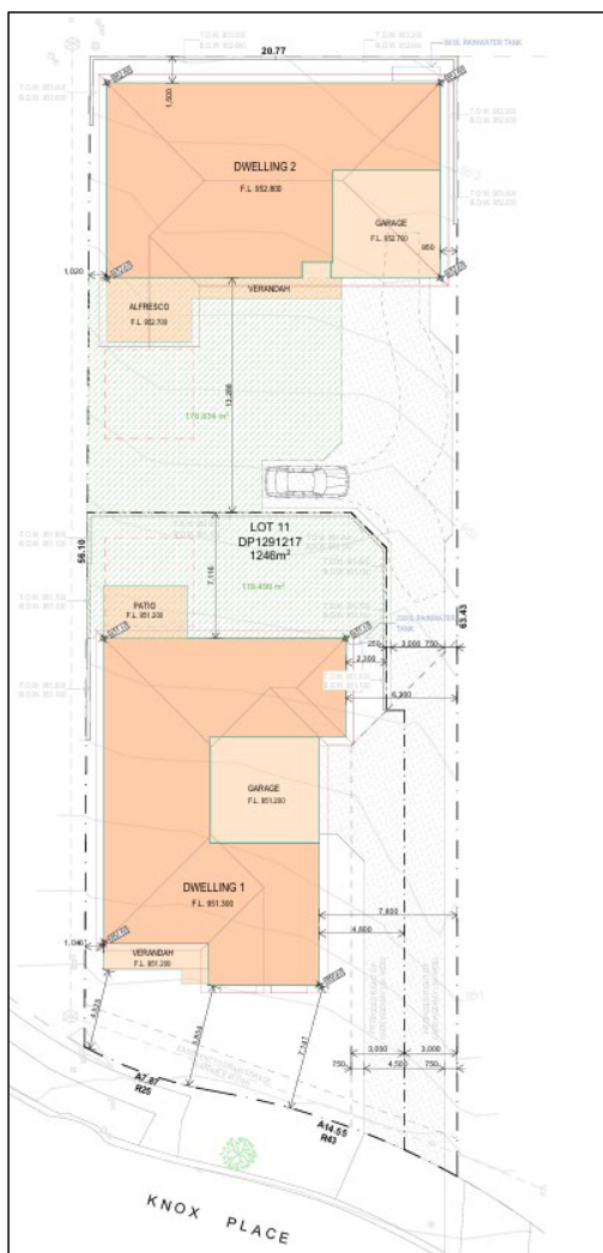


Figure 2: Development Layout

The site is located in the Millthorpe Heritage Conservation Area and therefore Council requested the applicant address the impact of the proposed development on the heritage values of the conservation area and any nearby heritage items. Specifically, Council noted the following:

“The lot was created by a 23 lot subdivision approved in 2021. At the time it was highlighted that 10 lots within the subdivision were well in excess of 450 sq m which led to community concern around further subdivision of these allotments in the future. It was noted at the time that in this regard the layout was acceptable as the larger lot sizes were critical as to how the development would appropriately interface with the surrounding environment, in particular; Glenorie Road, the adjoining RU1 Primary Production land to the east, and more widely how the development will be viewed from Glenorie Road, the wider village, the railway line and the Millthorpe Railway Station. It was also noted

that 61 Forest Reefs Road is within the Millthorpe Heritage Conservation Area and additionally this vista along Glenorie Road was identified in Council's 2020 Blayney Shire Settlement Strategy as being a key entrance to the village and the visual amenity would be protected through the inclusion of larger lots and this would remain a valid consideration for any subsequent application for subdivision.

Additionally, Council is also concerned about the gradual creep of additional lots and occupancies upon the capacity of its reticulated sewerage system."

Council requested the applicant provide a detailed submissions addressing the abovementioned matters, including:

- *Provide sufficient information in an amended SEE regarding the history of the lot to be subdivided/developed and provide an outline of the identifiable impacts and how they will be addressed.*
- *Outline in the amended SEE how the development would protect and preserve the interface with the surrounding environment which had previously been addressed by larger lot sizes.*
- *Outline in an amended SEE how the proposal would impact on the vista along Glenorie Road, being a key entrance to the village, and how the visual amenity would be protected. This should also include an outline of this impact in heritage terms.*
- *Landscaping – Whilst it would require assessment, one method of addressing concerns may be through the provision of landscaping. The level of planting provided to the property boundaries of the proposal would be critical and suitable tall planting to the rear/south, east and western boundaries may assist. This may of course impact on the proposed built development. Should you wish to proceed you would be advised to submit a landscaping plan including suitable tall growing species to the rear/south, east and western boundaries.*

In response to the above, the applicant provided a Heritage Impact Statement (HIS). The HIS stated that:

"With regard to the relative visual isolation of Knox Place from Millthorpe proper, it is the view of this report that the subject land and the majority of its subdivision—historically, part of a paddock system and/or grounds of The Pines (itself, arguably contributory, dependent on intactness/integrity)—are not contributory components of the HCA. However, the ambiguous descriptor of 'neutral' is perhaps a more suitable classification for the subject property, given that in its vacant state, in that it neither adds to nor subtracts from the precinct."

The HIS concludes that *"the scheme would have, at worst, only a minimal level of noticeability from a limited number of general (not significant) vantages points within the townscape of the Millthorpe HCA. It is incontestable that the development would not have any adverse impacts on important sightlines or vistas from within or outside the Millthorpe HCA or as relevant to 'in the vicinity' heritage items.*

Moreover, the new work would not, in of itself, disrupt the legibility of the village's fine-grain development pattern or relationship to its more 'open' hinterland, noting the low magnitude of the scheme and its location between existing suburban development (west) and rural blocks (east) within an already approved suburban cul-de-sac subdivision."

The development application was renotified from 17 July 2025 to 31 July 2025, with no submissions received.

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 given the site is cleared of native vegetation, it is considered that the proposed development does not exceed the Biodiversity Offset Scheme threshold and is not likely to have a significant effect any threatened species, population or ecological communities or their habitats.

SECTION 4.15 EVALUATION

Matters for Consideration – General

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

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

Blayney Local Environmental Plan 2012

Part 1 – Preliminary

Clause 1.2 Aims of Plan

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

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

Comment – Not relevant to this proposal

(a) to encourage development that complements and enhances the unique character and amenity of Blayney including its settlements, localities, and its rural areas,

Comment – The development was considered by Council's Heritage Advisor who supported the development subject to a number of recommendations. The applicant reviewed those recommendations and made a number of the recommended changes. In addition, the applicant provided a Heritage Impacts Statement addressing issues raised by Council regarding the potential impact of the proposed development on the Millthorpe Heritage Conservation Area. On balance, the design of the proposed development is considered to be complimentary to the character of existing residential development in the heritage conservation area of Millthorpe.

(b) to provide for a range of development opportunities that will contribute to the social, economic and environmental resources of Blayney in a way that allows present and future generations to meet their needs by implementing the principles of ecologically sustainable development,

Comment – The proposed development will provide additional housing opportunities in a manner that meets the energy efficiency commitments outlined in the BASIX Certificate submitted with the development application.

(c) to facilitate and encourage sustainable growth and development that—

(i) avoids and minimises risks to human life and property and minimises the cost of development by restricting development in areas prone to natural hazards and significant environmental constraints, and

Comment – Properly carried out, with the support of appropriate consent conditions, the development will pose no threats to life or property, nor is the development to occur in an area prone to natural hazards or significant environmental constraints.

(ii) protects, enhances and conserves prime agricultural land and the contribution that agriculture makes to the regional economy, and

Comment - The development is to occur on residentially zoned land and will have no significant impact on prime agricultural land. The development will have no detrimental impacts upon agriculture within the regional economy.

(iii) avoids or minimises impact on drinking water catchments to protect and enhance water availability and safety for human consumption, and

Comment – The development site is not situated within a drinking water catchment as identified in the Blayney Local Environmental Plan 2012 Drinking Water Catchment Maps. Therefore, it will have no impact upon drinking water catchments.

(iv) protects and enhances environmentally sensitive areas, ecological systems, areas of a high scenic, recreational or conservation value, and areas that have potential to contribute to improved environmental and scenic outcomes, and

Comment - The development is not situated within an environmentally sensitive area; an area of high scenic recreational or conservation value; nor within an area occupied by significant ecological systems. The proposal will have no impact in this regard.

(v) protects and enhances places and buildings of environmental, archaeological, cultural or heritage significance, including Aboriginal relics and places, and

(vi) encourages the sustainable management, development and conservation of natural and human-made resources whilst avoiding or minimising any environmental and social impacts, and

Comment - The development proposal is located in a heritage conservation area, however, subject to conditions, the proposed development will contribute positively to the streetscape. No known aboriginal relics or places are situated on the site, however, if any artefact or relics found during development works, the proponent will be bound to comply with the notification provisions of the National Parks and Wildlife Act. The proposal will respect the sustainable management, development and conservation of natural and human-made resources and is anticipated to have nil or negligible environmental and social impacts.

(vii) encourages a range of housing choices in planned urban and rural locations to address population growth and meet the diverse needs of the community, and

Comment - The proposal will allow for future residential development and housing choice compatible with the existing character and standard of development, supported by the Blayney Development Control Plan.

(viii) allows for the orderly growth of land uses while minimising conflict between land uses within the zone and land uses within adjoining zones, and

Comment - The proposal represents a suitable redevelopment of a residential lot and it is considered that the proposal is unlikely to cause land use conflicts.

(ix) promotes the efficient and effective delivery of utilities, infrastructure and services that minimises long-term costs to government, authorities and the community.

Comment - The development is to be serviced with reticulated water, sewer electricity and telecommunications. This will be borne by the developer. Standard long-term cost obligations that would be borne by the Council would include general road maintenance and ongoing payment of street lighting costs. These are standard obligations borne by councils in response to the development of residential land.

Clause 1.7 Maps

Land zoning:	R1 General Residential
Lot size:	The minimum lot size for the subject land is 450m ² . The proposed lots are 583.838m ² and 662.331m ² in size and therefore comply with the minimum lot size.
Heritage:	The subject site is situated within a heritage conservation area, but does not contain a heritage item. There are no heritage items in the vicinity of the site. The proposed development is considered to be designed appropriately and will have no significant impact on the heritage conservation area.
Terrestrial biodiversity:	The subject site is not identified as 'biodiversity' pursuant to the councils LEP terrestrial biodiversity mapping
Groundwater vulnerability:	The land is not identified as having groundwater vulnerability pursuant to the LEPs groundwater vulnerability mapping.
Drinking water catchment:	The land is not situated within a drinking water catchment
Watercourse:	The subject site is not identified on the Riparian Land and Waterways" on the Riparian Land and Waterways Map.
Flood:	The site is situated outside land affected by the LEPs floodwater mapping.
STP Buffer:	The site is situated outside the STP and Waste Depot buffer areas.

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.

The site is affected by an easement to drain sewer. The proposed development does not impact negatively on the easement. A Restriction on the use of the land applies to require boundary fencing to be timber unless otherwise approved by Council. A condition to this effect is recommended.

Part 2 – Permitted or prohibited development

Clause 2.1 Land Use Zones and Clause 2.3 Zone Objectives and Land Use Table

The subject property is zoned R1 General Residential. The objectives of the R1 zone are:

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

The proposed development is consistent with the above objectives as it provides new housing in an appropriate location to support the viability of businesses and services in Millthorpe.

Part 4 – Principal development standards

Clause 4.1 Minimum Lot Size

The minimum lot size for the subject land is 450m². The proposed lots are 583.838m² and 662.331m² in size and therefore comply with the minimum lot size.

Part 5 – Miscellaneous Provisions

Clause 5.10 Heritage Conservation

The subject site is situated within a heritage conservation area, but does not contain a heritage item. There are no heritage items in the vicinity of the site. The proposed development is considered to be designed appropriately and will have no significant impact on the heritage conservation area.

Council's Heritage Advisor provided Pre-DA advice on the proposed development. The following table outlines the Heritage Advisor's suggestions, the applicant's response and a recommended solution.

Heritage Advisor's Comment	Applicant's Response	Comment / Recommendation
Character <ul style="list-style-type: none"> • The character of the new dwelling is appropriate; • The interpretation of a traditional house with Millthorpe details in particular is supported. 	N/A	Noted
Siting <ul style="list-style-type: none"> • The varied setback and front details at front boundaries are supported 	N/A	Noted

<p>to avoid suburban siting which is uncharacteristic of Millthorpe while at the same time not reducing amenity of neighbours</p> <ul style="list-style-type: none"> The rear yard and smaller garden are characteristic of the village and are supported The modelling of front, rear and side are appreciated. 		
<p>Scale</p> <ul style="list-style-type: none"> The single storey Millthorpe house is appreciated. 	N/A	Noted
<p>Bulk</p> <ul style="list-style-type: none"> A varied internal height is supported and the hipped roof elements achieve this. 	N/A	Noted
<p>Materials</p> <ul style="list-style-type: none"> Weathertex Classic 200 weatherboard is accepted subject to noting on the drawing. 	The plans note “Painted lightweight smooth weatherboard cladding”.	Weathertex Classic 200 is a smooth weatherboard. The notation of the proposed materials on the plans is considered acceptable.
<p>Architectural details</p> <ul style="list-style-type: none"> Gutters are to be traditional smooth unperforated quad in a galvanised material. Note on the drawing. Downpipes are to be circular and painted to match the adjoining wall colour and all roof flashings are to be the traditional rolled type to ridges, hips and gables. Note on the drawing. The use of a standard colour for the garage door which is similar to or a shade darker the wall colour is recommended in order that the door & its colour not draw attention to itself. The use of toplight windows in the garage door is recommended as these are typical of traditional garage doors and also offer a practical benefit. 	<p>Gutters are proposed to be colorbond to match the roofing material.</p> <p>Downpipe materials are not specified on the plans. Details of roof flashings have also not been provided.</p> <p>The garage door for the rear dwelling will be darker than the wall colour.</p> <p>The garage door for the front dwelling is in the side elevation and not visible from the street.</p> <p>The garage door for the rear dwelling is proposed with toplight windows.</p> <p>The garage door for the front dwelling is in the side elevation and not visible from the street.</p>	<p>Given the site is not located in or close to the historical village centre, the proposed gutters are considered acceptable.</p> <p>A condition is recommended that the downpipes be circular and painted to match the wall colour and that the roof flashing be the traditional rolled type.</p> <p>The proposed garage door details are considered acceptable.</p> <p>The proposed garage door details are considered acceptable.</p>

<ul style="list-style-type: none"> The base of the foundation slab edge below the cladding is to be Basalt. As the front verandah is a minimal structure on the elevation, the posts should be paired ex 150mm posts with a spacing of 120mm. The post and beam colour should be a lighter differentiated from the wall colour. 	<p>The slab edge is proposed to be basalt.</p> <p>The posts for the front verandah of the front dwelling are paired and will be a lighter colour than the walls.</p>	<p>Noted.</p> <p>Noted.</p>
<p>Colour</p> <ul style="list-style-type: none"> Basalt is the dark colour which is supported where a dark colour is requested such as the foundation Wall colours should generally reflect and interpret their material and those colours generally associated with that material: Wall colours for weatherboards include Pale Stone, regency White, Portland Stone, Domain, Paperbark, Ecrú and Hogs Bristle. Sharp contemporary whites are not supported and in this case the building is backgrounded by the hillside beyond Roofs are fine in the Galvanised finish. Downpipes are always circular and painted to match the adjoining wall. 	<p>The colours proposed are:</p> <ul style="list-style-type: none"> Dulux Basalt for slab edge. Dulux natural white for posts. Colorbond Surfmist for gutters and fascia. Colorbond Shale Grey for front dwelling. Colorbond Ironside for roof of rear dwelling. Dulux Lime White for weatherboard cladding of front dwelling. Dulux Flooded Gum Quarter for weatherboard cladding of rear dwelling 	<p>The proposed colours are considered acceptable. As noted above, a condition is recommended that the downpipes be circular and painted to match the wall colour.</p>
<p>Landscape</p> <ul style="list-style-type: none"> The driveway is either to have a pebble-crete or equal finish or a full colour dark grey oxide colouring such as CCS Onyx44 to reflect the village character of Basalt. 	<p>Driveway details have not been specified in the application, thought the plans indicate a dark colour.</p>	<p>The indication of a dark colour for the driveway is considered acceptable.</p>
<ul style="list-style-type: none"> Plant species are to be selected to suit the local soil and climate and required to complement the setting of the new subdivision and 	<p>A Landscape Plan has been submitted with the development application.</p>	<p>The Landscape Plan is considered acceptable.</p>

<ul style="list-style-type: none"> • dwellings in this former open rural landscape. 		
<ul style="list-style-type: none"> • A minimum of 3 trees to frame the front elevation and presentation to the streetscape are recommended. 	Three trees are proposed in the front of the front dwelling.	The Landscape Plan is considered acceptable.
<ul style="list-style-type: none"> • A hedge or shrubs to align with & identify the front boundary. 	Shrubs that can be hedged are proposed along the front boundary.	The Landscape Plan is considered acceptable.
<ul style="list-style-type: none"> • Screening shrubs to align with the side and rear boundaries sufficient to allow for screening to and from the outdoor spaces of the adjoining properties. 	Hedge plants are proposed along the driveway and between private open space areas.	The Landscape Plan is considered acceptable.
<ul style="list-style-type: none"> • A minimum of two trees to the rear garden to provide for shading from the summer sun and privacy while reinforcing traditional Millthorpe gardens. 	At least two tree are proposed in each private open space area.	The Landscape Plan is considered acceptable.
<ul style="list-style-type: none"> • Groundcovers and shrubs are supported to the front garden to minimise the extent of lawn and turf. 	The front setback area contain a mis of shrubs, trees and lawn area.	The Landscape Plan is considered acceptable.

In addition, the applicant provided a Heritage Impacts Statement (HIS) addressing issues raised by Council regarding the potential impact of the proposed development on the Millthorpe Heritage Conservation Area.

The HIS concludes that *“the scheme would have, at worst, only a minimal level of noticeability from a limited number of general (not significant) vantages points within the townscape of the Millthorpe HCA. It is incontestable that the development would not have any adverse impacts on important sightlines or vistas from within or outside the Millthorpe HCA or as relevant to ‘in the vicinity’ heritage items.*

Moreover, the new work would not, in of itself, disrupt the legibility of the village’s fine-grain development pattern or relationship to its more ‘open’ hinterland, noting the low magnitude of the scheme and its location between existing suburban development (west) and rural blocks (east) within an already approved suburban cul-de-sac subdivision.”

Given the above, the proposed development is considered to be appropriately designed and will have no significant impact on the heritage conservation area.

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 to Knox Place was deemed to be satisfactory. 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. It is not practicable for on-site stormwater retention to be used as an alternative supply to mains water.

Clause 6.8 Essential services

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

Essential services are identified as the supply of water, the supply of electricity, the disposal and management of sewage, stormwater drainage / conservation and suitable vehicle access. Both dwellings are proposed to be serviced with reticulated water, sewer, electricity and telecommunications. Vehicular access is to be provided to the development from Knox Place. Stormwater will be discharged to Knox Place.

The development application was referred to Council's Infrastructure Services Department who have recommended conditions of consent in relation to servicing and access.

State Environmental Planning Policy (Resilience and Hazards) 2021

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

Furthermore, the SEPP requires before determining an application to carry out development that would involve a change of use of land, the consent authority must consider a preliminary investigation of the land concerned. A change of use refers to:

- (a) land that is within an investigation area,

(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,

(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital - land:

(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and

(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

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.

The land has recently been subdivided for residential purposes. As part of that development application, consideration was given to potential contamination issues. The assessment report for the subdivision DA states as follows:

Information submitted with the development application indicates that the subject property does not appear to have been used for a potentially contaminating land use identified in Table 1 of the Managing Land Contamination Planning Guidelines SEPP55 – Remediation of Land.

Further, information states that the subject property has long been used for rural residential purposes, with no evidence of potential contamination. As such, it is considered that the subject property is suitable for subdivision and future residential use.

The subject land is therefore considered suitable for the proposed development.

State Environmental Planning Policy (Sustainable Buildings) 2022

A BASIX Certificate have been provided for the dwellings, demonstrating that the development can meet the energy, thermal comfort and water targets.

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 A: Introduction

Part A1.11 Variation to Controls

The proposal seeks a variation to the following control:

- C5.4 Setbacks, in relation to the side boundaries.

As discussed below, the variations are considered acceptable. Compliance with the controls is considered unreasonable or unnecessary in the circumstance. It is considered that the objectives of the controls have been satisfied and there are sufficient environmental planning grounds to justify the

departure from the controls. The impacts of the non-compliant proposal will not be significantly greater than a compliant proposal.

Part C: Residential Development

Part C5 Medium Density Housing

Objective/Performance Criteria	Assessment Comments
C5.1 State Environmental Planning Policies	Not applicable.
C5.2 Suitability of the Site	The subject land is located in the R1 General Residential zone in which dual occupancy development is permitted with consent. The site is located within reasonable distance of the Millthorpe village centre where services, transport and public open space are available. The proposal will not have significant impacts on the amenity or character of Millthorpe.
C5.3 Minimum Street Frontage Density / Site Area	Not applicable.
C5.4 Setbacks	<p>The front setback to Knox Place is 4.525m and therefore complies. The garages are accessed off the side elevation and therefore do not front a public road.</p> <p>The rear boundary setback is 1.5m and therefore complies.</p> <p>The side boundary setbacks are 950mm to the western boundary and 1.02m to the eastern boundary, less than the 1.5m requirement. A variation to this request has been made for the following reasons:</p> <ul style="list-style-type: none"> • <i>The neighbouring land to the east is a wide access handle to the large residential lot to the rear (i.e. battle-axe lot), which will comprise a future driveway and landscaping.</i> • <i>This neighbour's future dwelling will be located to the rear of the proposed dual occupancy. The rear boundary setback complies with the DCP. As such, there will be no discernible impacts to the rear neighbour.</i> • <i>The neighbouring land to the west comprises an existing dwelling house, which is set some 11m from the shared boundary and therefore is well separated from the proposed dual occupancy.</i> • <i>The side wall of the proposed rear dwelling extends along only 17% of the western boundary, and will be adjacent to the neighbour's rear garden, which comprises mature vegetation.</i> • <i>Further, the proposed dwelling has been designed to ensure there is no adverse visual bulk along this boundary, and only comprises</i>

	<p><i>windows to the ensuite and walk-in-wardrobe, therefore there will be no privacy impacts or overlooking to the neighbour.</i></p> <ul style="list-style-type: none"> <i>It should be noted that the development would comply with the DCP side setback controls for single dwellings (i.e. >900mm) if subdivision was to occur as the first stage in the proposed sequencing of the development.</i> <i>Overall, the proposed variation to side setbacks will not result in inconsistency of built form within the street; will not impact on road function; will not be significantly greater than a compliant proposal; meets the National Construction Code setback requirements (fire ratings, etc); and the overarching objectives of the DCP can still be achieved.</i> <p>The proposal is considered satisfactory in relation to the side boundary setback for the reasons outlined above.</p>
C5.5 Site Coverage	<p>With a site area of 1246m² and a site coverage (including driveways and hard stand areas of 746.66m², the site coverage is 59.9%, less than the maximum 70%.</p>
C5.6 Height & Solar Access	<p>The proposed dwellings are single-storey and less than the maximum 9m. The proposal will not have unacceptable shadowing impacts on adjoining properties.</p>
C5.7 Presentation to Street & Vehicle Driveways	<p>The development presents as a single dwelling to Knox Place, with a clear dwelling entrance and living room and bedroom windows facing the street. No large areas of blank walls are proposed. The garages are accessed from the side elevation and are therefore not visible in the streetscape.</p>
C5.8 Noise & Visual Privacy	<p>The dwellings are detached and separated by more than 20m. There is adequate setback between the internal driveway and the window of bedroom 4 in Dwelling 1 to provide for landscaping. The proposal is considered satisfactory in relation to noise and visual privacy.</p>
C5.9 Private Open Space	<p>Each dwelling has a private open space area greater than 40m² and containing the minimum 4m by 4m primary open space area. The private open space area for Dwelling 1 has a southern orientation, but is directly accessible from internal living areas and will not be visible from public places. This private open space area will receive adequate solar access in the morning and afternoon.</p> <p>The private open space area for Dwelling 2 has a northern orientation.</p>

C5.10 Landscaping and Deep Soil	Adequate room is available for deep soil landscaping.
C5.11 Fencing	No front fencing is proposed. A condition requiring timber fencing on side and rear boundaries and the proposed lot boundary is recommended.
C5.12 Landscaping & Private Open Space	The proposal can comply with the BASIX commitments.
C5.13 Solid Waste Management	The proposal can comply, with room for garbage bins at the side or rear of the front dwelling. Garbage bins for the rear dwelling will not be visible from the street.
C5.14 Adaptability	Not applicable.

