



**Edward
River**
COUNCIL

I hereby give notice that an Ordinary Meeting of Council will be held on:

Date: Thursday, 16 September 2021
Time: 9.00am
Location: Council Depot, Wanderer Street,
Deniliquin

BUSINESS PAPER

Ordinary Council Meeting

16 September 2021

**Philip Stone
General Manager**

Order Of Business

1	Opening Meeting	5
2	Live Streaming Statement	5
3	Acknowledgement of Country	5
4	Statement of Purpose	5
5	Apologies and Applications for a Leave of Absence by Councillors	5
6	Confirmation of Minutes	5
7	Disclosures of Interests	17
8	Mayoral Minute(s)	17
	Nil	
9	Reports of Committees	17
	Nil	
10	Reports to Council	18
10.1	Mayoral Election.....	18
10.2	Schedule of Ordinary Meetings	23
10.3	Mayor, Councillors and General Manager Meetings	27
10.4	Resolutions of Council.....	29
10.5	2021 Telecommunications Review Draft Submission	40
10.6	Annual Financial Statements and Caretaker Period	64
10.7	Investment & Reserves Report August 2021	66
10.8	Grants Commission - Financial Assistance Grants 2021-22.....	93
10.9	Request for water transfer	98
10.10	Development Application 72/21 - Conversion of Pretty Pine Landfill to Transfer Station.....	103
10.11	Development Application 73/21 - Conversion of Conargo Landfill to Transfer Station.....	127
10.12	Development Application 47/21 - For internal and external refurbishment works at Peppin Heritage Centre.....	153
10.13	Local Heritage Fund 2021-2022	270
10.14	Joint Regional Planning Panel.....	286
10.15	Development Services Report.....	288
10.16	Saleyards User Group.....	294
10.17	Operations Department Update Report	303
10.18	Major Projects Program - September 2021 - Progress Report.....	309
11	Notices of Motions	319
	Nil	
12	Questions with Notice	319
	Nil	

13 Confidential Matters 320

13.1 Contract C2021/10 Augustus Street and Browning Street Reconstruction
21/22 320

13.2 Contract C2021/07 - Conversion of Conargo and Pretty Pine Landfills to
Transfer Stations..... 320

14 Close of Meeting 321

1 OPENING MEETING**2 LIVE STREAMING STATEMENT**

Edward River Council wishes to advise members of the public that Council Meetings will be recorded and will be available after each meeting on Council's website www.edwardriver.nsw.gov.au.

All care will be taken to maintain the privacy of those in attendance, however As a visitor in the public gallery, your presence may be recorded. By remaining In the public gallery, it is assumed your consent is given in the event your image is broadcast. This includes any filming by television cameras if attendance is approved by the General Manager or Mayor.

3 ACKNOWLEDGEMENT OF COUNTRY**4 STATEMENT OF PURPOSE****5 APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS****6 CONFIRMATION OF MINUTES**

Ordinary Council Meeting - 19 August 2021



**Edward
River**
COUNCIL

MINUTES

Ordinary Council Meeting

19 August 2021

**MINUTES OF EDWARD RIVER COUNCIL
ORDINARY COUNCIL MEETING
HELD VIA ZOOM
ON THURSDAY, 19 AUGUST 2021 AT 9.00AM**

PRESENT: Cr Norm Brennan (Mayor), Cr Pat Fogarty (Deputy Mayor), Cr Peta Betts, Cr Marg Bull, Cr Ashley Hall, Cr Norm McAllister, Cr Peter McCrabb, Cr Nick Metcalfe, Cr Mac Wallace

IN ATTENDANCE: Phil Stone, General Manager; Mark Dalzell, Director Infrastructure; Suni Campbell, Director Corporate Services; Marie Sutton, Manager, Development Services; Cassie Harkin, Administration Officer Infrastructure; Tiffany Carroll, Communications Advisor; Libby Braybon, Administration Officer Corporate Services; Michelle Cobb, Manager Community & Economic Development; Rindayi Matienga, Acting Manager Finance

1 OPENING MEETING

2 ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge that we are here today on the land of the Wamba Wamba Perrepa Perrepa people. I would also like to acknowledge and pay my respects to past Aboriginal Elders, the present Aboriginal and Torres Strait Islander people who reside within this area, and their future generations.

3 STATEMENT OF PURPOSE

I have come here as a Councillor freely and without bias to:

- Represent the views of the community in considering the matters before us today
- To vote in a matter I consider to be in the best interest of the community
- To observe the Code of Conduct and respect the rule of the chair and views of my fellow Councillors.

4 APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS

Nil

5 CONFIRMATION OF MINUTES

RESOLUTION 2021/107

Moved: Cr Peter McCrabb

Seconded: Cr Ashley Hall

That the minutes of the Ordinary Council Meeting held on 15 July 2021 be confirmed.

CARRIED

6 DISCLOSURES OF INTERESTS

Nil

7 MAYORAL MINUTE(S)

Nil

8 REPORTS OF COMMITTEES**9.1 MINUTES OF THE ABORIGINAL LIAISON COMMITTEE MEETING HELD ON 12 JULY 2021****RESOLUTION 2021/108**

Moved: Cr Nick Metcalfe

Seconded: Cr Ashley Hall

SUMMARY

That Council:

1. Note the minutes of the Aboriginal Liaison Committee meeting from 12 July 2021 in attachment 2, and
2. Retain the current membership of the Aboriginal Liaison Committee as detailed in the committee charter (attachment 1) and review the structure and membership in 12 months' time.

CARRIED

10 Reports to Council

RESOLUTION 2021/109

Moved: Cr Norm McAllister
Seconded: Cr Peta Betts

That pursuant to clause 3.9 of the Edward River Council Code of Meeting Practice the following motion be considered at this meeting.

RESOLUTION 2021/110

Moved: Cr Norm McAllister
Seconded: Cr Peta Betts

That Council:

1. Provide a kerbside green and hard waste collection service in Deniliquin for 7 days to support Deniliquin residents impacted by the NSW Stay at Home order, utilising the waste services operational budget.
2. Inform the community via media about the residential collection service and to reiterate that landfills and community recovery facilities in Deniliquin and Blighty remain open during the stay-at-home orders, and
3. Request the general manager to report back to the Council on the costs incurred in this initiative in the next Quarterly Budget Review Statement.

MOTION WITHDRAWN**Foreshadowed Motion**

Moved: Cr Norm McAllister
Seconded: Cr Peta Betts

That Council bring the scheduled October free waste weekend forward to the 4th and 5th September 2021

CARRIED

10.1 MAYOR, COUNCILLORS AND GENERAL MANAGER MEETINGS**RESOLUTION 2021/111**

Moved: Cr Marg Bull
Seconded: Cr Peta Betts

That Council note the Mayor, Councillors and General Manager meetings attended during the month of July 2021, undertaken either remotely, or adhering to COVID-19 distancing regulations.

CARRIED

10.2 COUNCILLOR EXPENSES REPORT**RESOLUTION 2021/112**

Moved: Cr Marg Bull
Seconded: Cr Peter McCrabb

That Council:

1. Receive and note the Councillor Expenses Report for the period 01 July 2020 to 30 June

2021, contained at Attachment 1.

2. Note that the Councillor Expenses Report will be published to Council's website in accordance with clause 15.2 of the Councillor Expenses and Facilities Policy.

CARRIED

10.3 RESOLUTIONS OF COUNCIL

RESOLUTION 2021/113

Moved: Cr Peta Betts
Seconded: Cr Peter McCrabb

That Council note the information in the Resolutions of Council as at 10 August 2021.

CARRIED

10.4 INVESTMENTS AND RESERVES REPORT JULY 2021

RESOLUTION 2021/114

Moved: Cr Peter McCrabb
Seconded: Cr Peta Betts

That Council:

1. Note and receive the July 2021 report on Investments totalling \$47,270,416 inclusive of cash at bank for day-to-day operations.
2. Note that actual interest earned in the month of July 2021 was \$25,122
3. Note that accrued interest earned to 31 July 2021 but not yet received was \$120,319.
4. Note the Certificate of the Responsible Accounting Officer and adopt the Investment Report.

CARRIED

10.5 COMBINED DELIVERY PROGRAM 2018-2021 AND OPERATIONAL PLAN 2020-2021 JUNE 2021 QUARTER - FINAL PROGRESS REPORT

RESOLUTION 2021/115

Moved: Cr Peter McCrabb
Seconded: Cr Marg Bull

That Council receive and note the Combined Delivery Program 2018-2021 and Operational Plan 2020-2021 Quarterly June 2021 Final Report, contained at Attachment 1.

CARRIED

10.6 DA45/21 - CHANGE OF USE TO STEEL FABRICATION - 62 DAVIDSON STREET, DENILIQUN**RESOLUTION 2021/116**

Moved: Cr Peter McCrabb

Seconded: Cr Pat Fogarty

That Council resolves to: -

1. **REFUSE** the development application DA 45/21 for Change of Use to Steel Fabrication, on Lot 20 DP 8914, 62 Davidson Street, Deniliquin dated 13 May 2021 as shown on site plan numbered 01 and described in details accompanying the Development Application, in accordance with section 4.15 of the Environmental Planning and Assessment Act 1979 and subject to the following reasons:
 - (a) Pursuant to Section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979, the likely impacts of the proposed development, including environmental impacts on the built environment, are unacceptable.
 - (b) Pursuant to Section 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979, the site is unsuitable for the proposed development, which will result in unacceptable environmental impacts for surrounding residential properties.
 - (c) Pursuant to Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979, having regard to consideration of the requirements of the *Deniliquin Local Environmental Plan 1997*, inconsistency with the controls of the *Deniliquin Development Control Plan 2016*, inconsistency with the *Edward River Industrial Land Use Strategy*, and the adverse amenity impacts generated, the approval of the proposed development is not in the public interest.

CARRIED

In Favour: Crs Norm Brennan, Pat Fogarty, Peta Betts, Marg Bull, Ashley Hall, Peter McCrabb, Nick Metcalfe and Mac Wallace

Against: Nil

CARRIED 8/0**10.7 DEVELOPMENT SERVICES REPORT****RESOLUTION 2021/117**

Moved: Cr Peter McCrabb

Seconded: Cr Nick Metcalfe

That Council note the Development Services Report for July 2021

CARRIED

10.8 COMMUNITY AND ECONOMIC DEVELOPMENT UPDATE**RESOLUTION 2021/118**

Moved: Cr Peter McCrabb

Seconded: Cr Nick Metcalfe

1. That Council note the Community and Economic Development Department update.

CARRIED**10.9 DENILIQVIN SALEYARDS USER GROUP****RESOLUTION 2021/119**

Moved: Cr Peta Betts

Seconded: Cr Nick Metcalfe

That Council:

1. Endorses the draft Terms of Reference for the Deniliquin Saleyards User Group,
2. Undertakes an Expression of Interest process for community members of the Deniliquin Saleyards User Group, and
3. Receives a further report regarding the Deniliquin Saleyards User Group.

CARRIED**10.10 EXPRESSION OF INTEREST FOR DENILIQVIN AIRPORT INDUSTRIAL AREA****RESOLUTION 2021/120**

Moved: Cr Ashley Hall

Seconded: Cr Peter McCrabb

That Council

1. Declares the subject land, as defined in Attachment 1 to this report, as being surplus to Council's operational and community needs;
2. Proceeds with an Expression of Interest process for the sale of the subject land; and
3. Receives a further report following the completion of the Expression of Interest process.

CARRIED**10.11 CAPITAL WORKS UPDATE - QUARTER 4****RESOLUTION 2021/121**

Moved: Cr Peter McCrabb

Seconded: Cr Nick Metcalfe

That Council notes the final Capital Works update for the 2020/21 financial year.

CARRIED

10.12 OPERATIONS MONTHLY REPORT JULY 2021

RESOLUTION 2021/122

Moved: Cr Marg Bull

Seconded: Cr Mac Wallace

That Council receive and note the July 2021 Operations department update.

CARRIED

10.13 MAJOR PROJECTS PROGRAM - AUGUST 2021 - PROGRESS REPORT

RESOLUTION 2021/123

Moved: Cr Peta Betts

Seconded: Cr Ashley Hall

That Council note the Major Projects Program from various funding sources - Progress Report for August 2021.

CARRIED

9 NOTICES OF MOTIONS

Nil

10 QUESTIONS WITH NOTICE

Nil

11 CONFIDENTIAL MATTERS**RESOLUTION 2021/124**

Moved: Cr Nick Metcalfe

Seconded: Cr Peter McCrabb

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 10A(2) of the Local Government Act 1993:

13.1 Contract C2021/07 - Conversion of Conargo and Pretty Pine Landfills to Transfer Stations

This matter is considered to be confidential under Section 10A(2) - c of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

13.2 Mayoral Minute - General Manager Performance Review

This matter is considered to be confidential under Section 10A(2) - a of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with personnel matters concerning particular individuals (other than councillors).

CARRIED

13.1 CONTRACT C2021/07 - CONVERSION OF CONARGO AND PRETTY PINE LANDFILLS TO TRANSFER STATIONS**RESOLUTION 2021/125**

Moved: Cr Peta Betts

Seconded: Cr Peter McCrabb

That Council:

1. Not accept any tenders as submitted for C2021/07 – Conversion of Conargo and Pretty Pine Landfills to Transfer Stations in accordance with Clause 178(1)(b) of the *Local Government (General) Regulations*, since all submitted tender prices were greater than the funding for the project,
2. Authorise the General Manager to negotiate with Deni Civil and Construction Pty Ltd, being the preferred tenderer, in accordance with Clause 178(3)(e) of the *Local Government (General) Regulations*; up to the allocated budget,
3. Bring a further report to Council in September 2021.

CARRIED

13.2 GENERAL MANAGER PERFORMANCE REVIEW**RESOLUTION 2021/126**

Moved: Cr Ashley Hall

Seconded: Cr Marg Bull

That Council:

- (a) Note the General Manager, Phil Stone has made a commendable start to his role as General Manager of Edward River Council and encourages him to continue the progress made in the organisation and in his personal development and to make the hard decisions needed to ensure the Council's financial sustainability.
- (b) That it be noted the General Manager will develop an Action plan for submission to the Mayor and Deputy Mayor to outline the actions to be taken to address the four (4) development opportunities outlined in the 360-degree assessment results.
- (c) That the major projects and priorities for 2021/22 listed in the report be adopted and included in the General Manager's Performance Agreement for 2021/22.

CARRIED

RESOLUTION 2021/127

Moved: Cr Nick Metcalfe

Seconded: Cr Peta Betts

That Council moves out of Closed Council into Open Council.

CARRIED

12 CLOSE OF MEETING

The Meeting closed at 11.34am

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 16 September 2021.

.....
CHAIRPERSON

7 DISCLOSURES OF INTERESTS

8 MAYORAL MINUTE(S)

Nil

9 REPORTS OF COMMITTEES

Nil

10 REPORTS TO COUNCIL**10.1 MAYORAL ELECTION****Author:** Greg Briscoe-Hough, Senior Governance Advisor**Authoriser:** Suni Campbell, Director Corporate Services**RECOMMENDATION**

That Council, in accordance with the requirements of the Local Government Act 1993 and the associated regulations:

1. Determine if there should be a Deputy Mayoral position and election for the further extended period;
2. Note that the General Manager will assume the meeting chair as returning officer and call for nominations for the position of Mayor;
3. Determine the method of voting for the Mayor and Deputy Mayor, if applicable, should the returning officer, receive more than one nomination;
4. Note that following the Mayoral election and announcement of the result, the Mayor will take the Chair and proceed with the remainder of the meeting, including election of deputy mayor if applicable.
5. Note that the Mayor can request the returning officer to continue officiating for the election of Deputy Mayor if desired

BACKGROUND

Council will be aware of the Minister's gazetted Order for further postponement of the Local Government Elections, and this report seeks to address administrative requirements for the remaining period of Council's term.

Election of Mayor and Deputy Mayor

In accordance with the Local Government Act, 1993, Mayors that are elected by their Council may only serve in that capacity for a two-year term. This does not preclude their re-election for a subsequent period.

The Local Government (General) Regulation 2005 notes that the General Manager (or his nominee) is to be the Returning Officer for the election of Mayor and Deputy Mayor. Schedule 7 of the Regulations provide the procedural requirements for the Election of Mayor by Councillors.

A Nomination Form, as required by the regulations, and with options for both positions, has been circulated with this agenda. Nomination forms should be completed and lodged with the Returning Officer, preferably prior to the meeting, but can be submitted up until the close of nominations as called at the meeting.

The election of the Mayor, if more than one Councillor is nominated, may be by preferential ballot, ordinary ballot or by open voting (show of hands) and is the preferred method is by resolution of the Council at this meeting.

The election of Deputy Mayor is not required, but *may* be undertaken and, if two or more candidates nominate, a similar process of election to that of the Mayor is recommended.

Delegates of External and Internal Committees

Dependent on the results of the Mayoral Election, it may be necessary for Council to formally advise other external organisations and the General Manager will undertake this task.

In respect of Council's existing internal committees, and noting the brevity of the remaining council term, it is recommended that Councillor appointees to the various administrative committees continue unchanged.

ATTACHMENTS

1. **Mayor and Deputy Mayor Election Nomination Form**
2. **Mayor and Deputy Mayor Election Ballot Paper**



**NOMINATION FORM
MAYORAL ELECTIONS**

We hereby nominate Cr _____

for the position of Mayor / Deputy Mayor
(strike out one)

Name Cr _____

Signature

Date _____ / _____ / 2021

Name Cr _____

Signature

Date _____ / _____ / 2021

(Two (2) councillors must nominate a candidate – one can be the nominee themself)

ACCEPTANCE OF NOMINATION

I, Cr _____

hereby accept the nomination for the position of Mayor / Deputy Mayor.
(strike out one)

Signature

Date _____ / _____ / 2021

RO Use:

Received at: _____ / _____ / 2021 _____ *(time)*

Schedule 7 Election of mayor by councillors

(Clause 394)

Part 1 Preliminary**1 Returning officer**

The general manager (or a person appointed by the general manager) is the returning officer.

2 Nomination

- (1) A councillor may be nominated without notice for election as mayor or deputy mayor.
- (2) The nomination is to be made in writing by 2 or more councillors (one of whom may be the nominee). The nomination is not valid unless the nominee has indicated consent to the nomination in writing.
- (3) The nomination is to be delivered or sent to the returning officer.
- (4) The returning officer is to announce the names of the nominees at the council meeting at which the election is to be held.

3 Election

- (1) If only one councillor is nominated, that councillor is elected.
- (2) If more than one councillor is nominated, the council is to resolve whether the election is to proceed by preferential ballot, by ordinary ballot or by open voting.
- (3) The election is to be held at the council meeting at which the council resolves on the method of voting.
- (4) In this clause—

ballot has its normal meaning of secret ballot.

open voting means voting by a show of hands or similar means.

Part 2 Ordinary ballot or open voting**4 Application of Part**

This Part applies if the election proceeds by ordinary ballot or by open voting.

5 Marking of ballot-papers

- (1) If the election proceeds by ordinary ballot, the returning officer is to decide the manner in which votes are to be marked on the ballot-papers.
- (2) The formality of a ballot-paper under this Part must be determined in accordance with clause 345 of this Regulation as if it were a ballot-paper referred to in that clause.
- (3) An informal ballot-paper must be rejected at the count.

6 Count—2 candidates

- (1) If there are only 2 candidates, the candidate with the higher number of votes is elected.
- (2) If there are only 2 candidates and they are tied, the one elected is to be chosen by lot.

7 Count—3 or more candidates

- (1) If there are 3 or more candidates, the one with the lowest number of votes is to be excluded.
- (2) If 3 or more candidates then remain, a further vote is to be taken of those candidates and the one with the lowest number of votes from that further vote is to be excluded.
- (3) If, after that, 3 or more candidates still remain, the procedure set out in subclause (2) is to be repeated until only 2 candidates remain.
- (4) A further vote is to be taken of the 2 remaining candidates.
- (5) Clause 6 of this Schedule then applies to the determination of the election as if the 2 remaining candidates had been the only candidates.
- (6) If at any stage during a count under subclause (1) or (2), 2 or more candidates are tied on the lowest number of votes, the one excluded is to be chosen by lot.

Part 3 Preferential ballot**8 Application of Part**

This Part applies if the election proceeds by preferential ballot.

9 Ballot-papers and voting

- (1) The ballot-papers are to contain the names of all the candidates. The councillors are to mark their votes by placing the numbers "1", "2" and so on against the various names so as to indicate the order of their preference for all the candidates.
- (2) The formality of a ballot-paper under this Part is to be determined in accordance with clause 345 of this Regulation as if it were a ballot-paper referred to in that clause.
- (3) An informal ballot-paper must be rejected at the count.

10 Count

- (1) If a candidate has an absolute majority of first preference votes, that candidate is elected.
- (2) If not, the candidate with the lowest number of first preference votes is excluded and the votes on the unexhausted ballot-papers counted to him or her are transferred to the candidates with second preferences on those ballot-papers.
- (3) A candidate who then has an absolute majority of votes is elected, but, if no candidate then has an absolute majority of votes, the process of excluding the candidate who has the lowest number of votes and counting each of his or her unexhausted ballot-papers to the candidates remaining in the election next in order of the voter's preference is repeated until one candidate has received an absolute majority of votes. The latter is elected.
- (4) In this clause, **absolute majority**, in relation to votes, means a number that is more than one-half of the number of unexhausted formal ballot-papers.

11 Tied candidates

- (1) If, on any count of votes, there are 2 candidates in, or remaining in, the election and the numbers of votes cast for the 2 candidates are equal—the candidate whose name is first chosen by lot is taken to have received an absolute majority of votes and is therefore taken to be elected.
- (2) If, on any count of votes, there are 3 or more candidates in, or remaining in, the election and the numbers of votes cast for 2 or more candidates are equal and those candidates are the ones with the lowest number of votes on the count of the votes—the candidate whose name is first chosen by lot is taken to have the lowest number of votes and is therefore excluded.

Part 4 General**12 Choosing by lot**

To choose a candidate by lot, the names of the candidates who have equal numbers of votes are written on similar slips of paper by the returning officer, the slips are folded by the returning officer so as to prevent the names being seen, the slips are mixed and one is drawn at random by the returning officer and the candidate whose name is on the drawn slip is chosen.

13 Result

The result of the election (including the name of the candidate elected as mayor or deputy mayor) is—

- (a) to be declared to the councillors at the council meeting at which the election is held by the returning officer, and
- (b) to be delivered or sent to the Secretary and the Chief Executive Officer of Local Government NSW.



BALLOT PAPER

For position of Mayor / Deputy Mayor

(NB: One position only – strikethrough to be made by Returning Officer on issuing ballot)

INSTRUCTIONS: Place the names of the nominated Councillors in order of choice below:

1. _____

2. _____

3. _____

**IF YOU MAKE A MISTAKE OR WISH TO CHANGE
YOUR PREFERENCES SEEK A FRESH BALLOT PAPER**

CERTIFICATION OF BALLOT PAPER : _____

(Initials of Returning Officer on issuing ballot paper)

10.2 SCHEDULE OF ORDINARY MEETINGS**Author:** Belinda Perrett, Executive Assistant**Authoriser:** Philip Stone, General Manager**RECOMMENDATION**

That Council:

1. Pursuant to section 365 of the *Local Government Act 1993* and clause 3.1 of Council's Code of Meeting Practice, adopt the proposed 2020/2021 Schedule of Ordinary Meetings contained at Attachment A.
2. Pursuant to section 9 of the *Local Government Act 1993* and clause 3.3 of Council's Code of Meeting Practice, provide public notice of the time, date and place of each scheduled Ordinary Meeting.

BACKGROUND

Section 365 of the Local Government Act 1993 ("the Act") requires Council to meet at least 10 times each year, each time in a different month. Clause 3.1 of Council's Code of Meeting Practice ("Meeting Code") provides that Council shall, by resolution, set the frequency, time, date and place of its ordinary meetings.

Section 9 of the Act and clause 3.3 of Council's Meeting Code requires Council to give public notice of the times and places of its meetings. Clause 3.4 of Council's Meeting Code provides that the notice must be published on Council's website, and in such other manner that Council is satisfied is likely to bring notice of the meetings to the attention of as many people as possible.

ISSUE/DISCUSSION

The proposed Schedule of Meetings for 2021-2022 ("the Schedule") recommends that Council hold 11 Ordinary Meetings in the 2021-2022 period, ensuring compliance with section 365 of the Act. In previous years no meeting was scheduled during January, however New South Wales Council Elections being conducted December 4, 2021 a meeting in January will be necessary to induct the new Council and elect a Mayor and Deputy Mayor.

Council traditionally holds its regular Ordinary Meeting on the third Thursday of the month. The proposed Schedule recommends continuing this practice.

All Ordinary Meetings are proposed to be held via zoom during the COVID-19 Lockdowns then at the former Council Chambers, Council Depot, Wanderer Street, Deniliquin until the reinstatement of the Edward River Council Chambers, Estates Building, Cressy Street, Deniliquin.

STRATEGIC IMPLICATIONS

Nil.

COMMUNITY STRATEGIC PLAN

- Outcome 5.3 – Our local government is efficient, innovative and financially sustainable

FINANCIAL IMPLICATIONS

Nil.

LEGISLATIVE IMPLICATIONS*Local Government Act 1993*

- Section 9 – Public notice of meetings

- Section 365 – How often does the council meet?

ATTACHMENTS

1. **Schedule-of-Ordinary-Meetings-2021-2022**

October 2021		
Date	Time	Venue
Thursday 21 October 2021	9.00am	Council Chambers Depot/Remote
November 2021		
Date	Time	Venue
Thursday 18 November 2021	9.00am	Council Chambers Depot/Remote
December 2021		
Date	Time	Venue
NSW Council Elections		
January 2022		
Date	Time	Venue
Thursday 20 January 2022	9.00am	Council Chambers Estates Building
February 2022		
Date	Time	Venue
Thursday 17 February 2022	9.00am	Council Chambers Estates Building
March 2022		
Date	Time	Venue
Thursday 17 March 2022	9.00am	Council Chambers Estates Building
April 2022		
Date	Time	Venue
Thursday 21 April 2022	9.00am	Council Chambers Estates Building
May 2022		
Date	Time	Venue
Thursday 19 May 2022	9.00am	Council Chambers Estates Building
June 2022		
Date	Time	Venue
Thursday 16 June 2022	9.00am	Council Chambers Estates Building
July 2022		
Date	Time	Venue
Thursday 21 July 2022	9.00am	Council Chambers Estates Building
August 2022		
Date	Time	Venue
Thursday 18 August 2022	9.00am	Council Chambers Estates Building
September 2022		
Date	Time	Venue
Thursday 15 September 2022	9.00am	Council Chambers Estates Building

10.3 MAYOR, COUNCILLORS AND GENERAL MANAGER MEETINGS**Author:** Belinda Perrett, Executive Assistant**Authoriser:** Philip Stone, General Manager**RECOMMENDATION**

That Council note the Mayor, Councillors and General Manager meetings attended during the month of August 2021, undertaken either remotely, or adhering to COVID-19 distancing regulations.

BACKGROUND

The report details meetings undertaken on behalf of Council by the Mayor, Councillors and the General Manager in August 2021.

ISSUE/DISCUSSION

Mayor, Councillor and General Manager meetings August 2021			
Date	Participants	Topic	Council Reps
10 August	Conferees	Citizenship Ceremony	Mayor, Deputy Mayor, General Manager
11 August	Yanco Stakeholder Advisory Group	Water Infrastructure	Mayor
11 August	Border Business	Border Arrangements	General Manager
11 August	Memorial Park	Users Group	Mayor, Director Infrastructure
12 August	Transgrid	Project Update	General Manager, Director Infrastructure
12 August	Cross Border Commission	Briefing for Border LGA's	General Manager
13 August	Rick Lawford	CEO Intereach	General Manager
16 August	Cross Border Commission	Briefing for Border LGA's	Mayor, General Manager
18 August	Vietnam Veterans Day	Wreath	Mayor
19 August	Cross Border Commission	Briefing	General Manager
20 August	RAMJO	Board Meeting	Mayor, General Manager
23 August	Cross Border Commission	Briefing	Mayor, General Manager
24 August	Community Safety Precinct	Committee Meeting	Mayor, General Manager
26 August	Cross Border Commission	Briefing	Mayor, General Manager
27 August	Vinnies Sleep Out	Fundraiser	Cr Betts, General Manager
30 August	Cross Border	Briefing	General Manager

	Commission		
31 August	Conargo Yanco	SDLAM Focus Group	Mayor
31 August	Wanganella Yanco	SDLAM Focus Group	Mayor
31 August	Covid-19 Update	For Councils	General Manager

STRATEGIC IMPLICATIONS

N/A

COMMUNITY STRATEGIC PLAN

5.1 Our community is informed and engaged.

FINANCIAL IMPLICATIONS

N/A

LEGISLATIVE IMPLICATIONS

N/A

ATTACHMENTS

Nil

10.4 RESOLUTIONS OF COUNCIL**Author:** Belinda Perrett, Executive Assistant**Authoriser:** Philip Stone, General Manager**RECOMMENDATION**

That Council note the information in the Resolutions of Council attachment as at 9 September 2021.

BACKGROUND

The attached report details the status of open Resolutions of Council.

Total Resolutions of Council for the 2020/2021 Financial Year – 203

Total Closed Resolutions for the 2020/2021 Financial Year – 194

Total Resolutions of Council for the 2021/2022 Financial Year – 39

Total Closed Resolutions for the 2021/2022 Financial Year - 18

ISSUE/DISCUSSION

Monthly report to update Councillors and community members on the progress of Council Resolutions.

STRATEGIC IMPLICATIONS

As outlined in the status updates.

COMMUNITY STRATEGIC PLAN

This report aligns with Outcome 5 – A community working together to achieve its potential. Particularly it supports outcome 5.3, our local government is efficient, innovative, and financially sustainable.

FINANCIAL IMPLICATIONS

Not applicable

LEGISLATIVE IMPLICATIONS

Not applicable

ATTACHMENTS

1. Council meeting resolutions updated 9 September 2021

19 August 2021	Resolution	Responsibility	Status	Expected Date of Completion
2021/109	That Council bring the scheduled October free waste weekend forward to the 4 th and 5 th September 2021	General Manager	Staff and residents informed.	Closed
2021/111	Councillors Expenses Report That Council: 1.Receive and note the Councillor Expenses Report for the period 01 July 2020 to 30 June 2021, contained at Attachment 1. 2.Note that the Councillor Expenses Report will be published to Council's website in accordance with clause 15.2 of the Councillor Expenses and Facilities Policy.	General Manager	Published on website.	Closed
2021/115	DA45/21 – Change of use to Steel Fabrication – 62 Davidson St Deniliquin That Council resolves to: - 1. REFUSE the development application DA 45/21 for Change of Use to Steel Fabrication, on Lot 20 DP 8914, 62 Davidson Street, Deniliquin dated 13 May 2021 as shown on site plan numbered 01 and described in details accompanying the Development Application, in accordance with section 4.15 of the Environmental Planning and Assessment Act 1979 and subject to the following reasons: (a) Pursuant to Section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979, the likely impacts of the proposed development, including environmental impacts on the built environment, are unacceptable. (b) Pursuant to Section 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979, the site is unsuitable for the proposed development, which will result in unacceptable environmental impacts for surrounding residential properties. (c) Pursuant to Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979, having regard to consideration of the requirements of the <i>Deniliquin Local Environmental Plan 1997</i> , inconsistency with the controls of the <i>Deniliquin Development Control Plan 2016</i> , inconsistency with the <i>Edward River Industrial</i>	Manager Development Services	Applicant issued formal notice.	Closed

	<i>Land Use Strategy</i> , and the adverse amenity impacts generated, the approval of the proposed development is not in the public interest			
2021/118	Deniliquin Saleyards User Group That Council: <ol style="list-style-type: none"> 1. Endorses the draft Terms of Reference for the Deniliquin Saleyards User Group, 2. Undertakes an Expression of Interest process for community members of the Deniliquin Saleyards User Group, and 3. Receives a further report regarding the Deniliquin Saleyards User Group. 	Director Infrastructure	Noted Expression of Interested Drafted September Council meeting	October 2021
2021/119	Expression of Interest for Deniliquin Airport Industrial Area That Council: <ol style="list-style-type: none"> 1. Declares the subject land, as defined in Attachment 1 to this report, as being surplus to Council's operational and community needs; 2. Proceeds with an Expression of Interest process for the sale of the subject land; and 3. Receives a further report following the completion of the Expression of Interest process. 	Director Infrastructure Manager Community and Economic Development	Noted Expression of Interest documentation being prepared for advertising	October 2021
2021/124	Contract C2021/07 – Conversion of Conargo and Pretty Pine Landfills to Transfer Stations That Council: <ol style="list-style-type: none"> 1. Not accept any tenders as submitted for C2021/07 – Conversion of Conargo and Pretty Pine Landfills to Transfer Stations in accordance with Clause 178(1)(b) of the <i>Local Government (General) Regulations</i>, since all submitted tender prices were greater than the funding for the project, 2. Authorise the General Manager to negotiate with Deni Civil and Construction Pty Ltd, being the preferred tenderer, in accordance with Clause 178(3)(e) of the <i>Local Government (General) Regulations</i>; up to the allocated budget, 3. Bring a further report to Council in September 2021. 	Director Infrastructure	Report following negotiations to be presented to October meeting	October 2021
2021/125	General Manager Performance Review That Council:	General Manager	Work in Progress	October 2021

	<p>(a) Note the General Manager, Phil Stone has made a commendable start to his role as General Manager of Edward River Council and encourages him to continue the progress made in the organisation and in his personal development and to make the hard decisions needed to ensure the Council's financial sustainability.</p> <p>(b) That it be noted the General Manager will develop an Action plan for submission to the Mayor and Deputy Mayor to outline the actions to be taken to address the four (4) development opportunities outlined in the 360-degree assessment results.</p> <p>I That the major projects and priorities for 2021/22 listed in the report be adopted and included in the General Manager's Performance Agreement for 2021/22.</p>			
15 July 2021	Resolution	Responsibility	Status	Expected Date of Completion
2021/96	<p>Saleyards Strategic Plan That Council:</p> <ol style="list-style-type: none"> 1. Council defer decision to divest and close the cattle yards and not adopt strategic plan for 12 months. 2. Form a user group to assist Council and the new lease holder to improve the facility. 3. Council investigate the scaling down to three runs to a 300 head of cattle capacity in 12 months. 4. Council initiate a complete WHS report on the three cattle runs. 5. Provides a report with a recommendation on the outcome of the expression of interest process by November 2021. 6. Includes the development of the Saleyards in its advocacy strategy and investigates funding opportunities to assist with future development of the sales. 	Director Infrastructure	<p>Noted to take to Council in 12 months.</p> <p>Underway</p> <p>Underway</p> <p>Underway</p> <p>Underway</p> <p>Underway</p>	November 2021

	<p>7. Includes the development of the saleyards in Council’s long term financial plan, and</p> <p>8. Prepares a management plan for the ongoing operation of the sale yards facility.</p>		<p>Underway</p> <p>Underway</p>	
2021/98	<p>Deniliquin Airport Runway Reconstruction Project That Council:</p> <ol style="list-style-type: none"> 1. Endorses the reduction in scope for the Deniliquin Airport Runway Reconstruction project so that the estimated cost for the project is \$3.5M, 2. Negotiates with the Federal Government regarding the change of scope for the Deniliquin Airport Runway Reconstruction project, and 3. Approve an application for a loan facility of up to \$1.75M over the 2021/22 and 2022/23 financial years to match the funding received from the Commonwealth Regional Airport Program towards the Deniliquin Airport Runway Reconstruction Project. 	Director Infrastructure	<p>Underway</p> <p>Awaiting response from Federal Government.</p> <p>Underway</p>	<p>June 2022 (Could be delayed due to postponed local government elections)</p>
17 June 2021	Resolution	Respons`ibility	Status	Expected Date of Completion
2021/73	<p>Edward River Seniors Living Precinct That Council:</p> <ol style="list-style-type: none"> 1. Endorse the initial Business Case for the Edward River Council Seniors Living Precinct (SLP) with the following principles and assumptions: <ol style="list-style-type: none"> a. The capital and operational financial model, updated with the recent \$1m Murray Darling Basin grant, shows an operating surplus estimated for year 5, depending on demand. b. Marketing dwellings “off the plan” to confirm the number of dwellings required for construction in the first stage. 	General Manager	<p>Underway</p> <p>Will be taken to the October Council Meeting</p> <p>\$1m grant updated – complete</p> <p>Complete</p>	<p>September</p> <p>October 2021</p>

