



19 February 2026

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, 24 February 2026 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) Mayoral Minute
- (8) Confirmation of Minutes - Ordinary Council Meeting held on 16.12.25
- (9) Matters arising from Minutes
- (10) Reports of Staff
 - (a) Executive Services
 - (b) Corporate Services
 - (c) Infrastructure Services
 - (d) Planning and Environmental Services

Mark Dicker
General Manager

Meeting Calendar 2026

February

2.00pm	20 February 2026	Central Tablelands Weeds Authority Meeting	Kelso
6.00pm	23 February 2026	McPhillamy's CCC Meeting	Community Centre
6.00pm	24 February 2026	Council Meeting	Community Centre
8.30am	25 February 2026	Orange360 Board Meeting	Orange
9.00am	25 February 2026	Audit, Risk and Improvement Committee Meeting	Community Centre
10.00am	26 February 2026	Central NSW JO Board Meeting	Grenfell

March

5.00pm	5 March 2026	Financial Assistance Committee Meeting	Community Centre
10.00am	6 March 2026	Local Traffic Forum	Community Centre
6.00pm	24 March 2026	Council Meeting	Community Centre
8.30am	27 March 2026	Country Mayors Meeting	Sydney

April

10.00am	15 April 2026	Central Tablelands Water Meeting	Canowindra
8.30am	22 April 2026	Orange360 Board Meeting	Orange
6.00pm	28 April 2026	Council Meeting	Community Centre

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HELD ON TUESDAY 24 FEBRUARY 2026

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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.

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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 - MINUTE'S SILENCE TO ACKNOWLEDGE THE PASSING OF JIM NEWMAN**

Author: Councillor Bruce Reynolds

File No: GO.ME.3

Item:

Councillors are asked to hold a minute's silence to acknowledge former Councillor Jim Newman who passed away in late December 2025.

Jim served the Blayney Shire community as a Councillor from 1995 to 2004.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

**02) MAYORAL MINUTE - 2025 LOCAL GOVERNMENT NSW
CONFERENCE DELEGATE REPORT ON SUBMITTED MOTIONS
FROM BLAYNEY SHIRE COUNCIL**

Author: Councillor Bruce Reynolds

File No: CR.CF.2

Recommendation:

That Council note the outcomes of the four motions that were submitted by Blayney Shire Council to the 2025 Local Government NSW conference.

Item:

The LGNSW Annual Conference was held in November 2025 and attended by Mayor Bruce Reynolds, Deputy Mayor Rebecca Scott and General Manager Mark Dicker.

Council was provided with a report at the December meeting on the conference. The Mayor advised during the December Council meeting that he would provide a report in February on the motions that were submitted by Blayney Shire Council to the conference.

There were four motions put forward by Blayney Shire Council.

Motion 1.

State significant developments changes

That Local Government NSW calls on the NSW Government to work with LGNSW to establish guidelines for current and proposed State Significant Development proposals for renewable projects (including solar, wind, battery, pumped hydro) which are and will significantly impact councils and their communities inclusive of:

- a. the timeframe for councils to review the Environmental Impact Statements, and to respond to it, be extended to a minimum of 90 days.
- b. requiring prior to any transport of any oversize/overweight renewable infrastructure components within the LGA:
 - i. a dilapidation report on roads and associated infrastructure to be undertaken by the proponent; and
 - ii. The lodgement of a bank guarantee equivalent to 50% of the cost of reconstructing the roads on which the proposed oversize/overweight renewable infrastructure components is to traverse with the relevant LGA.
 - iii. an enforceable undertaking supported by ii above to reconstruct and repair roads damaged during the transport of renewable components within the relevant LGA within 90 days of completion of the transport on those roads of oversize/overweight components for the relevant project.
- c. workers accommodation guidelines during construction phase that address:

- i. effect on rental accommodation including availability for current residents of the council area and affordability with increased rents.
- ii. establishment of worker camps in lieu or in addition to rental accommodation
- iii. in relation to i and ii above, how the influx of workers, and in some cases dependents, will be managed and financed in relation to:
 - provision of potable and non potable water,
 - sewerage wastewater services,
 - waste services,
 - policing for an increase in workers,
 - health services for the increased population, noting the potential for significant strain to be placed on already stretched/under resourced health services,
- d. the EIS must fully detail the effect on local industries and how that is to be mitigated during construction phase including restrictions on use of roads. The EIS also needs to address how those industries are to be compensated financially if there is a detrimental effect on their revenue.
- e. parameters for council and community consultation by the proponents and feedback prior to and following the preparation of the EIS.
- f. the decommissioning of renewable projects at the end of their life including requirements to:
 - i. determine what deconstruction requires including the level of removal of concrete sub structure foundations.
 - ii. include in the EIS an independent report on the estimated cost of deconstruction of renewable project infrastructure at date of construction in accordance with i above.
 - iii. to provide a bank guarantee by the proponent for the full value of deconstruction of the infrastructure in renewable projects adjusted yearly by the Non-residential building Construction materials and Labour index.
 - iv. ensure that future purchasers are obligated to deconstruction, by mandating a precondition for any sale of any renewable project is that the buyer must lodge a replacement bank guarantee escalated by the Non-residential building Construction materials and Labour index. The sale does not take effect until the precondition is met, and the buyer agrees to escalate the bank guarantee yearly in accordance with Non-residential building Construction materials and Labour index.

Note from Council

A number of regional NSW councils are dealing with State Significant Developments (and some Critical State Significant Developments). In some cases, there are multiple proposed developments in the Local Government Area. These developments are being inadequately managed by the NSW Government and numerous councils (particularly in the regions) are all dealing with similar problems without adequate guidance or support. For example, only 28 days is allowed for reviewing complex Environmental Impact Statements that can exceed 9,000 pages in length which places significant resourcing issues on councils. The issue of worker accommodation has been identified by a number of councils with existing renewable projects under construction. The effect on housing availability and rental prices has been

significant. The alternative of having workers camps has meant ancillary water, sewerage and waste services have to be provided. Health services have been strained without adequate hospital, medical practitioners and trained nurses. The closure of roads during the construction period for transporting renewable componentry to site has markedly affected industries reliant on transport such as livestock companies, timber companies and other industries. The failure of companies to properly reconstruct or repair roads damaged by the oversize/weight vehicles has been an acknowledged issue despite assurances prior to construction this would be addressed by proponents.

Final motion passed by the conference

A number of other Councils also put forward similar motions. The final motion that was put to the conference covering this matter came from Oberon Council. The following motion was carried by the conference.

18 Oberon Council State significant development - renewable projects

That Local Government NSW calls on the NSW Government to work with Local Government NSW to establish guidelines for current and proposed State Significant Development proposals for Renewable Projects (including Solar, Wind, Battery, Pumped Hydro) which:

1. provide the same benefits to all councils hosting renewable projects as if they are a Renewable Energy Zone
2. increase the time frame for response to Environmental Impact Statements (EIS) to a minimum of 90 days
3. prior to construction requiring road and infrastructure to be properly assessed so restitution following construction is enforced and occurs in a timely manner
4. require the EIS to detail sources of gravel and water for concrete and roads LGNSW Annual Conference 2025 49 Business Paper
5. require worker accommodation requirements to be fully assessed in the EIS to take account of affordability for the community and councils' ability to provide resources to worker camps
6. ensuring the EIS fully details the effect on local industries
7. provide minimum standards for decommissioning of renewable projects with standards and decommissioning secured by bank guarantees escalated for construction cost increases.
8. review the Transport and Infrastructure SEPP to ensure all regional and rural communities within and surrounding towns and villages are afforded the same opportunity for protection under 2.42 of the NSW Transport & Infrastructure SEPP when assessing electricity generating, storage and transmission state significant development projects.

Motion 2 from Blayney Shire Council.

Mining impacted communities

That Local Government NSW:

1. recognise the significant impact the cessation of the Resources for Regions grant funding program has had on the 26 councils and their communities that host mining operations in NSW, and

2. calls on the NSW Government to develop and implement a new and improved grant funding program for regional councils and their communities that host mining operations in NSW.

Note from Council It is councils and communities like Blayney Shire who host mining projects that are bearing 100% of the impact of these large projects, for the wider betterment and benefit of all of NSW (noting in excess of \$3 billion in mining royalties is levied annually by the NSW Government). Cessation of the Resources for Regions grant program has resulted in no mining royalties levied by the NSW Government being returned to the 26 communities impacted from mining operations. This is a significant inequity which must be addressed. Round 9 of the Resources for Regions grant program returned \$140m (2.54% of the \$5.5 billion in mining royalties generated in 2022/23).

Whilst the money returned to councils is noted as only being very small in terms of percentage, compared to the overall total of mining royalties generated by the NSW Government, the sum under the program was substantial which enabled councils to facilitate and deliver unprecedented repairs and improvements within their communities.

Final motion passed by the conference

A number of other Councils also put forward similar motions. The final motion that was put to the conference on this matter came from Parkes Shire Council and is listed below. This motion was carried by the conference.

Parkes Shire Council Restoring equity for mining-impacted communities

That Local Government NSW:

1. calls on the NSW Government to urgently develop and implement a replacement funding program that equitably returns a portion of mining royalties to impacted communities, acknowledging that:
 - o over \$5.5 billion in mining royalties were collected in 2022–23.
 - o Round 9 of R4R returned just \$140 million, or 2.54% of total royalties.
 - o the R4R program enabled councils to deliver critical community infrastructure.
2. supports a grant funding model that ensures transparency, equity, and long-term sustainability, and recognises the economic contribution and social burden borne by mining regions and their impacted neighbours.
3. recognises the significant and disproportionate impact that mining operations have on host communities and neighbouring councils across regional NSW, including environmental degradation, infrastructure strain, and socio-economic volatility.
4. acknowledges the positive contributions of mining, including employment, economic growth, and regional investment, but emphasises that the localised impacts, both direct and indirect, must be addressed through dedicated funding and support.
5. notes the detrimental effect caused by the cessation of the Resources for Regions (R4R) grant program, which previously provided vital infrastructure and amenity funding to 26 mining-impacted councils, including those that host mines and those affected by mining activity in their vicinity.

**Motion 3 from Blayney Shire Council.
NSW Rural Fire Service volunteer application process**

That Local Government 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.

Note from Council

There have been a number of NSW Rural Fire Service volunteers who have raised the issue of membership applications at brigade and regional meetings. There is a great deal of concern that the current volunteer e-Membership application process is creating major challenges in recruiting new members to brigades.

The NSW RFS transitioned to an online-only membership application process to streamline entry, ensure compliance, and align with modern ICT standards. Feedback from AGMs and district leadership meetings indicates that while the system functions well for some applicants, others – particularly in Western rural and remote areas – face significant challenges.

These challenges are leading to loss of prospective members and, in some cases, volunteers choosing to join alternative agencies. A “hybrid solution” has been proposed by volunteers which would make the application process more accessible to potential volunteer recruits and improve volunteer application numbers.

The above motion was not put to conference. LGNSW provided the following note on how it will be progressed.

Note from LGNSW: This motion seeks a review rather than establishes a policy position. LGNSW can action this without a vote at conference by raising it at the RFS Local Government Liaison Committee and/or the Bushfire Coordinating Committee (BFCC).

**Motion 4 from Blayney Shire Council.
Fixing country bridges program**

That Local Government NSW calls on the NSW Government to expand and/or review the eligibility criteria for the ‘Fixing Country Bridges Program’ in NSW to include composite bridges and renewal of significant heritage timber bridges.

Note from Council

Fixing Country Bridges is a fantastic grant-based program enabling councils to apply for funding to replace ageing timber bridges in poor condition on council-owned and managed roads in rural and regional NSW. Many ageing timber bridges are susceptible to damage during natural disaster and weather

events. Replacing them with modern materials improves their resilience and provides safer, more reliable travel and access for regional communities. The Fixing Country Bridges Program is on track to replace about 500 bridges across 58 eligible local government bodies across the life of the Program. Whilst it is acknowledged the priority of the program must be continued replacement of timber bridges, the program needs to expand or eligibility for applications be reviewed and widened to enable bridges currently ineligible (composite bridges and heritage timber bridges) to also be renewed under this program.

The above motion was not put to conference. LGNSW provided the following note on how it will be progressed.

Note from LGNSW: This motion is consistent with resolution 69 of 2022, which called for the NSW Government to review criteria for bridge related programs to provide more flexibility and delivery. LGNSW can advocate on this matter without requiring a new resolution of Conference.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

03) MAYORAL MINUTE - BLAYNEY SHIRE AUSTRALIA DAY AWARDS CEREMONY 2026

Author: Councillor Bruce Reynolds

File No: RC.EM.8

Recommendation:

Council note the recipients of the 2026 Blayney Shire Australia Day awards and their positive contribution to the Blayney Shire community.

Item:

Australia Day celebrations commenced with a free breakfast in Heritage Park. Our Australia Day Ambassador, Robina Beard OAM shared reflections on creativity, resilience, and community spirit. She outlined her remarkable career in Australian entertainment, spanning more than six decades across stage, television and dance.

Best known to generations of Australians as Madge the Manicurist in the long-running Palmolive commercials, Robina's warmth and wit made her a household name. Yet her contribution to the arts went far beyond this famous role, appearing in many television shows and on stage. Her latest role is in a horror film which is yet to be screened.

The Day also showcased some of the amazing individual who volunteer and showcase our community to the rest of Australia.

The following people were recipients of Australia Day awards in 2026.



The Blayney Shire Australia Day Citizen of the Year was awarded to Sally Green

Sally Green was born and bred Blayney Shire woman, raising her three children in the district and she has five grandchildren growing up here.

Over a number of decades, Sally has volunteered for a number of organisations, including 13 years with the Errowanbang School P&C, a founding member of the Cadia Community Sustainability Network, a board member for Uralba Aged Care, and Treasurer for the last 10 years of the Carcoar Show, she has brought the finances back on track.

Sally has been an enthusiastic member of Blayney View Club since inception and exemplified the view pledge 'to promote the interests of view, to extend friendship to all and to help those in need.

Sally has put in countless volunteer hours for our community and was a deserving citizen of the year.



The 2026 Blayney Shire Australia Day Young Citizen of the Year was awarded to Zareah Coughlan

Zareah is a dedicated volunteer coach at ZJC Gymnastics, where she gives her time to support and mentor young athletes. She is currently completing an international coaching certification to further develop her skills and strengthen her ability to support others at higher levels.

Beyond her local club, Zareah was selected as an assistant coach on the NSW Gymnastics State Trampoline Team, accompanying athletes to national championships on the Gold Coast.

Zareah also volunteers with St Vincent de Paul during school holidays, showing a strong sense of compassion and community service.

She is an outstanding role model and a proud ambassador for the Blayney region.



The 2026 Blayney Shire Australia Day Sporting Achievement Award was presented to Paige Owen

Paige has achieved exceptional results in dirt and long track motorcycle racing, competing at club, state and national level. She travelled extensively across NSW and Queensland, consistently placing against highly competitive fields.

Paige recorded multiple podium finishes including several first-place results and a NSW State Title. She regularly competes against older and more experienced riders whilst racing in predominantly male fields, and does so with resilience, focus and sportsmanship.

Away from competition, Paige is a positive role model within the Blayney community. She balances the demands of training and travel with her school studies, employment at IGA and involvement in other community sports.



The 2026 Blayney Shire Australia Day Volunteer of the Year was awarded to Sarah Hunter.

Sarah moved to Newbridge around eight years ago and has since become an integral part of the village and wider community. She has served as President of the Newbridge Progress Association and has also taken on media liaison and publicity roles, playing a key part in the successful delivery of multiple community events.

Despite a busy schedule, Sarah consistently makes time for community service. She contributes to the Swap Meet Committee, Spring into Art, the Winter Solstice event, and is a member of the Stringybark Craft Cottage collective, Bathurst CWA and Newbridge RFS.

Her commitment, leadership and genuine care for Newbridge make her highly deserving of recognition.



The 2026 Blayney Shire Australia Day Community Event of the Year is awarded to the Blayney Show.

The 147th Blayney Show, was a standout community event, attracting record attendance and a significant increase in entries across almost every section. The show brought together exhibitors, competitors and volunteers to showcase the breadth of talent in our region from produce, flowers, cooking and craft to machinery displays, horse events and livestock judging.

A key feature was the Junior Judging and Education Day, held the day prior for 150 high school agricultural students from across the Central West. They took part in hands-on learning experiences, supported by volunteer presenters and organised by dedicated show committee members.

An event like this does not come together easily and its success in 2025 reflects the commitment of volunteers and the strong sense of pride within the Shire, making it a deserving recipient of Community Event of the Year.

Alicia Gersbach, the Vice President and Ring Master of the Blayney Show Society accepted the Award on behalf on the show society.



A 2026 Blayney Shire Australia Day Appreciation Award is awarded to Michael Higgins.

Michael Higgins is recognised for his outstanding dedication, leadership and service to Sunnyridge Golf Club and the wider community.

He consistently goes above and beyond to support the club, its members and the wider community, demonstrating the true spirit of volunteerism.

Through his ongoing commitment and willingness to give his time, Michael has made a meaningful contribution and is a deserving recipient of a Blayney Shire Appreciation Award.



The second 2026 Blayney Shire Australia Day Appreciation Award is awarded to Graham Pilson.

Graham Pilson, affectionately known as GUB, is recognised for his long-standing contribution to Sunnyridge Golf Club and the Mandurama community. Graham has dedicated countless hours to supporting the club and fostering fellowship, participation and community spirit.

Through his ongoing commitment, Graham has helped ensure Sunnyridge Golf Club remains a valued meeting place for Mandurama and the wider Blayney Shire.

His generosity of time, skills and knowledge reflects the importance of volunteers to community life, and his service makes him a deserving recipient of the Blayney Shire Australia Day Appreciation Award.



Enclosures (following report)

Nil

Attachments (separate document)

Nil

04) MAYORAL MINUTE - MEALS ON WHEELS FUTURE IN BLAYNEY SHIRE

Author: Councillor Bruce Reynolds

File No: CS.PL.3

Recommendation:

That Council write to the Minister for Aged Care and Seniors and highlight the risks the proposed funding model poses to our community. The letter request a review of the proposed change for the Blayney Shire and guarantee our community members won't be disadvantaged by any change to the funding model.

Item:

The Australian Government is undertaking a major reform of in-home aged care. A key part of this reform is the shift from CHSP's block-funded model to the individualised, activity-based funding model under Support at Home (SaH).

Below is a breakdown of what this transition may mean for Blayney Shire residents. This report will cover why it's proposed to happen and the issues being raised across the sector, including by Blayney Meals on Wheels.

Timeline:

The Support at Home program began on 1 November 2025, replacing the Home Care Packages (HCP) Program and Short-Term Restorative Care (STRC). CHSP will transition into Support at Home no earlier than 1 July 2027.

There is a Senate inquiry currently examining the transition timeline and impacts, with reporting scheduled for April 2026.

Current Operations Model (CHSP) for Meal on Wheels:

It is Block-funded with the provider receiving upfront funding to deliver entry-level supports such as meals, transport, home maintenance and social support. This provides a flexible service delivery with providers able to adjust services to meet local needs. There is also a lower administrative burden.

Proposed changes for existing clients:

The new Support at Home model provides individualised funding, with clients receiving a personalised budget based on assessed needs. They have a standardised service pricing and classifications. There is also a greater focus on care management and assessment pathways. There is also a stronger regulatory oversight under the new Aged Care Act.

Why has the system been changed:

The government aims to create a single, streamlined in-home care system to improve equity and transparency in funding. This will ensure consistency in service quality and pricing and also aligns with recommendations from the Royal Commission into Aged Care Quality and Safety.

Concerns about the new system: There are a number of concerns being put to the Senate inquiry.

These include there may be higher co-contributions under SaH, reduced access to essential items (e.g., continence pads) and increased costs for services such as meal delivery and long assessment times before coming onto support.

Implications for current service providers including Blayney Meals on wheels

Providers will need to do the following after 1 July 2027:

- Transition from block funding to fee-for-service billing.
- Need for upgraded financial, rostering, and reporting systems.
- Increased administrative load and compliance requirements.
- Prepare for new regulatory requirements under the Aged Care Act 2024.
- Adapt to more structured assessment and care management processes.
- Potential need for re-training to align with new assessment, care-management, and documentation expectations.

**What do the transition changes may mean for Blayney Meals on Wheels
Loss of Block Funding**

This will impact on financial stability and make it difficult to:

- maintain kitchen operations
- subsidise meal costs
- support volunteers
- absorb fluctuations in demand

Under the new SaH, funding becomes individualised, meaning:

- income becomes unpredictable
- cash flow depends on client assessments and budgets
- Blayney Meals on Wheels may struggle to remain viable

Increased Administrative Burden for Blayney Meals on Wheels:

SaH requires:

- itemised billing
- service-level reporting
- compliance with new pricing structures
- digital systems for invoicing and claiming

New Cost structure:

The government has also not yet finalised:

- how meals will be priced
- whether meal preparation and delivery will be separate billable items
- how subsidies will be applied
- whether volunteer-delivered services will be treated differently

This uncertainty makes planning extremely difficult for small providers like Blayney Meals on Wheels.

There are also Potential Risks for clients:

Under CHSP, meals are heavily subsidised. Under SaH:

- co-contributions may increase
- subsidies may not fully cover production and delivery costs
- clients may need to use their personal budget for meals, reducing funds for other supports

Meals on Wheels is more than food—it provides:

- welfare checks
- social contact
- early identification of health or safety issues

SaH's structured service categories may not fully recognise or fund these "soft benefits," risking:

- reduced visit frequency
- shorter interactions
- loss of preventative support

This is particularly concerning in rural areas like Blayney Shire with higher social isolation, particularly in our villages and rural areas.

If assessments are delayed or budgets are insufficient, clients may experience:

- interruptions to meal delivery
- reduced service frequency
- delays in starting or restarting services

For vulnerable older people, even short gaps can have serious health impacts.

There may also be Equity Issues for clients in Blayney Shire:

Blayney is a rural community. SaH may not adequately account for:

- higher transport costs
- limited provider competition
- fewer alternative services
- the essential role of Meals on Wheels in local health and wellbeing

There is a real risk that providing services in the Shire may become financially unviable under a purely activity-based model.

Comments from Meals on Wheels Australia

Meals on Wheel Australia is calling on the Federal Government to retain and expand the Commonwealth Home Support Programme (CHSP) beyond 2027, warning that folding it into Support at Home risks delays and reduced access to meals for older Australians.

CHSP is the front door of aged care—providing fast, low-risk supports like meals, social connection and welfare checks.

“Meals are time-critical,” said Chair, Paul Sadler. “If access is slowed by red tape, we’ll see poorer nutrition outcomes and more pressure on hospitals.” With fewer than 12% of providers feeling prepared for the proposed transition, Meals on Wheel Australia is urging certainty in the 2026–27 Budget to protect essential community services—especially in regional and thin-market areas.

Statement from Blayney Meals on Wheels

During the Senate inquiry, Blayney Meals on Wheels was selected as the national case study for regional Australia. The Service Manager Leeanne Wright presented evidence on how the proposed transition from Commonwealth Home Support Program block funding to the Support at Home (SaH) model threatens the viability of essential services in "thin markets" like ours.

The Critical Risk to Our Community**Cost Blowouts:**

Evidence shows that while a subsidised meal under CHSP costs approximately \$12.00, the same service under the Support at Home fee-for-service model could skyrocket to \$69.00.

Service Viability:

In Blayney, we are the only provider and the first point of contact for isolated elders. Moving to a retrospective funding model makes it nearly impossible to sustain operations without upfront block funding.

Rising Demand:

We are currently overperforming our funded targets by 32% yet still face waitlists due to assessment delays of up to eight months.

Loss of Essential Welfare:

Beyond meals, we provide critical welfare checks, malnutrition audits, and social support that the new individualised funding model may not adequately cover.

The transition from the Commonwealth Home Support Programme to Support at Home risks a mass exodus of clients who cannot navigate the new system or afford its potential costs. For these vulnerable seniors, the loss of tailored support means a forced return to nutrient-poor, prepackaged foods. This cycle leads directly to undernourishment, rapid weight loss, and avoidable hospitalisations, creating "bed blocks" as they await higher care. While the government aims for aging in place, this reform may instead force regional

seniors into a devastating choice between basic hygiene and adequate food, ultimately making independent living an impossibility.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

05) **MAYOR MINUTE - RECOGNITION OF THE OPENING OF BLAYNEY HOSPITAL MULTI-PURPOSE SERVICE (MPS) - STAGE 1**

Author: Councillor Bruce Reynolds

File No: CS.PL.1

Recommendation:

That Council note the opening of Stage 1 of the Blayney Hospital Multi-Purpose Service.

Item:

As Mayor I would like to formally acknowledge the significant milestone achieved with the opening of Stage 1 of the Blayney Hospital Multi-Purpose Service (MPS). This marks a major step forward in delivering modern, high-quality healthcare infrastructure for the Blayney Shire.

I had the opportunity to recently tour the new facility before the residents and patients were admitted.

Stage 1 of the redevelopment provides:

- **A new residential aged care wing**, offering contemporary, home-like accommodation for local residents
- **Upgraded inpatient facilities**, designed to improve patient comfort, safety, and clinical efficiency and a palliative care room.
- **Modern staff areas and support spaces**, ensuring our health workforce has the facilities they need to deliver best-practice care
- A new palliative care room, with bed access to the courtyard and a side room for family
- **Improved accessibility and internal circulation**, creating a more welcoming and functional environment for patients, families, and staff
- **New infrastructure and service upgrades** that support future stages of the redevelopment

As Mayor I had the opportunity to take a number of photographs of the new development before the residents and patients were admitted.





The completion of Stage 1 delivers a significant enhancement to local health services and reflects years of planning, advocacy, and collaboration between Council, the NSW Government, Western NSW Local Health District, and the Blayney community.

Stage 2 of the redevelopment will build on this foundation, delivering the clinical and community-facing components of the new MPS. This includes:

- **A new Emergency Department**, providing modern treatment spaces and improved capacity to respond to urgent care needs
- **A new primary and community health building**, supporting a broader range of outpatient and preventative health services
- **Refurbished or expanded clinical areas**, ensuring continuity of care across acute, sub-acute, and community settings
- **Upgraded support infrastructure**, including parking, access, and service connections to complete the full redevelopment

Stage 2 will complete the transformation of the Blayney MPS into a contemporary, integrated health facility capable of meeting the needs of our community for decades to come.

Stage 3 will see an expansion of the existing car parking facilities.

I extend Council's appreciation to all stakeholders involved in bringing Stage 1 to fruition — including the project team, health staff, contractors, and community representatives who contributed to consultation and design. Their efforts have ensured the facility reflects local needs and supports the long-term sustainability of health services in our region.

Council looks forward to the timely commencement and delivery of **Stage 2** and will continue to advocate strongly for its progression. It is hoped that Stage 2 will be completed in 2027.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

06) MINUTES OF THE PREVIOUS COUNCIL MEETING HELD 16 DECEMBER 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 16 December 2025, being minute numbers 2512/001 to 2512/028 be confirmed.

MINUTES OF THE BLAYNEY SHIRE COUNCIL ORDINARY MEETING HELD IN THE CHAMBERS, BLAYNEY SHIRE COUNCIL COMMUNITY CENTRE, ON 16 DECEMBER 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 Dorsett	Non Pecuniary (Significant)	8	38	Sustainable Collections Project 2026-2027	Cr Dorsett is a member of several of the Sustainable Collection Museum networks that this program would support.
Mark Dicker	Non Pecuniary (Less Than Significant)	9	46	Redmond Oval Licence: Department of Education	One of Mark's children attends Millthorpe Public School. Licence is with NSW Education, not Millthorpe Public School.
Cr Scott	Non Pecuniary (Significant)	16	89	Whites Quarry – Future Options	Cr Scott is associates with the owner and multiple employees of the party that has contacted Council regarding use of the quarry.

MINUTE'S SILENCE

Councillors held a minute's silence acknowledging the Bondi terrorist attack.

2512/001 MAYORAL MINUTE – BONDI TERRORIST ATTACK

RESOLVED:

That Council note the verbal report on Bondi terrorist attack.

(Reynolds)

CARRIED

MAYORAL MINUTE – 2025 SCHOOL PRESENTATION EVENTS

2512/002 RESOLVED:

That Council note the verbal report on 2025 School Presentation events.

(Reynolds)

CARRIED

MAYORAL MINUTE – THANKING OUR VOLUNTEERS

2512/003 RESOLVED:

That Council note the verbal report on thanking our volunteers.

(Reynolds)

CARRIED

MAYORAL MINUTE – MCPHILLAMYS GOLD MINE SEARS

2512/004 RESOLVED:

That Council note the verbal report on the McPhillamys Gold Mine SEARS.

(Reynolds)

CARRIED

CONFIRMATION OF MINUTES

MINUTES OF THE PREVIOUS COUNCIL MEETING HELD 18 NOVEMBER 2025

2512/005 RESOLVED:

That the Minutes of the Ordinary Council Meeting held on 18 November 2025, being minute numbers 2511/001 to 2511/009 be confirmed.

(Hutchings/Gosewisch)

CARRIED

MATTERS ARISING FROM THE MINUTES

Nil

EXECUTIVE SERVICES REPORTS**JUNE 2026 COUNCIL MEETING DATE****2512/006****RESOLVED:**

That Council move the June 2026 Council meeting to 6pm
Tuesday 16 June 2026.

(Scott/Gosewisch)

CARRIED

Cr Dorsett requested her name be recorded against this resolution.

**BLAYNEY CENTREPOINT - 'POWERING OUR FUTURE:
BLAYNEY STORAGE PROJECT' CAPITAL EXPENDITURE
REVIEW****2512/007****RESOLVED:**

That Council:

1. Endorse the Capital Expenditure Review for the Blayney CentrePoint 'Powering our Future: Blayney Storage Project'.
2. Note the project is forecast to be completed by December 2026.
3. Approve a supplementary vote of \$722,710 in the 2025/26 Operational Plan with the funding source being Grants and Contributions.
4. Include an allocation of \$273,472 in the 2026/27 Operational Plan with the funding source being Grants and Contributions.

(Scott/Gosewisch)

CARRIED

CORPORATE SERVICES REPORTS**REPORT OF COUNCIL INVESTMENTS AS AT 30 NOVEMBER
2025****2512/008****RESOLVED:**

That Council:

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

(Gosewisch/Scott)

CARRIED

ADOPTION OF CODE OF MEETING PRACTICE**2512/009****RESOLVED:**

That Council adopt the Code of Meeting Practice and it be updated to Council's Policy Register.