Part C7 Access and Parking

Objective/Performance Criteria	Assessment Comments
C7.1 Vehicle Parking	The DCP requires one space per dwelling plus room for a second vehicle in the driveway. The proposal complies.
C7.2 New Driveways & Entrances (Urban Areas)	The proposed driveway is considered satisfactory. The design allows for turning of vehicles to enter and leave in a forward direction.
C7.3 New Access, Entrances & Driveways (Rural Areas)	Not applicable

Part C8 Site Planning, Earthworks and Utilities

Objective/Performance Criteria	Assessment Comments
C8.1 Site Planning	The design of the development is considered satisfactory having regard to topography, climate and natural environment. The proposal is considered a positive addition to the streetscape and will have no significant impact on the heritage conservation area. The proposal maintains reasonable residential amenity for the proposed and future adjacent dwellings.
C8.2 Water & Energy Efficiency	A BASIX Certificate was submitted with the development application.
C8.3 Design Principles (Advisory only)	The design of the development is considered satisfactory having regard to the relevant principles.
C8.4 Earthworks	Cut of up to 600mm is proposed at the rear of the site. The cut will be contained by a retaining wall. The extent of earthworks is considered reasonable and will have no detrimental impacts on drainage or adjoining properties.
C8.5 Building near Utilities/Easements	The proposal avoids building over easements and utilities.
C8.6 Connection to Utilities	The development will be connected to all essential utilities.
C8.7 Siting & Visibility of Utilities	The proposal can comply.

C8.8 Water Tanks	As the site is connected to reticulated water supply, this control is not applicable. It is noted that water tanks are proposed to be provided.
C8.9 On-Site Sewage Management	Not applicable.
C8.10 Re-Use of Water	Water re-use for internal plumbing is not proposed. Rainwater tanks will supply water for landscaped areas.
C8.11 Solid Waste Management	The proposal can comply.
C8.12 Letterboxes	The proposal can comply.
C8.13 Street Numbering	The proposal can comply.

Part F: Subdivision & Roads

Part F2 Site Planning & General Subdivision

Objective/Performance Criteria	Assessment Comments
F2.1 Site Planning	The proposed subdivision is considered suitable for the site and provides appropriately sized lots suitable for the proposed dwellings. The subdivision will not have detrimental environmental impacts and will ensure minimal impacts on the amenity of adjoining properties.
F2.2 Topography & Earthworks	Earthworks will be less than 1m in depth, but will be within 1m of the side and rear boundaries. The retaining wall will be wholly located on the subject property and will have no detrimental impacts on adjoining properties.
F2.3 Lot Size & Arrangement	The Minimum Lot Size for the subject land is 450m ² , and both proposed lots exceed this minimum. The proposed lot size, shapes and provision for road frontage is considered appropriate. A reciprocal right of carriageway is proposed.
F2.4 On-Site Effluent Management	Not applicable to this development.
F2.5 Access & Entrances	Access to both lots will be provided from Knox Place. A reciprocal right of carriageway is proposed. Access is considered satisfactory.
F2.6 Access - Rights of Way & Battle-Axe Lots	The proposed development meets the requirements for favourable consideration of rights of way and battle-axe lots.
F2.7 Utilities/Easements	Each proposed allotment will be required to be connected to all relevant utilities as required, including water, sewer, electricity, gas (if available), telecommunications and stormwater drainage.
F2.8 Staging	The applicant outlines the following stages for the development: 1. Erection of dwellings 2. Two lot subdivision

	The staging plan is considered appropriate and each stage will not compromise the overall development outcomes.
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Section F3 Residential Subdivision in Urban Areas

Note: The DCP states that this section applies to R1 zoned land in the town of Blayney and is therefore not strictly applicable to this proposal. However, an assessment has been done and any variations to the development controls are considered (though a request for variation from the applicant is not required).

Objective/Performance Criteria	Assessment Comments
F3.1 Lot Size & Arrangements – General	The plans submitted with the development application demonstrate good solar access to the dwellings. The low scale of the development will ensure no overlooking or overshadowing of adjoining properties.
F3.2 Access to Battle-Axe Lots (Limited Road Frontage)	The proposed battle-axe handle for Lot 2 is 3m wide, however the overall width of the proposed reciprocal right of carriageway is 6m with a 4.5m driveway pavement and is therefore considered acceptable.

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 has recently been subdivided for residential purposes. As part of that 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

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

Part H Heritage**Part H5 Development within Heritage Conservation Areas**

Objective/Performance Criteria	Assessment Comments
H5.1 Scale and Form	The scale and form of the development is considered appropriate. The design was supported by Council's Heritage Advisor.
H5.2 Siting	There is no established setback in the street. The setback of the proposed front dwelling complies with the setback requirements of the DCP.
H5.3 Materials and Colours	As noted above, the proposed colour scheme is considered acceptable.
H5.4 Doors and Windows	Not applicable (the controls relate only to heritage buildings).
H5.5 Outbuildings	Not applicable
H5.6 Fencing	No front fencing is proposed. A condition requiring timber fencing on side and rear boundaries and the proposed lot boundary is recommended.
H5.7 Advertising and Signage	Not applicable.

As noted above, the applicant provided a Heritage Impacts Statement (HIS) addressing issues raised by Council regarding the potential impact of the proposed development on the Millthorpe Heritage Conservation Area.

The HIS concludes that *"the scheme would have, at worst, only a minimal level of noticeability from a limited number of general (not significant) vantage points within the townscape of the Millthorpe HCA. It is incontestable that the development would not have any adverse impacts on important sightlines or vistas from within or outside the Millthorpe HCA or as relevant to 'in the vicinity' heritage items.*

Moreover, the new work would not, in of itself, disrupt the legibility of the village's fine-grain development pattern or relationship to its more 'open' hinterland, noting the low magnitude of the scheme and its location between existing suburban development (west) and rural blocks (east) within an already approved suburban cul-de-sac subdivision."

Developer Contributions

Development contributions for the new lot were applied at the subdivision stage. The proposed development proposes the creation of one additional lot and dwelling. Contributions will therefore be levied for one additional lot/dwelling under Council's Infrastructure Contributions Plan. Contributions for Sewer and Central Tablelands Water will also be required.

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 92)**
N/A
- **In the case of a development application for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act, the provisions of that order and of any development plan prepared for the land by a relevant authority under that Schedule (Clause 92)**
N/A
- **Fire safety and other considerations (Clause 93)**
N/A
- **Buildings to be Upgraded (Clause 94)**
N/A
- **BASIX Commitments (Clause 97A)**
An appropriate condition will be applied.

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

This has been substantially addressed in the balance of this report. The development can be carried out with minimal environmental impact and new housing stock will provide positive social and economic developments in the future.

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.

Cumulative Impacts

New residential development within the village of Millthorpe creates opportunities for home ownership, improves housing stock quality and promotes economic activity in the building industry.

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

No submissions were received.

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 in this instance.

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

Statement of Reasons – DA

(a) The Decision

To grant development consent to dual occupancy development and two lot subdivision on Lot 11, DP 1291217, 24 Knox Place, Millthorpe subject to conditions.

(b) The Date Of The Decision

To be inserted.

(c) The Reasons for the Decision (having regard to any statutory requirements applying to the decision)

The proposal satisfies the relevant statutory considerations relating to the development of land, including the provisions of the Environmental Planning and Assessment Act, Blayney Local Environmental Plan and Blayney Development Control Plan and relevant State Environmental Planning Policies.

(d) How Community Views Were Taken Into Account In Making the Decision.

The application was notified in accordance with the provisions of the Blayney Community Participation Plan. No community submissions were received.

Reasons for Decision

<p>The proposal satisfies the relevant statutory considerations relating to the development of land, including the provisions of the Environmental Planning and Assessment Act, Blayney Local Environmental Plan and Blayney Development Control Plan and relevant State Environmental Planning Policies.</p>

Approved Plans

DEVELOPMENT IN ACCORDANCE WITH APPROVED PLANS AND DOCUMENTATION.

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

Plan/Doc No	Plan/Doc Title	Prepared by	Issue	Date
Job No. 24-031, Dwg No. 01	Site Plan	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 02	Landscape Plan	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 03	Subdivision Plan	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 04	Dwelling 1 – Floor Plan	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 05	Dwelling 1 – Floor Finishes	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 06	Dwelling 1 - Elevations	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 07	Dwelling 1 - Elevations	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 08	Dwelling 2 – Floor Plan	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 09	Dwelling 2 – Floor Finishes	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 10	Dwelling 2 - Elevations	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 11	Dwelling 2 - Elevations	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 12	Window Schedule	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 13	Shadows	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 14	Shadows	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 15	Dwelling 1 – Solar Access	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 16	Dwelling 2 – Solar Access	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 17	Views	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 18	Views	Bassman Drafting Services		01/10/2024
Job No. 24-031, Dwg No. 19	Views	Bassman Drafting Services		01/10/2024
1761789	BASIX Certificate	Bassman Drafting Services		27/08/2024
HR-5HNQ5E-02	NatHERS Certificate	Building Energy Ratings and Advice		16/08/2024

HR-N2RQUJ-01	NatHERS Certificate	Building Energy Ratings and Advice		16/08/2024
	Statement of Environmental Effects	Andrew Crump Town Planning		14/08/2024
	Heritage Impact Statement	Touring the Past		16/05/2025

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:
- Unauthorised entry to the worksite is prohibited;
 - Street number or lot number;
 - Principal contractor's name and licence number; or owner builders permit number;
 - Principal contractor's contact telephone number/after-hours number;
 - 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:
- in the case of work for which a principal contractor is required to be appointed:
 - The name of the licence number of the principal contractor, and
 - The name of the insurer by which the work is insured under Part 6 of that Act,
 - in the case of work to be done by an owner-builder:
 - The name of the owner-builder, and
 - 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 the Issue of a Construction Certificate / Subdivision Works Certificate

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 contributions to be paid are currently \$9,919.00 per new dwelling. The amount payable would be recalculated on the basis of the contribution rates that are applicable at the time of payment. Evidence of payment of the contributions is to be provided to the Principle Certifying Authority prior to the issue of the Construction/Subdivision Certificate.

SEWERAGE HEADWORKS

8. The applicant shall contribute \$9,061.00 per new dwelling, towards sewer head works pursuant to Section 305 of the Water Management Act, 2000, and the Development Servicing Plan (Section 64), before the Subdivision Certificate is issued. The amount applicable will be dependent upon the date on which payment is made and will be as per Council's adopted fees and charges for the financial year in which payment is made.

WATER HEADWORKS

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

ENGINEERING PLANS

10. The applicant is to submit an electronic copy of engineering plans, specifications and calculations in relation to Conditions 11, 35, 36 and 39. Further, the works are to comply with WBC Guidelines for Engineering Works.

SOIL AND WATER MANAGEMENT PLAN

11. The developer is to submit a soil and water management plan for the site in accordance with WBC Guidelines for Engineering Work. No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until such time as a Compliance Certificate pursuant to Section 109C of the Environmental Planning and Assessment Act 1979, as amended, or inspection report has been issued by Council or an accredited certifying authority, certifying that the plan is in accordance with Council's WBC Guidelines for Engineering Works. Upon certification, the measures in the Soil and Water Management Plan are to be implemented during the course of the development.

SECTION 68 APPLICATION

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

Prior to Works Commencing

CONSTRUCTION CERTIFICATE

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

ENGINEERING WORKS

14. The applicant is to submit civil engineering plans for all civil engineering works with the application for Construction Certificate for building works. Any engineering works Design shall be in accordance with WBC Guidelines for Engineering Works.

COMMENCEMENT OF WORK & APPOINTMENT OF PCA

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

NOTICE OF PLUMBING WORKS

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

PUBLIC LIABILITY INSURANCE

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

During Construction

BOUNDARY SURVEY

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

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

RETAINING WALLS

19. The retaining walls and all components including the footings, ag line and backfill must be contained wholly within the property boundaries.

HOURS FOR CONSTRUCTION OR DEMOLITION

20. 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

21. 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

22. 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

23. 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

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

EXCAVATIONS AND BACKFILLING

25. 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.

DRAIN BUILDING SURROUNDS

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

CLADDING

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

LICENSED PLUMBER

28. All plumbing and drainage work shall be carried out by a licensed plumber and drainer and to the requirements of AS/NZS 3500 and the Plumbing Code of Australia.

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.

WORK-AS EXECUTED PLAN

30. 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

31. 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.

WATER TANK/S

32. The overflow for the rainwater tank/s is to be connected to a drainage line and conveyed to the street gutter, common drainage line, legal point of discharge or otherwise disposed of on site in accordance with Australian Standard 3500 in a manner that is not adversely affecting adjacent land.

INSPECTIONS

33. 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 and cold water at rough-in; and
 - c) The completed building before use.

ENGINEERING INSPECTIONS

34. 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
D	Sewerage	* After laying of pipes and prior to backfill;
E	Concrete Footway Crossings	* After placing of formwork and reinforcement, and prior to concrete placement;
G	Erosion and Sediment Control	* Prior to the installation of erosion measures.
H	All Development & or Subdivision Works	* Practical completion.

FOOTWAY CROSSING – SQUARE

35. A minimum 3m wide vehicular crossing(s) over the footway adjacent to the proposed ingress/egress point is to be designed and constructed in accordance with WBC Guidelines for Engineering Works. Further the applicant is to obtain a Compliance Certificate pursuant to Section 109C of the Environmental Planning and Assessment Act as amended, **or inspection report**, at the completion of construction of the footway crossing, from Council or an accredited certifying authority, certifying that the works have been completed in accordance with WBC Guidelines for Engineering Works and that the levels are in accordance with those issued.

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

Optional note: This condition may require the piping and filling of a section of the open drain fronting the property, including headwalls and safety railing.

ACCESS DRIVEWAY – BATTLEAXE LOTS

36. The construction is to occur, within and for the full length of the access handle(s) of the hatchet shaped lot(s) and over the footway, of a concrete vehicular driveway(s) 2400 mm wide, designed to *WBC Guidelines for Engineering Works*. Further, the applicant is to obtain a Compliance Certificate pursuant to Division 6.4 of the Environmental Planning and Assessment Act as amended, **or inspection report**, at the completion of construction of the footway crossing, from Council or an accredited certifying authority, certifying that the works have been completed in accordance with *WBC Guidelines for Engineering Works* and that the levels are in accordance with those issued.

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

COMBINED ACCESS WIDTH

37. The proposed combined entrance and exit is to have a width of 4.5 metres at the property line.

SEPARATE WATER SERVICE

38. Water services are to be provided to each allotment prior to the issue of the Subdivision Certificate. All costs are to be met by the applicant.

SEPARATE HOUSE DRAINAGE

39. Plumbing work is to be carried out so that each lot has a separate and distinct house drainage service connected to Council's sewer main within the boundaries of that lot, in accordance with the Local Government (Approvals) Regulation 1999.

RELOCATE UTILITY SERVICES

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

ROAD AND INTERALLOTMENT DRAINAGE

41. All road and inter allotment drainage is to be conveyed to the gutter in Pym St, in accordance with *WBC Guidelines for Engineering Works*.

FENCING

42. The side and rear boundaries and the proposed new boundary are to be fenced with hardwood timber paling fences.

DOWNPIPES AND ROOF FLASHINGS

43. Downpipes are to be circular and painted to match the wall colour and roof flashings shall be the traditional rolled type.

Prior to Issue of a Subdivision Certificate

ELECTRICAL AUTHORITIES - SUBDIVISION

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

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

FINAL PLAN OF SURVEY

45. The final plan of survey is to show:
- a) a right of carriageway 3 metres wide within Lot 1 and in favour of Lot 2
 - b) a right of carriageway 3 metres wide within Lot 2 and in favour of Lot 1.

Prior to the Issue of an Occupation Certificate

OCCUPATION CERTIFICATE

46. 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.

SEWER SERVICE DIAGRAM

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

WORKS AS EXECUTED PLAN

48. The applicant is to submit to Council an electronic copy of the works as executed plans for the works required by Condition 19 in AutoCAD 2000 format. Further, the works are to comply with WBC Guidelines for Engineering Works.

ELECTRICAL AND TELECOMMUNICATION AUTHORITIES – BUILDING

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

Ongoing

APPROVED USE

50. The approved buildings must not be used for any other purpose other than the approved use ie dwellings. Any proposed change of use shall only be permitted with the consent of Council.

INGRESS/EGRESS

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

ROAD AND INTERALLOTMENT DRAINAGE

52. All road and inter allotment drainage is to be conveyed to the gutter in Know Place, in accordance with WBC Guidelines for Engineering Works.

Advisory Notes**Inspection Schedule**

AN1. The Principal Certifier is required to ensure all work is carried out in accordance with the consent, Building Code of Australia (BCA), and relevant standards, which is done during inspections at nominated stages of the work. The “Inspection Schedule” lists the mandatory and other required inspections that must be carried out by Blayney Shire Council during construction of the work.

As the Principal Certifier, Council must be contacted to undertake inspections of the various stages of construction as follows:

- a. Slab/footing inspection when steel is laid prior to the pouring of concrete.
- b. Frame inspection
- c. Waterproofing prior to tilling.
- d. Final/stormwater inspection at time of completion of all works.



✉ PO Box 5069 Orange, NSW 2800
@ info@andrewcrump.com.au
☎ 0408 446 429

18 June 2025

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

Attn: Andrew Muir
Via Planning Portal and,
By email: AMuir@blayney.nsw.gov.au

Our Ref: ADC_201224_AddInfo_Letter

Dear Andrew,

ADDITIONAL INFORMATION RESPONSE – DA2024/0063 – 24 KNOX PLACE, MILLTHORPE

Reference is made to Council's additional information request dated 5 March 2025; specifically, we respond to the following key points:

- Consideration of the history of the lot to be subdivided, in other words, consideration of the original subdivision assessment.
- Sewer capacity for the additional lot.
- Protection and preservation of the interface with the surrounding environment which had previously been addressed by larger lot sizes.
- Impact on the vista along Glenorie Road, being a key entrance to the village, and how the visual amenity would be protected. This should also include an outline of this impact in heritage terms.
- Consideration of additional landscaping.

Before responding to the above points, we take this opportunity to remind Council that there is a requirement for Council to assess the application before it on its merits, this is central to the application of Part 4 of the EP&A Act. As we have previously outlined the development is entirely meritorious given the following:


- The development is not antipathetic to the Aims of the EP&A Act.
- Dual occupancies and subdivision of land are both permissible in the R1 General Residential zone pursuant to the Blayney LEP 2012.
- The development is consistent with the objects of the R1 General Residential zone in that the development will add to the diversity of housing types and densities within Millthorpe.
- The development does not contravene any relevant development standards, noting that the proposed lots are well above the minimum lot size applying to the land.

- The development is consistent with the DCP, save for a minor variation to side setbacks, which will not result in adverse impacts.
- The development has been designed cognisant of the context and setting, noting Council's heritage advisor has not objected to the proposal due to the appropriate design response with the garage orientated internally and away from the street, the appropriate building forms and sympathetic materiality.
- Given the development's level of compliance with the relevant planning policies, and there being no other site attributes constraining further development, the site is suitable for the proposed development.
- Given the forgoing the development is within the public interest.

Response to Council's Request for Further Information

Council RFI	Response
Consideration of the history of the lot to be subdivided, in other words, consideration of the original subdivision assessment.	<p>We take this opportunity to remind Council of the Courts guidance on how consents work with reference to the authority: <i>House of Peace Pty Ltd v Bankstown City Council</i> [2000] NSWCA 44, 48 NSWLR 498 at [23] “A development consent is to be construed according to its terms, having regard to its enduring nature. A development consent has an enduring nature because it is not personal to the applicant but is a public document operating <i>in rem</i> for the benefit of third parties such as subsequent owners, occupiers and security holders, and in some respects is equivalent to a document of title”. We therefore dispute the assertion that the applicant should have been aware of some unknown concern borne by Council.</p> <p>Further to the operation of consents as a general rule, a development consent, being a public document operating <i>in rem</i> for the benefit of third parties, should be construed without reference to extrinsic evidence other than to identify a thing or place referred to in it. That extrinsic evidence is not led to vary the consent but to identify the thing or place referred to it. Evidence as to the nature or physical features of the land may also be admissible for that purpose, at least those features observable by a third party at the time of the consent (<i>Allandale Blue Metal Pty Ltd v Roads and Maritime Services</i> (2013) 195 LGERA 182; [2013] NSWCA 103). Based on this authority, the contents of the planning assessment cannot be taken to influence or vary the construction of a consent or vary the way the consent operates in the absence of a condition intended to achieve such an outcome.</p> <p>Thereby, given the justification within the SoEE previously submitted to Council and with the additional assessment now provided by way of the accompanying HIS prepared by Touring the Past, we consider that the proposed development will not result any unsatisfactory adverse impacts in the locality.</p> <p>The character of this part of Millthorpe is one that is undergoing transition from a peripheral rural character to that of a residential character and this was set in place at the time Council determined that original subdivision</p>

	<p>application. This application before Council, which proposes one additional lot as part of a dual occupancy development, will not dramatically alter the transitioning character of this part of Millthorpe over and above what was inevitably going to occur following Council's approval of the original subdivision.</p>
<p>Sewer capacity for the additional lot.</p>	<p>It is implausible to suggest that Council's sewer strategy and strategic planning would be modelled such there is insufficient capacity for one additional lot within the residential catchment of the village. We accept that there will be a headworks charge under Section 64 of the LG Act.</p> <p>If Council is concerned with "gradual creep" and resultant impacts on sewer capacity, it should either; one, embark on a village wide review of its existing housing strategy to determine if the current lot size mapping with the LEP is fit for purpose; or two, look to upgrade its existing sewer capacity.</p> <p>We again remind Council of their obligations under the EP&A Act to assess the subject application before it on its merits, and not be influenced by what may or may not occur in the future.</p>
<p>Protection and preservation of the interface with the surrounding environment which had previously been addressed by larger lot sizes.</p>	<p>The inference that this development will present an incompatibility with adjoining land is a flawed assumption. The subject land is surrounded on all sides by land that formed part of the parent lot of the original subdivision and does not share a boundary with any adjoining parcel that wasn't part of the original subdivision. The land is thus surrounded by residentially zoned land on all sides.</p> <p>We also wish to highlight that if it were Council's intention to restrict further development of this land then it should have undertaken proactive steps within the original subdivision consent and/or planning system to enshrine such a position such as changing the MLS or preparing a site specific DCP, however this did not occur. The proposal has been prepared in accordance with all current planning policy with regards to lot sizes and all other relevant provisions as set out in the originally submitted SoEE.</p>
<p>Impact on the vista along Glenorie Road, being a key entrance to the village, and how the visual amenity would be protected. This should also include an outline of this impact in heritage terms.</p>	<p>A detailed HIS has been prepared by a suitably qualified heritage practitioner and is attached. The HIS concludes that it is incontestable that the development would not have any adverse impacts on important sightlines or vistas from within or outside the Millthorpe HCA or as relevant to 'in the vicinity' heritage items. In summary, it notes the following:</p> <p>The new work would not, in of itself, disrupt the legibility of the village's fine-grain development pattern or relationship to its more 'open' hinterland, noting the low magnitude of the scheme and its location between existing suburban development (west) and rural blocks (east) within an already approved suburban cul-de-sac subdivision.</p> <p>This report also affords considerable weight to the proposed siting and character of the development, which would sit unobtrusively within the landscape at the southern end of the existing suburban subdivision, well away from its northern and eastern interfaces with Glenorie Road. The</p>

	<p>former and latter have been identified by the Council as more critical for sustaining at their current size.</p> <p>The conservation objective of the Blayney LEP at section 5.10 would be satisfied by the proposal, as would the heritage performance measures set out in the Blayney DCP, with any difference in opinion concerning the detailing or materiality of the infill designs readily resolved by further negotiation or consent conditions. Accordingly, this report recommends that the proposal be approved on a heritage basis.</p>
Consideration of additional landscaping.	<p>We do not consider it necessary for additional landscaping to be incorporated into the current design for the following reasons:</p> <ul style="list-style-type: none"> • Given the forgoing comments and assessment within the attached HIS; • Given the locality of the subject land on the southern side of the approved subdivision, which is well removed from the interface with Glenorie Road (over 200m away) and separated from the road and nearby rural land by other residential lots with approved new dwellings; and • Given the topography of the rural land to the east, the subject land cannot be seen by motorists or pedestrians when entering Millthorpe from the south along Millthorpe Road – the intersection of Millthorpe and Glenorie Roads is some 500m away, and there is a hill between the intersection and the subject land and approved suburban subdivision (see Google Streetview snippet below). 