	<ul style="list-style-type: none"> c. Operating the SLP under a “Deferred Management Fee (DMF)” structure with a lifetime loan/lease/license arrangement. d. Initially adopting a 40% DMF over an 8-year term. 2. Adopt six standard floor plans: Designs A, N and X – 3 Bedroom dwellings, and Designs C, D and Q – 2 Bedroom dwellings, for detailed design by the architect. 3. Commence the development of a Section 355 Committee as the initial governance mechanism of the SLP, noting that: <ul style="list-style-type: none"> a. the terms of reference and appointment of the committee members are to be developed for future Council approval. b. the governance structure may change in future depending on how Council wishes to manage the SLP in the longer term. 4. Seek expert advice to assist in establishing the Entry Price of the various dwelling designs offered for sale. 5. Engage an independent agent to market and pre-sell dwellings for the initial project stages. 6. Proceed to tender for design and construction of dwellings and civil infrastructure to further. Firm up the financials of the business case and budgets, noting civil and dwelling designs are well advanced. 7. Design and install a new sign at the site of the project, showing the architect’s impression of the village in full operation. 8. Develop designs for a gateway/entrance to the precinct. 9. Make budget provision for SLP capital reserves such as dwelling refurbishment and future capital development from 		<p>Complete d. 40% DMF Complete – noting some recent discussion to review 2. 6 floorplans – increased to 7 floorplans at request of SLP committee – complete 3. S355 – following further investigation, recommend internal management. Refer draft proposed governance structure in draft Governance Manual 4 & 5. Have sought RFQ’s from 4 local real estate agents. 3 responses. Refer RFQ report for Council consideration/direction 6. Civil and</p>	
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>the DMF fees and grants.</p>		<p>dwelling detailed designs almost complete. Tender documents largely drafted. Hope to call tenders early September</p> <p>7 & 8. This was delayed. Have sought further quotes. With M Cobb</p> <p>9. Provision made in financial models (M Goode). Meeting held with ficne team to advice of impending financial and statutory requirements of ERC becoming a registered Retirement Village Operator (With S Campbell)</p>	
<p>2021/78</p>	<p>Draft Industrial Land Strategy That Council</p> <ol style="list-style-type: none"> 1. Adopt the draft Industrial Land Strategy 2. Forward the Industrial Land Strategy to the Department of 	<p>Manager Development Services</p>	<p>Adopted.</p>	<p>September Closed</p>

	Planning, Industry & Environment and request that it be endorsed.		Forwarded for endorsement	
2021/81	<p>Potential Deniliquin Airport Residential Skypark Development That Council</p> <ol style="list-style-type: none"> 1. Prepare a business case for the development of a residential Skypark at Deniliquin Airport, 2. Allocate \$30,000 from Airport Industrial Land reserve towards the business case for a residential Skypark development at the Deniliquin Airport. 	Director Infrastructure	Underway. Will go to September workshop.	October Council meeting
2021/82	<p>Expression of Interest for Deniliquin Airport Industrial Area That Council:</p> <ol style="list-style-type: none"> 1. Undertakes a public exhibition period of 28-days regarding the sale of land in the Airport Precinct as defined in Attachment 1 to this report, and 2. Receives a further report regarding the Expression of Interest process following a 28-day exhibition period. 	Director Infrastructure	Underway	August Report October Council Meeting
18 February 2021	Resolution	Responsibility	Status	Expected Date of Completion
2021/2	<p>Bob White Memorial Trust That Council:</p> <ol style="list-style-type: none"> 1. Discuss and endorse the establishment of the Bob White Memorial Trust and associated documents that support the formation of the Trust: <ol style="list-style-type: none"> (a) The Trust Document (attachment 1) (b) The Conargo Memorial Hall and Recreation Ground Committee meeting minutes held in January 2021 (attachment 3) I The submission to the Minister for Local Government (attachment 4) 	Director Corporate Services	Placed on Public Exhibition for a period of 28 days. Submission sent to the Minister for Local Government Further information requested and supplied Office of Local Government contacted again. Expected to be completed by end of August.	April 2021 June 2021 August 2021

19 November 2020	Resolution	Responsibility	Status	Expected Date of Completion
2020/236	328 Conroy Street That Council: <ol style="list-style-type: none"> 1. Enter into an agreement with the property owners of 328 Conroy Street to close the section of the Conroy Street road reserve currently fenced into 328 Conroy Street, subject to the property owners agreeing to pay all costs relating to this matter, and; 2. Commence the road closure process in accordance with the requirements of the <i>Roads Act 1993</i> for the portion of Conroy Street that is currently fenced into 328 Conroy Street, subject to the property owners entering into an agreement with Council regarding this matter. 	Acting Director Infrastructure	Property owner notified.	February 2021 30 April 2021 June 2021 November 2021
15 October 2020	Resolution	Responsibility	Status	Expected Date of Completion
2020/195	Minutes of the Audit Risk and Improvement Committee Meeting held on 24 September 2020 That Council: <ol style="list-style-type: none"> 1 Receive and note the Minutes of the Audit Risk and Improvement Committee Meeting held on 24 September 2020, contained at Attachment A. 2. Reviews the policy regarding the financial treatment of residual value of road assets. 3. Reviews the policy on the financial treatment of Grant Funding due to the changes in accounting standards 	Director Corporate Services	Commenced	June 2021
2020/213	Sale and Development of Lots 33, 34, 35 and 36 Saleyards Road That Council <ol style="list-style-type: none"> 1. Authorise the General Manager to accept the current offer of 	Manager Community & Economic Development	Conditions agreed. Contract being prepared.	November 2020 February 2021

	<p>\$250,000 inc. GST the sale of the Lots 33,34, 35 and 36 Saleyards Road, Deniliquin to Rhys Tremble Concreting and Engineering.</p> <p>2.Require the Contract of Sale to be conditional on a development application being submitted with 12 months of signing the contract for the purposes of industrial use and development and include a buy back clause.</p> <p>3.Authorise the General Manager and Mayor to sign and affix the Common Seal of Edward River Council to the contract documentation for Lots 33,34, 35 and 36 Saleyards Road, Deniliquin</p>			<p>April 2021 June 2021 August 2021</p>
20 August 2020	Resolution	Responsibility	Status	Expected Date of Completion
2020/164	<p>North Deniliquin Levee Upgrade Feasibility Report That Council:</p> <ol style="list-style-type: none"> 1. Adopt the North Deniliquin Levee Upgrade Feasibility Report, contained as Attachment 1 to this report, and; 2. Apply to Office of Environment and Heritage for funding of the works detailed in the North Deniliquin Levee Upgrade Feasibility Report 	<p>Manager Engineering & Assets</p>	<p>Underway</p> <p>Waiting on funding details</p>	<p>October 2020 February 2021 April 2021</p> <p>July 2021</p>
16 July 2020	Resolution	Responsibility	Status	Expected Date of Completion
2020/144	<p>Asset Management Plans That Council:</p> <ol style="list-style-type: none"> 1. Note the current Transport, Buildings, Open Space and Recreation, Flood Mitigation and Drainage, Water and Sewerage Asset Management Plans; 2. Undertake a project to update the Asset Management Plans based on the outcomes from the Asset Revaluation project; and 3. Receive a further report in October 2020 regarding the Asset 	<p>Manager Engineering and Assets</p>	<p>Asset Management Plans being updated.</p>	<p>15 October 2020 3 December 2020 February 2021 April 2021 June 2021 December</p>

	Management Plans.			2021
--	-------------------	--	--	------

10.5 2021 TELECOMMUNICATIONS REVIEW DRAFT SUBMISSION**Author: Philip Stone, General Manager****Authoriser: Philip Stone, General Manager****RECOMMENDATION:**

That Council adopt the draft Edward River Council Telecommunications Review submission and send the submission to the 2021 Regional Telecommunications Review Committee

BACKGROUND

The 2021 Regional Telecommunications Review is underway by the Federal Government's Regional Telecommunications Review Committee to provide an opportunity for people living and working in regional, rural and remote areas of Australia to share their views and experiences using telecommunications services in their area.

The 2021 Committee was announced by the Hon Mark Coulton MP on 2 June 2021 and the Review will be held from June to December. The five members appointed to the Committee are the Hon Luke Hartsuyker (Chair), Ms Sue Middleton, Ms Kristy Sparrow, Professor Hugh Bradlow and Mr Michael Cosgrave.

The Review purports to examine the adequacy of telecommunications services in regional, rural and remote Australia, considering issues identified in the Terms of Reference.

The committee has released an issues paper in July 2021 (Attachment 1) to inform submissions and the committee's deliberations.

ISSUE/DISCUSSION

A draft submission has been developed by council staff and is attached to this report. It has been developed with regards to the terms of reference and the issues paper, but also taking into account sentiment from residents and ratepayers received during the recent "Our Region, Your Say" consultation, undertaken by Seftons this year, and Council's overall advocacy strategy.

Recommendations in the submission are that the review committee:

1. Recognises that contemporary telecommunications services are critical to the safety, growth and prosperity of rural and remote communities and should be reflected in federal and state government policies
2. Recommend amending government policies to provide immediate intervention in the telecommunications market to fill gaps in coverage of both mobile and broadband services in rural areas
3. Recommend that the federal government increases its investment into new technologies, such as satellite broadband, and current technologies such as 4G, to fill critical gaps in communications in rural areas
4. Recommend that the state and federal governments provide a fund for enabling telecommunications infrastructure to support large-scale projects and provide immediate benefits to local communities.

POLICY/FINANCE

Edward River Council Advocacy Strategy

ATTACHMENTS

1. **Regional Telecommunications Review 2021 Issues Paper**
2. **Draft Edward River Council Telecommunications Review Submission**

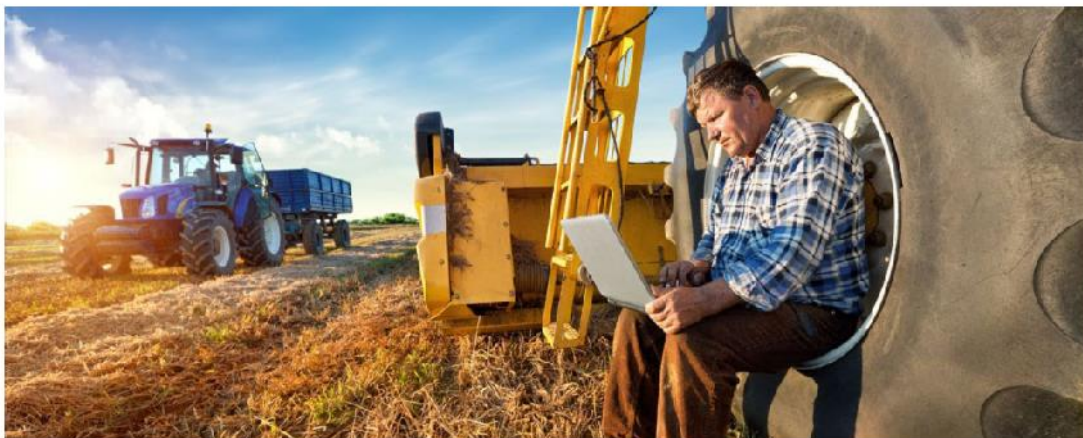


Australian Government
Regional Telecommunications Review

Regional Telecommunications Review 2021

Issues Paper

July 2021



© Commonwealth of Australia 2021
July 2021 / INFRASTRUCTURE

Ownership of intellectual property rights in this publication

Unless otherwise noted, copyright (and any other intellectual property rights, if any) in this publication is owned by the Commonwealth of Australia (referred to below as the Commonwealth).

Disclaimer

The material contained in this publication is made available on the understanding that the Commonwealth is not providing professional advice, and that users exercise their own skill and care with respect to its use, and seek independent advice if necessary.

The Commonwealth makes no representations or warranties as to the contents or accuracy of the information contained in this publication. To the extent permitted by law, the Commonwealth disclaims liability to any person or organisation in respect of anything done, or omitted to be done, in reliance upon information contained in this publication.

Creative Commons licence

With the exception of (a) the Coat of Arms; and (b) the Regional Telecommunications Review photos and graphics, copyright in this publication is licensed under a Creative Commons Attribution 4.0 Australia Licence.

Creative Commons Attribution 4.0 Australia Licence is a standard form licence agreement that allows you to copy, communicate and adapt this publication provided that you attribute the work to the Commonwealth and abide by the other licence terms.

Further information on the licence terms is available from <https://creativecommons.org/licenses/by/4.0/>

This publication should be attributed in the following way: © Commonwealth of Australia 2021

Use of the Coat of Arms

The Department of the Prime Minister and Cabinet sets the terms under which the Coat of Arms is used. Please refer to the Commonwealth Coat of Arms - Information and Guidelines publication available at <http://www.pmc.gov.au>.

Contact us

This publication is available in hard copy or PDF format. All other rights are reserved, including in relation to any departmental logos or trademarks which may exist. For enquiries regarding the licence and any use of this publication, please contact:

Director – Creative Services
Communication Branch
Department of Infrastructure, Transport, Regional Development and Communications
GPO Box 594
Canberra ACT 2601
Australia

Email: publishing@infrastructure.gov.au

Website: www.infrastructure.gov.au

Table of Contents

Overview	4
Have your say	4
Introduction	5
Key Issues	6
Adequacy	6
Changing Demand	6
Service Reliability	8
COVID-19	9
Indigenous Australia	9
Opportunity	10
Regional Development	10
Emerging Technologies	11
Maximising Outcomes	11
Awareness	12
Education	12
Public Information	13
Appendix A – List of Questions	15
Appendix B – Terms of Reference	16

Overview

A Regional Telecommunications Independent Review Committee (the Committee) is established every three years under Part 9B of the *Telecommunications (Consumer Protection and Service Standards) Act 1999* to conduct a review into telecommunications services in regional, rural and remote parts of Australia.

The Committee for the 2021 Regional Telecommunications Review (the Review) was appointed on 1 June 2021. The 2021 Committee is comprised of the Hon Luke Hartsuyker (Chair), Ms Kristy Sparrow, Professor Hugh Bradlow, Mr Michael Cosgrave and Ms Sue Middleton.

As part of the Review, the Committee will consider:

- the impact of Government policies and programs to improve regional connectivity and digital inclusion;
- insights from COVID-19 on the changing digital needs of regional, rural and remote areas;
- service reliability issues which impact regional communities and options for mitigating them;
- the role of emerging technologies in delivering telecommunications services in regional Australia;
- ways of encouraging further investment in regional telecommunications;
- the role of telecommunications in supporting broader regional development goals;
- ways to improve co-ordination between government and industry in telecommunications investment; and
- consumer awareness and education regarding telecommunications options in regional areas.

The full Terms of Reference for the Review are at **Appendix B**.

The Committee invites regional communities, businesses and governments to engage directly with the Review over the coming months through face-to-face consultations, written submissions and online forums.

The Committee will report to the Minister for Regionalisation, Regional Communications and Regional Education by 31 December 2021. The Committee may make recommendations to Government. Where it does so, it should consider the costs and benefits.

Further information about the 2021 Regional Telecommunications Review and the Committee is at www.rtirc.gov.au.

Have your say

The Committee welcomes submissions from individuals, businesses, peak bodies and other interested organisations. This issues paper provides an outline of key areas of interest and invites submissions that share a range of experiences and perspectives.

There are questions in this paper to provide guidance for framing submissions. You can address all the questions or just those that are relevant to you. However, submissions are not limited to the questions provided.

Submissions will be accepted until 30 September 2021 via:

- webform: www.communications.gov.au/have-your-say
- email: secretariat@rtirc.gov.au
- post: 2021 Regional Telecommunications Review Secretariat
Department of Infrastructure, Transport, Regional Development and Communications
GPO Box 594
CANBERRA ACT 2601

Submissions will be made publicly available at www.rtirc.gov.au unless the submission is confidential or is inappropriate for publication. All submissions will be treated as non-confidential unless the submitter specifically requests that a submission, or part of a submission, is kept confidential. Any personal information which is provided in a submission will be treated in accordance with the Department of Infrastructure, Transport, Regional Development and Communications' [privacy policy](#) and the Australian Privacy Principles.

Introduction

Telecommunications plays a key role in supporting the productivity and wellbeing of regional, rural and remote Australia and the significant contribution the bush makes to the nation.

The particular importance of regional telecommunications has been underlined by a number of recent events, including natural disasters and the COVID-19 pandemic. These events have reinforced the value of high-speed, reliable and resilient broadband and mobile networks in regional areas to support public safety, day-to-day business, social contact and access to essential services like health and education.

Connectivity is also a big part of encouraging people to live, work and invest in regional areas. The regions offer attractive lifestyle amenity for many people and regional Australia is experiencing renewed interest from business and government. Taking advantage of this opportunity for regional growth requires residents and businesses to be able to access the same level of telecommunications services available in urban areas.

Since the 2018 Regional Telecommunications Review (the Edwards Review), the telecommunications market in regional Australia has continued to transform through increased private and public investment, the development of new technologies and the ongoing implementation of policy reforms. Major changes include the effective completion of the National Broadband Network (NBN), the rollout of 5G mobile services, the creation of the Universal Services Guarantee, and the delivery of new government grants programs and public awareness initiatives.

However, providing quality telecommunications services in regional Australia remains a challenge. Significant investment is necessary to provide connectivity across Australia's large landmass, despite the relatively small population in remote areas. The rollout of new systems takes time, and planning for the future needs to start early so new systems are available when needed.

The 2021 Review aims to gain a better understanding of the role telecommunications services and technologies can play in addressing the challenges and opportunities facing regional, rural and remote Australians. This includes remote Indigenous communities, which have their own unique digital needs.

Through the Review, the Committee hopes to understand the lived experience of regional consumers, communities and businesses in getting and staying connected, and wants to examine whether current and emerging services, technologies, programs and policies are adequate to meet future needs.

The Review can also play a valuable role in setting a long-term forward agenda for infrastructure improvements to maximise the opportunity and prosperity of the bush. The Committee is looking for ways to improve collaboration between regional communities, government and the telecommunications industry to make sure that investments in telecommunications are coordinated and deliver to regional needs.

Key Issues

The Committee seeks views on a wide range of telecommunications issues in regional, rural and remote Australia, including issues of adequacy, opportunity and awareness.

Adequacy

Changing Demand

The three main telecommunications services used in both regional, rural and remote areas and urban Australia are mobile voice and data, broadband internet and fixed voice services. These are used for a variety of purposes and are delivered using a range of technologies.

The Committee wants to identify the most important telecommunications services in regional, rural and remote areas, and whether they will meet future needs. This includes the extent to which the technologies available to regional Australians allow them to access everyday digital services, and how this experience is different to that in urban areas.

Mobile

Mobile services are available to 99.5 per cent of Australia's population and 33 per cent of the Australian landmass. Mobile phones remain the device most frequently used to connect to the internet and to make voice calls. While mobile devices continue to be mainly used for sending messages and making calls, more data-intensive uses like navigation, emails, social media and streaming are becoming common. However, rates of usage for these purposes are significantly lower outside of the major cities.

Mobile networks, as well as some satellite and broadband networks, are increasingly being used for machine-to-machine applications using the 'Internet of Things' (IoT). This can range from the monitoring of council utilities and EFTPOS machines in regional communities, to tracking transport and freight on regional highways, to monitoring and controlling on farm processes, such as irrigation and stock control.

At present, mobile services are mainly delivered over the 4G network, which covers 99.2 per cent of the Australian population. 3G networks are also still widely used alongside 4G coverage for voice services, although other options such as Wi-Fi calling, apps like WhatsApp and Facebook Messenger, and Voice over Long-Term Evolution (VoLTE) are becoming increasingly popular.

About 0.3 per cent of Australia's population (around 75,000 people), located mainly in remote areas, receives 3G-only mobile coverage. 3G networks are also used to provide connectivity for some IoT devices. Additionally, basic 3G-only handsets are sold by some retailers as affordable and accessible devices for older Australians.

Australia's three major mobile network operators, Telstra, Optus and TPG Telecom (formerly Vodafone Hutchison Australia) have commenced the rollout of fifth generation (5G) mobile networks in a number of larger regional locations, with plans from Telstra to cover 75 per cent of the population this year. The Government is also supporting trials of new 5G uses in sectors like agriculture, mining, medical technology and construction through its 5G Innovation Initiative.

To support its 5G network rollout, Telstra has announced that it will decommission its 3G network in 2024. Telstra has indicated that it will expand its 4G network to a similar footprint as the current 3G network, but specific detail around the timeframe and extent of this transition are not yet widely available.

This is not the first switch-over of mobile networks. However, given that many regional people rely on 3G networks, the Committee would like to identify ways to support regional communities through this transition in order to minimise its impact on existing quality of service and the accessibility of telecommunications services.

Additionally, in parts of regional Australia, the costs of improving mobile coverage are high due to factors such as the distance from existing infrastructure. Given the smaller populations in many regional areas, this high cost reduces the commercial incentives for carriers to expand their networks.

To address this issue, the Government has provided significant investment in the cost of building new infrastructure through grants programs like the Mobile Black Spot Program (MBSP) and the Regional Connectivity Program (RCP). These

are discussed further on pages 11-12, along with programs run by other tiers of government and industry. The Committee is interested in examining the effectiveness of these programs over the course of the Review.

Broadband

In December 2020, the Minister for Communications, the Hon Paul Fletcher MP, declared that the National Broadband Network (NBN) should be treated as built and fully operational. Currently, roughly 2.85 million regional premises can access NBN fixed-line services, more than 600,000 can access NBN fixed wireless services and over 400,000 can access Sky Muster satellite services. In 2019, NBN Co launched the Sky Muster Plus and Business Satellite Service products, which provide increased unmetered data and access to business-grade services.

A number of alternative internet options also exist in regional Australia. In the NBN fixed wireless and satellite footprint, some existing ADSL networks continue to be used, though this number is rapidly decreasing. A number of Wireless Internet Service Providers (WISPs) have deployed regional fixed wireless networks on a commercial basis, offering diverse speed tiers and data limits compared to those provided via the NBN.

The provision of broadband services in Australia is underpinned by the Universal Services Guarantee (USG), which guarantees all premises in Australia have access to broadband regardless of location. This is supported by the Statutory Infrastructure Provider (SIP) regime, which creates obligations on wholesale broadband providers to supply services with minimum peak speeds upon request.

However, the costs of providing broadband services in regional Australia are very high. The Australian Competition and Consumer Commission (ACCC) estimates that the NBN Co fixed wireless and satellite networks will incur a net loss of around \$12.9 billion (present value) over 30 years. The new Regional Broadband Scheme is designed to support the sustainable funding of these NBN services.

In regional Australia, the most common reported uses of broadband internet include sending email and web browsing, as well as watching videos, banking, accessing news, shopping and using social media. However, other uses, such as remote working, online education and telehealth, while not new to many consumers in regional areas, are becoming increasingly critical to everyday life across the regions.

The Committee is interested in views on the different types of broadband access technology used by regional communities and businesses, and whether these are reliable and affordable. The Committee is also interested in examining the effectiveness of the USG in ensuring access to baseline broadband connectivity in regional Australia.

Fixed Voice

Nation-wide, Telstra provides access to basic voice services through the Universal Services Obligation, which legislates the provision of standard telephone services to premises, as well as public payphones.

On the NBN fixed-line network (which services the majority of premises), fixed voice services are delivered via Voice over Internet Protocol (VoIP) using a broadband connection. Outside the fixed-line footprint, users can also access VoIP telephony over the NBN fixed wireless and Sky Muster satellite networks, or can choose to keep their existing landline phone service active.

Outside the NBN fixed-line footprint, Telstra delivers approximately 400,000 telephone services through a mixture of its copper network, the High Capacity Radio Concentrator (HCRC) and Wireless Local Loop (WLL) systems and satellite.

Telstra also operates around 15,000 payphones nationally. Payphone usage has been declining steadily, although they are still used in some remote Indigenous communities and urban locations (such as transport hubs and public housing).

While fixed voice services to homes and businesses continue to play an important role for some community members, their delivery faces a range of challenges. In particular, much of the infrastructure is aging and expensive to maintain, raising concerns about service quality, reliability and longevity. This legacy infrastructure is also less functional and harder to upgrade than other platforms like mobile and broadband, which have replaced fixed voice for the majority of Australians.

The Government has provided \$2 million for Alternative Voice Services Trials (AVST) to identify new ways of delivering voice services in regional areas, including over fixed wireless, satellite and mobile. The 12-month trials will explore the potential for alternative technologies to provide better services and functionality, more in line with consumer preferences for mobile and broadband services.

The Committee is interested in hearing views on the future delivery of fixed voice services, particularly from consumers and businesses who use copper and other legacy technologies like HCRC.

Questions

1. What telecommunications services are required in regional Australia to meet current and future needs? Are there any things regional communities and businesses need to do, but can't, on their existing services?
2. What changes in demand, barriers or challenges need to be addressed when it comes to telecommunications services in regional, rural and remote Australia?
3. How have the Government's policies and programs affected telecommunications service outcomes in regional, rural and remote Australia? How can these be improved?

Service Reliability

The reliability of fixed-line, mobile and satellite networks is critical in regional, rural and remote Australia, including semi-rural communities on the fringes of major cities. Access to networks is of limited value if they are not reliable, whether on a day-to-day basis, or in time of particular need, such as COVID lock-downs or natural disasters.

Temporary or persistent network issues cause disruption to everyday life, including work and study. They may mean that regional businesses cannot communicate with clients or process customer payments. In remote communities, issues with telecommunications can affect residents' access to basic services such as groceries, banking or emergency services.

While some consumer protections exist, particularly for landline telephone services, the Committee is interested in hearing from regional, rural and remote communities about their experiences with service outages and how these have been handled by service providers.

Natural disasters like bushfires and extreme weather events place pressure on telecommunications networks when they are most needed. Telecommunications outages caused by loss of mains power and damage to networks can affect local emergency coordination efforts and the operation of public warning systems, as well as disrupting supply chains and access to essential services in the aftermath of disaster events.

No communications system is totally resilient during an emergency. However, it is vital that regional telecommunications networks are as reliable and redundant as possible, so that regional communities can respond to, and recover from, natural disasters.

In response to the 2019-20 bushfires, the Government has provided \$37.1 million in initiatives to prevent, mitigate and manage telecommunications outages in natural disasters. This includes \$18 million for the Mobile Network Hardening Program to upgrade the backup power supply at telecommunications facilities in disaster-prone areas.

Other measures include \$10 million for the deployment of temporary telecommunications facilities such as Cells on Wheels and NBN Co Road Muster trucks, \$7 million for the installation of NBN Sky Muster services at emergency centres, and \$2.1 million to improve public information on access to telecommunications in natural disasters. NBN Co Road Muster trucks have already been successfully deployed in response to the 2019-20 bushfires and Cyclone Seroja in Western Australia in April 2021.

All of these measures will help to address issues of telecommunications resilience in regional areas. However, the Committee welcomes views on further ways to maintain and increase the reliability and redundancy of telecommunications networks in times of stress.

Questions

4. How do service reliability issues impact on regional communities and businesses? How do outages, including in natural disasters, impact on communities and businesses?
5. How might such impacts be addressed to ensure greater reliability? How can the network resilience be addressed in regional areas?

COVID-19

The COVID-19 pandemic has had an unprecedented impact on Australia's regions. Extended periods of lockdown, interstate and national border closures and social distancing measures to prevent the spread of COVID-19 have disrupted normal patterns of work, study and travel across regional Australia.

In this environment, telecommunications services have played a key role in the continued function of everyday life. In regional Australia, almost two-thirds of internet users either commenced or increased work from home. The NBN saw significantly increased downstream and upstream growth between March and June 2020, as workers adopted online collaboration platforms like Zoom and Microsoft Teams while working from home.

Similarly, COVID-19 response measures saw an increased uptake of online education and telehealth services in the regions. Over half of regional internet users reported new or increased study from home activities, and 4 in 5 started or increased their participation in telehealth consultations. These data-intensive activities generated additional demand for high-speed connectivity across regional areas.

The telecommunications industry responded to increased demand for connectivity as a result of the pandemic. NBN Co provided a temporary boost to network capacity on its network and increased download data limits and data capacity on the Sky Muster service to support online learning in regional areas. Mobile carriers also provided a range of financial hardship assistance and bonus data measures to support customers.

While these measures were designed as a temporary response to the pandemic, the Committee is interested in understanding the extent to which the industry's COVID-19 response reflected increasing demand for connectivity in regional Australia and what this indicates for the future delivery of telecommunications services in the regions.

Commonwealth, state and territory governments also worked with the telecommunications industry, schools and health providers to support the transition to remote learning and telehealth. The Australian Government added a number of temporary Medicare items to help health care practitioners deliver telehealth services. Some state and territory education departments also loaned computers, SIM cards and other devices to students to facilitate online education during school closures, though in some cases this was left to individual schools.

Initial studies into the uptake of telehealth in Australia during the pandemic suggest that patients have generally been satisfied with the service, with many indicating that they would continue using it after the pandemic. However, parents and educators have identified significant challenges with wide-scale remote learning, particularly due to varying levels of telecommunications access between individual communities, schools and families. These challenges are increased in regional Australia by lower levels of digital access and affordability compared to urban areas.

The Committee is therefore keen to hear the lived experiences of regional, rural and remote consumers in using telecommunications services for health and study during the COVID-19 pandemic, including regarding barriers to access and the effectiveness of government initiatives to facilitate remote education and telehealth.

Questions

6. How did the use of digital services change for regional consumers and businesses during the response to the COVID-19 pandemic? What insights for future service delivery does this provide?

Indigenous Australia

Levels of digital inclusion amongst Aboriginal and Torres Strait Islander Australians continue to remain lower than the national average, including in regard to the take-up and affordability of telecommunications services.

As with the wider community, mobile phones are the most commonly used device for voice and data services in Indigenous communities. However, Aboriginal and Torres Strait Islander Australians are also more likely to only use mobile services than the national average. This likely reflects a strong preference towards pre-paid mobile plans due to the ability to 'pay-as-you-go', providing more financial control than other forms of access which charge monthly fees.

Wi-Fi services are also available in some remote areas, both through free access at local community facilities or using a pre-paid voucher system with data quotas. The National Indigenous Affairs Agency also funds community phones which may use a similar payment model. While Sky Muster is available across Australia, take-up is low in remote communities.

Although pre-paid mobile and Wi-Fi internet options are often easier to manage, these services can charge higher costs for data than post-paid mobile and broadband plans. Additionally, higher levels of 3G-only mobile coverage in remote areas can lead to slower speeds and heavy network congestion, which may reduce uptake of data-intensive activities.

The Committee is interested to examine the adequacy of telecommunications for Indigenous Australians in regional, rural and remote areas. In particular, the Committee welcomes views on ways to improve levels of telecommunications access and affordability in remote Indigenous communities.

Questions

7. What can be done to improve the access and affordability of telecommunications services in regional, rural and remote Indigenous communities?

Opportunity

Regional Development

The regions are a key source of Australia's economic productivity, with regional industries representing approximately 30 per cent of national Gross Domestic Product and two thirds of export earnings. Regional development has the potential to assist economic recovery and diversification, increasing resilience against future economic shocks and driving new opportunities for trade and investment.

The Government is prioritising growth in key regional industries, including food, resources, tourism, education and healthcare, through a range of initiatives such as [Ag2030](#) and the [Our North Our Future](#) strategy to develop Northern Australia. Large-scale infrastructure projects like the [Inland Rail](#) corridor between Brisbane and Melbourne will also facilitate increased growth opportunities in regional industries and communities.

Alongside energy and transport infrastructure, access to telecommunications is becoming increasingly critical to attracting and supporting new investment opportunities in regional areas. High-speed business-grade connectivity enables the uptake of new business technologies, facilitates training and development for staff, and increases competitive exposure to national and international markets.

Digital infrastructure is also essential to support the migration of skilled workers and families to regional areas. More people are relocating to regional areas due the financial and lifestyle benefits they offer. To support this growth opportunity, regional communities need to be able to provide access to the essential services and activities, such as specialist health services, education and even recreation, available in larger areas. This is underpinned by access to high-speed, reliable mobile and broadband connectivity.

In order to maximise opportunities for regional development and the growth of regional communities, the Committee is keen to examine how the deployment of telecommunications infrastructure can complement other broader infrastructure and economic investments in regional areas.

Questions

8. How can investment in telecommunications infrastructure work with other programs and policies to encourage economic development in regional Australia?
9. What role could innovation, including new models, alternative investors or new ways of doing business, play to encourage investment in regional telecommunications infrastructure? What are the barriers?

Emerging Technologies

The ongoing development of emerging technologies has the potential to improve the delivery of high-speed, reliable and competitive telecommunications services in regional, rural and remote areas.

A number of companies are investing in emerging satellite technologies, including Low Earth Orbit Satellites (LEOSats), to provide high-speed broadband to regional areas. These satellites orbit much closer to the Earth's surface than geostationary satellites like NBN Co's Sky Muster. The closer proximity reduces latency and enables higher bandwidth and speeds, improving the user experience for data-intensive and real-time applications like videoconferencing and streaming. However, a larger number of satellites is needed to provide consistent connectivity.

One such LEOSat provider is SpaceX, which has recently launched a beta trial of its Starlink internet service in central Victoria and southern New South Wales. Other providers, such as OneWeb, Telesat and Amazon, are planning the deployment of their own LEOSat networks. While this technology is generating a lot of interest, without a solid business case and local presence the commercial viability of LEOSats in the Australian market is not yet clear.

Regional businesses are also adopting networks of smart devices, such as sensors, tags and machinery, connected to the Internet of Things (IoT) to collect, process and analyse data which improves efficiency and productivity. In the agricultural sector, on-farm connectivity is enabling farmers to make real-time, data-based decisions to maximise yields, manage irrigation and the usage of fertilisers and pesticides, and monitor livestock health. These devices can use existing mobile and broadband networks, or specific low-powered wide range and narrowband networks such as LoRaWAN and NB-IoT.

Some regional companies, like Leading Edge DC and Connected Farms, are also investing in cloud computing and edge data centres in regional cities such as Tamworth, Roma and Dubbo to improve access to enterprise-grade data processing for local businesses. These data centres are located close to the places where data from sensors and autonomous devices is generated, improving the speed and reliability with which regional businesses can store, access and analyse this data. The market for edge data centres is expected to grow significantly over the coming years.

The potential of IoT and edge computing applications in regional areas can be supported by the increased deployment of 5G networks. The lower latency, higher bandwidth and increased data speeds offered by 5G technology could allow for more widespread use of sensors in the agricultural sector to collect real-time data, as well as the use of automated machinery in industries like mining and logistics. Additionally, improvements to video quality and file transfer rates over the 5G network could improve experience with telehealth and remote education.

Though these networks and technologies are largely being deployed on a commercial basis by the telecommunications industry, the Committee is seeking views on whether existing Government policy settings could be improved to assist the development of promising new telecommunications technologies and their rollout to regional areas by industry.

Questions

10. To what extent will new technologies enable significant change to the delivery of telecommunications services in regional Australia over the next 5-10 years? Are there any barriers to accessing these technologies?
11. How can Government better support the rapid rollout of and investment in new telecommunications solutions in regional areas?

Maximising Outcomes

In regional areas, issues of high cost of infrastructure deployment and limited consumer demand have reduced commercial incentives for telecommunications providers to invest in new mobile and broadband infrastructure and expanded coverage, including in areas of importance for regional economies and communities.

The Government has sought to maximise both investment and coverage outcomes by providing funding on a competitive basis for the capital cost of deploying telecommunications infrastructure in commercially marginal areas. Through the Mobile Black Spots Program, for instance, Commonwealth investment of \$380 million over the first five rounds has generated over \$830 million in total investment from state and territory governments and the telecommunications industry, funding over 1,220 new mobile base stations across Australia.

This approach has also delivered investment in broadband and mobile infrastructure projects which improve digital connectivity in regional areas of economic and social importance through the Regional Connectivity Program (RCP). Round 1 of the RCP is funding 132 projects at a total cost of \$232 million, including applicant and third-party co-contributions. Successful grantees include local councils, major telecommunications companies, regional businesses, community groups, educational facilities and fixed wireless providers.

The telecommunications industry has responded to this co-investment model through its own funding opportunities. For instance, Telstra has launched a \$200 million co-investment fund to enhance and extend mobile coverage in regional areas. Similarly, in its latest Corporate Plan, NBN Co announced a \$4.5 billion network investment plan, including upgrades to the existing fixed-line network, measures to increase the affordability of enterprise-grade NBN wholesale offerings in regional areas, and a \$300 million Regional Co-Investment Fund.

State and Territory Governments have also committed funding in recent years to a variety of initiatives to improve mobile, broadband and IoT connectivity, including the Western Australian Digital Farm Grants Program, the New South Wales Regional Digital Connectivity Program, and Victoria's Digital Future Now Package. Many of these programs provide co-contributions to projects funded under Commonwealth grants programs like the MBSP and RCP.

Despite the large amount of funding available for regional telecommunications infrastructure, many local governments and communities may not have the resources necessary to identify appropriate solutions to local telecommunications problems and to attract investment from third parties. There are also differences in the application requirements and intended outcomes of Commonwealth, State and Territory and telecommunications industry funding programs, which may restrict opportunities for co-investment using multiple funding streams.

The Committee is therefore interested in recommendations to improve and increase engagement between different levels of government, the telecommunications industry, and regional communities and businesses, in order to make sure that telecommunications investments are equitable, co-ordinated, and responsive to the needs of regional areas.

Additionally, the current design of the MBSP is becoming less sustainable as it moves into less commercial areas and the mobile network operators increasingly focus on upgrades to their existing networks. Although the design of future rounds of the MBSP is a decision for Government, the Committee is interested in views on how to ensure the ongoing effectiveness of this program.

The Government has also committed further funding for additional rounds of the RCP including dedicated funding to improve telecommunications infrastructure in Northern Australia. The first round of the RCP has proved popular with regional communities. However, the Committee welcomes feedback on ways to maximise the outcomes of the program.

Questions

12. How can different levels of Government, the telecommunications industry and regional communities better co-ordinate their efforts to improve telecommunications in regional Australia?
13. What changes to Government investment programs are required to ensure they continue to be effective in delivering improved telecommunications?

Awareness

Education

Levels of digital ability in regional Australia continue to lag behind metropolitan areas, although this divide is narrowing. Digital ability can be understood as the level of skill and confidence a user has with digital services, as well as the range of activities a user performs online and their attitude towards digital services.