(Newstead/Gosewisch)

CARRIED

REVIEW OF COUNCIL POLICIES

2512/010

RESOLVED:

That Council;

1. Endorse the following policies and place them on public exhibition for a period of not less than 42 days.

Policy Name
Artificial Intelligence Policy
Pensioner and Hardship Policy
Privacy Management Plan
Road Hierarchy, Renewal and Maintenance Policy
Planning Agreement Policy
Pathway Hierarchy, Standard and Maintenance Policy
Fitness Instructors and Group Trainers Policy
Recycled Water Policy

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

(Dorsett/Gosewisch)
CARRIED

ADOPTION OF UNREASONABLE AND UNREASONABLY PERSISTENT CUSTOMER POLICY

2512/011

RESOLVED:

That Council;

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

(Scott/Gosewisch)
CARRIED

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

SUSTAINABLE COLLECTIONS PROJECT 2026 - 2027

2512/012

RESOLVED:

That Council;

1. Provide in-principle support for for contribution towards the Sustainable Collections Project of \$10k per annum, for 2 years, commencing 2026/27; and
2. Refer the consideration of the request for funding to the 2026/27 – 2029/30 Delivery Plan and 2026/27 Operational Plan deliberations.

(Scott/Hutchings)
CARRIED

Cr Dorsett returned to the Chambers.

- 2512/013** **REDMOND OVAL LICENCE: DEPARTMENT OF EDUCATION**
RESOLVED:
That Council;
1. Acting in its capacity as Crown Reserve Manager, consent to a licence being issued to Minister for Education and Early Learning for a period of twenty one (21) years for part of Crown Reserve R29953 (part Lot 235 DP 750384) known as Unnamed Reserve (Redmond Oval).
 2. Acting in its capacity as Crown Reserve Manager, apply a licence fee of \$622 (including GST) per annum being the statutory minimum rental prescribed.
 3. Endorse the Director Corporate Services to finalise the Licence agreement terms with the Minister for Education and Early Learning.
 4. Authorise the Mayor and General Manager to sign and execute the Licence and affix the Council Seal, if required.
(Gosewisch/Scott)
- CARRIED**

- 2512/014** **REVIEW OF AUDIT RISK, AND IMPROVEMENT COMMITTEE**
RESOLVED:
That Council;
1. Receive the report of the Review of the Audit, Risk and Improvement Committee.
 2. Amend the Audit, Risk and Improvement Committee Terms of Reference – Clause 9.2 Dispute Resolution as follows:
 - a. Delete:
“In the event of a disagreement between the committee and the General Manager or other senior managers, the dispute is to be resolved by the governing body.”
 - b. Add:
“In the event of a disagreement between the committee and the General Manager, the dispute is to be resolved by the governing body.
 3. Arrange for the Mayor and Independent Chair of the Audit, Risk and Improvement Committee to meet prior to the next meeting to discuss outcomes of the Review of the Audit, Risk and Improvement Committee.
(Reynolds/Dorsett)
- CARRIED**

**MINUTES OF THE AUDIT, RISK AND IMPROVEMENT
COMMITTEE MEETING HELD 13 NOVEMBER 2025****2512/015****RESOLVED:**

That Council;

1. Receive the Minutes of the Audit, Risk and Improvement Committee meeting held 13 November 2025.
2. Approve amendment of Policy 4C - Corporate Credit Card Policy to reflect that authorisation of the Mayor Credit card be amended from Chief Financial Officer to Director Corporate Services.
3. Consider whether amendments to other policies are required to address differences between policies and general accepted practices as noted in the Credit Card Compliance Review report.
4. Note the conclusion of the tenure of outgoing Chairperson, Donna Rygate, and that she be thanked for her services as both an Independent Member and Independent Chairperson of the Audit, Risk and Improvement Committee.

(Scott/Hutchings)

CARRIED**INFRASTRUCTURE SERVICES REPORTS****INFRASTRUCTURE SERVICES MONTHLY REPORT****2512/016****RESOLVED:**

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

(Scott/Gosewisch)

CARRIED**VEGETATION POLICY****2512/017****RESOLVED:**

That Council;

1. Endorse the Vegetation Policy and place it on public exhibition for a period of not less than 42 days.
2. Provided no submissions are received, adopt the Vegetation Policy and rescind the existing 2 policies being Street Tree Policy and Verge Garden Guidelines, and update Council's Policy Register.

(Newstead/Scott)

CARRIED

PROPOSED (PART) ROAD CLOSURE - COLLINS STREET, CARCOAR**2512/018****RESOLVED:**

That Council:

1. Note the submissions received during the notification period.
2. Approve the closure of part of Collins Street, Carcoar that is identified as Lot 100 DP1321451 adjoining Lot 1 Sec 15 DP758225, in accordance with s.38 Roads Act 1993
3. Give public notice for a period of 28 days of Council's intention to classify the land as Operational Land.
4. Delegate to the Mayor and General Manager authority to execute signature and fixing of the Council Seal to facilitate the road closure and land transfer.

(Gosewisch/Hutchings)

CARRIED**REVIEW OF MAJOR PLANT RENEWALS****2512/019****RESOLVED:**

That Council;

1. Note an internal review of major plant has been completed (including independent external peer review).
2. Endorse the disposal of the following items of plant without replacement:
 - a) P663 Dynapac CA500PD
 - b) P662 Dynapac CA3500
3. Defer renewal of the following plant items to 2026/27:
 - a) PSV001 – Isuzu Street Sweeper
 - b) P169 – Sewer Jetting Trailer
 - c) P40 – Isuzu NH Rigid Haul Truck
4. Approve a supplementary vote of \$100,000 from the Plant internal allocation for the procurement of major plant in 2025/26.
5. Amend budget allocations of outstanding major plant renewal for 2025/26 as follows;

Plant Item	Budget \$
P660 - Dynapac CA3500	200,000
P661 - Dynapac CA3500	200,000
P44 - NPR55-155 Tabletop w/crane	160,000
P43 - NPR55-155 Amenities Truck	205,000
P52 - Grader Cat 12M	550,000
HV003 - Mack Tipper	380,000
PSV001 – Sloan Built Dog Trailer	160,000
P630 – Isuzu watercart	350,000
PSV002 – Isuzu Patching Truck	550,000
P72 – John Deere 5725 with bucket	135,000
P89 - Trimax Mower – Winged	35,000
LC007 – Kubota Zero Turn Mower	25,000
LC008 – Kubota Zero Turn Mower	25,000
P173 – Sewell Road Broom TB200E	65,000

(Scott/Gosewisch)
CARRIED

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

WHITES QUARRY - FUTURE OPTIONS

2512/020 RESOLVED:

That Council:

1. Note it has received a proposal from Bonus Quarrying Resources Pty Ltd in relation to Council's Whites Quarry, 52 Greghamstown Road, Blayney.
2. Note that independent Probity Advice has been obtained.
3. Proceed to undertake a public Expressions of Interest (EOI) process inviting proposals for the further development, improvement or use of Council's Whites Quarry, 52 Greghamstown Road, Blayney.

(Newstead/Gosewisch)
CARRIED

Cr Scott returned to the Chambers.

**CENTRAL WEST AND ORANA STRATEGIC REGIONAL
INTEGRATED TRANSPORT PLAN**

2512/021 RESOLVED:

That Council note the submission on the Draft Central West and Orana Strategic Regional Integrated Transport Plan.

(Gosewisch/Johnston)
CARRIED

**MINUTES OF THE BLAYNEY SHIRE COUNCIL LOCAL
TRANSPORT FORUM HELD 5 DECEMBER 2025**

2512/022 RESOLVED:

That Council:

1. Receive and note the minutes of the Blayney Shire Council Local Transport Forum, held Friday, 5 December 2025.
2. Note the Blayney Shire Council Local Transport Forum meeting dates for 2026 being: 6 March, 5 June, 4 September and 4 December 2026.
3. Endorse the Traffic Guidance Scheme for the Blayney Show, to be staged on 7 March 2026 on Blayney Showground, Marshalls Lane, as a Class 3 event, subject to the conditions detailed in the Director Infrastructure Services' Report.

(Newstead/Hutchings)
CARRIED

DELEGATES REPORTS**REPORT OF THE CENTRAL NSW JOINT ORGANISATION
BOARD MEETING HELD 12 NOVEMBER 2025**

2512/023

RESOLVED:

That Council note the report from the Mayor on the Central NSW Joint Organisation (CNSWJO) Board Meeting held 12 November 2025.

(Reynolds/Gosewisch)

CARRIED**COUNTRY MAYORS ASSOCIATION MEETING**

2512/024

RESOLVED:

That Council receive and note the minutes of the Country Mayors Association meeting held 14 November 2025.

(Gosewisch/Scott)

CARRIED**2025 LOCAL GOVERNMENT NSW CONFERENCE
DELEGATE REPORT**

2512/025

RESOLVED:

That Council note the 2025 Local Government NSW Conference Delegate Report.

(Reynolds/Scott)

CARRIED**CLOSED MEETING**

2512/026

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:

NOTICE OF INTENTION TO DEMOLISH DWELLING

This matter is considered to be confidential under Section 10A(2) (b) (e) of the Local Government Act, as it deals with the personal hardship of any resident or ratepayer; AND information that would, if disclosed, prejudice the maintenance of law.

(Scott/Hutchings)

CARRIED

CONFIDENTIAL MEETING REPORTS**NOTICE OF INTENTION TO DEMOLISH DWELLING****2512/027****RESOLVED:**

1. Council note the intention to serve an order to demolish a dwelling at 2 Queen Street Blayney as outlined in the report.
2. The General Manager be delegated authority to expend up to \$100,000 to facilitate the demolition (inc associated costs) provided a legally enforceable mechanism is put in place to ensure recovery of all costs expended.

(Gosewisch/Scott)

CARRIED**2512/028****RESOLVED:**

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

(Newstead/Hutchings)

CARRIED**AT THE RE-OPENING OF THE MEETING TO THE PUBLIC, THE MAYOR ANNOUNCED THE OUTCOME OF RESOLUTION NUMBER 2512/027.**

The Mayor thanked Councillors and staff for their service in 2025. And wished the community a wonderful Christmas and New Year.

There being no further business, the meeting concluded at 7.13pm

The Minute Numbers 2512/001 to 2512/028 were confirmed on 24 February 2026 and are a full and accurate record of proceedings of the Ordinary Meeting held on 16 December 2025.

Cr B Reynolds

CHAIR

07) 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 December 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 17 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:

- 20 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	<p>Cadia Valley Operations - Modification 15 and Panuara Road, Panuara RESOLVED That Council:</p> <p>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.</p>	GM	<p>Mod 15 was approved on 31 January 2025.</p> <p>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></p> <p>Council is awaiting contact from Newmont to commence negotiations.</p> <p>It is appearing more likely this matter will form and be integrated into CCOP.</p> <p>MANEX met with Newmont Executives in February 2026 to commence discussions regarding CCOP and BSC matters.</p>
26-Nov-24	2411/012	<p>Drainage - Hawke Street, Blayney RESOLVED That Council:</p> <p>3. Review and update the Active Movement Strategy Works Program 2024/25 to 2033/34 to reflect the reassessed priorities.</p>	DIS	<p>Reviewed AMS presented to this Council meeting.</p> <p>Works Program to be updated as part of the DPOP and LTFP process.</p> <p>To be removed.</p>

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>Judicial review proceedings were heard in the Federal Court 10 and 11 December 2025.</p> <p>Federal Court judgement is not expected before April 2026.</p>

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	<p>In progress.</p> <p>4. Application seeking an exemption from FOGO collection mandate (for all areas of the shire outside Blayney and Millthorpe) has been made to the EPA.</p>
22-Jul-25	2507/019	<p>Association of Mining and Energy Related Councils RESOLVED That Council:</p> <ol style="list-style-type: none"> 1. 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	<p>Report to be tabled to Council in the near future.</p>

Date of Meeting	Res. No	Resolution	Owner	Comments
28-Oct-25	2510/017	<p>Land Acquisition - Errowanbang Road - DP1231139 RESOLVED That Council approve:</p> <ol style="list-style-type: none"> 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. 	DIS	Moved to land register.
18-Nov-25	2511007	<p>Infrastructure Services Monthly Report RESOLVED That Council;</p> <ol style="list-style-type: none"> 2. Note \$9,000 is being allocated within the 2025/26 Village Enhancement Program for Blayney Tennis Court lighting repairs. 	DIS	<p>Order placed. Installation expected late March.</p> <p>To be removed.</p>

Date of Meeting	Res. No	Resolution	Owner	Comments
18-Nov-25	2511/009	<p>Draft Development Control Plan 2026 RESOLVED That Council:</p> <ol style="list-style-type: none"> 1. Endorse the Draft Blayney Shire Development Control Plan 2026 as attached to this report for public exhibition. 2. Authorise the General Manager to make any minor amendments including insertion of additional diagrams to the Draft Blayney Shire Development Control Plan 2026 content, as required for its exhibition. 3. Place the Draft Blayney Shire Development Control Plan 2026 on public exhibition as required under the procedures of the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 and Council's Community Engagement Plan, noting that the period will be extended due to the Christmas/New Year period. 4. Note that a future addendum will be produced in respect of the lands on the corner of Park Street and Richards Lane, Millthorpe. 	DPES	<p>Exhibition completed.</p> <p>Final review in progress.</p> <p>Report to be tabled to Council before April 2026 meeting.</p>
16-Dec-25	2512/012	<p>Sustainable Collections Project 2026 – 2027 RESOLVED That Council;</p> <ol style="list-style-type: none"> 1. Provide in-principle support for contribution towards the Sustainable Collections Project of \$10k per annum, for 2 years, commencing 2026/27; and 2. Refer the consideration of the request for funding to the 2026/27 – 2029/30 Delivery Plan and 2026/27 Operational Plan deliberations. 	DCS	<p>Correspondence issued advising resolution of Council.</p> <p>Noted for DPOP and LTFP process.</p>

Date of Meeting	Res. No	Resolution	Owner	Comments
16-Dec-25	2512/013	<p>Redmond Oval Licence: Department of Education RESOLVED That Council;</p> <ol style="list-style-type: none"> 1. Acting in its capacity as Crown Reserve Manager, consent to a licence being issued to Minister for Education and Early Learning for a period of twenty one (21) years for part of Crown Reserve R29953 (part Lot 235 DP 750384) known as Unnamed Reserve (Redmond Oval). 2. Acting in its capacity as Crown Reserve Manager, apply a licence fee of \$622 (including GST) per annum being the statutory minimum rental prescribed. 3. Endorse the Director Corporate Services to finalise the Licence agreement terms with the Minister for Education and Early Learning. 4. Authorise the Mayor and General Manager to sign and execute the Licence and affix the Council Seal, if required. 	DCS	Draft lease issued for review and feedback. Awaiting response.

Date of Meeting	Res. No	Resolution	Owner	Comments
16-Dec-25	2512/014	<p>Review of Audit Risk, and Improvement Committee RESOLVED That Council; 2. Amend the Audit, Risk and Improvement Committee Terms of Reference – Clause 9.2 Dispute Resolution as follows: a. Delete: <i>“In the event of a disagreement between the committee and the General Manager or other senior managers, the dispute is to be resolved by the governing body.”</i> b. Add: <i>“In the event of a disagreement between the committee and the General Manager, the dispute is to be resolved by the governing body.</i> <i>In the event of a disagreement between the committee and Council staff, excluding the General Manager, the dispute is to be resolved by the General Manager”.</i> 3. Arrange for the Mayor and Independent Chair of the Audit, Risk and Improvement Committee to meet prior to the next meeting to discuss outcomes of the Review of the Audit, Risk and Improvement Committee.</p>	DCS	<p>Terms of Reference amended and updated to website.</p> <p>Meeting between Mayor and Independent Chair of the Audit, Risk and Improvement Committee held in January.</p> <p>To be removed.</p>
16-Dec-25	2512/015	<p>Minutes of the Audit, Risk and Improvement Committee Meeting held 13 November 2025 RESOLVED That Council; 2. Approve amendment of Policy 4C - Corporate Credit Card Policy to reflect that authorisation of the Mayor Credit card be amended from Chief Financial Officer to Director Corporate Services. 3. Consider whether amendments to other policies are required to address differences between policies and general accepted practices as noted in the Credit Card Compliance Review report. 4. Note the conclusion of the tenure of outgoing Chairperson, Donna Rygate, and that she be thanked for her services as both an Independent Member and Independent Chairperson of the Audit, Risk and Improvement Committee.</p>	DCS	<p>Amendment to Corporate Credit Card Policy completed.</p> <p>Assessment of recommendations undertaken.</p> <p>Correspondence issued to outgoing Chairperson acknowledging service.</p> <p>To be removed.</p>

Date of Meeting	Res. No	Resolution	Owner	Comments
16-Dec-25	2512/017	<p>Vegetation Policy RESOLVED That Council; 1. Endorse the Vegetation Policy and place it on public exhibition for a period of not less than 42 days. 2. Provided no submissions are received, adopt the Vegetation Policy and rescind the existing 2 policies being Street Tree Policy and Verge Garden Guidelines, and update Council’s Policy Register.</p>	MWUS	<p>No Submissions were received. Policy has been adopted. To be removed.</p>
16-Dec-25	2512/018	<p>Proposed (Part) Road Closure - Collins Street, Carcoar RESOLVED That Council: 2. Approve the closure of part of Collins Street, Carcoar that is identified as Lot 100 DP1321451 adjoining Lot 1 Sec 15 DP758225, in accordance with s.38 Roads Act 1993 3. Give public notice for a period of 28 days of Council’s intention to classify the land as Operational Land. 4. Delegate to the Mayor and General Manager authority to execute signature and fixing of the Council Seal to facilitate the road closure and land transfer.</p>	DIS	<p>Public Exhibition completed Gazetted 16/01/2026 Moved to land register</p>
16-Dec-25	2512/019	<p>Review of Major Plant Renewals That Council; 1. Note an internal review of major plant has been completed (including independent external peer review). 2. Endorse the disposal of the following items of plant without replacement: a) P663 Dynapac CA500PD b) P662 Dynapac CA3500 3. Defer renewal of the following plant items to 2026/27: a) PSV001 – Isuzu Street Sweeper b) P169 – Sewer Jetting Trailer c) P40 – Isuzu NH Rigid Haul Truck 4. Approve a supplementary vote of \$100,000 from the Plant internal allocation for the procurement of major plant in 2025/26. 5. Amend budget allocations of outstanding major plant renewal for 2025/26 as follows; *table not included here*</p>	DIS	<p>Changes made as part of December QBRS. To be removed.</p>

Date of Meeting	Res. No	Resolution	Owner	Comments
16-Dec-25	2512/020	<p>Whites Quarry - Future Options RESOLVED That Council:</p> <ol style="list-style-type: none"> 1. Note it has received a proposal from Bonus Quarrying Resources Pty Ltd in relation to Council's Whites Quarry, 52 Greghamstown Road, Blayney. 2. Note that independent Probity Advice has been obtained. 3. Proceed to undertake a public Expressions of Interest (EOI) process inviting proposals for the further development, improvement or use of Council's Whites Quarry, 52 Greghamstown Road, Blayney. 	DIS	<p>Public EOI has been prepared and is currently on exhibition until 20 March 2026.</p> <p>Further report will come back to Council.</p>
16-Dec-25	2512/027	<p>Notice of Intention to Demolish Dwelling RESOLVED</p> <ol style="list-style-type: none"> 1. Council note the intention to serve an order to demolish a dwelling at 2 Queen Street Blayney as outlined in the report. 2. The General Manager be delegated authority to expend up to \$100,000 to facilitate the demolition (inc associated costs) provided a legally enforceable mechanism is put in place to ensure recovery of all costs expended. 	DPES	<p>Order has been served.</p>

Risk/Policy/Legislation Considerations:

Nil

Budget Implications:

Nil

Enclosures (following report)

Nil

Attachments (separate document)

Nil

**08) ALGA NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT
CANBERRA - JUNE 2026****Department:** Executive Services**Author:** General Manager**CSP Link:** 1. Prioritise transparency, financial sustainability and strong partnerships with and for our community**File No:** GR.CF.1

Recommendation:

That Council:

1. Approve the registration and attendance of the Mayor and to the 2026 ALGA National General Assembly of Local Government in Canberra in June 2026.
2. Approve the registration and attendance of **Cr x** to the 2026 ALGA National General Assembly of Local Government in Canberra in June 2026.
3. **Submit a motion to 2026 ALGA National General Assembly of Local Government in relation to**

Reason for Report:

To seek Council approval for the registration and payment of expenses as per Council Policy for Council Delegates attending the 2026 ALGA National General Assembly of Local Government in Canberra in June.

Report:

The ALGA National General Assembly of Local Government is being held at the National Convention Centre, Canberra from 23 to 25 June 2026.

The national event regularly attracts more than 1,000 delegates from around Australia and overseas, and provides an exciting opportunity for mayors, shire presidents and councillors to come together, network and consider the big issues for communities.

Motions are due by Friday 27 February 2026.

Risk/Policy/Legislation Considerations:

Should Council wish to submit a motion for consideration the following guidelines will be required to be met.

Each motion requires a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of Council.

To be eligible for inclusion in the NGA Business Papers, and debate it on the floor of the NGA, you must meet the following criteria:

- Submit a new motion that has not been debated at an NGA in the preceding two years as found in previous business papers on the ALGA website.
- Ensure your motion is relevant to the work of local government across the nation, not focused on a specific location or region, unless the project has national implications.
- Align your motion with the policy objectives of your state and territory local government association.
- Propose a clear action and outcome on a single issue, calling on the Australian Government to take action. Motions covering more than one issue will not be accepted.
- Ensure the motion does not seek to advantage one or a few councils at the expense of others.
- Avoid being prescriptive in directing how the matter should be pursued.

Budget Implications:

The 2025/26 budget includes an allocation for 2 persons to attend the 2026 National General Assembly of Local Government. However there is capacity for Council to resolve to send additional Councillors as there is budget allocation within Councillor training budget to do so.

As per Council's 'Payment of Expenses and the Provision of Facilities to the Mayor and Councillors Policy' Council will meet the Registration, Accommodation, Travel and Car Parking costs for Council Delegates attending the National General Assembly as authorised by Council Resolution.

Any additional accommodation costs incurred as a result of the attendance of partners shall be borne by the Councillor or Delegate.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

09) TOURISM DEVELOPMENT PROGRAM APPLICATION

Department: Executive Services

Author: Manager Tourism and Communications

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

File No: GS.PG.1

Recommendation:

1. That Council approve \$2,000 of funding to Newbridge Progress Association for the Newbridge Winter Solstice event.
2. That the program remain open for the 2025/26 financial year and applications be reported to Council as they are received.

Reason for Report:

For Council to consider the applications seeking Council financial support under the 2025/26 Tourism Development Program.

Report:

Council received the following applications under the Tourism Development Program:

Newbridge Progress Association - Newbridge Winter Solstice: \$2,000 (Event)

The annual winter event, hosted by the Newbridge Progress Association Inc., is held around the Winter Solstice. Since launching in 2014, it has grown significantly in both size and quality.

From 2024, the program expanded to include a ticketed Medieval Banquet for 50 guests on the evening prior to the main event. The daytime program features jousting and horsemanship displays, a street parade led by a Pipe Band with costumed performers and mounted knights, markets, food vendors, and Viking reenactments at the showground. A craft and maker's market fills the closed main street and surrounds the Gladstone Hotel, where live music and entertainment run throughout the day.

Evening festivities include fire twirling, drumming and the lighting of the Wicker Man bonfire. The event is proudly delivered with strong support from local volunteers who assist with preparation, delivery and pack-down.

2025 festival data demonstrated that Newbridge Winter Solstice attracted Visiting Friends and Relatives (VFR) visitors from interstate (SE Qld), regional areas, and Sydney. Visitors included family groups, couples, retirees, and long-term travellers (i.e. grey nomads, lap of Australia travellers etc.).

The event has also received support from the Orange360 Newmont Event fund for the past two years, and an application has been submitted again this year, which will be their final year of eligibility.

This annual event, being a winter festival experience, is viewed as an “off peak/season” event for VFR visitors to the region and being held in Newbridge, thereby supports visitor dispersal to towns and villages.

By extending on the evening programs i.e. Friday evening Mediaeval Banquet and Saturday evening pre- Wickerman bonfire entertainment, visitors are encouraged to extend stays in the region/area by seeking accommodation and hospitality services for the Friday and Saturday evening program.

This year, funding is sought to cover:

- Hire of equipment and personnel to provide an accessible and safe festival environment for all participants i.e. Hire of St Johns Ambulance First Aid attenders (\$600)
- Hire of golf cart transportation (\$700) to assist elderly, disabled attendees navigate more easily between event activities that are staged up at the higher Showground area and at the lower end of Trunkey Street.
- Commercially produced generic Newbridge Event Parking signage x 5 (A frame sandwich board style - double sided) (\$1,150)

Risk/Policy/Legislation Considerations:

In accordance with the Local Government Act, s356, Council may resolve to grant financial assistance to persons for the purpose of exercising its functions.

As this program was included in this year’s Operational Plan, does not exceed more than 5 percent of Council’s income, and is open to all persons within Council’s area; 28 days public notice of Council’s resolution is not required.

Event funding applications need to meet the following criteria of the Tourism Development Program:

- Demonstrate sound organisational planning, that has a clear event plan, event structure, operational processes, insurance and risk management.
- Event held on Council land must be conducted in accordance with Council’s Events Management Policy.
- Event must be in Blayney Shire Council Local Government Area.
- Event planning must recognise peak tourism periods for the Orange Region and how the event fits into the annual event calendar.
- Deliver quality event marketing.
- Appeal to target markets as outlined in the Orange Region Destination Management Plan.
- Likely to promote visitation and expenditure in the region and increase overnight visitation.
- Have the capacity to be an ongoing event or is a significant one-off event resulting in increased brand awareness for the region.
- Ensure the event is listed on the Australian Tourism Data Warehouse (ATDW) and Blayney Shire Council websites.

The application meets the above criteria.

Council also needs to be considerate that all applicants are from not-for-profit groups run by volunteer committees for events in Blayney Shire. It is important for Council to strike a balance in providing support to community groups who are willing to dedicate their time to coordinate events which provide value to the local economy.

Budget Implications:

Council allocated a total budget of \$10,000 for 2025/26. Approval of this application will leave \$6,000 available in this program.

Any funding not allocated in this program by the end of financial year will not roll over to the following financial year. It is recommended to consider applications at Council meetings as they come in for the remainder of the financial year.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

10) CLASS ACTION AGAINST CADIA HOLDINGS PTY LTD

Department: Executive Services

Author: General Manager

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

File No: LS.LI.2

Recommendation:

That Council:

1. Note the class action against Cadia Holdings Pty Ltd has been filed in the Supreme Court of New South Wales.
2. Note independent advice has been obtained by Council from Pendlebury Workplace Law, specifically regarding conflict of interest/s and is enclosed to this report.
3. Note that it owns land (road reserves and open spaces) in the identified area and may at a future meeting need to resolve whether it wishes to participate in the proceedings or opt out once the court publishes the opt out notice.
4. Note further reports will be brought back to Council on the matter.

Reason for Report:

To update and inform Council a class action against Cadia Holdings Pty Ltd has been filed in the Supreme Court of New South Wales.

Report:

On or about Tuesday 3 February 2026, Williams Roberts Lawyers announced they have filed a class action (CA) in the Supreme Court of New South Wales against Cadia Holdings Pty Ltd Gold Mine.

Further information can be found at this link on the class action:

<https://www.williamroberts.com.au/class-actions/cadia-mine-class-action/>.

The website outlines that you can be an eligible group member of the class action if, at any time from 2 February 2020 to 2 February 2026, they owned, leased or occupied land located within the area delineated by the red line on the map in Annexure A, to the Statement of Claim (**Relevant Area**), and have suffered loss or damage by reason of the land owned, leased or occupied being injured or interfered with as a result of the matters set out in the Statement of Claim; and/or the contamination of public waterways, groundwater and/or air as a result of the matters set out in the Statement of Claim.

The website further explains that group members who meet the eligibility criteria may register their details with William Roberts in order to learn more about the class action and be on the contact list.

The website also clarifies that, if a person meets the eligibility criteria, that is, say, their property falls within the Relevant Area, but they do not wish to participate in the class action, then they will have an opportunity to “opt out”.

The ability to opt out of the class action arises once the Court publishes an Opt Out Notice, which will occur in due course. It is noted that the First Directions Hearing before the Court is set down for 23 March 2026, and so the Opt Out Notice will be set for some time after that.

Council Officials, being several employees (including the General Manger) and Councillors (including the Mayor) live or reside within the Relevant Area and may meet the eligibility criteria for the class action. Further, Council owns infrastructure (roads and therefore land) located within the Relevant Area.

As such it was considered prudent governance by Council to obtain specialist independent advice, specifically regarding conflict of interest/s for Council Officials. Such advice was sought and obtained from Pendlebury Workplace Law. The initial advice is enclosed to this report.

Pendlebury Workplace Law advise in relation to Council Officials, in the memorandum of advice:

“Over the coming period, decisions will be made by the affected parties as to whether or not they wish to participate in the class action. Such decisions may only be made after the Statement of Claim has been made publicly available and Cadia have likewise filed with the Court their Response.

During this interim period, there can be no definitive position as to whether or not persons are participating or not in the class action.

Accordingly, during this period, it is not possible to conclude whether or not individuals, including Councillors, for instance, may have a conflict of interest or not with respect to the class action, despite being captured by the Relevant Area.

Until such time as the Court publishes the Opt Out Notice, there is no apparent conflict of interest held by those who, by no fault of their own, happen to live or own land within the Relevant Area.

It would not be unusual for persons captured by the Relevant Area to be unsure whether they intend to opt out or remain in the class action, and seeking relevant information and legal advice during this interim period will be critical.

However, if those who are captured by the Relevant Area fail to opt out of the class action by the Court published Opt Out Notice deadline, then from that point forward, it will be reasonable to assess that a conflict of interest may arise and affected Council Officials should proceed to

declare such interests in accordance with their obligations pursuant to the Code of Conduct.”

Risk/Policy/Legislation Considerations:

Broadly the ramifications of the class action for Blayney Shire Council are unknown at this stage.

The Pendlebury Workplace Law memorandum of advice dated 15 February 2026, sets out the current position for Councillors and staff within the mapped area, with key components quoted in this report.

The Williams Roberts Lawyers website indicates the First Directions Hearing before the Court is set down for 23 March 2026, and the ‘Opt Out Notice’ will be set for some time after that.

Cadia is a significant industry and employer for not only the wider central west region (including Blayney Shire) but is considered New South Wales significant.