If you have any questions in relation to the above, please don't hesitate to contact our office on 0408 446 429.

Yours sincerely,

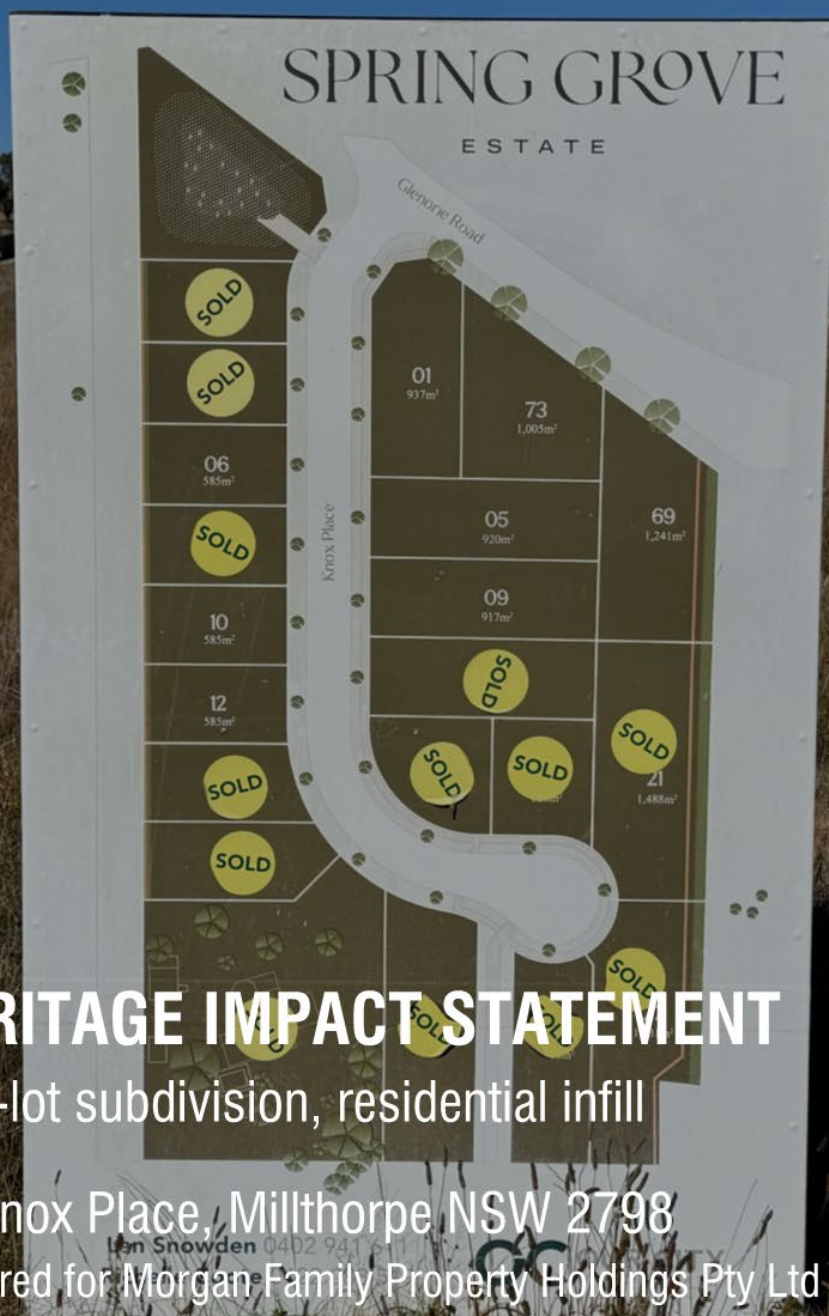
Andrew Crump

Director

Enc.

Heritage Impact Statement by Touring the Past

TOURING THE PAST



Acknowledgement of Country

Touring the Past recognises that our conservation practice takes place on Country whose sovereignty has never been ceded. We recognise the First Nations People of Australia and celebrate their continuing cultural practices and Connections to Country.

We acknowledge the Traditional Custodians of the land we now call Millthorpe, the Wiradjuri people, and pay our respects to their Elders past, present, and emerging. We appreciate the longstanding spatial knowledge held by First Nations people and the continuum of Indigenous land management, science, and design that has endured.

We are mindful of the impact of settler development on Country and are aware of our responsibility in the heritage sector to unlearn, improve, and repair.

Touring the Past Pty Ltd

Conservation | Heritage | Interpretation

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B.A. (Hist Hons) and M. Cult. Heritage
M. ICOMOS, Pro. Hist PHA (NSW + VIC), SAHANZ, IAIA, APT, Nat Trust (NSW)

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Cover image: View to the freestanding promotional sign associated with the Knox Place subdivision development.

Primary and secondary materials utilised in the preparation of this report are acknowledged and referenced in captions or footnotes.

The copyright of this report remains with the author, Touring the Past Pty Ltd.

DATE	VERSION	PREPARED BY
13 May 2025	Draft	Patrick Wilson
16 May 2025	Issued	Patrick Wilson

Touring the Past Pty Ltd

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1 INTRODUCTION

1.1 Purpose

This Heritage Impact Statement (HIS) has been prepared on behalf of the property owner of 24 Knox Place, Millthorpe (subject place)—a vacant allotment in the Millthorpe Heritage Conservation Area (C3). It relates to a lodged Development Application (DA2024/0063) for a two-lot subdivision and residential infill development, and provides the consent authority, Blayney Shire Council, with an independent review of the scheme's potential heritage impact.

1.2 Methodology

The author of this report is an appropriately experienced built heritage practitioner and accredited professional historian. It is informed by a non-invasive inspection of the subject place and its immediate and broader setting (late April 2025). Terminology and principles in this document are based on sound values-based heritage management approaches, namely as expressed by *The Australia ICOMOS Charter for Places of Cultural Significance*, *The Burra Charter* (rev. 2013) and its accompanying practice note *Burra Charter Article 22 – New Work*. Due heed is also taken of the Government Architect NSW's *Better Placed: Design Guide for Heritage* (2019) and *Guidelines for preparing a statement of heritage impact* (June 2023) prepared by the NSW Department of Planning and Environment.

1.3 Location

The subject property comprises a single loosely rectangular allotment (arched frontage)—legally described as Lot 11, DP1291217—on the south side of the recently established Knox Place, a cul-de-sac that curves south of Glenorie Road (Figures 1 and 2). The land has a 22.42 metre frontage (north) and a minimum depth of 56.10 metres (east), yielding a total site area of 1,246 m². The broader context is the southwestern edge of Millthorpe, a village (population approx. 750) located in the Central Tablelands region of New South Wales, between Orange and Bathurst.



Figure 1. Aerial photograph of Millthorpe with the location of the subject place indicated. North is top of frame. (Source: Nearmap, February 2025)

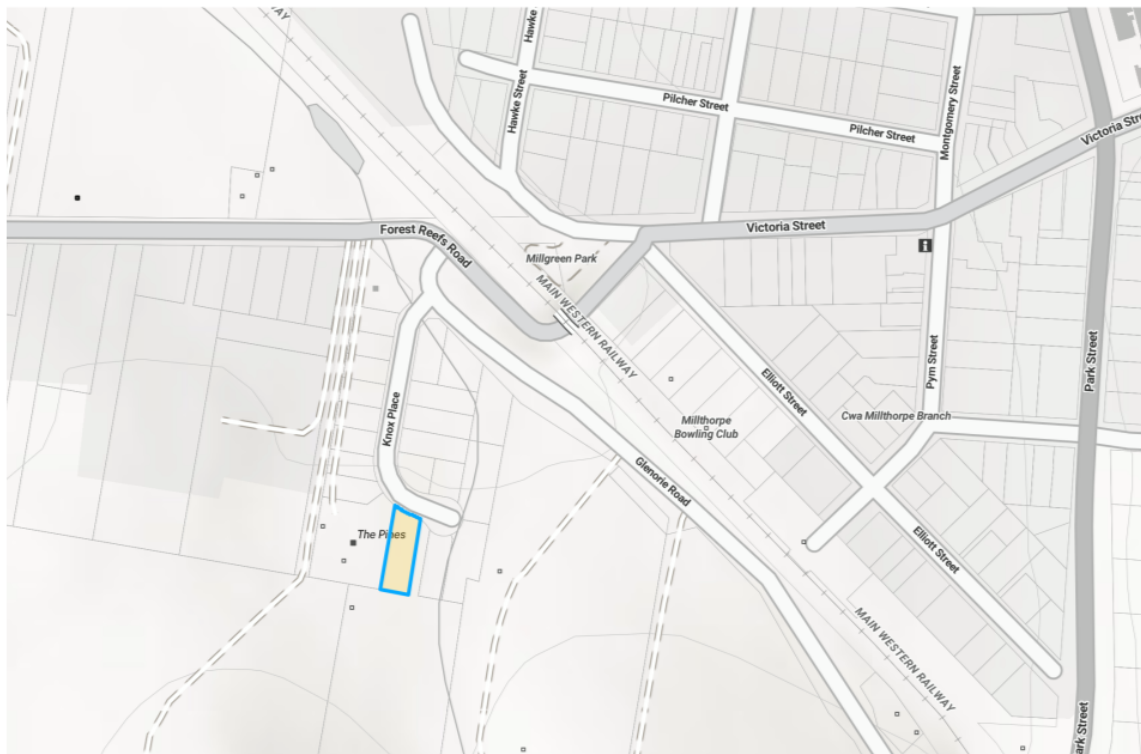


Figure 2. Cadastral map with the subject property outlined in blue.
(Source: Explorer, NSW Government)

1.4 Heritage Management Framework

The subject place is situated on the southwestern outskirts of the Millthorpe Heritage Conservation Area (HCA), a village precinct (C3) of 'local' cultural significance under Part 2, Schedule 5 of the *Blayney Local Environmental Plan 2012* (BLEP). Refer to Figure 3 for mapping. The Millthorpe HCA was gazetted in November 2012.

A Statement of Significance for the Millthorpe HCA, extracted from the NSW Heritage Inventory, is reproduced below and ascribes the precinct with historic (Criterion A), historical/associational (Criterion B), aesthetic (Criterion C), social (Criterion D), research (Criterion E), rarity (Criterion F), and Representative (Criterion G) values:

The village is picturesque with the element of surprise as Millthorpe cannot be assessed or overlooked from any one vantage point. The layout has blended well with the natural surroundings, and the ridges are undeveloped, with important strategically located groups of trees and plantings established for farming.

The scale is remarkable, both in the relationship of the surrounding hills to the developed area of the village & in the scale of the buildings to street. The unusually narrow streets and range of subdivisions give Millthorpe an intimate atmosphere.

The village has a compact form due to the defined small lot subdivision boundary at the perimeter & an intensely developed commercial centre relatively free from vacant lots, giving it a higher density than normal for a country town.

The centre includes the Churches, the Railway Station and a range of industrial uses and structures.

The period and style of Millthorpe's buildings have a high degree of coherence and continuity, including the government sponsored housing in Boomerang St. The majority of buildings appear to be in reasonable condition as regards upkeep and are almost all built of brick and suited to the local climate.

While some regrettable alterations, infill and overzealous restorations have occurred, for the most part, the Village is an extraordinary example of a self-sustaining village and community.

(Emphasis added)

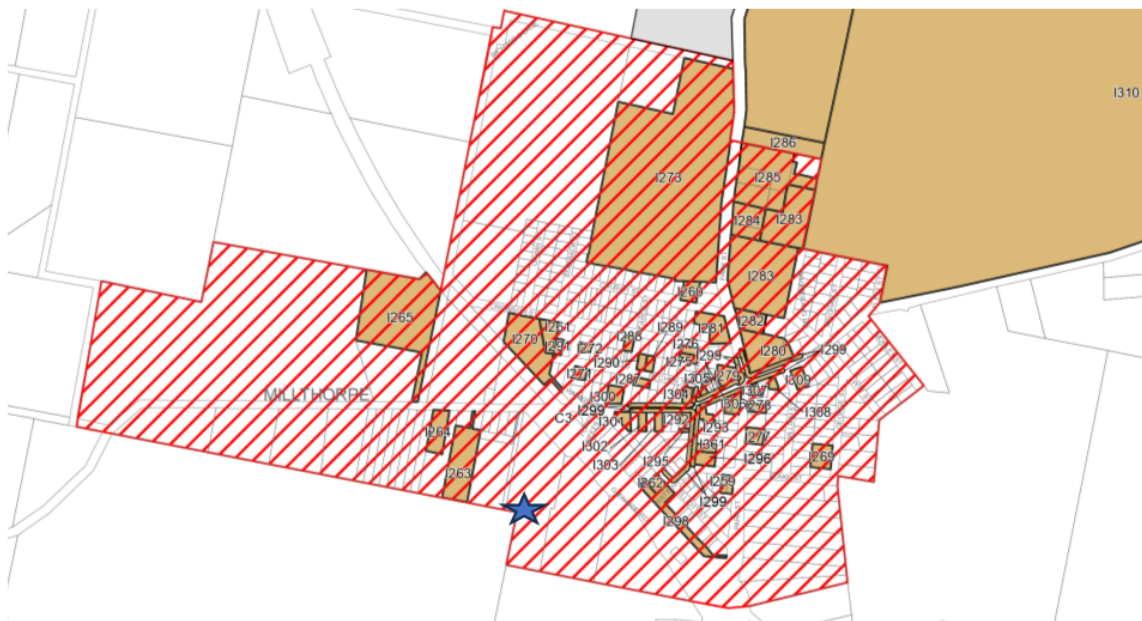


Figure 3. Extract from Heritage Map HER_004A—red hatching indicates the extent of HCA C2, while tan shading denotes an individual heritage item. The subject place is approximately indicated by the blue star (note that the BLEP heritage map does not show the recently approved subdivision/establishment of Knox Place). (Source: BLEP)

The subject property is arguably within the viewshed of a score or so of individual heritage assets, all of which are also included in the HCA C2. This report discusses those heritage items contained within the core of the HCA more generally, with specific 'in the vicinity' assessment provided for the following assets:

An aerial photograph of a residential property. A yellow circle highlights a small, light-colored house with a gabled roof, identified as 'The Pines'. Another yellow circle highlights a large, mature tree in the foreground, identified as an avenue of radiata pines. The property is surrounded by other houses and greenery.

Figure 4. Panoramic aerial photograph of item I263, facing south. The listed house and pines are circled. (Source: Neamap, February 2025)


IMAGE	LISTING DETAILS
	<p><i>Millthorpe Railway Station group</i></p> <p>State Heritage Register #01193 (consent authority is Heritage NSW)</p> <p>BLEP, I298: <i>Railway Station group including buildings, platforms, forecourts and gates</i></p> <p>Elliott Street, Millthorpe</p> <p>N.B. the extent of the State curtilage is somewhat larger than local listing, extending to the bottom of the embankment to the southeast.</p> <p>Statement of Significance (NSW Heritage Inventory):</p> <p><i>Its location at the end of Pym Street closes the vista of the main street and gives it a prominence in the townscape of considerable significance. It is an important civic building in an historic town setting exhibiting fine proportion and detailing.</i></p> <p><i>Millthorpe station [1886] is one of four examples of this station type, the others being St Peters 1883, Riverstone 1887 and Spring Hill 1884 (demolished). It is the only intact surviving country example and is of high significance.</i></p>

Figure 5. Millthorpe Railway Station viewed from Elliott Street.

As per the BLEP at cl 5.10 (1)(a)(b), a key heritage consideration for the consent authority, Blayney Shire Council, in their decision-making in relation to the proposed development is sustaining the identified significance or value/s of HCA C2 and the nearby heritage items. Accordingly, the Statements of Significance set out above and further assessment of this report provide an essential baseline for understanding what is of heritage value and the potential impact of the scheme—an approach in line with Article 27 ('Managing Change') of the *Burra Charter*.

This report notes that the subject place is in a General Residential (R1) zone, but does not comment on this fact further.

1.4.1 Non-statutory listings

Millthorpe proper is also included in the non-statutory Heritage Register of the National Trust of Australia (NSW) as the Millthorpe Conservation Area (listed in 1974) accompanied by a version of the Statement of Significance attached to HCA C2.¹

In addition, Millthorpe was entered into the now redundant Register of the National Estate (RNE) as the *Millthorpe Settlement* (Place ID 873) in October 1980, with the following Statement of Significance:

Millthorpe is of great heritage importance for being an outstanding example of a small Australian country town of the late nineteenth/early twentieth century period.

The compact town, with its coherence and continuity of period and style, and its important and harmonious relationship with the surrounding rolling countryside, is a place of strong historic and aesthetic qualities.

The township has considerable social significance for the local and district community.

¹ Note it is understood that the NT's mapping for the Millthorpe HCA is smaller than that C3 and may not include the subject place. The NT's listing card for the Millthorpe HCA must now be purchased from the organisation.

2 BRIEF HISTORY

2.1 Contextual

Millthorpe is the centre of one of the richest sections of the Western District of New South Wales, as concerns its agricultural possibilities. Situated between Bathurst and Orange, it has by its natural advantages become the principal business medium of the surrounding farming population, as well as the somewhat more distant interests of pastoralists ... The principal business avenues are Park and Victoria streets. The leading stores are situated in the former, and would be creditable in point of detail and display to towns of four times the area of Millthorpe. There is no lack of movement at any time during the week. The large area covered in the district's operations lead to a lot of shop trade, and the continual arrival and departure of outside residents having business with the mill, the butter factory, or the general stores, create a scene that is busy, as well as pleasing... (Source: *Australian Town and Country Journal*, 2 November 1901, p32)

The locality of Millthorpe was progressively taken from the Wiradjuri people from the early 1820s, when it formed part of an Government stock station. Over the 1830s, a small service settlement emerged at what became Millthorpe, initially known as Cross Roads and later as Spring Grove. From the early 1850s, with the advent of the global Gold Rush in the Bathurst region, the area's rich volcanic soils attracted more intensive crop development. Much of what would become Millthorpe proper formed part of a grant made to John Evans in 1868.²

From the mid-1870s, a small service centre consolidated at Spring Grove, 'booming' in the 1880s, during which it was officially renamed Millthorpe (1884). Its development was fuelled by the opening of the Great Western Milling Company flour mill (1882, closed 1960) as well as the arrival of the Main Western railway line (1886), connecting the area's produce directly to the Sydney market. Near the end of the Federation period, the village's population peaked at around 1,300 (1911), and it could boast of a sophisticated commercial, industrial, and civic life, with the district widely known for its wheat, oats, potatoes, and cream produce.³ Shifting economic and demographic patterns in the wake of the First World War progressively led to stagnation and decline, with Millthorpe functioning as a quiet local hub. Since the late 20th century, the village's distinctive historic environment has proven a major drawcard, and a vibrant heritage-led tourist industry has arisen.⁴

The development pattern of Spring Grove/Millthorpe is challenging to unpack in a broad sense; however, it appears that at least the core of the existing village was not formally surveyed but rather materialised over the late 19th and early 20th century by virtue of a series of ad hoc, private grid pattern subdivisions based around the pre-existing crooked arterial thoroughfares of Victoria (east/west) and Park (north/south, Bathurst-to-Orange) streets.

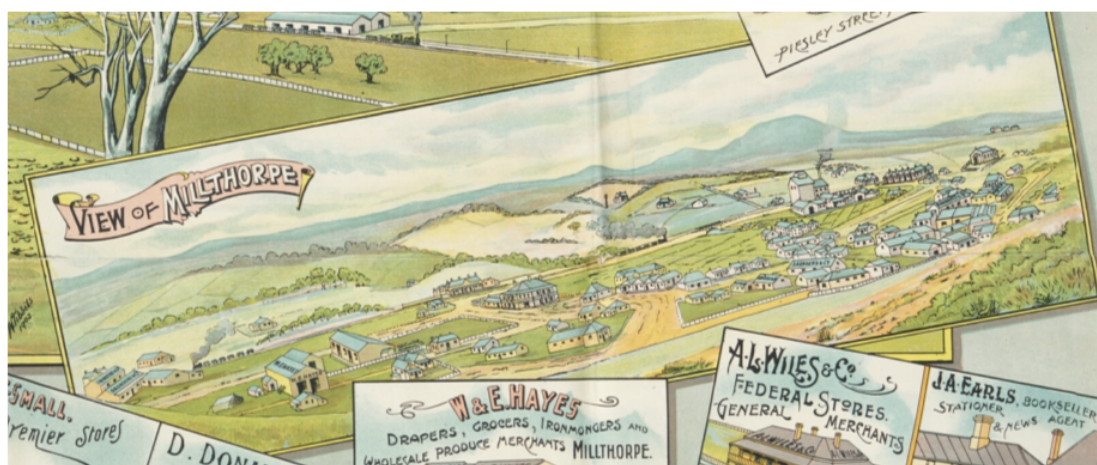


Figure 6. Extract from a lithograph showing a view of Millthorpe, facing south, in the early 1900s. (Source: View of Orange: supplement to the Orange Leader, Christmas 1902, W. Tibbits, SLNSW, <https://collection.sl.nsw.gov.au/record/74VKJqRGAAq>)

² NSW Land Registry Services, *Old Torrens Title*, vol. 474, folio 235

³ Theo Baker, *A History of Bathurst*, 1998, p9

⁴ Blayney Shire Community Based Heritage Review: Thematic History, 2010

2.2 Place-Specific

The subject land derives from Crown Allotment 82 in the Country of Bathurst, Parish of Graham, an approximately 195-acre estate south of the Main Western rail line and outside the 'private town' of Millthorpe (Figure 7).