While access to telecommunications in regional Australia is improving, many businesses and communities experience difficulty in identifying the best local options for getting and staying online, as well as making the most of their connectivity for work, study and recreation.

A number of connectivity options, such as Sky Muster satellite, ADSL and independent fixed wireless, may be available in a particular area. However, these may not be appropriately marketed and regional consumers may not be aware that

they are able to access these services. Additionally, consumers are often not aware of individual factors, such as the physical location of modems and other devices in the home, which can affect quality of service.

There are also protections for consumers experiencing unsatisfactory telecommunications services, including under the Australian Consumer Law, the Customer Service Guarantee and each provider's Service Level Agreement. The Telecommunications Industry Ombudsman also provides support in addressing customer issues. However, again, consumers may not be fully aware of their rights and how to use them to address their issues.

As part of its response to the Edwards Review, the Government recently launched a Regional Tech Hub to help regional and rural Australians get connected and stay connected more easily. Operated by the National Farmers Federation in partnership with ACCAN, the Regional Tech Hub builds on the work of the regional consumer advocacy group Better Internet for Rural, Regional and Remote Australia (BIRRR).

The Regional Tech Hub includes a range of practical resources on selecting the most appropriate telecommunications options in regional areas, troubleshooting common issues, escalating faults with service providers and understanding consumer rights. The Regional Tech Hub also provides an online helpdesk, phone support line and social media channels.

The Regional Tech Hub has received more than 5,400 visits since launch and has close to 1,100 followers on social media. BIRRR also has over 13,000 followers on Facebook, highlighting consumer support for these services. However, navigating the options available for users in regional Australia remains an area where greater improvements can be made.

With this in mind, the Committee is interested in exploring additional and expanded ways to assist regional users to access, maintain and make the most of their telecommunication services. The Committee is also particularly interested in ways to assist and encourage WISPs, satellite providers and other smaller telecommunications providers to improve the level of publicly available information about their service offerings in regional areas.

Questions

14. How can regional consumers be better supported to identify, choose and use the best connectivity options for their circumstances, as well as to understand and use their consumer rights?

Public Information

Mobile network operators publish network coverage maps on their websites to assist customers in identifying appropriate services in their area. This coverage data is predictive, meaning it uses a number of technical assumptions to indicate the likely areas to receive coverage from nearby base stations and may not accurately reflect a user's experience on the ground.

However, different mobile network operators may use different assumptions, mapping technologies and standards to generate this information. This can make it difficult for consumers to accurately compare the coverage provided by one mobile network operator over another and to make informed choices about the best mobile service for their individual circumstances.

In 2018, the Australian Competition and Consumer Commission (ACCC) convened a Regional Mobile Issues Forum, which recommended that the mobile network operators improve mobile coverage information for consumers. In response, the major mobile network operators and the Australian Mobile Telecommunications Association (AMTA) committed to improve the comparability of their network coverage data.

While the mobile network operators have adopted consistent terminology around coverage information, the extent to which technical differences in predictive coverage mapping still persist is unclear. The Committee is interested in seeking further clarification on this matter from the telecommunications industry.

There have been improvements in the accuracy and transparency of information on broadband speeds. The ACCC publishes quarterly data on speeds and outages on the NBN fixed-line and fixed wireless networks, and has provided guidance to service providers on how to advertise speeds. Advocates for regional and rural consumers have also expressed support for expanded monitoring and reporting of satellite performance.

Analytics companies like [Opensignal](#) provide independent analysis of the performance of global mobile networks, including in Australia. However, the Committee would like to identify how information on mobile performance and

Key Issues

quality of service could be made more widely available to regional consumers to assist them in making decisions on which mobile providers best meet their connectivity needs.

Similar issues arise in relation to the coverage of fibre and fixed wireless networks. The Committee is interested in exploring ways to improve the level of information on local fibre and fixed wireless footprints and backhaul networks that is made readily available to consumers, including through improved mapping on providers' websites.

Questions

15. To what extent is public information on connectivity options, including predictive coverage data and speeds, sufficient to help regional customers make informed decisions? What other information is needed?
16. What other matters should the Committee consider in its review and why are they important?

Appendix A – List of Questions

1. What telecommunications services are required in regional Australia to meet current and future needs? Are there any things regional communities and businesses need to do, but can't, on their existing services?
2. What changes in demand, barriers or challenges need to be addressed when it comes to telecommunications services in regional, rural and remote Australia?
3. How have the Government's policies and programs affected telecommunications service outcomes in regional, rural and remote Australia? How can these be improved?
4. How do service reliability issues impact on regional communities and businesses? How do outages, including in natural disasters, impact on communities and businesses?
5. How might such impacts be addressed to ensure greater reliability? How can the network resilience be addressed in regional areas?
6. How did the use of digital services change for regional consumers and businesses during the response to the COVID-19 pandemic? What insights for future service delivery does this provide?
7. What can be done to improve the access and affordability of telecommunications services in regional, rural and remote Indigenous communities?
8. How can investment in telecommunications infrastructure work with other programs and policies to encourage economic development in regional Australia?
9. What role could innovation, including new models, alternative investors or new ways of doing business, play to encourage investment in regional telecommunications infrastructure? What are the barriers?
10. To what extent will new technologies enable significant change to the delivery of telecommunications services in regional Australia over the next 5-10 years? Are there any barriers to accessing these technologies?
11. How can Government better support the rapid rollout of and investment in new telecommunications solutions in regional areas?
12. How can different levels of Government, the telecommunications industry and regional communities better co-ordinate their efforts to improve telecommunications in regional Australia?
13. What changes to Government investment programs are required to ensure they continue to be effective in delivering improved telecommunications?
14. How can regional consumers be better supported to identify, choose and use the best connectivity options for their circumstances, as well as to understand and use their consumer rights?
15. To what extent is public information on connectivity options, including predictive coverage data and speeds, sufficient to help regional customers make informed decisions? What other information is needed?
16. What other matters should the Committee consider in its review and why are they important?

Appendix B – Terms of Reference

1. The Regional Telecommunications Independent Review Committee must conduct a review of the adequacy of telecommunications services in regional, rural, and remote parts of Australia.
2. In determining the adequacy of those services, the committee must have regard to whether people in regional, rural and remote parts of Australia have equitable access to telecommunications services that are significant to people in those parts of Australia, and currently available in one or more parts of urban Australia.
3. In conducting the review, the committee must make provision for public consultation and consultation with people in regional, rural and remote parts of Australia.
4. In conducting the review, the committee is to have regard to:
 - a. the impact of the Government's policies and programs for improving connectivity, competition and digital literacy in regional, rural and remote areas, including rollout of the National Broadband Network, the Mobile Black Spot Program, the Regional Connectivity Program and the Regional Tech Hub;
 - b. insights from COVID-19 on consumer access to and usage of broadband and mobile technology in regional, rural and remote areas;
 - c. emerging technologies that could lead to significant changes in how telecommunications services are delivered in regional, rural and remote parts of Australia in the next 5-10 years;
 - d. service reliability and impacts on customers and communities in regional and remote areas;
5. Taking into account Term of Reference 4, the committee is to consider:
 - a. whether changes are warranted to existing Government policies and programs to ensure they continue to be effective, fit for purpose and are maximising the social and economic potential from existing and emerging technological advances;
 - b. policy settings that might be needed to support more rapid rollout of and investment in new telecommunications technologies in regional areas;
 - c. ways in which improvements in digital connectivity could support the Government's broader regional development policies and priorities, such as decentralisation and the development of Northern Australia;
 - d. ways in which State, Territory, and Federal programs to support regional connectivity could be further coordinated.
6. The report may set out recommendations to the Australia Government
7. In formulating a recommendation that the Australian Government should take a particular action, the committee must assess the costs and benefits of that action.
8. The committee must prepare a report of the review by 31 December 2021 and give it to the Minister for Regional Communications.

Submission to the 2021 Telecommunications Review

On behalf of Edward River Council and its community, thank you for allowing us to participate in the 2021 Regional Telecommunications Review.

Introduction

Centred around the rural town of Deniliquin and the Edward River in the southern Riverina in New South Wales, Edward River Council, home of the Deni Ute Muster, is home to over 9,000 residents. About an hour's drive north of the Victorian Border, and over eight hours drive from Sydney, the Edward River is a major anabranch of the Murray River and enjoys significant tourism and visitation centred around its magnificent weather and beautiful natural assets. Deniliquin is less than 300km north of Melbourne, but it seems like our residents and visitors are in a third-world country when it comes to telecommunications infrastructure.

The town of Deniliquin has only adequate mobile and broadband service and, as soon a traveller leaves the urban limits, mobile coverage is inadequate and unreliable, and broadband is expensive and limited.

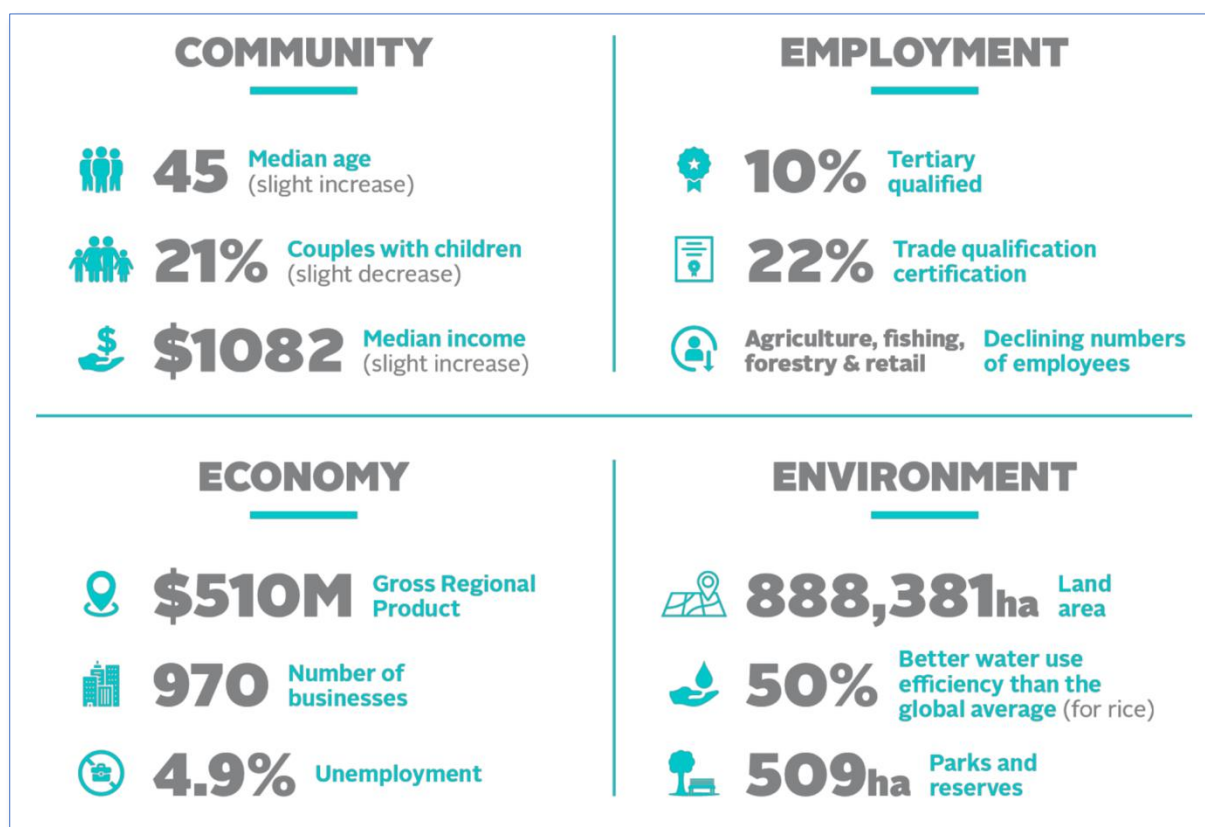


Figure 1: Edward River Council Snapshot

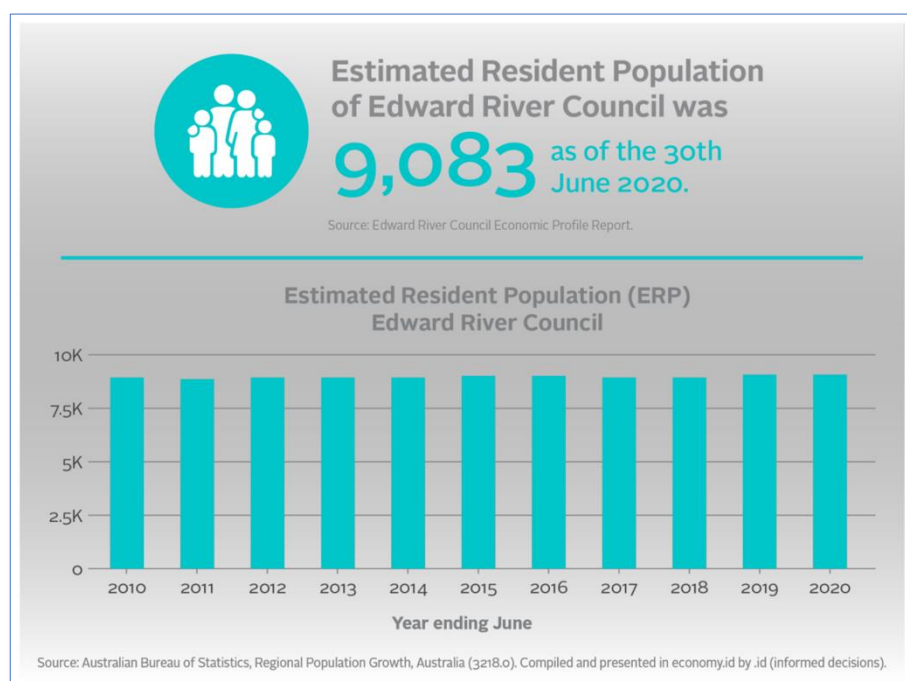
Agriculture and industry

The Edward River region's agriculture sector produces more than \$250 million worth of regional exports annually and is a major centre for rice, cotton, sheep and cattle, and other cropping commodities.

Due to the growing role of technology in the agriculture sector and its impact on farming operations, the ability to connect to mobile networks and reliable broadband is essential. Reliable telecommunications infrastructure and mobile services will improve efficiency and effectiveness of farming operations, ensuring our agriculture sector remains well-positioned to continue contributing to the NSW economy.

To support the continued growth of agriculture, it is critical that mobile coverage and broadband across the Edward River local government area is improved.

Without investment in this critical infrastructure, it is likely that the NSW agriculture sector could become inefficient and uncompetitive against other states and countries which enjoy access to



improved mobile networks.

Figure 2: Edward River Council Snapshot

Improved telecommunications infrastructure will allow mobile blackspots to be addressed, enhancing efficiency, and increasing the competitiveness of the NSW agriculture sector. It will also improve business communication and the safety of our residents.

Community Feedback

Council has recently undertaken a major community consultation effort to feed into the next Community Strategic Plan, following the Council election in December 2021. Telecommunications was a major theme of frustration for the community as represented in the figure below.

Of the community members surveyed over a six-week period, 46% expressed that telecommunications infrastructure was among the top three areas for Council advocacy over the next 10 years: alongside healthcare, support for agribusiness, and education. Many community members expressed concern about internet access, reliability and speeds in the region and see that the Council should be strongly advocating for improvement on behalf of the community.

Telecommunications is a strong influencer in improving these other areas of advocacy, so in many respects, our community is telling us that telecommunications are its highest priority for improvement. Amongst other benefits, this would enable more people to be able to work from home across the region and encourage people to remain living in the area.

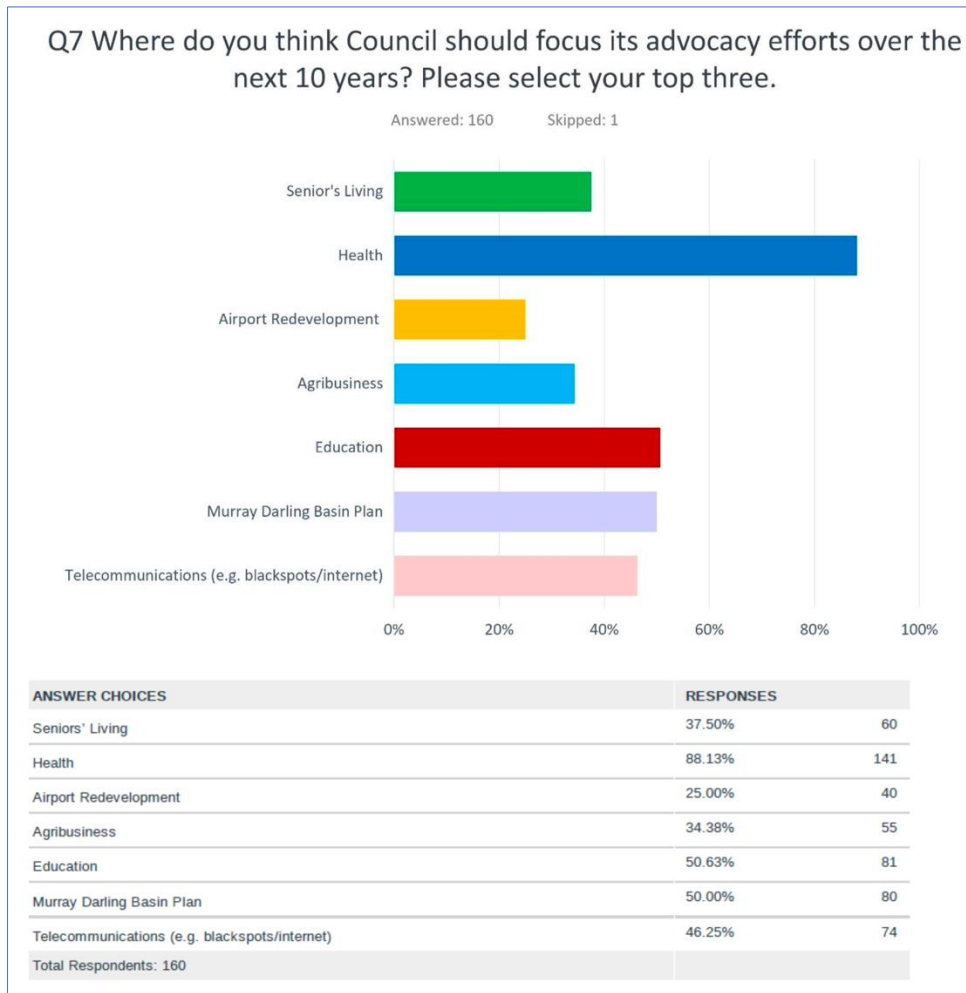


Figure 3: Advocacy priorities identified in community consultation

This has been a source of frustration for some time as Edward River Council’s current advocacy strategy identified three years ago that advocating for further investment from state and federal governments to address mobile blackspots across regional NSW is one of the five priorities in the plan. The feedback from the community indicates that this continues to be a concern and needs further action. There was frustration amongst some community members because there seems to have been no improvement despite lobbying and frequent communication regarding concerns with governments.

The current “Telstra coverage map” indicates quite patchy 4G coverage, Deniliquin-only 5G coverage and marginally better 3G coverage across our region. The reality on the ground is remarkably different. The average mobile consumer cannot rely on maintaining a phone call via hands free in a vehicle if they were to leave the town limits. A resident and business owner of Deniliquin provided the following direction comments for example, “Even within the urban area of Deniliquin telecommunications is often poor. On most occasions I am lucky to have one bar identifying

connectivity, when (my clients are needing to make phone calls), depending on who their provider is, they frequently have to walk out onto the road to have any reception, frequently none at all."

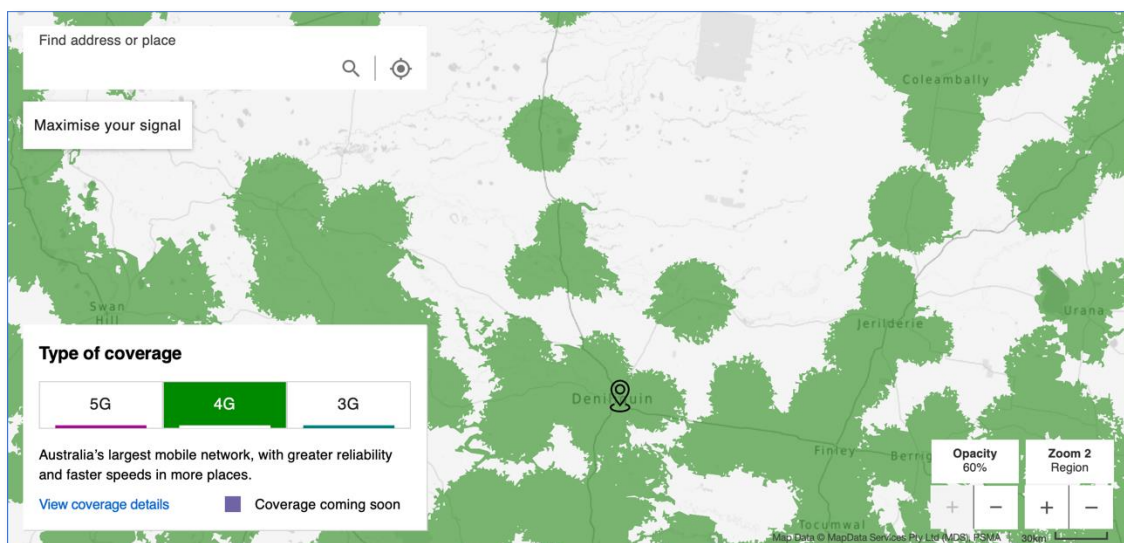


Figure 4: Telstra Coverage Map - Deniliquin and Surrounds

Source:

Several farmers have provided examples of the limitations of mobile coverage, one being: *"Although mobile phone coverage has improved in areas it's pathetic in most areas of the council areas. "It seems like a second-rate system and the mobile towers put up throughout our area give very limited coverage. "We have all had to buy mobile boosters for our vehicles and machinery at around \$1300 each vehicle, costing my family tens of thousands of dollars which we shouldn't have to buy as we should be getting comparable coverage to city people. "I do not understand at all what the NBN offers us except pointing us to satellite service which I am informed is variable at best."*

Telstra's advice to our concerns for mobile communications is to purchase mobile phone boosters. This response is unhelpful and inadequate.

Further comments from community members during Council's consultation efforts are shown below:

Community comments

- "Very poor internet at North Deniliquin. People have very little service and working from home is near impossible." – online survey
- "Council needs to improve GIS data." – online survey
- "Upgrade the telecommunications access. We don't seem to have good public access to the Internet." – Outdoor Council Staff meeting attendee
- "Telecommunications internet advocacy should be a Council priority." - online survey respondent
- "I think the internet infrastructure here needs improvement. I think this could keep more people here while still being able to work – we don't always have the employment here but if they could work from home with decent internet all the way out, not just in Deni but all the way out, that's something we lack, particularly giving people the opportunity to work from around here." – Council staff meeting
- "We want better communication out here we have dreadful phone service – we had a petition, and nothing happened." – Pretty Pine community meeting attendee
- "They're real limitations for us. So, there's so much more we could do on farm with technology if we had connectivity." – community meeting participant

Figure 5: Community Comments on Telecommunications

Health and Education

As outlined prior, telecommunications are either an enabler or an impediment to improvement in many other areas of concern for the Edward River. The figure below shows draft community goals for the next 10 years for the Edward River Community:



Figure 6: Draft Edward River enablers to support community goals

Healthcare and education specifically are enablers for community growth and prosperity yet have been sources for increasing concern within our community for the last decade.

Recently, there has been well-reported debate within our community following the Inquiry into Health Outcomes and Access to Health and Hospital Services in Rural, Regional, and Remote New South Wales. The inadequacy of health services for our community has been acknowledged by the NSW Health Minister, Hon. Brad Hazzard, MP, by providing funding for a Deniliquin region Clinical Services Plan to determine the improvements to be made. If telecommunications services remain comparably poorer than services within our major towns and cities, it will limit access to technology, such as telehealth.

Emergency services is also inhibited by limitations in telecommunications services. Radio is relied upon heavily by emergency services workers when in remote areas, however the ability to provide an emergency call while on a rural road is a die-roll and could mean the life-or-death of rural constituents in the event of a road or farm accident.

Similar with Education. The Edward River Snapshot shows that a mere 32% of our workforce is tertiary or trade qualified. Without access to contemporary telecommunications services, this will continue to lead to disadvantage within our community.

Taking Advantage of Major Projects to fill the gaps

There are several major projects underway in and near our region that could benefit the community with a little lateral thinking. The Inland Rail project has specifically been mentioned in the Discussion Paper as benefiting from improving mobile services along its route, thereby benefiting not only the project, but the communities nearby.

A strategy of investing in enabling telecommunications services alongside major infrastructure projects should be adopted by governments as a matter of course. Why shouldn't the investment in the [Energy Connect](#) project or new [wind farm](#) and [solar](#) projects, as examples, provide additional benefits such as improved telecommunications services for the communities that are hosting these projects? Often there is need of investment into roads, drainage, and civil infrastructure to cater for heavy construction equipment for the project, and these investments sometimes only marginally provide a benefit to local communities. Moreover, communities often see that the benefits of these projects are for the city folk, rather than the surrounding communities that are hosting them. The governments of Australia should provide additional investment in telecommunications *alongside major projects* to support the investment and provide a direct benefit to the local host communities.

Recommendations

Edward River Council recommends that, the 2021 Telecommunications Review committee:

1. Recognises that contemporary telecommunications services are critical to the safety, growth and prosperity of rural and remote communities and should be reflected in federal and state government policies
2. Recommend amending government policies to provide immediate intervention in the telecommunications market to fill gaps in coverage of both mobile and broadband services in rural areas

3. Recommend that the federal government increases its investment into new technologies, such as satellite broadband, and current technologies such as 4G, to fill critical gaps in communications in rural areas
4. Recommend that the state and federal governments provide a fund for enabling telecommunications infrastructure to support large-scale projects and provide immediate benefits to local communities.

Cr Norm Brennan
Mayor

Mr Philip Stone
General Manager

10.6 ANNUAL FINANCIAL STATEMENTS AND CARETAKER PERIOD**Author: Greg Briscoe-Hough, Senior Governance Advisor****Authoriser: Suni Campbell, Director Corporate Services****RECOMMENDATION**

That Council:

1. Notes the coincidence of the Annual Reporting timetable with the caretaker period in November and confirms the associated policy provisions relating to the actions of Councillors during the period;
2. Appoints Councillor _____ as the second Councillor for the signing of the annual financial statements;
3. Makes provision for any requirements or variations to the timeframe associated with the statutory processes by delegating the Mayor, nominated Councillor and General Manager to act, if required, on behalf of Council

BACKGROUND

Each year NSW local governments are required to present audited financial statements to their council and community as part of the Annual Reporting process and documentation. The financial statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2021.

The format of the financial statements is standard across all NSW Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and requirements as set down by the Office of Local Government. The financial statements must be certified by senior staff as 'presenting fairly' the Council's financial results for the year and are required to be adopted by Council, ensuring both responsibility for and ownership of the financial statements.

ISSUE/DISCUSSION

The Draft Financial Statements 2020-2021 are being prepared and will be subject to external audit and presented within a five-week period from audit and before the end of November each year.

This report is provided in anticipation of the normal course of events which include:

- Council staff provide draft financial statements and supporting working papers listed in the *Engagement Information Request* to the audit team
- Audit team starts audit of financial statements
- Audit team attends Audit, Risk and Improvement Committee meeting
- Audit clearance meeting
- Audit Office issues Engagement Closing Report
- Council signs and gives Management Representation Letter to audit team
- Draft Financial Statements presented to Council, signed (Mayor and another appointed Councillor, the General Manager and responsible finance officer), adopted and forwarded to the OLG
- Audit Office issues to the Council and to the Secretary of the Department of Planning, Industry and Environment (the Department), in accordance with section 417 of the LG Act
- Audit Office issues Independent Auditor's Report on the special purpose financial statements for the Council's declared business activities and Special Schedule 'Permissible income for general rates' to Council and the Secretary of the Department
- Audit Office reports any identified significant issues to the Minister in accordance with section 426 of the LG Act
- Council gives the audit team final version of draft Annual Report to review for consistency with the financial statements

- Public Notice published and statements uploaded to website
- Public exhibition of financial statements and Auditor's report for 28 days
- Presentation of the Audited Financial Statements and Auditors Report.

The deferred elections will see the 'caretaker' period coinciding with much of the normal timeframe for the preparation, consideration and sign-off of the Annual Financial Statements and the completion of the statutory steps outlined in Part 3, Division 2 of the Local Government Act 1993.

Prior to finalising the audit, the Draft Financial Statements will be presented to the Audit, Risk and Improvement Committee (ARIC) where ARIC has the opportunity to endorse the Draft Financial Statements. The external auditor will be present at the Audit, Risk and Improvement Committee to provide an overview of the audit status and draft Financial Statements, and to answer questions from the Committee.

Council has previously adopted a Caretaker Period Policy that notes:

- Council does not make major or policy decisions, unless there are extraordinary circumstances, during the Caretaker Period
- Council does not make inappropriate decisions during the Caretaker Period
- Councillors do not use Council Resources to assist a candidate's election campaign
- During the Caretaker Period Council events will be kept to a minimum
- During the Caretaker Period Council media releases and comment will be limited to providing statutory information and information relating to the election process only

Whilst these policy objectives do not mean that Council's usual consideration of the financial statements cannot proceed, it does highlight that Councillors should avoid the politicisation of the normal statutory course of events.

To avoid any real or perceived issues, it may be opportune for Council to resolve, at this meeting, the nominated Councillor co-signatory and note that any meeting called for the purposes of facilitating the adoption of the financial statements, annual report and end of term report during the caretaker period will be subject to routine statutory functions of receiving these reports only.

LEGISLATIVE IMPLICATIONS

Local Government Act 1993, Part 3, Division 2

ATTACHMENTS

Nil

10.7 INVESTMENT & RESERVES REPORT AUGUST 2021**Author: Bruce Maunganidze, Financial Accountant****Authoriser: Suni Campbell, Director Corporate Services****RECOMMENDATION**

That Council:

1. Note and receive the August 2021 report on Investments totalling \$48,945,043 inclusive of cash at bank for day-to-day operations.
2. Note that actual interest earned in the month of August 2021 was \$21,233
3. Note that accrued interest earned to 31 August 2021 but not yet received was \$141,491.
4. Note the Certificate of the Responsible Accounting Officer and adopt the Investment Report

BACKGROUND

The purpose of this report is to update Council on the investment of surplus funds and performance of Council's investment portfolio for the month to 31 August 2021 as required by *Regulation No 264 (Part 19) of the Local Government Act 1993*.

As at 31 August 2021, Council had a total of \$48,945,043 in invested funds. Interest received from investments during the month of August 2021 on a cash basis was \$21,233.

Included in this report are the following items:

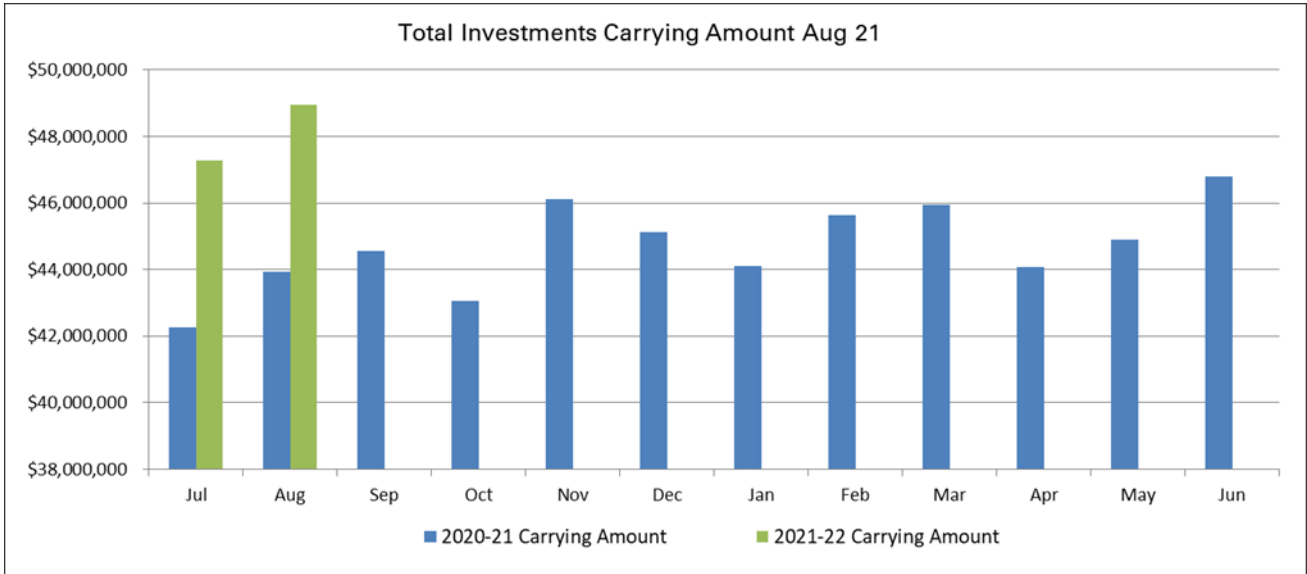
- Council's Investments as at 31 August 2021
- Restrictions Applying to Investment Funds
- Investment Portfolio Performance
- Investment Commentary
- Monthly Report from Imperium Markets

Certification by the Responsible Accounting Officer

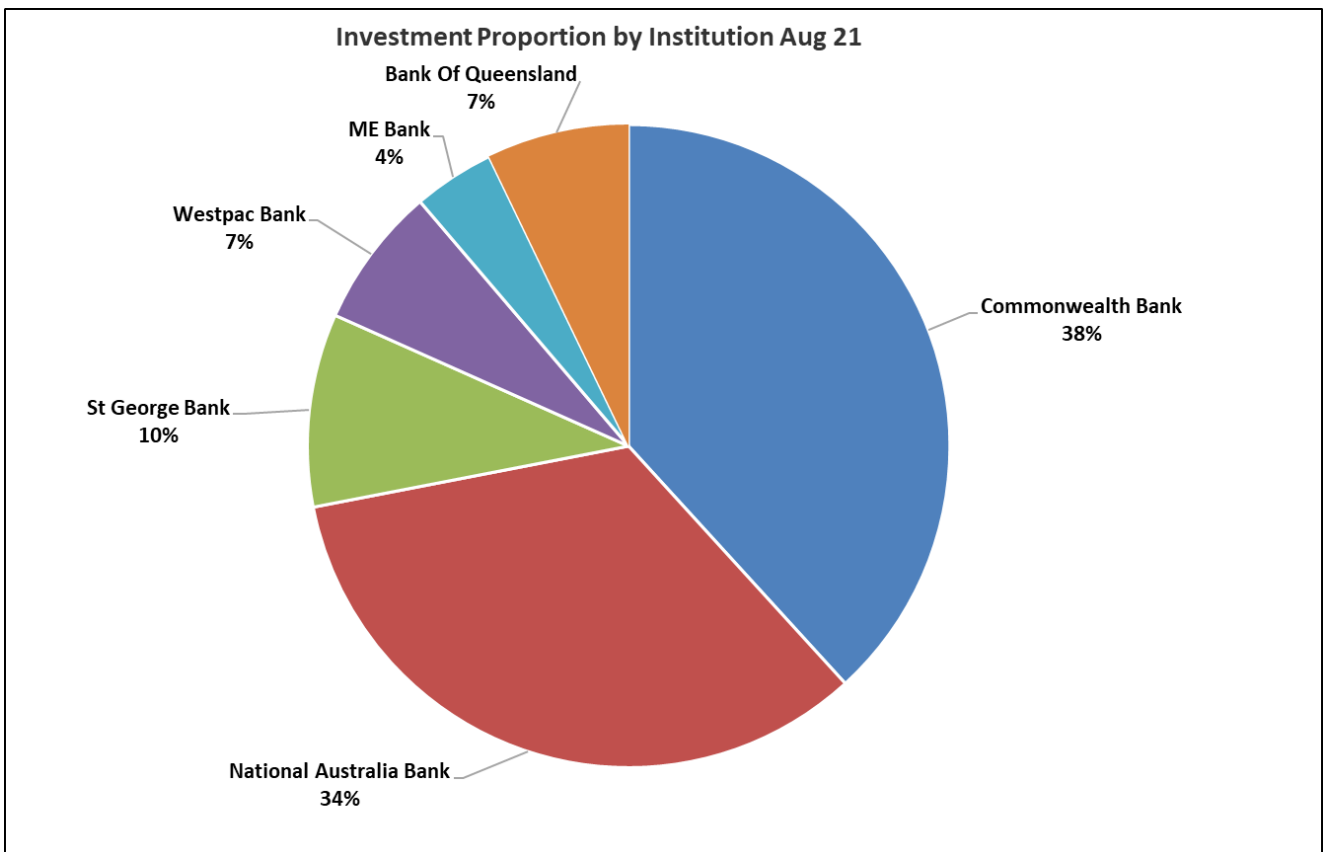
ISSUE/DISCUSSION**Council's Investments as at 31 August 2021**

As at 31 August 2021, Council had a total of \$48,945,043 in term deposits and cash at bank exclusive of unrepresented receipts or cheques.

The total investments balance has remained within the \$42M - \$49M range for the past 12 months, with seasonal fluctuations from month to month in line with Council’s cashflow requirements.