Council and our community are reliant on various NSW Government Agencies (including the NSW Department of Planning and Environment, NSW Environmental Protection Authority and NSW Health), and subsequent specialists engaged on their behalf, appropriately assessing any application/s and regulating any consent/s or approval/s issued on an ongoing basis.

From a risk perspective, there could be significant reputational damage perceived from participating in the class action proceedings.

Additionally, implications from a financial perspective on Council if the proceedings are successful are currently unknown but could be significant, given the economic contribution provided from Cadia to Council. The proceedings (irrespective if Council participates) do pose a heightened financial risk to Council, particularly if successful.

Council and Cadia (whoever the owner at the time) have a long history of positively working together, to ensure the social licence component from a financial perspective has been fairly met for the benefit and betterment of both parties and the wider community in general.

If through these proceedings (irrespective if Council participates) a significant financial impost does result on Newmont, it could directly impact on Newmont’s willingness and their financial capacity. Noting Council has recently commenced discussions and negotiations with Newmont, specifically in relation to the Cadia Continued Operations Project (CCOP), including but not limited to:

- New Planning Agreement
- Road acquisition and purchase
- Rating revaluation and timing

Pendlebury Workplace Law state:

“In summary, based upon my review of the class action process, a conflict of interest may only arise for a Council Official who is captured by the Relevant Area as at the date of publishing the Opt Out Notice in circumstances where they have failed to opt out of the class action. It would be at that time that such conflict of interest may be considered and assessed.

In the event that a Council Official publicly expresses support for the class action during the period prior to the Opt Out Notice (i.e. prior to being afforded the opportunity to opt out) they may be perceived by a reasonable and informed person to be influenced by their private interest when carrying out their official functions in relation to Cadia. Such perceived conflicts must be identified and appropriately managed in accordance with the Code, in order to uphold community confidence in the probity of Council decision-making, with the onus on the relevant Council Official to disclose and manage the conflict.”

In this regard whilst, Council staff will seek to develop a framework as suggested by Pendlebury Workplace Law, for dealing with this unique process that lies ahead, Councillors are reminded it is the responsibility of each individual Councillor to identify and declare any conflict of interest/s, whether actual, potential or perceived, in accordance with the obligations under the Local Government Act 1993 and Policy 1B Blayney Shire Council Code of Conduct for Councillors.

Budget Implications:

Whilst noting the risks identified above, the budget implications from the proceedings are unknown at this stage.

It is noted, Council currently yields approx. \$12m annually in total rate revenue of which Cadia contributes approximately \$6m (50%) and Cadia has directly borne 50% of the most recent Special Rate Variation uplift in rating income.

Council currently has an existing Voluntary Planning Agreement with Cadia.

Enclosures (following report)

1 Conflict of Interest Advice

4 Pages

Attachments (separate document)

Nil

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Brooke Pendlebury
Principal Lawyer
Lawyers | Investigators | Mediators

MEMORANDUM OF ADVICE

BY EMAIL ONLY

TO: MARK DICKER, General Manager
MDicker@blayney.nsw.gov.au

OF: BLAYNEY SHIRE COUNCIL

FROM: BROOKE PENDLEBURY

DATE: 15 FEBRUARY 2026

RE: **CLASS ACTION**

I have been requested by Mr Mark Dicker, General Manager, to provide advice with respect to the class action announced by William Roberts Lawyers law firm (**William Roberts**), on behalf of Cadia Community Sustainability Network, on or about 3 February 2026, against Cadia Holdings, which trades as Cadia Valley Operations (**Cadia**), and is owned by Newmont.

Background

For clarity, I am instructed that Cadia is predominantly located within Blayney Shire LGA and is a significant regional employer for the wider central west region including Blayney Shire and is a substantial contributor to Council's revenue each year.

The William Roberts' website provides that persons may be eligible group members of the class action if, at any time from 2 February 2020 to 2 February 2026, they owned, leased or occupied land located within the area delineated by the red line on the map in Annexure A, to the Statement of Claim (**Relevant Area**), and they have suffered loss or damage by reason of the land owned, leased or occupied being injured or interfered with as a result of the matters set out in the Statement of Claim; and/or the contamination of public waterways, groundwater and/or air as a result of the matters set out in the Statement of Claim.

Liability Limited by a scheme approved under Professional Standards Legislation
Suite 3103, Level 9
70 Market Street
SYDNEY NSW 2000


www.pendlebury.com.au

The William Roberts' website further explains that persons who meet the eligibility criteria may register their details with William Roberts in order to learn more about the class action and be on the contact list.

The website also clarifies that, if a person meets the eligibility criteria, that is, say, their property falls within the Relevant Area, but they do not wish to participate in the class action, then they will have an opportunity to "opt out". The ability to opt out of the class action arises once the Court publishes an Opt Out Notice, which will occur in due course. It is noted that the First Directions Hearing before the Court is set down for 23 March 2026, and so the Opt Out Notice will be set for some time after that.

Relevantly, persons who do not meet the eligibility criteria to the extent that, say, their property is not within the Relevant Area (as defined by reference to a radius around the Cadia mine, currently set at 17 km), but who believe they have been affected by the matters set out in the Statement of Claim, may be considered and invited to join the class action, upon consultation with William Roberts.

Council Officials

It is understood that several employees of Council and Councillors, including the General Manager and the Mayor, live or reside within the Relevant Area and may meet the eligibility criteria for the class action. Further, Council owns infrastructure (roads and therefore land) located within the Relevant Area.

Over the coming period, decisions will be made by the affected parties as to whether or not they wish to participate in the class action. Such decisions may only be made after the Statement of Claim has been made publicly available and Cadia have likewise filed with the Court their Response. During this interim period, there can be no definitive position as to whether or not persons are participating or not in the class action.

Accordingly, during this period, it is not possible to conclude whether or not individuals, including Councillors, for instance, may have a conflict of interest or not with respect to the class action, despite being captured by the Relevant Area.

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Until such time as the Court publishes the Opt Out Notice, there is no apparent conflict of interest held by those who, by no fault of their own, happen to live or own land within the Relevant Area. It would not be unusual for persons captured by the Relevant Area to be unsure whether they intend to opt out or remain in the class action, and seeking relevant information and legal advice during this interim period will be critical.

However, if those who are captured by the Relevant Area fail to opt out of the class action by the Court published Opt Out Notice deadline, then from that point forward, it will be reasonable to assess that a conflict of interest may arise and affected Council Officials should proceed to declare such interests in accordance with their obligations pursuant to the Code of Conduct.

It may be worthwhile developing a framework for dealing with the process ahead. This would include perhaps establishing a register of those individuals who are captured in the Relevant Area, with reminders to those persons at the point when the Court Opt Out Notice is declared, to encourage those Council Officials who may need to declare a conflict to do so, and to streamline the approach for them, to ensure that the process is transparent and timely.

In summary, based upon my review of the class action process, a conflict of interest may only arise for a Council Official who is captured by the Relevant Area as at the date of publishing the Opt Out Notice in circumstances where they have failed to opt out of the class action. It would be at that time that such conflict of interest may be considered and assessed.

In the event that a Council Official publicly expresses support for the class action during the period prior to the Opt Out Notice (i.e. prior to being afforded the opportunity to opt out) they may be perceived by a reasonable and informed person to be influenced by their private interest when carrying out their official functions in relation to Cadia. Such perceived conflicts must be identified and appropriately managed in accordance with the Code, in order to uphold community confidence in the probity of Council decision-making, with the onus on the relevant Council Official to disclose and manage the conflict.

I trust that the above suffices for current purposes. If you require further advice, or have any questions regarding the above, please do not hesitate to contact on [REDACTED] or by email.

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Lawyers | Investigators | Mediators

Yours faithfully



Brooke Pendlebury

Principal Lawyer



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11) REPORT OF COUNCIL INVESTMENTS AS AT 31 DECEMBER 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 31 December 2025.
2. Note the certification of the Responsible Accounting Officer.

Reason for Report:

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

Report:

This report provides details of Council’s Investment Portfolio as at 31 December 2025.

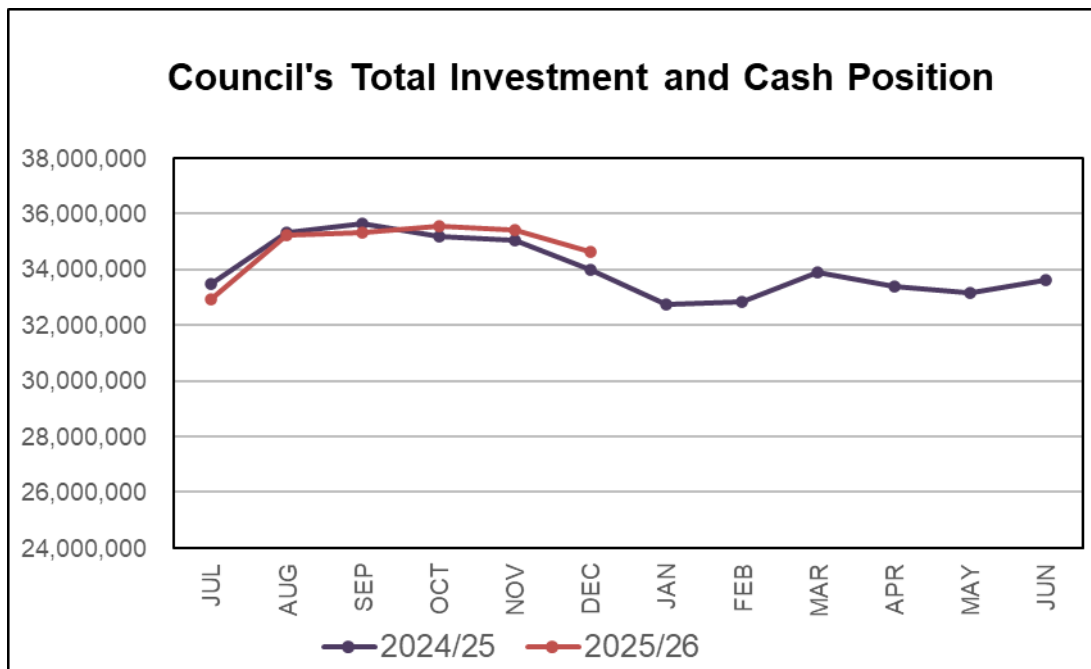
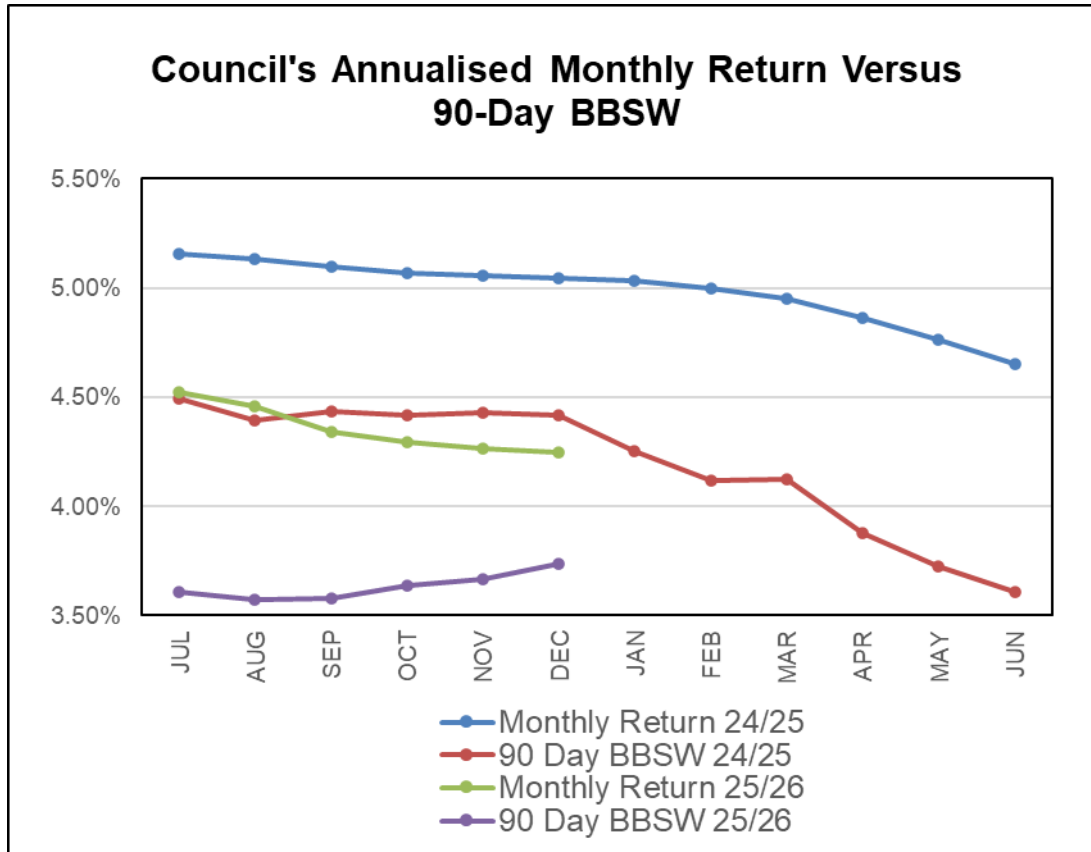
Council’s total investment and cash position as of 31 December 2025 is \$34,633,159.

Interest on cash and investments accrued for the month of December was \$121,477 Year to date the total interest accrued on cash and investments is \$740,653.

Council’s monthly net return on Term Deposits (annualised) for December was 4.24% which outperformed the 90-day Bank Bill Swap Rate of 3.74%.

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

Funding Program	\$
LRCI 4	338,891
Community Energy Upgrades Fund Rd 2	148,855



Register Of Investments and Cash as of 31 December 2025					
Institution	Method	Rating	Maturity	Amount \$	Interest Rate
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%
Bank of Queensland	Curve	A2/A-	23/06/2026	500,000	4.300%
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%
CBA	Direct	A1+/AA-	18/08/2026	500,000	4.160%
Westpac	Direct	A1+/AA-	25/08/2026	500,000	4.090%
Bank of Queensland	Curve	A2/A-	01/09/2026	500,000	4.450%
ING Bank	Curve	A1/A	08/09/2026	500,000	3.960%

Reliance Bank	Direct	Unrated	15/09/2026	500,000	4.200%
IMB Bank Ltd	Direct	A2/BBB+	22/09/2026	500,000	4.300%
CBA	Direct	A1+/AA-	29/09/2026	500,000	4.130%
Westpac	Direct	A1+/AA-	06/10/2026	500,000	4.230%
CBA	Direct	A1+/AA-	13/10/2026	500,000	4.130%
Westpac	Direct	A1+/AA-	20/10/2026	500,000	4.350%
NAB	Direct	A1+/AA-	27/10/2026	500,000	4.150%
Westpac	Direct	A1+/AA-	03/11/2026	500,000	4.340%
NAB	Direct	A1+/AA-	04/11/2026	500,000	4.250%
Westpac	Direct	A1+/AA-	10/11/2026	500,000	4.360%
NAB	Direct	A1+/AA-	17/11/2026	500,000	4.250%
CBA	Direct	A1+/AA-	24/11/2026	500,000	4.510%
MyState Bank Ltd	Curve	A2/BBB+	01/12/2026	500,000	4.200%
CBA	Direct	A1+/AA-	08/12/2026	500,000	4.520%
Total Investments				30,500,000	4.244%
Commonwealth Bank - At Call Account ⁽¹⁾				609,454	3.500%
Commonwealth Bank Balance - General ⁽¹⁾				3,443,811	3.450%
Reliance Bank ⁽¹⁾				79,895	0.000%
Total Cash and Investments⁽²⁾				34,633,159	
Benchmarks:		BBSW 90 Day Index ⁽¹⁾			3.738%
		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 - December 2025		
Financial Institution	Amount \$	Commentary
MyState Bank	(524,871)	Term deposit matured 02/12/2025
MyState Bank	500,000	Term deposit reinvested 02/12/2025
Auswide Bank	(525,410)	Term deposit withdrawn 09/12/2025
Auswide Bank	(510,596)	Term deposit withdrawn 09/12/2025
IMB Bank Ltd	(508,649)	Term deposit matured 16/12/2025
IMB Bank Ltd	500,000	Term deposit reinvested 16/12/2025
Bank of Queensland	(516,944)	Term deposit matured 16/12/2025
Bank of Queensland	500,000	Term deposit reinvested 16/12/2025
CBA	500,000	New term deposit 17/12/2025
CBA	500,000	New term deposit 17/12/2025

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%	72%	22,000,000
A- Category	40%	16%	5,000,000
BBB+ Category	25%	8%	2,500,000
BBB Category	5%	0%	-
BBB- Category and below: Local ^(a) ADI's	10%	3%	1,000,000
BBB+ / BBB / BBB- & below categories combined	25%	11%	
a. ADI's located within the Local Government Area			30,500,000

Individual Institution Limit	Rating	Policy Maximum \$	Current Holding \$
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	6,000,000
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	2,500,000
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			30,500,000

Summary of Restricted, Allocated and Unrestricted Cash & Investments			
	Actual ⁽²⁾ 30/06/2025 \$ 000's	Actual 31/12/2025 \$ 000's	Forecast ⁽¹⁾ 30/06/2026 \$ 000's
External Cash Restrictions	14,619	14,414	11,991
Internal Cash Allocations	16,064	13,754	6,557
Total Restricted, Allocated Cash & Investments	30,683	28,168	18,548
Unrestricted Cash	2,852	6,465	4,582
Total Restricted, Allocated and Unrestricted Cash & Investments	33,535	34,633	23,130

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

2. Balances are per the audited 2024/25 Financial Statements.

CERTIFICATION – RESPONSIBLE ACCOUNTING OFFICER

I, Tiffany 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

12) REPORT OF COUNCIL INVESTMENTS AS AT 31 JANUARY 2026**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 31 January 2026.
2. Note the certification of the Responsible Accounting Officer.

Reason for Report:

For Council to endorse the Report of Council Investments as at 31 January 2026.

Report:

This report provides details of Council's Investment Portfolio as at 31 January 2026.

Council's total investment and cash position as of 31 January 2026 is \$35,381,794.

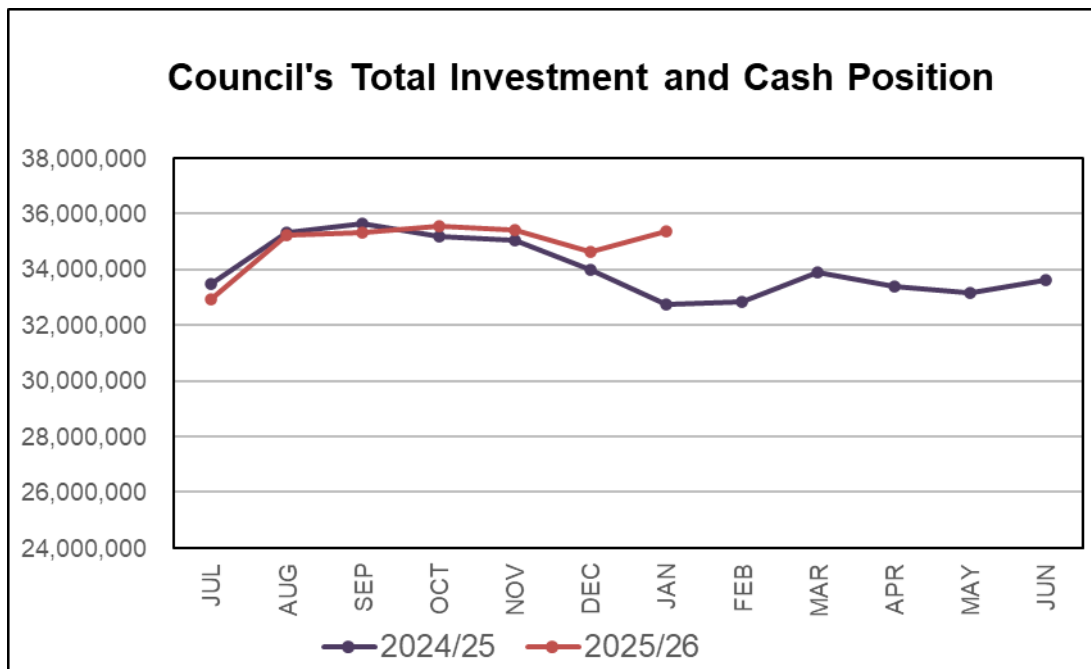
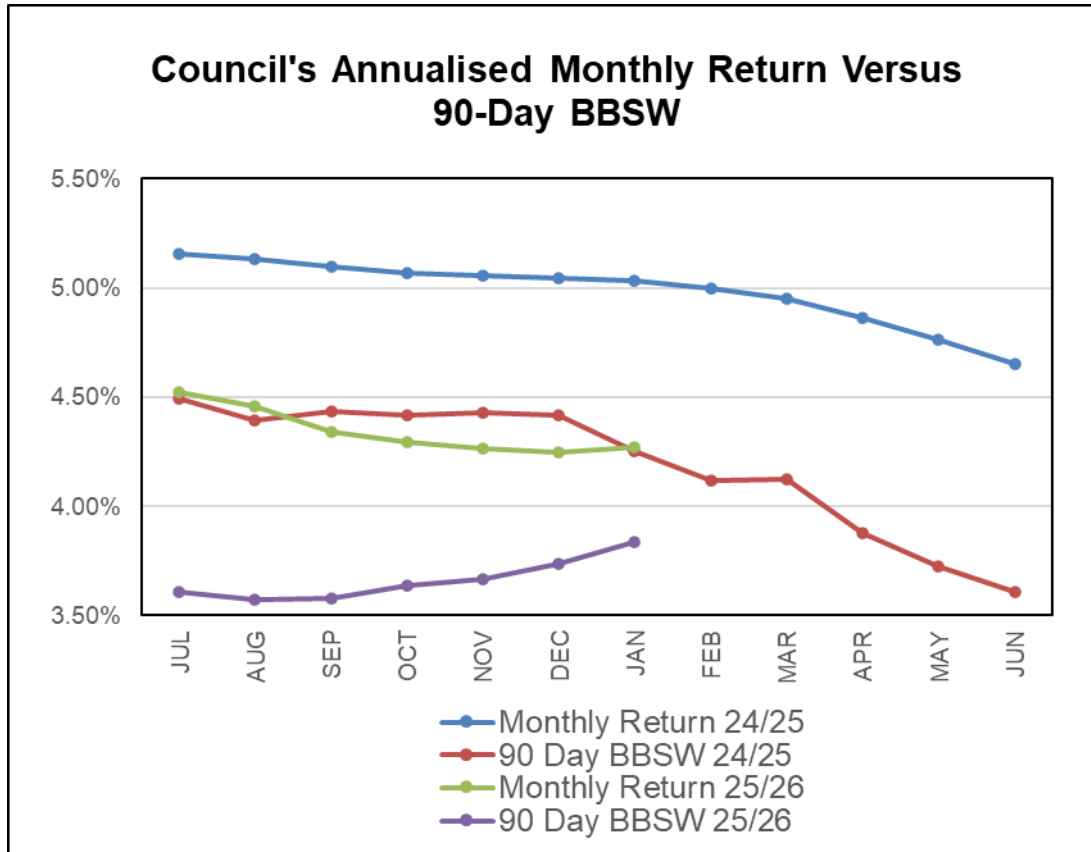
Interest on cash and investments accrued for the month of January was \$124,053. Year to date the total interest accrued on cash and investments is \$864,706.

Council's monthly net return on Term Deposits (annualised) for January was 4.27% which outperformed the 90-day Bank Bill Swap Rate of 3.84%.

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

Funding Program	\$
TfNSW Block Grant	183,500

Council also started receiving revenue from the 3rd quarter rates instalment due 28 February 2026 prior to the end of January.



Register Of Investments and Cash as of 31 January 2026					
Institution	Method	Rating	Maturity	Amount \$	Interest Rate
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%
Bank of Queensland	Curve	A2/A-	23/06/2026	500,000	4.300%
MyState Bank Ltd	Curve	A2/BBB+	30/06/2026	500,000	4.200%
NAB	Direct	A1+/AA-	07/07/2026	500,000	4.050%
B & A Bank	Curve	A2/A-	14/07/2026	500,000	4.400%
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%
CBA	Direct	A1+/AA-	18/08/2026	500,000	4.160%
Westpac	Direct	A1+/AA-	25/08/2026	500,000	4.090%
Bank of Queensland	Curve	A2/A-	01/09/2026	500,000	4.450%
ING Bank	Curve	A1/A	08/09/2026	500,000	3.960%
Reliance Bank	Direct	Unrated	15/09/2026	500,000	4.200%
IMB Bank Ltd	Direct	A2/BBB+	22/09/2026	500,000	4.300%
CBA	Direct	A1+/AA-	29/09/2026	500,000	4.130%
Westpac	Direct	A1+/AA-	06/10/2026	500,000	4.230%
CBA	Direct	A1+/AA-	13/10/2026	500,000	4.130%
Westpac	Direct	A1+/AA-	20/10/2026	500,000	4.350%

NAB	Direct	A1+/AA-	27/10/2026	500,000	4.150%
Westpac	Direct	A1+/AA-	03/11/2026	500,000	4.340%
NAB	Direct	A1+/AA-	04/11/2026	500,000	4.250%
Westpac	Direct	A1+/AA-	10/11/2026	500,000	4.360%
NAB	Direct	A1+/AA-	17/11/2026	500,000	4.250%
CBA	Direct	A1+/AA-	24/11/2026	500,000	4.510%
MyState Bank Ltd	Curve	A2/BBB+	01/12/2026	500,000	4.200%
CBA	Direct	A1+/AA-	08/12/2026	500,000	4.520%
Westpac	Direct	A1+/AA-	15/12/2026	500,000	4.570%
Westpac	Direct	A1+/AA-	15/12/2026	500,000	4.560%
NAB	Direct	A1+/AA-	12/01/2027	500,000	4.600%
NAB	Direct	A1+/AA-	19/01/2027	500,000	4.600%
NAB	Direct	A1+/AA-	19/01/2027	500,000	4.650%
Bank of Queensland	Curve	A2/A-	27/01/2027	500,000	4.550%
Total Investments				30,500,000	4.268%
Commonwealth Bank - At Call Account ⁽¹⁾				611,266	3.500%
Commonwealth Bank Balance - General ⁽¹⁾				4,151,939	3.450%
Reliance Bank ⁽¹⁾				118,589	0.000%
Total Cash and Investments⁽²⁾				35,381,794	
Benchmarks:		BBSW 90 Day Index ⁽¹⁾			3.836%
		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 - January 2025		
Financial Institution	Amount \$	Commentary
Westpac	(518,006)	Term deposit matured 06/01/2026
Westpac	500,000	Term deposit reinvested 06/01/2026
B & A Bank	(509,829)	Term deposit matured 13/01/2026
B & A Bank	500,000	Term deposit reinvested 13/01/2026
NAB	(514,812)	Term deposit matured 13/01/2026
NAB	500,000	Term deposit reinvested 13/01/2026
NAB	(515,187)	Term deposit matured 20/01/2026
NAB	500,000	Term deposit reinvested 20/01/2026
Westpac	(511,766)	Term deposit matured 20/01/2026
Westpac	500,000	Term deposit reinvested 20/01/2026
NAB	(524,433)	Term deposit matured 27/01/2026
NAB	500,000	Term deposit reinvested 27/01/2026
Bank of Queensland	(512,284)	Term deposit matured 27/01/2026
Bank of Queensland	500,000	Term deposit reinvested 27/01/2026

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%	72%	22,000,000
A- Category	40%	16%	5,000,000
BBB+ Category	25%	8%	2,500,000
BBB Category	5%	0%	-
BBB- Category and below: Local ^(a) ADI's	10%	3%	1,000,000
BBB+ / BBB / BBB- & below categories combined	25%	11%	
a. ADI's located within the Local Government Area			30,500,000

Individual Institution Limit	Rating	Policy Maximum \$	Current Holding \$
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	6,000,000
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	2,500,000
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			30,500,000

Summary of Restricted, Allocated and Unrestricted Cash & Investments			
	Actual ⁽²⁾ 30/06/2025 \$ 000's	Actual 31/01/2026 \$ 000's	Forecast ⁽¹⁾ 30/06/2026 \$ 000's
External Cash Restrictions	14,619	14,499	11,991
Internal Cash Allocations	16,064	13,564	6,557
Total Restricted, Allocated Cash & Investments	30,683	28,063	18,548
Unrestricted Cash	2,852	7,319	4,582
Total Restricted, Allocated and Unrestricted Cash & Investments	33,535	35,382	23,130

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

2. Balances are per the audited 2024/25 Financial Statements.

CERTIFICATION – RESPONSIBLE ACCOUNTING OFFICER

I, Tiffany 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

13) QUARTERLY BUDGET REVIEW STATEMENT - DECEMBER 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.BU.1

Recommendation:

That Council:

1. Receive the report on the Quarterly Budget Review Statement for the quarter ending 31 December 2025.
2. Adopt the supplementary votes of (\$81k) nett proposed in the Quarterly Budget Review Statement, resulting in a decrease to capital expenditure of (\$22k), an increase to operating expenditure of \$161k and an increase in income of \$139k.
3. Note the certification of the Responsible Accounting Officer that the Quarterly Budget Review Statement (QBRS) for the quarter ended 31 December 2025, based on the current projections of income, expenditure, and both restricted and unrestricted cash levels, Council's projected financial position as at 30 June 2026 is considered satisfactory.

Reason for Report:

For Council to endorse the Quarterly Budget Review Statement (QBRS) for the quarter ending 31 December 2025.

Report:

The budget review statement must present, with reference to the income and expenditure estimates outlined in the Council's adopted Operational Plan, a revised estimate of income and expenditure for the financial year. It must also include a report from the Responsible Accounting Officer (RAO) indicating whether the Council's financial position is considered satisfactory, based on the original budget estimates.

Minimum reporting standards have been established to ensure transparency regarding the Council's financial position, to explain significant variations, and to recommend budget adjustments for Council's consideration and approval. The accompanying report meets these minimum disclosure requirements.

The QBRS reflects the consolidated financial position of the Council, incorporating both the General and Sewer Funds. It includes, but is not limited to, the following components:

- **Statement by the Responsible Accounting Officer** on Council's projected financial position at year-end, based on the QBRS information.
- **Summary of key financial positions** – Operational, Capital, Net, and Restricted Cash (QBRS Part 1).