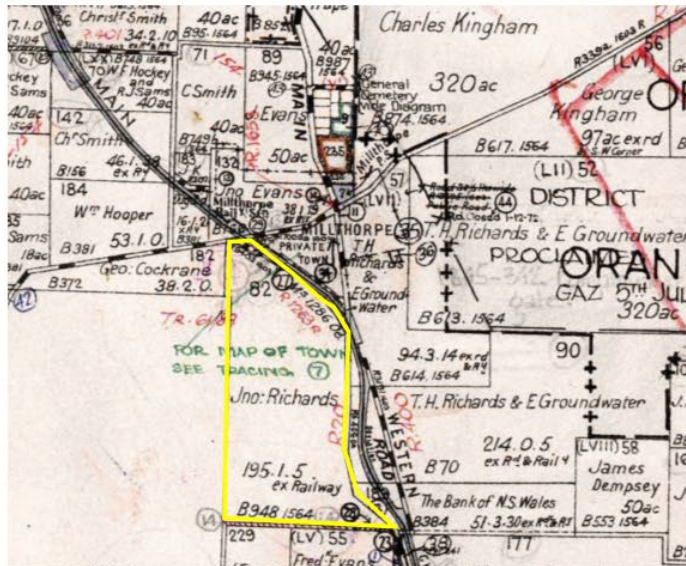


Figure 7. Extract from the Parish of Graham, 1941, with Crown Allotment 82 approximately outlined in yellow. Note the location of the 'private town' of Millthorpe to the north, across the railway line. (Source: HLRV)

In 2021, the subject property (Allotment 11) was created as part of a two-staged 23-lot subdivision of 61 Forest Reefs Road, Millthorpe (Lot 286, DP1018875), known as *The Pines* (this name, evident on Sixmaps, could be in error, noting its employment for the heritage item 1263 further west), permitted by DA60/2020. *The Pines*—now on a reduced allotment (18 Knox Place)—comprises a severely modified (east-facing) late Victorian period brick cottage/homestead. As depicted in Figure 8 below, the subject land is depicted in the mid-1950s as vacant and part of a stretch of paddock east of *The Pines* and south of the rail line.



Figure 8. Aerial photograph of Millthorpe, dated 1954, with the subject land shown as paddock or the like, immediately east of *The Pines*. North is top of frame. (Source: Film no. CAC5, Run 4, Frame 5054, Geoscience)

TOURING THE PAST PTY LTD

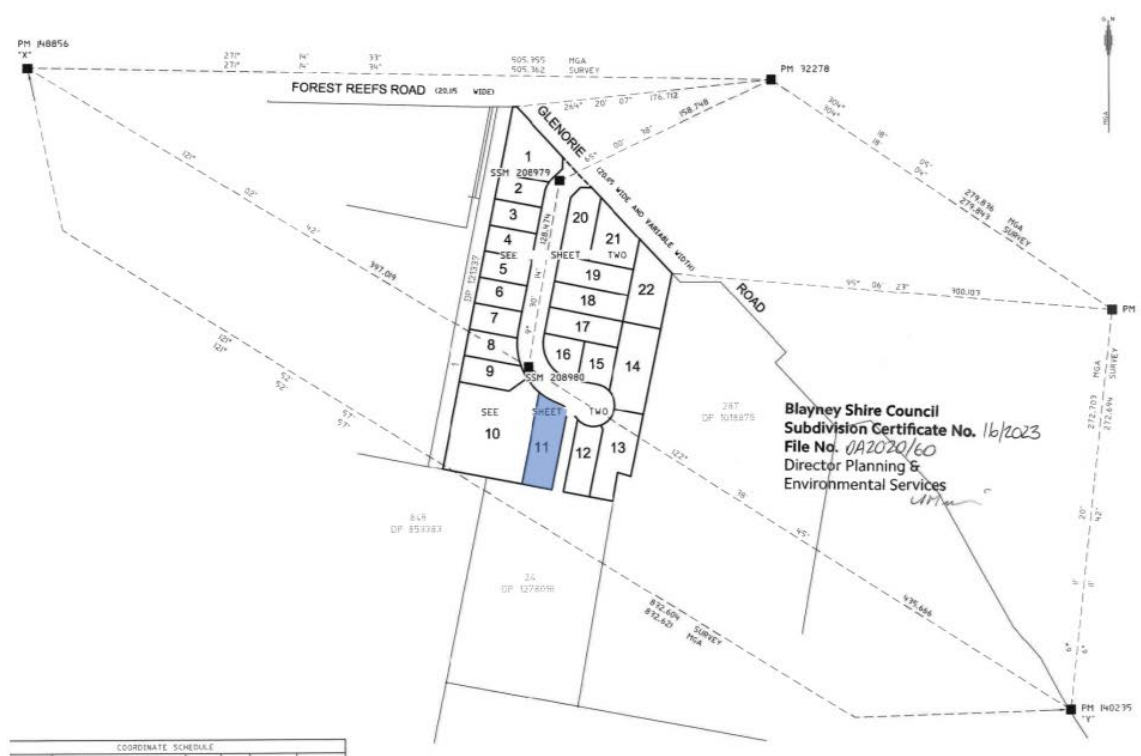


Figure 9. Extract from the *Plan of Subdivision* shows the approved Stage Two subdivision, with the subject property (no. 11) shaded red. (Source: Matthew P. Forsyth, 3 October 2024, Surveyor's Ref: 21116)



Figure 10. Aerial photograph, dated November 2022, showing 61 Forest Reefs Road, prior to subdivision. The latter is overlaid in red, with the subject allotment starred. (Source: Nearmap)

3 PLACE DESCRIPTION

3.1 Subject Place & Knox Place (Immediate Setting)

The subject property encompasses a grassy allotment at the southern end of a contemporary cul-de-sac (kerbed/guttered) subdivision, advertised as the *Spring Grove Estate*, which forms its immediate setting. A driveway for the battle-axe property at 28 Knox Place extends along the eastern perimeter of the place. The properties contained within the estate are generally rectangular with a suburban 'coarse' grain, ranging in sizes between medium-sized allotments (minimum 588 m²) to the more generous, over 1,000 m². The largest, at 3,427 m², is Lot 10, which accommodates the pre-existing house (*The Pines*) at 18 Knox Place. This heavily evolved late Victorian period residence is well set back from Knox Place and largely screened by retained mature plantings. Some juvenile street trees have been planted alongside Knox Place; otherwise, the subdivision is devoid of notable plantings, except for *The Pines*. There is also a water detention basin on the western end of the entrance to Knox Place. It is understood that a consent condition for the Knox Place subdivision was the establishment of a 3-metre-wide vegetative buffer along the majority of the eastern boundary, interfacing with Glenorie Road.

At the time of the site visit, two single-storey project houses with hipped primary roofs and walls of brick (no. 2) and weatherboard (no. 8) had been constructed. From Knox Place, there are middle and long-distance views and vistas to the north of the village of Millthorpe, which is situated over several gentle hills, rising above the Main Western Line embankment. The centre's thick treescape largely dominates these sightlines from along Knox Place, interspersed by traditional roof forms (mostly corrugated metal, chiefly).



Figure 11. Aerial photograph of the subject place, indicated by the yellow arrow, and its immediate urban setting. North is top of frame. (Source: Nearmap, April 2025)



Figure 12. View to Knox Parade (centre image) from opposite Glenorie Road, facing south. The brick house at no. 2 is evident right of frame.



Figure 13. 8 Knox Place, facing west across.



Figure 14. View from Knox Place to the subject allotment, indicated, with *The Pines* left of frame, facing south.



Figure 15. Subject allotment, from opposite Knox Place, facing south.



Figure 16. Close-up of the subject lot, with the contemporary development at 28 Knox Place in the background.



Figure 17. Vista from the footpath in front of the subject place to Millthorpe proper.

3.2 Broader Setting—Millthorpe

Millthorpe is a self-contained, low-scale, fine-grain, and well-treed village, whose built core is defined by a diversity of late Victorian and Federation-era residences with commercial and civic development from these periods clustered along the key thoroughfares of Victoria and Park streets. The town's topography is undulating, and it is surrounded on all sides by low hills and ridgelines. The overall effect can be said to be notably picturesque (as in, quaint and/or artistic, irregular quality). A pithy summary description of the townscape is available in the RNE listing (Place ID 873) and reproduced below:

There are no typically wide streets and there are a number of closed vistas arising from the irregular street plan, giving Millthorpe an intimate atmosphere. The built fabric of the town has a coherence and continuity of period and style, and the scale is harmonious, both in terms of the buildings with the streets and the buildings with the surrounding rolling countryside. Millthorpe consists of a wide range of buildings which collectively form a town of great heritage value. Churches include ...

Millthorpe's public buildings are several. The courthouse and police complex were built of brick in 1902. Reflecting well the Rustic Gothic style of architecture is the 1875 bluestone public school and residence. The post office and railway station (mentioned above) are other important parts of the town's built heritage. The Good Templars Hall (a museum by the 1970s) was built of stone in 1881. Among the town's commercial buildings are the Commercial Hotel of 1911, the 1902 Bank of New South Wales (separately registered), the Commercial Bank, the former Grand Western Lodge Hotel of 1901 (later converted to an art gallery and separately registered), the Pym Street shops of c 1910, the theatre built in 1912, and the brick potato sheds; the 1882 flour mill closed in 1960 and subsequently was partly used as a potato washing and packaging plant. A number of Victorian cottages in Millthorpe are very important structures on account of their consistency of style.

The broader context of the village is the rolling, mostly cleared, open farmland that is characteristic of the Central Tablelands.

Of importance for the matter at hand, the subject site and its Knox Place subdivision—on the southwestern edge of the village, separated by the Main Western Railway—forms part of a flatter area, at least relative to Millthorpe proper, the topography of which rises gradually to the north and northeast. Given this, one might expect the subject land and its immediate setting to be conspicuous within vistas from the village. Conversely, this did not prove to be the case based on the author of this report's extensive ground truthing of the public domain of Millthorpe, as discussed below.

There is virtually no visibility of Knox Place from within the key streetscapes of Victoria Street or the majority of Park Street, with only distant glimpses attainable from the latter's southern end (namely, from the bridge above the railway line). Elsewhere, along the ridgelines, such as Crowson Street (north) or George Street (east), views to the subject land are either obscured or heavily screened by landscaping or other built forms or simply too remote to reveal detail or feature prominently. There are some more ready sightlines to the place from the sloping Hawke Street (north/south), but these are also narrow, curtailed by distance and plantings. There are also some very curtailed sightlines available to Knox Place from particular vantage points along Elliott Street and the north side of the Millthorpe Railway Station (SHR #01193).

On the western approach to the subject place, along Forest Reefs Road, due to the curve in this road, the Knox Place subdivision/development only becomes evident at the far eastern end of this road, before it dips to travel underneath the railway bridge. The suburban character of development that lines the south side of Forest Reefs Road on the western approach to Knox Place is also apparent.

The Knox Place subdivision/development is more noticeable from Glenorie Road, a seemingly low-trafficked carriageway that runs obliquely down from Park Street/Millthorpe Road (east) to Forest Reefs Road (west). Its north/east side is largely unbuilt upon, rather characterised by the raised rail line, with the townscape beyond. The highly intact symmetrical Arts & Crafts/lightly classicised brick late 19th-century south elevation of the railway station (SHR #01193) is a conspicuous presence across the tracks. There is also a modest Federation timber cottage at no. 18. The south side of Glenorie Road accommodates large agricultural or rural 'lifestyle' properties, with native/indigenous boundary plantings. These trees, along with the folding contours of the land, either screen or heavily filter the availability of sightlines to Knox Place.

Overall, the subject land and its immediate setting are only salient elements within the public domain from a restricted vantage point, namely directly opposite the entrance to Knox Place from a grassy embankment/verges.



Figure 18. Panoramic aerial photograph of the *Spring Grove Estate*, prior to subdivision development, shaded white, with Millthorpe proper to the northeast. Note the contrast between the fine-grain townscape and larger suburban/rural lots south of the railway line. (Source: <https://www.springgroveestate.com.au/>, accessed 12 May 2025, no copyright infringement intended)



Figure 19. Pearce Street, facing southwest (below Crowson Street). Representative sightline from elevated parts of the village to the subject place/setting (heavily screened, approximately indicated).



Figure 20. Distant sightline at the bottom (southwest) of Victoria Street to the subject area, with *The Pines* indicated.



Figure 21. View from the end of Hawke Street, across the railway line, facing south, with the hipped roofs of 2 and 8 Knox Place visible.



Figure 22. View from the north side of Glenorie Rd to Knox Place, with the hipped developments at nos 2 and 8 visible.



Figure 23. View from roughly opposite the Millthorpe Railway Station, facing southwest, the subject place/setting is situated below the low rise and screened by existing plantings.



Figure 24. View from Glenorie Road to the Millthorpe Railway Station, across the railway line.



Figure 25. View from the footpath adjacent to 18 Glenorie Road to the west. The subject place/setting is not apparent.



Figure 26. View from road bridge (Millthorpe Road/Park Street) facing west. The subject place/setting cannot be distinguished from the broader landscape.



Figure 27. View from the end of Station Place, facing west, with the station out of frame and the back of *Railway Hotel* (item I262) right of frame. The northern part of Knox Place is distantly visible (no. 2 identified).



Figure 28. View of Knox Place from the south end of George Street, in front of the water tower, facing west. Close-up below.



Figure 28. Close-up of the above view, with 2 Knox Place visible/identified.

4 ASSESSMENT OF HERITAGE IMPACT

4.1 Discussion of Contribution

Within a HCA, properties are sometimes assigned a classification ('contributory', 'non-contributory', on occasion 'neutral') to facilitate their appropriate management from a heritage perspective.

The Council is not known to have undertaken any such 'mapping' of the Millthorpe HCA (C2). Nevertheless, on the basis of its adopted Statement of Significance, this report finds it reasonable to presume that any fairly intact element dating from the late Victorian period to at least the late interwar years can be attributed with contributory significance to the precinct. Some post-WWII components (1945-1960s) may also, upon further investigation, be determined to be contributory as well.

More holistically, the fine-grain grid-like subdivision pattern of the village, along with its compressed secondary streets branching off the more active commercial/community linear strips of Victoria and Park streets, underlines the dense urban quality of the townscape, which is a fundamental distinguishing feature of Millthorpe.

The legibility and visual clarity of this well-defined village is reinforced by its contrast with the surrounding 'open' agricultural landscape and the straggling suburban development on the south side of Forest Reefs Road—the immediate context of the subject place/Knox Place.

This report interprets the Statement of Significance as only ascribing significance to the rural holdings and 'coarse' grain (suburban) pattern to the extent that it serves as a foil to the village-like quality and compactness of urban Millthorpe.

Considering the above and with regard to the relative visual isolation of Knox Place from Millthorpe proper (discussed at Section 3.2), it is the view of this report that the subject land and the majority of its subdivision—historically, part of a paddock system and/or grounds of *The Pines* (itself, arguably contributory, dependent on intactness/integrity)—are not contributory components of the HCA. However, the ambiguous descriptor of 'neutral' is perhaps a more suitable classification for the subject property, given that in its vacant state, in that it neither adds to nor subtracts from the precinct.

4.2 The Proposal

The submitted scheme is outlined in a set of drawings prepared by Bassmann Drafting Service, dated 22 August 2025 (DA01-DA19, Issue A). This report should be read in conjunction with these documents and others submitted with respect to this DA.

In summary, a two-stage scheme is submitted for the subject place, consisting of a 'dual occupancy' development (Stage 1) and a two-lot Torrens subdivision (Stage 2). The outcome would be the construction of a private single-family residence on one allotment fronting Knox Place, with another to a rear battle-axe property (Figure 31). Access to each of the dwellings would be off a shared vehicular driveway (3 metres wide) along the western boundary of the site. More specific details follow.

— *Proposed Lot 1 (583.838 m²) development, fronting Knox Place (Figure 29):*

- Single-storey hipped and gabled roof residence with a traditional asymmetrical 'homestead' character, including integrated front verandah, four-panelled door, vertically-emphasised openings (awnings surmount a pair in the façade, and discreetly (west elevation) integrated garage,
- Footprint L 19,640 metres x W 13,700 metres, maximum height above ground floor: 6.272 metres (2.550 metres floor-to-ceiling heights), and
- Roof cladding: corrugated Colorbond sheeting finished *Shale Grey*; with walls clad in weatherboard, painted *Dulux Lime White*, above a painted concrete plinth. Openings would be aluminium-framed.

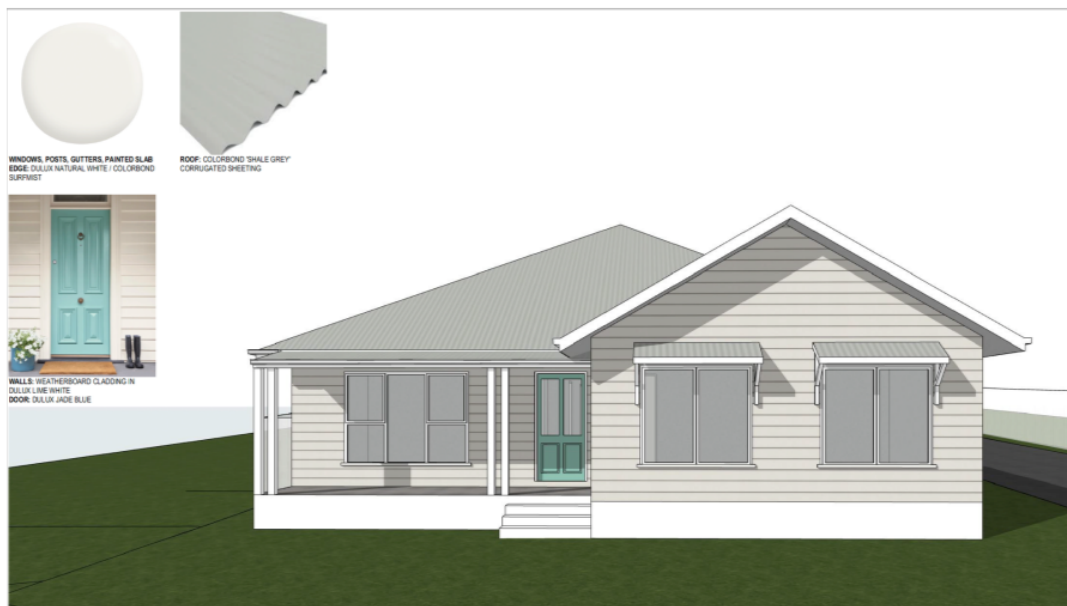


Figure 29. Render of the proposed Lot 1/front infill development with material palette.
(Source: Bassmann Drafting Services, Drawing no. 17)

— Proposed Lot 2 (662.331 m²) development, rear battle-axe (Figure 30):

- Single-storey hipped-roofed residence with a more contemporary, elongated, nearly symmetrical but low-key architectural style, including front projecting gabled alfresco area (with partly covered path to entrance), vertically-emphasised openings, and a garage featured in the façade (garage door articulated a window band),
- Footprint L 11,060 metres (excluding alfresco projection) x W 18,870 metres, maximum height above ground floor: 5,943 metres (2.550 metres floor-to-ceiling heights), and
- Roof cladding: corrugated Colorbond finished *Ironstone*; with walls clad in weatherboard, painted *Dulux Flooded Gum Quarter*, above a concrete plinth. Alfresco posts, tie-beam, and gutters picked out in *Dulux Natural White* or *Colorbond Surmist*. Openings would be aluminium-framed.

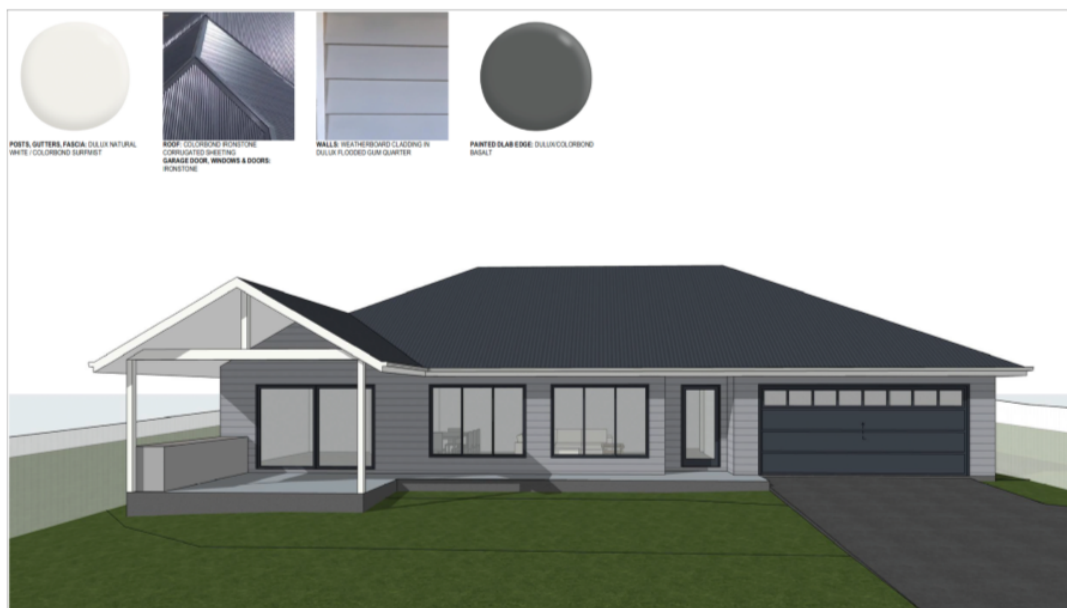


Figure 30. Render of the proposed Lot 2/rear infill development with material palette.
(Source: Bassmann Drafting Services, Drawing no. 19)

TOURING THE PAST PTY LTD

Each of the residences would be provided with a garden setting, comprising a range of plantings, shrubs, and hedges.

Side fencing (1.8m high hardwood paling) would also be constructed, and a retaining wall would be established between the shared internal boundary.

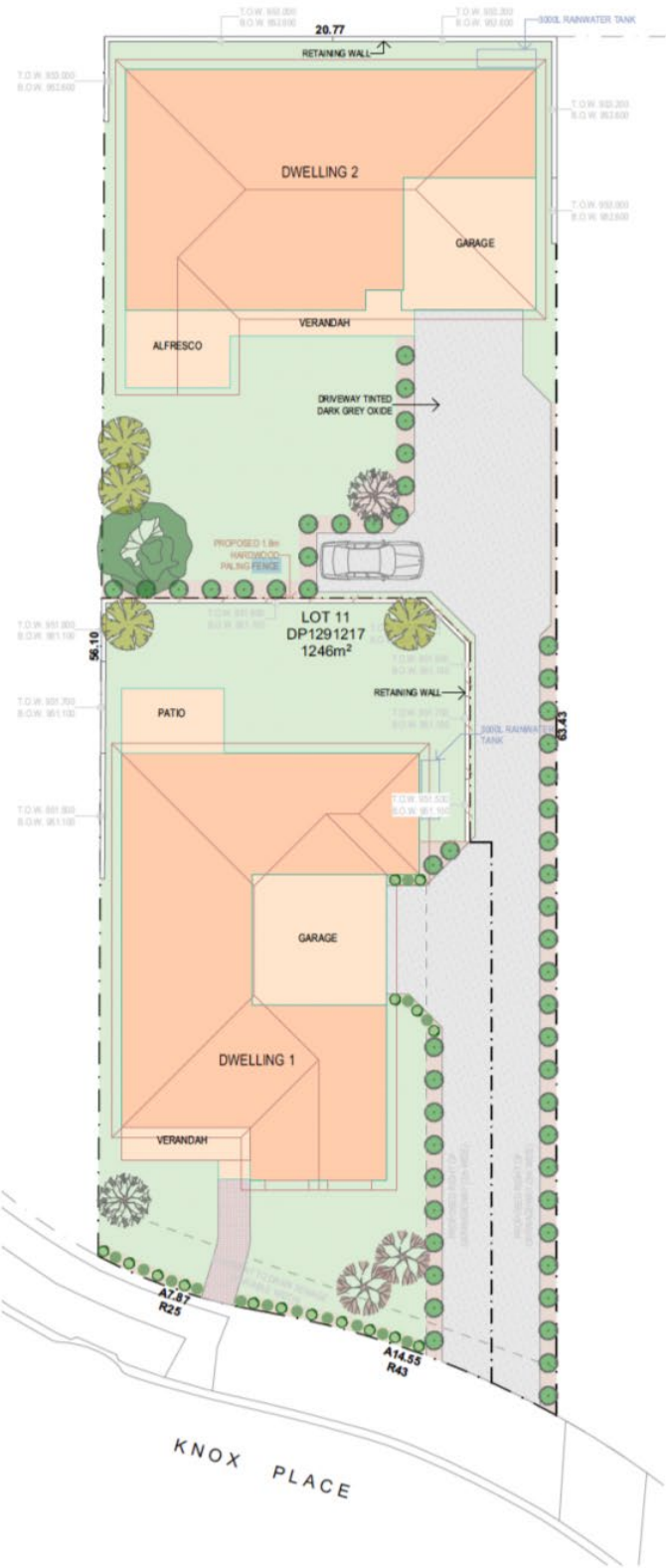


Figure 31. Extract from the landscaping drawing showing the positioning of the proposed built footprint and driveway. (Source: Bassmann Drafting Services, Drawing no. 2)

4.3 Heritage Policy

The following section examines the potential impact of the proposed work on the subject property, its immediate setting (including 'in the vicinity' heritage items), and the encompassing Millthorpe HCA (C3).