Council’s funds were invested with A1+, A1 and A2 rated Authorised Deposit Institutions (ADI’s).



The details of the investments are included in **Attachment 1** – Investment Register as at 31 August 2021.

There were no Term deposit movements during the month.

Total funds increased by \$1,674,627 during the month mainly due to receipt of Transport for NSW and Financial Assistance Grants, as well as first quarter rates instalments, partly offset by operational and capital expenditure payments.

Summary of **cash at bank** from day-to-day operations:

Cash Summary		Comment
Opening cash book balance	\$ 6,071,884	
Plus receipts	\$ 5,053,035	Grants and Rates debtors receipts
Less payments	\$ 7,345,024	Capex and Opex payments + transfers to savings account
Cash book balance as at 31 August 2021	\$ 3,779,895	
Statement Summary		
Opening statement balance	\$ 6,042,634	
Plus receipts	\$ 5,054,044	Grants and Rates debtors receipts
Less payments	\$ 7,379,418	Capex and Opex payments, transfers to savings account and July unrepresented payments
Bank statement balance as at 31 August 2021	\$ 3,717,260	
plus Unrepresented receipts	\$ 62,635	Receipts not yet presented at bank
Reconciliation balance as at 31 August 2021	\$ 3,779,895	

Restrictions Applying to Investment Funds

Total Funds were held between General, Water and Sewer Funds as follows:

Fund Name	Bank and Investments Percentage	
General	\$ 34,349,921	70.18%
Water	\$ 7,939,167	16.22%
Sewer	\$ 6,655,955	13.60%
Total Funds	\$ 48,945,043	100.00%

The following restrictions applied to the cash and investments balance:

Internal Restrictions

Infrastructure replacement	\$ 2,599,826
Plant replacement reserve	\$ 1,798,670
Recreation reserves/villages	\$ 1,113,000
Other internal reserves	\$ 796,384
Employee entitlements	\$ 692,727
Land Development Fund	\$ 385,000
Airport Development	\$ 187,447
Deposits, retentions and bonds	\$ 322,752
Seniors Living Precinct	\$ 112,685
Deniliquin Town Hall and Civic Precinct Redevelopment	\$ 412,805

Total Internal Restrictions **\$ 8,421,297**

External Restrictions

Water supplies fund	\$ 7,939,167
Sewerage services fund	\$ 6,655,955
Tip remediation	\$ 1,300,000
Unexpended Merger funds	\$ 1,279,260
Other unexpended grant funds	\$ 5,723,649
Other external reserves	\$ 157,836

Total External Restrictions **\$ 23,055,868**

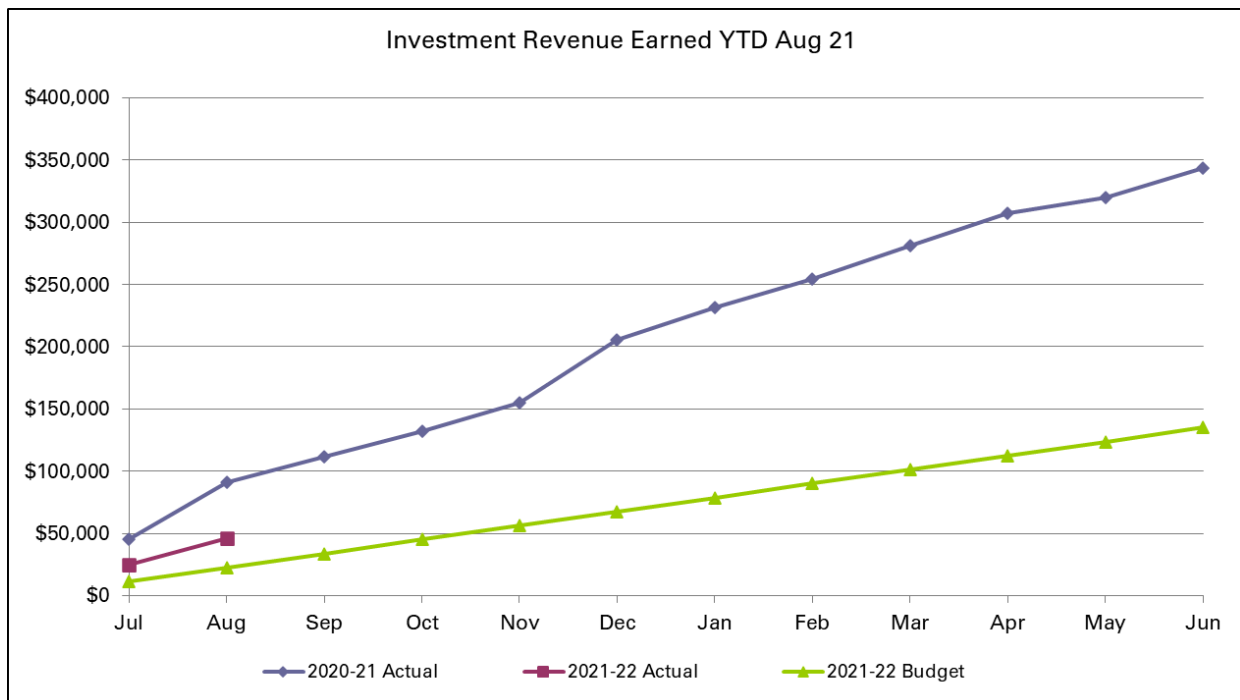
Unrestricted Funds **\$ 17,467,878**

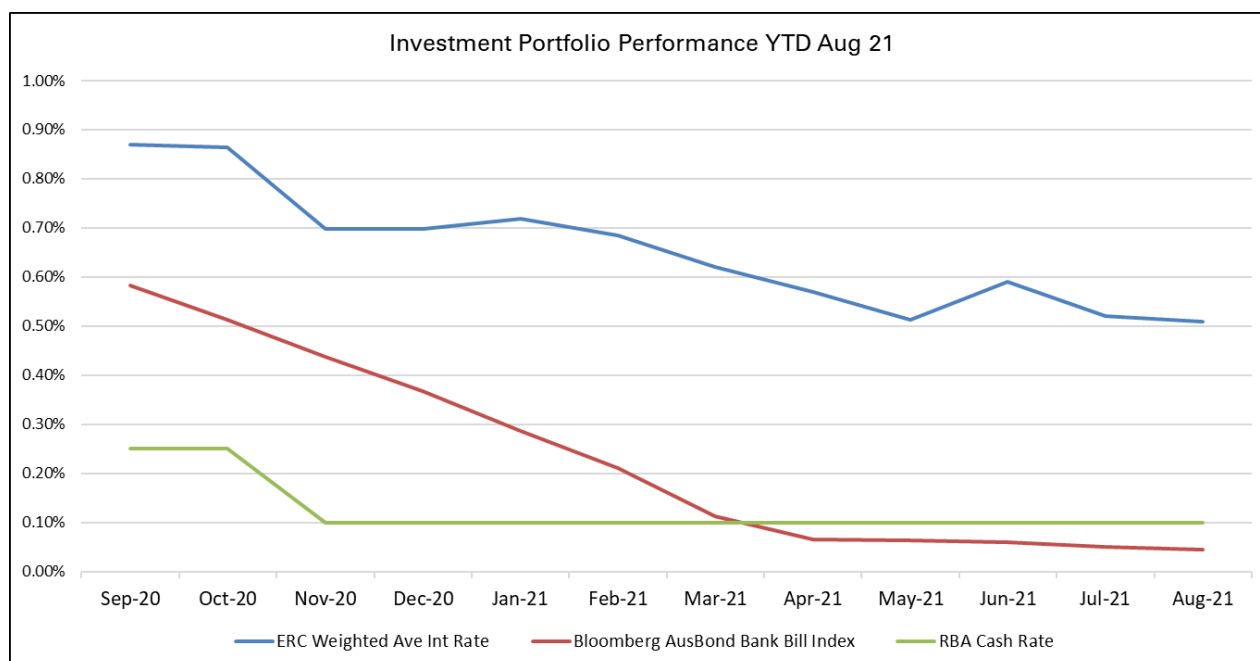
Total Funds **\$ 48,945,043**

A detailed breakdown of the restrictions is provided in **Attachment 2 – Detailed Reserve Balances** as at 31 August 2021. **Please note these balances are preliminary, pending reconciliation and final review in as part of the financial year end process (Reserve balances may change).**

Investment Portfolio Performance

Total interest earned from investments during the month of August 2021 was \$21,233 compared to a budget of \$11,250.





As at 31 August 2021, Council's weighted average interest rate was 0.51%, which was 0.47% above the Bloomberg AusBond Bank Bill Index implied one-year return of 0.04%. Accrued interest of \$141,491 had been earned to 31 August 2021 but was yet to be received as these investments mature in later months.

Monthly Investment Review from Imperium Markets

Council engaged Imperium Markets Pty Ltd to provide ongoing investment advisory services from August 2021 as per recommendation from Audit Risk and Improvement Committee (*resolution ARIC/2021/7*). As part of this service, Imperium provides, among other services, a monthly investment review report for Council which council uses to inform investment decisions. A copy of the report is attached in this report as **Attachment 3 - Investment Review August 2021- Imperium Markets**. For the period May to August 2021, Council's total financial benefit as a result of accessing better rates through the Imperium platform is estimated at \$15.5k. The benefits are realised as we Council reinvests funds and obtain better rates on the platform. There were no maturities in August, thus the total benefit has not increased from the previous month.

ERC - Estimated Financial Benefit due to better Rates on Imperium Platform

Aug-21

\$ 15,520.55

Bank	Rating	Purchase Date	Maturity Date	Principal	Interest Rate- Imperium platform	Publicly Available Interest Rate	Interest on Maturity	Council Financial Benefit	Interest Paid
NAB	AA-	29/06/2021	29/06/2023	2,500,000.00	0.65%	0.60%	32,500.00	2,500.00	At Maturity
NAB	AA-	25/06/2021	29/06/2023	2,000,000.00	0.65%	0.60%	26,142.47	2,010.96	At Maturity
ME	A-2	25/06/2021	28/06/2022	1,000,000.00	0.50%	0.50%	5,041.10	-	At Maturity
NAB	AA-	10/06/2021	11/06/2024	3,000,000.00	0.75%	0.70%	67,623.29	4,508.22	At Maturity
NAB	AA-	10/06/2021	13/06/2023	2,000,000.00	0.60%	0.55%	24,098.63	2,008.22	At Maturity
NAB	AA-	24/05/2021	24/05/2024	2,500,000.00	0.75%	0.70%	56,301.37	3,753.42	At Maturity
ME	A-2	26/07/2021	25/07/2022	1,000,000.00	0.50%	0.50%	4,986.30	-	At Maturity
NAB	AA-	30/07/2021	25/07/2022	1,500,000.00	0.35%	0.30%	5,178.08	739.73	At Maturity

Investment Commentary

As at 31 August 2021, all investments were within the defined Investment Policy limits. Council's investment portfolio consisted of term deposits (83%) and cash at bank/ on call (17%).

The Reserve Bank of Australia (RBA) elected to leave the official cash rate unchanged at a record low of 0.10% during the month whilst suggesting that conditions for an interest rate rise would "not be met until 2024". The low interest rate climate is therefore set to continue in the medium to long term.

To mitigate the re-investment risk that this pose, Council has started, following on the advice from Imperium Markets, to invest in term deposits with maturities longer than 1 year, taking into consideration council's cashflow needs. This will allow council to take advantage of the higher returns currently on the market for these investments as compared to short term ones.

STRATEGIC IMPLICATIONS

Investments have been made in accordance with Council's investment policy which was adopted on 20 December 2018.

COMMUNITY STRATEGIC PLAN

This report aligns with Outcome 5 – A community working together to achieve its potential and will assist to achieve the objective 'Our local government is efficient, innovative and financially sustainable'.

FINANCIAL IMPLICATIONS

Under Council's Investment policy, investments are made with a range of ADI's, with Council funds invested with a single institution not going above a percentage of the total portfolio as follows:

40%	A1+ rated institutions
20%	A1 rated institutions
10%	A2 rated institutions
\$250,000	Unrated authorized deposit taking institutions

The overall portfolio credit framework limits applicable to any credit rating category are as follows:

100%	TCorp/M Funds
100%	A1+ rated institutions
40%	A1 rated institutions
30%	A2 rated institutions
5%	A3 Unrated authorized deposit taking institutions

LEGISLATIVE IMPLICATIONS

Certification – Responsible Accounting Officer

I hereby certify that the investments listed in the Investment Report Attachment have been made in accordance with Section 625 of the *Local Government Act 1993*, clause 212 of the *Local Government (General) Regulation 2005* and Council's Investments Policy.

Rindayi Matienga
Responsible Accounting Officer

ATTACHMENTS

1. Investment Register as at 31 August 2021
2. Detailed Reserve Balances as at 31 August 2021
3. Investment Review August 2021 - Imperium Markets


Schedule of Investments									
This Report is at date 31-August-2021									
Description	Account No.	Rating at EOM (S&P)	Date Invested	Maturity Date	Days	Rate	Face Value Amount	% of Portfolio	Estimated Interest
Westpac Business Cheque Plus Account	032-870 16-6545	A1+	N/a	N/a	365	0.00%	464,130	0.95%	Monthly
Westpac 31 Day Notice Account	032-870 23-2696	A1+	N/a	N/a	365	0.35%	1,617	0.00%	Monthly
Commonwealth Bank General Fund	062-533 00000010	A1+	N/a	N/a	365	0.00%	3,216,368	6.57%	Monthly
Commonwealth Bank Business On Line Saver	062-533 10151117	A1+	N/a	N/a	365	0.15%	4,476,165	9.15%	Monthly
Macquarie Bank - Rates	3005-79778	A1	N/a	N/a	365	0.00%	34,281	0.07%	Monthly
Macquarie Bank - Water	2643-18940	A1	N/a	N/a	365	0.00%	2,482	0.01%	Monthly
Total Oncall/ CMT Accounts							8,195,043	16.74%	
Term Deposits									
St George	354775348	A1+	03-Sep-20	03-Sep-21	365	0.85%	1,500,000	3.06%	12,750.00
St George	354032747	A1+	04-Nov-20	04-Nov-21	365	0.60%	1,250,000	2.55%	7,500.00
St George	357226820	A1+	04-Nov-20	04-Nov-21	365	0.60%	1,000,000	2.04%	6,000.00
St George	357777242	A1+	05-Nov-20	05-Nov-21	365	0.60%	1,000,000	2.04%	6,000.00
Westpac	032-870-24-5462	A1+	26-Sep-20	26-Sep-21	365	0.70%	3,000,000	6.13%	21,000.00
National Australia Bank	0	A1+	10-Jun-21	13-Jun-23	733	0.60%	2,000,000	4.09%	24,098.63
National Australia Bank	75-932-6938	A1+	31-Jul-21	25-Jul-22	359	0.35%	1,500,000	3.06%	5,163.70
National Australia Bank	0	A1+	10-Jun-21	11-Jun-24	1097	0.75%	3,000,000	6.13%	67,623.29
National Australia Bank	0	A1+	06-Nov-20	08-Nov-21	367	0.55%	3,000,000	6.13%	16,590.41
National Australia Bank	0	A1+	24-May-21	24-May-24	1096	0.75%	2,500,000	5.11%	56,301.37
National Australia Bank	0	A1+	25-Jun-21	29-Jun-23	734	0.65%	2,000,000	4.09%	26,142.47
National Australia Bank	0	A1+	29-Jun-21	29-Jun-23	730	0.65%	2,500,000	5.11%	32,500.00
Commonwealth Bank	CDA 37543602	A1+	16-Oct-20	16-Sep-21	335	0.62%	4,000,000	8.17%	22,761.64
Commonwealth Bank	0	A1+	23-Oct-20	21-Oct-21	363	0.60%	4,000,000	8.17%	23,868.49
Commonwealth Bank	0	A1+	19-Feb-21	18-Feb-22	364	0.41%	1,500,000	3.06%	6,133.15
Commonwealth Bank	0	A1+	01-Apr-21	11-Apr-22	375	0.43%	1,500,000	3.06%	6,626.71
Total A1+ Deposits							35,250,000	72.02%	
ME Bank	083-01854-5525	A2	25-Jun-21	28-Jun-22	368	0.50%	1,000,000	2.04%	5,041.10
ME Bank	083-01854-5526	A2	26-Jul-21	26-Jul-22	365	0.50%	1,000,000	2.04%	5,000.00
Bank Of Queensland	083-01854-5526	A2	10-Dec-20	08-Dec-21	363	0.54%	1,500,000	3.06%	8,055.62
Bank Of Queensland	083-01854-5527	A2	19-Mar-21	21-Mar-22	367	0.39%	2,000,000	4.09%	7,842.74
Total A2 Deposits							5,500,000	11.24%	
<i>Weighted Average Interest Rate</i>						0.51%	48,945,043	100.00%	

ERC Detailed Reserves Balances	31/08/2021
EXTERNAL RESERVES	
Developer Contributions - General	39,485
Specific Purpose Unexpended Grants	5,723,649
Water Supplies	7,939,167
Sewerage Services	6,655,955
Domestic Waste Management	1,300,000
Merger Operational	211,984
Merger Stronger Communities	1,067,276
Conargo Milestones/Interpretative	37,287
Conargo Oval M&R	20,000
Deniliquin Band Committee	19,602
Deniliquin Community Gardens	2,967
EPA Waste	35,915
Regional Arts	2,580
Total External Restrictions	<u>23,055,868</u>
INTERNAL RESERVES	
Plant Replacement	1,798,670
Infrastructure Replacement	2,599,826
Employees Leave	692,727
Deposits, retentions and bonds	322,752
Airport Industrial Land	20,000
Asset Management	14,000
Airport Runway Development	187,447
Blighty Power Upgrade	70,000
Building Maintenance	50,000
Cemetery Upgrade	9,000
Depot office & gates upgrade	41,000
Dog Trail	3,000
Election Reserve	12,312
Fencing Conargo	7,000
Gravel Pits	14,000
Human Resources	17,674
Internal Audit	6,000
Land Development	385,000
Landscaping plan	90,000
Recreation Reserves/Villages (Landscaping Plans)	1,113,000
Risk Management	44,686
Wanganella Community Hall	5,000
Shire Entrance Signs	5,000
Tourism/Industry Promotion	13,000
Town Planning Plan, Surveys & Studies	102,662
Waste Facilities	63,300
Water Supply Network	57,000
Website Development	1,750
Seniors Living Precinct	112,685
Deniliquin Town Hall and Civic Precinct Redevelopment	412,805
North Depot Redevelopment	150,000
Total Internal Restrictions	<u>8,421,297</u>
Total Restrictions	<u>31,477,165</u>



Investment Review

August 2021

 <p>IMPERIUM MARKETS</p>	<p>Imperium Markets Pty Ltd ABN: 87 616 579 527 Authorised Representative of Libertas Financial Planning Pty Ltd AFSL 429 718 Phone: +61 2 9053 2987 Email: michael.chandra@imperium.markets Level 9 Suite 02, 3 Spring Street, Sydney NSW 2000</p>
-------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



Impact of COVID-19 to Council's Portfolio

COVID-19 has adversely impacted financial markets, which in turn, has also affected Council's investment portfolio. We provide a quick summary in this section.

With regards to financial markets, shares (equities) experienced a significant correction in March 2020 but have continued to surpass their all-time highs due to the unprecedented global fiscal and monetary policy support. **The RBA cut rates to record lows on 3rd November 2020 to 0.10%, consistent with most global central banks resetting their official rates back to emergency levels.** Despite the Delta variant causing a surge in global infections and imposing further lockdowns (including Australia), equity markets have continued their rally over the course of 2021, focusing on the accelerated vaccine rollout and gradual easing of restrictions. Longer-term bond yields have fallen sharply since the start of the calendar year, with the market pushing back on expectations of global central banks tightening in the immediate future.

With regards to the medium-longer term outlook for financial markets, of importance is the RBA's outlook and expectations for the Australian economy. They would like to see the following three economic indicators improve before they even consider increasing interest rates:

1. The unemployment rate to drop to around 4.0% (currently sitting at 4.6% and masked by a drop in the participation rate), noting it has not been below 4.5% since 2008;
2. *"Until actual (underlying) inflation is sustainably within the 2-3% target range"* (it has not been within their target band for the past 5 years); and
3. Wage growth to surpass +3% (it has not been above this level for the past 8 years).

The RBA's base case (forecast) suggests conditions for a rate rise **"will not be met until 2024"**.

The largest impact to Council's investment portfolio is with regards to its largest exposure being assets held in bank term deposits, which accounts for around ~83% of Council's total investment). **The biggest risk that Council faces over the medium-longer term in this environment is not the potential loss of capital (given all the banks are well capitalised and regulated by APRA), but the rapid loss of interest income as interest rates have plummeted.**

Council's term deposit portfolio was yielding 0.60% p.a. at month-end, with a weighted average duration of around 316 days or ~10½ months. **This short average duration will provide some income protection against the low interest rate environment over the immediate future.** As existing deposits mature however, they will inevitably be reinvested at much lower prevailing rates.

Given official rates have fallen to record lows, Council is likely to see a rapid decline in interest income over future financial years. Its budgeted income over the medium-longer term needs to be revised to reflect the low interest rate environment. Returns between 0.40%-0.80% p.a. may potentially be the "norm" over the next few financial years, especially if rolling the majority of surplus funds for terms less than 2-3 years. Yields may in fact be lower if electing to invest for terms under 12 months.



Council’s Portfolio & Compliance

Asset Allocation

The portfolio is mainly directed to fixed term deposits (83%). The remainder of the portfolio is held in various overnight cash accounts with the major banks (17%) and Macquarie Bank earning a low rate of return. We recommend opening the ‘accelerator’ cash account with Macquarie Bank (A+), which is currently paying an overnight rate of 0.40% p.a. for balances up to \$10m (and 0.20% p.a. for balances greater than \$10m).

With the RBA cutting interest rates in November 2020 to 0.10% and flagging that conditions for a rake hike “will not be met before 2024”, the priority should be to lock in any remaining attractive medium-longer dated fixed deposits or fixed bonds that may still be available to address reinvestment risk as margins continue to compress.

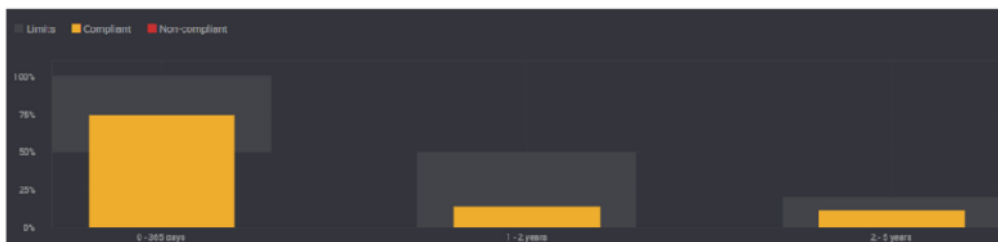


Term to Maturity

The portfolio remains highly liquid with around 74% maturing within 12 months, which is well above the minimum requirement of 50%. The weighted average duration of the deposit portfolio is around 10½ months. We commend Council’s decision to place additional term deposit with NAB (AA-) for 2-3 years, locking in rates between 0.60%-0.75% during the month of June 2021.

We recommend continuing to diversify the maturity profile to mitigate the rapid loss of income and address reinvestment risk (rolling over deposits at lower prevailing rates). The biggest risk that the local government sector has faced over the post-GFC era has been the dramatic fall in interest rates from 7¼% to the historical levels currently experienced at 0.10%. Rollover risk has been the major detriment to Council’s performance and interest income over the past decade and will continue to do so going forward.

We recommend a further diversified maturity profile to take advantage of the capacity in the 1-5 year investment horizon. This will address Council’s biggest threat going forward being reinvestment risk in the low interest rate environment.





Where there is (counterparty) capacity to invest in attractive medium-longer term investments, we recommend this be allocated to medium-term fixed deposits (refer to respective sections below).

Compliant	Horizon	Invested (\$)	Invested (%)	Min. Limit (%)	Max. Limit (%)	Available (\$)
✓	0 - 365 days	\$36,945,043	74.48%	50%	100%	\$12,000,000
✓	1 – 2 years	\$6,500,000	13.28%	0%	50%	\$17,972,521
✓	2 – 5 years	\$5,500,000	11.24%	0%	20%	\$4,289,009
		\$48,945,043	100.00%			

Counterparty

As at the end of August, applying long-term credit ratings only, Council did not have an overweight position to any single ADI. Overall, the portfolio is lightly diversified across the investment grade credit spectrum, with no exposure to the unrated ADIs.

Compliant	Issuer	Rating ^A	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	CBA	AA-	\$18,692,533	38.19%	40.00%	\$885,484
✓	NAB	AA-	\$16,500,000	33.71%	40.00%	\$3,078,017
✓	WBC	AA-	\$8,215,747	16.79%	40.00%	\$11,362,270
✓	Macquarie	A	\$36,763	0.08%	20.00%	\$9,752,246
✓	BoQ	BBB+	\$3,500,000	7.15%	10.00%	\$1,394,504
✓	ME Bank	BBB+	\$2,000,000	4.09%	10.00%	\$2,894,504
			\$48,945,043	100.00%		

^AApplying long-term ratings only.

Effective 01/07/2021, BoQ formally acquired ME Bank for \$1.325bn. Subsequently, all ME Bank's senior assets including term deposits have been upgraded from BBB to BBB+ by S&P. With regards to counterparty limits, the two banks are still running separate ADI licences and so the individual exposures will continue to be shown separately. Once ME Bank formally withdraws its ADI licence, existing holdings with ME Bank will need to be aggregated with its parent company, BoQ. Council will need to keep this in mind when reinvesting maturing deposits with BoQ or ME Bank, and when placing 'new' surplus funds, so as not to be 'overweight' relative to the overall aggregate limits. There is also, however, a chance that BoQ may be upgraded from BBB+ to either A- or A by S&P over coming months/years, which would help with capacity limits.

We remain supportive of the regional and unrated ADI sector (and have been even throughout the GFC period). They continue to remain solid, incorporate strong balance sheets, while exhibiting high levels of capital – typically, much higher compared to the higher rated ADIs. Some unrated ADIs have up to 25-40% more capital than the domestic major banks, and well above the Basel III requirements.

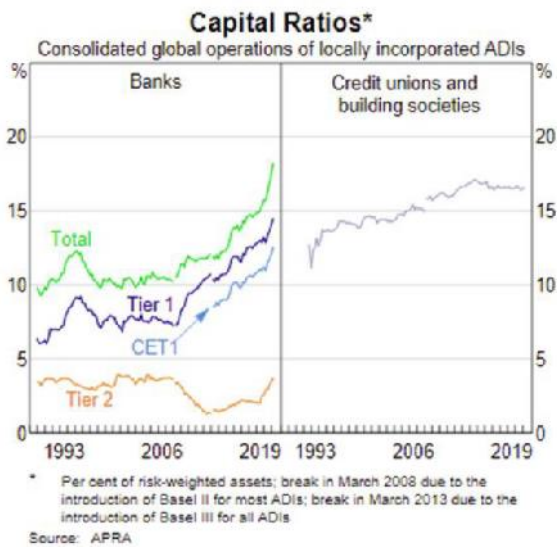
APRA's Chairman affirmed that the banks had satisfactorily moved towards an '*unquestionably strong*' capital position and that bank's stress testing contingency plans were now far better positioned that was previously the case years ago. **RBA Governor Lowe has commented that they have not seen any signs of stress in the financial system and that unlike during the GFC, the banks now have cash, are well capitalised and are acting as "shock absorbers" in the current pandemic crisis.**



Overall, the lower rated ADIs (BBB and unrated) are generally now in a better financial position than they have been historically (see the Capital Ratio figure below). We believe that deposit investments with the lower rated ADIs should be continued going forward, particularly when they offer ‘above market’ specials. Not only would it diversify the investment portfolio and reduce credit risk, it would also improve the portfolio’s overall returns.

In the current environment of high regulation and scrutiny, all domestic ADIs continue to carry high levels of capital, particularly amongst the lower (“BBB”) and unrated ADIs. There is minimal (if any) probability of any ADI defaulting on their deposits going forward – this was stress tested during the GFC. **APRA’s mandate is to “protect depositors” and provide “financial stability”.**

The biggest single risk that depositors face in the current low interest rate environment is not capital or credit risk, but reinvestment risk. Interest rates are now at their effective lower bound of 0.10%.





Credit Quality

The portfolio remains diversified from a credit ratings perspective. The entire long term portfolio is spread amongst the investment grade spectrum.

Council's maximum limit of 30% in aggregate with the "BBB" rated ADIs remains fairly conservative compared to some other NSW local government clients who have a maximum limit of 40%. From a ratings perspective, the "BBB" rated banks now generally dominate the number of ADIs issuing deposits within the investment grade space. However, given most banks are fully liquid during the current pandemic, most of the "BBB" rated and Unrated ADIs are currently not seeking wholesale funding.

As such, in the interim, we could see a shift towards a larger proportion of assets being directed towards the higher rated ADIs given the lack of appetite amongst the lower rated ADIs.

All aggregate ratings categories are within the Policy limits:

Compliant	Credit Rating [^]	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	AA Category	\$43,408,280	89%	100%	\$5,536,763
✓	A Category	\$36,763	0%	40%	\$19,541,254
✓	BBB Category	\$5,500,000	11%	30%	\$9,183,513
✓	Unrated Category	\$0	0%	5%	\$2,447,252
		\$48,945,043	100.00%		

[^] Applying long-term ratings only.



Performance

Council's performance (excluding cash holdings) for the month ending 31 August 2021 is summarised as follows:

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.01%	0.03%	0.05%	0.02%	0.13%
AusBond Bank Bill Index	0.00%	0.01%	0.02%	0.00%	0.04%
Council's T/D Portfolio [^]	0.05%	0.16%	0.33%	0.10%	0.77%
Outperformance	0.05%	0.15%	0.31%	0.10%	0.73%

[^]Total portfolio performance excludes Council's cash account holdings. Overall returns would be lower if cash was included.

Performance (Annualised)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.10%	0.10%	0.10%	0.10%	0.13%
AusBond Bank Bill Index	0.02%	0.03%	0.03%	0.03%	0.04%
Council's T/D Portfolio [^]	0.60%	0.63%	0.65%	0.62%	0.77%
Outperformance	0.58%	0.60%	0.62%	0.59%	0.73%

[^]Total portfolio performance excludes Council's cash account holdings. Overall returns would be lower if cash was included.

For the month of August, the portfolio (excluding cash) provided a return of +0.05% (actual) or +0.60% p.a. (annualised), outperforming the benchmark AusBond Bank Bill Index return of +0.00% (actual) or +0.02% p.a. (annualised). The outperformance continues to be anchored by a combination of those medium-longer dated deposits locked-in for a term of 6 months or longer.

We note that investments are being reinvested at lower prevailing rates as the cash rate has reached the RBA's effective lower bound of 0.10% and likely to stay at these depressed levels for the foreseeable future.

Investors using the Imperium Markets platform (an ASIC Licensed Market) have reduced the invisible costs associated with brokerage, and thereby lift client portfolio returns as investors are able to deal in deposits directly with the ADIs and execute at the best price possible.



Council's Term Deposit Portfolio & Recommendation

As at the end of August 2021, Council's deposit portfolio was yielding 0.60% p.a. (unchanged from the previous month), with a weighted average duration of around 316 days (~10½ months).

We recommend Council continues extending this average duration closer to 18 months if possible. We reiterate that in the low interest rate environment, the biggest collective risk that the local government sector has faced over the post-GFC era has been the dramatic fall in interest rates - from 7¼% to the historical low levels of 0.10%.

At the time of writing, we see value in:

ADI	LT Credit Rating	Term	T/D Rate
ICBC, Sydney	A	5 years	1.40% p.a.
NAB	AA-	5 years	1.20% p.a.
ICBC, Sydney	A	4 years	1.20% p.a.
NAB	AA-	4 years	1.05% p.a.
ICBC, Sydney	A	3 years	0.94% p.a.
AMP Bank	BBB	3 years	0.80% p.a.^
NAB	AA-	3 years	0.80% p.a.
BoQ	BBB+	3 years	0.80% p.a.
AMP Bank	BBB	2 years	0.75% p.a.^
NAB	AA-	2 years	0.60% p.a.

[^] AMP T/Ds – contact us to receive an additional 0.20% p.a. rebated commission on top of the rate shown above

The above deposits are suitable for investors looking to provide some income protection and mitigate reinvestment/rollover risk in the low interest rate environment.

For terms under 12 months, we believe the strongest value is currently being offered by the following ADIs (dependent on daily funding requirements):

ADI	LT Credit Rating	Term	T/D Rate
ME Bank	BBB+	9-12 months	~0.50% p.a.
AMP Bank	BBB	11-12 months	0.45% p.a.^
BoQ	BBB+	12 months	0.43% p.a.
CBA	AA-	12 months	~0.41% p.a.

[^] AMP T/Ds – contact us to receive an additional 0.20% p.a. rebated commission on top of the rate shown above



Amongst the investment grade sector, short-dated term deposits (maturing less than 12 months) are yielding under 0.50% p.a. (most are under 0.40% p.a.). We believe there is not much value being offered in short-dated deposits.

In contrast, there is an upward pick-up in yield for investors that can take advantage of 2-5 year fixed T/Ds whilst official rates are stuck at depressed levels at least for the next two to three years. For those investors that do not require high levels of liquidity and can stagger their investments longer-term, they will be rewarded over coming years if they roll for a minimum term of 2 years (we note some investors tend to roll for 3-5 years), potentially yielding, on average, more than double the return compared to those investors that purely invest in short-dated deposits.

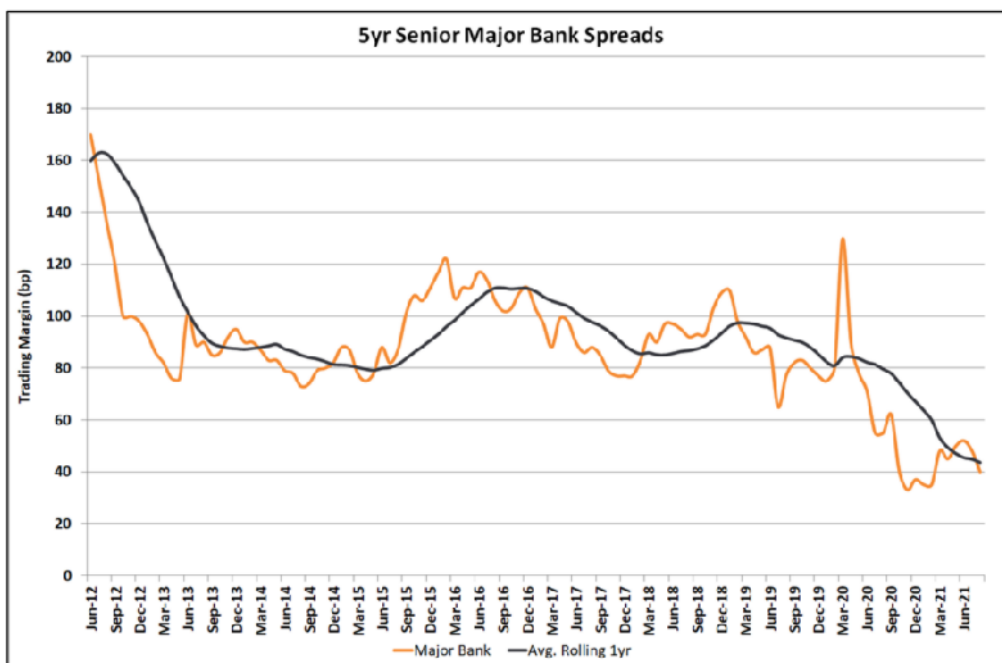
Council's At-Call Account

Should any of Council's at-call accounts be earning less than 0.40% p.a., we recommend opening the **Macquarie Bank (A+) accelerator cash account** which is currently being offered at a rate of **0.40% p.a. for balances up to \$10m**. If interested, please get in contact with us and we can introduce Council with the relevant staff at Macquarie Bank to open up this account.



Senior FRNs Review

Over August, amongst the senior major bank FRNs, physical credit securities tightened by around 4-8bp at the long-end of the curve. During the month, **NAB (AA-) issued a 5 year senior FRN at +41bp, tightening from initial guidance of +47bp, printing \$2.75bn** (orders above \$3.8bn). We thought this was issued at a very tight level on a historical basis. The other major banks may follow suit over coming months looking to refinance their upcoming maturities at the current very cheap (historic) levels.



Source: IBS Capital

United Overseas Bank, Sydney Branch (AA-) followed with their own 5 year senior FRN benchmark issue, printing \$450m at +41bp. NSW Treasury Corporation (AA+) issued a new March 2034 fixed bond at a yield of 1.82%, printing \$1.5bn.

Separately, ING Bank (Australia) issued a 5 year covered bond (AAA rated) security at +40bp (floating) or 1.10% s.a. (fixed), tightening from initial price guidance of +45bp. It was over 3 times oversubscribed with orders in excess of \$2.3bn, with ING printing \$625m in the floating tranche and \$125m in the fixed tranche. We favoured the fixed tranche given the immediately outlook for rates.

Amongst the “A” and “BBB” rated sector, the securities were also marked around 3-10bp tighter at the long-end of the curve. While turnover in the secondary market is still predominately dominated by commonwealth, semi-government and major bank senior paper, given the lack of supply, we have started to observe that even a handful of regional bank senior paper has sometimes been trading inside “mid” levels over recent months.