- **Operational Income and Expenditure Reviews**, presented:
 - By income and expense type, by fund (including capital grants and contributions) (QBRs Part 2).
 - By function or activity to align with the Operational Plan (including capital grants and contributions) (QBRs Part 4), with additional detail excluding capital grants and contributions (QBRs Part 4A).
- **Capital Expenditure and Funding Review** (QBRs Part 3), with detailed breakdowns (QBRs Part 5).
- **Recommended Budget Adjustments and Commentary** for:
 - Operational Income and Expenditure (QBRs Part 6), and
 - Capital Items (QBRs Part 7).
- **Cash and Investment Position** (QBRs Part 8) and accompanying narrative (QBRs Part 9).
- **Key Performance Indicators** (QBRs Part 10).
- **Contracts Register**, including:
 - Contracts entered into (QBRs Part 11a),
 - Payments made (QBRs Part 11b), and
 - Supporting narrative (QBRs Part 12).
- **Consultancy and Legal Expenses Overview** (QBRs Part 13).
- **Loan Summary** (QBRs Part 14).

The Office of Local Government introduced new QBRs guidelines in August 2025 with an implementation date effective from the September 2025 quarter. The guidelines mandate a minimum standard of reporting with Council already reporting on a number of these requirements including reporting by fund. The following mandated additional requirements have been included in the attached December 2025 QBRs:

- Comparative data for prior year actuals
- A more comprehensive summary page (one page snapshot)
- Summary of Developer contributions

In addition to the introduction of new QBRs templates, the Office of Local Government (OLG) has implemented mandatory reporting requirements. These include the electronic submission of QBRs data in an approved format, similar to the financial data return process for annual financial statements. The new reporting templates are high-level and standardised, offering limited flexibility for modification to suit individual Council requirements.

The attached report presents a detailed review of Council's 2025/26 Budget for the December 2025 quarter.

The quarterly budget review serves as an indicator of Council's financial performance and overall financial position throughout the year. It also provides assurance that Council is on track to achieve the objectives, targets, and outcomes outlined in its Operational Plan.

The attached QBRS report includes a certification from the Responsible Accounting Officer confirming that, based on the current projections of income, expenditure, and both restricted and unrestricted cash levels, Council's projected financial position as at 30 June 2026 is considered satisfactory.

Risk/Policy/Legislation Considerations:

Clause 203 of the Local Government (General) Regulation 2021 requires that the Responsible Accounting Officer of a council prepare and submit to Council a budget review statement. The format as presented reports on an income and expense type, in a similar format to that included in the annual financial reports, as well as by Council activity and helps to inform Council on the anticipated Income Statement operating result for the financial year. Other information is also disclosed including budgeted capital income and expenditure, restricted cash movements and key performance indicators.

Budget Implications:

Overall, the net variation in Continuing Operations for the quarter of (\$59k) will decrease the projected Net Operating Result before Capital Items to (\$1.12m) forecast deficit. For General Fund, net variations of (\$59k) will decrease the projected Net Operating Result before Capital Items to (\$1.3m) deficit. For Sewer Fund, net variations are nil and will not impact the projected Net Operating Result before Capital Items of \$87k surplus.

Operational income variations of \$139k include the following significant variations:

- Increase in capital grants of \$37k for a capital contribution from the Newbridge Progress Association to assist with the completion of the Newbridge Covered Walkway project.
- Increase of \$30k in recouped expenses relating to a Mining Impacted Communities Business Case funded by 12 councils.
- Decrease of (\$45k) in Rural Fire Service contributions to undertake hazard reduction works.
- Increase of \$100k in recouped expenses following issue of a demolition order on a residential dwelling to be recovered upon sale of the land.

Operational expenditure variations of \$161k include the following significant variations:

- Additional \$33k for costs relating to the Mining Impacted Communities Business Case.
- Reallocation of the 2025/26 budget of \$28k from Building Renewals from capital expenditure to these operational projects:
 - \$16k for unforeseen additional repairs and maintenance at the VIC and café.
 - \$12k for demolition works relating to the old amenities block at the Blayney Library.
- Additional \$100k of expenses relating to demolition of a residential dwelling subject to significant fire damage.

Other minor budget variations to operational income and expenditure are detailed on page 11 of the attached QBRS.

Capital expenditure variations of \$22k include the following significant variations:

- Reallocation of (\$28k) from the existing buildings renewal allocation towards the following operational projects:
 - Unforeseen additional repairs at the VIC and café.
 - Demolition of the old amenities block at the Blayney Library.

Other budget variations to capital expenditure are detailed on page 18 of the attached QBRS.

Enclosures (following report)

Nil

Attachments (separate document)

1 December Quarterly Budget Review Statement 27 Pages

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

That Council;

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

Policy Name
Enforcement Policy
Waste Collection Policy
Media Policy
Investment Policy

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.

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

The following existing policies proposed are with minimal or no changes since last adopted and amendments, where relevant, are tracked in the document for reference:

Policy	Objective	Comment
Enforcement Policy	To establish clear guidelines and protocols for Council staff in the management of Council's regulatory activities.	Minor changes.
Waste Collection Services	To provide guidelines for Council's provision of domestic and non-domestic waste collection services within the Blayney Shire Council.	No changes proposed.

Policy	Objective	Comment
Media Policy	To provide a framework to assist council when dealing with the media and to ensure that media engagement by councillors and staff is consistent, accurate and professional and enhances the council's reputation.	Minor changes.
Investment Policy	To undertake investment of surplus funds in a way that, firstly ensures the security of Council Funds and secondly maximises earnings from authorised investments.	Minor changes including recommendation for lifting of prohibition on AMP Bank.

Risk/Policy/Legislation Considerations:

Nil

Budget Implications:

Nil

Enclosures (following report)

Nil

Attachments (separate document)

1	Draft Enforcement Policy	17 Pages
2	Draft Waste Collection Policy	4 Pages
3	Draft Media Policy	6 Pages
4	Draft Investments Policy	7 Pages

15) COMPLIANCE AND REPORTING ACTIVITIES**Department:** Corporate Services**Author:** Director Corporate Services**CSP Link:** 1. Prioritise transparency, financial sustainability and strong partnerships with and for our community**File No:** IM.CO.3**Recommendation:**

That the report on Compliance and Reporting Activities for the six month period to 31 December 2025 be received.

Reason for Report:

For Council to be updated on compliance and reporting activities for the six month period to 31 December 2025.

Report:

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

This report outlines compliance and reporting activities undertaken for the six month period to 31 December 2025:

Activity	Legislation	Due Date	Completion Date
Delivery Program progress report to Council	L.G. Act s.404(5)	6 monthly	26/08/2025
Review of Agency Information guide at intervals of not more than 12 months	GIPA Act s.21	Annually	22/07/2025
Proposed loan borrowings return lodgement to TCorp	OLG Guideline	07/07/2025	03/07/2025
Last day for resolution for making rates	L.G. Act s.533	01/08/2025	23/06/2025
Public Interest Disclosure (PID) (six monthly) report to NSW Ombudsman	PID Act s.6CA	30/07/2025	25/07/2025
Rates levied by service of rates & charges notice	L.G. Act s.562	01/08/2025	16/07/2025
Table completed Pecuniary Interest Returns for Councillors and Designated Persons at Council meeting after due date	MCC cl.4.21 & 4.25	Council meeting after 30/09/2025	28/10/2025
Lodgement of Public Interest Disclosures Annual Report with Minister and NSW Ombudsman	Public Interest Disclosures Act s.31	30/10/2025	25/07/2025

Activity	Legislation	Due Date	Completion Date
Lodgement of Government Information (Public Access) Act Annual Report with Minister and Information Commissioner	Government Information (Public Access) Act s.125 & Regulation cl. 7	30/10/2025	17/10/2025
Issue 2nd Rates Instalment notices	L.G. Act s.562	31/10/2025	09/10/2025
Audited Financial Statement to be lodged with OLG	L.G. Act s.417(5)	31/10/2025	08/10/2025
Financial Data Return to be lodged with OLG	L.G. Act s.417(5)	31/10/2025	31/10/2025
Submission of Quarterly Budget Review Statement to Council (1st Quarter)	L.G. Reg. cl.203(1)	30/11/2025	18/11/2025
Notify Minister (via OLG) that Annual Report posted on website.	L.G. Act s.428	30/11/2025	29/10/2025
Presentation of Audited Financial Reports to public	L.G. Act s.418(2)	5/12/2025	28/10/2025
Model Code of Conduct Statistics reported to Council	MCC 11.1	30/12/2025	28/10/2025
ARIC to have met quarterly	L.G. Reg 216J	30/09/2025 31/12/2025	14/08/2025 13/11/2025

Risk/Policy/Legislation Considerations:

Nil

Budget Implications:

Nil

Enclosures (following report)

Nil

Attachments (separate document)

Nil

16) SIX MONTHLY DELIVERY PROGRAM REVIEW - DECEMBER 2025

Department: Corporate Services

Author: Director Corporate Services

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

File No: CM.PL.1

Recommendation:

That the six-monthly progress report of Council's 2025/26 – 2028/29 Delivery Program be received.

Reason for Report:

To review progress of Council's 2025/26 – 2028/29 Delivery Program.

Report:

As part of the Integrated Planning and Reporting Framework the Office of Local Government (OLG) requires Council to adopt a suite of strategic planning documents. These documents include a long term Community Strategic Plan, a four year Delivery Program and an annual Operational Plan and Budget.

These documents are supported by the Resourcing Strategy comprising the Long Term Financial Plan, Asset Management Policy and Plans and the Workforce Plan.

The 2025/26 – 2028/29 Delivery Program was adopted in June 2025 following consultation involving the community, Councillors and Council staff. The Delivery Program is a document that outlines what will be delivered to the community during the term of Council using the Blayney Shire Council Community Strategic Plan as an overarching guide.

It is a further requirement of the OLG that progress reports are provided to Council and the community every 6 months. At the conclusion of the Council term a full and comprehensive report, known as the End of Term Report, is prepared for the benefit of the outgoing Council and community.

This report is presented in a format which summarises the activities across the organisation using qualitative and quantitative information sourced from Managers and Directors.

Risk/Policy/Legislation Considerations:

Council is required under the Local Government Act to report six monthly to Council with reporting included in Council's Annual Report.

Budget Implications:

Nil

Enclosures (following report)

Nil

Attachments (separate document)

- 1 Delivery Program 2025/26 - 2028/29 progress report 25 Pages

17) PRODUCTIVITY SAVINGS AND IMPROVEMENTS

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 note the report on productivity savings and improvements.

Reason for Report:

For Council to receive a report outlining productivity savings and improvements.

Report:

As part of the approval of the special variation to rate income for 2024/25 to 2026/27 by IPART last year, Council was issued an Instrument of Approval outlining a number of conditions. Amongst the conditions is a requirement for reporting of Productivity Improvements and other cost containment measures in its Annual Report.

In the last term of Council it was also requested that regular reports be provided to Council to assist monitoring of progress.

Council already reports productivity savings and improvements in its Annual Report and to the quarterly Audit, Risk and Improvement Committee meetings. A framework has now also been established to report on the proposed Sustainability Improvement Plan (productivity improvements) included in the 2024/25 to 2026/27 Special Variation application.

Attached for information is the Sustainability Improvement Plan (with items completed) as at 31 December 2025 and an outline of other productivity savings and improvements achieved this financial year to date.

Risk/Policy/Legislation Considerations:

The Special Variation Instrument of Approval Clause 2 states:

The percentage increase set out in clause 1 is subject to the following conditions:

.....
b. The Council report in its annual report for each Year from Year 2024-25 to Year 2031-32 (inclusive):

.....
(iv) whether or not the Council has implemented the Productivity Improvements, and

*(1) if so, the annual savings achieved through these measures, and what these equate to as a proportion of the Council's total annual expenditure; and
(2) if not, the rationale for not implementing them; and
(v) any other productivity and cost containment measures the Council has in place, the annual savings achieved through these measures, and what these savings equate to as a proportion of the Council's total annual expenditure.*

Budget Implications:

Productivity savings and improvements can have a direct budgetary impact through a reduction of costs. They can also contribute to a positive productivity impact resulting in increased efficiency to operations.

Enclosures (following report)

- | | | |
|---|--|---------|
| 1 | Sustainability Improvement Program as at 31 December 2025 | 1 Page |
| 2 | Efficiencies and Improvements for period ending 31 December 2025 | 3 Pages |

Attachments (separate document)

Nil

Sustainability Improvement Program

This reporting is required for compliance with the Special Variation approved for 2024/25 - 2026/27. Council is required report progress annually for years 2024/25 - 2032/33 in its Annual Report.

No.	Future improvement detail	Responsibility	Difficulty	Priority	Efficiency/ productivity gains or operational sustainability benefits	One-off implementation costs - may be spread over multiple years	Yearly net financial benefit - ongoing	Timeframe	Status as at 31/12/2025
1	Alliance with Orange City Council for job sharing/resource sharing opportunities	GM	Moderate	3	✓			30/06/2026	There is only desire between the Councils to undertake this on a very specific needs basis. Council has been successful in utilising other opportunities, particularly the Fresh Start grant funding program to 100% cover the cost to employ several trainees, cadets and apprentices.
2	Animal shelter improvements and potential MOU with neighbouring Council	DPES	Hard	3	✓	\$150,000	\$15,000 (\$10,000 revenue)	30/06/2027	\$ allocated under SV. Contact has been made with Nestle about the desire and appropriateness whether Council could lease a soon to be closed specialist animal facility. Potential MOU with a neighbouring council has been considered and discounted. Council is currently proceeding to investigate a new pound location, potentially co locating at the depot for efficiency.
3	Blayney Renewable Energy Project - construct the Blayney Solar Farm/battery storage facility.	GM	Hard	3		\$11 million	\$1 million (half revenue)	30/06/2027	Council has discounted this project based on high risk and not being core business and independent valuation advice being provided highest and best use of the land is industrial land. Council is progressing with design of an industrial subdivision. Council was successful in obtaining \$1m grant funding for a BESS project at CentrePoint Sport & Leisure Centre.
4	Consider implementation of an automated parks/ovals/community booking and payment system	DIS / DCS	Moderate	3	✓	\$70,000		30/10/2024	Booking forms now available online with digital submission to reduce incomplete returns, and time spent chasing information.
5	Consider Council no longer accepting cash as a payment method	CFO	Moderate	3	✓		\$7,000	30/06/2027	Council's offsite receipting site (Waste Facility) is already cashless. Any future review will need to incorporate removal of cash and cheques to be effective and to realise cost savings and efficiencies identified. Cheques are now of a very small volume. It is noted that the Australian Government (Treasury) has announced the Cheque Transition Plan with issue of cheques not being accepted after 30 June 2028.
6	On-site waste management and inspection program	DPES	Hard	3			-\$40,000	30/06/2026	Draft policy is being reviewed. It is anticipated that progress toward a policy will be made in 2026. However, resourcing of implementing the program will require further consideration.
7	Review food inspections program	DPES	Easy	3			-\$10,000	30/06/2026	No further action taken.
8	Liquid Trade Waste program of monitoring and compliance including resourcing.	DIS	Moderate	3	✓		-\$80,000 (Sewer Fund)	30/06/2027	Council has not been able to progress due to an inability to identify how to resource the requirements
9	Review and benchmark fees for Building Certification Services	DPES	Moderate	3		\$0	\$7,000	30/06/2025	Complete. This was carried out in conjunction with the preparation of the draft 2025/2026 fees and charges. Council's fees found to be comparatively high and it would not be advisable to further increase them in a competitive environment.
10	Review library operations to ensure opening hours fit for purpose. Potentially seek to implement a mobile library service	DCS	Hard	3	✓	\$0	\$50,000	31/12/2025	Service Review including undertaking of community consultation, comprising of community survey and user / non-user reference groups. Mobile service was not identified or raised. Feedback also reflected an appetite for broader hours. Recommendations of Service Review does not recommend investigation of a reduction to library hours or significantly increasing Council investment in library services through a mobile library service. Completed.
11	Review of offsite physical records storage	DCS	Moderate	3	✓		\$3,000	31/12/2030	A small number of boxes were retrieved from the offsite records storage facility for sampling to assess nature and retention timeframes for documents to support preparation of the project plan. The project plan has commenced and, once finalised and delivered, is expected to result in a reduction of a significant number of boxes with stored records.
12	Consider self-service solution for companion animals - including change of ownership and IDs	DCS	Moderate	3	✓	\$20,000	\$10,000 (includes \$8,000 reduction in revenue)	31/03/2025	Completed. Online solution for registration of companion animals introduced through Services NSW portal. Council promotes this online solution on its website and Customer Service staff encourage self registration which is currently voluntary. The process is currently optional, requiring intervention of Council staff to input data, and needs to be mandated for breeders and commercial enterprises to register online under the Companion Animal legislative framework. Mandating this process is beyond the scope of control of Council.
13	Review uniform costs/allocation and replacement procedure	DIS	Easy	3			\$2,000	30/06/2026	Review of arrangements for supply of clothing / footwear and PPE was undertaken with the following action taken: • improved housing and accounting of uniforms enabling better monitoring of stock levels of each sizing to assist monitoring and purchase. This has also reduced the risk of stock obsolescence. • capture of individual uniform requests with the new stores docketing book. • sourcing of better pricing for items including boots and shirts, and seeking quotations for alternative sources of work uniform via other local suppliers. • documentation of the uniform allocation process via the stores issue process. • increased accountability on replacement of footwear requiring items replaced on a "blunt for sharp" basis.

Legend:
 Completed
 Ongoing
 Overdue

Summary of Other Productivity Improvements and Cost Containment Measures for the period ended 31/12/2025

Improvement / Cost containment measure	Efficiency / productivity gain	Operational Sustainability Improvement	Yearly net financial benefit	% of Annual Exp.
<p>Council is migrating away from VMware to Microsoft Hyper-V as a server platform. Whilst there some upfront costs to be incurred a saving of approx. \$50k per year on licencing costs will result moving forward.</p>		✓	\$50k	
<p>Council has commenced renewal of the containerised emulsion storage tank, that has been inoperative since late May 2025. The improvements from this renewal include:</p> <ul style="list-style-type: none"> ○ operational efficiencies of allowing staff to spend more time undertaking road maintenance activities rather than travelling to Orange to procure material. ○ Unit being self-bunded, preventing liquids from spreading and causing environmental damage or posing a safety hazard, requiring no external bunding to be maintained. ○ No civil work is required, only a flat level pad. ○ System is fully automated with material re-circulating cycles and inbuilt heaters. ○ Unit is fitted with load cells which continuously measures the weight and therefore the remaining emulsion. ○ Enhanced stocktake controls and operational governance, providing accurate usage data and improved accountability for material handling and expenditure. ○ Unit can be easily relocated if changes to layout are ever implemented at the depot. 	✓			

Improvement / Cost containment measure	Efficiency / productivity gain	Operational Sustainability Improvement	Yearly net financial benefit	% of Annual Exp.
<p>Through a CNSWJO Regional Panel, Council has committed to a new Pre-employment screening provider. Improvements include:</p> <ul style="list-style-type: none"> ○ An efficient and user-friendly portal booking system ○ Streamlined administration process with 2-day turnaround of reports ○ More reasonable pricing 	✓			
<p>Council has implemented a Security Information and Event Management (SIEM) system and a Security Operations Center (SOC) which will further assist to improve the overall security posture and meets Essential 8 Maturity Level 2 requirements. The SIEM enables centralised monitoring and real-time analysis of security events, while the SOC provides continuous oversight and timely incident response. These measures have enhanced threat detection capabilities, reduced response times, and strengthened Council’s ability to proactively manage and mitigate cybersecurity risks.</p>	✓			
<p>A Return-to-Work Quick Guide was introduced after a review of the time spent assessing claim documents, re-checking completeness and follow up of documents not provided to the Return-to-Work Coordinator. The guide is given to employees when a new workers compensation claim is initiated, to explain the return-to-work process in easy understandable language and requirements of the employee.</p>	✓			
<p>Council has introduced online forms for outdoor crews to complete and submit forms in the field. This will eliminate paper forms, reduce minor print costs and mitigate risk of forms being lost.</p>	✓			

Improvement / Cost containment measure	Efficiency / productivity gain	Operational Sustainability Improvement	Yearly net financial benefit	% of Annual Exp.
Electronic forms for WHS are in place and being utilised, reducing the need for the paper version. The lodgement into Records System is instant, eliminating the need to print, scan and upload of document.	✓			

18) 2025/26 ROAD ALLOCATIONS AND CAPITAL WORKS UPDATE**Department:** Infrastructure Services**Author:** Director Infrastructure Services**CSP Link:** 3. Infrastructure is resilient, fit for purpose and maintained to support our community**File No:** RD.AD.1**Recommendation:**

That Council note the update report regarding Transport Infrastructure renewal / capital programs for 2025/26.

Reason for Report:

To provide Councillors with information on the allocation of funding across Council's infrastructure, and inform the priority of which projects will be completed.

Report:

This report provides an update to the report to the August 2025 Ordinary Council meeting regarding capital maintenance and renewal allocations from Council's Capital Expenditure Program for 2025/26.

The report outlines progress on road rehabilitation, heavy patching, resealing, footpath projects and stormwater drainage. Additionally, status of works associated with design or preliminary investigations are included to this report.

Council has undertaken a very successful works program to-date and is currently on track to complete program within the financial year.

Capital maintenance/renewal allocations from Council's Capital Expenditure Program are tabulated for information in Table 1, below:

Program	Allocation \$	Notes
Resealing	728,070	Funded annually. Note the following has been allocated to this budget: 1. 24/25 works for the Heritage Park/Adelaide Street shoulder resurfacing was costed into the 25/26 reseal program, reducing program funds by \$73,436 due to timing of invoice receipt. 2. Aftercare works on late 24/25 reseals were performed during late June/early July and as such were costed into current year

		resealing program, reducing current year funds a further \$7,707
Heavy Patching Local Roads	767,946	Funded annually. No tied allocations, programmed by condition inspections.
Gravel Resheeting	668,112	Funded annually. Works programmed by condition inspections.
Footpath Renewals	171,507	Renewal works only this year, funded out of general footpaths/shared pathways capital allocation which is traditionally disproportionately split between new works and renewals.
Urban Stormwater Renewals	301,000	<p>\$71,000 from General, \$130,000 from SV funds. \$100,000 of carry over. Allocation by condition.</p> <p>\$50,000 is allocated to CCTV assessment of parts of Blayney underground stormwater to determine extent of defects and scope repairs.</p> <p>A design is currently being prepared with internal design resources for Gold Street, Mandurama (collapsed culvert) and will be proposed for allocation once estimated.</p> <p>These projects are still being scoped and Council will be informed of their allocation in the future.</p>

Table 1 – 2025/26 Capital Allocations

Renewal works have been progressed, with many works underway or completed. An update to renewals and their progress is below.

Resealing – Completed Works

The current status of resealing program works is per Table 2 below.

Road	From	To	Allocation \$ (including contingency)	Current completed cost \$ ^[1]
Browns Creek Road (HP)	Various	2 Lots	124,124	72,468
Brooklea Lane (HP)	CH0	CH323	22,000	17,796
Belubula Way (HP)	Various	5 Lots	112,527	79,412
Ivory Street	Mid Western Hwy	Danvers Street	18,112	7,716
Danvers Street	Sealed Section		3,593	3,748
Hill Street	Mount McDonald Street	Terminus Street	5,075	2,417
Stoke Lane	East of Naylor Street		3,621	3,677
Collins Street	Belubula Street	Coombing Street	9,761	3,858
Gordon Street	CH182	CH246	5,047	5,185
Main Street	Mount McDonald Road	Terminus Street	8,554	Not yet completed
Short Street	Mount McDonald Road	Terminus Street	5,009	3,818
Pilcher Street	Hawke Street	Montgomery Street	15,539	Not yet completed
Fleet Street	CH0	CH117	4,704	Not yet completed
Collins Street	East of Coombing Street		14,598	3,858
Radburn Street	Ambler Street	Marshalls Lane	49,478	32,672
Ambler Street	South of Radburn Street		8,744	5,591

Newbridge Road	CH6071	CH6862	57,213	Performed in conjunction with culvert works, excluded from resealing allocation.
Neville Road	CH6358	CH6908	39,204	24,665
Garland Road	CH1180	CH2080	51,322	Not yet completed.
Adelaide Lane	Charles Street	Stillingfleet Street	15,301	10,432
Hunt Place	Johnstone Crescent		8,772	5,512
Queen Street	CH320	CH418	5,322	8,505
Millpost Creek Road	CH0	CH64	9,314	4,478
Mandurama Road	CH2327	CH3411	44,194	32,763
Burns Street	CH0	CH366	45,220	Deferred due to condition of pavement.
Stoke Lane	West of Naylor Street		Brought forward in program in lieu of large deferment.	3,677
Marsden Street	West of Mount McDonald Road		Brought forward in program in lieu of large deferment.	7,828
Carcoar Road	Forest Reefs Road Intersection		Additional, was prime-sealed last FY. Pulled out of Forest Reefs Road renewal works.	4,490
Browns Creek Road	Additional – Beneree Road to end of seal		56,056	Not yet completed
Browns Creek Road	Additional – Beneree Road to Westons Lane		24,024	Not yet completed
Total costs (YTD)				344,566
Works not yet completed				160,199
Heritage Park/Adelaide Street				73,436
Aftercare works				7,707
Budget yet to be allocated				142,162
<i>Note:</i>				
<ul style="list-style-type: none"> - [1] Resealing works with costs noted are completed excluding reinstatement of permanent linemarking. As such, the final costs will be slightly more than current completed costs above, however the program is anticipated to be under budget. 				

Table 2 – Resealing Allocations

A 10% contingency and 2% indexation is generally applied in programming and forecasting expected costs of reseals given uncertainties on scatter coat requirements, additional costs due to aggregate supplies, or increases in oil/bitumen prices. However, bitumen spot prices have been lower for this financial year, reseals have been cheaper than budgeted.

Further opportunities for reseals will be scoped and delivered until the budget allocation is expended.

Heavy Patching

Council released a request for proposal (RFP) under the Local Government Procurement contract, LGP213-3, for the heavy patching projects for this year. Local Government Procurement is a prescribed body under s55(3)(a) of the Local Government Act 1993, which enables Council to procure through LGP contracts without undertaking a tender process of our own.

Submissions have been received from 6 suppliers, and their responses are currently under evaluation. Once a contractor has been engaged, it is anticipated these works will commence in March and be completed by the end of April. It should be noted that this completion timeframe has been stipulated in the scope of works requirements in the RFP.

Due to the recent condition inspection and subsequent recommendation of load restriction on the Liscombes Creek bridge on Newbridge Road, works on the segment of Newbridge Road east of Moorilda Road have been deferred. This change in the prioritisation of heavy patching segments of Newbridge Road has reflected in the table below. It is expected that once any pending repairs are conducted on the Liscombes Creek bridge that heavy patching on the adjoining segment of road would be conducted with the next available heavy patching program funds.

For clarity, the revised locations of heavy patching on Newbridge Road are linked below:

<https://maps.app.goo.gl/YKRqHDxuTvJX1HHK7>
<https://maps.app.goo.gl/wyMRtd9jsj7ukqzS7>

It is recommended that the amount not allocated remains as general contingency for delivery of these projects. Note, once the contractor is engaged, these projects will be regularly reported in the subsequent Council report. Estimates based on the final scopes issued with the RFP are in Table 3 below.

Road	From	To	Area (m ²)	Estimate \$ (including contingency)
Browns Creek Rd	West of Carcoar Rd		5,700	200,000
Newbridge Road	CH9870	CH10220	2,275	100,000
Newbridge Road	CH12891	CH13591	4,200	200,000
Forest Reefs Road	CH3253	CH3473	2,460	230,000
Not Allocated				16,239
Total Allocation			14,635 m²	746,239

Table 3 – Heavy Patching Allocations

Forest Reefs Road

The 2025/26 Operational Plan has an allocation of \$359,800 against Forest Reefs Road, distributed into the projects listed in Table 4 below.

Location	Description of works	Original estimate \$	Actual Cost \$ / (Revised estimate)	Status
Forest Reefs Road at Cowriga Creek Bridge	Repair and renew bridge approaches to approx. 3 metres either side of bridge with asphalt.	20,000	(38,000)	Works engaged, not yet completed.
Forest Reefs Road from Cowriga Creek Bridge to Carcoar Road	Reseal over area to incorporate heavy patches completed 2024/25 with a prime seal and worn wearing course in between. Application with S45R (polymer modified binder) which will provide structural benefit.	122,100	139,599 (145,000)	Completed, excluding linemarking.
Forests Reefs Road from Carcoar road to Eucalyptus close.	Reseal over area for renewal of worn wearing course and repair environmental cracking identified during the NTRO sealed road condition assessment. Application of S45R (polymer modified binder) which will provide structural benefit.	137,700	54,310 (69,697)	Completed, excluding linemarking. It is expected that underspent funds from this line item will be reallocated as required.
Forest Reefs Road	Design and investigation work for reconstruction (potential realignment) or renewal (heavy patching). Likely in segment 130.05 which starts approximately 700m west of Carcoar Road.	80,000		Not yet completed.

Table 4 – Forest Reefs Road Allocation Breakdown

Overall, the total estimated cost for these works is approximately \$332,697, leaving \$27,103 currently unallocated in the abovementioned sub-projects. These funds will be kept as contingency for this project in the delivery plan, particularly for the asphaltting works on the Cowriga Creek bridge approaches.

Gravel Resheeting

Resheeting project nominations and allocations have been progressively identified after the August 2025 Road Allocations report for potential inclusion in the program for this year. The majority of works were completed early in the financial year, with most works completed prior to September.

Spring Hill Road is halfway completed, with current costs sitting at \$77,015. It is expected to be completed by March 2026. No other resheeting works are programmed for this year after Spring Hill Road due to major capital works prioritisation.

The current status of gravel resheeting is per Table 5 below.

Road	Gravel (Tonnes)	Area (m ²)	Original Allocation \$	Actual Cost \$
Spring Hill Road	4,522	11,900	171,495	Not yet completed
Wombiana Lane	990	5,000	39,446	37,470
Lawsons Road	800	4,000	33,333	26,097
Nyes Gates Road	990	5,000	39,446	33,642
Eves Lane	495	2,500	19,723	18,873
Glenelg Road	990	5,000	39,446	34,873
Wattersons Lane	800	4,000	33,333	30,084
Ovington Lane	400	2,000	16,667	15,257
Nixons Lane	500	2,500	18,347	15,689
Village Road	990	5,000	39,446	52,308
Old Lachlan Road	495	2,500	19,723	16,633
Kings Plains Road	994	4,000	35,535	32,972
Hilltop Lane	798	4,000	27,338	46,124
Mount Macquarie Road	798	4,000	27,338	38,844
Sherlocks Lane	578	2,500	31,299	28,185
Lucks Lane	297	1,500	Additional	12,044
Curralea Lane	198	1,000	Additional	9,428
<i>To be allocated</i>				48,094
Works remaining		11,900		171,495
Total cost		66,400		448,523
Budget				668,112
Note:				
- The \$48k yet to be allocated will be kept as contingency, in particular for Spring Hill Road and for any unplanned incidental works (washouts, patch resheets etc).				