As the scheme would affect a property situated in a HCA, the BLEP at cl. 5.10(2)(a)(iii) requires that Blayney Shire Council 'consider' the potential impact of the scheme on the articulated significance of HCA C3, particularly its 'associated fabric, settings and views', cl. 5.10(1)(b). Clause 5.10(5)(c) also allows the consent authority to consider the impact of new work 'in the vicinity' (not defined) of the subject place. The overall objective is to 'conserve the environmental heritage' of the Shire, cl. 5.10(1)(a).

This HIS, prepared by an independent heritage specialist, constitutes the required expert material and opinion to support the Council in understanding the new work's heritage impact and making substantiated and reasonable planning decisions.

While Section 4.4 of this report adopts a merit/issue-based assessment model, it is recognised that the BLEP's statutory conservation objectives (cl. 5.10) are the focal point for decision-making, assisted by the heritage guidance set out in the *Blayney Shire Development Control Plan 2018* (BSDCP), particularly *Part F: Subdivision* and *Part H: Heritage*. However, it is noted that while the BSDCP contains objectives/controls for the subdivision of an individual heritage asset (H3.2), similar measures do not exist for properties located within a HCA.

It is also acknowledged that the *Environmental Planning and Assessment Act 1979* at cl. 4.15(3A)(b) permits a nuanced and discretionary approach in applying the provisions of a DCP, allowing for reasonable alternative solutions that achieve the overarching objectives of the LEP, which, in this case, can be distilled as safeguarding the significance of the Millthorpe HCA and nearby heritage items.

Some general attention has also been paid to the Heritage Council of NSW practice note *Subdivision and NSW State Heritage Register Items* (December 2019) by this report.

As widely accepted in the Australian/NSW cultural field, sound value-based heritage management practices, as epitomised by the *Burra Charter* (rev. 2013), emphasise the need to approach change in the historic environment in a common-sense manner guided by place-specific conditions, a close understanding of significance, and—particularly in the case of a subdivision—setting and views, curtilages, and good design standards. It is a matter of striking a careful balance, rather than rigid preservation.

4.3.1 Council Planning Report regarding DA60/2020 (23 lot subdivision)

As part of this review, this report has examined the Council's planning approval rationale for the existing subdivision pattern, as set out in the relevant *Planning Report* (File No. DB.AB.1517, dated 28 June 2021).

At several points, the Council noted their support of the then-proposed 23 lot subdivision due to the large lot size established on the east and north of the subdivision, for example:

Any further subdivision of the proposed lots would be subject to a further development application and subsequent assessment on its merits.

Whilst the Minimum Lot Size (currently 450m²) is a key consideration for subdivision under the Blayney Local Environmental Plan 2012, it is only one consideration. In this particular instance, how these larger lots have been created (in particular the size) would also be a consideration.

In this regard, it is noted the current layout is recommended because of the larger lot sizes on the east and north of the subdivision. These larger lots (and subsequent dwellings) are considered critical to how this development will appropriately interface with the surrounding environment, in particular; Glenorie Road, the adjoining RU1 Primary Production land to the east, and more widely how the development will be viewed from Glenorie Road, the wider village, the railway line and the Millthorpe Railway Station (which is an operating railway station and State listed Heritage Item).

It is noted 61 Forest Reefs Road is within the Millthorpe Heritage Conservation Area and additionally this vista along Glenorie Road was identified in Council's recent 2020 Blayney Shire Settlement Strategy as being a key entrance to the village and the visual amenity is to be protected.

It is also highlighted the historic interface between Rural land to the RU5 village zone (immediately to the west of the site) has been addressed through an existing vegetation buffer on the western boundary of 61 Forest Reefs Road, Millthorpe (which will be removed as a result of the development).

The vegetation buffer has historically screened and managed the transition of this important interface, however as this subdivision relocates the historical interface further east the larger lot sizes are considered critical to addressing; land use conflict, heritage conservation and transition of the subdivision. It is also important to note at this point, there is no further residential expansion (further East past this site) along Glenorie Road identified in any strategic planning documentation or studies.

In addition to the typical planning controls, Council recently strengthened its position on heritage through the Blayney Local Strategic Planning Framework (LSPF), which includes the following strategic direction: Protect key heritage assets, heritage streetscapes and town and village entrances by identifying the desired character and ensuring development is sensitive to character in Blayney, Millthorpe, Carcoar and Newbridge.

It would be expected any future development application for subdivision would have to satisfactorily address the abovementioned matters, noting that the larger lot sizes are considered critical for balancing this development into the surrounding environment (both built and natural).

Without necessarily accepting the Council's view that larger allotments (1,000 m² +) to the northern and eastern boundaries of the place are necessary to preserve an appropriate interface with the heritage qualities of the broader setting, it is emphasised that the proposed works would not be at odds with the articulated rationale or expectations of the consent authority.

In that, as discussed below at Section 4.4 of this report, the scheme seeks only to re-subdivide a single southern situated allotment, which is implicitly acknowledged by the Council (and confirmed by this assessment) as having a far less sensitive relationship with the surrounding context than the northern or eastern parts of the *Spring Grove Estate*. Further, the proposed allotment sizes are both well above the minimum 450 m² allowed by the R1 zoning and both infill designs, as freestanding, single-family, low-scale dwellings, would not be reasonably perceived as the type of development generally associated with densification—which could possibly have an impact on the significant morphology of HCA C2.

4.3.2 Pre-Application Heritage Comment

This report notes that the Council's heritage advisor, Mr David Scobie, undertook a preliminary written assessment of the proposal, dated August 2024.

Broadly, Mr Scobie conveyed a general level of comfort with the scale, setbacks, and broad architectural character of the proposed dwellings, but had several minor recommendations regarding the resolution of materials and finishes, detailing (rainwater system, flashings), and landscaping. Of note, no concern with the proposed two-lot subdivision was raised by the Council's independent Heritage Advisor.

4.4 Review of Heritage Impact

The proposal is for the construction of a pair of dwellings, arranged one after another, each on its own allotment. This would require the re-subdivision of the existing single large allotment (1,246 m²) into two allotments: Lot 1 (583.838 m²) and Lot 2 (662.331 m²). The immediate setting is the recently approved 23-lot cul-de-sac subdivision on the southwestern periphery of the village of Millthorpe, known as the *Spring Grove Estate*, that is accessed by Knox Place. The broader setting is the HCA-affected townscape of Millthorpe HCA and the non-heritage listed hinterland of the village.

From a heritage perspective, the relevant considerations include the compatibility of the proposed re-subdivision and infill designs with the character and significance of the Millthorpe HCA (incorporating an array of individual heritage assets) and two nearby heritage items: item I263 and SHR #01193. These aspects of the scheme are discussed in turn below.

That the proposal would not obscure or have a tangible effect on any significant built fabric or landscape elements, nor directly impact on the curtilage of a heritage item, is self-evident (*Res ipsa loquitur*) and not belaboured herein.

4.4.1 Re-subdivision

The pessimistic view of the proposal is that somehow the rapport of the Knox Place subdivision with the Millthorpe HCA and nearby heritage items depends on maintaining the approved allotment pattern, comprising medium to large-scale suburban properties. This position could be afforded some credence if the majority or all of the approved 23-lot subdivision were to be proposed to be further 'cut up' with accompanying dense development typologies (townhouses, small freestanding houses, etc.) built, especially to the northern/front part of the estate. In this scenario, the end result would be a blurring, even distortion of the established village-like development that characterises the Millthorpe HCA (north of the railway line)—arguably, a negative impact. Having said that, as discussed below, the subject area (Knox Place) has a limited, at best, visual connection with the more significant parts of the HCA.

It is the understanding of this report that extensive re-subdivision of the established pattern to Knox Place is not envisaged and that outside the scheme at hand, one house per lot proposals have been approved or under review for other sites in subdivision (excepting for a modest secondary dwelling/granny flat under consideration at no. 15). Of course, the Council has the authority and discretion to manage the matter of broader or future re-subdivision in its own right, should it ever emerge, as it would be able to assess any proposal objectively on its own basis. In the view of this report, this reality should be recognised if concerns about incremental heritage impacts from more extensive changes to the existing allotment pattern were to arise.

Accordingly, it is the opinion of this report that in its own right, the submitted re-subdivision of 24 Knox Place would, at worst, have a negligible impact on the identified significance of the Millthorpe HCA (C2) and no effect whatsoever on the heritage values of 'in the vicinity' items.

Without relying on this fact, it appears that the Council's own independent heritage advisor is also of the same view.

The rationale of this standpoint rests on several factors; however, paramount is the lack of visual connectivity of the Knox Place subdivision and, in particular, the subject place at its rear (south), with the core of Millthorpe HCA. On the basis of having undertaken an extensive walking/windscreen survey of the precinct's public domain, this report is satisfied that the subject place and its immediate setting have only a very nominal level of discernability from within the townscape. While the varied/jumbled built environment of Millthorpe and its capacity to yield unexpected/surprising views and vistas are stressed in its Statement of Significance, this facet has no bearing on the scheme, as the subject land and Knox Place, does not register in any consequential sense within an ambulatory experience of the townscape.

In the case that its presence from within narrow vantage points from within the village core would increase, this would likely only occur once the *Spring Grove Estate* was fully developed. And even then, due to the restricted/limited nature of the subject site/setting's visibility, it would not likely prove an overly domineering or overpowering presence (presumably, a reason behind the Council's support of the recent subdivision in the first place).

As noted, the re-subdivided/developed subject place would be more noticeable from Glenorie Road and a limited section of Forrest Reefs Road, but then only when facing away from the noteworthy vista of the village. The aforementioned outlook could be appreciated by merely turning one's back on Knox Place. It is noted that over time, as other single-family houses on medium-to-large allotments on either side of Knox Place are erected and the eastern landscape buffer cultivated, even these direct and oblique sightlines from Glenorie Road would be further tempered and/or extinguished. Moreover, having traversed the full length of Glenorie Road, this report can state with confidence that even sans the conditioned eastern perimeter plantings and other Knox Place developments, the subject land itself has, at best, an exceedingly low level of visibility from only sections of this corridor.

On this front, the proposed work would not manifest disproportionately (or, for the most part, not at all) within the viewshed of the Millthorpe Railway Station (SHR #01193). While the platform of the latter was not accessible to the author of this document, it is noted to be approximately 280 metres away from the subject land, with the space in between featuring multiple boundary plantings and a rolling/folding topography. These actualities were appreciated by standing on the northern footpath of Glenorie Road, opposite the station platform, which is on roughly the same level. It is fair to assume these factors would negate any strong visual interface between the platform and the subject site.

Further, no public visual relationship exists between the subject land/Knox Place and *The Pines* (item I263), which lies over 190 metres to the west, and is orientated to the north.

From a bird's eye outlook, the subject place and its immediate setting should be recognised as spatially and visually segregated from the nucleus of the Millthorpe HCA, both in terms of its built environs and heritage values. As it is separated by the railway line and forms part of a differing development character, being the suburban in type on the south side of Forest Reef Road or that of larger rural/farmland properties, which defines the precinct's hinterland more broadly. Within this milieu, the proposed scheme would not be incongruent at all and, moreover, would continue to reinforce the distinction between the fine-grain historic village development of Millthorpe proper and its periphery, supporting the overall legibility/interpretability of the significant townscape.

Moreover, the scheme would be of such a limited scale (restricted to one allotment, at the 'back' of the *Spring Grove Estate*) that it would have only an infinitesimal greater impact on the general 'open', hilly rural setting to HCA C2 than already approved under the previous subdivision.

4.4.2 Infill design

On the whole, the siting, single-storey scale, and architectural design of the proposed pair of infill dwellings, along with their provided landscaping, are considered by this report as respectful of the significance and appearance of HCA C2. Sensibly, the forward development (Lot 1) would adopt a character more consciously interpretive of traditional village residences, albeit avoiding mimicry. It would perform, within its garden setting, as the prime interface with the balance of the HCA (to the limited extent there is any profound relationship), substantially shielding/screening the more contemporary development at its rear (Lot 2). For most of its time, the rear design remains gentle in form and recessive in presentation and would not unduly impose itself upon the landscape.

Council's heritage advisor has recommended several design refinements as part of his preliminary assessment, some of which (chiefly landscaping) have been adopted by the Applicant. While this report is not antithetical to these recommendations, it does note that the extensive spatial/visual separation of the subject place and Knox Place from the more cohesive/distinctive historic streetscapes of the Millthorpe HCA lessens the necessity for the integration of more authentic (and costly) design refinements. Nevertheless, should the consent authority deem these revisions of the utmost importance, then they could be readily handled as consent conditions.

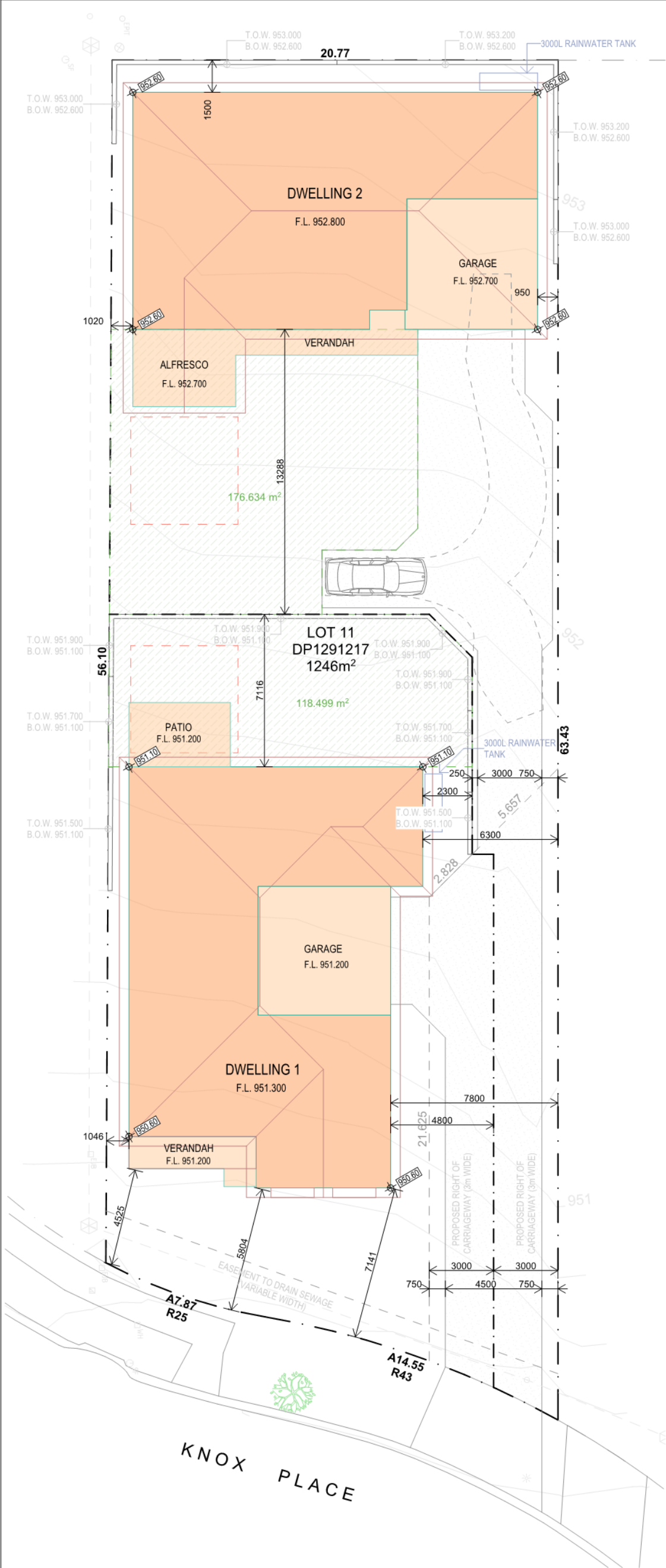
4.5 Conclusion

In sum, this HIS has carefully parsed the Council's concern about the proposed re-subdivision of 24 Knox Place from a heritage impact perspective and, on the basis of ground truthing HCA C2, formulated the independent view that the scheme would have, at worst, only a minimal level of noticeability from a limited number of general (not significant) vantage points within the townscape of the Millthorpe HCA. It is incontestable that the development would not have any adverse impacts on important sightlines or vistas from within or outside the Millthorpe HCA or as relevant to 'in the vicinity' heritage items.

Moreover, the new work would not, in of itself, disrupt the legibility of the village's fine-grain development pattern or relationship to its more 'open' hinterland, noting the low magnitude of the scheme and its location between existing suburban development (west) and rural blocks (east) within an already approved suburban cul-de-sac subdivision.

This report also affords considerable weight to the proposed siting and character of the development, which would sit unobtrusively within the landscape at the southern end of the existing suburban subdivision, well away from its northern and eastern interfaces. The former and latter have been identified by the Council as more critical for sustaining at their current size.

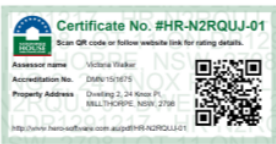
The conservation objective of the BLEP at cl. 5.10 would be satisfied by the proposal, as would the heritage performance measures set out in BSDCP, with any difference in opinion concerning the detailing or materiality of the infill designs readily resolved by further negotiation or consent conditions. Accordingly, this report recommends that the proposal be approved on a heritage basis.

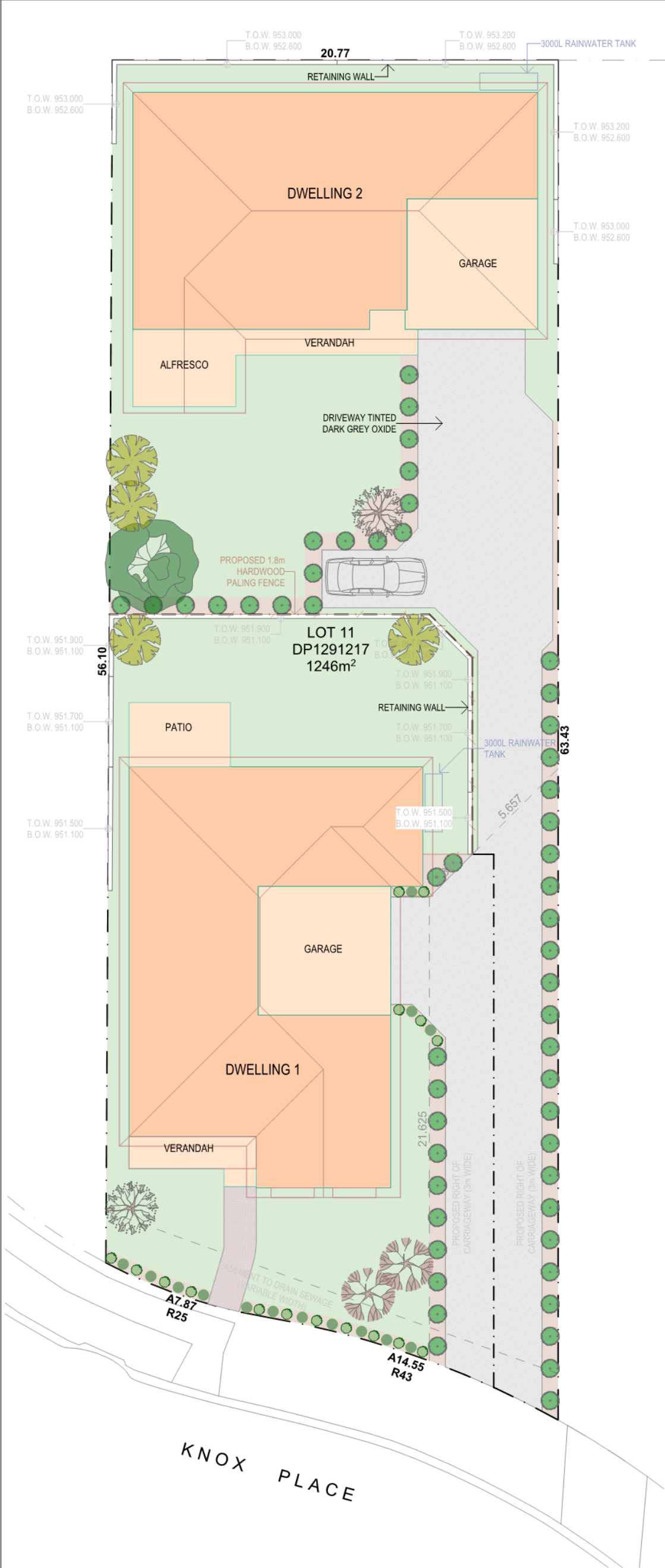


SITE CALCULATIONS	
PROPOSED 2 x DWELLING DEVELOPMENT AT 24 KNOX PLACE MILLTHORPE, N.S.W.	
LOT 11 / DP1291217	
SITE AREA	= 1246m ²
BUILDING AREA:	= 494.25m ² (39.7%)
DRIVEWAY AREA	= 252.41m ² (20.3%)
LANDSCAPE / PERVIOUS AREA	= 499.51m ² (40.1%)
SITE COVERAGE	= 746.66m ² (59.9%)
DWELLING 1:	
SITE AREA	= 583.84m ²
BUILDING AREA	= 258.09m ² (44.2%)
DRIVEWAY AREA	= 68.30m ² (11.7%)
LANDSCAPE / PERVIOUS AREA	= 257.45m ² (44.1%)
SITE COVERAGE	= 326.39m ² (55.9%)
DWELLING 2:	
SITE AREA	= 662.33m ²
BUILDING AREA	= 236.16m ² (35.7%)
DRIVEWAY AREA	= 184.11m ² (27.8%)
LANDSCAPE / PERVIOUS AREA	= 242.06m ² (36.5%)
SITE COVERAGE	= 420.27m ² (63.5%)
PRIVATE OPEN SPACE CALCULATIONS:	
LIVING AREAS:	
DWELLING 1	= 189.59m ²
DWELLING 2	= 164.69m ²
(LIVING AREA CALCULATED INSIDE EXTERNAL WALLS EXCLUDING GARAGE)	
PRIVATE OPEN SPACE:	
DWELLING 1	REQUIRED = 94.80m ² PROVIDED = 118.50m ²
DWELLING 2	REQUIRED = 82.35m ² PROVIDED = 176.63m ²
(P.O.S. PROVIDED - MIN. 50% OF LIVING AREA, MIN. DIMENSION OF 3m)	

LEGEND:	
	PROPOSED FINISHED GROUND R.L.
	EXISTING GROUND CONTOURS
	5m x 5m PRIVATE OPEN SPACE
	PRIVATE OPEN SPACE MIN. DIMENSION OF 3m

SITE PLAN
SCALE 1:200





LANDSCAPING SPECIFICATION:

LAWN AREAS TO BE TURFED OR SOWN.

TURFING:
OBTAIN TURF FROM A SPECIALIST LOCAL GROWER OF CULTIVATED TURF.
TURF TO BE LAID, FERTILISED & WATERED AS SPECIFIED BY SUPPLIER.

SOWING:
PROVIDE LAWN SEED MIXTURE SUITABLE FOR LOCAL CLIMATE.
SOW SEED AS RECOMMENDED BY SUPPLIER.
WATER AND FERTILISE IN AN APPROVED MANNER.