The lack of supply from new (primary) issuances has played a major role with the rally in credit markets over the past 1½ years, now appearing fairly expensive of a historical level. FRNs will continue to play a role in investor's portfolios mainly on the basis of their liquidity and the ability to roll down the curve and gross up returns over ensuing years (in a relatively stable credit environment).

Senior FRNs (ADIs)	31/08/2021	31/07/2021
"AA" rated – 5yrs	+40bp	+48bp
"AA" rated – 3yrs	+18bp	+22bp
"A" rated – 5yrs	+55bp	+65bp
"A" rated – 3yrs	+35bp	+40bp
"BBB" rated – 3yrs	+45bp	+48bp

Source: IBS Capital

We now generally **recommend switches** ('benchmark' issues only) into new attractive primary issues (or longer-dated alternatives), out of the following senior FRNs that are maturing:

- **On or before mid-2024 for the "AA" rated ADIs (domestic major banks);**
- On or before mid-2022 for the "A" rated ADIs; and
- Within 12 months for the "BBB" rated ADIs (consider case by case).

Investors holding onto the above senior FRNs ('benchmark' issues only) in their last 1-2 years are now generally holding sub-optimal investments and are not maximising returns by foregoing realised capital gains. In the current low interest rate environment, any boost in overall returns should be locked in when it is advantageous to do so.

FRNs remain expensive in this environment and we continue to favour longer-dated fixed investments (term deposits).



Senior Bonds - Northern Territory Treasury Corporation (NTTC)

We are aware of the following senior retail bond offering from Northern Territory Treasury Corporation (NTTC) effective 30th August 2021:

Maturity Date	Rate % p.a. [^]	Interest Paid
15/12/2022	0.40%	Annually
15/12/2023	0.60%	Annually
15/12/2024	0.90%	Semi-Annually
15/12/2025	1.10%	Semi-Annually
15/12/2026	1.40%	Semi-Annually

^{^^}The rates offered in the above table can be reviewed and changed at any time from Treasury. The rate for broker sponsored applications will be dropped by 0.20% p.a. effective 1 October 2020.

Any investor interested in this product should avoid placing through the broker channel and contact Imperium Markets to receive the full commission of 0.25% (plus GST) on the face value of the investment, in the form of an additional rebate. If placed through the brokers, they are likely to keep the 0.25% commission (on the face value of the investment).

Overview	Description
Issuer	Northern Territory Government
Credit Rating	Aa3 (Moody's), which is AA- equivalent (S&P)
Type	Fixed senior (retail) bonds
Program	Territory Bonds Issue 111
Date for applications	01/07/2021 – 30/11/2021
Liquidity	Weekly redemptions available, subject to the prevailing market rate and administration costs ^{^^}

^{^^} Note given this is a retail bond offering (min. parcel size of \$5,000), for wholesale investors, we would not consider this to be a liquid investment (the largest redemptions to date have only been \$200-\$300k).

The product should be viewed as a hold-to-maturity product, noting there are significant penalty costs including admin fees, the prevailing market interest rate, and factors in any associate commissions that were previously paid. Given the longer-term outlook for official interest rates, **any investor with capacity should consider placing a small parcel (up to \$5m) in the 15/12/2024, 15/12/2025 and 15/12/2026 maturities through Imperium Markets** to receive an effectively higher rate, once factoring in the rebated commission.



Economic Commentary

International Market

US Fed Chair Powell distanced the subject of Fed rate hikes from decisions about potentially tapering QE bond purchases later this year. Positive risk sentiment continued in financial markets as Powell indicated there would be stricter tests for any potential rate hikes, while remaining dovish on inflation.

Global equity markets subsequently rallied again, setting new highs across various regions, with the focus primarily on vaccination targets and the easing of restrictions in those jurisdictions that still apply various forms of lockdowns. Across the US, the S&P 500 Index gained +2.90%, while the tech-heavy NASDAQ Index surged another +4.00%. Equities also gained across Europe's main indices, with gains led by Germany's DAX (+1.87%), UK's FTSE (+1.24%) and France's CAC (+1.02%).

The FDA granted full approval to the Covid-19 vaccine made by Pfizer Inc. and BioNTech which should increase confidence on the vaccine's safety and effectiveness.

US Federal Chair Powell hinted that the central bank will likely begin to withdraw some of its easy-money policies before year-end (QE bond purchases of US\$120bn per month) but unlikely to move on official rates anytime soon.

Momentum appears to be building again for the US fiscal packages which includes the US\$1 trillion infrastructure package and the US\$3.5 trillion framework by the end of September.

US core inflation moderated in July at +0.3% m/m vs. +0.4% expected (the annual rate was +4.3% y/y). Much of the re-opening pressure has now abated with certain measures of inflation back to their pre-pandemic levels.

The US unemployment rate fell to 4.4% in July with 943,000 jobs added during the month.

Canada's Q2 GDP figures came in very much weaker than expected at -0.25% q/q or -1.1% on an annualised basis.

Eurozone's GDP came in better than expected at +2%, driven by the strength in the Euro-periphery, with Portugal at +4.9%, Spain +2.8% and Italy +2.7%, against +0.9% for France and +1.5% for Germany.

RBNZ Governor Adrian Orr indicated that their overnight cash rate would likely have been raised in August after meeting its targets on inflation and employment, however the latest outbreak of Covid-19 and subsequent lockdown halted that decision.

The MSCI World ex-Aus Index rose +2.38% for the month of August:

Index	1m	3m	1yr	3yr	5yr	10yr
S&P 500 Index	+2.90%	+7.58%	+29.21%	+15.95%	+15.81%	+14.01%
MSCI World ex-AUS	+2.38%	+5.73%	+28.04%	+13.20%	+12.98%	+10.26%
S&P ASX 200 Accum. Index	+2.50%	+5.97%	+28.15%	+9.87%	+10.94%	+10.31%

Source: S&P, MSCI



Domestic Market

In its meeting in August, the RBA surprised markets by sticking to its taper plans of reducing purchases to \$4bn from \$5bn a week starting from early September, despite the protracted lockdowns in NSW and VIC. Snap lockdowns were also experienced across several other states.

RBA Governor Lowe Dr Lowe commented on the path of future rate hikes: “it will not be enough for inflation to just sneak across the 2% line for a quarter or two. We want to see inflation well within the target band and be confident that it will stay there”.

There appears to be a significant way before wage growth lifts above the RBA’s target of 3% y/y. There were only modest signs of recovery in private sector wages amid tighter labour markets prior to the current lockdowns, with public sector wage restraint currently a significant drag on overall wages growth. **The Wage Price Index (WPI) rose just +0.4% q/q and +1.7% y/y in the June quarter.**

Headline employment rose +2k to a record high 13.2m to remain 1.2% above pre-pandemic February 2020 levels. Employment in NSW declined broadly as expected, down -36k or -0.9% in the month, but was offset by gains elsewhere, notably in Victoria. **The unemployment rate fell 0.3% to 4.6% in July, mainly attributed to a 1.0% decline in the participation rate.** The underemployment rate rose 0.4% to 8.3%.

PM Morrison is trying to pressure states into sticking with the re-opening hurdles of 70% and 80% adult vaccination – those hurdles being reachable by October and November respectively.

Residential building approvals fell -6.7% m/m in June, the third consecutive month of declines, following a -7.6% fall in May and a -5.0% April. Meanwhile, Australian dwelling price rose +1.6% m/m and +16.1% y/y in July.

The trade surplus increased by \$1.2bn to a record high of \$10.5bn in June, driven by an increase in goods exports (+4% m/m to \$38.2bn), with both rural (+7% m/m to \$4.7bn) and non-rural goods (+2% m/m to \$31.4bn) increasing.

Retail sales fell in line with expectations, down -2.7% m/m in July. The decline in the month was driven by a sharp fall in NSW (-8.9% m/m) with Greater Sydney having been in lockdown since June 26.

The Australian dollar fell -0.62%, finishing the month at US73.35 cents (from US73.81 cents the previous month).

Credit Market

The main global credit indices tightened again over August in the risk-on environment. The indices now trade back to their levels experienced in late 2020:

Index	August 2021	July 2021
CDX North American 5yr CDS	46bp	50bp
iTraxx Europe 5yr CDS	45bp	47bp
iTraxx Australia 5yr CDS	58bp	63bp

Source: Markit



Fixed Interest Review

Benchmark Index Returns

Index	August 2021	July 2021
Bloomberg AusBond Bank Bill Index (0+YR)	+0.00%	+0.00%
Bloomberg AusBond Composite Bond Index (0+YR)	+0.09%	+1.76%
Bloomberg AusBond Credit FRN Index (0+YR)	+0.05%	+0.11%
Bloomberg AusBond Credit Index (0+YR)	+0.06%	+1.00%
Bloomberg AusBond Treasury Index (0+YR)	+0.20%	+2.01%
Bloomberg AusBond Inflation Gov't Index (0+YR)	-0.43%	+2.70%

Source: Bloomberg

Other Key Rates

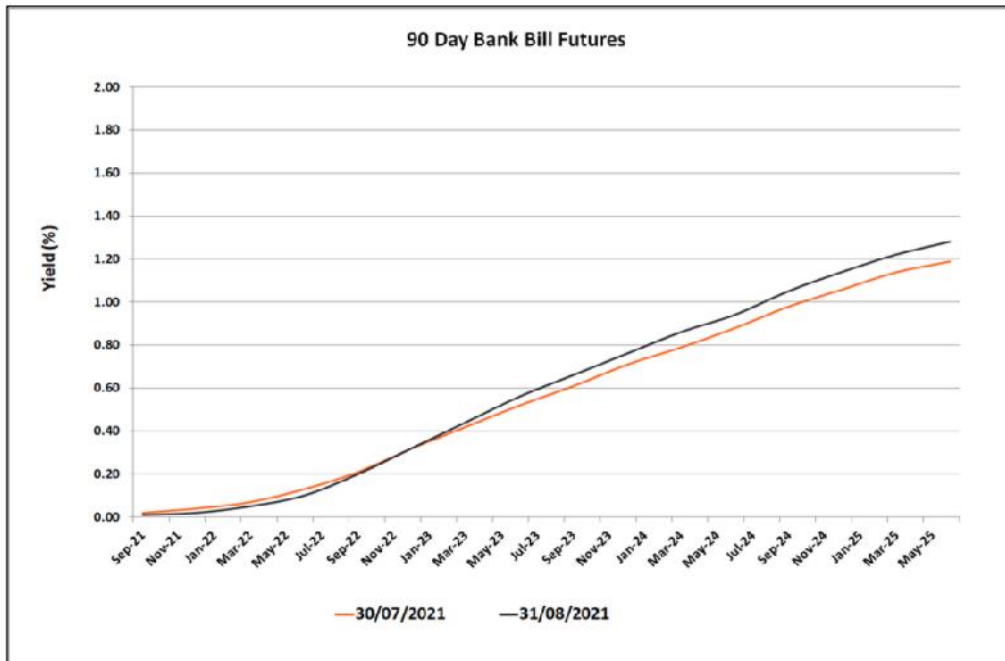
Index	August 2021	July 2021
RBA Official Cash Rate	0.10%	0.10%
90 Day (3 month) BBSW Rate	0.01%	0.02%
3yr Australian Government Bonds	0.15%	0.13%
10yr Australian Government Bonds	1.12%	1.14%
US Fed Funds Rate	0.00%-0.25%	0.00%-0.25%
10yr US Treasury Bonds	1.30%	1.24%

Source: RBA, AFMA, US Department of Treasury



90 Day Bill Futures

Over August, bill futures marginally rose across the board as the vaccine rollout approaches the 70-80% target, with the market now focusing on the easing of restrictions across the country. Overall, bill futures continue to depict a low rate environment over the long-run, despite the steeping curve in recent months:



Source: ASX



Fixed Interest Outlook

Delta variant concerns have persisted, resulting in global bond yields to drift significantly lower over recent months. US Federal Reserve Chairman Powell reiterated that a decision to taper off the Fed's US\$120bn in monthly asset purchases does not mean it will be raising interest rates at the same time, whilst reiterating their view that rising inflationary pressures will largely prove 'transitory'. *In late August, the first US Fed hike was only fully priced by around March 2023.*

In Australia, sporadic outbreaks are likely to be controlled via short-lived restrictions until the vaccination rate lifts substantially, with a target set at 70-80%. The RBA has factored in these snap lockdowns as part of their economic projections. Conceivably, the RBA's base case scenario does not see rate hikes until 2024 (conditions for an official rate rise "***will not be met until 2024***"), while their upside scenario is consistent with rate hikes in 2023, dependent on the flow of ongoing economic data.

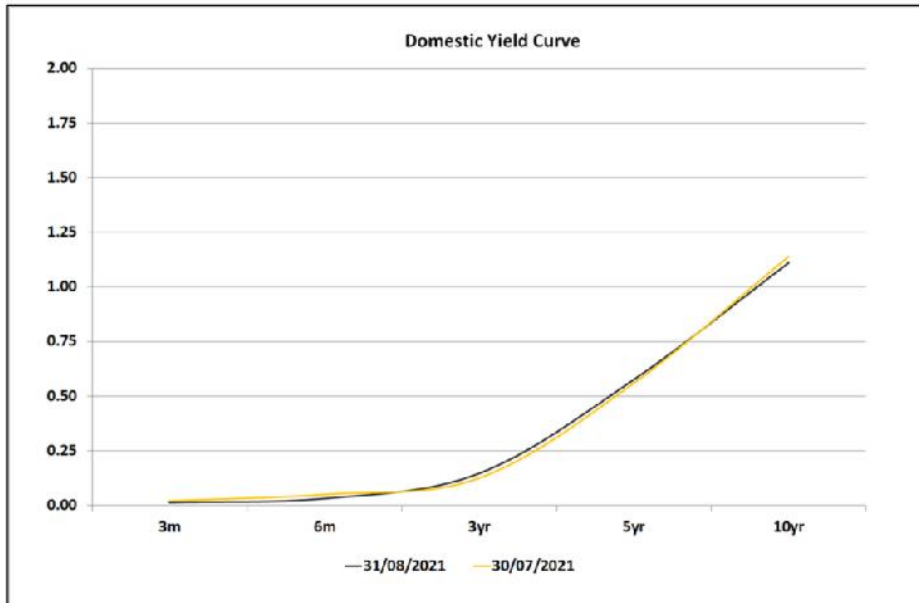
They would like to see the following three economic indicators improve before they even consider increasing interest rates:

1. The unemployment rate to drop to around 4% (currently at 4.6% but masked by a significant drop in the participation rate), and noting it has not been below 4.5% since 2008;
2. "*Until actual (underlying) inflation is sustainably within the 2-3% target range*" (it has not been within their target band for the past 5 years); and
3. Wage growth to surpass +3% (it has not been above this level for the past 8 years).

Governor Lowe has remained relatively dovish with his comments, indicating an earlier rate hike prior to 2024 would require "*strong, unequivocal evidence that the pick-up in the economy is translating into wages growth and inflation is sustainably higher*".

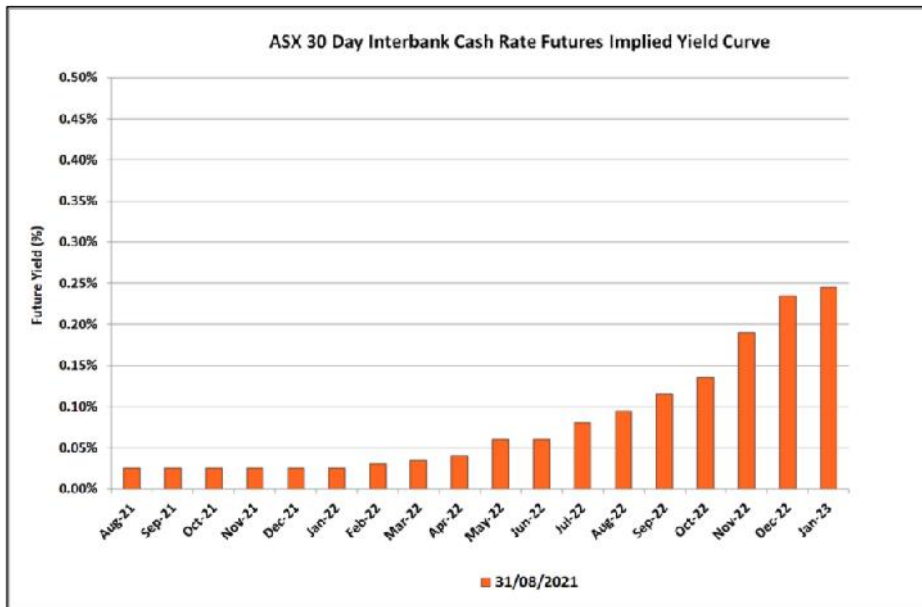
He has commented on the path of future rate hikes: "*it will not be enough for inflation to just sneak across the 2% line for a quarter or two. We want to see inflation well within the target band and be confident that it will stay there*".

The domestic bond market continues to suggest a prolonged low period of interest rates. Over the month, yields fell around 2bp at the long-end of the curve:



Source: AFMA, ASX, RBA

The market continues to factor in the possibility of a rate hike up to 25bp by the end of 2022, dependent on the speed of the recovery once the vaccination target is met and restrictions are eased:



Source: ASX



Disclaimer

Imperium Markets provides fixed income investment advisory services and a financial market platform through which clients and fixed income product providers may transact with each other.

The information in this document is intended solely for your use. The information and recommendations constitute judgements as of the date of this report and do not consider your individual investment objectives and adopted policy mandate.

Imperium Markets monitors the entire fixed income investible universe and recommends the best rate available to us, regardless of whether a product provider uses our market platform. You are responsible for deciding whether our recommendations are appropriate for your particular investment needs, objectives and financial situation and for implementing your decisions. You may use our platform to transact with your chosen product providers.

Imperium Markets charges a flat fee for our investment advice. Any commissions received are rebated to clients in full. If you choose a product provider who uses our market platform, the product provider pays us 1bp p.a. funding fee of the value of the investments transacted.

10.8 GRANTS COMMISSION - FINANCIAL ASSISTANCE GRANTS 2021-22**Author:** Jacinta Liefing, Management Accountant**Authoriser:** Suni Campbell, Director Corporate Services**RECOMMENDATION**

That Council note the Grants Commission correspondence as per their request as contained in Attachment 1.

BACKGROUND

In the 2020-21 financial year, Council received \$4,239,863 General Purpose Grant and \$1,604,886 Local Roads Grant for a total of \$5,844,749.

The Council's adopted 2021-22 budget estimated the receipt of \$4,281,891 General Purpose Grant and \$1,624,952 Local Roads for a total of \$5,906,843.

ISSUE/DISCUSSION

The Local Government Grants Commission have provided correspondence detailing the 2021-22 Financial Assistance Grants to Council, refer Attachment 1.

General Purpose grants for 2021-22 have been increased to \$4,333,652 compared to \$4,239,863 in 2020-21. This 2.2% increase compares favourably to an overall State increase of 1.7%.

For the same period Local Roads grants have also increased 2.0% to \$1,636,732 from \$1,604,886.

In total, this equates to an income increase in Financial Assistance Grants for Council of 2.1% and a total grant amount of \$5,970,384.

For the 2021/22 budget this provides a positive financial movement of \$63,541 (\$5,970,384 - \$5,906,843)

In this correspondence it is important to note that the Commonwealth have indicated due to the current economic environment there may be a reduction in the General Purpose component for some councils in 2022-23 than they received in 2021-22. Special submissions from councils for 2022-23 will be considered, Council can make a special submission on information on the financial impact of inherent expenditure disabilities beyond their control that are not generally recognised in Grants Commission's current methodology.

STRATEGIC IMPLICATIONS

Nil

COMMUNITY STRATEGIC PLAN

The Council *Delivery Program and Operational Plan* sets out how the Council will achieve the vision set out in the *Community Strategic Plan*.

Outcome 5.3 of the *Combined Delivery Program 2018-2022 and Operational Plan 2020-2021* states Council must ensure "Our local government is efficient, innovative and financially sustainable."

The stated actions to deliver sustainable financial management are.

5.3.1.2 Monitor and accurately report on Councils financial position in accordance with the *Local Government Act 1993* requirements.

FINANCIAL IMPLICATIONS

At the November 2021 Council Meeting, Council will receive the first quarter budget review for the current financial year, which will reflect the income increase from the Financial Assistance Grant for the 2021-22 period, and the matching proposed expenditure in consultation with the Infrastructure team.

ATTACHMENTS

1.	2021-22	Financial	Assistance	Grants	Letter
----	---------	-----------	------------	--------	--------



NSW Local Government Grants Commission
5 O'Keefe Avenue NOWRA NSW 2541
Locked Bag 3015 NOWRA NSW 2541

OUR REFERENCE: A784605
YOUR REFERENCE:
CONTACT: Helen Pearce
(02) 4428 4131
helen.pearce@olg.nsw.gov.au

Mr Philip Stone
General Manager
Edward River Council
By email: philip.stone@edwardriver.nsw.gov.au
cc: council@edwardriver.nsw.gov.au

20 August 2021

Dear Mr Stone

In accordance with the NSW Local Government Grants Commission's (Commission) policy of providing information to councils about the way the Commission calculates financial assistance grants (FAGs), please find attached a summary of Council's 2021- 22 estimated FAGs entitlement (**Appendix A**).

The Commonwealth Treasury's estimate of the Consumer Price Index (CPI) for 2020- 21 has been adjusted up since the 2021-22 mid-year end of financial year update. When compared to the 2020-21 final adjusted amount, the total national FAGs for 2021-22 increased by 2.2%. The 2020-21 estimated entitlement comparison to the 2019-20 final adjusted amount was 1.1%, and remains the lowest percentage increase since the paused indexation period of 2014-15 to 2016-17. Accordingly, the State's FAGs allocation for 2021-22 is slightly higher than last year, however the ongoing economic impact of the pandemic is difficult to predict.

The national FAGs figure for 2021-22 is \$2.657 billion and is made up of \$1.840 billion for the general purpose component and \$0.817 billion for the local roads component. The national estimated entitlement for 2020-21 increased by \$38.9 million to account for final adjustments to the CPI and population shares for the year.

The national general purpose component was distributed across the states and territories on a population basis. NSW received 31.8% or \$584.8 million in the general purpose component, which represents a 1.7% increase on last year's final figure. The local roads component is based on an historical formula. NSW's share of the total road funding is a fixed 29% share, or \$236.9 million. The total FAGs allocation to NSW for 2021-22 is \$821.7 million.

Council's 2021-22 FAGs estimated entitlement, compared to the 2020-21 final entitlement is as follows:

Year	General Purpose \$	Local Roads \$	Total \$	Change
2020-21 final	\$4,239,863	\$1,604,886	\$5,844,749	
2021-22 est.	\$4,333,652	\$1,636,732	\$5,970,384	2.1%

T 02 4428 4100 F 02 4428 4199 TTY 02 4428 4209
E olg@olg.nsw.gov.au
W <http://www.olg.nsw.gov.au>
(follow the "Commissions & Tribunals" links)



To assist councils with budgets and bank reconciliations, a breakdown of the 2021-22 quarterly instalments is attached (**Appendix A**). The NSW Statement of Payments is also attached (**Appendix B**).

As councils will be aware, the Commission is required to adhere to the National Principles which mandate a per capita payment based on population growth/decline. It is also the policy of the NSW Government to explore opportunities to direct grants to communities with the greatest relative need. The Commission has had regard to these policies in allocating the grants.

A key challenge for the Commission continues to be the Commonwealth's request to apply the minimum per capita grant, which has a significant impact on the ability of the Commission to redirect funding. The map contained in **Appendix D** identifies the rate of population change in NSW from 2006 to 2016. **Appendix D** also lists the revised expenditure categories, disability factors, data sources used in calculating the expenditure allowance and the relative disability allowance.

Following the impacts of the global economic downturn and the pandemic, last year the Commission faced the challenge of a substantially reduced CPI estimate. NSW received an increase of just 0.9%, or \$5.1 million, on the prior year's final general purpose component figure. This was substantially lower than the 4%, or \$21.3 million, increase NSW received in 2019-20. However, at the time, the CPI had been underestimated by the Commonwealth and the adjustment increase for the 2020-21 final CPI has been welcomed by the Commission. The increase has enabled the Commission to resume the quarantining of \$5.0 million for the application to the relative disability allowance (it had to be reduced to \$4.5 million of quarantined funds in the previous year). This ensures that additional funds are still able to be directed to those councils with a greater relative need whilst ensuring that additional uncertainty is not delivered to the sector during this difficult time with the implementation of the 0% floor to the general purpose grant. However, the CPI has not been restored to higher levels of recent years and further fluctuations cannot be ruled out.

In addition to these calculations, the Commonwealth Government decided to retain the practice of forward payments of approximately half of the financial assistance grants, based on the 2020-21 estimates for payment. The Commonwealth Government decided to make this year's early payment given the ongoing cashflow challenges faced by local government across Australia and to allow councils early access to the funds to help manage the cumulative impacts of drought, bushfires and now the COVID-19 crisis. Councils received approximately 52% of their estimated 2021-22 FAGs on 8 June 2021. The remainder of the grant entitlements will be paid in quarterly instalments in August 2021, November 2021, February 2022 and May 2022.

CONSIDERATIONS FOR 2022-23 GRANTS

Councils should be mindful that, given the current economic environment, there is a real possibility that there will be an extended period of a reduced CPI going forward. Should that occur, the Commission will likely need to restore the negative floor to ensure the integrity of the FAGs allocation system is maintained. Such a decision will result in some councils receiving less in the 2022-23 GPC than they will in 2021-22.

SPECIAL SUBMISSIONS RELATING TO 2022-23 GRANTS

Special submissions from councils for 2022-23 will be considered by the Commission. The purpose of a submission is to give councils the opportunity to present information on the financial impact of inherent expenditure disabilities beyond councils' control that are not generally recognised in the current methodology. Please refer to the expenditure functions and Council's disability factors listed in **Appendix A**. This process allows the Commission to adequately consider all legitimate factors that affect councils' capacity to deliver services.

Appendix C, titled *Guidelines for Special Submissions*, contains guidelines for preparing submissions – please read the guidelines carefully.

Submissions should be e-mailed to the Commission at olg@olg.nsw.gov.au by **15 November 2021**.

I would ask that this letter please be tabled at the next Council meeting.

If you have any questions concerning these matters, please contact me on (02) 4428 4131.

Yours sincerely



Helen Pearce
Executive Officer

10.9 REQUEST FOR WATER TRANSFER**Author:** Michael Todd, Assets & Procurement Administrator**Authoriser:** Mark Dalzell, Director Infrastructure**RECOMMENDATION**

That Council

1. Approve the request from Deniliquin Golf Club for the transfer of 200ML for their use at the Golf Club,
2. Approve the request from Deniliquin Racecourse Reserve Trust for the transfer of 40ML for their use at the Racecourse Reserve,
3. Provide the water to the Deniliquin Golf Club and Deniliquin Racecourse free of charge and only pass on administrative charges as incurred in establishing the water transfer,
4. Inform the Deniliquin Golf Club and the Deniliquin Racecourse Trust that this approval is for 2021/22 only and that Council may not be able to provide this support in future years if increased water restrictions are applied.

BACKGROUND

Council has received requests from the Deniliquin Golf Club and the Deniliquin Racecourse Trust for water transfers. (See attached)

Over several years Council has approved requests from the Deniliquin Racecourse Reserve Trust and the Deniliquin Golf Club.

ISSUE/DISCUSSION

Requests have been received in previous years and with the current (2021-2022) general security water allocation being low the Deniliquin Golf Club and the Deniliquin Racecourse Trust have once again sought assistance from Council.

STRATEGIC IMPLICATIONS

Council has a water allocation for town water supply of 5,000ML. This full allocation is not utilised and the 240ML of water proposed to be transferred, as noted in this report, can be accommodated within this allocation without impacting on water availability for the town.

The Deniliquin Golf Club and the Deniliquin Racecourse Trust are not for profit community groups. As such it is proposed that the water be transferred for their usage at no cost. The only costs that would be covered is any administrative charges required through WaterNSW as part of the process to transfer the water.

As part of the transfer approval, Council officers will request further information from both the Golf Club and the Racecourse Reserve Trust regarding the amount of water that is utilised from the transfer. This will help inform future requests regarding water transfers to these organisations.

COMMUNITY STRATEGIC PLAN

Outcome 1 – A great place to live.

FINANCIAL IMPLICATIONS

It is proposed that any administrative costs incurred by Council throughout implementing this report will be passed on to the Deniliquin Golf Club and the Deniliquin Racecourse Trust.

LEGISLATIVE IMPLICATIONS

The approach proposed in this report has been supported by WaterNSW and their advice is that it complies with the Water Management Act 2000.

ATTACHMENTS

1. Deniliquin Golf Club - Request for Water
2. Deniliquin Racecourse Land Manager - Request for water



Ph 0358811325 Fax 0358811159
P.O.Box 178. Deniliquin 2710.

Email denigolf@bigpond.net.au

General Manager
Edward River Council
Cressy street
Deniliquin 2710
Subject: Water Transfer
Dear Phil,

07/06/2021

The Board and members of the Deniliquin Golf Club wish to sincerely thank the Edward River Council for their support in supplying Water for our irrigation program.

As the 2021/22 season approaches, we need to look at the coming season, and once again, without the knowledge as to how the season is going to progress, dry, wet, abnormal conditions, who knows, but we do know that we need to secure water to keep the tourist attraction in excellent condition.

Golf has been one of the sports that have been able to keep going through Covid, although the continual shut down of Victoria has seen visiting golfers minimized, but locally, our playing numbers have been excellent. Presenting a golf course in excellent condition is our boards aim, and water supply is critical to this process.

Moving forward, is it too early to look at next season, commencing shortly, and respectfully ask council to transfer 200 megs of water to Deniliquin Golf Club, to cover our next season.

We have 42 megs of high security ourselves, coupled with Edward River Councils contribution, we should have a bright, and positive future.

Once again many thanks for the support of council over many years, and we look forward to a strong future, both golf and tourism.

Regards.

Norm Purtill
Volunteer Manager
Deniliquin Golf Club

DENILIQVIN RACECOURSE LAND MANAGER

PO BOX 1073
DENILIQVIN 2710

The General Manager
Edward River Council

Dear Sir

On behalf of tenant Clubs on the Deniliquin Racecourse I would like to request your Council to again transfer irrigation water to the facility.

The principal users are the Racing Club, Rodeo Club, Motorcycle Club and Sporting Car Club.

Whilst each Club has reservations on their ability to host events, given the current Covid restriction, each have extensive facilities which need to be maintained and preserved.

It is hard to estimate the requirements for this coming year, but based on previous usage and each Clubs' plan to improve their assets I would like to request the transfer of 40 ML to our account.

On behalf of all Clubs I would like to express our gratitude for the Council's generosity over previous years and look forward to your continued support.

Yours Sincerely

Peter Joss
Secretary

Contacts: em: peterjoss@gmail.com
Ph: 0427811715

10.10 DEVELOPMENT APPLICATION 72/21 - CONVERSION OF PRETTY PINE LANDFILL TO TRANSFER STATION

Author: Eliza Eastman, Town Planner

Authoriser: Philip Stone, General Manager

DIVISION

In accordance with section 375A of the Local Government Act 1993, it is necessary for Council to call a division when voting of any resolution relating to a relevant planning application.

RECOMMENDATION/S

That Council resolves to: -

1. **APPROVE** the development application DA72/21 for Conversion of the Pretty Pine Landfill to a Transfer Station, on Lot 84 DP39740, Pretty Pine Tip Road, Pretty Pine dated 14 July 2021 as shown on plan numbered 11391/20-21/1039 and described in detail accompanying the Development Application, in accordance with section 4.16 of the Environmental Planning and Assessment Act 1979 and subject to the following reasons:
 - (a) *The application generally complied with the applicable planning controls and has demonstrated to have a satisfactory effect on the environment.*
 - (b) *The application is generally compliant with the key planning provisions contained within the CLEP 2013.*
2. Impose conditions as per Attachment 1

BACKGROUND

Development application 72/21 (DA72/21) was received by Council on 14 July 2021. The DA relates to Lot 84 DP39740, Pretty Pine Tip Road, Pretty Pine and Figure 1 shows the location of the subject site.

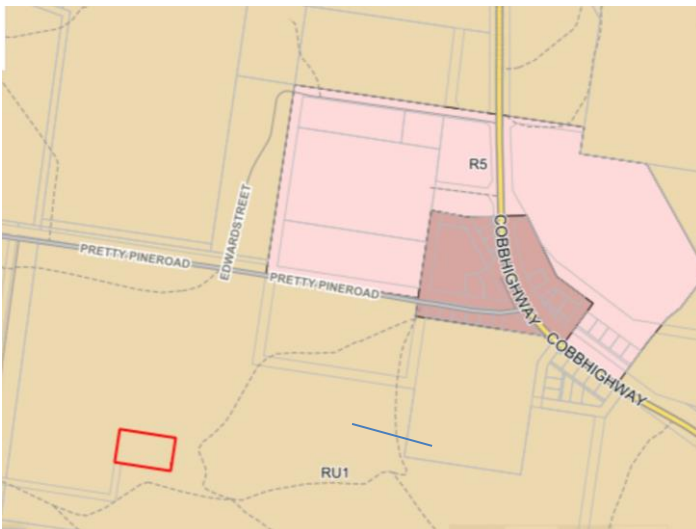


Figure 1 Location of subject site

The subject site is an existing Crown allotment of approximately 1.7 hectares. The allotment is within the existing stock route reserve adjacent to Pretty Pine Road. The site is accessed via Gibbs Road. The site has been used for the Pretty Pine Landfill for some time, estimated to be well over 30 years. Land in the locality is generally zoned Rural and is used for agricultural purposes.

The proposed development is to convert the existing landfill to a waste transfer station. The transfer station will transfer, on a regular basis, recyclables received, and remanent household waste received collected in skips and transported the Deniliquin landfill.

The change of use to a transfer station will involve the following works:

- construction of a 6-metre-wide loop road, ramp and separate waste disposal areas for recyclables, general waste, green waste etc.;
- construct a 10m x 5m open sided shed and relocate a demountable building stored at the Council depot to the site to be used as a recycle shop facility / office with toilet;
- construct an open sided bunded area for the disposal of empty chemical containers;
- fill and cap the existing open rubbish trenches.

Attachments 2 & 3 shows the plans of the proposed development and statement of environmental effects.

The DA was exhibited for a period of 14 days and no submissions were received.

The DA is being reported to Council because Council is the applicant.

INTERNAL REFERRALS

Infrastructure – no objection subject to conditions

EXTERNAL REFERRALS

N/A

STRATEGIC IMPLICATIONS

N/A

COMMUNITY STRATEGIC PLAN

N/A

FINANCIAL IMPLICATIONS

N/A

LEGISLATIVE IMPLICATIONS

The following assessment of the Development Application is in accordance with section 4.15 of the *Environmental Planning and Assessment Act 1979*.

Provisions of Environmental Planning Instruments (s4.15(1)(a)(i))

Conargo Local Environmental Plan 2013 (CLEP 2013)

The subject site is zoned Rural Zone under the CLEP 2013 and the proposed use is a *Waste Transfer Station*. The use is prohibited in the zone, however in this instance the use has an established existing use right on this parcel of land.

The following clauses of the CLEP 2013 apply:

Clause	Control	Response
6.1	<p>Earthworks</p> <p>Before granting consent for earthworks (or development involving ancillary earthworks), the consent authority must consider the following:</p> <ul style="list-style-type: none"> ▪ Likely disruption of, and any detrimental effect on, drainage patterns and soil stability in the 	<p>Earthworks of a minimal extent will be required to construct the 6-metre-wide loop road, ramp and waste disposal areas. Also, to fill the existing open rubbish trenches with material currently stockpiled on site. It is not considered the</p>

Clause	Control	Response
	<p>locality of the development;</p> <ul style="list-style-type: none"> ▪ The effect of the development on the likely future use or redevelopment of land; ▪ The quality of the fill of the soil to be excavated, or both; ▪ The effect of the development on the existing and likely amenity of adjoining properties; ▪ The source of any fill material and the destination of any excavated material; ▪ The likelihood of disturbing relics; ▪ The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area; and ▪ Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. 	<p>earthworks will have any detrimental impact.</p>
6.3	<p>Terrestrial Biodiversity</p> <p>The clause applies to land identified as biodiversity on the Terrestrial Biodiversity Map. The subject has been identified on this map. The consent authority must consider before determining a DA:</p> <ul style="list-style-type: none"> ▪ Whether the development is likely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land; ▪ Whether the development is likely to have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna; ▪ Whether the development is likely to have any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land; ▪ Whether the development is likely to have any adverse impact on the habitat elements providing connectivity on the land; ▪ Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. <p>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> ▪ The development is designed, sited and will be managed to avoid any significant adverse environmental impact; 	<p>The land is identified as biodiversity on the Terrestrial Biodiversity Map. The application states that there will be no tree removal involved in the development. It is not considered that there will be any adverse impact on flora and fauna.</p>

Clause	Control	Response
	<ul style="list-style-type: none"> ▪ If that impact cannot be reasonably avoided by adopting feasible alternatives – the development is designed, sited and will be managed to minimise that impact; or ▪ If that impact cannot be minimised – the development will be managed to mitigate that impact. 	
6.8	<p>Essential Services</p> <p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:</p> <ul style="list-style-type: none"> ▪ The supply of water; ▪ The supply of electricity; ▪ The disposal and management of sewage; ▪ Stormwater drainage or on-site conservation; and ▪ Suitable vehicular access. 	<p>Water – Rainwater tank to be provided</p> <p>Electricity – 5KW solar power system proposed</p> <p>Disposal and management of sewage – Chemical toilet proposed within office area</p> <p>Stormwater drainage – On site</p> <p>Suitable vehicular access – existing access off Pretty Pine Tip Road.</p>

Murray Regional Environmental Plan

Not applicable

Provisions of any draft Environmental Planning Instrument (s4.15(a)(ii))

Not applicable

Provisions of any Development Control Plan (s4.15(a)(iii))

Not applicable

Provisions of any Planning Agreement or Draft Planning Agreement (s4.15(a)(iia))

Not applicable.