Table 5 – Gravel Resheeting

Footpath Network Renewals

The majority of planned footpath renewals for this year have been completed, with the exception of the large Water Street (Carcoar Street to Osman Street) renewal. This has been deferred due to a requirement of strategic evaluation for this project prior to the commitment of major funds to project construction.

The status of footpath renewals for the financial year is in Table 6 below.

Road	Description of works	Area (m²)	Allocation \$	Completed Cost \$
Rosebery Place	From 15 Rosebery Pl to 11 Rosebery Pl. Replacement.	28	11,724	13,260
Water Street	From 33 Water St to 59 Adelaide St. Repairs.	-	4,085	3,199
Medway St	Martha St to End	14.4	17,580	8,392
Polona Street	14 Polona St to 27 Polona St	25.2	12,861	9,470
Water Street	Carcoar St to Osman St	255	53,123	Deferred per above.
Elliott Street	Scoping	7.5	2,330	Deferred due to program unavailability.
Terragong Street	Spot repair.	6	9,005	0 ^[1]
Mount Errol Street	Replacement of sections along asset	221	18,272	42,967
Tumulla Place	Replacement of segment.	36	6,477 ^[2]	8,440
Napier Street	Spot repairs from Mitchell Street to Gowan Place	27	8,313	Not yet completed.
Pilcher Street	Spot repair between Hawke and Pearce Street. Brought forward due to priority.	11	-	9,401
Hanover Crescent	Spot repairs.	4.5	6,063	Deferred due to program and budget unavailability
Naylor Street	Spot repair south of Stoke Lane.	15	9,468	6,388
Belubula Street	Full replacement (previously reported as spot repairs, which was unfeasible given access)	113	6,034 ^[3]	47,072
Budget remaining				22,918
Total cost				148,589
Budget				171,507

<p>Note:</p> <ul style="list-style-type: none"> - [1] Cost booked to Mount Errol Street. - [2] Based on 21m², actual completed was more. - [3] Based on 3.75m², actual completed was more. 	
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Table 6 – Footpath Renewals

The remaining \$22,918 in the footpath renewal program is being scoped for delivery renewal works on Napier Street, currently estimated at \$16,000.

The ability for Council to undertake this work will depend on the resourcing available, as the concrete/drainage staff that undertake footpath renewals will be allocated to Tallwood Road until mid to late April 2026.

Staff will re-evaluate projects to pull forward and resourcing continuously to see where the best value for money will be achieved with the remainder of the program funds.

Investigation and Design Projects

While not intended to report all design projects, priority on the more significant design projects is provided for information.

Forward planning for design of projects has been constrained, with most of the projects listed earlier in this report requiring significant design and/or updating in order to enable works to commence.

The projects in the table below are listed in current order of prioritisation.

Investigation/Design Projects (in order of prioritisation)		
Project	Status	Anticipated completion
Millthorpe CBD Detail Design (2024/25 carry over)	The scope of works delivered by external consultant is complete.	2025/26
Blayney CBD Detail Design (2024/25 carry over)	The scope of works delivered by external consultant is complete.	2025/26
Coombing Street Bridge Detail Design (2024/25 carry over)	The scope of works delivered by external consultant is complete.	2025/26
Hobbys Yards Road	Complete and constructed.	2025/26
Tallwood Road	Design is complete with some design alterations anticipated post commencement.	2025/26
Pram Ramp investigation – Queen St	Design mostly complete. Some further survey and design work	2025/26

	for kerb and gutter down queen street is programmed.	
Mandurama – Gold Street Culvert	Survey programmed.	2025/26
Pram Ramp investigation – Church/Lindsay Street	Survey programmed	2025/26
Brady Road Culvert Investigation.	Two different proposals / methodologies from structural consultants received. Currently being reviewed before further survey programmed.	2025/26
Garland Road	Complete.	2025/26
Accessible Car Parking projects.	<p>The following project designs are 75% complete for construction this financial year.</p> <ul style="list-style-type: none"> - Carcoar Carpark (RFS) - Mandurama Carpark (Rec Ground) - Lyndhurst Capital Park (accessible park, kerb works and bus stop area) <p>The following projects are programmed for investigation:</p> <ul style="list-style-type: none"> - Mandurama Hall accessible carpark investigation - Millthorpe School accessible carpark investigation 	2025/26
Spring Hill Road – Preliminary Design work.	<p>Survey and geotechnical investigation is complete.</p> <p>Civil concept alignment and drainage analysis has commenced.</p>	2025/26
Forest Reefs Road	<p>Not yet commenced.</p> <p>Funding allocated this financial year.</p>	2025/26
2026/27 Operational Plan	Scoping is anticipated to commence for the 2026/27 transport projects and may take precedence over some above	

	<p>projects which are not programmed (or do not have an identified funding source) for delivery in the near future.</p>	
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Table 8 – Design Prioritisation at February 2026

Risk/Policy/Legislation Considerations:

Projections for completion of allocated works have been made as of February 2026. However, priorities or scopes may be subject to change if projects have any unforeseen circumstances. All programmed works are currently anticipated to be completed within the financial year.

All tendered works have and will be tendered in accordance with s.55 of the Local Government Act and its corresponding regulation.

Allocation of heavy patching and reseal locations has been undertaken with consideration Council's "Road Hierarchy, Renewal and Maintenance Policy 25G" and the "Blayney Shire Roads Strategy 2023", with particular emphasis on delivery of works on higher-priority roads within these documents.

Budget Implications:

All works programmed are within Council's budget allocation for 2025/26. It is recognised that project delays present a risk to project budgets, however it is essential that projects complete their design phase in full, prior to commencement of construction.

Contingency amounts have been included in each allocation such that budget risks arising from inclement weather, unforeseen rises in material costs, and changing market rates are mitigated.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

19) RESOURCES FOR REGIONS ROUND 9 - PROGRAM STATUS

Department: Infrastructure Services

Author: Director Infrastructure Services

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

File No: RD.AD.1

Recommendation:

That Council:

1. Note the update of the Resources for Regions Round 9 Program.
2. Approve a supplementary vote of all remaining R4R9 grant funds (estimated at \$443,000) to be allocated as contingency to the final R4R9 project – Richards Lane.

Reason for Report:

This report provides an update on the delivery status of Council's Resources for Regions Round 9 (R4R9) Program, outlines the completion status of each funded project category and seeks approval to reallocate unspent grant funds to the final R4R9 project at Richards Lane.

Report:

Council was successful in securing funding under the Resources for Regions Round 9 Program, with funding approved across three distinct project categories:

- Regional Road Improvements
- Local Road Improvements
- Masterplanning / Detail Design

All Regional Road Improvements and Master planning / Detail Design projects have been completed, with an underspend identified within the design component. Local road improvements are substantially complete, with Richards Lane remaining as the final and highest-risk project.

It is proposed that the unspent funds, including the underspend from the Masterplanning / Detailed Design category, be reallocated to the Richards Lane Local Road Improvements project as contingency.

The Grants Management Office has approved:

- An extension of the project final completion date to 30 April 2026, and
- The reallocation of underspent funds to the Local Road Improvements category.

It should be noted that the Grant Management Office will not permit any new projects under this program.

Project Delivery Status:

Regional Road Improvements – Complete.

All regional road improvement projects have been delivered:

- Hobbys Yards Road upgrade
- Belubula Way over Icely Creek Bridge replacement

These projects are anticipated to be delivered at an underspent of approximately \$100,000

Masterplanning / Detail Design – Complete

All Masterplanning and Detail Design projects have been completed, including:

- Blayney Main Street
- Millthorpe Main Street (CBD)
- Showground/CWELC Masterplanning.

These projects are anticipated to be delivered at an underspent of approximately \$190,000.

Local Road Improvements – Substantially Complete.

Local Road improvement works have been delivered on the following projects:

- Browns Creek Road
- Barry Road
- Tallwood Road
- Forest Reefs / Tallwood Road intersection

These projects have resulted in an underspend of approximately \$153,000

The remaining Local Road improvement project is Richards Lane, which was scheduled last due to the extend of planning, external approvals and design coordination required. Richards Lane represents the highest-risk component of the overall R4R9 program. In particular, this is in regard to the intersection portion of works, which requires independent verification and approvals, which Council has minimal control over and poses financial risk to the project.

Any grant funds not expended on construction will be eligible to be claimed against approved (internal) project management expenses and captured within Council's General Fund.

Risk/Policy/Legislation Considerations:

Failure to reallocate the remaining funds would expose Council to increased financial risk on the final project and may result in grant funds remaining unutilised.

The proposed approach represents prudent financial and project management practice and aligns with the funding body's approvals.

Budget Implications:

No additional funding is sought.

The recommendation relates to the internal reallocation of existing R4R9 grant funding to manage construction risk and ensure full utilisation of approved grant funds.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

20) RICHARDS LANE AND INTERSECTION UPGRADE PROJECT**Department:** Infrastructure Services**Author:** Director Infrastructure Services**CSP Link:** 3. Infrastructure is resilient, fit for purpose and maintained to support our community**File No:** RD.AD.1**Recommendation:**

That Council note the project update for the Richards Lane and intersection upgrade project.

Reason for Report:

Given the significance of the Richards Lane project, including: community interest and heightened level of risk the project poses to Council this project has been removed from the Infrastructure Services Key Activities Report and will be reported separately until project completion.

This report serves to update and inform Council on the current status of the project including progression of works and Council's financial position for the project.

Report:Project Summary

The current project financial summary is shown in Table 1 below.

*Note excludes estimated forecast latent conditions requiring additional contingency, shown in Table 2.

Richards Lane – R4R9					
Completion Date	Revised Budget YTD	Expenditure this Month	Total Expenditure YTD	Committed Expenditure YTD	Estimated Total Project Costs
	\$	\$	\$	\$	\$
30 Apr. 2026	2,587,673	231,559	307,825	1,918,254	2,552,127*

Table 1

Components of this project involve 4 Local Road sections and the intersection upgrade with Millthorpe Road. The extent of these sections is depicted in Figure 1.

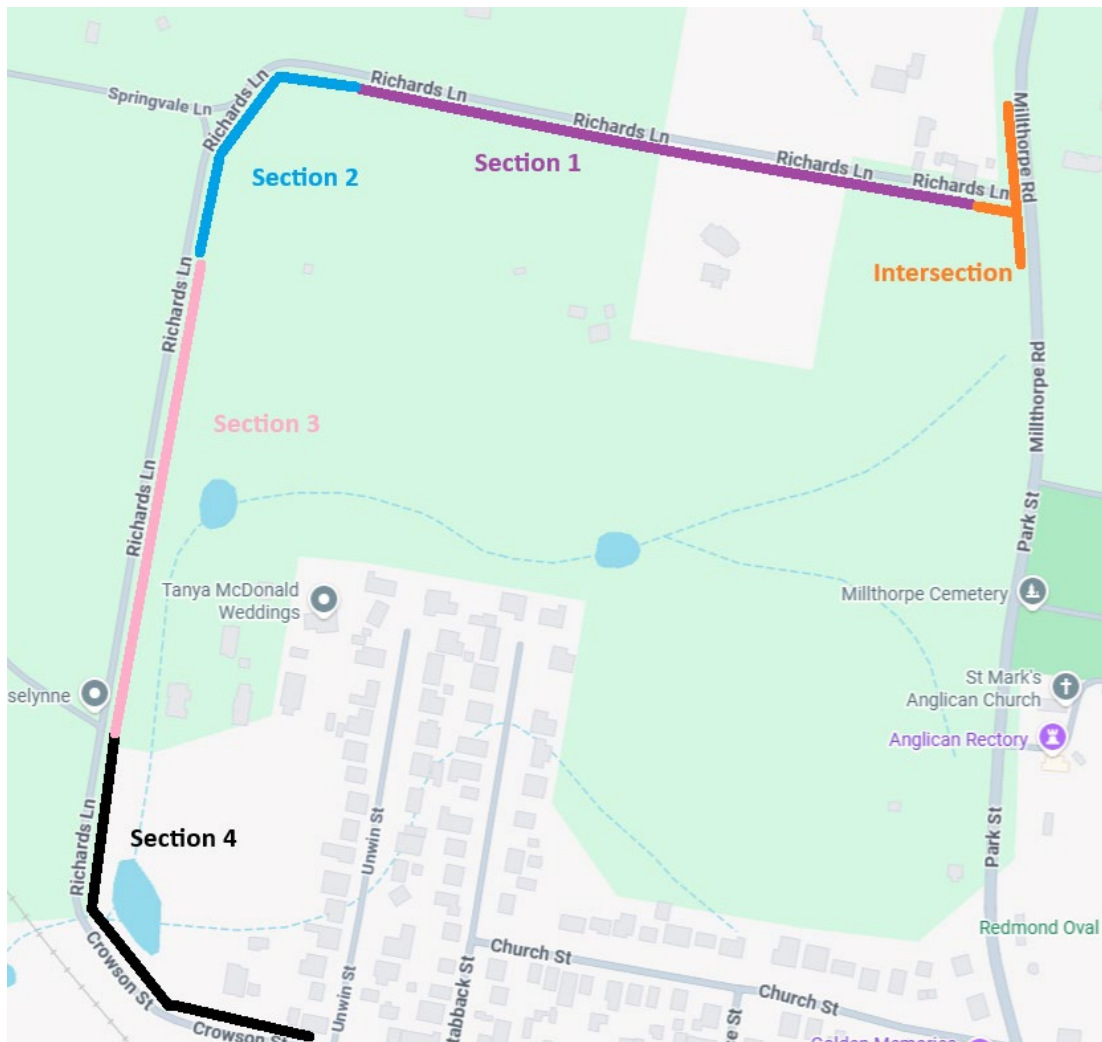


Figure 1:

Local Road Portion of Works:

Residential access is currently being maintained via Crowson Street.

Local road Section 1 works are completed up to the base layer, with works on Section 2 starting in early February. Based on the contractor’s current program, it is expected Section 2 will be completed by early March.

The subgrade rectification on Section 1 was completed without major incidence, but Council did incur:

- a latent condition variation of \$66,000,
- an amendment for drainage at two accesses, incurring additional variations of \$23,291 and \$14,368 respectively.

Subgrade condition and strength in section 1 and now in section 2 is being found to be substantially poorer and weaker than the geotechnical investigation, which project estimates were formed and based.

This results in increased stripping volumes and gravel importation, resulting in variations and higher costs for these items.

For section 2, a minor alignment change on the bend near Springvale Lane was required (between tendering and issue of construction drawings) due to power poles being installed post-project survey. This has resulted in a change of alignment and increased the amount of road to be constructed outside the existing road formation.

Based on what was found in Section 1, staff anticipate and it highly likely that section 2 and Section 3 will require a variation of \$190,400 for additional subgrade rectification and subbase material quantities which was not within the original estimate.

Contingency utilisation & forecast for section 1, section 2 and section 3 is shown in the below Table 2.

It is important to note that these variations would have been incurred irrespective of contractor selected.

Amount	Cost Type	Section	Description
\$ 66,600	Actual	1	Latent conditions in subgrade.
\$ 23,291	Actual	1	Construct additional drainage infrastructure around driveway 1
\$ 14,368	Actual	1	Construct additional drainage infrastructure around driveway 2
\$ 30,173	Actual	Intersection	Additional Project Verification and approval fees associated with pre-construction.
\$ 28,000	Estimated	2	Increased pavement material due to curve alignment changes.
\$ 64,000	Estimated	2	Expected latent conditions in subgrade.
\$ 98,400	Estimated	3	Expected latent conditions in subgrade.

Table 2

Richards Lane it is the last remaining project to be completed in the Resources for Regions Round 9 grant program. Given Richards Lane posed a known heightened risk to Council, staff have sought to diligently manage (and complete) the first 8 projects in R4R9.

Staff have been able to complete the first 8 projects with an estimated underspend of approx. \$443,000. Council has engaged the funding body, who have approved these funds to be reallocated to Richards Lane, or alternatively Council could reduce the final claim for R4R9.

The separate report (*Resources for Regions Round 9 – Program Status*) within this business paper recommends to Council a supplementary vote of \$443k to Richards lane from these other 8 projects to mitigate risk and overspend with this project.

It is highly likely all of this money will be needed and consumed on the Richards Lane project.

Intersection Portion of Works

Preliminary items of the contract and pre-construction documentation are still being compiled and submitted by the contractor for the state road portions of work.

A reassessment of the intersection component of works has identified the following matters:

- Independent verification, review and approval costs during the pre-construction phase have been substantially higher than anticipated and it is likely these increased costs will extend into the construction phase.
- Potential conflicts have been identified between proposed subsoil drainage and existing or proposed services, which may necessitate the issue of variation instruction during construction.

These matters introduce additional delivery and cost risks to the project, which is why additional contingency is recommended through the reallocation of underspent R4R9 monies.

Contractor Performance to-date:

Contractor performance to date has been satisfactory in relation to physical works undertaken on site; however, performance has been poor with respect to overall project management and the preparation of quality assurance documentation.

Pre-construction delays associated with the TfNSW intersection works are largely attributable to the contractor's inadequate resourcing of the development of required management plans. Notably, the contractor was required to engage an external consultant to prepare a compliant Quality Management Plan, as the plan initially submitted was of an unacceptable standard.

Turnaround times for document revisions have been slow, despite these approvals being critical path items for obtaining commencement approval on the TfNSW network. As a result, commencement of this portion of the works has been repeatedly delayed.

Council staff are actively engaging with the contractor at multiple levels to address performance issues, including issuance of formal contract notices. These actions are being undertaken in an effort to manage and improve the contractor's performance in relation to project management, quality assurance documentation and general responsiveness.

Risk/Policy/Legislation Considerations:

It is recommended that Council endorse the reallocation of \$443k in the separate report (*Resources for Regions Round 9 – Program Status*) to mitigate risks outlined in this report.

Budget Implications:

Original cost to complete estimated in October 2025 at commencement of the project was \$2,374,195 (including a contingency of \$213,478).

Contingency utilised to date is: \$134,432

Contingency remaining to date is: \$ 79,046

Contingency estimated for curve realignment and expected latent conditions in sections 2 and 3 (outlined above): \$190,400

Reallocation of underspend from other R4R9 projects (underspend): \$443,000

This would leave a remaining contingency of \$331,646 for the rest of the project, including the intersection which also poses heightened risk to Council.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

21) INFRASTRUCTURE SERVICES: KEY ACTIVITES 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;

1. Note the Infrastructure Services Key Activities Report for February 2026.
2. Approve a supplementary vote of \$60,000 in the 2025/26 Operational Plan to undertake preliminary investigation and design works for Newbridge Road over Liscombes Creek Bridge, funded from Developer Contributions.
3. Approve a supplementary vote of \$50,000 in the 2025/26 Operational Plan to undertake repairs to the KGO main irrigation line, funded from the SRV Building Renewal fund.
4. Approve a supplementary vote of \$63,014 in the 2025/26 Operational Plan to undertake repairs and renewal of Carcoar Boat Ramp with \$47,014 funded from NSW Boat Infrastructure Grant and \$16,000 funded from Village Enhancement Program.
5. Be provided with a separate, dedicated monthly Council report on the Richards Lane Project until completion.

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:**Maintenance works**

Patching was undertaken on Newbridge Road, Guyong Road, Cadia Road, Garland Road, Mandurama Road, Belubula Way, Hobbys Yards Road, Neville Road, Three Brothers Road, Errowanbang Road, Forest Reefs Road, Panuara Road, Errowanbang Road, and Burnt Yards Road since the last report. Patching was also undertaken in the local streets of Blayney, Millthorpe, and Lyndhurst.

Council is still currently procuring cationic bitumen emulsion from Orange City Council. The bitumen emulsion tank supplier notified staff in late January that they have incurred program delays in their manufacturing of the tank components and have indicated a likely delivery time of May/June 2026. Alternative suppliers are currently being investigated in light of this news.

Maintenance grading works have been undertaken on Snake Creek Road, Hills Lane, Prices Lane, Plumb Street (north), Marshalls Lane, Tooheys Lane, Carcoar Road, Matthews Road, Caloola Road, Old Lachlan Road, McKellars Lane, and Dowsetts Lane.

Since the last report, resheeting has been completed on Lucks Lane, Kings Plains Road, Village Road, Hilltop Lane, Old Lachlan Road, and partially completed on Spring Hill Road.

Roadside mowing has been completed on Beneree Road, Tallwood Road, Long Swamp Road, Carbine Road, Forest Reefs Road, Spring Terrace Road, Kinghams Lane, Gap Road, Browns Creek Road, Wimbleton Road, Three Brothers Road, Hobbys Yards Road, Moorilda Road, Newbridge Road, Carcoar Dam Road, and the Barry and Neville villages. Some of these roads are listed as roads forming the Transport Corridor Fire Breaks in Council's BFMP, and as such was particularly prudent to mow these coming into bushfire season.

Works on the Walkom Road pavement failure were successfully completed prior to Christmas.

Newbridge Road Bridge over Liscombes Creek

During routine inspections late 2025, Council staff identified a potential void beneath the road approach to the Newbridge Road Bridge over Liscombes Creek. As a precautionary measure traffic was reduced to single lane and a level 3 bridge inspection by a suitably qualified structural engineer was commissioned in December 2025.

The report received January 2026 confirmed the presence of a void beneath the approach. The report also identified concerns regarding the timber bridge deck located beneath the road pavement and recommended that a load limit be introduced in the near future to manage structural risk.

Council is currently implementing the recommendations of the inspection report and it is anticipated that the load limit will be fully implemented by the end of February when the permanent signage arrives.

To support informed decision-making and future asset planning, a supplementary allocation of funds from Developer Contributions is recommended to enable further investigation and preliminary design work. This will allow preparation of concept options and cost estimates for the potential future replacement of the bridge, should this be required.

Open Spaces and Facilities

Mowing and general tree work have been the priorities during the month, including responsive works due to fallen branches. Works have also included specific activities to present the showground in its best light, ahead of various club events this month.

Staff are continuing to work with the Carcoar Community group to define a tree planting scope, within the Village, and detail responsibilities for implementation of a plan.

Redmond and Napier Ovals have been in recovery following separate irrigation sensor failures over the shutdown period. Condition of the surfaces are returning with heavy watering. King George Oval has recently suffered a failure in the main irrigation line.

Spot repairs have failed as subsequent leaks appear immediately, meaning full renewal of this section is required. Council is recommended to allocate \$50,000 for the full replacement of trunk main renewal on KGO to prevent further failure of the main line. This was to be considered in the 2026/27 Operational Plan. Alternatively, Council could expend only \$20,000 for the immediate repair rather than a full replacement.

Council was successful with a NSW Boating Infrastructure Grant to repair the boat ramp at Carcoar Dam. The scope includes renewal of a section of the ramp to address identified defects. Additional works include cleaning of the ramp and scour protection along the sides of the ramp & adjoining embankment. Total project cost is \$63,014 with \$47,014 being grant funded, and \$16,000 required as a co-contribution from Council from the Village Enhancement Program.

Works are scheduled for construction from May through to August 2026, pending completion of the grant funding deed.

Sewer Treatment Plant (STP)

DCCEEW completed their annual treatment plant inspection during January and provided positive feedback. Council is also awaiting feedback from DCCEEW on the recycled water approval. During December / January it was requested that additional information on impacts to bores, requiring a study be completed. No issues were identified during this study.

Recent communication from the EPA advised Council they no longer support the current disposal method of biosolids, which are currently buried on site. Council is engaging with DCCEEW and industry to identify disposal or treatment options.

The treatment plant team have been investigating a persistent blockage that ultimately required a repair to the sewer line. Preliminary reports are that a break in our line was likely caused by recent utility under-boring works. This will be investigated and followed up with the utility network provider.

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	138,273	335,076	0	335,500
Commentary					
<ul style="list-style-type: none"> All works are now complete. 					
Forecast (1-3 months)					
<ul style="list-style-type: none"> Monitor for defects. 					

Richards Lane – R4R9
Please refer to separate report on this project.
Due to heightened risk associated with this project, it is recommended that a dedicated monthly report be provided on this project, until its completion.

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	205,371	838,323	6,550	874,872
Commentary					
<ul style="list-style-type: none"> Design certification from Essential Energy for the power pole/power line works has been received. Requests for quotations have been sent to local Level 1 ASP providers. The works are still expected to be completed this financial year. Linemarking and signage installation was completed towards the end of December. Works as executed survey and drawings have been completed. 					
Forecast (1-3 months)					
<ul style="list-style-type: none"> Monitor for defects. 					

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	228,251	229,959	148,527	583,217
Commentary					
<ul style="list-style-type: none"> • In-situ stabilisation completed. • Overlay of base layer currently underway. 					
Forecast (1-3 months)					
<ul style="list-style-type: none"> • Seal of completed works expected mid-late February. • Finishing works including linemarking and guideposts to be completed in late February/Early March. • It is expected that the project will be underspent by approximately ~180k. It is proposed that once the project is finalised, these funds are reallocated to the Tallwood Road RERRF project (same grant program) to supplement the Council funds voted into the project previously. 					

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	10,135	44,223	167,610	1,522,928
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. • Further investigation of the infrastructure and utilities not maintained by Council has been undertaken to ensure no conflicts with the design. • Stage 1 scope of works and design has been finalised ready for construction. A full granular pavement design has been adopted for construction due to general inability to stabilise the in-situ material. • A road closure will be in place on Tallwood Road near the Windella property to enable culvert construction from the 9th of March to the 12th of March. Notifications to agencies and local businesses have been issued. 					
Forecast (1-3 months)					
<ul style="list-style-type: none"> • Drainage component of works commencing late February, expected to be completed early-mid April whilst earthworks are underway. Boxing out expected to commence early in March. • Projected sealing date is currently mid-late May. As such, the initial seal is likely to be a single coat or single coat with scatter. This will require a reseal in the 2026/27 financial year to bring the wearing course to a full double coat seal. 					

Newbridge Road Culvert – FRG					
Due Date	Revised Budget YTD \$	Expenditure this Month \$	Total Expenditure YTD \$	Committed Expenditure YTD \$	Estimated Total Project Costs \$
June 2026	275,541	20,622	223,509	0	223,509
Commentary					
<ul style="list-style-type: none"> • All works are now complete. • Invoicing and payment claims have been finalised. • OLG have agreed in January 2026 for any underspends on projects within the OLG Flood recovery grant program to be transferred to 'Town of Blayney Flood Study and Update' and 'Stormwater investigation and design for the Blayney Industrial Area' funded under the same grant program this will be addressed in the March QBRS. 					
Forecast (1-3 months)					
<ul style="list-style-type: none"> • Monitor for defects. 					

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:

There are 3 supplementary votes recommended outside the December QBRS as these allocations have been identified post 31 December 2025 and therefore falling outside the QBRS process.

Enclosures (following report)

Nil

Attachments (separate document)

Nil

22) ACTIVE MOVEMENT STRATEGY: 2026 REVIEW AND UPDATE

Department: Infrastructure Services

Author: Director Infrastructure Services

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

File No: RD.AD.1

Recommendation:

That Council:

1. Note a review of the Blayney Shire Active Movement Strategy has been undertaken.
2. Endorse the revised and updated Active Movement Strategy 2026 for public exhibition.
3. Place the revised Active Movement Strategy on Public Exhibition for a period of not less than 28 days.
4. Should no submissions be received during the public exhibition period, adopt the Active Movement Strategy.

Reason for Report:

To seek Councillor endorsement of the proposed updates to the Blayney Shire Active Movement Strategy.

Report:

The current Active Movement Strategy (AMS) was most recently reviewed and adopted by Council at the July 2023 Council meeting.

Council first developed and endorsed an AMS in 2016.

Council has been regularly reviewing the AMS as part of its Operational Plan and Delivery plan commitments. Council has been very successful in delivering active movement projects in particular utilising grant funding opportunities.

Thirty-four (34) projects tied to the Active Movement Strategy have been delivered in the last 5 years. A full list of these can be found in Table 2, of this report.

A number of changes is proposed as part of the 2026 review. In particular, projects with constrained routes, low projected use or adjacent duplicate routes are proposed for removal from the strategy. There are a number of additions proposed based on demand or current pedestrian desire routes. A full list of proposed changes can be found in Table 1, contained within this report.

Table 1 – Proposed 2026 Active Movement Strategy Changes

Change	Project	Township	Reason
Removal	Henry Street Footpath (Ad18)	Blayney	Footpath redundant with adjacent riverwalk.
Removal	Crossing on Newbridge Road near Henry Street	Blayney	Median island and/or blistering cannot occur due to Heavy Vehicle access requirements on Newbridge Road.
Removal	Footpath adjacent to Blayney Tennis Court (02)	Blayney	Sealed surface existing, further development of footpath not deemed warranted.
Removal	Hawke Street footpath (19)	Blayney	Link not deemed warranted. Councillors may recall this project was deferred in Nov 2024, with the funds being utilized for kerb and gutter installation (Resolution 2411/012)
Removal	Orange road footpath (from Palmer St to Nestle) (03)	Blayney	Link not deemed warranted with very low anticipated utilization.
Removal	Blayney Railway Station Footpath (01)	Blayney	Additional link not deemed warranted.
Removal	Hobbys Yards road (Ad02)	Blayney	Current footpath links are adequate.
Removal	Hobbys Yards Road (06)	Blayney	Current footpath links are adequate.
Removal	Clarke Street to Mitchell Street (Ad05)	Blayney	Link not deemed necessary and would require land acquisition.
Removal	Queen Street from Stillingfleet St to Water St (Ad17)	Blayney	Pedestrian movements do not necessitate this link.
Removal	Link from Tumulla PI to Athol St	Blayney	Pedestrian movements do not necessitate this link.
Addition	Footpath Link on Church Street between Adeliade St and Farm Lane (Ad14)	Blayney	Was previously in strategy and removed in 2023. Very high usage linking to Blayney CBD demonstrated with clear desire lines in grass verge.