GARDEN BEDS:
GARDEN BEDS TO BE FILLED WITH 200mm MIN. OF GOOD QUALITY TOPSOIL.
PRIOR TO INSTALLATION OF TOPSOIL, GROUND TO BE RIPPED TO MIN. DEPTH OF 300mm.
SPECIFIED PLANTS AND GROUND COVERS TO BE PLANTED IN GARDEN BEDS.
BEDS TO BE MULCHED WITH GOOD QUALITY SHREDDED MULCH.

TREE & PLANT PLANTING:
EXCAVATE PLANT HOLES LARGE ENOUGH TO ACCEPT ROOT BALLS AND 0.1m³ OF BACKFILLING WITH TOPSOIL.
THOROUGHLY WATER THE PLANTS BEFORE AND IMMEDIATELY AFTER PLANTING AND AS REQUIRED TO MAINTAIN GROWTH RATES FREE OF STRESS.
USE SUITABLE PLANT FERTILISER AROUND PLANTS AT TIME OF PLANTING.

MULCH:
MULCH APPLIED TO GARDEN BEDS TO BE MIN. DEPTH OF 85mm.
MULCH TO BE OF GOOD QUALITY ORGANIC MATERIAL.

STAKING OF PLANTS AND TREES:
INSTALL HARDWOOD STAKES DRIVEN IN TO THE GROUND AT LEAST 1/3 THEIR LENGTH. AVOID ROOT DAMAGE DURING INSTALLATION.
STAKE SIZES:
FOR PLANTS > 2.5m HIGH: THREE 50 x 50 x 2.4m STAKES PER PLANT
FOR PLANTS 1 - 2.5m HIGH: TWO 50 x 50 x 1.8m STAKES PER PLANT
FOR PLANTS < 1.0m HIGH: ONE 38 x 38 x 1.2m STAKE PER PLANT
TIE PLANTS TO STAKES WITH APPROVED TIES SO AS NOT TO DAMAGE PLANT OR TREE

COMPLETION:
THROUGHOUT THE PLANTING & ESTABLISHMENT PERIOD, CARRY OUT MAINTENANCE WORK INCLUDING WATERING, MOWING, RUBBISH REMOVAL, FERTILISING, PEST & DISEASE CONTROL, RE-SEEDING, RE-TURFING, STAKING & TYING, CULTIVATING, PRUNING, REINSTATEMENT OF MULCH, TOP DRESSING & KEEPING SITE NEAT AND TIDY.
CONTINUE TO REPLACE FAILED, DAMAGED OR STOLEN PLANTS.

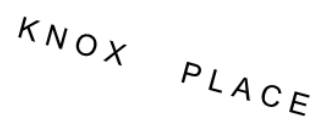
EXTERNAL FENCES:
WHERE ANY EXISTING FENCING AT THE PERIMETER OF THE SITE NEEDS TO BE REMOVED, OR IS OF A TYPE WHICH DOES NOT ENSURE THE OCCUPANTS OF ANY ADJOINING RESIDENCE ADEQUATE PRIVACY, NEW 1.8m HIGH HARDWOOD TIMBER PALING FENCE TO BE ERECTED PRIOR TO ANY BUILDING OR CONSTRUCTION WORK BEING CARRIED OUT UPON THIS DEVELOPMENT.
INTERNAL FENCING BETWEEN DWELLING TO BE 1.8m HIGH HARDWOOD TIMBER PALING FENCING.

PLANTING SCHEDULE		
SYMBOL	DETAILS	QTY.
	ACACIA X FREEMANII - AUTUMN BLAZE MATURE HEIGHT: 10 - 12m 75L POT SIZE	1
	PYRUS CAPITAL PEAR MATURE HEIGHT: 8m 330mm POT SIZE	4
	LAGERSTROEMIA SIOUX - CREPE MYRTLE MATURE HEIGHT: 6-7m 400mm POT SIZE	2
	ACACIA PALMATUM - JAPANESE MAPLE MATURE HEIGHT: 5-6m 330mm POT SIZE	2
	TEUCRIMUM FRUTICANS HEDGE MATURE HEIGHT: 1.5m 200mm POT SIZE	53
	BUXUS MICROPHYLLA MATURE HEIGHT: 0.9m 200mm POT SIZE	14
	PITTOSPORUM - GOLF BALL MATURE HEIGHT: 0.9m 200mm POT SIZE	16

LANDSCAPE PLAN






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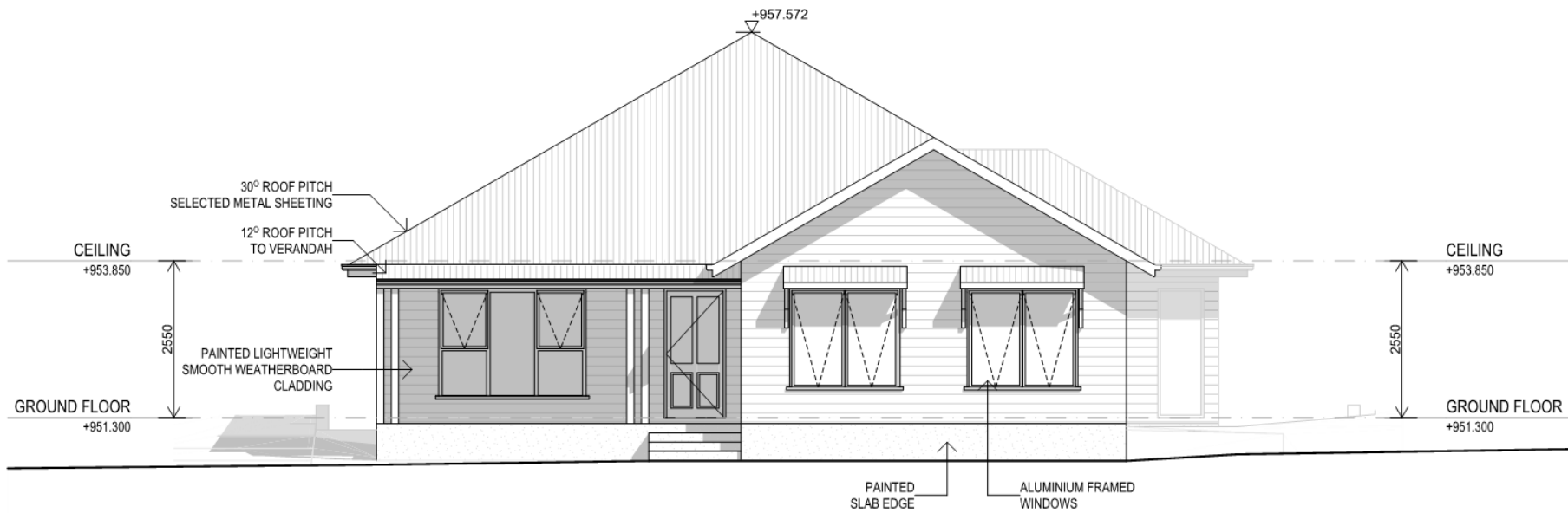




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							Dwg No. 03 Issue.			
							Title. SUBDIVISION PLAN		Drawings in set: 19	
							Client. B. NORTH		© - Bassmann Drafting Services	
			No.	Description	Date					
			Amendments							
			Scale: @A3	Drawn: TH	Date: 1/10/2024					





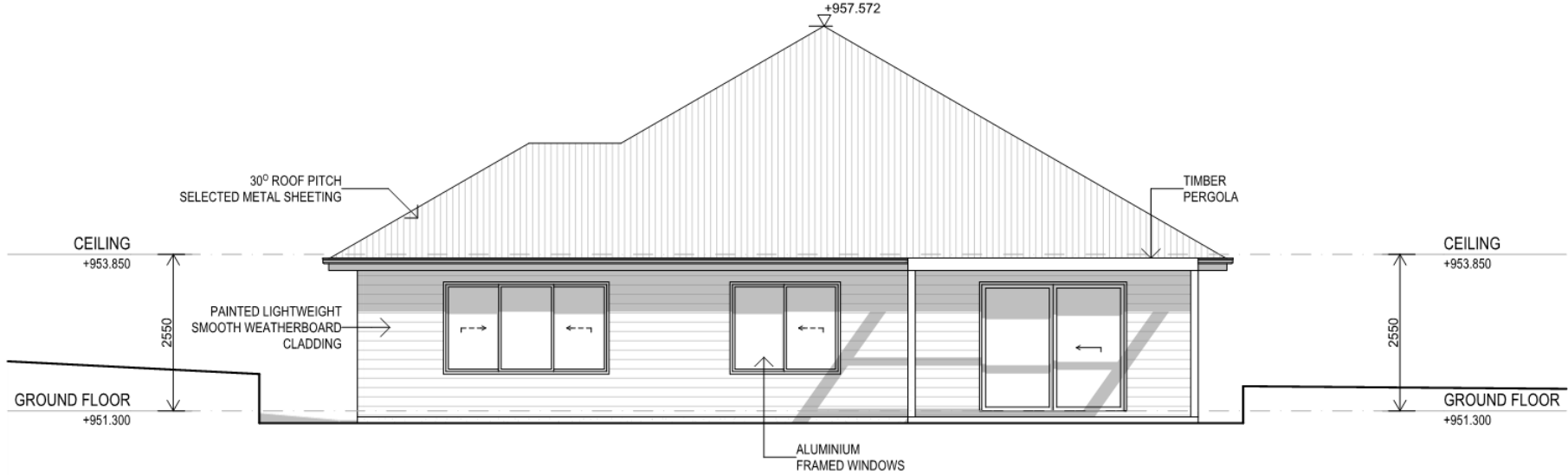
NORTH ELEVATION
SCALE 1:100



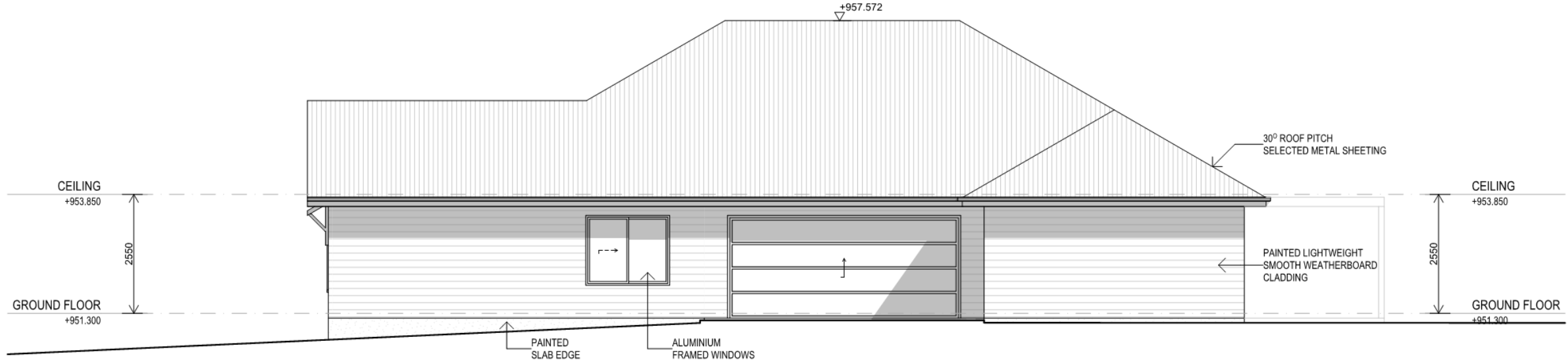
EAST ELEVATION
SCALE 1:100



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No. Description Date		Title: DWELLING 1 - ELEVATIONS		Drawings in set: 19		Client: B. NORTH		Issue: 06
Amendments		Scale: @A3		Drawn: TH		Date: 1/10/2024		© - Bassmann Drafting Services






SOUTH ELEVATION
SCALE 1:100



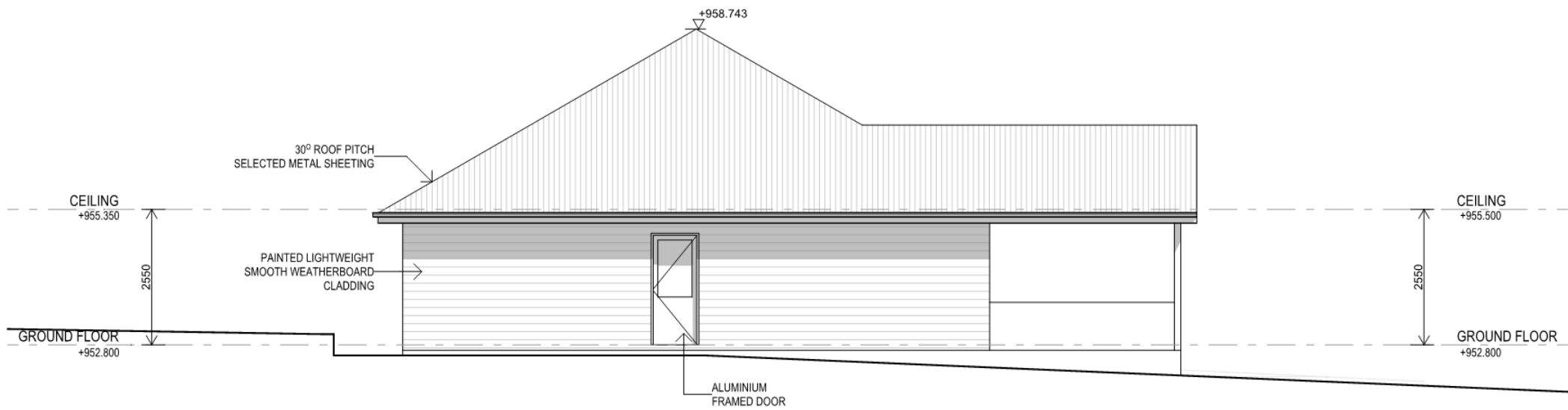
WEST ELEVATION
SCALE 1:100



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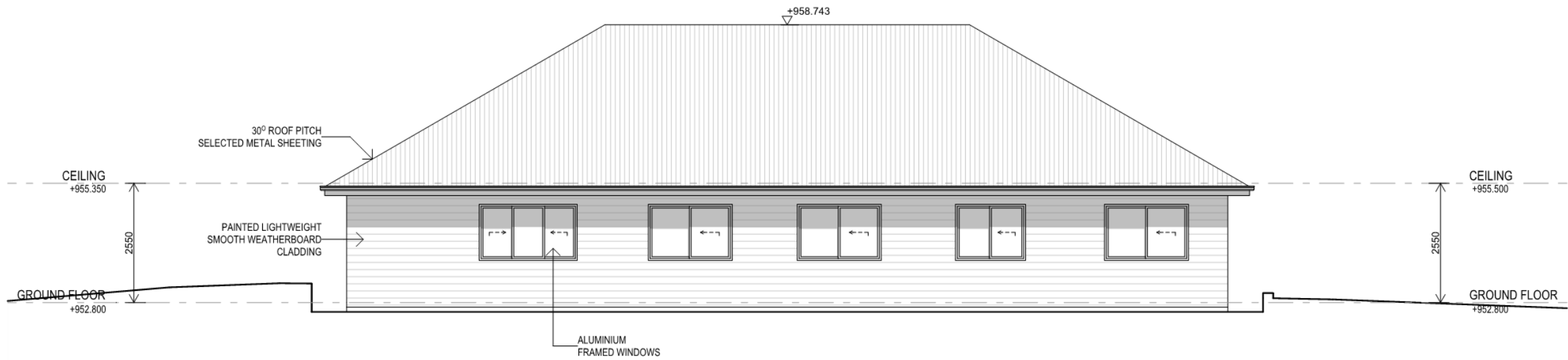
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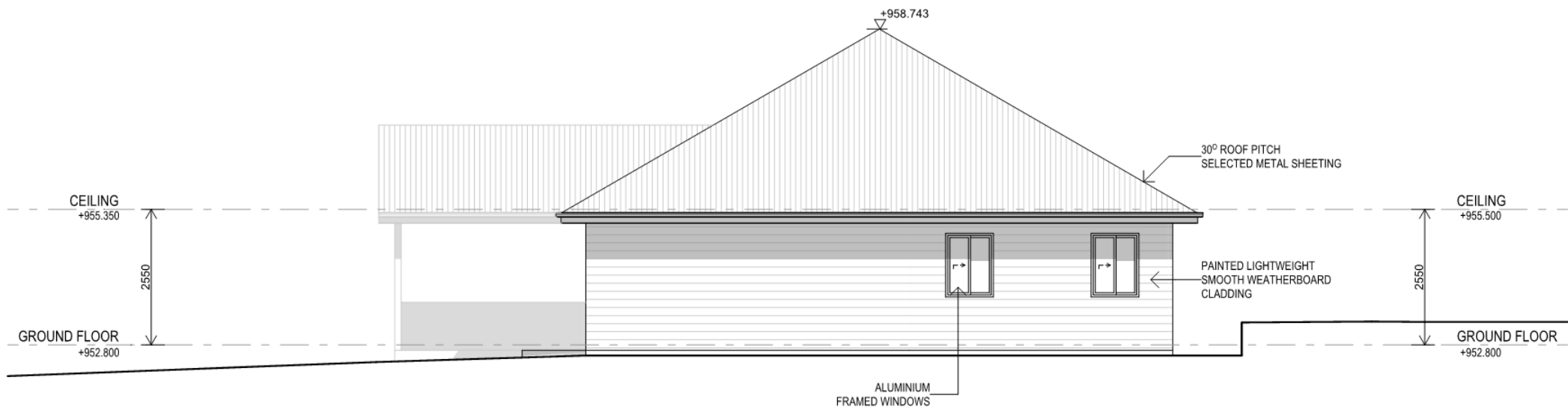
EAST ELEVATION
SCALE 1:100



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Amendments		Scale: @A3		Drawn: TH		Date: 1/10/2024		Client: B. NORTH
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SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



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No. Description		Date		Title: DWELLING 2 - ELEVATIONS		Drawings in set: 19		Dwg No. 11 Issue:
Amendments		Scale: @A3		Drawn: TH		Date: 1/10/2024		Client: B. NORTH
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WINDOW NO.	D01	D02	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10
W x H SIZE	1 000×2 100	2 400×2 100	1 800×1 650	1 800×1 650	2 400×1 800	1 500×1 200	1 800×1 500	800×1 200	1 800×1 500	2 700×1 500	750×2 100	1 800×1 500
FRAME	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium
OPENING TYPE	Hinged	Sliding	Awning	Awning	Awning	Sliding	Sliding	Sliding	Sliding	Sliding	Fixed	Sliding
GLAZING	U-3.55; SHGC-0.47	U-3.35; SHGC-0.58	U-3.64; SHGC-0.43	U-3.64; SHGC-0.43	U-3.64; SHGC-0.43	U-3.40; SHGC-0.56	U-3.40; SHGC-0.56	U-3.40; SHGC-0.56	U-3.40; SHGC-0.56	U-3.40; SHGC-0.56	U-2.62; SHGC-0.57	U-3.40; SHGC-0.56
HEAD HEIGHT	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100
EXTERNAL VIEW												


DWELLING 1 WINDOWS

WINDOW NO.	D01	D02	D03	W01	W02	W03	W04	W05	W06	W07	W08	W09
W x H SIZE	1 000×2 100	3 000×2 100	900×2 100	2 400×1 800	2 400×1 800	1 800×1 200	1 500×1 200	1 800×1 200	1 800×1 200	2 100×1 200	900×1 200	900×1 200
FRAME	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium
OPENING TYPE	Hinged	Sliding	Hinged	Sliding	Sliding	Sliding	Sliding	Sliding	Sliding	Sliding	Sliding	Sliding
GLAZING	U-5.88; SHGC-0.56	U-6.24; SHGC-0.72	U-5.88; SHGC-0.56	U-6.38; SHGC-0.72	U-6.38; SHGC-0.72	U-6.38; SHGC-0.72	U-6.38; SHGC-0.72	U-6.38; SHGC-0.72	U-6.38; SHGC-0.72	U-6.38; SHGC-0.72	U-6.38; SHGC-0.72	U-6.38; SHGC-0.72
HEAD HEIGHT	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100
EXTERNAL VIEW												