Prescribed Matters in the Regulation (s4.15(a)(iv))

Not applicable

Likely Impacts of that Development (s4.15(b))

The proposed change of use to a waste transfer station will have a reduced environmental impact than the existing landfill on the site. Any likely impacts of the development can be mitigated through conditions of consent.

Suitability of Site for Development (s4.15(c))

The site is currently used as a landfill for the disposal of waste by the Pretty Pine community. On this basis, and the fact that the proposed use for a waste transfer facility will have a reduced impact on the environment, the site is considered suitable for the development subject to the imposition of conditions.

Submissions (s4.15(d))

No submissions received.

DA72/21 Conversion of Pretty Pine Landfill to Transfer Station**Conditions****1. GENERAL / MISCELLANEOUS****1.1 Development as per Plans**

The development shall take place in accordance with the approved plans and documentation, including any notations marked by Council thereon, as referenced in Schedule 1 - List of approved plans attached to DA 72/21 and the conditions of consent.

Reason: To clarify the extent of the consent.

1.2 Construction Certificate Required

An application for a Construction Certificate is to be submitted to and approved by Council or an accredited Private Certifier prior to any building work commencing. The construction certificate plans are to be consistent with the approved development consent and shall include detailed plans and specifications to demonstrate compliance with the provisions of the National Construction Code Volume 1 / 2 2019 - Building Code of Australia (BCA).

Reason: Prescribed condition under the Environmental Planning and Assessment Act and Regulations.

1.3 Comply with EPA Guidelines

The development is to comply with the relevant requirements of the NSW Environmental Protection Authority (EPA) *Environmental Guidelines: Solid Waste Landfills* and any other relevant requirements of Protection of the Environment Operations Act 1997.

Reason: To ensure compliance with the relevant guidelines.

1.4 Building within Property Boundary

The constructed building and any associated utilities are to be contained wholly within the boundaries of the property. It is the responsibility of the owner/principal contractor to ensure compliance with the requirements of this condition. Where the building is proposed within 300mm of a boundary the property is to be surveyed by a registered land surveyor with boundary pegs placed on each of the relevant corners. Prior to inspection of the footing / slab a survey identification plan is to be submitted to the Private Certifier / Council who has issued the construction certificate.

Reason: To ensure works are contained on the site to which the consent has been issued.

1.5 Filling of Land

No filling of the land over the existing watercourse or drainage easement without consent from the Council's Technical Services Division.

Reason: To maintain existing drainage capacity.

1.6 No Liability for Flooding

The land may be subject to flooding and the development has been assessed using best available information concerning the likelihood of flooding at the date of determination. If the

land is flooded, Council will not, pursuant to Section 733 of the Local Government Act 1993, incur any liability in respect of the granting of this consent.

Reason: To outline Council's position with respect to liability from damage to the building in the event of flooding.

1.7 Plant / Tree Removal

No plants or trees are to be removed unless:

- (i) The individual trees or area to be cleared have been delineated on the approved plans; or
- (ii) Removal is required to comply with any other condition of consent in relation to matters such as servicing or firebreaks.

Reason: To clarify the extent of vegetation removal permissible with this consent.

1.8 Entry / Exit Signs

Entry and exit signs are to be erected within the property boundaries, clearly identifying each driveway to the public.

Reason: To clearly identify each driveway for entry and exit.

1.9 All Weather Access

An all weather vehicular access is to be provided.

Reason: To ensure access to the property at all times.

1.10 Vehicle Travel Direction

All vehicles must enter and exit the development in a forward direction to avoid possible conflict.

Reason: To minimise possible accidents with traffic on the adjacent road.

1.11 Vehicle Loading / Unloading Onsite

For the purposes of safety and preventing obstruction, all vehicles being loaded and/or unloaded are to stand wholly within the site.

Reason: To ensure obstruction of roads does not occur.

1.12 Stormwater connection

All stormwater from the roof of the proposed building, including the overflow from any rainwater tank, if any, shall be discharged by piping to a minimum 600 x 600 x 600mm rubble pit located a minimum of 6.0m clear of any dwelling footings and 3.0m clear of any shed and the property boundaries.

Reason: To ensure adequate disposal of stormwater in a manner that will not affect the footings of the building and will not cause a nuisance to neighbouring properties.

1.13 Compliance Plate

A compliance plate is to be attached to the demountable structure and shall include:

- (a) the name of the manufacturer of the structure;

- (b) the unique identification number for the structure;
- (c) the month & year during which the structure was constructed;
- (d) the design wind speed (minimum 41 m/s) for the structure;
- (e) a statement to the effect that the structure complies with the relevant requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

Reason: To comply with the requirements of the Local Government Regulations 2005.

2 PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

2.1 Section 68 Approval required

Prior to the issue of the construction certificate an application for approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be lodged with Council. The approval under Section 68 of the Local Government Act, 1993 is to be obtained prior to any works commencing on site.

Reason: To ensure compliance with the Local Government Act 1993.

2.2 Stormwater Plans

Prior to issue of the Construction Certificate, plans are to be submitted to Council for approval for the control of stormwater from the roof and hardstand areas.

Reason: To prevent any increase in the stormwater flows from the subject development towards lower properties.

2.3 Engineer Certified Plans

Prior to issue of a Construction Certificate, submission of slab and footing design plans by a suitably qualified and experienced Structural/Civil Engineer shall be submitted to and approved by Council.

Reason: To ensure the structural adequacy of the structure.

3 PRIOR TO COMMENCEMENT OF WORKS

3.1 Appointment of PCA and Notice of Commencement

The erection of the building the subject of this development consent MUST not be commenced until:

- (a) detailed plans/specifications of the building have been endorsed with a construction certificate by:
 - (i) the Council, or
 - (ii) an accredited certifier, and

- (b) the person having the benefit of the development consent:
 - (i) has appointed a principal certifying authority, and
 - (ii) has notified the Council of the appointment, and

- (c) the person having the benefit of the development consent has lodged a notice of commencement form with Council. This is to be lodged at least two days prior to commencing the building work.

Reason: These are requirements of the Environmental Planning and Assessment Act and associated Regulations

3.2 Notice of Commencement

The erection of the building the subject of this development consent must not be commenced until the person having the benefit of the development consent has lodged a notice of commencement form with Council as the Principal Certifying Authority for the work. This is to be lodged at least two days prior to commencing the building work.

Reason: These are requirements of the Environmental Planning and Assessment Act and associated Regulations.

3.3 Road Opening Permit

Prior to any works being undertaken in the road reserve a road opening permit is to be obtained from Council.

Reason: To ensure compliance with the Roads Act, which requires the road authority to give permission for an activity within the road reserve.

3.4 Site Protection

Prior to the commencement of works, the principal contractor is to ensure that the site has been appropriately protected and secured by a fence or hoarding to prevent access from the street and to prevent the possibility of any unauthorised access in accordance with WorkCover requirements.

Reason: To protect the safety of the public by restricting unauthorised access to the land.

3.5 Erosion and Sediment Control

Prior to the commencement of any site works appropriate erosion and sediment control measures are to be implemented to prevent any sediment from leaving the site, these measures are to be maintained during the construction phase and can only be removed once appropriate stabilization has been completed.

Reason: To prevent water pollution and protect the amenity of the adjoining area, and to comply with the Protection of the Environment Operations Act 1997.

4 DURING CONSTRUCTION

4.1 Comply with the BCA

The structure(s) are to comply with the relevant requirements of the Building Code of Australia and the Environmental Planning and Assessment Act 1979.

Reason: This is a prescribed condition of the Environmental Planning & Assessment Act 1979 to ensure compliance with the Building Code of Australia.

4.2 Inspections Class 1 & 10 Buildings

Council or the Principal certifying Authority (PCA) appointed for the work is to be requested to be carry out the following inspections. 48 hours notice shall be given to Council / the PCA prior to the inspections being conducted.

- a) at the commencement of building work, and
- b) after excavation for and prior to the placement of, any footings, and
- c) prior to pouring any in-situ reinforced concrete building element and
- d) prior to covering of the frame work for any floor, wall, roof or other building element
- e) Prior to covering all hot and cold water plumbing and sewer plumbing and drainage.
- f) prior to waterproofing in any wet areas, and
- g) prior to covering any stormwater drainage connections, and
- h) after building work has been completed and prior to any occupation certificate being issued in relation to the approval.

Please note that failure to comply with this condition may result in the Occupation Certificate not being granted.

Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and associated Regulations.

4.3 Waste Bins for Construction

The builder / developer is to provide on-site waste bins for waste materials generated during construction and a bin with a tight fitting lid for food scraps or they are to remove waste from the site to an EPA approved waste depot on a daily basis.

Reason: To protect public health and protect the amenity of the area.

4.4 Hours of Operation (Demolition & Construction)

The hours of operation for demolition or building works on the site shall be limited to the daylight hours, between 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 5.00pm Saturdays. No work shall be carried out on Sundays and Public Holidays without the prior written consent of the Council.

Reason: To ensure compliance with the requirements of the Protection of the Environment Operations Act 1997 and Regulations.

4.5 Removal of Spoil

Any spoil deposited on public roads during the cartage of materials from or to the site shall be removed on the same day. The cartage of spoil shall cease, as directed by Council, if the Council determines that excessive deposition of spoil onto the road is taking place.

Reason: To ensure erosion control measures have been implemented.

4.6 Excavation and Backfilling Safety

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Regulation 2000.

4.7 Excavation near Footings

If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made

- (i) must preserve and protect the building from damage; and
- (ii) if necessary must underpin and support the building in an approved manner; and
- (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this condition, allotment of land includes a public road and any other public place. Any damage caused is to be repaired to the satisfaction of Council prior to release of the Occupation Certificate.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Amendment Regulation 2000.

4.8 Waste Disposal

Any waste or excavated material removed from the site is to be taken to an authorised site for disposal. No fill is to be deposited on other land without the prior consent of Council.

Reason: To ensure the responsible disposal of surplus landfill.

4.9 Removal and disposal of asbestos

If the building / demolition work involves the removal of material suspected of containing asbestos all waste shall be removed strictly in accordance with the requirements of Chapter 8 of the NSW Work Health & Safety Regulations 2011.

If this involves more than 10m² of waste this shall be by a NSW licensed asbestos removal contractor.

All waste containing asbestos shall be disposed of at Council's EPA approved landfill depot or other facility at which asbestos waste can be lawfully disposed. A minimum of 24 hours notice is to be given to the landfill operator (PH: 0418 572 167).

A copy of the tip disposal docket for asbestos waste generated during the course of the demolition work is to be provided to Council's Environmental Services Department prior to the issue of an occupation certificate for the work.

Note: WasteLocate

The EPA has introduced WasteLocate, an online reporting tool that is required for the movement of any load over 100kg of asbestos waste, or 10m² or more of asbestos sheeting within NSW. It's similar in many ways to tracking parcels in the post. Transporters are required to register with WasteLocate and report movements of asbestos from the point of generation to the place of disposal, including disposal at Council's waste facilities. Transporters must scan the QR2id plate at Council's Waste Disposal Depot with their mobile device to complete the process at the point of disposal. The EPA recently wrote to all companies and individuals licensed to carry out asbestos demolition or removal, reminding them of their obligations to report movements of asbestos. WasteLocate can be found as follows: <https://wastelocate.epa.nsw.gov.au> (See attached copy of information from the NSW EPA)

Reason: To comply with the requirements of NSW WorkCover and EPA with respect to safe handling & disposal of asbestos waste in order to protect the health of the public.

4.10 Earthworks

Earthworks are to be wholly contained within the property/site. It is the responsibility of the landowner and/or the principal contractor to ensure compliance with this condition

Reason: To ensure that the development does not encroach onto neighbouring lots.

4.11 Worksite Safety

If the work involved in the erection or demolition of a building:

- (i) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (ii) involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning / fence is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Any such hoarding, fence or awning is to be removed when the work has been completed.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Act 1979.

4.12 Sign to be Erected on Building & Demolition Site

A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- (i) Showing the name, address and telephone number of the principal certifying authority for the work, and
- (ii) Showing the name for the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work had been completed.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Act 1979.

4.13 Toilet Facilities

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this condition must be completed before the commencement of construction works.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Act 1979.

5 PRIOR TO OCCUPATION CERTIFICATE

5.1 Satisfy Conditions of Approval

Use of the site for the proposed development shall not take place until all conditions required prior to commencement of work for this approval have been satisfied.

Reason: To ensure compliance to all requirements.

5.2 No Use Until Occupation Certificate Issued

The use of the building is not to commence until such time as an "Occupation Certificate" is issued by Council / the Principal Certifying Authority responsible for the work.

Reason: This is a requirement of the Environmental Planning and Assessment Act 1979.

5.3 Final Documents to be provided

Prior to the issue of an occupation certificate, Council must be in receipt of the following documentation, relevant to this development;

1. Structural Engineer's Certification

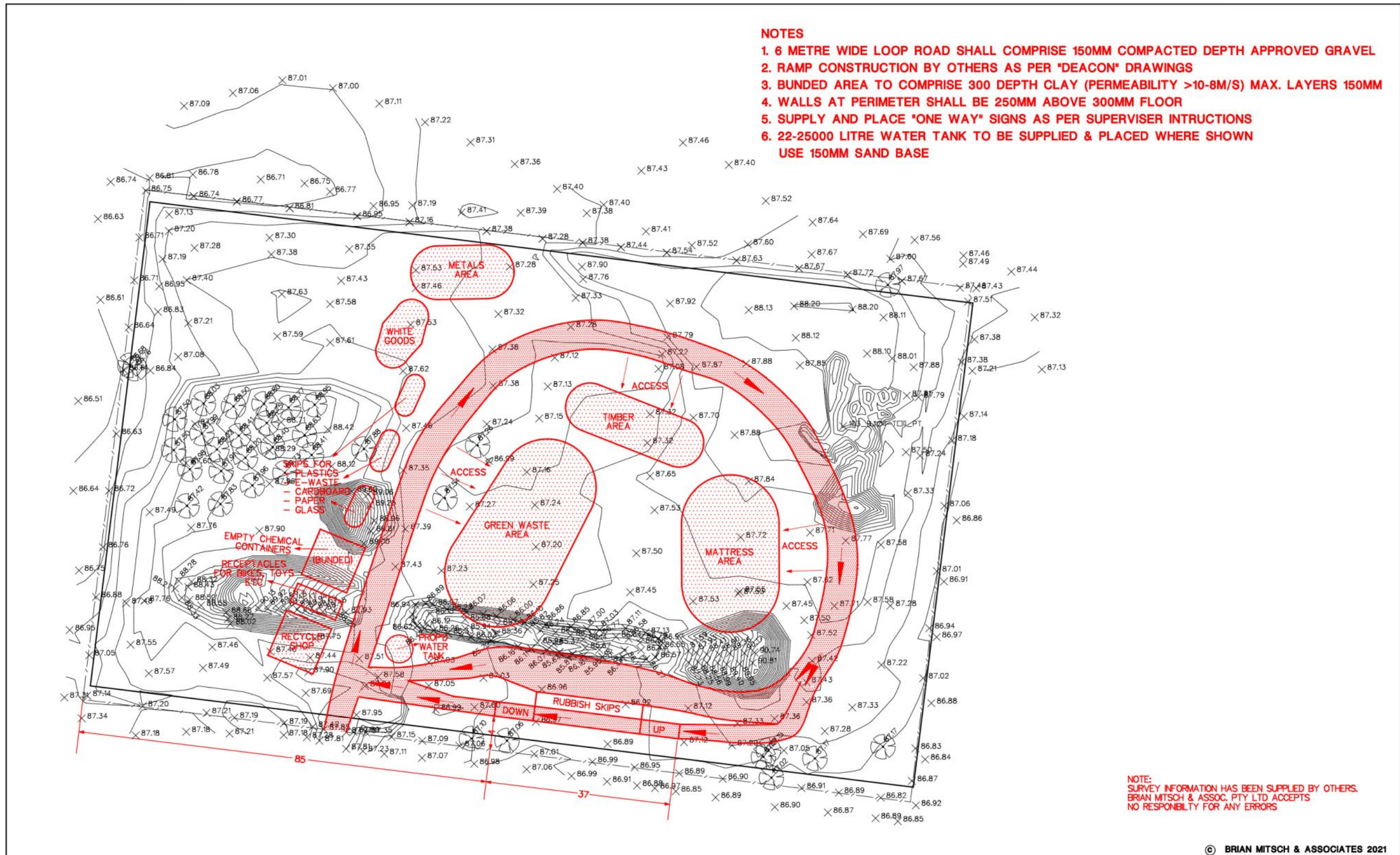
Sewer, Drainage & Water

2. Certificate of Compliance

3. Plumber's work-as-executed drainage plan

- Justification for any missed critical stage inspection and supporting documentation

Reason: To ensure the building work meets the requirements of the legislation.



NO.	NOTATIONS / AMENDMENTS	DATE	REDUCTION RATIO 1 : 500 (A2)		<p>PRETTY PINE EX'G LANDFILL LAYOUT PLAN FOR PROPOSED CONVERSION TO TRANSFER STATION</p> <p>PRETTY PINE LANDFILL SITE - LOT 84, D.P. 39740 PARISH OF DAHWILLY - COUNTY OF TOWNSEND</p>	<p>BRIAN MITSCH & ASSOCIATES PTY. LTD SURVEYORS, PLANNERS, PROPERTY CONSULTANTS CARTOGRAPHERS 319 VICTORIA ST DENILQUIN NSW 2710 PHONE: 03 5881 2177 FAX: 03 5881 2192 EMAIL: brian@brianmitsch.com.au</p>
			0 50 100 150 200 250 500			
			DATE OF SURVEY :	COMPUTER FILE		
				11391 (OVERLAY)		
			REGISTERED SURVEYOR			REF : 11391/20-21/1039



FORM 7

Statement of Environmental Effects for Minor Impact Developments

IMPORTANT INFORMATION

In accordance with Schedule 1 of the Environmental Planning and Assessment Regulation 2000 a development application must be accompanied by a Statement of Environmental Effects.

QUALIFIER

This Statement of Environmental Effects template has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen expected harm. The template is suitable for minor impact development. It may be necessary for Council to request additional information depending on the nature of the impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects.

1. Applicant Details

Applicant Name	Edward River Council		
Postal Address <i>Your reply will be posted to this address</i>	P.O. Box 270 Deniliquin NSW 2710		
Phone	(03) 5898 3000	Email	mark.dalzell@edwardriver.nsw.gov.au

2. Property Details (of the site to be developed)

Street Number		Street	Pretty Pine Tip Road
Town	Pretty Pine	Site Area m ²	17,000
Lot/DPs numbers	Lot 84 DP39740		

3. Proposal details

Describe your proposal in detail, including:

- the physical description of building and any proposed buildings
- dimensions of building including height, proposed materials, nominated colour scheme, nature of use
- signage, disabled access and facilities, driveway access points, parking

The purpose of the proposed conversion of this shallow trenched unattended landfill to an attended Transfer Station is to:

- Supply materials and construct gravel paved one - way access road layouts so that the areas are made suitable for transfer station activities;
- Supply materials and construct up to 1.0-metre-high retaining wall for access to rubbish skips;
- Transport and set up 5 metre x 2.5 metre recycle shop facilities/offices near the entrance and existing oil storage shed, that Edward River Council has stored at the Council depot situated at Wanderer Street Deniliquin, as well as construct a simple 10m x 5m x 3.5 to 6.5m high open shed facility for storing recyclables shop materials to be located near the facilities/offices;
- Provide 5KW off-grid stand-alone solar power systems to be attached to and form part of the recycle shops/offices facilities;
- Establishing and provision of appropriate signage for the orderly movement of vehicles at the sites, as well as directional signage for placement of separate re-use and recyclable materials;
- Supply materials and construct 10 metres by 10 metres open bunded area for the facility to be lined with suitable low-permeability clay to cater for empty chemical/other containers that may be deposited at the proposed Transfer Station;
- Supply materials and construct a fire service - water facilities inclusive of a 20,000 to 25,000 -litre water tank for each on a base of minimum 150 - millimetre thickness sand;
- Re-contouring of filled and capped trenches where required as part of the requirements listed at **Clause 3G** below;
- Change the locking systems used at the gates; and
- Fill and cap the existing open rubbish trenches with inert material currently stockpiled at the sites once the conversion works have been completed.

The proposal is to transfer, on a regular basis, recyclables received, and remnant household waste received which will be collected in skips and transported to licensed landfill (currently the Deniliquin Landfill). The amount of household waste is anticipated to reduce in quantity by encouraging separation of recyclables and having the site attended when open to the local community members.

4. Site details	
What is the area of the site?	The total area is 1.7 hectares.
What is the land zone?	RU1
Describe the site - Provide information on physical features of the site such as shape, slope, vegetation, waterways, access, existing services/infrastructure	
<p>Refer to attached photographs. The land is generally flat, surrounded by woodlands, serviced by a sand-paved unsealed road, and is fenced with a relatively new 1.8 m high galvanised steel and cyclone wire fence. There are no waterways at or near the site, there are some native eucalypts near the fences, as well as some re-growth small eucalypts near the centre of the site.</p> <p>Currently there is no water supply nor electricity.</p>	
Describe the use of lands adjoining the site. Will the proposal impact on adjoining property? Consider issues such as noise, privacy, overland flows of storm water and other amenity impacts.	
<p>The surrounding land is crown land with woodland eucalypts covering the area (refer to aerial photograph attached).</p>	

5. Present and Previous Uses	
What is the present use of the site and when did this use commence? Did this use receive development consent?	
<p>The present use of the site is as a rural landfill and it is reaching capacity. Over many years a series of trenches, each approximately 5-6 metres wide by 2.5 to 3 metres deep, ranging up to 50 metres long and spaced at about 4.5 to 5 metre intervals have been filled with household rubbish and progressively capped using the trenched out natural materials. It is uncertain when the landfill was first commenced, but it has been operating for well over 30 years.</p>	
List the previous use(s) of the site	
Crown land, remnant woodland.	
Are you relying on existing use rights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Have any potentially contaminating activities been undertaken on the property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes , please identify: Refer above rural landfill use.	

6. Existing Structures	
List existing structures on the land	
One small 4m x 3m storage shed used to store oil delivered by landowners for recycling purposes.	
List any structures to be demolished as part of the proposal	
None.	

7. Subdivision	
Do you propose to subdivide?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

How many existing lots?	N/A
How many proposed lots?	N/A

8. Planning Policies / Controls			
Does the proposal seek a variation to the provisions contained in the following controls?	Yes	No	N/A
Deniliquin LEP 2013	<input type="checkbox"/>	<input type="checkbox"/>	x <input type="checkbox"/>
Conargo LEP 2013	<input type="checkbox"/>	x <input type="checkbox"/>	<input type="checkbox"/>
Deniliquin DCP 2016	<input type="checkbox"/>	<input type="checkbox"/>	x <input type="checkbox"/>
Other relevant SEPP / EPI Standards	<input type="checkbox"/>	<input type="checkbox"/>	x <input type="checkbox"/>

9. Context and Setting			
	Yes	No	N/A
Will the Development be visually prominent in the surrounding area?	<input type="checkbox"/>	x <input type="checkbox"/>	<input type="checkbox"/>
Will the Development be consistent with the existing streetscape or Council Policy?	x <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the development be out of character with the surrounding area?	<input type="checkbox"/>	x <input type="checkbox"/>	<input type="checkbox"/>
Comment Refer to Edward River Council's Waste Management Policy			

10. Access and Traffic			
	Yes	No	N/A
Is legal and practical access available to the site?	x <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are additional access points to road network required?	<input type="checkbox"/>	x <input type="checkbox"/>	<input type="checkbox"/>
Has vehicle manoeuvring and onsite parking been addressed in the design?	x <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the development increase local traffic movements/volumes?	<input type="checkbox"/>	x <input type="checkbox"/>	<input type="checkbox"/>
If yes, please specify how much:			

11. Utilities and Services
Water supply - Please provide details of existing and any proposed arrangements
No existing, proposed to collect roof rainwater and store in a water tank on-site. Top up prior to fire season for use as fire-fighting.
Sewer - Please provide details of existing and any proposed arrangements
The proposed office will have its own transportable toilet facility.
Storm Water connection / disposal - Please provide details of existing and any proposed arrangements
Stormwater to connect to water tank and any overflow will be directed to stormwater trench to be constructed on-site over interim capping.
Septic Tank / Effluent disposal - Please provide details of existing and any proposed arrangements
Not required. The toilet facility will be regularly removed from the site.

Other

12. Threatened Species and Biodiversity Considerations

Is the land identified as a critical habitat or as part of a critical habitat?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--------------------------------------------------------------------------------	------------------------------	----------------------------------------

If yes, you need to submit a Species Impact Statement to accompany your application

Is the development likely to significantly affect threatened species populations or ecological communities or their habitat?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------------------------------------------------------------------------------------------------------	------------------------------	----------------------------------------

If yes, you need to submit a Species Impact Statement to accompany your application

Does the proposal include land clearing of native vegetation?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
---------------------------------------------------------------	------------------------------	----------------------------------------

If no, proceed to Section 13

Does your proposal require land clearing of vegetation within an area identified on the Biodiversity Values Map as defined under the Biodiversity Conservation Regulation 2017?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------	----------------------------------------

Does your proposal exceed the Biodiversity Offset Scheme Thresholds in accordance with part 7.4 of the Biodiversity Conservation Act 2016?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--------------------------------------------------------------------------------------------------------------------------------------------	------------------------------	----------------------------------------

If yes to EITHER of the above 2 questions, please attach a Biodiversity Development Assessment Report (BDAR) in accordance with part 6.12 of the Biodiversity Conservation Act 2016

If no to BOTH of the above 2 questions, please attach a "test of significance" also known as the 5 part test, in accordance with section 7.3 of the Biodiversity Conservation Act 2016

13. Environmental Impacts

Is your proposal likely to result in air, noise or water pollution? (Including during construction works)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------------------------------------------------------------------------------------	-----------------------------------------	-----------------------------

If yes, please describe the source of pollution and what measures will be implemented to control pollution

Air (Dust, Odour)	Use of water trucks to control dust during access track construction.
Noise	Noise abatement measures will be in place during construction of access track, low retaining wall for rubbish skips access.
Water	Stormwater drainage system will be constructed progressively as trench interim caps are completed.

Is the development likely to result in any form of sediment run-off?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
----------------------------------------------------------------------	-----------------------------------------	-----------------------------

If yes, please describe what erosion prevention and sediment control measures you propose to implement

Measures will include the placing of bales and mesh traps as per Edward River council's requirements.

Is the land flood prone?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--------------------------	------------------------------	----------------------------------------

If yes, describe the proposed finished floor levels of habitable rooms

Is the land classed as bushfire prone?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
----------------------------------------	------------------------------	----------------------------------------

If **yes**, and if your proposal is for the construction of a dwelling or dwelling additions/alteration, you will need to undertake BAL Risk Assessment in accordance with NSW RFS Planning requirements and provide to Council. If you determine your development is a higher risk BAL 40 or BAL FZ, you will need to consult with a Bushfire consultant to assist further.

Do you propose to clear any vegetation and/or trees (Non-Native) as part of your proposal?	<input type="checkbox"/> Yes	x <input checked="" type="checkbox"/> No
--------------------------------------------------------------------------------------------	------------------------------	------------------------------------------

If **yes**, please provide details

14. Aboriginal Cultural Heritage

Is the proposed site of the development in close proximity to Aboriginal cultural heritage (ACH) indicators (such as the Edward River or sites that are registered within the Aboriginal Heritage Information Management System (AHIMS) which may include culturally modified trees and known burial)?	<input type="checkbox"/> Yes	x <input checked="" type="checkbox"/> No
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------	------------------------------------------

If **yes**, you must submit evidence that they have carried out due diligence in determining that the actions will not harm Aboriginal objects.

Attention is drawn to the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (the Code) and in particular the generic Due Diligence process on pages 10 – 14 of the Code. Anyone who exercises due diligence in determining that their actions will not harm Aboriginal objects has a defence against prosecution for the strict liability offence if they later harm an object. Further information on the code is available at the OEH website: www.environment.nsw.gov.au/resources/cultureheritage/ddcop/10798ddcop.pdf

As a minimum the applicant is required to undertake a Due Diligence assessment in accordance with the Code to identify:

- Whether or not Aboriginal objects are, or are likely to be, present in the proposed development area, and
- To determine whether or not the proposed activities are likely to harm Aboriginal objects (if present)

To determine whether further assessment in the form of an Aboriginal Cultural Heritage Assessment (ACHA) and/or an Aboriginal Heritage Impact Permit (AHIP) application is required.

Briefly summarise below the findings of your Due Diligence assessment – detail your site inspection, results from your AHIMS basic search and any other relevant information sourced

Site inspections indicated no sign of aboriginal heritage evidence. The remnant trees were checked, and the areas within the 50 metre buffer zone as well.

The AHIMS search found no other details.

15. Presumptive Title

Is your development proposal located on the riverbank?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--------------------------------------------------------	------------------------------	----------------------------------------

If **yes**, please advise / provide evidence if you have presumptive title (own to the middle thread of the river). This information can be obtained from Crown Lands – Phone 1300 886 235.

16. Operational and Management Details

NOTE

This section does not relate to residential development and is generally only applicable to commercial, industrial, rural industrial or tourism developments

Describe in detail the proposed business/activity				
Transfer Station proposed to replace rural landfill. The recyclables will be encouraged to be separated by community users of the facility, the facility will be attended when opened, the remnant household rubbish will be self-loaded into skips via a low 1-metre-high retaining wall and the rubbish so collected in the skips provided and regularly removed using a commercial operator.				
Hours of operation				
Monday to Friday	To Be Advised (total 8 hrs/week)	AM	to	PM
Saturday		AM	to	PM
Sunday		AM	to	PM
Extended hours		AM	to	PM
Total number of staff members		1		
Maximum number of staff members on duty at any one time		1		
Maximum number of clients/customers expected in a day		10		
Maximum number of clients/customers expected at any one time		3		
Expected vehicle types associated with the proposal		Utilities, cars with trailers, cars, the odd small truck		
Number of car parking spaces provided		1		
Location of car parking spaces provided		At entrance		
Describe arrangements transport, loading, and unloading of goods (including expected frequency of deliveries, size of vehicles and frequency of truck movements)				
2 No. rubbish skips 3 mx 1.5 m removed and replaced by skip commercial operator once per week. To be taken to licensed landfill, currently Deniliquin landfill. Shredding where applicable and removal of green recyclables, tyres, white goods, bricks, concrete, timber for recycling, metals separated for recycling, recyclable oils, plastics, e-waste, glass on an "as needs" basis, usually twice per year. Sale of salvaged articles such as children's' toys, bicycles and parts, furniture, etc. at the entry shed recycle shop.				
List machinery associated with the proposed business / activity				

Skip truck maximum dual axle non-articulated; sometimes specialised shredding machinery for green recycling, mattresses and metals; specialised crushers for bricks and concrete.
List the type and quantity of raw materials, finished products and waste materials
Quantities vary and as regularly reported to the EPA NSW.
Describe how waste will be disposed
Refer above. Waste to a licensed landfill; currently deniliquin Landfill.
Identify any processes or materials that may be potentially hazardous and identify management
There may be some containers received that may have remnant chemicals associated with farming pursuits. If accepted by the attendant, they will initially be deposited within a clay bunded area near the entrance, to be removed and taken to a licensed landfill for disposal. Any asbestos will be refused disposal and directed to a licensed landfill that is licensed to receive asbestos.

10.11 DEVELOPMENT APPLICATION 73/21 - CONVERSION OF CONARGO LANDFILL TO TRANSFER STATION

Author: Eliza Eastman, Town Planner

Authoriser: Philip Stone, General Manager

DIVISION

In accordance with section 375A of the Local Government Act 1993, it is necessary for Council to call a division when voting of any resolution relating to a relevant planning application.

RECOMMENDATION/S

That Council resolves to: -

1. **APPROVE** the development application 73/21 for Conversion of the Conargo Landfill to a Transfer Station, on Lot 159 DP 728941, Conargo Road, Conargo dated 14 July 2021 as shown on plan numbered 11368/20-21/1037 and described in details accompanying the Development Application, in accordance with section 4.16 of the Environmental Planning and Assessment Act 1979 and subject to the following reasons:
 - (a) *The application generally complied with the applicable planning controls and has demonstrated to have a satisfactory effect on the environment.*
 - (b) *The application is generally compliant with the key planning provisions contained within the CLEP 2013.*
2. Impose conditions as per Attachment 1

BACKGROUND

Development application 73/21 (DA73/21) was received by Council on 14 July 2021. The DA relates to Lot 159 DP 728941, Conargo Road, Conargo and Figure 1 shows the location of the subject site.

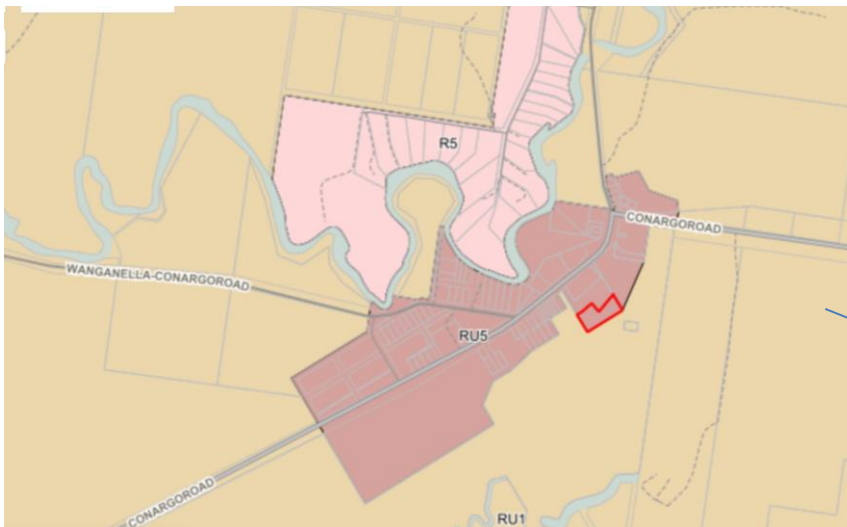


Figure 1 Location of subject site

The subject site is an existing allotment owned by Edward River Council with an area of approximately 2.61ha. The site has been used for the Conargo Landfill for some time, estimated to be well over 30 years. The site is zoned RU5 Village Zone and is on the fringe of the small village of Conargo. The site abuts stock route reserve to the south east.

The proposed development is to convert the existing landfill to a waste transfer station. The transfer station will transfer, on a regular basis, recyclables received, and remanent household waste collected in skips and transported the Deniliquin landfill.

The change of use to a transfer station will involve the following works:

- construction of a 6-metre-wide loop road, ramp and separate waste disposal areas for recyclables, general waste, green waste etc.;
- construct a 10m x 5m open sided shed and relocate a demountable building stored at the Council depot to the site to be used as a recycle shop facility / office with toilet;
- construct an open sided bunded area for the disposal of empty chemical containers;
- fill and cap the existing open rubbish trenches.

Attachment 2 & 3 shows the plans of the proposed development and statement of environmental effects.

The DA was exhibited for a period of 14 days and no were received.

The DA is being reported to Council because Council is the applicant.

INTERNAL REFERRALS

Infrastructure – No objections subject to conditions

EXTERNAL REFERRALS

N/A

STRATEGIC IMPLICATIONS

N/A

COMMUNITY STRATEGIC PLAN

N/A

FINANCIAL IMPLICATIONS

N/A

LEGISLATIVE IMPLICATIONS

The following assessment of the Development Application is in accordance with section 4.15 of the *Environmental Planning and Assessment Act 1979*.

Provisions of Environmental Planning Instruments (s4.15(1)(a)(i))

Conargo Local Environmental Plan 2013 (CLEP 2013)

The subject site is zoned RU5 Village under the CLEP 2013 and the proposed use is a *Waste Transfer Station*. The use is prohibited in the zone, however in this instance the use has an established existing use right on this parcel of land.