Change	Project	Township	Reason
Addition	New footpath link at Napier Oval – Between Napier Street and Gowan Place (Ad19)	Blayney	Strategic link to toilet block from both directions.
Addition	Extension down Athol Street, from Lovejoy to existing footpath (Ad20)	Blayney	Completes a footpath loop
Addition	Queen Street extension from Lee Hostel and crossing (Ad03)	Blayney	Aligns with civil concept design prepared.
Addition	Queen street crossing to Netball Courts (Ad21)	Blayney	Link to join existing footpath networks.
Addition	New crossings in Blayney CBD to align with recent detail design plan	Blayney	
Addition	New crossing at Martha Street to Link to Presidents Walk	Blayney	
Addition	Footpath adjacent to Grandwestern Lodge shown as renewal (Ad17)	Millthorpe	To highlight the strategic importance of its renewal
Addition	Millthorpe Road from Church Street to future subdivision (Ad16)	Millthorpe	Strategic Link to pedestrian path link in future subdivision
Alteration	Victoria Street Footpath (Ad09) shortened	Millthorpe	Shortened to section most highly trafficked only.
Addition / Removal	Church Street from Pearce Street removed section heading west (Ad3) and added link heading east (Ad3c)	Millthorpe	Links back to existing infrastructure.
Removal	Hawke Street	Millthorpe	Project not viable due to insufficient road width on one side, and steepness of verge on other side.

Change	Project	Township	Reason
Removal	Richards lane footpath.	Millthorpe	Widened shoulder for pedestrian refuge provided in works currently under construction. No dedicated footpath proposed.
Removal	Crowson Street 9A	Millthorpe	Not viable with current verge.
Removal	From cemetery heading north along Millthorpe Road, towards Richards Lane	Millthorpe	No dedicated footpath on Richards Lane. Especially wide grass verge on Millthorpe Road is utilized by some walkers and deemed adequate.
Addition	Pram Ramp installed to access existing footpath along Millthorpe Road – AD14	Millthorpe	Multiple customer requests for installation of this.
Removal	Extension of footpath from Millthorpe hotel to Millthorpe Railway Station	Millthorpe	Extension not deemed warranted as pedestrians access the Railway station typically from the roadway and this is not likely to change with the installation of the footpath here.
Removal	Link from Naylor Street to Railway Station (05)	Carcoar	Subject land is private land and not Council road reserve. Railway Station not active.
Removal	Footpath from Icely Street down to the river	Carcoar	Extension not deemed warranted. No particular asset for destination.
Removal	Crossings on Gold Street	Mandurama	Existing crossings adequate for current pedestrian volumes.
Removal	Mid Western Hwy between Selby and Ramsay Streets (4)	Lyndhurst	Link not deemed required.

Table 2: New Footpath Projects completed in last 5 years

AMS Code	Street	From	To
BI04	Ogilvy Street	Adelaide St	Farm Ln
BI05	Binstead St	Raphael St	Burton St
BI08	Charles St	Adelaide St	Osman St
BI09B	Belubula River Walk Stage 3	Burns St	Stillingfleet St
BI10	Carcoar St	Orange Rd	Binstead St
BI11A	Plumb St / Palmer St	Carcoar St	Piggott Pl
BI11B	Plumb St / Palmer St	Piggott Pl	19a Palmer St
BI11C	Plumb St / Palmer St	Piggott Pl	Frape St
BI14A	Stillingfleet St	Osman St	Adelaide St
BI14B	Queen St SP	Lee Hostel	Stillingfleet St
BI16	Charles St	Mount St	Carcoar St
BI18	Ewin St	Palmer St	Existing
BI24	Stillingfleet St	Queen St	Carcoar St
BI27	Heritage Pk	Bird Viewing Platform	Lower Farm Ln
BIAd01	CentrePoint	Disability Parking	Front Entrance
BIAd09	Piggott Place	Existing	Plumb St
Ca01	Icely St	Coombing St	Icely St
Ca02	Coombing St	Icely St	Ulamore St
Ca03	Eulamore St	Naylor St	Uralba
Ca07	Pound Flat Passive Rec Area	Coombing St	Coombing St
Ca08	Coombing St	Coombing St	Uralba
Ly03	Marsden St / Mt McDonald Rd	School	Existing
Mi01A	Railway Underpass	Elliott St	Glenorie Rd
Mi01B	Railway Underpass	Elliott St	Glenorie Rd
Mi02A	Victoria St	William St	Boomerang Rd
Mi02B	Victoria St	William St	Boomerang Rd
Mi03A	Boomerang St	Victoria St	Redmond Oval
Mi03B	Boomerang St	Victoria St	Redmond Oval
Mi04	Blake St	Pym St	Park St
Mi10A	Glenorie Rd / Park St	Blake St	Bridge
Mi10B	Glenorie Rd / Park St	Bridge	Dog Run
MiAd01	Elliot St	Victoria St	Pym St
MiAd10	Forest Reefs Rd	Forest Reefs Rd	Dog Run
Nw01	Trunkey St	Toomey St	Showground

Risk/Policy/Legislation Considerations:

It is noted that Council in the 2025/26 year prioritised the repair and renewal of existing footpaths, rather than construct any new. Council is encouraged to continue to balance the renewal of existing footpaths, with the construction of new.

Budget Implications:

Staff will work to cost and prioritise projects for incorporation into the LTFP. This will be completed as Council develops its 26/27-29/30 Delivery Program.

Some priorities of new construction projects are currently identified as follows, (in no particular order), which will likely be proposed for insertion into Council's 4 year Delivery Plan.

- Church Street Link Ad14
- Queen Street Crossing Ad20
- Church/Lindsay Renewal and Crossing Ad13
- Crossing Mitchell Street at Presidents Walk
- Napier Oval link Ad19
- Osman Street to Mid Western Ad07
- Millthorpe Pram Ramp Ad14
- Carcoar Crossing Ad03

Enclosures (following report)

Nil

Attachments (separate document)

1 Active Movement Strategy Maps - 2026 Review 9 Pages

23) CONTRACT S2 2025 SUPPLY AND DELIVERY OF COLDMIX ASPHALT

Department: Infrastructure Services

Author: Director Infrastructure Services

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

File No: RD.AD.1

Recommendation:

That Council:

1. Enter into contract with the following organisations for the Supply and Delivery of Coldmix Asphalt:
 - Downer EDI Works Pty Ltd – for 10mm and 7mm
 - Fulton Hogan Industries Pty Ltd – for 10mm and 7mm
 - Civil Independence Industries Pty Ltd – for 10mm only
 - Bitupave Ltd – for 5mm only.
2. Advise the Central NSW Joint Organisation of its decision.
3. Delegate to the General Manager authority to execute the contracts and any other document necessary for the contracts.

Reason for Report:

To seek Council approval to enter into contract following a public Tender process.

Report:

The Central NSW Joint Organisation (CNSWJO) on behalf of participating member councils, has undertaken a formal Request for Tender (RFT) process to identify suitable providers for the Supply and Delivery of Coldmix Asphalt.

Blayney Shire Council expressed interest in opting into this contract in May 2025, along with other CNSWJO member councils, requesting the Joint Organisation to conduct a procurement process for a new regional contract to commence in approximately November 2025.

CNSWJO has managed the procurement process on behalf of participating member Council and will receive a 3% management fee from the service providers to cover these costs.

An open Request for Quotation/Tender process was undertaken through the CNSWJO eProcure Portal. The Request for Quotation/Tender for the Supply and Delivery of Coldmix Asphalt opened on 25 August 2025 and closed on 15 September 2025.

The Evaluation Panel undertook an assessment of the responses remotely and participated in a consensus evaluation meeting via videoconference on 25 September 2025. The TEP consisted of the following members, and was assisted by Grace Quinton from CNSWJO:

- Chris Schumacher – Bathurst Regional Council
- Craig Negus – Cowra Shire Council
- Phillip Rolls – Weddin Shire Council

The selection criteria advertised and used in selecting the successful respondents were:

- Product - 15%
- Customer Service and Delivery - 10%
- Quality, Safety and Environment - 40%
- Pricing - 35%

The following companies submitted tender responses for S1_2025: Supply and Delivery of Coldmix Asphalt for Central NSW Councils (in alphabetical order):

- Bitupave Ltd
- Civil Independence Industries Pty Ltd
- Downer EDI Works Pty Ltd
- Fenworx Pty Ltd
- Fulton Hogan Industries Pty Ltd

At the conclusion of the evaluation, the Evaluation Panel agreed to recommend Downer EDI Works Pty Ltd, Fulton Hogan Industries Pty Ltd and Civil Independence Industries Pty Ltd as the successful providers to the Regional Panel for the Supply and Delivery of Coldmix Asphalt.

The recommended providers were selected based on their:

1. Delivering the best value for money,
2. offering a strategically diverse range of serviceable locations for councils, and
3. achieving the top three scoring submissions in response to the RFX

The evaluation panel were consulted and agreed that due to the limited availability of 5mm coldmix among the top-three ranked suppliers, CNSWJO consulted participating councils, several of which confirmed regular procurement of this product. As a result, the panel recommended including the fifth-ranked supplier, Bitupave Ltd, on the panel specifically for the supply of 5mm coldmix.

At the conclusion of the evaluation, the Evaluation Panel agreed to recommend Downer EDI Works Pty Ltd, Fulton Hogan Industries Pty Ltd and Civil Independence Industries Pty Ltd as the successful providers to the Regional Panel for the Supply and Delivery of Coldmix Asphalt.

The recommended providers were selected based on their:

- Delivering the best value for money,
- offering a strategically diverse range of serviceable locations for councils, and
- achieving the top three scoring submissions in response to the RFX

The evaluation panel were consulted and agreed that due to the limited availability of 5mm coldmix among the top-three ranked suppliers, CNSWJO consulted participating councils, several of which confirmed regular procurement of this product. As a result, the panel recommended including the fifth-ranked supplier, Bitupave Ltd, on the panel specifically for the supply of 5mm coldmix.

The term of the contract is 2 years, 1 March 2026 to 29 February 2028, with an optional 12-month extension.

Risk/Policy/Legislation Considerations:

Tendering was undertaken in accordance with the Local Government Act and regulation.

Budget Implications:

All orders under this contract would be made within existing budget allocations.

It is noted that Blayney Shire Council historically has not exceeded the \$250,000 threshold for coldmix contracts. The use of coldmix is typically reactive works due to unforeseen weather conditions and staff cannot predict its use. Staff are therefore seeking to opt into this contract for procurement efficiencies and mitigate risk in the instance of reaching tender threshold in the contract period.

Enclosures (following report)

Nil

Attachments (separate document)

1 S2_2025 Evaluation Report 7 Pages

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

24) CONTRACT S3 2025: SUPPLY AND DELIVERY OF CONCRETE STORMWATER DRAINAGE PIPES

Department: Infrastructure Services

Author: Director Infrastructure Services

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

File No: RD.AD.1

Recommendation:

That Council:

1. Enter into contract with Holcim (Australia) Pty Ltd for the Supply and Delivery of Concrete Drainage Pipes
2. Advise the Central NSW Joint Organisation of its decision.
3. Delegate to the General Manager authority to execute the contract and any other document necessary for the contract.

Reason for Report:

To seek Council approval to enter into contract following a public Tender process.

Report:

The Central NSW Joint Organisation (CNSWJO), on behalf of participating member councils, has undertaken a formal Request for Tender (RFT) process to identify a suitable provider for the Supply and Delivery of Concrete Stormwater Drainage Pipes.

Blayney Shire Council expressed interest in opting into this contract in May 2025, along with other CNSWJO member councils, requesting the Joint Organisation to conduct a procurement process for a new regional contract to commence in approximately November 2025.

CNSWJO has managed the procurement process on behalf of participating member councils and will receive a 2.5% management fee from the service providers to cover these costs.

An open Request for Tender process was undertaken through the CNSWJO eProcure Portal. The Request for Tender for the Supply and Delivery of Concrete Stormwater Drainage Pipes opened on 4 June 2025 and closed on 2 July 2025.

The Evaluation Panel undertook an assessment of the responses remotely and participated in a consensus evaluation meeting via videoconference on 10 July 2025. The TEP consisted of the following members, and was assisted by Grace Quinton from CNSWJO:

- Chris Schumacher – Bathurst Regional Council
- Blake Sharpe – Forbes Shire Council
- Thomas Moore – Parkes Shire Council

The selection criteria advertised and used in selecting the successful respondents were:

- Capacity and Capability- 30%
- Quality Assurance - 5%
- Safety – 25%
- Environmental Sustainability - 10%
- Pricing - 30%

The following companies submitted tender responses for S3_2025: Supply and Delivery of Supply and Delivery of Concrete Stormwater Drainage Pipes for Central NSW Councils (in alphabetical order):

- Holcim (Australia) Pty Ltd

Evaluation rankings were as follows:

1. Holcim (Australia) Pty Ltd

At the conclusion of the evaluation, the Evaluation Panel agreed to recommend Holcim (Australia) Pty Ltd as they were the sole preferred tenderer, demonstrating reasonable capacity and capability to undertake the supply and delivery services and offered the best value for money.

It is recommended that Council accept and sign a contract with Holcim (Australia) Pty Ltd for the Supply and Delivery of Concrete Stormwater Drainage Pipes and advise CNSWJO of its decision.

The term of the contract is 1 March 2026 to 29 February 2028, with an optional 12-month extension.

Risk/Policy/Legislation Considerations:

Tendering was undertaken in accordance with the Local Government act and regulation.

Budget Implications:

Utilisation of this contract will be down so in accordance with Council adopted budget allocations.

Enclosures (following report)

Nil

Attachments (separate document)

- 1 S3_2025 Evaluation Report 12 Pages

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

25) FLYERS CREEK WIND FARM - TV TOWER - RETRANSMISSION LICENSING

Department: Infrastructure Services

Author: Director Infrastructure Services

CSP Link: 2. A connected, healthy and inclusive community

File No: RD.AD.1, IAPP/96047

Recommendation:

That Council:

1. Approves acting as the apparatus licence holder for the Flyers Creek Wind Farm retransmission tower as the self-help provider.
2. Require all costs, risks and obligations associated with the design, construction, operation, maintenance and decommissioning of the facility would remain entirely with Iberdrola Australia or its contractors.
3. Delegates Authority to the Mayor and General Manager to affix Council Seal and execute agreement with Flyers Creek Wind Farm on behalf of Council.
4. Delegates Authority to the General Manager to execute any other documents necessary to give effect to Council acting as the apparatus licence holder of the facility.

Reason for Report:

For Council to make a decision on the nomination as licensee for a privately owned and operated retransmission tower.

Report:

The construction and activation of the Flyers Creek Wind Farm (FCWF) had an unforeseen implication to disruption of local radio transmissions in the area. Approximately 110 residents within the Blayney Shire LGA experienced a degradation in free-to-air television reception following commissioning of the wind farm.

Iberdrola Australia offered and installed Viewer Access Satellite Television (VAST) services for affected residents who elected to receive it, feedback indicated that VAST does not fully replicate the benefits of terrestrial television – particularly in relation to access local and regional Central West news and programming.

To address this gap, Iberdrola Australia is progressing the construction of a new in-area TV re-broadcast facility, to be located wholly within the boundary of the Flyers Creek Wind Farm. The facility will receive existing licenced television services and re-transmit them locally to improve reception quality for affected residents. The facility will not originate content, charge users or generate commercial revenue.

A development application was lodged to Council for the transmission tower, with development approval granted under delegation on 10/11/2025. An application for construction certificate is yet to be received.

The successful design and construct contractor for the broadcast facility will prepare and submit an application for a digital retransmission apparatus licence in the Broadcasting Services Bands to the Australian Communications and Media Authority (ACMA) using the B84 application form. ACMA will undertake a technical and spectrum assessment prior to issuing the licence.

Following discussions with the ACMA, Iberdrola Australia understands that while ACMA may issue an apparatus licence to a non-self-help provider, only entities meeting the definition of a “self-help provider” under section 212A of the Broadcasting Services Act 1992 benefit from statutory copyright protections under Section 212 of that Act.

Local councils are expressly recognised as self-help providers under Section 212A. Accordingly, Iberdrola is seeking Blayney Shire Council’s agreement to act as the apparatus licence holder, with Iberdrola retaining full responsibility of the facility itself. This would negate the copyright broadcasting issues which would normally be associated with a private entity.

It is proposed a Licence Holder Agreement is executed to ensure that there is no financial or operational liability on Council for this facility. A draft agreement is attached to this report.

Risk/Policy/Legislation Considerations:

Iberdrola has emphasised that Blayney Shire Council would operate as a licensee only and would not;

- Own the facility or land
- Fund capital works
- Operate, maintain or monitor the facility.
- Bear any construction, operational or compliance costs.

All costs, risks and obligations associated with the design, construction, operation, maintenance and decommissioning of the facility would remain entirely with Iberdrola Australia or its contractors.

The table below outlines the roles and responsibilities between Iberdrola Australia and Blayney Shire Council for the proposed arrangement.

Role/Responsibility	Iberdrola Australia	Blayney Shire Council
Ownership of facility	✓	
Funding of works and licence fees	✓	
Operation and maintenance	✓	
Apparatus licence holder		✓
Primary technical contact with ACMA	✓	

Budget Implications:

To recognise Council's role as a licence holder, Iberdrola Australia proposes an annual compensation arrangement comprising:

1. ACMA Licence Fees

Reimbursement of any and all ACMA apparatus licence costs, currently estimated as:

- Initial issue charge: approximately \$500
- Annual licence fee: approximately \$1,800

2. Administration Allowance

An amount of \$2,000 per annum (indexed by CPI annually) to cover any of Council's internal administrative effort associated with being the named licence holder (e.g. correspondence, document execution or record-keeping). It is noted that Iberdrola Australia will lead correspondence with ACMA, however some documents and reports may need execution by Council officers.

3. Recognition Payment

An amount recognising Council's role as the license holder totalling \$3,000 per annum (indexed by CPI annually).

Enclosures (following report)

- | | | |
|---|--|---------|
| 1 | Draft Licence Holder Agreement - Flyers Creek TV Tower | 8 Pages |
|---|--|---------|

Attachments (separate document)

Nil

Licence Holder Agreement

Dated 28/01/2026

Parties

Name	Blayney Shire Council ABN 47 619 651 511
Address	91 Adelaide Street, Blayney NSW 2799
Short name	Council

Name	Flyers Creek Wind Farm Pty Ltd ABN 69 130 749 012
Address	Level 22, Governor Phillip Tower, 1 Farrer Place Sydney NSW 2000
Short name	Iberdrola

This parties agree as follows:

1. Definitions

In this agreement:

ACMA means the Australian Communications and Media Authority.

Apparatus Licence means the apparatus licence granted by the ACMA under section 100 of the Radiocommunications Act 1992 (Cth), authorising the operation of the Facility, including any extension, renewal or replacement of that licence.

Administration Fee means the relevant fee set out at Schedule 1.

Apparatus Licence Fee means the relevant fee set out at Schedule 1.

Broadcasting Services Act (or the Act) means the *Broadcasting Services Act 1992* (Cth).

CPI means the consumer Price Index Sydney (All Groups) published by the Australian Bureau of Statistics, or if the Australian Bureau of Statistics stops publishing the CPI, then CPI means the index recommended by the Property Council of Australia as the index that most appropriately replaces the CPI.

Commencement Date means **insert**.

CPI Review Date means each anniversary of the Commencement Date.

Current CPI means for a CPI Review Date, the CPI number for the quarter ending immediately before that CPI Review Date.

Facility means the Flyers Creek TV Re-Broadcast Tower, a digital television retransmission facility to retransmit or rebroadcast television in digital within the broadcasting service bands, located at Flyers Creek.

Fee means:

- (a) the Issue Charge Fee;
- (b) the Apparatus Licence Fee;
- (c) Administration Fee; or
- (d) Recognition Fee,

as applicable (and together, the **Fees**).

[Drafting note: Issue Charge Fee and Apparatus Licence Fee will be paid on a reimbursable basis.]

GST means a goods and services tax, or similar value added tax, levied or imposed under the GST Law.

GST Law has the meaning given to it in *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

Initial Charge Fee means the relevant fee set out at Schedule 1.

License Period means the period for which the Apparatus Licence is granted by the ACMA, including any extension, renewal or replacement of that licence.

Previous CPI means for a CPI Review Date, the CPI number for the quarter ending immediately before the last CPI Review Date (or if there has not been a previous CPI Review Date, the CPI number immediately before the Commencement Date).

Recognition Fee means the relevant fee set out at Schedule 1.

Term means the period as set out in clause 2.

2. Term of the agreement

- 2.1 This agreement commences on the Commencement Date and continues indefinitely until terminated in accordance with clauses 4.4 or 5.7 (the **Term**).
- 2.2 The parties agree and acknowledge that:
 - 2.2.1 the Apparatus Licence may be extended, renewed, reinstated, replaced or otherwise varied by ACMA from time to time; and
 - 2.2.2 the Term continues for so long as the Apparatus Licence (including any extension, renewal, reinstatement, replacement or variation of that licence) remains in effect or is capable of being renewed, reinstated or replaced.
- 2.3 For the avoidance of doubt, this agreement does not terminate upon the revocation, suspension or cancellation of the Apparatus Licence, provided the parties are taking

reasonable steps to obtain its reinstatement, replacement or renewal in accordance with clause 4.

3. Licence holding and responsibilities of parties

- 3.1 Council agrees to be the named applicant for, and holder of, the Apparatus Licence to be issued by the ACMA.
- 3.2 On and from the Commencement Date, Iberdrola must:
- 3.2.1 perform all activities required to assist Council to apply for and obtain the Apparatus Licence; and
 - 3.2.2 with the exception of clauses 3.3.2 and 3.3.3, comply with all conditions required to maintain and renew the licence on behalf of Council.
- 3.3 Council must:
- 3.3.1 use reasonable endeavours to cooperate and provide any assistance requested by Iberdrola (acting reasonably) in connection with:
 - (a) the application for the Apparatus Licence;
 - (b) upon being granted the Apparatus Licence, the fulfilment of any condition of the Apparatus Licence to maintain the licence during the Licence Period; and
 - (c) renewal, replacement or reinstatement (as applicable) of the Apparatus Licence;
 - 3.3.2 comply with any requirement of the Apparatus Licence which:
 - (a) expressly requires an action by the licence holder; and
 - (b) cannot reasonably be satisfied by Iberdrola; and
 - 3.3.3 upon receiving each invoice for the Initial Charge Fee and Apparatus Licence Fee (as applicable) from the ACMA, make payment for these Fees by the due date specified in the relevant invoice.
- 3.4 During the Term of this agreement, Council must not, through an act or omission, cause itself to:
- 3.4.1 breach any condition of the Apparatus Licence; or
 - 3.4.2 prevent Iberdrola from discharging its obligations under clause 3.2.

4. Renewal, reinstatement and replacement of Apparatus Licence

- 4.1 At least 30 days before the expiry of each Licence Period, Iberdrola may give Council written notice that it wishes to renew the Apparatus Licence.
- 4.2 If Iberdrola provides a notice under clause 4.1, Council must cooperate in good faith with Iberdrola and take all reasonable steps required of it (as licence holder or prospective licence holder) to enable an application for renewal of the Apparatus Licence.
- 4.3 In addition to clauses 4.1 to 4.2, Council must act in good faith and take all reasonable steps to assist Iberdrola to enable an application for reinstatement or replacement of the Apparatus Licence if it is revoked, suspended or cancelled prior to the expiry of a Licence Period.
- 4.4 If, after acting in good faith and taking all reasonable steps, ACMA rejects an application for:
- 4.4.1 subject to clause 4.2, a renewal of the Apparatus Licence; or
 - 4.4.2 subject to clause 4.3, reinstatement or replacement (as applicable) of the Apparatus Licence,
- Iberdrola may terminate this agreement by written notice.

5. Fee

- 5.1 Subject to clause 3.3.3 and this clause 5, Council may invoice Iberdrola, and Iberdrola must pay the:
- 5.1.1 Issue Charge Fee; and
 - 5.1.2 Apparatus Licence Fee,
- as applicable.
- 5.2 Within 20 business days of the Council issuing a tax invoice under clause 5.1, Iberdrola must pay the Issue Charge Fee and the Apparatus Licence Fee, as applicable.
- 5.3 Iberdrola must pay Council the Administration Fee and the Recognition Fee within 20 business days of:
- 5.3.1 the Commencement Date; and
 - 5.3.2 each anniversary of the Commencement Date.
- 5.4 Each invoice submitted by the Council must conform to the requirements of this clause 3 and must specify:
- 5.4.1 the date of the invoice;
 - 5.4.2 details of the electronic bank account into which payment is to be paid; and
 - 5.4.3 the amount of GST payable, if applicable.
- 5.5 In relation to the tax invoice for the Issue Charge Fee and the Apparatus Licence Fee, the parties acknowledge and agree that:
- 5.5.1 each Fee is paid on a reimbursable basis; and

- 5.5.2 evidence of each of these Fees paid to ACMA, on a periodic basis by Council, must be provided.
- 5.6 The Administration Fee and Recognition Fee will be adjusted annually on and from each CPI Review Date to an amount represented by A in the following formula:

$$A = B \times \frac{\text{Current CPI}}{\text{Previous CPI}}$$

where:

B = the relevant Fee payable for the 12 months immediately before the CPI Review Date.

- 5.7 Council may terminate this agreement by written notice if Iberdrola fails to pay a Fee when due and that default continues after Council has given not less than 20 business days written notice to Iberdrola requiring Iberdrola to remedy the default.

6. GST

- 6.1 A capitalised term which is not defined in this agreement but is defined in the GST Law has the meaning given to that term in the GST Law.
- 6.2 Any consideration or amount payable under this agreement (Consideration) is exclusive of GST.
- 6.3 If GST is or becomes payable on a Supply made under or in connection with this agreement, an additional amount (**Additional Amount**) is payable by the party providing consideration for the Supply (**Recipient**) equal to the amount of GST payable on that Supply as calculated by the party making the Supply (**Supplier**) in accordance with the GST Law.
- 6.4 The Additional Amount payable under clause 6.3 is payable at the same time and in the same manner as the Consideration for the Supply but is only payable on receipt of a valid Tax Invoice.

7. General

7.1 Governing law

This agreement is governed by the law applying in New South Wales and the parties submit to the non-exclusive jurisdiction of the courts of New South Wales.

7.2 Variation

This agreement may only be varied by a document executed by the parties.

7.3 Severability

7.3.1 Any provision of this agreement that is held to be illegal, invalid, void, voidable or unenforceable must be read down to the extent necessary to ensure that it is not illegal, invalid, void, voidable or unenforceable.

7.3.2 If it is not possible to read down a provision as required by this clause, part or all of the clause of this agreement that is unlawful or unenforceable will be severed from this agreement and the remaining provisions continue in force.

7.4 **Waiver**

The failure of a party at any time to insist on performance of any provision of this agreement is not a waiver of the party's right at any later time to insist on performance of that or any other provision of this agreement.

7.5 **Further assurance**

Each party must promptly execute and deliver all documents and take all other action necessary or desirable to effect, perfect or complete the transactions contemplated by this agreement.

Signing Page

Executed by the parties as an agreement

THE SEAL of the **BLAYNEY SHIRE**)
COUNCIL was hereunto affixed pursuant to)
a resolution of the Council dated the)
_____ day of _____ in the)
presence of:)
)

Mayor

General Manager

Full Name (print)

Full Name (print)

Executed by Flyers Creek Wind Farm Pty Ltd in)
accordance with s 127(1) of the *Corporations Act*)
2001:

.....
Signature of Director

.....
Signature of Director/Company Secretary

.....
Print full name

.....
Print full name

Schedule 1 – Fees amounts

Item	Fee description	Amount
1.	Issue Charge Fee	As per ACMA invoice
2.	Apparatus Licence Fee	As per ACMA invoice
3.	Administration Fee	\$2,000.00
4.	Recognition Fee	\$3,000.00

26) 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 for the period 1 October 2025 to 31 December 2025.