DWELLING 2 WINDOWS

BASIX - DWELLING 1 COMPLIANCE ASSESSMENT DETAILS WATER FIXTURES (MIN.) SHOWER HEAD RATING = 3 STAR TOILET RATING = 4 STAR KITCHEN TAPS RATING = 4 STAR BATHROOM BASIN TAPS RATING = 4 STAR ALTERNATIVE WATER RAINWATER TANK = 3000L MIN. TO COLLECT RUNOFF FROM AT LEAST 270m² CONNECTED TO OUTDOOR TAP, ALL TOILETS	ENERGY HOT WATER ELECTRIC HEAT PUMP COOLING 3 PHASE A/C 2.5 - 3.0 EER (MIN.) HEATING 3 PHASE A/C 3.0 - 3.5 EER (MIN.) HEATING AND COOLING SYSTEM TO BE DAY / NIGHT ZONED, BETWEEN LIVING AND BEDROOM AREAS. VENTILATION THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT: KITCHEN, LAUNDRY & AT LEAST 1 BATHROOM - INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; MANUAL SWITCH ON/OFF ARTIFICIAL LIGHTING THE APPLICANT MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORO OR LED LAMPS OTHER THE APPLICANT MUST INSTALL AN INDUCTION COOKTOP AND ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT	THERMAL COMFORT - R 2.5 insulation to external framed walls - R 2.5 insulation to internal walls separating unconditioned zones (Garage, BATH, Kitchen/Living) from remainder of dwelling - R 1.3 anti-condensation blanket under framed roof - R 4.0 bulk insulation to all ceilings to framed roof space - 20 Downlights maximum to Kitchen/Living area - Glazing to achieve the values noted on NATHERS certificate - IC-rated recessed lights able to be covered by insulation - Building fabric thermal insulation must be installed so that it complies with Part 13.2.2 of the ABCB Housing Provisions - Insulation of Services must comply with Part 13.7.2, 3, & 4 of the ABCB Housing Provisions - Artificial lighting must comply with Part 13.7.6 of the ABCB Housing Provisions - A water heater in a heated water supply system must be designed and installed in accordance with Part B of NCC Vol3 - An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable window and other such opening must be sealed when serving a conditioned space or a habitable room in climate zones 4, 5, 6, 7 & 8, via a draft protection device for the bottom edge of a door, or for other edges may be a foam or rubber compressible strip, fibrous seal or the like. A window complying with the maximum air infiltration raters specified in AS 2047 complies with these requirements. - Ceilings, walls, floors and any opening such as a window framed, door frame, roof light frame or the like must be constructed to minimise air leakage when forming part of the external fabric of a conditioned space or a habitable room in climate zones 4, 5, 6, 7 & 8, by being enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or sealed at junctions and penetrations with close-fitting architrave, skirting or cornice; or expanding foam, rubber compressive strip, caulking or the like. - All toilet cisterns must have a dual flush function and have a minimum 4-star WELS rating and be compatible with the size of the toilet bowl to allow for proper functioning of the toilet.	BASIX - DWELLING 2 COMPLIANCE ASSESSMENT DETAILS WATER FIXTURES (MIN.) SHOWER HEAD RATING = 3 STAR TOILET RATING = 4 STAR KITCHEN TAPS RATING = 4 STAR BATHROOM BASIN TAPS RATING = 4 STAR ALTERNATIVE WATER RAINWATER TANK = 3000L MIN. TO COLLECT RUNOFF FROM AT LEAST 256m² CONNECTED TO OUTDOOR TAP, ALL TOILETS	ENERGY HOT WATER ELECTRIC HEAT PUMP COOLING 3 PHASE A/C 2.5 - 3.0 EER (MIN.) HEATING 3 PHASE A/C 3.0 - 3.5 EER (MIN.) HEATING AND COOLING SYSTEM TO BE DAY / NIGHT ZONED, BETWEEN LIVING AND BEDROOM AREAS. VENTILATION THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT: KITCHEN & AT LEAST 1 BATHROOM - INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; MANUAL SWITCH ON/OFF ARTIFICIAL LIGHTING THE APPLICANT MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORO OR LED LAMPS OTHER THE APPLICANT MUST INSTALL AN INDUCTION COOKTOP AND ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT	THERMAL COMFORT - R 2.5 insulation to external framed walls - R 2.5 insulation to internal walls separating unconditioned zones (bath, laundry, garage) from remainder of dwelling - R 1.3 anti-condensation blanket under framed roof - R 5.0 bulk insulation to all ceilings to framed roof space - Ironstone coloured window frames - 85mm Waffle Pod Slab on ground with R0.56 – 175mm waffle insulation - Glazing to achieve the values noted on NATHERS certificate - IC-rated recessed lights able to be covered by insulation - Building fabric thermal insulation must be installed so that it complies with Part 13.2.2 of the ABCB Housing Provisions - Insulation of Services must comply with Part 13.7.2, 3, & 4 of the ABCB Housing Provisions - Artificial lighting must comply with Part 13.7.6 of the ABCB Housing Provisions - A water heater in a heated water supply system must be designed and installed in accordance with Part B of NCC Vol3 - An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable window and other such opening must be sealed when serving a conditioned space or a habitable room in climate zones 4, 5, 6, 7 & 8, via a draft protection device for the bottom edge of a door, or for other edges may be a foam or rubber compressible strip, fibrous seal or the like. A window complying with the maximum air infiltration raters specified in AS 2047 complies with these requirements. - Ceilings, walls, floors and any opening such as a window framed, door frame, roof light frame or the like must be constructed to minimise air leakage when forming part of the external fabric of a conditioned space or a habitable room in climate zones 4, 5, 6, 7 & 8, by being enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or sealed at junctions and penetrations with close-fitting architrave, skirting or cornice; or expanding foam, rubber compressive strip, caulking or the like. - All toilet cisterns must have a dual flush function and have a minimum 4-star WELS rating and be compatible with the size of the toilet bowl to allow for proper functioning of the toilet.
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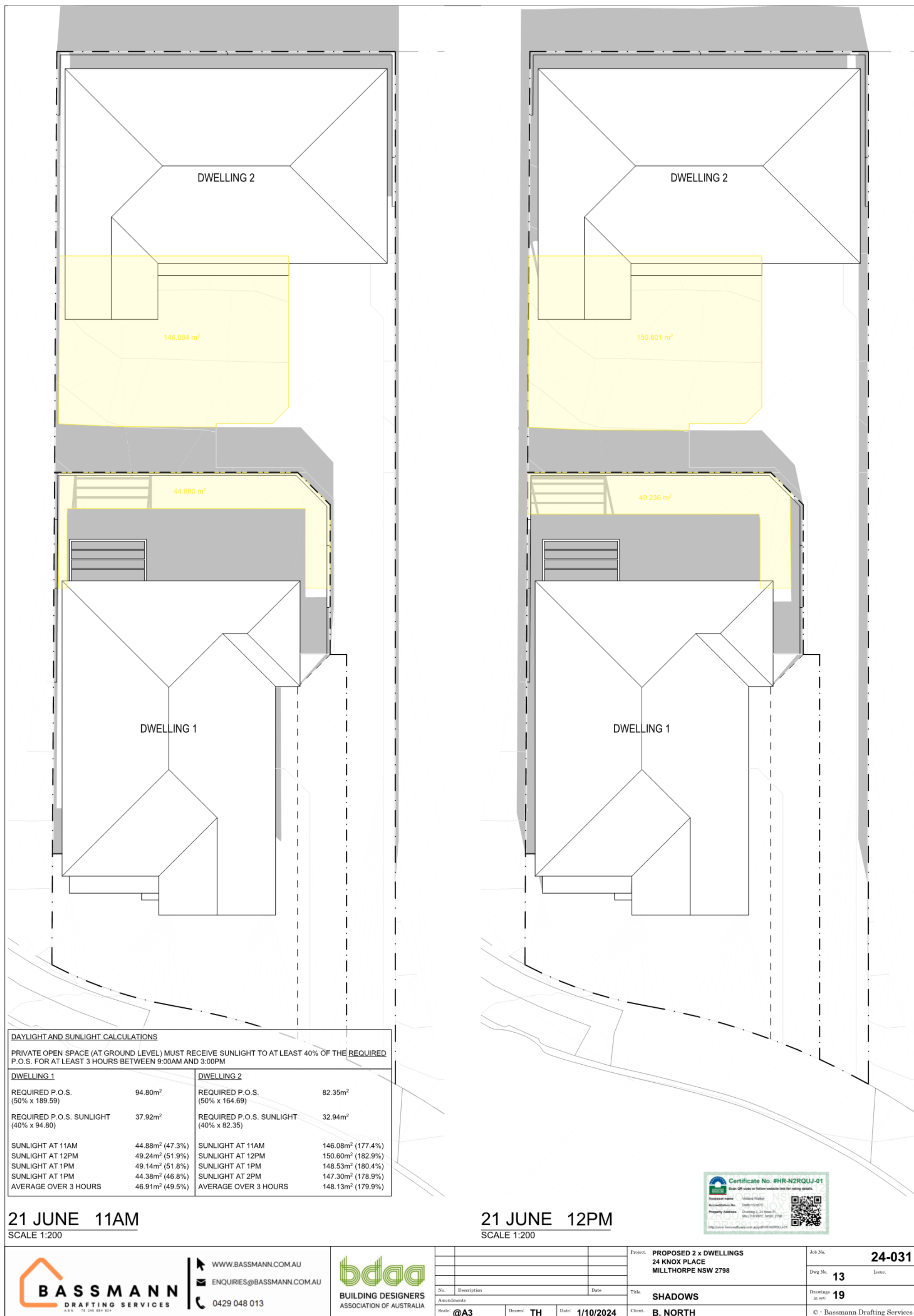
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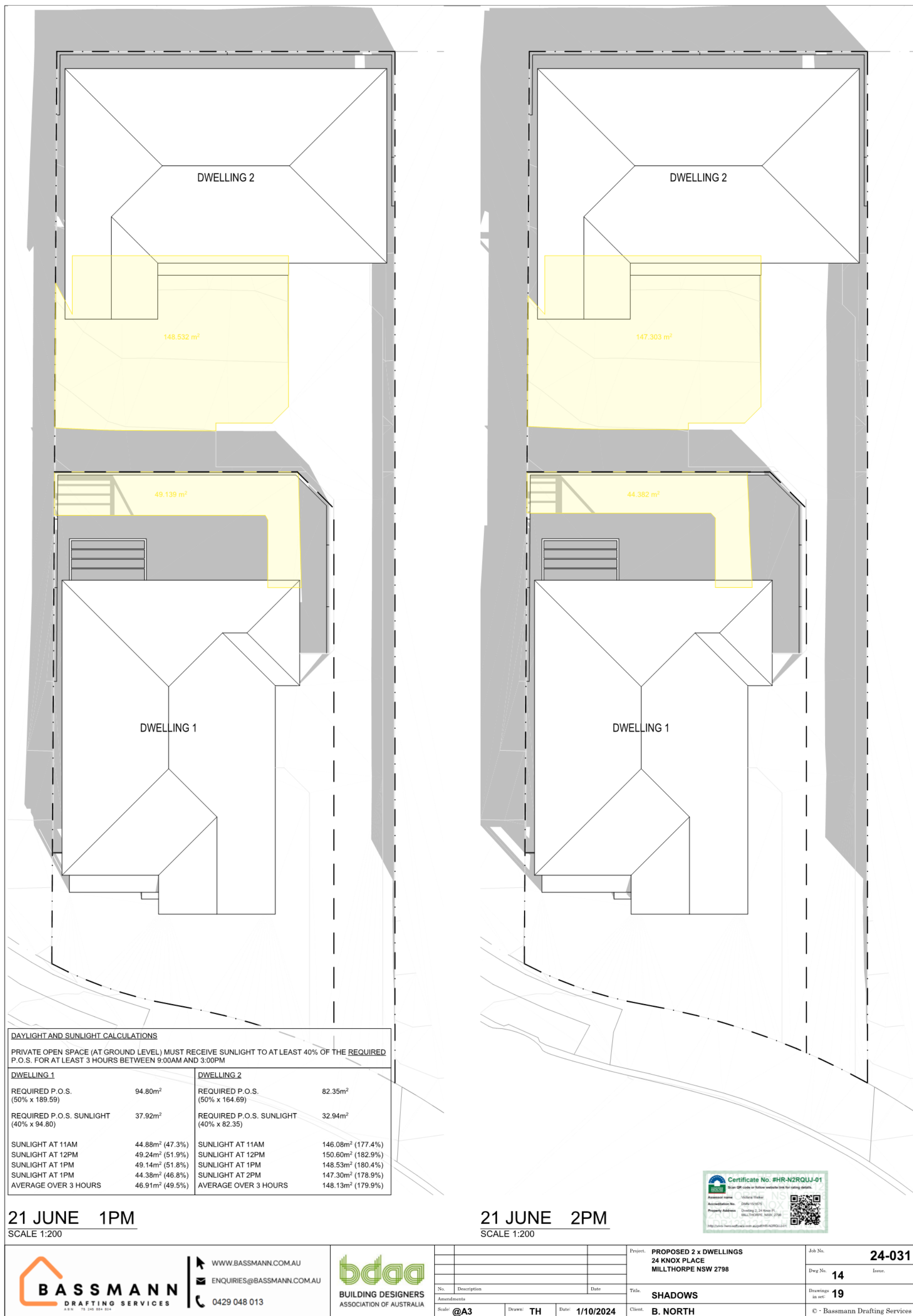
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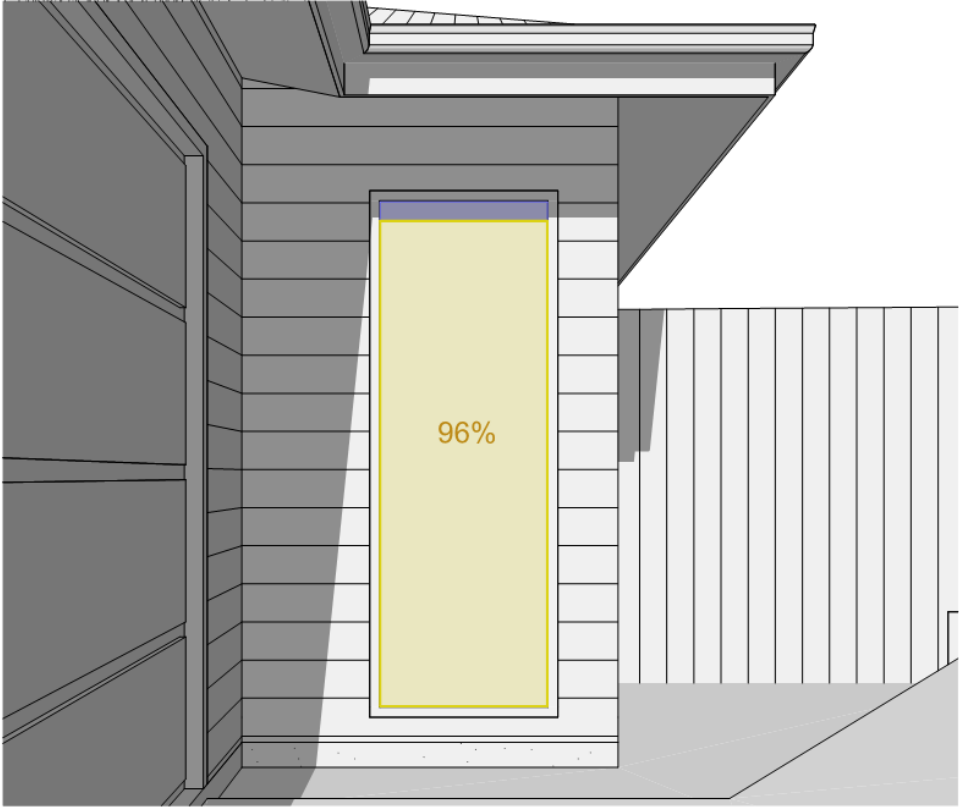


BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

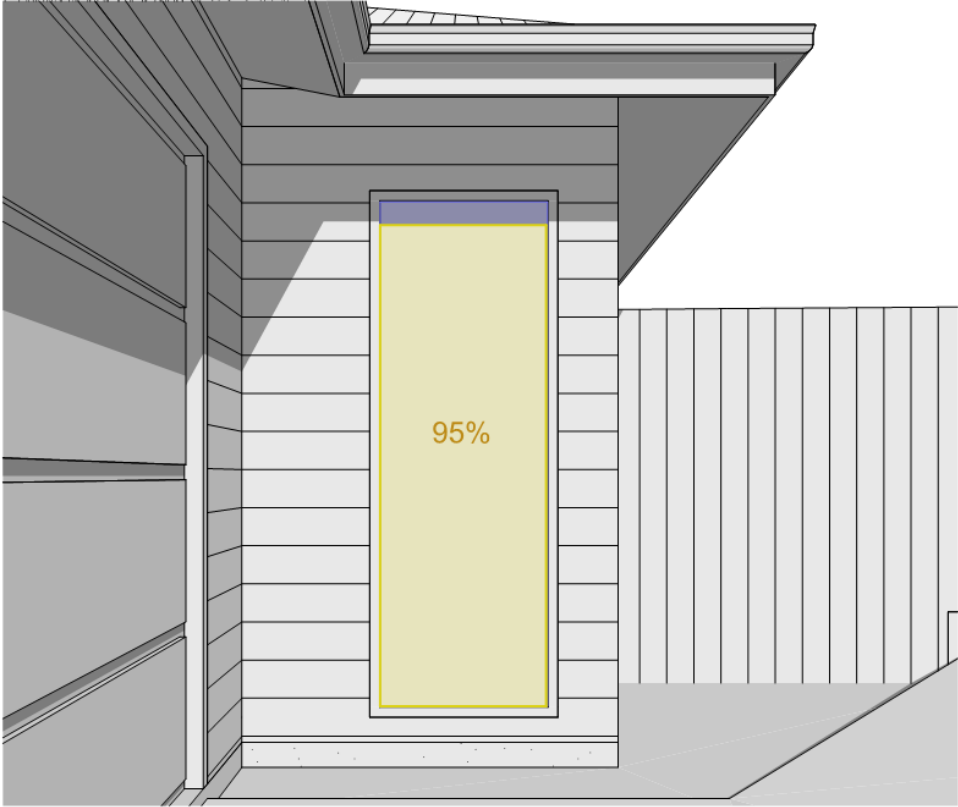
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Title. WINDOW SCHEDULE		Dwg No. 12	
Client. B. NORTH		Issues.	
Drawn: TH		Date: 1/10/2024	
Scale: @A3		Date: 1/10/2024	



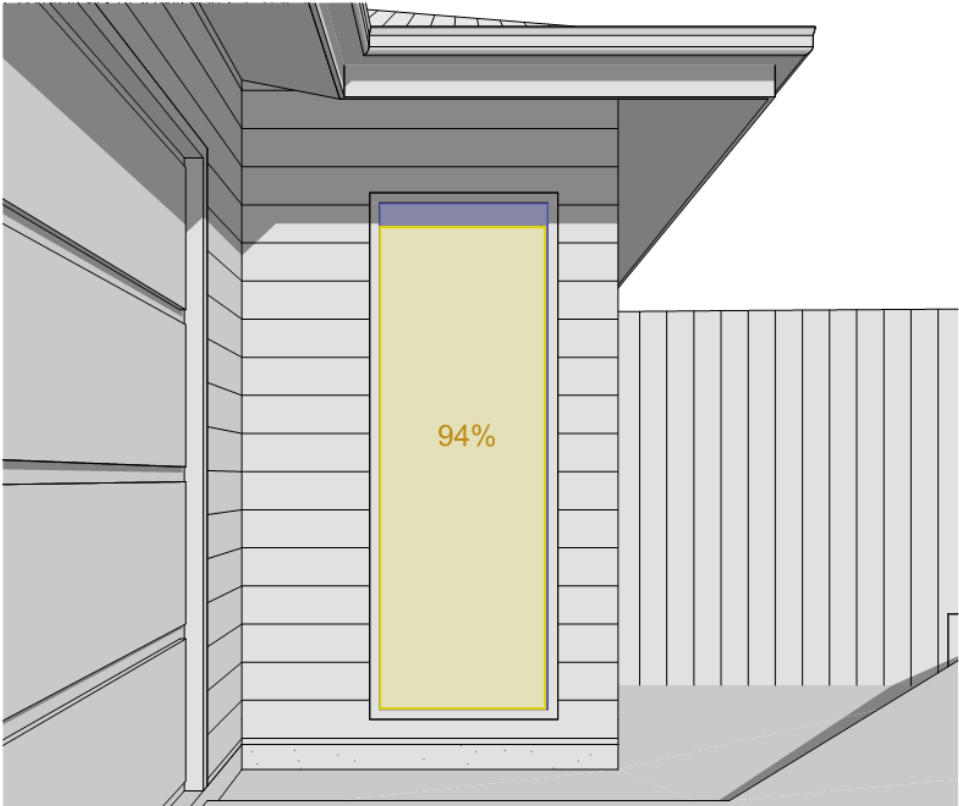




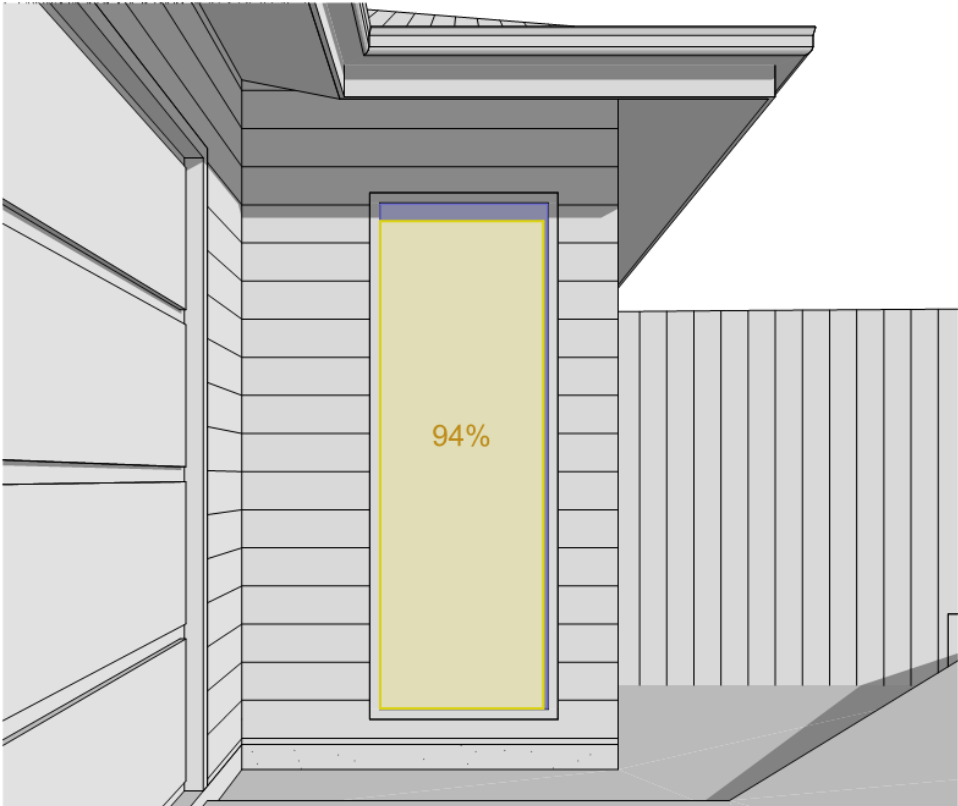
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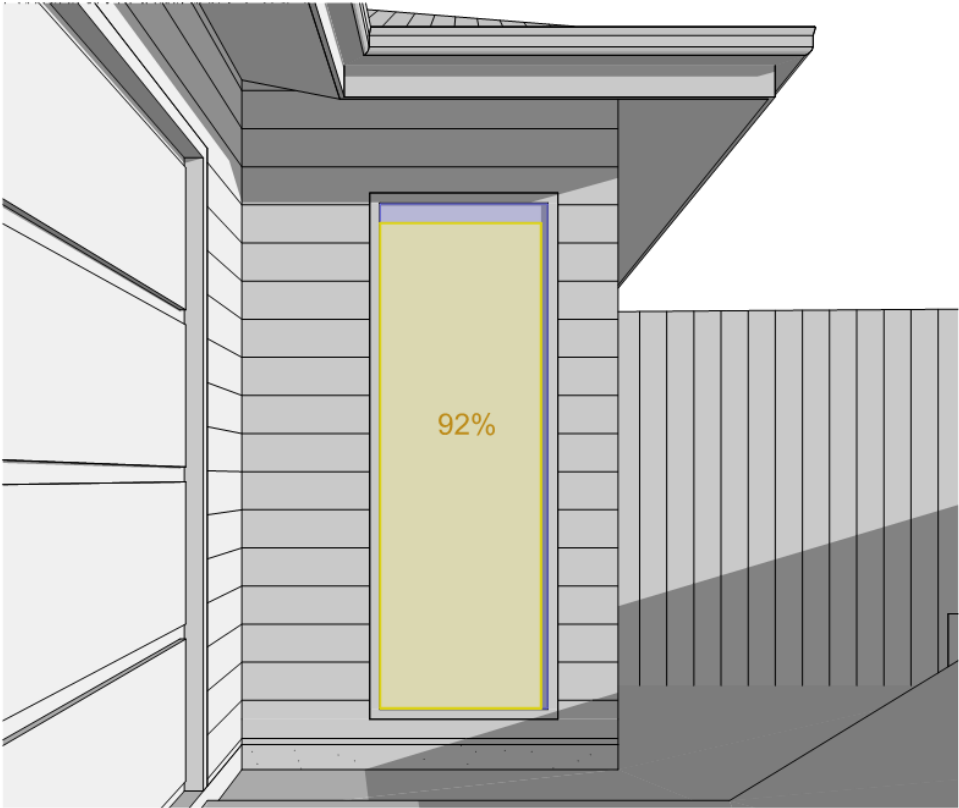
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21 JUNE 1:30PM