The following clauses of the CLEP 2013 apply:

Clause	Control	Response
6.1	<p>Earthworks</p> <p>Before granting consent for earthworks (or development involving ancillary earthworks), the consent authority must consider the following:</p> <ul style="list-style-type: none"> ▪ Likely disruption of, and any detrimental effect on, drainage patterns and soil stability in the 	<p>Earthworks of a minimal extent will be required to construct the 6-metre-wide loop road, ramp and waste disposal areas. Also, to fill the existing open rubbish trenches with material currently stockpiled on site. It is not considered the</p>

Clause	Control	Response
	<p>locality of the development;</p> <ul style="list-style-type: none"> ▪ The effect of the development on the likely future use or redevelopment of land; ▪ The quality of the fill of the soil to be excavated, or both; ▪ The effect of the development on the existing and likely amenity of adjoining properties; ▪ The source of any fill material and the destination of any excavated material; ▪ The likelihood of disturbing relics; ▪ The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area; and ▪ Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. 	<p>earthworks will have any detrimental impact.</p>
6.3	<p>Terrestrial Biodiversity</p> <p>The clause applies to land identified as biodiversity on the Terrestrial Biodiversity Map. The subject has been identified on this map. The consent authority must consider before determining a DA:</p> <ul style="list-style-type: none"> ▪ Whether the development is likely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land; ▪ Whether the development is likely to have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna; ▪ Whether the development is likely to have any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land; ▪ Whether the development is likely to have any adverse impact on the habitat elements providing connectivity on the land; ▪ Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. <p>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> ▪ The development is designed, sited and will be managed to avoid any significant adverse environmental impact; 	<p>The land is identified as biodiversity on the Terrestrial Biodiversity Map. The application states that there will be no tree removal involved in the development. It is not considered that there will be any adverse impact on flora and fauna.</p>

Clause	Control	Response
	<ul style="list-style-type: none"> ▪ If that impact cannot be reasonably avoided by adopting feasible alternatives – the development is designed, sited and will be managed to minimise that impact; or ▪ If that impact cannot be minimised – the development will be managed to mitigate that impact. 	
6.4	<p>Riparian Land and Watercourses</p> <p>This clause applies to land identified as 'Riparian Land and Watercourse Map and all land that is within 40m of the top of the bank of each watercourse identified on the Map.</p> <p>Before determining a DA for development on land that this clause applies, the consent authority must consider:</p> <ul style="list-style-type: none"> ▪ Whether or not the development is likely to have any adverse impact on the water quality and flows within the watercourse, aquatic and riparian species, habitats and ecosystems of the watercourse, the stability of the bed and banks of the watercourse, the free passage of fish and other aquatic organisms within or along the watercourse and any future rehabilitation of the watercourse and riparian areas; ▪ Whether or not the development is likely to increase water extraction from the watercourse; and ▪ Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. <p>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> ▪ The development is designed, sited and will be managed to avoid any significant adverse environmental impact; ▪ If that impact cannot be reasonably avoided – the development is designed, sited and will be managed to minimise that impact; or ▪ If that impact cannot be minimised – the development will be managed to mitigate that impact. 	<p>A dry creek bed of Little Forrest Creek runs through the allotment. The proposed works will not have any adverse impact on the water course.</p> <p>It is considered the conversion of the landfill to a transfer station will not have any further impact on the water quality or riparian environment. It is considered the change of use will be an improvement on the current landfill arrangement.</p>
6.8	<p>Essential Services</p> <p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or</p>	<p>Water – Rainwater tank to be provided</p> <p>Electricity – 5KW solar power system proposed</p> <p>Disposal and management of</p>

Clause	Control	Response
	<p>that adequate arrangements have been made to make them available when required:</p> <ul style="list-style-type: none"> ▪ The supply of water; ▪ The supply of electricity; ▪ The disposal and management of sewage; ▪ Stormwater drainage or on-site conservation; and ▪ Suitable vehicular access. 	<p>sewage – Chemical toilet proposed within office area</p> <p>Stormwater drainage – On site</p> <p>Suitable vehicular access – existing access via accessway off Conargo Road</p>

Murray Regional Environmental Plan

Not applicable

Provisions of any draft Environmental Planning Instrument (s4.15(a)(ii))

Not applicable

Provisions of any Development Control Plan (s4.15(a)(iii))

Not applicable

Provisions of any Planning Agreement or Draft Planning Agreement (s4.15(a)(iia))

Not applicable.

Prescribed Matters in the Regulation (s4.15(a)(iv))

Not applicable

Likely Impacts of that Development (s4.15(b))

The proposed change of use to a waste transfer station will have a reduced environmental impact than the existing landfill on the site. Any likely impacts of the development can be mitigated through conditions of consent.

Suitability of Site for Development (s4.15(c))

The site is currently used as a landfill for the disposal of waste by the Conargo community. On this basis, and the fact that the proposed use for a waste transfer facility will have a reduced impact on the environment, the site is considered suitable for the development subject to the imposition of conditions.

Submissions (s4.15(d))

No submissions received.

The Public Interest (s4.15(e))

The proposed development will reduce the impact on the environment of the current landfill site and ensure the continuation of a waste disposal facility for the Conargo community.

Political Donations and Gifts Disclosure

The Applicant has advised that they have not made reportable political donations to a Councillor and/or any gift to a Councillor or Council employees within a two (2) year period before the date of the application being submitted.

ATTACHMENTS

1. **Conditions**
2. **Plan**
3. **Statement** of **Environmental** **Effects**

DA73/21 Conversion of Conargo Landfill to Transfer Station**Conditions****1. GENERAL / MISCELLANEOUS****1.1 Development as per Plans**

The development shall take place in accordance with the approved plans and documentation, including any notations marked by Council thereon, as referenced in Schedule 1 - List of approved plans attached to DA 73/21 and the conditions of consent.

Reason: To clarify the extent of the consent.

1.2 Construction Certificate Required

An application for a Construction Certificate is to be submitted to and approved by Council or an accredited Private Certifier prior to any building work commencing. The construction certificate plans are to be consistent with the approved development consent and shall include detailed plans and specifications to demonstrate compliance with the provisions of the National Construction Code Volume 1 / 2 2019 - Building Code of Australia (BCA).

Reason: Prescribed condition under the Environmental Planning and Assessment Act and Regulations.

1.3 Comply with EPA Guidelines

The development is to comply with the relevant requirements of the NSW Environmental Protection Authority (EPA) *Environmental Guidelines: Solid Waste Landfills* and any other relevant requirements of Protection of the Environment Operations Act 1997.

Reason: To ensure compliance with the relevant guidelines.

1.4 Building within Property Boundary

The constructed building and any associated utilities are to be contained wholly within the boundaries of the property. It is the responsibility of the owner/principal contractor to ensure compliance with the requirements of this condition. Where the building is proposed within 300mm of a boundary the property is to be surveyed by a registered land surveyor with boundary pegs placed on each of the relevant corners. Prior to inspection of the footing / slab a survey identification plan is to be submitted to the Private Certifier / Council who has issued the construction certificate.

Reason: To ensure works are contained on the site to which the consent has been issued.

1.5 Filling of Land

No filling of the land over the existing watercourse or drainage easement without consent from the Council's Technical Services Division.

Reason: To maintain existing drainage capacity.

1.6 No Liability for Flooding

The land may be subject to flooding and the development has been assessed using best available information concerning the likelihood of flooding at the date of determination. If the

land is flooded, Council will not, pursuant to Section 733 of the Local Government Act 1993, incur any liability in respect of the granting of this consent.

Reason: To outline Council's position with respect to liability from damage to the building in the event of flooding.

1.7 Plant / Tree Removal

No plants or trees are to be removed unless:

- (i) The individual trees or area to be cleared have been delineated on the approved plans; or
- (ii) Removal is required to comply with any other condition of consent in relation to matters such as servicing or firebreaks.

Reason: To clarify the extent of vegetation removal permissible with this consent.

1.8 Entry / Exit Signs

Entry and exit signs are to be erected within the property boundaries, clearly identifying each driveway to the public.

Reason: To clearly identify each driveway for entry and exit.

1.9 All Weather Access

An all weather vehicular access is to be provided.

Reason: To ensure access to the property at all times.

1.10 Vehicle Travel Direction

All vehicles must enter and exit the development in a forward direction to avoid possible conflict.

Reason: To minimise possible accidents with traffic on the adjacent road.

1.11 Vehicle Loading / Unloading Onsite

For the purposes of safety and preventing obstruction, all vehicles being loaded and/or unloaded are to stand wholly within the site.

Reason: To ensure obstruction of roads does not occur.

1.12 Stormwater connection

All stormwater from the roof of the proposed building, including the overflow from any rainwater tank, if any, shall be discharged by piping to a minimum 600 x 600 x 600mm rubble pit located a minimum of 6.0m clear of any dwelling footings and 3.0m clear of any shed and the property boundaries.

Reason: To ensure adequate disposal of stormwater in a manner that will not affect the footings of the building and will not cause a nuisance to neighbouring properties.

1.13 Compliance Plate

A compliance plate is to be attached to the demountable structure and shall include:

- (a) the name of the manufacturer of the structure;

- (b) the unique identification number for the structure;
- (c) the month & year during which the structure was constructed;
- (d) the design wind speed (minimum 41 m/s) for the structure;
- (e) a statement to the effect that the structure complies with the relevant requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

Reason: To comply with the requirements of the Local Government Regulations 2005.

2 PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

2.1 Section 68 Approval required

Prior to the issue of the construction certificate an application for approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be lodged with Council. The approval under Section 68 of the Local Government Act, 1993 is to be obtained prior to any works commencing on site.

Reason: To ensure compliance with the Local Government Act 1993.

2.2 Stormwater Plans

Prior to issue of the Construction Certificate, plans are to be submitted to Council for approval for the control of stormwater from the roof and hardstand areas.

Reason: To prevent any increase in the stormwater flows from the subject development towards lower properties.

2.3 Engineer Certified Plans

Prior to issue of a Construction Certificate, submission of slab and footing design plans by a suitably qualified and experienced Structural/Civil Engineer shall be submitted to and approved by Council.

Reason: To ensure the structural adequacy of the structure.

3 PRIOR TO COMMENCEMENT OF WORKS

3.1 Appointment of PCA and Notice of Commencement

The erection of the building the subject of this development consent MUST not be commenced until:

- (a) detailed plans/specifications of the building have been endorsed with a construction certificate by:
 - (i) the Council, or
 - (ii) an accredited certifier, and

- (b) the person having the benefit of the development consent:
 - (i) has appointed a principal certifying authority, and
 - (ii) has notified the Council of the appointment, and

- (c) the person having the benefit of the development consent has lodged a notice of commencement form with Council. This is to be lodged at least two days prior to commencing the building work.

Reason: These are requirements of the Environmental Planning and Assessment Act and associated Regulations

3.2 Notice of Commencement

The erection of the building the subject of this development consent must not be commenced until the person having the benefit of the development consent has lodged a notice of commencement form with Council as the Principal Certifying Authority for the work. This is to be lodged at least two days prior to commencing the building work.

Reason: These are requirements of the Environmental Planning and Assessment Act and associated Regulations.

3.3 Road Opening Permit

Prior to any works being undertaken in the road reserve a road opening permit is to be obtained from Council.

Reason: To ensure compliance with the Roads Act, which requires the road authority to give permission for an activity within the road reserve.

3.4 Site Protection

Prior to the commencement of works, the principal contractor is to ensure that the site has been appropriately protected and secured by a fence or hoarding to prevent access from the street and to prevent the possibility of any unauthorised access in accordance with WorkCover requirements.

Reason: To protect the safety of the public by restricting unauthorised access to the land.

3.5 Erosion and Sediment Control

Prior to the commencement of any site works appropriate erosion and sediment control measures are to be implemented to prevent any sediment from leaving the site, these measures are to be maintained during the construction phase and can only be removed once appropriate stabilization has been completed.

Reason: To prevent water pollution and protect the amenity of the adjoining area, and to comply with the Protection of the Environment Operations Act 1997.

4 DURING CONSTRUCTION

4.1 Comply with the BCA

The structure(s) are to comply with the relevant requirements of the Building Code of Australia and the Environmental Planning and Assessment Act 1979.

Reason: This is a prescribed condition of the Environmental Planning & Assessment Act 1979 to ensure compliance with the Building Code of Australia.

4.2 Inspections Class 1 & 10 Buildings

Council or the Principal certifying Authority (PCA) appointed for the work is to be requested to be carry out the following inspections. 48 hours notice shall be given to Council / the PCA prior to the inspections being conducted.

- a) at the commencement of building work, and
- b) after excavation for and prior to the placement of, any footings, and
- c) prior to pouring any in-situ reinforced concrete building element and
- d) prior to covering of the frame work for any floor, wall, roof or other building element
- e) Prior to covering all hot and cold water plumbing and sewer plumbing and drainage.
- f) prior to waterproofing in any wet areas, and
- g) prior to covering any stormwater drainage connections, and
- h) after building work has been completed and prior to any occupation certificate being issued in relation to the approval.

Please note that failure to comply with this condition may result in the Occupation Certificate not being granted.

Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and associated Regulations.

4.3 Waste Bins for Construction

The builder / developer is to provide on-site waste bins for waste materials generated during construction and a bin with a tight fitting lid for food scraps or they are to remove waste from the site to an EPA approved waste depot on a daily basis.

Reason: To protect public health and protect the amenity of the area.

4.4 Hours of Operation (Demolition & Construction)

The hours of operation for demolition or building works on the site shall be limited to the daylight hours, between 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 5.00pm Saturdays. No work shall be carried out on Sundays and Public Holidays without the prior written consent of the Council.

Reason: To ensure compliance with the requirements of the Protection of the Environment Operations Act 1997 and Regulations.

4.5 Removal of Spoil

Any spoil deposited on public roads during the cartage of materials from or to the site shall be removed on the same day. The cartage of spoil shall cease, as directed by Council, if the Council determines that excessive deposition of spoil onto the road is taking place.

Reason: To ensure erosion control measures have been implemented.

4.6 Excavation and Backfilling Safety

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Regulation 2000.

4.7 Excavation near Footings

If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made

- (i) must preserve and protect the building from damage; and
- (ii) if necessary must underpin and support the building in an approved manner; and
- (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this condition, allotment of land includes a public road and any other public place. Any damage caused is to be repaired to the satisfaction of Council prior to release of the Occupation Certificate.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Amendment Regulation 2000.

4.8 Waste Disposal

Any waste or excavated material removed from the site is to be taken to an authorised site for disposal. No fill is to be deposited on other land without the prior consent of Council.

Reason: To ensure the responsible disposal of surplus landfill.

4.9 Removal and disposal of asbestos

If the building / demolition work involves the removal of material suspected of containing asbestos all waste shall be removed strictly in accordance with the requirements of Chapter 8 of the NSW Work Health & Safety Regulations 2011.

If this involves more than 10m² of waste this shall be by a NSW licensed asbestos removal contractor.

All waste containing asbestos shall be disposed of at Council's EPA approved landfill depot or other facility at which asbestos waste can be lawfully disposed. A minimum of 24 hours notice is to be given to the landfill operator (PH: 0418 572 167).

A copy of the tip disposal docket for asbestos waste generated during the course of the demolition work is to be provided to Council's Environmental Services Department prior to the issue of an occupation certificate for the work.

Note: WasteLocate

The EPA has introduced WasteLocate, an online reporting tool that is required for the movement of any load over 100kg of asbestos waste, or 10m² or more of asbestos sheeting within NSW. It's similar in many ways to tracking parcels in the post. Transporters are required to register with WasteLocate and report movements of asbestos from the point of generation to the place of disposal, including disposal at Council's waste facilities. Transporters must scan the QR2id plate at Council's Waste Disposal Depot with their mobile device to complete the process at the point of disposal. The EPA recently wrote to all companies and individuals licensed to carry out asbestos demolition or removal, reminding them of their obligations to report movements of asbestos. WasteLocate can be found as follows: <https://wastelocate.epa.nsw.gov.au> (See attached copy of information from the NSW EPA)

Reason: To comply with the requirements of NSW WorkCover and EPA with respect to safe handling & disposal of asbestos waste in order to protect the health of the public.

4.10 Earthworks

Earthworks are to be wholly contained within the property/site. It is the responsibility of the landowner and/or the principal contractor to ensure compliance with this condition

Reason: To ensure that the development does not encroach onto neighbouring lots.

4.11 Worksite Safety

If the work involved in the erection or demolition of a building:

- (i) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (ii) involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning / fence is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Any such hoarding, fence or awning is to be removed when the work has been completed.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Act 1979.

4.12 Sign to be Erected on Building & Demolition Site

A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- (i) Showing the name, address and telephone number of the principal certifying authority for the work, and
- (ii) Showing the name for the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work had been completed.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Act 1979.

4.13 Toilet Facilities

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this condition must be completed before the commencement of construction works.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Act 1979.

5 PRIOR TO OCCUPATION CERTIFICATE

5.1 Satisfy Conditions of Approval

Use of the site for the proposed development shall not take place until all conditions required prior to commencement of work for this approval have been satisfied.

Reason: To ensure compliance to all requirements.

5.2 No Use Until Occupation Certificate Issued

The use of the building is not to commence until such time as an "Occupation Certificate" is issued by Council / the Principal Certifying Authority responsible for the work.

Reason: This is a requirement of the Environmental Planning and Assessment Act 1979.

5.3 Final Documents to be provided

Prior to the issue of an occupation certificate, Council must be in receipt of the following documentation, relevant to this development;

1. Structural Engineer's Certification

Sewer, Drainage & Water

2. Certificate of Compliance

3. Plumber's work-as-executed drainage plan

- Justification for any missed critical stage inspection and supporting documentation

Reason: To ensure the building work meets the requirements of the legislation.

NOTES

THIS PLAN HAS BEEN CREATED AT A SCALE OF 1: 1000 (A2) AND MAY NOT BE SATISFACTORY FOR OTHER PURPOSES. THE ACCURACY OF ANY ENLARGMENT OR OTHER REPRODUCTION MAY BE LESS THAN THAT OF THE ORIGINAL.

DO NOT SCALE OFF THIS PLAN.

THE SERVICES INFORMATION SHOWN ON THIS PLAN HAS BEEN DETERMINED FROM VISUAL INSPECTION ONLY. IT IS PASSED ON WITH THE UNDERSTANDING THAT NO EXCAVATION OR WORKS WILL BE COMMENCED WITHOUT A CURRENT SERVICES SEARCH OF ALL SERVICES BEING OBTAINED FROM 'Dial Before You Dig' SERVICE (DBYD) (Phone 1100 Fax 1300 652 077) OR FROM ANY INDIVIDUAL SERVICE PROVIDER. NOTE THAT NOT ALL SERVICES PROVIDERS ARE MEMBERS OF DBYD

IF POSITION AND DEPTH OF A SERVICE IS CRITICAL TO DESIGN OR CONSTRUCTION THE SERVICE MUST BE EXPOSED BY 'POTHOLING' CARRIED OUT BY A PERSON ACCREDITED BY THE RELEVANT SERVICE PROVIDER.

AUSTRALIAN HEIGHT DATUM WAS ESTABLISHED FROM P.M. 111392 R.L. 94.277.

IT SHOULD BE CLEARLY POINTED OUT THAT THE ABOVE NOTES ARE AN INTEGRAL PART OF THE PLAN AND MUST BE REPRODUCED IN ANY USE, DUPLICATION OR AMENDMENT OF THE PLAN. IF THIS IS NOT DONE BRIAN MITSCH & ASSOCIATES PTY LTD WILL NOT ACCEPT ANY RESPONSIBILITY AND THEREFORE BRIAN MITSCH & ASSOCIATES PTY LTD EXPRESSLY DISCLAIMS ALL LIABILITY FOR ERRORS OR OMISSIONS OF ANY KIND WHATSOEVER, OR FROM ANY LOSS, DAMAGE OR OTHER CONSEQUENCES THAT MAY ARISE FROM ANY PERSON RELYING ON THE LOCATIONS OF UTILITIES DETERMINED BY THIS SURVEY. SUCH RESPONSIBILITY IS TRANSFERRED TO THE CLIENT WHO GAVE INSTRUCTIONS FOR THE SURVEY i.e. OWNER, ARCHITECT, ETC.

COPYRIGHT. THIS DRAWING AND/OR DESIGN IS THE PROPERTY OF, AND SHOULD NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF BRIAN MITSCH & ASSOCIATES PTY LTD.

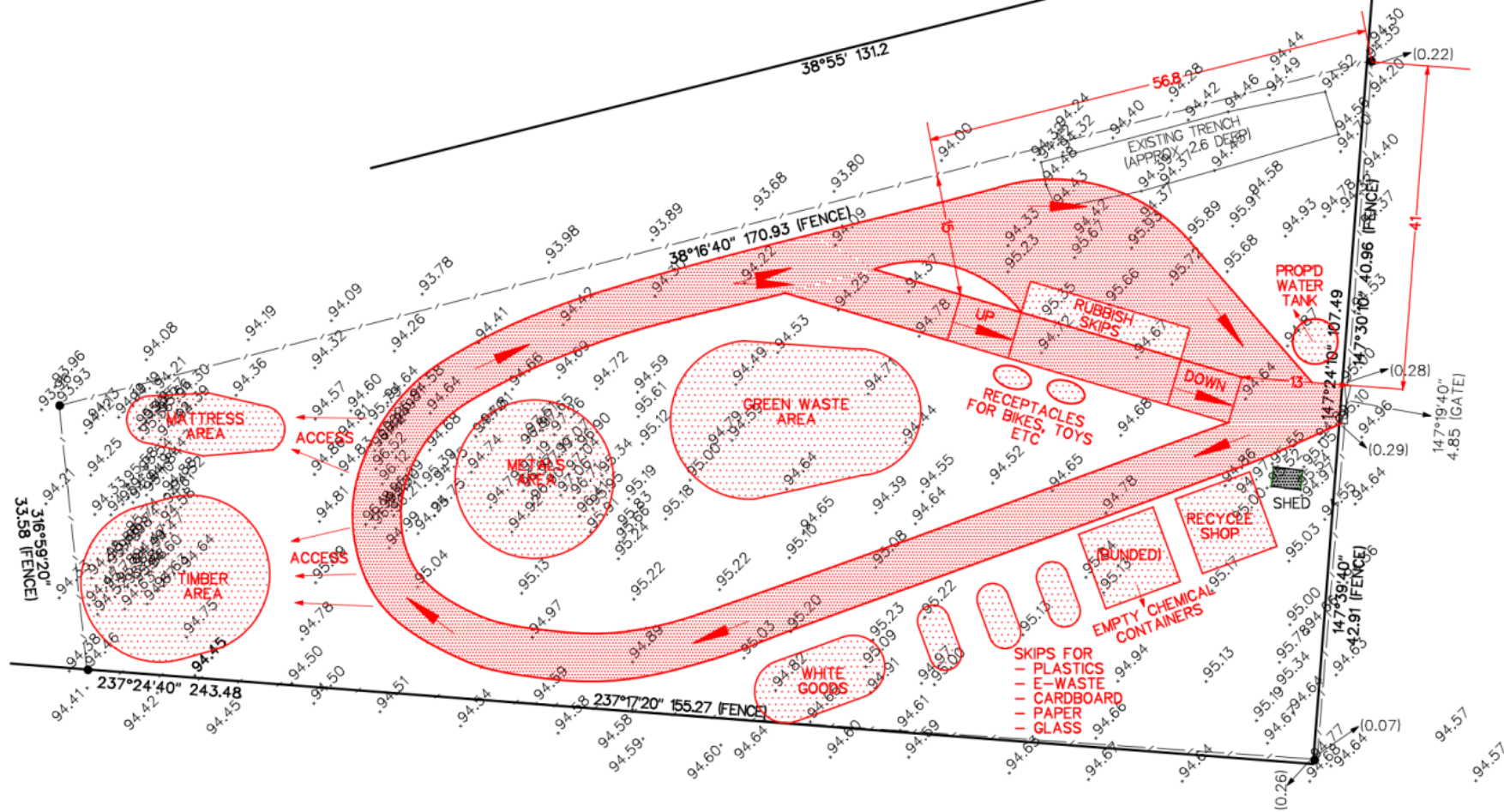
NOTES

1. 6 METRE WIDE LOOP ROAD SHALL COMPRISE 150MM COMPACTED DEPTH APPROVED GRAVEL
2. RAMP CONSTRUCTION BY OTHERS AS PER "DEACON" DRAWINGS
3. BUNDED AREA TO COMPRISE 300 DEPTH CLAY (PERMEABILITY >10-8M/S) MAX. LAYERS 150MM
4. WALLS AT PERIMETER SHALL BE 250MM ABOVE 300MM FLOOR
5. SUPPLY AND PLACE 'ONE WAY' SIGNS AS PER SUPERVISER INTRUCTIONS
6. 22-25000 LITRE WATER TANK TO BE SUPPLIED & PLACED WHERE SHOWN USE 150MM SAND BASE



LEGEND

- CADASTRAL BOUNDARY
- - - CYCLONE FENCE
- ⊠ GATE
- FENCE POST
- 94.44 LEVEL



© BRIAN MITSCH & ASSOCIATES 2021

NO.	NOTATIONS / AMENDMENTS	DATE	REDUCTION RATIO 1: 1000 (A2)		<p>CONARGO EX'G LANDFILL LAYOUT PLAN FOR PROPOSED CONVERSION TO TRANSFER STATION</p> <p>CONARGO LANDFILL SITE - LOT 159, D.P. 728941 PARISH OF CONARGO - COUNTY OF TOWNSEND</p>	<p>BRIAN MITSCH & ASSOCIATES PTY. LTD SURVEYORS, PLANNERS, PROPERTY CONSULTANTS CARTOGRAPHERS 319 VICTORIA ST DENILQUIN NSW 2710 PHONE: 03 5881 2177 FAX: 03 5881 2192 EMAIL: brian@brianmitsch.com.au</p>
			0	50 100 150 200 250 500		



FORM 7

Statement of Environmental Effects for Minor Impact Developments

IMPORTANT INFORMATION

In accordance with Schedule 1 of the Environmental Planning and Assessment Regulation 2000 a development application must be accompanied by a Statement of Environmental Effects.

QUALIFIER

This Statement of Environmental Effects template has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen expected harm. The template is suitable for minor impact development. It may be necessary for Council to request additional information depending on the nature of the impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects.

1. Applicant Details			
Applicant Name	Edward River Council		
Postal Address <i>Your reply will be posted to this address</i>	P.O. Box 270 Deniliquin NSW 2710		
Phone	(03) 5898 3000	Email	mark.dalzell@edwardriver.nsw.gov.au

2. Property Details (of the site to be developed)			
Street Number		Street	Off Main Road Conargo, just north of school
Town	Conargo	Site Area m ²	17,000
Lot/DPs numbers	Lot 159 DP 728941 (part only)		

3. Proposal details	
Describe your proposal in detail, including:	
<ul style="list-style-type: none"> the physical description of building and any proposed buildings dimensions of building including height, proposed materials, nominated colour scheme, nature of use signage, disabled access and facilities, driveway access points, parking 	

The purpose of the proposed conversion of this shallow trenched unattended landfill to an attended Transfer Station is to:

- Supply materials and construct gravel paved one - way access road layouts so that the areas are made suitable for transfer station activities;
- Supply materials and construct up to 1.0-metre-high retaining wall for access to rubbish skips;
- Transport and set up 5 metre x 2.5 metre recycle shop facilities/offices near the entrance and existing oil storage shed, that Edward River Council has stored at the Council depot situated at Wanderer Street Deniliquin, as well as construct a simple 10m x 5m x 3.5 to 6.5m high open shed facility for storing recyclables shop materials to be located near the facilities/offices;
- Provide 5KW off-grid stand-alone solar power systems to be attached to and form part of the recycle shops/offices facilities;
- Establishing and provision of appropriate signage for the orderly movement of vehicles at the sites, as well as directional signage for placement of separate re-use and recyclable materials;
- Supply materials and construct 10 metres by 10 metres open bunded area for the facility to be lined with suitable low-permeability clay to cater for empty chemical/other containers that may be deposited at the proposed Transfer Station;
- Supply materials and construct a fire service - water facilities inclusive of a 20,000 to 25,000 -litre water tank for each on a base of minimum 150 - millimetre thickness sand;
- Re-contouring of filled and capped trenches where required as part of the requirements;
- Change the locking systems used at the gates; and
- Fill and cap the existing open rubbish trenches with inert material currently stockpiled at the sites once the conversion works have been completed.

The proposal is to transfer, on a regular basis, recyclables received, and remnant household waste received which will be collected in skips and transported to licensed landfill (currently the Deniliquin Landfill). The amount of household waste is anticipated to reduce in quantity by encouraging separation of recyclables and having the site attended when open to the local community members.

4. Site details

What is the area of the site?	The total area being used is 1.7 hectares.
What is the land zone?	RU1
Describe the site - Provide information on physical features of the site such as shape, slope, vegetation, waterways, access, existing services/infrastructure	
<p>Refer to attached photographs. The land is generally flat, surrounded by woodlands, serviced by a sand-paved unsealed road, and is fenced with a relatively new 1.8 m high galvanised steel and cyclone wire fence. There is a waterway north of the site, there are some native eucalypts near the eastern fence. Currently, there is no water supply nor electricity.</p>	
Describe the use of lands adjoining the site. Will the proposal impact on adjoining property? Consider issues such as noise, privacy, overland flows of storm water and other amenity impacts.	
<p>The surrounding land is crown land with woodland eucalypts covering the area (refer to aerial photograph attached).</p>	

5. Present and Previous Uses

What is the present use of the site and when did this use commence? Did this use receive development consent?	
<p>The present use of the site is as a rural landfill and it is reaching capacity. Over many years a series of trenches, each approximately 5-6 metres wide by 2.5 to 3 metres deep, ranging up to 50 metres long and spaced at about 4.5 to 5 metre intervals have been filled with household rubbish and progressively capped using the trenched out natural materials. It is uncertain when the landfill was first commenced, but it has been operating for well over 30 years.</p>	
List the previous use(s) of the site	
Crown land, remnant woodland.	
Are you relying on existing use rights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Have any potentially contaminating activities been undertaken on the property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes , please identify: Refer above rural landfill use.	

6. Existing Structures

List existing structures on the land
One small 4m x 3m storage shed used to store oil delivered by landowners for recycling purposes.
List any structures to be demolished as part of the proposal
None.

7. Subdivision

Do you propose to subdivide?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
------------------------------	---------------------------------------------------------------------

How many existing lots?	N/A
How many proposed lots?	N/A

8. Planning Policies / Controls

Does the proposal seek a variation to the provisions contained in the following controls?	Yes	No	N/A
Deniliquin LEP 2013	<input type="checkbox"/>	<input type="checkbox"/>	x <input type="checkbox"/>
Conargo LEP 2013	<input type="checkbox"/>	x <input type="checkbox"/>	<input type="checkbox"/>
Deniliquin DCP 2016	<input type="checkbox"/>	<input type="checkbox"/>	x <input type="checkbox"/>
Other relevant SEPP / EPI Standards	<input type="checkbox"/>	<input type="checkbox"/>	x <input type="checkbox"/>

9. Context and Setting

	Yes	No	N/A
Will the Development be visually prominent in the surrounding area?	<input type="checkbox"/>	x <input type="checkbox"/>	<input type="checkbox"/>
Will the Development be consistent with the existing streetscape or Council Policy?	x <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the development be out of character with the surrounding area?	<input type="checkbox"/>	x <input type="checkbox"/>	<input type="checkbox"/>
Comment Refer to Edward River Council's Waste Management Policy			

10. Access and Traffic

	Yes	No	N/A
Is legal and practical access available to the site?	x <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are additional access points to road network required?	<input type="checkbox"/>	x <input type="checkbox"/>	<input type="checkbox"/>
Has vehicle manoeuvring and onsite parking been addressed in the design?	x <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the development increase local traffic movements/volumes?	<input type="checkbox"/>	x <input type="checkbox"/>	<input type="checkbox"/>
If yes , please specify how much:			

11. Utilities and Services**Water supply** - Please provide details of existing and any proposed arrangements

No existing, proposed to collect roof rainwater and store in a water tank on-site. Top up prior to fire season for use as fire-fighting.

Sewer - Please provide details of existing and any proposed arrangements

The proposed office will have its own transportable toilet facility.

Storm Water connection / disposal - Please provide details of existing and any proposed arrangements

Stormwater to connect to water tank and any overflow will be directed to stormwater trench to be constructed on-site over interim capping.

Septic Tank / Effluent disposal - Please provide details of existing and any proposed arrangements

Not required. The toilet facility waste will be regularly removed from the site.

Other

12. Threatened Species and Biodiversity Considerations

Is the land identified as a critical habitat or as part of a critical habitat?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--------------------------------------------------------------------------------	------------------------------	----------------------------------------

If yes, you need to submit a Species Impact Statement to accompany your application

Is the development likely to significantly affect threatened species populations or ecological communities or their habitat?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------------------------------------------------------------------------------------------------------	------------------------------	----------------------------------------

If yes, you need to submit a Species Impact Statement to accompany your application

Does the proposal include land clearing of native vegetation?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
---------------------------------------------------------------	------------------------------	----------------------------------------

If no, proceed to Section 13

Does your proposal require land clearing of vegetation within an area identified on the Biodiversity Values Map as defined under the Biodiversity Conservation Regulation 2017?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------	----------------------------------------

Does your proposal exceed the Biodiversity Offset Scheme Thresholds in accordance with part 7.4 of the Biodiversity Conservation Act 2016?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--------------------------------------------------------------------------------------------------------------------------------------------	------------------------------	----------------------------------------

If yes to EITHER of the above 2 questions, please attach a Biodiversity Development Assessment Report (BDAR) in accordance with part 6.12 of the Biodiversity Conservation Act 2016

If no to BOTH of the above 2 questions, please attach a “test of significance” also known as the 5 part test, in accordance with section 7.3 of the Biodiversity Conservation Act 2016

13. Environmental Impacts

Is your proposal likely to result in air, noise or water pollution? (Including during construction works)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------------------------------------------------------------------------------------	-----------------------------------------	-----------------------------

If yes, please describe the source of pollution and what measures will be implemented to control pollution

Air (Dust, Odour)	Use of water trucks to control dust during access track construction.
Noise	Noise abatement measures will be in place during construction of access track, low retaining wall for rubbish skips access.
Water	Stormwater drainage system will be constructed progressively as trench interim caps are completed.

Is the development likely to result in any form of sediment run- off?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------------------------------------------------	-----------------------------------------	-----------------------------

If yes, please describe what erosion prevention and sediment control measures you propose to implement

Measures will include the placing of bales and mesh traps as per Edward River council’s requirements.

Is the land flood prone?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--------------------------	------------------------------	----------------------------------------

If yes, describe the proposed finished floor levels of habitable rooms

Is the land classed as bushfire prone?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
----------------------------------------	------------------------------	----------------------------------------

If **yes**, and if your proposal is for the construction of a dwelling or dwelling additions/alteration, you will need to undertake BAL Risk Assessment in accordance with NSW RFS Planning requirements and provide to Council. If you determine your development is a higher risk BAL 40 or BAL FZ, you will need to consult with a Bushfire consultant to assist further.

Do you propose to clear any vegetation and/or trees (Non-Native) as part of your proposal?	<input type="checkbox"/> Yes	x <input checked="" type="checkbox"/> No
--------------------------------------------------------------------------------------------	------------------------------	------------------------------------------

If **yes**, please provide details

14. Aboriginal Cultural Heritage

Is the proposed site of the development in close proximity to Aboriginal cultural heritage (ACH) indicators (such as the Edward River or sites that are registered within the Aboriginal Heritage Information Management System (AHIMS) which may include culturally modified trees and known burial)?	<input type="checkbox"/> Yes	x <input checked="" type="checkbox"/> No
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------	------------------------------------------

If **yes**, you must submit evidence that they have carried out due diligence in determining that the actions will not harm Aboriginal objects.

Attention is drawn to the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (the Code) and in particular the generic Due Diligence process on pages 10 – 14 of the Code. Anyone who exercises due diligence in determining that their actions will not harm Aboriginal objects has a defence against prosecution for the strict liability offence if they later harm an object. Further information on the code is available at the OEH website: www.environment.nsw.gov.au/resources/cultureheritage/ddcop/10798ddcop.pdf

As a minimum the applicant is required to undertake a Due Diligence assessment in accordance with the Code to identify:

- Whether or not Aboriginal objects are, or are likely to be, present in the proposed development area, and
- To determine whether or not the proposed activities are likely to harm Aboriginal objects (if present)

To determine whether further assessment in the form of an Aboriginal Cultural Heritage Assessment (ACHA) and/or an Aboriginal Heritage Impact Permit (AHIP) application is required.

Briefly summarise below the findings of your Due Diligence assessment – detail your site inspection, results from your AHIMS basic search and any other relevant information sourced

Site inspections indicated no sign of aboriginal heritage evidence. The remnant trees were checked, and the areas within the 50 - metre buffer zone as well.

The AHIMS search found no other details.

15. Presumptive Title

Is your development proposal located on the riverbank?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--------------------------------------------------------	------------------------------	----------------------------------------

If yes, please advise / provide evidence if you have presumptive title (own to the middle thread of the river). This information can be obtained from Crown Lands – Phone 1300 886 235.