Reason for Report:

To update Council on development applications and complying development certificates determined during the period 1 October 2025 to 31 December 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 - October to December 2025 | 4 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
2025/0050/1	27/11/2025	Southwell Design and Drafting	Alterations & Additions to Existing Dwelling	13 Crowson St Millthorpe	09/12/2025	<i>Modification</i>
2025/0014/1	20/11/2025	Patrick Laurence Tree	Installation of Manufactured Home	115 Richards Lane Millthorpe	09/12/2025	<i>Modification</i>
2025/0090	18/11/2025	Bassman Drafting Services	Erection of a Dwelling	6 Starr Place Blayney	18/12/2025	455,244.00
2025/0091	18/11/2025	Bassman Drafting Services	Erection of a Dwelling	36 Buesnel Lane Millthorpe	02/12/2025	1,200,000.00
2025/0056/1	12/11/2025	Sue Sutton	Alterations and Additions to Existing Dwelling (modification change to cladding).	186 Charles Booth Way Millthorpe	13/11/2025	<i>Modification</i>
2025/0088	10/11/2025	Gallymont Investments Pty Ltd	Demolition of Sheds	2 Percy St Blayney	27/11/2025	220.00
2025/0085	05/11/2025	Southwell Design and Drafting	Erection of a Dwelling	27 Queen St Blayney	16/12/2025	490,000.00
2025/0086	05/11/2025	Peter Basha Planning & Development	Subdivision (Boundary Adjustment)	2573 Hobby's Yards Rd Barry	11/11/2025	-
2025/0087	05/11/2025	Peter Basha Planning & Development	Subdivision (Boundary Adjustment)	399 Mallowgrove Rd Blayney	01/12/2025	-
2024/0006/2	04/11/2025	Felicity Slattery	Alterations and additions to existing guesthouse accommodation, Erection of Three (3) cabin accommodation units, pool and new dwelling	12 Naylor St Carcoar	04/12/2025	<i>Modification</i>

2025/0084	03/11/2025	Southwell Design and Drafting	Alterations and Additions to Existing Dwelling	24 Park St Millthorpe	09/12/2025	259,750.00
2025/0083	22/10/2025	Peter Basha Planning & Development	Erection of a Dwelling	346 Wattersons Lane Forest Reefs	06/11/2025	741,060.00
2025/0080	20/10/2025	Calare Civil Pty Ltd	Erection of a Dwelling	13 Selwyn St Barry	20/11/2025	41,000.00
2025/0081	20/10/2025	Bassman Drafting Services	Erection of a Dwelling	58 Springvale Lane Millthorpe	04/11/2025	650,000.00
2025/0079	15/10/2025	Fernleigh Drafting	Erection of a Shed	23 Raphael St Blayney	08/12/2025	30,536.00
2025/0082	14/10/2025	Flyers Creek Windfarm Pty Ltd	Telecommunications Facility	266a Gap Rd Carcoar	10/11/2025	550,000.00
2024/0034/1	08/10/2025	Kenneth McRae	Alterations and Additions to an Existing Dwelling	60 Victoria St Millthorpe	16/10/2025	<i>Modification</i>
2024/0004/1	26/09/2025	Suzanne McGregor	Five (5) Lot Subdivision	78 Clover Ridge Rd Millthorpe	22/10/2025	<i>Modification</i>
2025/0077	26/09/2025	Bassman Drafting Services	Installation of 300,000L Rainwater Tank	58 Springvale Lane Millthorpe	17/10/2025	33,000.00
2022/0013/1	22/09/2025	Nicholas Reeks	Erection of Multi Dwelling Housing (Dwelling 5)	39 Adelaide St Blayney	16/10/2025	<i>Modification</i>
2025/0076	22/09/2025	Peter Basha Planning & Development	Subdivision (Boundary Adjustment)	207 Long Swamp Rd Forest Reefs	23/10/2025	-
2017/0103/1	19/09/2025	Catherine Anne Schuller & Lachlan Dougal Mairs	Erection of a Dwelling	2 Millpost Creek Rd Mandurama	22/10/2025	<i>Modification</i>
2025/0075	19/09/2025	Designs At M	Erection of a Greenhouse	86 Charles Booth Way Millthorpe	16/10/2025	18,979.00
2025/0074	18/09/2025	David Pidcock	Dual Occupancy Units	14 Starr Place Blayney	12/11/2025	942,920.00

2025/0072	17/09/2025	David Pidcock	Erection of Dual Occupancy Units and Subdivision	18 Starr Place Blayney	12/11/2025	876,920.00
2025/0073	16/09/2025	Richard Mark Southwell	Erection of Damaged Veranda	2 Belubula St Carcoar	17/11/2025	73,000.00
2025/0070	08/09/2025	Andrew Gullon Ritchie	Erection of a Secondary Dwelling	12 Adelaide Lane Blayney	16/12/2025	191,396.37
2025/0066	25/08/2025	Currajong Pty Ltd	Two (2) Lot Subdivision	39-41 Stillingfleet St Blayney	17/11/2025	-
2025/0064	11/08/2025	Currajong Pty Ltd	Temporary Events and Dual Occupancy	3982 Mid Western Hwy Blayney	04/12/2025	30,000.00
					Total	6,584,025.37

2. Applications currently under assessment

DA NUMBER	APPLICATION DATE	APPLICANTS NAME	APPLICATION DESCRIPTION OF WORK	PROPERTY ADDRESS	VALUE
2025/0097	17/12/2025	Miranda Corkin	Erection of a Dwelling	6 Egbert St Neville	654,000.00
2024/0073/1	15/12/2025	L-Con Building & Constructions	Erection of a Dwelling	4 Palmer St Blayney	<i>Modification</i>
2017/0022/4	11/12/2025	Paul Johannes Els	Erection of a Cottage	16 Collins St Carcoar	<i>Modification</i>
2025/0095	10/12/2025	Bassman Drafting Services	Erection of a Dwelling	6 Knox Place Millthorpe	645,260.00
2025/0096	10/12/2025	Bassman Drafting Services	Erection of a Dwelling	10 Knox Place Millthorpe	647,560.00
2022/0007/1	05/12/2025	Neil Kable	Erection of a Dwelling	10 Marsden St Barry	<i>Modification</i>
2025/0093	02/12/2025	B&J Flowers Pty Ltd	Erection of a Dwelling	633 Fairford Rd Neville	644,750.00
2025/0094	02/12/2025	Andrew Saunders Property Pty Ltd	Subdivision (Lot Consolidation)	2 Toners Lane Millthorpe	-
2025/0092	25/11/2025	GJ Gardner Homes	Erection of a Dwelling	51 Crowson St Millthorpe	827,664.00
2017/0129/2	19/11/2025	Blazley Leesa	Erection of a Dwelling	28 Wirraway Lane Carcoar	<i>Modification</i>
2025/0089	11/11/2025	Richard Mark Southwell	Erection of a Dwelling and Detached Garage	53 Crowson St Millthorpe	879,917.00
2025/0078	07/10/2025	TK Worboys Drafting and Design	Erection of a Dwelling	5 Starr Place Blayney	554,000.00
2025/0071	11/09/2025	Anthony Daintith Town Planning	Ten (10) Lot Subdivision	4070 Mid Western Hwy Blayney	-
2025/0061	31/07/2025	EDPR Australia Pty Ltd	Solar Farm	180 Greghamstown Road Blayney	17,930,694.00
2025/0044	13/06/2025	Tina Alexandra	Retail	9 Pym St Millthorpe	10,000.00
2025/0007	24/01/2025	Evan Lee Pty Ltd	Alternations and Additions to hotel	29 Park St Millthorpe	451,502.15
				Total	23,245,347.15

27) DA 2025/0007 ALTERATIONS AND ADDITIONS TO HOTEL AT 29 PARK STREET MILLTHORPE (COMMERCIAL HOTEL)**Department:** Planning and Environmental Services**Author:** Manager Development Assessment**CSP Link:** 4. A diverse, vibrant and sustainable economy**File No:****Recommendation:**

That Council:

1. Note the two submissions received in relation to Development Application 2025/0007; and
2. Consent to Development Application 2025/0007 for Alterations and Additions to Existing Hotel on Lot 92 DP 122851, 29 Park Street, Millthorpe subject to draft conditions of consent.

Reason for the Report:

For Council to consider and determine Development Application DA 2025/0007 for Alterations and Additions to Existing Hotel on Lot 92 DP 122851, 29 Park Street, Millthorpe.

The matter is reported to Council as the application was notified to adjoining landowners in accordance with the Blayney Shire Community Participation Plan 2020. The initial notification period occurred between 30 January 2025 and 13 February 2025. A second neighbour notification period occurred from the 5 November 2025 to 19 November 2025 due to changes in the submitted plans for both the hotel and detached new building. During these notification periods, 2 submissions were received. The objecting submissions identified a wide range of issues which are addressed in the body of this report.

Report:

An application summary is provided in the table below:

Applicant:	Evan Lee
Owner:	Kunghurloo Pty Ltd
Application No:	DA 2025/0007
Zone:	RU5 Village
Date Received:	28/01/2025
Assessment No:	A3506974
Property:	Lot 92 DP 122851, 29 Park Street, Millthorpe
Proposed Development:	DA 2025/0007 Alterations and Additions to Hotel at 29 Park Street Millthorpe (Commercial Hotel)

EXECUTIVE SUMMARY

A development application has been lodged seeking Council's consent for alterations and additions to a building used for hotel or motel accommodation at Lot 92, DP 1228751, 29 Park Street, Millthorpe.

The existing building is single storey and will contain seven motel rooms plus a manager's room. A new building is proposed to the rear of the existing building to contain four motel rooms. All rooms will have their own bathrooms, with two of the rooms having accessible bathrooms.

The existing building is a heritage item and the site is located in the Millthorpe Heritage Conservation Area.

The development is proposed to be undertaken in two stages. The first stage will be the renovations of the existing building, while stage 2 will be the construction of the new building.

The location of the subject land is shown below.



Figure 1: The subject property

PROPOSED DEVELOPMENT

The application seeks consent for alterations and additions to hotel or motel accommodation at 29 Park Street, Millthorpe. The alterations relate to the provision of bathrooms for each of the motel rooms. Further, one existing large room will be split into two rooms (one motel room and one bathroom) through a new dividing wall. The alterations change the number of rooms in the existing building from 7 to 8 (excluding the Manager's room).

The additions consist of the construction of a new building on piers containing four new motel rooms, each with a bathroom. One of these rooms will be an accessible room. An access ramp is also proposed to be provided. The new building will be built with corrugated galvanised cladding to the walls and roof.

No clearing is required as the site is cleared of native vegetation. No earthworks other than for building footings is required.

Vehicular access to the site is via a right of carriageway over an adjoining lot (37 Victoria Street). This area has been partly planted with shrubs and no longer provides practical vehicular access to the site. It does however provide pedestrian access. An easement for sewage is located on the lot and over the adjoining lot at 37 Victoria Street and a drainage easement is located on the adjoining lot in favour of the subject lot.

Figure 2 below provides the proposed layout of the development. Figure 3 provides an 3D view of the proposed new building.

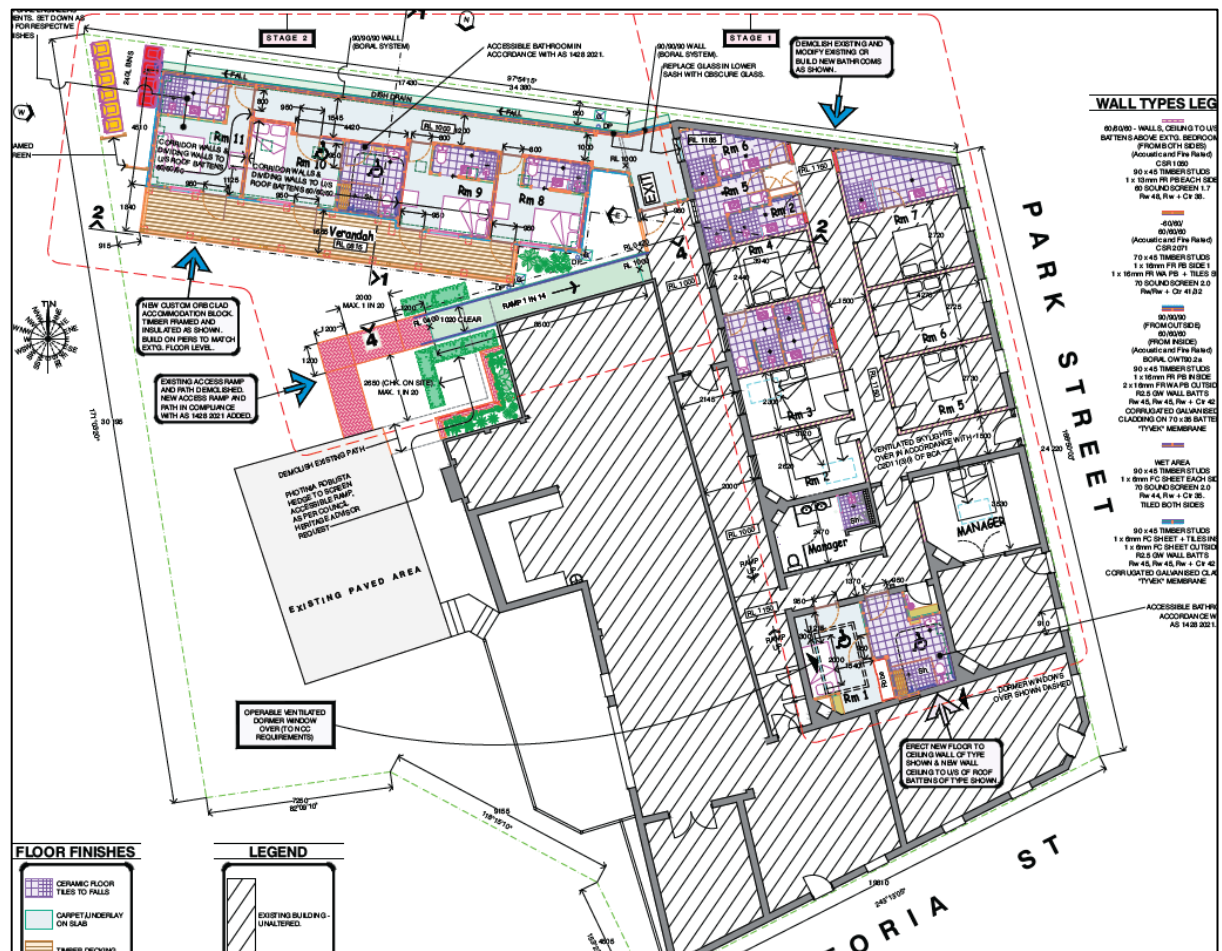


Figure 2: Development Layout



Figure 3: 3D view of new accommodation building

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 assessed by Council's Heritage Advisor who initially rejected the proposal due to changes proposed to significant fabric in the existing building and the design of the proposed addition.

Amended plans were prepared by the applicant to the satisfaction of Council's Heritage Advisor. The proposal is considered acceptable having regard to the impact on the heritage item and the Millthorpe heritage conservation area.

(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 and improved tourist and visitor accommodation in a manner that minimises structural works to the existing building and minimises earthworks for the new building.

(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 land zoned for village purposes 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 on the site of a heritage item and in a heritage conservation area, however, subject to conditions, the proposed development will not have a significant impact on the item or the conservation area. 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 – Not relevant to this proposal.

(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 development of a village 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:	RU5 Village
Lot size:	Not applicable to the proposed development.
Heritage:	The subject site is situated on the site of a heritage item and within a heritage conservation area. There are a number of 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 item, the heritage conservation area or heritage items in the vicinity of the site.
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 benefitted by an easement to drain water and sewer and rights of footway and carriageway. The proposed development does not impact negatively on the easements or right of footway and carriageway.

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 RU5 Village. The objectives of the RU5 zone are:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage and provide opportunities for population and local employment growth commensurate with available services.*
- *To minimise the impact of non-residential uses and ensure those uses are in character and compatible with the surrounding residential development.*

The proposed development is consistent with the above objectives as it provides accommodation for 'fly in fly out' (fiffo) workers 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

No subdivision is proposed.

Part 5 – Miscellaneous Provisions

Clause 5.10 Heritage Conservation

The subject site is situated on the site of a heritage item and within a heritage conservation area. There are a number of heritage items in the vicinity of the site.

The development was assessed by Council's Heritage Advisor who initially rejected the proposal due to changes proposed to significant fabric in the existing building and the design of the proposed addition. Amended plans were prepared by the applicant to the satisfaction of Council's Heritage Advisor, subject to conditions. The proposal is considered acceptable having regard to the impact on the heritage item and the Millthorpe heritage conservation area.

Heritage Advisor's Comment	Comment Recommendation /
<ul style="list-style-type: none"> Review the ramp details as the steel balustrading does not appear to include the standard 150mm kick rail on each side of the ramp. 	A condition to this effect is recommended.
<ul style="list-style-type: none"> Confirm the paint colours on the external elements of the new building and the existing building which require painting – this may be conditioned. 	A condition to this effect is recommended.
<ul style="list-style-type: none"> Confirm the number of new plants and their species to assist certification – may be conditioned. 	A condition to this effect is recommended.
<ul style="list-style-type: none"> Review the proposed openable dormer window to indicate that operable Velux rooflights are not acceptable for this function, as they would be preferred for architectural minimalism on the heritage building, in place of a separate new roof structure. 	A condition to this effect is recommended.

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 new building is to be directed to the existing drainage easement and is deemed to be satisfactory. Subject to 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. The new building will be serviced with reticulated water, sewer, electricity and telecommunications. No vehicular access is available to the site. Stormwater will be discharged to an existing drainage easement.

The development application was referred to Council's Infrastructure Services Department who has not imposed any additional servicing requirements as the development will utilise existing infrastructure. Additionally, pre and post development sewer ETS are equivalent and therefore additional headworks charges do not 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).

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 a long history of commercial use, originally as a hotel and then for hotel or motel accommodation. There is no evidence of any previous use likely to have caused contamination. The subject land is therefore considered suitable for the proposed development.

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 does not require a variation to a DCP control.

**Part D Commercial, Community and Industrial Development
Part D2 Commercial and Community Buildings and Design**

Objective/Performance Criteria	Assessment Comments
D2.1 Site Selection and Land Use Conflicts	The design of the development is considered satisfactory having regard to topography, climate and natural environment. The proposal is considered a sympathetic addition to the heritage item and will have no significant impact on the heritage conservation area. The proposal maintains reasonable amenity for adjoining development.

D2.2 General Building Setbacks	The proposal does not change existing building setbacks to road frontages. New development is located to the rear of the existing building. The new building will have a 950mm setback to the northern side boundary and 915mm to the western side boundary and can comply with the NCC.
D2.3 Setbacks – Zone B2 Local Centre	Not applicable.
D2.4 Setbacks – Zone B5 Business Development	Not applicable.
D2.5 Setbacks – Zone RU5 Village & Zone B6 Enterprise Corridor	The proposal does not change existing building setbacks to road frontages. New development is located to the rear of the existing building. The new building will have a 950mm setback to the northern side boundary and 915mm to the western side boundary will not cause overlooking or overshadowing of the adjoining properties.
D2.6 Building Height & Bulk	The proposal does not change the height of the existing building. The new building will have a roof height lower than the existing building. The proposal is considered acceptable in relation to building height and bulk.
D2.7 Building Design	The proposal does not change the existing front façades of the existing building and the new building is to the rear of the existing building and will not be overly visible from public places. The proposal is considered acceptable in relation to building design.
D2.8 Structures over Public Footpaths/Roads (Awnings & Balconies)	Not applicable.
D2.9 Street Trading / Footpath Dining	Not applicable.

Part D4 Access & Parking

Objective/Performance Criteria	Assessment Comments
D4.1 General Controls	Not applicable.
D4.2 Vehicle Access	Practical vehicle access is not available to the subject site.
D4.3 Circulation & Loading/Unloading	Not applicable.
D4.4 Parking	No on-site car parking currently exists or is proposed to be provided. As practical vehicle access to the site is not available, no on-site parking is able to be provided.
D4.5 Pedestrian Access and Mobility	Pedestrian access is available to the site and an accessible ramp is proposed to be

	provided to the finished floor level of the existing and new buildings.
D4.6 Parking and Safety	Not applicable.
D4.7 Off Street Car Parking	<p>No on-site car parking is proposed to be provided.</p> <p>A variation to the car parking requirement has been requested. See D4.8 below.</p>
D4.8 Exemptions to Off Street Car Parking Requirements	<p>The DCP provides for exemptions to off street car parking requirements in certain circumstances, including for changes of use where there is no additional space for on-site parking, for heritage items and where there are site constraints that make it physically impossible to provide car parking.</p> <p>The subject proposal is a change of use on the site of a heritage item and with no practical vehicle access to the site, on-site parking cannot be physically achieved. Therefore, the proposal meets the requirements for an exemption to the parking requirements.</p> <p>It is also relevant to consider the difference in parking requirement between the previous use of the site and the proposed use. The previous use was a hotel with 7 accommodation rooms. This use requires parking at a rate of 1 space per 5m² of bar, lounge, beer garden, auditorium, games room, restaurant + 1 space per 3 staff (peak staff level) + 1 space per bedroom/unit. While the exact area of the former bar and lounge, etc, areas is not known, a conservative estimate, based on the development plans is that it was approximately 100m². Assuming (again conservatively) that the peak staffing level was 3 persons, the parking requirement for the previous use was 28 spaces (20 for bar area, 1 for staff and 7 for the accommodation rooms).</p> <p>The proposed development results in a total of 12 accommodation rooms and no use is proposed in the former bar/lounge area. Therefore, a total of 12 spaces is required.</p> <p>As the parking requirement for the proposed development is less than the</p>

	<p>parking requirement for the previous use of the land, it is considered that the proposal does not result in an increase in demand for parking generally in the area, as the previous use generated a greater demand than the proposed use.</p> <p>The applicant has also argued that as the proposed accommodation rooms are to be used by fly in fly out workers, they will not have individual cars and will be transported to and from the site in minivans or buses.</p> <p>Based on the above, the proposal is considered acceptable despite no car parking being provided on site.</p>
D4.9 Table of Car Parking Requirements	See discussion above.

Part D5 Ancillary Development

Objective/Performance Criteria	Assessment Comments
D5.1 Open Storage, Utility and Service Areas	Not applicable.
D5.2 Solid Waste Management	Adequate space is provided for waste bins.
D5.3 Landscaping	A landscape plan was submitted with the development application. Subject to confirmation of the number of new plants and their species, the proposal is considered acceptable in relation to landscaping.
D5.4 Fencing	No new fencing is proposed.
D5.5 Advertising and Signage	No new signage is proposed.
D5.6 External Lighting	The proposal can comply.

Part D6 Site Planning, Earthworks & Utilities

Objective/Performance Criteria	Assessment Comments
D6.1 Site Planning	The design of the development is considered satisfactory having regard to topography, climate and natural environment. The proposal is considered a sympathetic addition to the heritage item and will have no significant impact on the heritage conservation area. The proposal maintains reasonable amenity for adjoining development.
D6.2 Earthworks	Minimal earthworks are required for building footings. The extent of earthworks is considered appropriate having regard to the impact on adjoining properties, access and drainage.

D6.3 Building Near Utilities	The proposal avoids building over easements and utilities.
D6.4 Connection to Utilities	The development will be connected to all essential utilities.
D6.5 Siting & Visibility of Utilities	The proposal can comply.
D6.6 Liquid Trade Waste	Not applicable.
D6.7 On-Site Sewage Management	Not applicable.
D6.8 Water & Energy Efficiency	Not applicable.

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	Stormwater will be discharged to an existing drainage easement.

Part G6 Land Contamination

Objective/Performance Criteria	Assessment Comments
G6.2 Objectives	The land has a long history of commercial use, originally as a hotel and then for hotel or motel accommodation. There is no evidence of any previous use likely to have caused contamination. 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 H3 Development of Heritage Items

Objective/Performance Criteria	Assessment Comments
H3.1 Demolition	Minor internal demolition is proposed. The application has been considered by Council's Heritage Advisor who has no objection to approval subject to conditions.
H3.2 Subdivision	Not applicable.
H3.3 Adaptive Reuse	The proposed development is a suitable adaptive reuse of the existing building.
H3.4 Scale and Proportion	No change is proposed to the street elevations of the existing heritage

	building. The proposed building is located and designed to respect the scale of the heritage building and will not be overly visible from a public place.
H3.5 Materials and Colours	Subject to confirmation of the proposed paint colours, the proposal is considered acceptable in relation to materials and colours.
H3.6 Doors and Windows	No change is proposed to original doors and windows visible from public places. New windows and doors in the proposed addition will not be overly visible from a public place.
H3.7 Fencing and Gates	Not applicable.
H3.8 Landscaping Elements	A landscape plan was submitted with the development application. Subject to confirmation of the number of new plants and their species, the proposal is considered acceptable in relation to landscaping.
H3.9 Outbuildings and Rainwater Tanks	Not applicable.
H3.10 Advertising and Signage	Not applicable.

Part H4 Development in the vicinity of Heritage Items

Objective/Performance Criteria	Assessment Comments
H4.1 Siting, Scale and Proportion	The proposed addition is to the rear of the existing heritage item and will not be overly visible from the street or from nearby heritage items.
H4.2 Materials and Colours	Subject to confirmation of the proposed paint colours, the proposal is considered acceptable in relation to materials and colours.

Part H5 Development within Heritage Conservation Areas

Objective/Performance Criteria	Assessment Comments
H5.1 Scale and Form	The proposed addition is to the rear of the existing heritage item and will not be overly visible from the street or from nearby heritage items.
H5.2 Siting	The proposal does not change existing building setbacks to road frontages. New development is located to the rear of the existing building.
H5.3 Materials and Colours	Subject to confirmation of the proposed paint colours, the proposal is considered acceptable in relation to materials and colours.

H5.4 Doors and Windows	No change is proposed to original doors and windows visible from public places. New windows and doors in the proposed addition will not be overly visible from a public place.
H5.5 Outbuildings	Not applicable.
H5.6 Fencing	No new fencing is proposed.
H5.7 Advertising and Signage	Not applicable.

Developer Contributions

Blayney Local Infrastructure Contributions Plan 2022

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

The Blayney Local Infrastructure Contributions Plan 2022 identifies that Section 7.12 levies apply to development that is not Type A (residential) or Type B (Heavy Haulage) development 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 liable for 7.12 contributions as the development is for works that is not residential in nature and has an estimated development cost in excess of \$200,000. A condition of consent requiring the payment of contributions at 1% of the total development cost will be imposed. Payment is required prior to the release of any construction 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))**
Minor internal demolition is proposed. An appropriate condition of consent is recommended.

- **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))**
N/A

- **Fire safety and other considerations (Clause 62)**
Appropriate conditions are recommended.

- **Buildings to be Upgraded (Clause 64)**
The upgrade report provided by Credwell Consulting has been reviewed by Council's Senior Building Surveyor. A condition of consent has been included requiring the existing building to be upgraded in accordance with the BCA Assessment Report by Credwell Consulting, Ref. No. 240716-BCA DA Report-r3 dated 24/10/2025.

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 accommodation for fly in fly out workers will provide positive social and economic impacts for the area.

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 accommodation within the village of Millthorpe provides housing for essential workers and promotes economic activity across a range of industries.

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

The initial notification period occurred between 30 January 2025 and 13 February 2025. A second neighbour notification period occurred from the 5 November 2025 to 19 November 2025 due to changes in the submitted plans for both the hotel and detached new building. During these notification

periods, 2 submissions were received. The issues raised are addressed below.

Issue 1: The existing building is not vacant and has been used for FIFO and short term rental accommodation.

Response: Noted.

Issue 2: Accommodation for FIFO workers does not assist the local economy.

Response: FIFO workers can contribute to the local economy through the purchase of food and other items in local shops. Providing accommodation for FIFO workers facilitates broader economic development in the region through the ability to house staff various industries and developments.

Issue 3: Lack of On-Site Car Parking

Response: The parking requirement for the proposed development is less than the parking requirement for the previous use of the land (hotel). It is therefore considered that the proposal does not result in an increase in demand for parking generally in the area, as the previous use generated a greater demand than the proposed use. The submitter also suggests that approving this application with a lack of on-site parking may force council to reconsider previous applications which were not supported. However, each application must be considered on its individual merits. There is an individual rationale outlined in this report which may be entirely different to other proposals. Consideration of other proposals is also not a matter for consideration under the Environmental Planning and Assessment Act.

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.

Enclosures (following report)

Nil

Attachments (separate document)

1	Draft Conditions of Consent	4 Pages
2	Description of Proposed Amendment	2 Pages
3	BCA Assessment Report	37 Pages
4	Access Report	20 Pages
5	Architectural Plans	7 Pages
6	Submission 1	1 Page
7	Submission 2	1 Page

8 Submission 1 (not redacted)

1 Page

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.

28) PP-2025-1739 PLANNING PROPOSAL 34 CHARLES STREET, BLAYNEY - LEP AMENDMENT TO INCLUDE ZONING CHANGES (RU2 TO R2) AND MINIMUM LOTS SIZE (100HA TO 2000M2)

Department: Planning and Environmental Services

Author: Manager Development Assessment

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

File No: LP.ZN.7

Recommendation:

1. That Council Submit the Planning Proposal to the Minister of Planning in accordance with Section 3.34(1) of the Environmental Planning and Assessment Act 1979, requesting Gateway Determination, pursuant to Section 3.34(2) of the Environmental Planning and Assessment Act 1979.
2. Request delegation to finalise and make the draft Local Environmental Plan pursuant to Section 3.36 of the Environmental Planning and Assessment act 1979.
3. Exhibit the draft site specific Chapter of Council's Development Control Plan concurrently with the Planning Proposal and delegate authority to the General Manager to make any necessary refinements to the version attached to the business paper.

Reason for Report:

To advise Council of the receipt of a Planning Proposal seeking zoning and minimum lot size changes to Council's Local Environmental Plan as it relates to land in Charles Street, Blayney.

Report:

A Planning Proposal has been submitted by a Planning Consultant seeking Council support to rezone land located at 34 Charles Street, Blayney (legally identified Lots 11-18 Section 8 DP 758121 and Lot 2 DP 1214094) from RU2 Rural Landscape to R2 Low Density Residential and amend the minimum lot size from 100 hectares to 2000m² under the BLEP 2012.

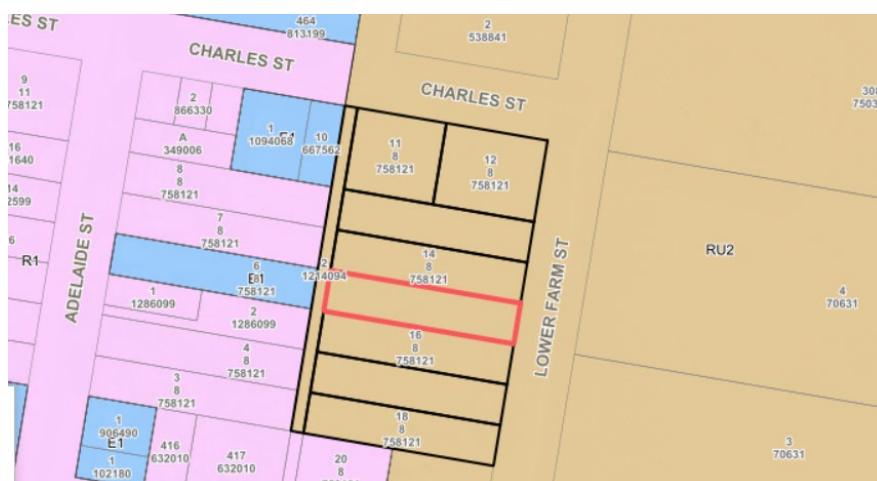


Figure 1: Existing Zoning Layer for 34 Charles Street, Blayney

The subject land comprises nine (9) allotments being Lots 11-18 Section 8 DP 758121 and Lot 2 DP 1214094. The land is vacant and rectangular in shape. The land is bounded by Charles Street to the north, Lower Farm Street to the east, with residential land to the south and west.

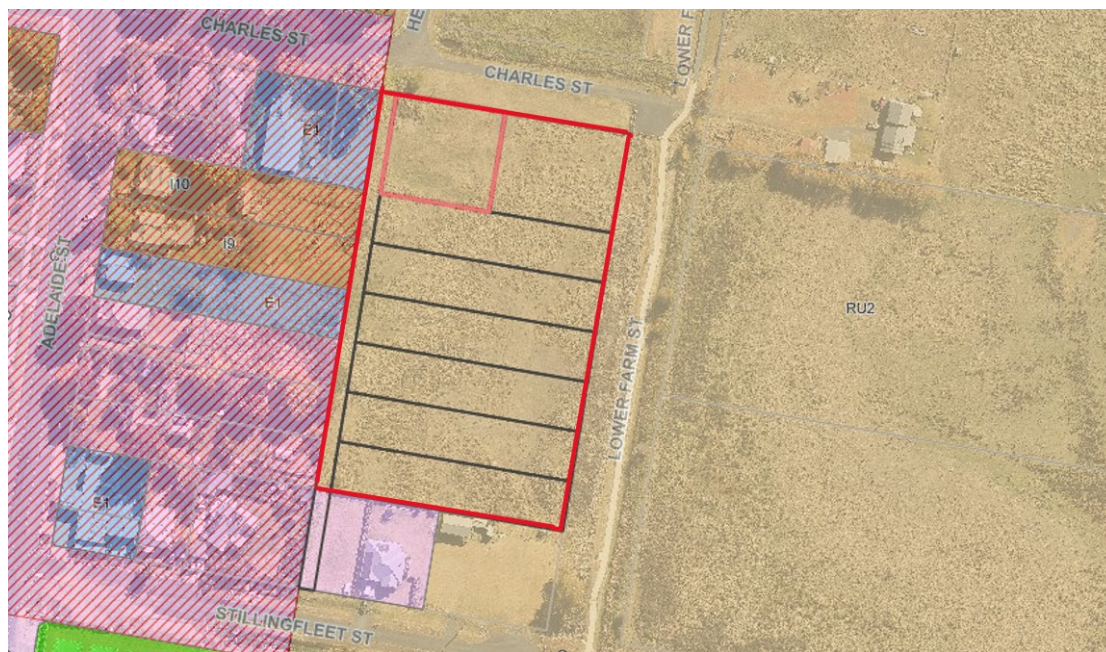


Figure 2: Aerial View of 34 Charles Street, Blayney (Bounded Red)

The subject land is zoned RU2 Rural Landscape under the provisions of the BLEP 2012. The PP seeks to rezone the land from RU2 Rural Landscape to R2 Low Density Residential and to subsequently amend the minimum lot size from 100 hectares to 2000m² under the BLEP 2012. The purpose of the rezoning is for the land to be developed for residential purposes.