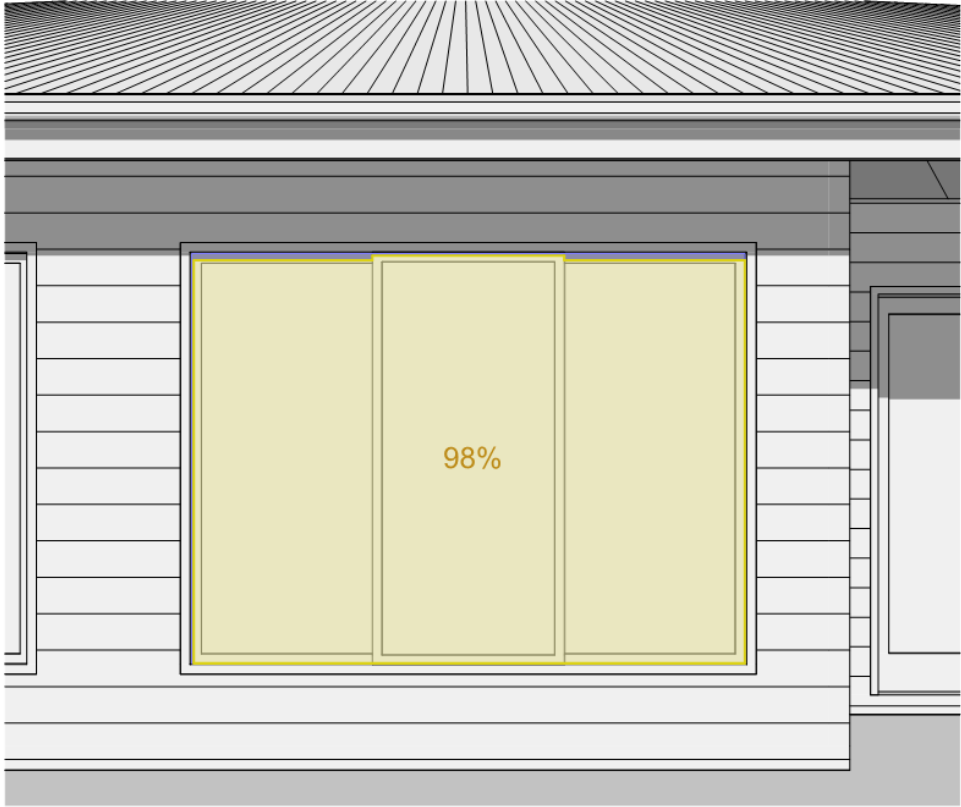
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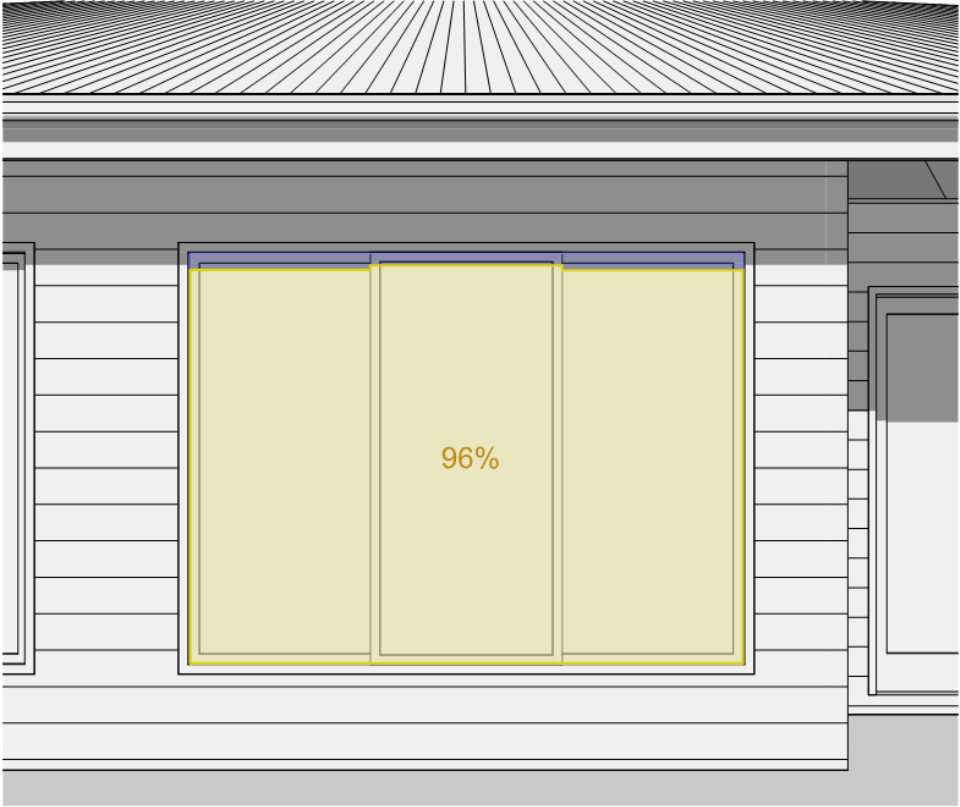
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DWELLING 1 - SOLAR ACCESS CALCULATIONS
SUNLIGHT MUST BE PROVIDED TO AT LEAST 75% OF NORTH-FACING LIVING-AREA WINDOWS WITHIN THE DEVELOPMENT FOR A MINIMUM OF 4 HOURS ON 21 JUNE

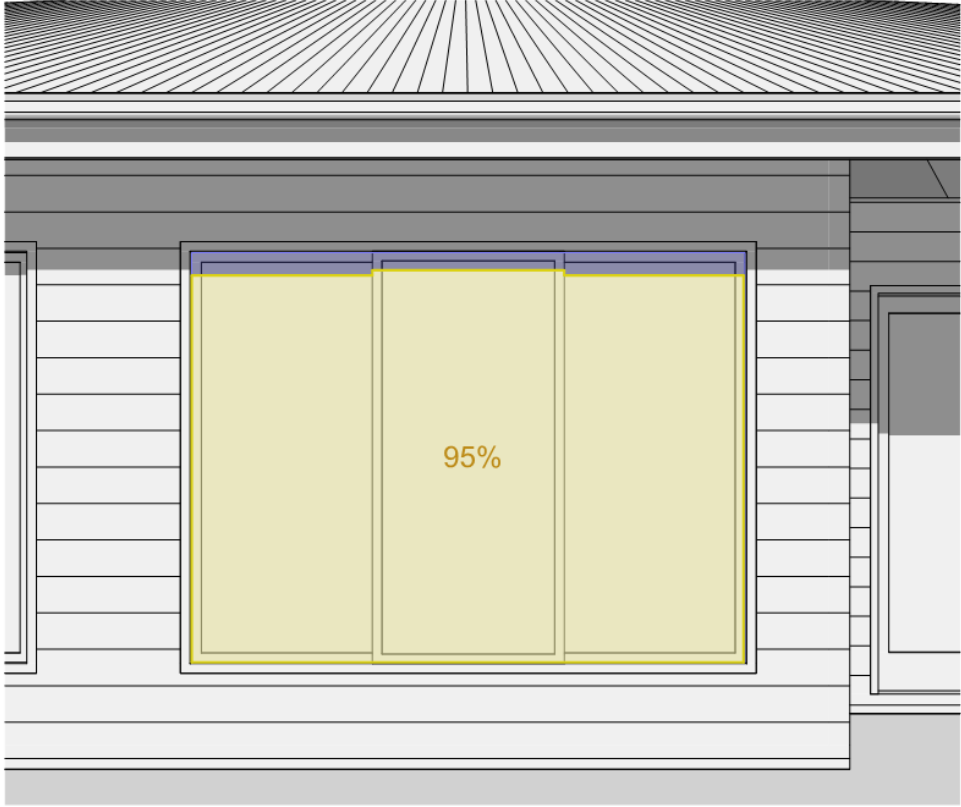




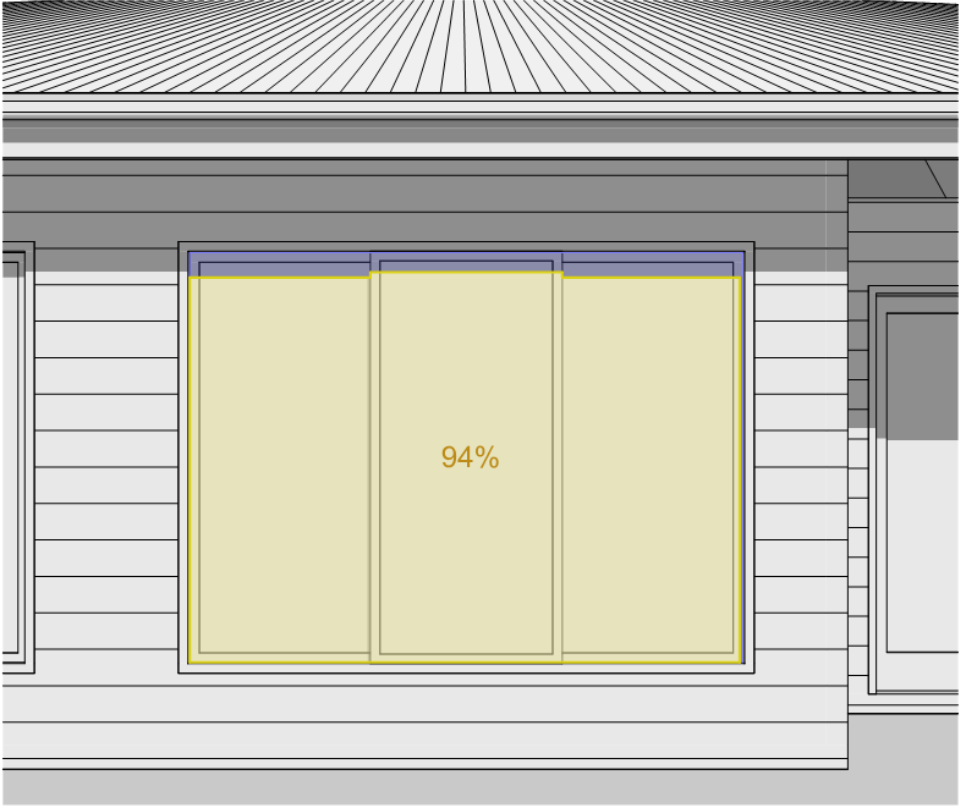
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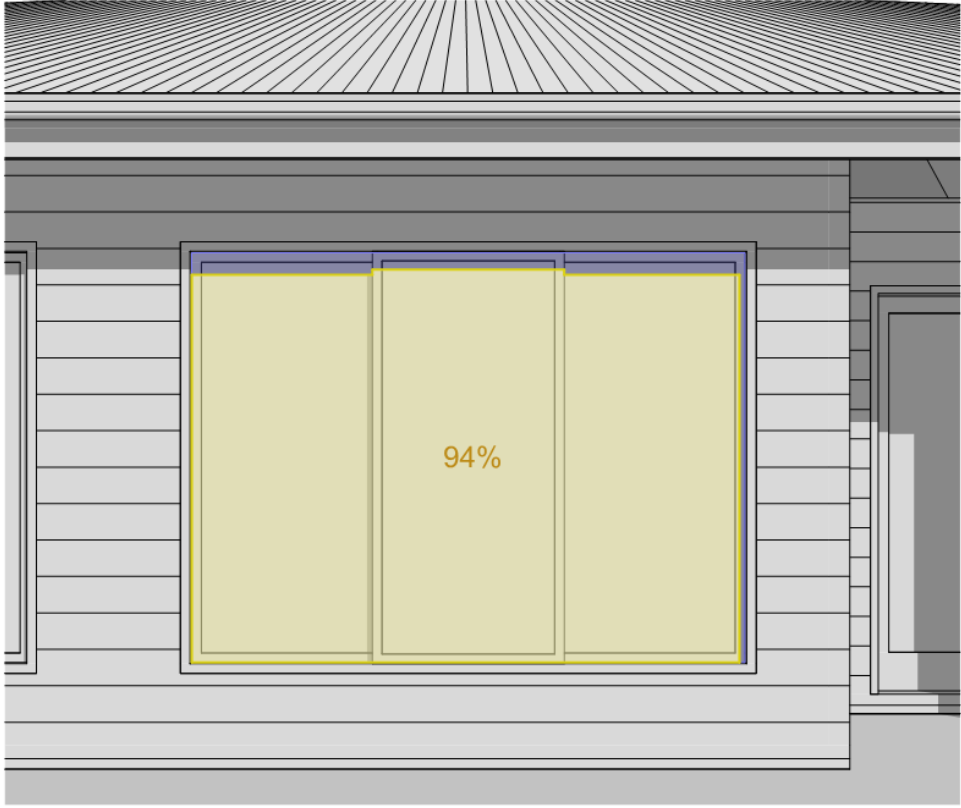
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21 JUNE 12PM



21 JUNE 1PM

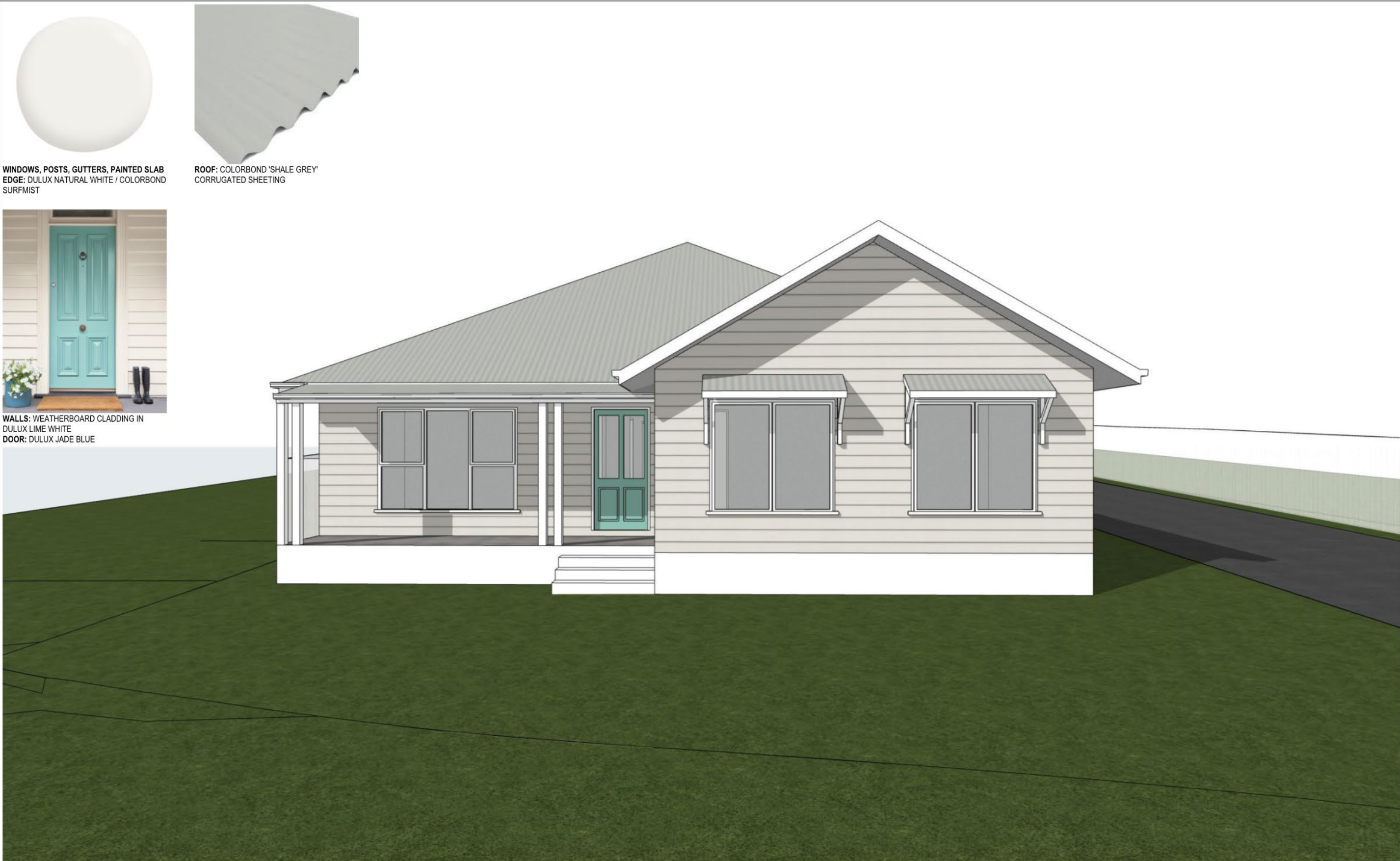


21 JUNE 2PM

DWELLING 2 - SOLAR ACCESS CALCULATIONS

SUNLIGHT MUST BE PROVIDED TO AT LEAST 75% OF NORTH-FACING LIVING-AREA WINDOWS WITHIN THE DEVELOPMENT FOR A MINIMUM OF 4 HOURS ON 21 JUNE






WINDOWS, POSTS, GUTTERS, PAINTED SLAB
EDGE: DULUX NATURAL WHITE / COLORBOND
SURFMIST

ROOF: COLORBOND 'SHALE GREY'
CORRUGATED SHEETING

WALLS: WEATHERBOARD CLADDING IN
DULUX LIME WHITE
DOOR: DULUX JADE BLUE

VIEW 01






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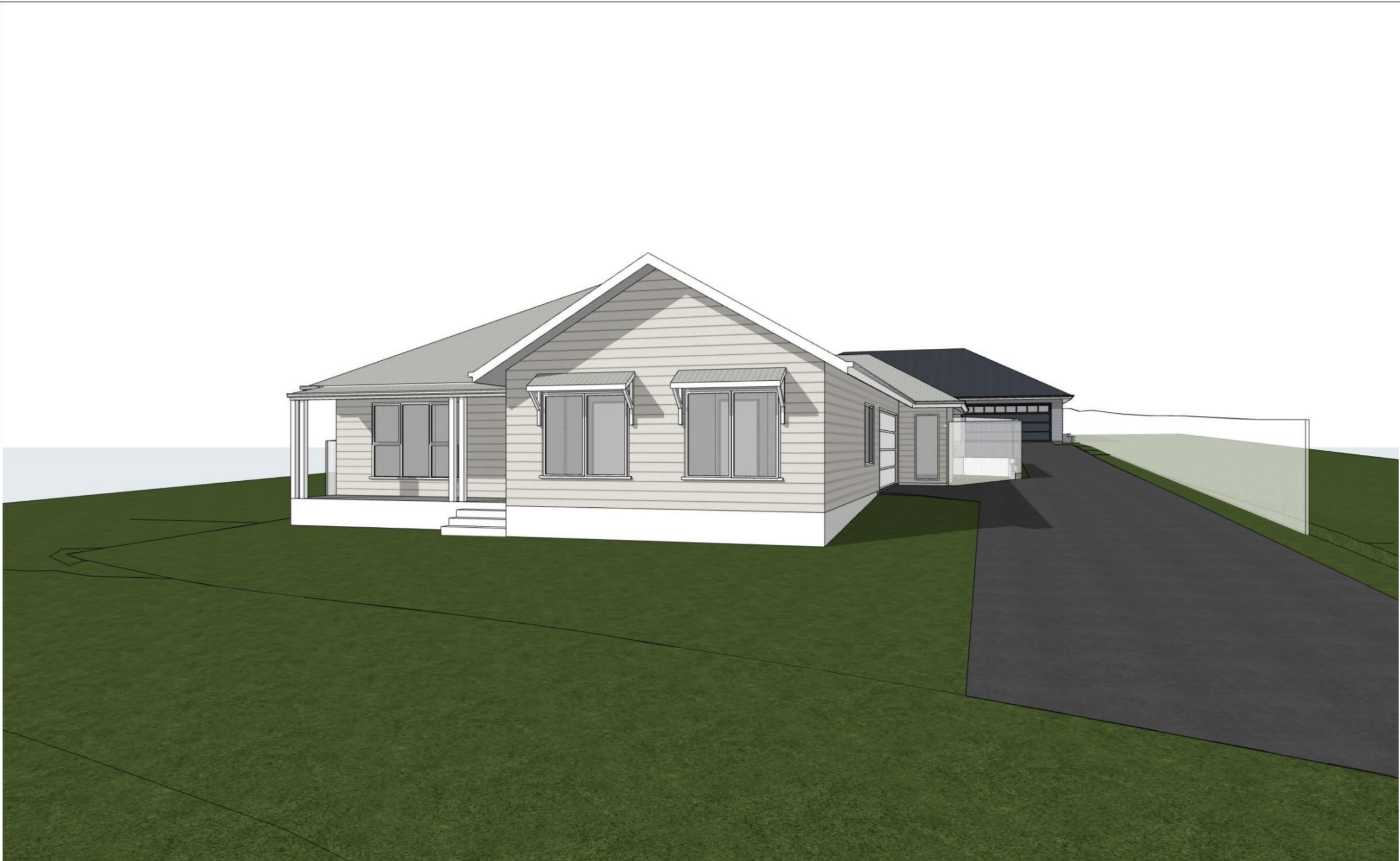
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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Project: PROPOSED 2 x DWELLINGS 24 KNOX PLACE MILLTHORPE NSW 2798		Job No. 24-031	
Title: VIEWS		Dwg No. 17	
Client: B. NORTH		Drawings in set: 19	
Scale: @A3		© - Bassmann Drafting Services	



VIEW 02



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			Title: VIEWS			Drawings in set: 19
Scale: @A3			Drawn: TH	Date: 1/10/2024	Client: B. NORTH	© - Bassmann Drafting Services



POSTS, GUTTERS, FASCIA: DULUX NATURAL WHITE / COLORBOND SURFMIST


ROOF: COLORBOND IRONSTONE CORRUGATED SHEETING
GARAGE DOOR, WINDOWS & DOORS: IRONSTONE

WALLS: WEATHERBOARD CLADDING IN DULUX FLOODED GUM QUARTER

PAINTED DLAB EDGE: DULUX/COLORBOND BASALT


VIEW 03





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ASSOCIATION OF AUSTRALIA

No.		Description		Date	
Amendments					
Scale	@A3	Drawn	TH	Date	1/10/2024

Project	PROPOSED 2 x DWELLINGS 24 KNOX PLACE MILLTHORPE NSW 2798	Job No.	24-031
		Dwg No.	19
		Issue	
Title	VIEWS	Drawings in set	19
Client	B. NORTH	© - Bassmann Drafting Services	

**19) CANOBOLAS ZONE NSW RURAL FIRE SERVICE BUSH FIRE
LIAISON COMMITTEE DELEGATE REPORT**

Department: Executive Services

Author: Councillor Reynolds

CSP Link: 5. Protecting our assets for future generations

File No: ES.ME.2

Recommendation:

That Council receive and note the Canobolas Zone NSW Rural Fire Service Liaison Committee delegate report.

Reason for Report:

To provide Councillors with an update on the Canobolas Zone NSW Rural Fire Service Liaison Committee.

The following is information tabled by the Canobolas Zone of the NSW Rural Fire Service at the Liaison Committee meeting held in Cowra on 30 September.

Report:

Maintenance and Repairs Financial Report for Canobolas Zone

The Canobolas tracking register shows an expenditure in the order of \$117,914 on 23 September from a set budget of \$600,000, with funds available at \$482,085. Whilst the report shows a value of \$600K available, the actual figure is yet to be communicated for this financial year, the M&R Grant will then be provided to Orange Council in the RFFF allocation. Servicing for this calendar year is nearing completion.

Brigade Stations Upgrades

Blayney

There are currently no works being undertaken in Blayney Shire.

Other Station Upgrades

Eugowra station has had the DA Approved, no CC to date, awaiting final RL's. Deposits paid to various suppliers to expend allocated FY funding. Having some issues around contracts and tender process, so this will cause significant delays.

Woodstock

Station completed and was opened on 1 October.

Spring Creek Training Facility

DGR Funding portion – Gas Props installed, finalising signage, training for users completed, waiting on paint, nearly ready to open.

Note: The Zone is still waiting on the allocations for this financial year, but it is not expected to see any infrastructure for this year.

Parliamentary Accounts Committee

The details and findings of the recent Parliamentary enquiry into the funding of the RFS and the involvement of Local Government Councils has been completed. Whilst the report provides recommendations to Government there are expectations that the “vested assets” will be migrated to the ownership of the RFS, therefore relieving the financial burden imposed on Councils who have been accounting for these items through depreciation.

Additional recommendations will potentially require alterations to the Rural Fires Act and this is a decision for Government of the scope and timeframe for action.

At this stage, the Government has not responded so no update as yet.

Fleet & Equipment Report

There are no new fleet for the Blayney Shire.

The District has received the following replacement resources for our District Brigades:

Kangaroo Flat 1B - New Single Cab Cat 1 replacing a FTS 800.
Group 14 – New Command Vehicle replacing a Land Rover Discovery.

Operational Services Report

Since 1 July 2025 Canobolas Brigades have attend a total of 101 incidents (correct 23 September 25), made up of 22 Bush & Grass and 19 MVA's. This is up approximately 25% on figures from this time last year.

The average turnout time (1 June 25 to 23 June 25) for response is 4.4 minutes with an average travel time of 9.1 minutes. Whilst the average incident duration is just under an hour.

Membership Services report

Canobolas is embarking on a project to better reflect the membership type across our District membership register. Members types are classified as either Ordinary (Operational & Reserve), Probationary and Associate. We will be working with Brigades to better classify their ordinary membership so that the numbers better reflect the human resources available for active response.

The aim is to provide our teams with an accurate reflection of member numbers so that recruitment strategies can be tailored to suit the needs of each Brigade and assist in planning for future resource needs.

The Canobolas Membership register currently shows 2665 Ordinary, 469 Probationary and 27 Associate.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

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.

20) LEASE OF PART LOT 24 IN DP1288588 - CHURCH HILL, BLAYNEY

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.