The PP was prepared by Planning Consultant Anthony Daintith Town Planning on behalf of the landowner, detailing the proposed amendments to the BLEP 2012 which is provided in the submitted attachments. Figures 3 & 4 provided mapping imagery of the proposed changes to both land use zoning and the minimum lot size.

The PP is the result of ongoing discussions with the Landowner, Planning Consultant, Council staff and the Department of Planning in the context of the endorsed Blayney Shire Settlement Strategy 2021 (Strategy 2021). The Strategy 2021 clearly identifies the subject land as having development potential for future residential purposes, subject to a Planning Proposal.

The PP seeks to rezone the subject land to R2 Low Density Residential zone having a minimum lot size of 2000m². The zoning and minimum lot size is consistent with development potential identified in the Strategy 2021.

The Strategy further identifies that additional investigation be undertaken for the provisions of services and managing flood risk. These matters were required to be resolved prior to the lodgement of any PP. A draft concept plan has been submitted with the PP along with a Flood Impact and Risk Assessment prepared by Lyall & Associates. The concept layout and flood impact assessment has been reviewed by Infrastructure Services and is acceptable for the purposes of the PP.

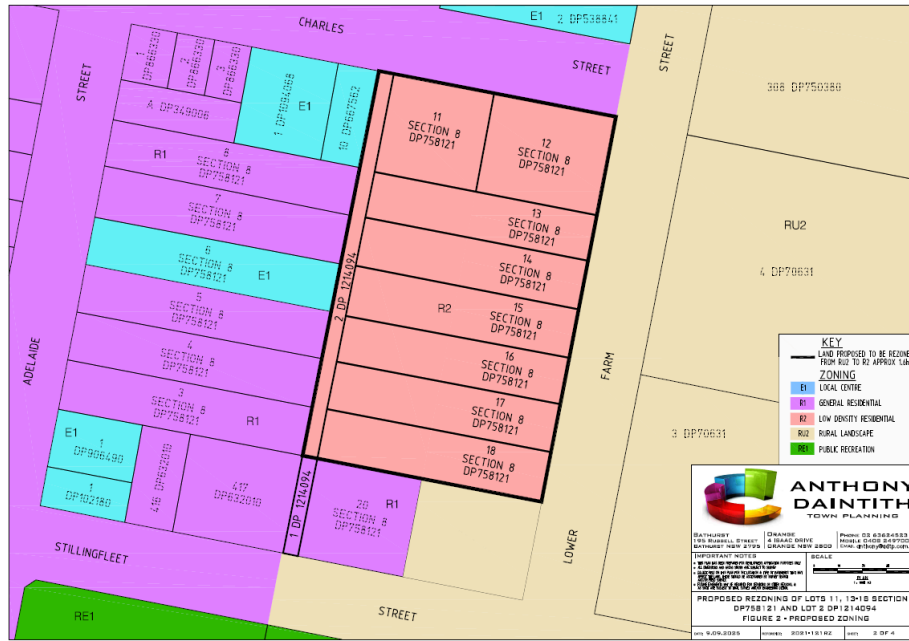


Figure 3: Proposed Zoning for 34 Charles Street, Blayney

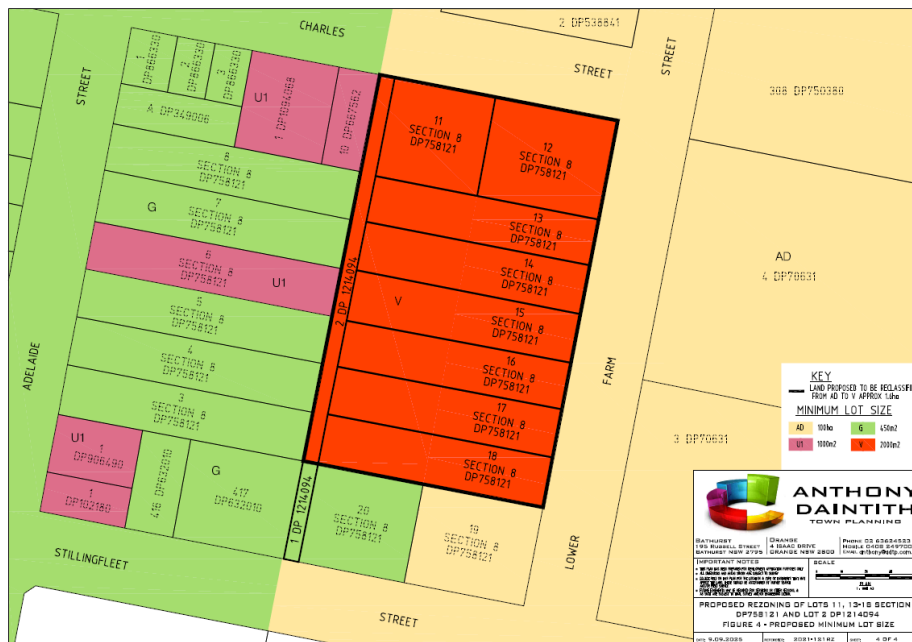


Figure 4: Proposed Minimum Lot Size for 34 Charles Street, Blayney

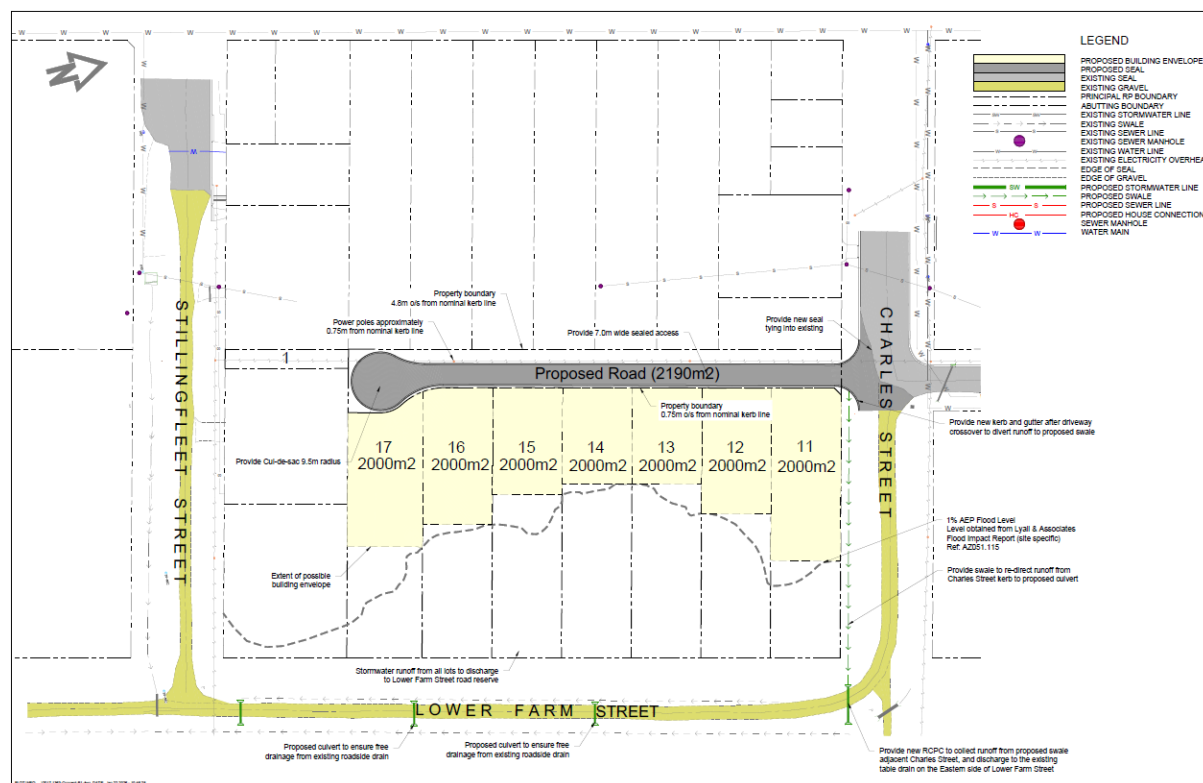


Figure 5: Proposed Layout (subject to future DA)

Background History

A PP for this site was previously submitted to Council and was considered at the December Ordinary Council Meeting of 19 December 2022.

The resolution at this meeting stated that Council:

1. Submit the Planning Proposal to the Minister for Planning in accordance with Section 3.34(1) of the Environmental Planning and Assessment Act 1979, requesting Gateway Determination, pursuant to Section 3.34(2) of the Environmental Planning and Assessment Act 1979.
2. Request delegation to finalise and make the draft Local Environmental Plan, pursuant to Section 3.36 of the Environmental Planning and Assessment Act 1979.
3. Prepare and exhibit an amendment to the Blayney Shire Development Control Plan 2018 to include development controls relating to the subject property in accordance with Environmental Planning and Assessment Act.
4. Require, prior to submitting the Planning Proposal for Gateway Determination, that the landowner be advised and agree to paying all reasonable costs involved for Council to amend the Blayney Shire Development Control Plan 2018.

Gateway Determination was not granted by the Department of Planning (and Environment) due to concerns raised regarding flood risk of the site.

The Applicant was advised to withdraw the PP and to re-submit the PP once the flood impact assessment had been completed. The proponent did, however, agree to pay all reasonable costs.

The PP was re-submitted on the NSW Planning Portal on 30th September 2025. The submitted flood assessment and concept plans were reviewed by Council Technical Staff which required further alterations to address future residential development infrastructure requirements. A revised concept plan was received by Council on the 23rd January 2026 which now addresses previous concerns raised. Whilst the PP does not approve the layout specifically, Council and the Department require the concept plan to demonstrate that future development can take place with certainty and without adverse impact on Council infrastructure.

Conclusion

The PP has strategic merit and is considered to be consistent with Strategy 2021. No impediment can be identified that would preclude it from being submitted for gateway determination to the Department of Planning to amend the Blayney Local Environmental Plan 2012 (BLEP 2012).

Pursuant to Council's previous resolution, a draft site specific chapter for insertion in Council's DCP was to be prepared. Due to timing of the current 2026 DCP review which includes insertion of a flooding chapter, the draft DCP has been refined but may require further refinement to be exhibited concurrently with the Planning Proposal. A copy of the draft DCP Chapter is attached for Councils information.

Enclosures (following report)

- | | | |
|---|---|---------|
| 1 | Draft DCP Chapter - 34 Charles Street Blayney | 9 Pages |
|---|---|---------|

Attachments (separate document)

- | | | |
|---|----------------------------------|----------|
| 2 | Planning Proposal | 32 Pages |
| 3 | Proposed Rezoning | 4 Pages |
| 4 | Flood Impact and Risk Assessment | 19 Pages |
| 5 | Concept Layout Plan | 1 Page |

Part I – Precinct Based Controls

Precinct No. 1 - 34 Charles Street, Blayney

1. Introduction

1.1. Application of this Part

This Part of the DCP applies only to the land described as Lots 11-18 Section 8 DP 758121 and Lot 2 DP 1214094, being land that is addressed to 34 Charles Street, Blayney (the subject land). A map of the subject land is included in Figure 1.

This Part applies to the following types of development:

1. Development for the purpose of a new dwelling, or any other type of residential building that is permissible in the zone under Blayney Local Environmental Plan 2012; and
2. Development for the purposes of any building that is ancillary to the residential use of the land; and
3. Development involving the subdivision of land.

In the event of an inconsistency between the controls contained applying to Part I and any controls contained elsewhere Parts A to H of the DCP, the controls in this Part will prevail to the extent of that inconsistency.

1.2. Purpose

This Part of the DCP has been prepared to provide a development control framework for new residential and subdivision development on land to which this Part applies.

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2. Subdivision Development

2.1. Site Planning

Any plan of subdivision must be supported by a detailed site analysis plan (see Council's Development and Building Guide) that demonstrates how the proposed subdivision responds to and addresses site context (opportunities and constraints) to:

- a. Respond to the topography and drainage characteristics of the site;
- b. Minimise impacts on the natural environment and protect environmentally sensitive areas;
- c. Avoid or minimise the impacts of natural hazards and stormwater/drainage;
- d. Avoid or minimise land use conflicts and provide suitable setbacks (and/or buffers to adjacent or nearby sensitive land uses);
- e. Create a legible road connection to surrounding networks;
- f. Create building envelopes that are free of constraints;
- g. Create building envelopes that achieve practical and legal access for each lot;
- h. Integrate with the existing and / or desired subdivision pattern of the area.

2.2. Topography and Earthworks

The objectives for new subdivision development in terms of topography and earthworks are:

- a. To ensure subdivision & road design responds to the site opportunities & constraints.
- b. To minimise cut and fill from any new road, driveways/entrances, and any future building sites.
- c. To ensure that earthworks will not have a detrimental impact on nearby watercourses or stormwater systems, flood plains, neighbouring uses, or cultural or heritage items.
- d. To ensure retaining walls are structurally sound and suitable for purpose.
- e. To avoid contaminated fill being utilised on sites.

The following controls apply to new subdivision development on land to which this Part applies:

- a. Subject to control (b), the subdivision design avoids the creation of new lots that will require modifications to existing natural ground level (either by cut or fill) in order to support the creation of a suitable area for future dwelling (and associated purposes) that complies with the flood planning controls contained in Section XXX of this Part of the DCP.
- a. Where cut and / or fill is required (for any new lot) to support the creation of a building envelope that complies with the flood planning controls in Section XXX of this Part of the DCP, the Development Application must:
 - i. Demonstrate that the road and / or subdivision layout has responded to the site topography and seeks to minimise the need for cut and / or fill;
 - ii. Be supported by additional reports and / or certification to demonstrate the proposal complies with the flood planning controls contained in Section XXX of this Part of the DCP
 - iii. Be supported by additional reports and / or certification to demonstrate that the proposal avoids impacts on adjacent properties relating to flooding.
 - iv. Indicate whether the cut / and or fill is likely to result in the net export or import of fill land other than the subject site and if so, demonstrate that the fill is not contaminated.

2.3. Lot Size, Form and Arrangement

The objectives for new subdivision development in terms of lot size, form and arrangement are:

- a. To ensure that the form of land title and arrangement of subdivision lots is consistent with the desired land-use and pattern of development in the area.
- b. To avoid or minimise / mitigate against existing and future land use conflicts.
- c. To require lots to have sufficient road frontage to allow driveway access whilst encouraging dwellings to have a frontage / address to the street.

Blayney Shire Local Environmental Plan 2012 sets the minimum lot size requirements for the subdivision of land, which is prescribed by Sheet LSZ_004B to be 2000m² for the subject. The following additional controls apply to new subdivision development on land to which this Part applies:

- a. All new subdivision lots must be created as Torrens Title.
- b. All new subdivision lots must have a minimum width of 20m.
- c. All new subdivisions must have a direct frontage to an existing or proposed public road.
- d. All new subdivision lots must be provided with a dedicated building envelope that complies with the following minimum requirements:
 - i. Minimum 8m from the front property boundary (being the boundary that is shared with the proposed new public road required by Section 2.4 of this Part).
 - ii. Minimum 3m to any boundary that is shared with Charles Street.
 - iii. Minimum 1.5m to any side boundary that is not shared with a new or existing public road.
 - iv. Demonstrated sufficient site area to accommodate a future dwelling that is capable of complying the flood planning controls contained in Section XXX of this Part of the DCP.

Note – Council will require the building envelope to be marked on the final plan of survey accompanied by a suitably worded restriction on title (under Section 88B of the Conveyancing Act 1919) prohibiting future dwelling development on the land outside of the nominated envelope location.

2.4. Roads and Access

The objectives for new subdivision development in terms of access are:

- a. To provide all lots with safe, legal and practical access and manoeuvring.
- b. To provide safe and suitable access and manoeuvring for emergency vehicles and larger vehicles for servicing (as required).
- c. To promote safe and efficient road environments for motorists, public transport, cyclists and pedestrians.
- d. To ensure flood free access is provided to each lot in any subdivision.
- e. To ensure road design complies with relevant road and access guidelines adopted by Council.

The following controls apply to new subdivision development on land to which this Part applies:

- a. Each allotment must be provided with safe, legal and practical access via the construction of a new public road (duly formed and with ownership transferred to Blayney Shire Council) that meets the following minimum requirements:
 - i. Designed and constructed in accordance with the Blayney Shire Council Guidelines for Engineering Works, except as provided by controls (ii)-(v) below.
 - ii. Designed and constructed to avoid conflict with existing utilities, street trees and significant vegetation.
 - iii. Designed and constructed within a minimum road reservation width of 12m.
 - iv. Designed and constructed within a minimum road carriageway formation of 7m allowing for two-way traffic movement.
- b. Designed and constructed to enable a service vehicle to enter from Charles Street, turn around and exit back onto Charles Street.
- c. Access to new subdivision lots must be grouped at existing or limited access points (wherever feasible) to minimise the traffic impact on the new road to be created in accordance with control (a) above.
- d. Entrance gates to new subdivision lots must be setback from the edge of the proposed road formation a distance that is not less than 6m.
- e. Direct access from any new subdivision lot is not permitted to be gained directly from Charles Street, Lower Farm Street or Stillingfleet Street.

2.5. Services, Utilities and Stormwater

The objectives for new subdivision development in terms of utilities, services and infrastructure are:

- a. To provide all essential utilities to the boundary of any new allotment suitable for the proposed use
- b. To ensure appropriate access to and safe operation of utilities.
- c. To address any connection requirements of the relevant utility authorities.
- d. To minimise the visual impact of any new utilities by undergrounding connections and integrating into the design (where possible)

The following controls apply to new subdivision development on land to which this Part applies:

- a. Each lot in the proposed subdivision must be connected to reticulated water, sewer, electricity and telecommunications infrastructure in accordance with the requirements of the relevant supply authority.
- b. Development Applications for new subdivision works must be supported by a detailed Sewer Servicing Plan that meets the following minimum requirements:
 - i. Designed in accordance with the Blayney Shire Council Guidelines for Engineering Works,
 - ii. Designed to ensure that all new sewer infrastructure required to service new subdivision lots can be located at or above the identified 1% AEP flood level determined for the land in accordance with the 'Floodplain Risk Management Study and Plan for Blayney 2016 and associated Addendum 2022'.
 - iii. Demonstrates a capacity for a sewer connection of any future dwelling on a new lot created by the subdivision, having regard to any building envelope location established in accordance with a control contained elsewhere in this Part of the DCP.
- c. Development Applications for new subdivision works must be supported by a detailed Stormwater Management Plan that meets the following minimum requirements:
 - i. Designed in accordance with the Blayney Shire Council Guidelines for Engineering Works,
 - ii. Designed to ensure that post-development runoff rates are equal to or less than pre-development runoff rates for the full range of design stormwater events.
 - iii. Designed to ensure that roadside drainage from the new public road construction does not enter private land without an appropriate system of interallotment drainage pipes and easements.
 - iv. Designed to incorporate necessary upgrades to roadside drainage infrastructure along Lower Farm Street .
- d. Development Applications for new subdivision works must be supported by a detailed Water Servicing Plan that meets the following minimum requirements:
 - i. Designed in accordance with the Blayney Shire Council Guidelines for Engineering Works,
 - ii. Demonstrates capacity within any existing or proposed water main to supply suitable pressure to any subdivision lot for domestic and fire fighting purposes.
- e. Development Applications for new subdivision works must be supported by a detailed Electrical Servicing Plan that meets the following minimum requirements:
 - i. Designed in accordance with the Blayney Shire Council Guidelines for Engineering Works,
 - ii. Designed in accordance with the requirements of the relevant servicing authority,
 - iii. Shows that existing services are to be relocated to the extent necessary to comply with the minimum requirements for a public road construction contained in Section 2.4 of this Part.
- f. The proposed plan of subdivision must show all existing or proposed easement locations.
- g. Compatible public utility services should, where possible, be co-ordinated in common trenching in accordance with the Blayney Shire Council Guidelines for Engineering Works.
- h. All new subdivision lots should be designed so proposed building envelopes or subdivision works are not located over or in the vicinity of an easement for any utility without express written authorisation from the responsible utility authority.
- i. To avoid or minimise visual impacts:
 - i. All new utility wiring must be located underground (unless site constraints justify a suitable alternative at the discretion of Council) for the subdivision.
 - ii. Above ground utility installations and cabinets are to be kept to a minimum in number and size, located on existing poles (where possible) and if provided at ground level – integrated with the proposed development and / or have appropriate landscaping or screening.

2.6. Staging

The objectives for new subdivision development in terms of staging are:

- a. 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.

The following controls apply to new subdivision development on land to which this Part applies:

- a. Where the subdivision of the land is proposed to be completed in stages, the proposed plan of subdivision must clearly indicate:
 - i. The entire land likely to be subdivided;
 - ii. The boundaries for each stage of subdivision
 - iii. The proposed road and access requirements for each stage of subdivision
 - iv. The proposed staging of essential infrastructure, utilities and services.

2.7. Safety and Surveillance

The objectives for new subdivision development in terms of safety and surveillance are:

- a. To ensure significant new roads consider Safety by Design principles.

The following controls apply to new subdivision development on land to which this Part applies:

- a. Any Development Application for the subdivision of the land must address the principles of *Safety by Design Guidelines* including, but not limited to:
 - i. Appropriate locations and orientation of lots and building envelopes to maximise casual surveillance of the street.
 - ii. Provision of appropriate lighting of the proposed new public road connecting to Charles Street.
 - iii. Clear boundaries between the proposed new public road and any new subdivision lot.
 - iv. Appropriate landscaping and fence design

3. Residential Dwelling Controls

3.1. Siting and Setback Controls

The objectives for dwelling development in terms of siting and setbacks are:

- a. To increase residential amenity for both the proposed dwelling and adjacent dwellings through appropriate building separations.
- b. To provide sufficient building separations or design mechanisms for fire protection in accordance with the National Construction Code (NCC).

The following controls apply to new dwelling development on land to which this Part applies:

- a. New dwellings must be sited on the land wholly within any building envelope relating to the lot as required by **Section XXXX** of this Part of the DCP.

3.2. Height and Scale

The objectives for dwelling development in terms of height and scale are:

- a. To ensure that the height and scale of proposed dwellings and ancillary buildings is sympathetic or consistent with the existing and / or desired future character of the surrounding neighbourhood.

The following controls apply to new dwelling development on land to which this Part applies:

- b. New dwellings must not be constructed with more than a single storey. Split level design is permitted in response to sloping land.
- c. New dwellings must have a height that is less than 9m, measured from natural ground level to the highest point of the building (excluding antennae or chimneys or similar).
- d. New dwellings must be designed to ensure there is at least 2-3 hours solar access to key living spaces / private open spaces of the proposed / adjacent dwelling(s) at the winter solstice (21 June) between 9am and 3pm. Shadow diagrams may be requested by Council.

3.3. Building Elevations

The objectives for dwelling development in terms of building elevations are:

- a. To promote variations in building elevations to ensure an acceptable level of presentation to the public street environment and encourage casual surveillance of public spaces.

The following controls apply to new dwelling development on land to which this Part applies:

- b. New dwellings must incorporate window(s) to at least one habitable room on every elevation that directly faces a public street.
- c. New dwellings must incorporate variations of materials and / or colours on elevations containing large surface areas that are directly visible to a public street.
- d. New dwellings must incorporate external materials that have low reflective properties if they are visible from a public road or neighbouring dwelling and there is a reasonable probability of glare affecting driver safety, residential amenity or the building being too visually intrusive. Factory pre-coloured materials are preferred.

3.4. Noise and Visual Privacy

The objectives for dwelling development in terms of noise and visual privacy are:

- a. To increase residential amenity for both the proposed dwelling and adjacent dwelling(s) through appropriate building separations and window alignments that minimise noise impacts and maximise privacy of primary living and open spaces.

The following controls apply to new dwelling development on land to which this Part applies:

- a. New dwellings must be designed with window sizes and placements that minimise direct overlooking to adjoining properties when:
 - i. There is a risk of overlooking due to changes in elevation of natural or proposed ground levels.
 - ii. There is a risk of overlooking due to floor and window sill levels being higher than dividing fences to adjoining properties.

3.5. Services, Utilities and Stormwater

The objectives for dwelling development in terms of servicing are:

- a. To ensure that new dwellings are appropriately serviced and connected to necessary utility infrastructure in accordance with the Blayney Shire Council Guidelines for Engineering Works (as amended) and any specific requirements of relevant servicing authorities.
- b. To ensure that new dwellings are provided with appropriate ancillary site facilities.

The following controls apply to new dwelling development on land to which this Part applies:

- a. All dwellings must be provided with an adequate energy supply that meets the requirements of BASIX and any specific requirements of the relevant service provider. The supply is to be provided as an underground service where possible.
- b. All dwellings must be connected to Council's reticulated water supply system.
- c. All dwellings must be connected to Council's reticulated sewerage supply system. On-site disposal of domestic waste is not permitted.
- d. All roofed, paved and other hardstand surface areas must be drained to the Council's street drainage system in Lower Farm Street and must not be directed onto adjoining land.
- e. Separate letterboxes must be provided for each dwelling in a location that is:
 - i. Easily accessible from the road frontage;
 - ii. Accessible for Australia Post employees;
 - iii. Clearly marked with the correct house number.
- f. All dwellings must be provided with an appropriate street number that is clearly visible from the street (as determined by Council).

4. Garages, Carports, Sheds, Outbuildings & Swimming Pools

4.1. Application of Part C.3

Part C.3 of the Blayney Development Control Plan 2018 contains controls relating to the construction of the following types of buildings:

- a. Garages (both detached and attached to a dwelling)
- b. Carports (both detached and attached to a dwelling)
- c. Sheds
- d. Outbuildings

For the purposes of this Part of the DCP, the controls in the following Parts will also apply to any of the development types described above.

- a. Part C.3.1 – Use
- b. Part C3.2 – Visual Impact
- c. Part C3.3 – Garages, Carports, Outbuildings & Sheds in Urban Areas
- d. Part C3.6 – Shipping Containers
- e. Part C3.7 – Water Tanks, Pools and Spas

In addition to the controls contained in the Parts identified above, the following additional controls will also apply and prevail in the event of any inconsistency:

- a. New buildings must be sited on the land wholly within any building envelope relating to the lot as required by **Section XXX** of this Part of the DCP.

5. Flood Risk Management

5.1. Application of this section

Section 5.0 applies only to the land described as Lots 11-18 Section 8 DP 758121 and Lot 2 DP 1214094, being land that is addressed to 34 Charles Street, Blayney (the subject land) and shown in Figure 1.

5.2. Objectives

The objectives for flood risk management are to:

- a. To minimise the potential impact of development and other activity upon the aesthetic, recreational and ecological value of waterway corridors.
- b. To establish the Council's policy for the use and development of flood prone land.
- c. To reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential flooding.
- d. To manage flood risk through appropriate development controls for uses at or below the relevant Flood Planning Level.
- e. To promote awareness of potential flood risks associated with the use and development of land.
- f. To prevent inappropriate uses in flood areas.

5.3. Flood Policy Considerations

See G1 Flooding in this DCP.

5.4. Information to accompany a DA

The following information must support the lodgement of a Development Application for the subdivision of land to which this Part applies:

- a. A survey plan, showing:
 - i. Existing ground levels to AHD (as determined by a registered surveyor) around the perimeter of any building envelope required by Control 2.3(d) of this Part.
 - ii. Level of the 1% AEP flood + 0.5m freeboard.
- b. In addition to control (a), where filling is proposed to achieve compliance with **Control 5XX** of this Part, a survey plan showing:
 - i. Proposed finished ground levels to AHD (as determined by a registered surveyor) around the perimeter of any building envelope required by Control 2.3(d) of this Part.
 - ii. A report from a suitably qualified engineer that demonstrates that the filling will not will not increase the flood hazard or risk to properties other properties

5.5. Flood controls

In addition to the controls contained in Clause 5.21 of Blayney Local Environmental Plan 2012, the following controls will apply to new development proposed on land that is identified within the "Flood Planning Area".

General

- a. Pier and beam construction or suspended reinforced concrete slabs should be used, as these minimise the requirement for cut and fill and allow floodwaters to flow under the building.
- b. Cut and fill should be minimised for all development at or below the FPL. Filling can result in a reduction in flood storage or change flow patterns and is not permitted unless it can be shown that there is no decrease in storage capacity and that flow characteristics will not be significantly changed. Cutting can result in an increase in flood depths and potentially, an increase in flood hazard and/or extent of inundation, and is not permitted unless it can be shown that flood behaviour will not be altered.
- c. All buildings at or below the FPL should be constructed of flood compatible materials.
- d. All development applications should demonstrate that the proposed structure can withstand the force of floodwater, debris and buoyancy.
- e. Solid fences that impede the flow of floodwaters are not permissible. Fences should be at least 50% open to allow the progress of floodwaters.

Residential Development

- f. Floor levels of new dwellings must not be less than the Flood Planning Level (which means the level of a 1% AEP Flood plus a 0.5m freeboard).
- g. Upon completion and prior to the occupation (where relevant) a certificate by a registered surveyor should be submitted to Council showing that the finished ground and floor levels conform to approved design levels.

Subdivision

- h. Council will not support any Development Application for a residential subdivision where it is evident that a flood free building envelope and safe internal access from / to the public road network cannot be provided. The building envelope and access should be flood free in a 1% AEP event.

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