16. Operational and Management Details

NOTE

This section does not relate to residential development and is generally only applicable to commercial, industrial, rural industrial or tourism developments

Describe in detail the proposed business/activity				
Transfer Station proposed to replace rural landfill. The recyclables will be encouraged to be separated by community users of the facility, the facility will be attended when opened, the remnant household rubbish will be self-loaded into skips via a low 1-metre-high retaining wall and the rubbish so collected in the skips provided and regularly removed using a commercial operator.				
Hours of operation				
Monday to Friday	To Be Advised (total 8 hrs/week)	AM	to	PM
Saturday		AM	to	PM
Sunday		AM	to	PM
Extended hours		AM	to	PM
Total number of staff members	1			
Maximum number of staff members on duty at any one time	1			
Maximum number of clients/customers expected in a day	10			
Maximum number of clients/customers expected at any one time	3			
Expected vehicle types associated with the proposal	Utilities, cars with trailers, cars, the odd small truck			
Number of car parking spaces provided	1			
Location of car parking spaces provided	At entrance			
Describe arrangements transport, loading, and unloading of goods (including expected frequency of deliveries, size of vehicles and frequency of truck movements)				
2 No. rubbish skips 3 mx 1.5 m removed and replaced by skip commercial operator once per week. To be taken to licensed landfill, currently Deniliquin landfill. Shredding where applicable and removal of green recyclables, tyres, white goods, bricks, concrete, timber for recycling, metals separated for recycling, recyclable oils, plastics, e-waste, glass on an "as needs" basis, usually twice per year. Sale of salvaged articles such as children's' toys, bicycles and parts, furniture, etc. at the entry shed recycle shop.				
List machinery associated with the proposed business / activity				



Entrance



Conargo active trench



Conargo – proposed ramp exit near entrance

April 2020

10.12 DEVELOPMENT APPLICATION 47/21 - FOR INTERNAL AND EXTERNAL REFURBISHMENT WORKS AT PEPPIN HERITAGE CENTRE**Author:** Marie Sutton, Manager Development Services**Authoriser:** Mark Dalzell, Director Infrastructure**DIVISION**

In accordance with section 375A of the Local Government Act 1993, it is necessary for Council to call a division when voting of any resolution relating to a relevant planning application.

RECOMMENDATION/S

That Council resolves to: -

1. **APPROVE** the development application 47/18 for internal and external refurbishment works on, Crown Reserve 92449 being Lot 473 DP46236, 2-14 Napier Street, Deniliquin dated 24 May, 2021 as shown on plan numbered Site Plan 01 and Statement of Heritage Impact April 2021 and described in details accompanying the Development Application, in accordance with section 4.16 of the Environmental Planning and Assessment Act 1979 and subject to the following reasons:
 - (a) *The proposal is consistent with the zone and desired future character of the area*
 - (b) *The proposal is appropriate given the existing character of the area*
2. Impose the conditions on DA 47/21 as attached

BACKGROUND

Development Application 47/21 (DA) was received by Council on 24 May 2021. The DA relates to Crown Reserve 92449 being Lot 473 DP46236, 2-14 Napier Street, Deniliquin and known as the Peppin Heritage Centre. Figure 1 shows the location of the subject site.

The Peppin Heritage Centre is a State Listed Item (00144) and is Locally listed Heritage Item (I26) on the Deniliquin Local Environment Plan 2013

The DA is integrated development for the purposes of Division 3.8, Part 4 of the Environmental Planning and Assessment Act as the proposed alterations and additions require an approval under section 58 of the Heritage Act 1977

The DA proposes internal and external renovations to the existing Peppin Heritage building as follows:

External works

- Repairs and replacement to slate roof and guttering
- Renewal and replacement to verandah, fascias, barges, vents, finials and spire and painting of timber work
- Replacement of verandah substructure, posts, decking, roof structure, corrugated roofing and guttering
- Repairs to external wall – repair cracking in mortar and brickwork
- Repair structural roof members
- Repainting of existing finishes
- Replacement of Ram Shed thatch roof

Internal works

- Painting wall, ceilings, internal trims and frames – visitor information centre, gallery and office
 - Replacement and reinforcement, sand, seal and polish of timber floor - visitor information centre and gallery
 - Replace lighting – visitor information centre
 - Repair mortar/brickwork to wall between gallery and old classroom
 - Install Partition wall, door and painting - office
- 1.

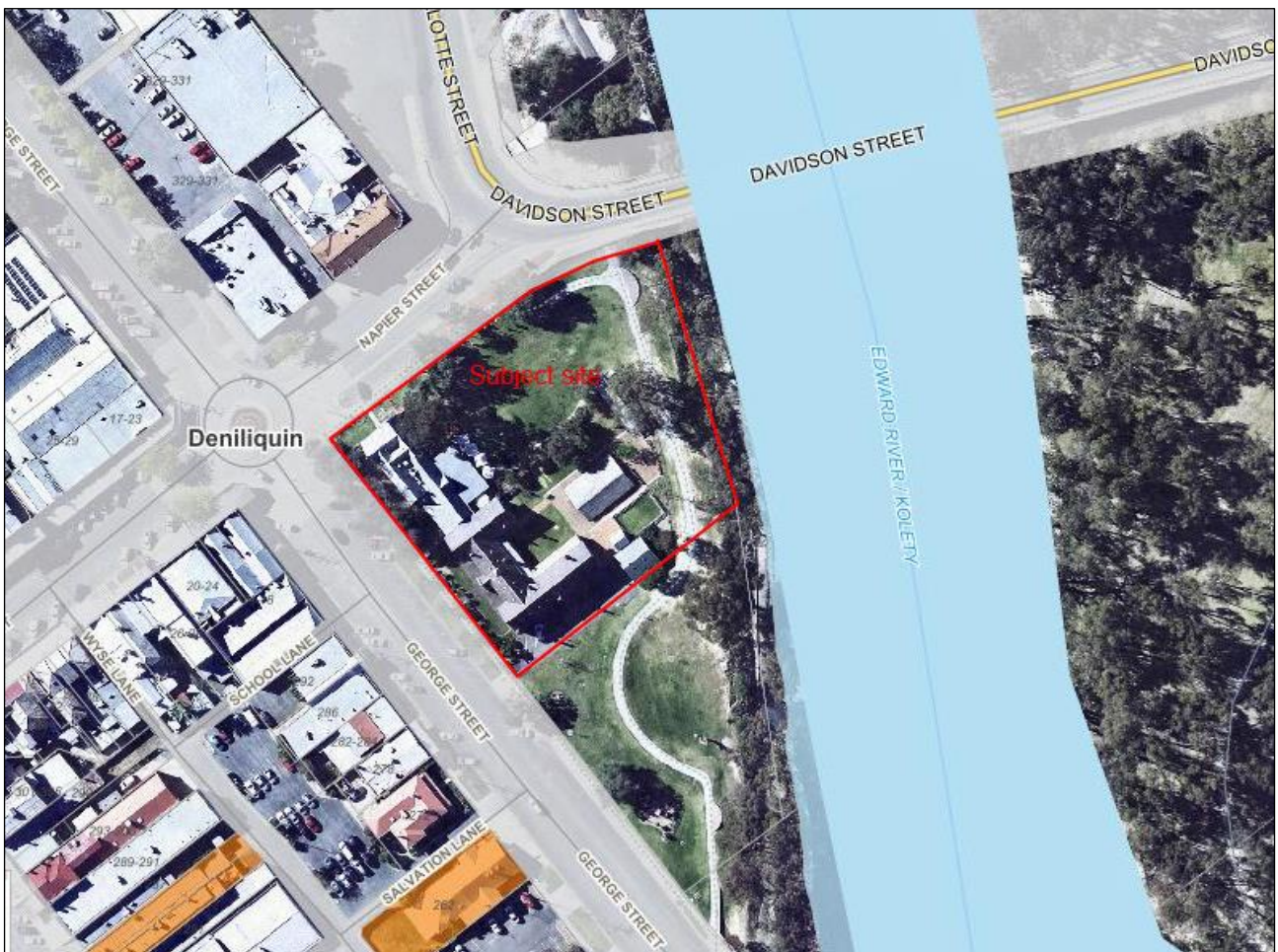


Figure 1 Location of subject site

The subject site is bounded by George and Napier Streets, the Edward River and adjoining parkland. There are a number of buildings on site including the Peppin Heritage Centre, the Ram sheds, amenities and the Crossing Cafe. The site is a managed site with established trees, gardens and lawned areas.

Attachment 1 shows the plans of the proposed development, the Statement of Heritage Impact, the DA and Statement of Environmental Effects.

The DA was exhibited for a period of 14 days. There were no submissions received during the exhibition period.

The DA is being reported to Council because:

- The land is under the care and control of Council.
- The application is Integrated Development under the Heritage Act 1977

INTERNAL REFERRALS

Infrastructure – Considered satisfactory with conditions

Health and Building – Considered satisfactory with conditions

Heritage Advisor – Comments provided - The proposed DA works as indicated will improve the aesthetics of the internal and external elements of the building and will not have a detrimental impact on the overall heritage value and will have minor impact on the significance of the site by ensuring important features, such as the slate roof are preserved and cared for correctly. The proposed upgrade works at the Peppin Heritage Centre will have minimal impact on the State and Locally listed Heritage item.

EXTERNAL REFERRALS

Office of Environment and Heritage. - due to the building being a State listed heritage item. OEH has issued their General Terms of Approval for the proposed DA works.

STRATEGIC IMPLICATIONS

N/A

COMMUNITY STRATEGIC PLAN

N/A

FINANCIAL IMPLICATIONS

N/A

LEGISLATIVE IMPLICATIONS

The following assessment of the Development Application is in accordance with section 4.15 of the *Environmental Planning and Assessment Act 1979*.

Provisions of Environmental Planning Instruments (s4.15(1)(a)(i))

Deniliquin Local Environmental Plan 2013 (DLEP 2013)

The subject site is zoned B2 Local Centre under the DLEP 2013 and houses a mixed use development being a “restaurant/café” and “information and education facility” . Both uses are permissible in the zone with consent. The proposed development is considered to be consistent with the zone objectives as it will facilitate the continued operation of the established uses in the zone which are serving the local community and visitors.

The following clauses of the DLEP 2013 apply: (*comments in italics*)

Heritage Conservation

- Clause 5.10(2) Heritage conservation and requirements for consent for certain works -
A DA has been lodged for the works as they comprise of internal and external works to a heritage item which is located in the heritage conservation area
- Clause 5.10(4) Council must consider the effect of the proposed development on heritage significance on the heritage item and/or heritage conservation area
 2. *The statement of heritage significance for the building states that:*
 - 3.
 - 4.

5. *The existing building formerly housed the George Street Public School and School Masters' Residence. The buildings are significant culturally, socially and architecturally for their use as the centre of public education in Deniliquin from 1857 until it was closed in 1972. The site and buildings have further significance for its adaptive reuse as the Peppin Heritage Centre interpreting the importance of the Merino sheep and the wool and agricultural industry that developed on the station properties in the region around Deniliquin. The buildings have significance as items of high architectural impact of the crossing place where traffic enters Deniliquin from the north across the National Bridge over the Edward River.' The Significance of the building has been considered in the DA assessment*

6.

7. *The proposed works will increase the service life of the building*

8. *The proposed upgrade works will not have a detrimental impact on the overall heritage value and will have minor impact on the significance of the site. The works will enhance the historical significance of the site by ensuring important features , such as the slate roof are preserved.*

- Clause 5.10(5) Before granting consent to any development relating to a heritage item or on land within a heritage conservation area, require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance or the heritage item or heritage conservation area concerned

A statement of heritage impact has been submitted with the DA.

Murray Regional Environmental Plan

Council must consider the following planning principles when assessing a development application.

Planning Principle	Response
Access	The proposed development does not impact on public access to the river.
Bank disturbance	The proposed development will not result in any bank disturbance.
Flooding	The site is located within the South Deniliquin flood levee.
Land degradation	The proposed development will not result in any land degradation.
Landscape	The proposed development will not impact on the riverine landscape.
River related uses	The subject site is located on the land that has frontage to the Edward River but the proposed development is location approximately 60m from the river. Land between the building and river is public land which includes walking paths and open parkland.

Provisions of any draft Environmental Planning Instrument (s4.15(a)(ii))

Not applicable.

Provisions of any Development Control Plan (s4.15(a)(iii))

The following provisions of the DCP 2016 apply to this development:

Chapter 1	Notification
	The Development Application has been exhibited in accordance with the provisions of the Community Participation Plan
Chapter 3	Commercial zones
	Satisfactorily complies with the controls for development within the commercial zone
Chapter 11	Heritage Conservation
	The Statement of Heritage Impact prepared for the DA takes into consideration matters of importance for the conservation and enhancement of the heritage significance of the building. The DA works are considered satisfactory and in keeping with the controls contained in the DCP for Heritage conservation.

Provisions of any Planning Agreement or Draft Planning Agreement (s4.15(a)(iia))

Not applicable.

Prescribed Matters in the Regulation (s4.15(a)(iv))

The following matters prescribed by the Environmental Planning and Assessment Regulation apply to this DA:

Not applicable

Likely Impacts of that Development (s4.15(b))

The context and setting of the proposed development have been considered above particularly in relation to the heritage significance of the existing building/s and their contribution to the streetscape and public domain. The proposed works will enhance and conserve the existing buildings and will have a positive effect on the streetscape.

Suitability of Site for Development (s4.15(c))

The site is considered suitable for the proposed development in the context of its location and the resulting improvements to the conservation and useability of existing heritage buildings

Submissions (s4.15(d))

There were no submissions received.

The Public Interest (s4.15(e)) The proposed development is in the public interest as it allows for the continued use of heritage listed buildings))

Political Donations and Gifts Disclosure

The Applicant has advised that they *have not made* a reportable political donation to a Councillor and/or any gift to a Councillor or Council employees within a two (2) year period before the date of the application being submitted.

ATTACHMENTS

1. Development Application
2. Site Plan
3. Statement Of Environmental Effects
4. Statement of Heritage Impact
5. DA47.21

Conditions



FORM 1 Application for Development Consent,
Construction Certificate and
Complying Development

Environmental Planning & Assessment Act 1979

We recommend that you make an appointment to speak to Council's Environmental Services staff to assist with the completion of this form and to discuss your development proposal.

Address this application to: The General Manager, Edward River Council		Contact us	
Mail PO Box 270 Deniliquin NSW 2710	Personal Delivery 180 Cressy Street Deniliquin NSW 2710	Phone 03 5898 3000 Fax 03 5898 3029 Email council@edwardriver.nsw.gov.au	

Type of Application (please tick as appropriate)

<input checked="" type="checkbox"/>	Development Consent (DA)
<input type="checkbox"/>	Construction Certificate (CC)
<input type="checkbox"/>	Complying Development (CDC) – Codes SEPP

1. Applicant Details

Applicant Name	Edward River Council		
Postal Address <i>Your reply will be posted to this address</i>	PO Box 270 Deniliquin NSW 2710		
Company contact person	Gregory Dryburgh		
Phone	0437 724 735	Email	greg.dryburgh@edwardriver.nsw.gov.au

2. Land Details

Street Number	295 2-14	Street	George Street Napier Street
Town	Deniliquin	Site Area m ²	6427
Lot/DPs numbers	473/46236		4009

3. Owner's Consent (Must be completed by the owner of the land).
As the owner/s of the land to which this application relates, I/we consent to this application. I also give consent for authorised Council Officers to enter the land to carry out inspections.

Owner Name	PHILIP STONE, GM	Additional owner/s	
Signature		Signature/s	

4. Proposed development details

Description of proposed development

Edward River Council proposes a number of external and internal renewal works to the building known as the Peppin Heritage Centre which includes a Visitor Information Centre (VIC), Art Gallery, Museum, Ram Shed and various outbuildings / exhibits. The detailed works proposal is attached to this Development Application.

Estimated cost of development

\$409,000 Ex GST
\$ 449,900.00

Type of Development (please tick as appropriate)	
<input type="checkbox"/> Use of land/building	<input checked="" type="checkbox"/> Carrying out of Work
<input type="checkbox"/> Subdivision of land/building	<input checked="" type="checkbox"/> Buildings Additions/Alterations
<input type="checkbox"/> Erection of Temporary Building	<input type="checkbox"/> Demolition of building/work
<input type="checkbox"/> Erection of a Building	<input type="checkbox"/> Other
Has development consent been previously granted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, provide details:	
Development Consent Number	Date of determination
Construction certificate (please tick as appropriate)	
<input type="checkbox"/> Building work	
<input type="checkbox"/> Subdivision work	
Building Code of Australia Building Classification (CC Only)	

5. Approvals required under Section 68 of the Local Government Act 1993
<input type="checkbox"/> Install a manufactured home moveable dwelling or associated structure
<input type="checkbox"/> Carry out water supply work
<input type="checkbox"/> Draw water from a Council water supply or a standpipe or sell water so drawn
<input type="checkbox"/> Install, alter, disconnect or remove a meter connected to a service pipe
<input type="checkbox"/> Carry out sewerage work
<input type="checkbox"/> Carry out stormwater drainage work
<input type="checkbox"/> Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer
<input type="checkbox"/> For fee or reward, transport waste over or under a public place
<input type="checkbox"/> Place waste in a public place
<input type="checkbox"/> Place a waste storage container in a public place
<input type="checkbox"/> Dispose of waste into a sewer of the council
<input type="checkbox"/> Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility

Note: other s68 approvals such as onsite sewerage systems require form 'Application for Local Activity' to be completed.

6. Environmental Impact (DA only)
Designated Development
<input type="checkbox"/> An environmental impact statement (EIS) is attached
Development on land that is, or is a part of, critical habitat or likely to significantly affect threatened species, populations or ecological communities or their habit
<input type="checkbox"/> A species impact statement (SIS) is attached
Other Development
<input checked="" type="checkbox"/> A statement of environmental effects is attached

7. Integrated Development (DA only)	
Applications to be referred to another authority for approval	
Is this application for Integrated Development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please tick other approvals required to be obtained:	
Fisheries Management Act 1994	<input type="checkbox"/> s144 <input type="checkbox"/> s201 <input type="checkbox"/> s205 <input type="checkbox"/> s219
Heritage Act 1977	<input checked="" type="checkbox"/> s58
Mine Subsidence Compensation Act 1961	<input type="checkbox"/> s15
Mining Act 1992	<input type="checkbox"/> ss63 <input type="checkbox"/> ss64
National Parks and Wildlife Act	<input type="checkbox"/> s90
Petroleum (Onshore) Act 1991	<input type="checkbox"/> s9
Pollution Control Act 1979	<input type="checkbox"/> s17A <input type="checkbox"/> s17D <input type="checkbox"/> s171
Protection of the Environment Operations Act 1997	<input type="checkbox"/> ss43(a) <input type="checkbox"/> ss43(b) <input type="checkbox"/> ss43(d) <input type="checkbox"/> ss47 <input type="checkbox"/> ss48 <input type="checkbox"/> ss55 <input type="checkbox"/> ss122
Roads Act 1993	<input type="checkbox"/> ss138
Rural Fire Services Act 1997	<input type="checkbox"/> s100B
Water Management Act 2000	<input type="checkbox"/> s89 <input type="checkbox"/> s90 <input type="checkbox"/> s91

8. Concurrence Authorities (DA only)	
Is concurrence required from the Department of Planning & Environment for this development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is concurrence required from any other authority?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If yes, provide details:

9. Threatened Species/Biodiversity Compliant Development (DA only)	
Is this land part of critical habitat?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the development likely to significantly affect threatened species, populations or ecological communities or their habitats?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the development biodiversity compliant development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

If yes, please provide reasons why it is:

The proposed works are to be undertaken on an existing asset, within the existing footprint and previously developed / disturbed land. This project will not be undertaking any excavation or such ground disturbance so is unlikely to disturb ecological habitat or biodiversity.

Does your proposal include land clearing of native vegetation? <i>(Note: Native vegetation is defined in the Local Land Services Act)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
----------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------

If yes, please complete the section below

If no, proceed to Section 10

<p>Biodiversity Offsets Scheme (BOS) The Biodiversity Conservation Regulation 2017 sets out threshold levels for when the Biodiversity Offsets Scheme (BOS) will be triggered. The threshold has two elements:</p> <ul style="list-style-type: none"> • whether the amount of native vegetation being cleared exceeds a threshold area • whether the impacts occur on an area mapped on the BOSET Map <p>The Biodiversity Offset Scheme Entry Threshold (BOSET) tool can be used as a guide to decide whether this development is required to enter the Biodiversity Offsets Scheme:</p> <ul style="list-style-type: none"> • BOSET Tool User Guide: http://www.environment.nsw.gov.au/resources/bcact/biodiversity-offset-scheme-entry-threshold-user-guide-170503.pdf • BOSET Tool (Map): lmbc.nsw.gov.au/BOSETMap <i>(Note: the tool is updated every 3 months, you must provide evidence of when you viewed it – to do this print out the BOSET Report in the tool)</i> 	
Does the Biodiversity Offsets Scheme (BOS) apply to the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If yes, the Biodiversity Offsets Scheme (BOS) DOES APPLY,

The biodiversity impacts must be assessed using the Biodiversity Assessment Method (BAM). Assessment must be done by an accredited person The accredited person will prepare a Biodiversity Development Assessment Report (BDAR).
You must submit a copy of the Biodiversity Development Assessment Report (BDAR) with this Application
If the BDAR proposes biodiversity credits to be used as offsets (in accordance with the variation rules under the Biodiversity Conservation Act 2016), submit information on the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values.
If the land is subject to a private land conservation agreement under the Biodiversity Conservation Act 2016, provide a description of the kind of agreement and the area to which it applies.

If no, the Biodiversity Offsets Scheme (BOS) DOES NOT APPLY,

Submit a copy of the BOSET Assessment Tool report (showing the date assessed)	
In accordance with Section 7.3 of the Biodiversity Conservation Act 2016, you are required to carry out a 'test of significance' also known as the '5-part test' – (https://www.legislation.nsw.gov.au/#/view/act/2016/63/part7/div1/sec7.3) The test must be carried out by a suitably qualified person. You must submit a copy of the test with this Application	
Does the test show that the development is likely to have a significant impact on threatened species in accordance with Section 7.3 of the Biodiversity Conservation Act 2016?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

10. Principal Certifying Authority			
Before you commence the development, you must appoint a Principal Certifying Authority (PCA). You can nominate Council or a private accredited certifier.			
Do you wish to nominate Edward River Council as your Principal Certifying Authority?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, you need to complete 'Form 2 - Appointment of Principal Certifying Authority'			
If no, provide details:			
Certifier Name			
Accreditation No.		Date of Expiration	

11. Builder / Owner-Builder Details	
<input checked="" type="checkbox"/> Not known	
<input type="checkbox"/> Owner-Builder	
<input type="checkbox"/> Licensed Builder (please complete details below)	
Licence Number	
Name	
Address	
Phone	

12. Schedule for building work only	
Information for Australian Bureau of Statistics	
What are the current uses of the building/land? (if land is vacant, state that it is Vacant)	Cafe and Heritage Centre VIC
Does this site contain a dual occupancy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gross floor area proposed addition or new building (m ²)	0
Gross floor area whole building (m ²)	1085 m2 (Peppin = 585m2 and Crossing Cafe = 500m2)
Number of pre-existing dwellings	0
Number of dwellings to be demolished	0
Number of proposed dwellings	0
Number of storeys	1

Materials to be used (please tick which best describes the materials used for the construction of the new work)			
Walls	Roof	Floor	Frame
<input type="checkbox"/> Brick Veneer	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Concrete or Slate	<input checked="" type="checkbox"/> Timber
<input checked="" type="checkbox"/> Double Brick	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Steel
<input checked="" type="checkbox"/> Concrete/Stone	<input type="checkbox"/> Fibre Cement	<input type="checkbox"/> Other	<input type="checkbox"/> Aluminium
<input type="checkbox"/> Steel	<input type="checkbox"/> Tiles	<input type="checkbox"/> Not specified	<input type="checkbox"/> Other
<input type="checkbox"/> Fibre Cement	<input checked="" type="checkbox"/> Slate		<input type="checkbox"/> Not specified
<input checked="" type="checkbox"/> Timber/Weatherboard	<input checked="" type="checkbox"/> Steel		
<input type="checkbox"/> Curtain glass	<input type="checkbox"/> Other		
<input type="checkbox"/> Other	<input type="checkbox"/> Not specified		
<input type="checkbox"/> Not specified			


13. Asbestos Material	
Estimated area (if any) of bonded asbestos material or friable asbestos material that will be disturbed, repaired or removed in carrying out the development (m ²)	0 (TBC)

14. Potentially Contaminated Land	
Where it is proposed to erect a new building or make an alteration or addition to an existing building used for commercial and/or industrial purposes, is the land or has the land been formerly been used for a purpose listed in Table 1 to clause 3.2.1 of the Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (Department of Urban Affairs and Planning/Environment Protection Authority, 1998) or is the land on the list of sites notified under s60 of the Contaminated Land Management Act 1997?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If yes, please provide details:

<p>AND If yes, you must provide a statement from a suitably qualified person that the land is suitable for the intended purpose of the development having regard to the contamination status of the land or the land would be so suitable if the remediation works specified in that statement were carried out.</p> <p>A list of uses identified in Table 1 to clause 3.2.1 of the Managing Land Contamination Planning Guidelines, SEPP 55 Remediation of Land can be found under Item 15 of Council's Application Guide.</p>

15. Disclosure of Political Donation or Gift (DA only)	
<p>Under Section 147 of the <i>Environmental Planning and Assessment Act 1979</i>, any reportable political donations to a councillor and / or any gift to a Councillor or Council employee within a two (2) year period before the date of this application must be publicly disclosed.</p> <p>Note: Failure to disclose relevant information is an offence under the Act. It is also an offence to make a false disclosure statement.</p>	
Are you aware of any person with a financial interest in this application who made a reportable donation or gift in the last two (2) years?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>If yes, complete the Political Donation and Gifts Disclosure Statement and lodge it with this application (available from Council or from the Council website)</p>	
<p>If no, in signing this application I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of determination.</p>	

16. Applicant's Declaration	
<p>I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct.</p> <p>I also understand that if incomplete, the application may be delayed, rejected or more information may be requested.</p>	
Signature:	
Date	4 MAY 2021

Please also complete the **Development Application Checklist** on pages 7 and 8 of this form.

Privacy Policy - The information you provide in this application will enable your application to be assessed by the certifying authority under the Environmental Planning and Assessment Act 1979. If the information is not provided, your application may not be accepted. The application can be viewed by members of the public. Please contact the Council if the information you have provided in your application is incorrect or changes.

295 George Street - Site Plan Including Building Areas and Property Boundary



Building	Square Meterage (m2)
Cottage	98
Ram Shed	150
Gaol House	14

Building	Square Meterage (m2)
Crossing Café	500
Peppin Heritage Centre	585
Public Toilets	73



**Edward
River
COUNCIL**

FORM 7 Statement of Environmental Effects for Minor
Impact Developments

IMPORTANT INFORMATION

In accordance with Schedule 1 of the Environmental Planning and Assessment Regulation 2000 a development application must be accompanied by a Statement of Environmental Effects.

QUALIFIER

This Statement of Environmental Effects template has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen expected harm. The template is suitable for minor impact development. It may be necessary for Council to request additional information depending on the nature of the impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects.

1. Applicant Details			
Applicant Name	Edward River Council - Greg Dryburgh		
Postal Address <i>Your reply will be posted to this address</i>	PO Box 270 Deniliquin NSW 2710		
Phone	0437 724 735	Email	greg.dryburgh@edwardriver.nsw.gov.au

2. Property Details (of the site to be developed)			
Street Number	295	Street	George Street
Town	Deniliquin	Site Area m ²	6427
Lot/DPs numbers	473/46236		

3. Proposal details
<p>Describe your proposal in detail, including:</p> <ul style="list-style-type: none"> the physical description of building and any proposed buildings dimensions of building including height, proposed materials, nominated colour scheme, nature of use signage, disabled access and facilities, driveway access points, parking
<p>These works relate only to the Peppin Heritage Centre and include external and internal renewal works on a "like for like" basis. External works include:</p> <ol style="list-style-type: none"> Replacement and repairs to slate roof including slate, flashings, valleys, ridge roll capping, dormer vents and spouting / gutters. Renewal, replacement and painting of timber work including fascia, barges, vents, finials and spire. Replacement of external verandah including sub structure, posts, decking, roof structure, rolled corrugated roofing, flashings and spouting / gutter. Repair of external walls, in particular cracking in mortar and brickwork. Repair of structural roof members. General re-painting of existing finishes. Replacement of Ram Shed thatch roof. <p>Internal works include:</p> <p>A) Visitor Information Centre, Gallery and Office:</p> <ol style="list-style-type: none"> Three coat paint finish to walls, ceilings, internal trims and frames. <p>B) Visitor Information Centre and Gallery</p> <ol style="list-style-type: none"> Replacement and reinforcement of timber floors, as well as sand, polyurethane seal and polish. <p>C) Visitor Information Centre Only</p> <ol style="list-style-type: none"> Replace lighting. <p>D) Gallery Only</p> <ol style="list-style-type: none"> Repair cracked mortar/brickwork to internal wall between Gallery and Old Classroom. <p>E) Office only</p> <ol style="list-style-type: none"> New privacy partition wall including cavity sliding door and painting. <p>A Statement of Heritage Impact has been included with the full scope of works, photographs and proposed colour scheme for the works.</p>

4. Site details	
What is the area of the site?	6427m2
What is the land zone?	B2 Local Centre
Describe the site - Provide information on physical features of the site such as shape, slope, vegetation, waterways, access, existing services/infrastructure	
The site is relatively flat, with a sloping gradient at the rear of the property towards the Edward River and comprises of mostly open spaces, with one large interconnecting building and three outbuildings/structures. The site has established native trees, grassed surfaces and paving. It is accessible from George and Napier Streets via vehicle and by both George and Napier Streets, as well as the public open space and walking track adjacent to the river. The site is connected to normal services including electricity, water, stormwater and waste.	
Describe the use of lands adjoining the site. Will the proposal impact on adjoining property? Consider issues such as noise, privacy, overland flows of storm water and other amenity impacts.	
Adjoining sites include public roadways, footpaths, car parking, natural watercourse and public open space. Commercial businesses operate across George and Napier Streets. This proposal does not alter the current use of the site so will not impact adjoining properties.	

5. Present and Previous Uses	
What is the present use of the site and when did this use commence? Did this use receive development consent?	
The site comprises of the Crossing Cafe and Peppin Heritage Centre, which includes Visitor Information Centre, Museum and Gallery. The Crossing Cafe was previously refurbished in 2020 and received a DA.	
List the previous use(s) of the site	
The site was previously a School and Masters residence from approx 1870 to 1972, when it was taken over by Deniliquin Council. In 1988 it was opened as the Peppin Heritage Centre which included a Museum and Visitor Information Centre. In 1999 the Crossing Cafe was established in the Old Masters Residence and an extension joining this and the Peppin Heritage Centre.	
Are you relying on existing use rights?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Have any potentially contaminating activities been undertaken on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please identify:	

6. Existing Structures	
List existing structures on the land	
Former Masters Residence, Crossing Cafe and rear deck area, former School building which is now the Peppin Heritage Centre; including Visitor Information Centre, Museum and Gallery, Public Toilet, Ram Shed and Early Cottage Building.	
List any structures to be demolished as part of the proposal	
None	

7. Subdivision	
Do you propose to subdivide?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How many existing lots?	1
How many proposed lots?	1

8. Planning Policies / Controls			
Does the proposal <u>seek a variation</u> to the provisions contained in the following controls?	Yes	No	N/A
Deniliquin LEP 2013	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Conargo LEP 2013	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deniliquin DCP 2016	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other relevant SEPP / EPI Standards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. Context and Setting			
	Yes	No	N/A
Will the Development be visually prominent in the surrounding area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the Development be consistent with the existing streetscape or Council Policy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the development be out of character with the surrounding area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comment: Works are renewal and replacement of existing fabric in the same (existing) built form and using "like for like" materials for replacement.			

10. Access and Traffic			
	Yes	No	N/A
Is legal and practical access available to the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are additional access points to road network required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has vehicle manoeuvring and onsite parking been addressed in the design?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the development increase local traffic movements/volumes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please specify how much:			

11. Utilities and Services
Water supply - Please provide details of existing and any proposed arrangements
There is currently a metered potable water supply to the site. This application does not cover any alterations to the current water supply or site potable water.
Sewer - Please provide details of existing and any proposed arrangements
There is currently a sewer main supply to the site. This application does not cover any alterations to the sewer main supply or site sewer.
Storm Water connection / disposal - Please provide details of existing and any proposed arrangements
Stormwater is currently connected to the site. No alterations of existing stormwater drainage are proposed as part of these works.
Septic Tank / Effluent disposal - Please provide details of existing and any proposed arrangements
N/A
Other
Power supply was recently altered / upgraded in 2020 as part of the Crossing Cafe project.

12. Threatened Species and Biodiversity Considerations	
Is the land identified as a critical habitat or as part of a critical habitat?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, you need to submit a Species Impact Statement to accompany your application	
Is the development likely to significantly affect threatened species populations or ecological communities or their habitat?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, you need to submit a Species Impact Statement to accompany your application	
Does the proposal include land clearing of native vegetation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If no, proceed to Section 13	
Does your proposal require land clearing of vegetation within an area identified on the Biodiversity Values Map as defined under the Biodiversity Conservation Regulation 2017?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does your proposal exceed the Biodiversity Offset Scheme Thresholds in accordance with part 7.4 of the Biodiversity Conservation Act 2016?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes to EITHER of the above 2 questions, please attach a Biodiversity Development Assessment Report (BDAR) in accordance with part 6.12 of the Biodiversity Conservation Act 2016	
If no to BOTH of the above 2 questions, please attach a "test of significance" also known as the 5 part test, in accordance with section 7.3 of the Biodiversity Conservation Act 2016	
13. Environmental Impacts	
Is your proposal likely to result in air, noise or water pollution? (Including during construction works)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please describe the source of pollution and what measures will be implemented to control pollution	
Air (Dust, Odour)	
Noise	
Water	
Is the development likely to result in any form of sediment run-off?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please describe what erosion prevention and sediment control measures you propose to implement	
Is the land flood prone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, describe the proposed finished floor levels of habitable rooms	
Is the land classed as bushfire prone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, and if your proposal is for the construction of a dwelling or dwelling additions/alteration, you will need to undertake BAL Risk Assessment in accordance with NSW RFS Planning requirements and provide to Council. If you determine your development is a higher risk BAL 40 or BAL FZ, you will need to consult with a Bushfire consultant to assist further.	
Do you propose to clear any vegetation and/or trees (Non-Native) as part of your proposal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please provide details	

14. Aboriginal Cultural Heritage	
Is the proposed site of the development in close proximity to Aboriginal cultural heritage (ACH) indicators (such as the Edward River or sites that are registered within the Aboriginal Heritage Information Management System (AHIMS) which may include culturally modified trees and known burlal)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If yes, you must submit evidence that they have carried out due diligence in determining that the actions will not harm Aboriginal objects.

Attention is drawn to the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (the Code) and in particular the generic Due Diligence process on pages 10 – 14 of the Code. Anyone who exercises due diligence in determining that their actions will not harm Aboriginal objects has a defence against prosecution for the strict liability offence if they later harm an object. Further information on the code is available at the OEH website: www.environment.nsw.gov.au/resources/cultureheritage/ddcop/10798ddcop.pdf

As a minimum the applicant is required to undertake a Due Diligence assessment in accordance with the Code to identify:

- Whether or not Aboriginal objects are, or are likely to be, present in the proposed development area, and
- To determine whether or not the proposed activities are likely to harm Aboriginal objects (if present)

To determine whether further assessment in the form of an Aboriginal Cultural Heritage Assessment (ACHA) and/or an Aboriginal Heritage Impact Permit (AHIP) application is required.

Briefly summarise below the findings of your Due Diligence assessment – detail your site inspection, results from your AHIMS basic search and any other relevant information sourced
The AHIMS search returned no Aboriginal sites or places. The site is adjacent to the Edward River so does have a higher chance of containing heritage objects. The site however has been significantly developed, reducing the likelihood of containing heritage objects. There are no landscape features that indicate the presence of Aboriginal sites or objects. The nature of the proposed works does not include any destructive digging so it is unlikely that any sub-surface sites or objects will be disturbed. All works will proceed with caution and any finds will result in the cessation of work, barricading of the site and notification of authorities.

15. Presumptive Title	
Is your development proposal located on the riverbank?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If yes, please advise / provide evidence if you have presumptive title (own to the middle thread of the river). This information can be obtained from Crown Lands – Phone 1300 886 235.

16. Operational and Management Details

NOTE

This section does not relate to residential development and is generally only applicable to commercial, industrial, rural industrial or tourism developments

Describe in detail the proposed business/activity					
Peppin Heritage Centre: The Peppin Heritage Centre is run by Edward River Council and consists of a Visitor Information Centre, Museum, Art Gallery and office for the Manager. It is run by full time and voluntary staff and the business/activities that occur currently and post DA will remain unchanged.					
Hours of operation					
Monday to Friday	9	AM	to	4	PM
Saturday	9	AM	to	4	PM
Sunday	9	AM	to	4	PM
Extended hours		AM	to		PM
Total number of staff members			8 (includes volunteers)		
Maximum number of staff members on duty at any one time			8		
Maximum number of clients/customers expected in a day			50		
Maximum number of clients/customers expected at any one time			30		
Expected vehicle types associated with the proposal			Same as current - passenger vehicles with occasional light commercial.		
Number of car parking spaces provided			10 on site for staff plus on street car parking		
Location of car parking spaces provided			On site staff car park and on street car parking		
Describe arrangements transport, loading, and unloading of goods (including expected frequency of deliveries, size of vehicles and frequency of truck movements)					
These remain unchanged to current operation and include three points of access being, Napier Street, George Street and staff car park to South East of Peppin Heritage Centre.					
List machinery associated with the proposed business / activity					
None associated with this development request, however there is currently HVAC and a commercial kitchen on site.					
List the type and quantity of raw materials, finished products and waste materials					
Peppin Heritage Centre generates standard waste. Crossing Cafe generates typical food scrap and similar from meal prep.					
Describe how waste will be disposed					
Waste is disposed of through standard Edward River Council waste bins / waste streams.					
Identify any processes or materials that may be potentially hazardous and identify management					
None applicable.					

16. Operational and Management Details**NOTE**

This section does not relate to residential development and is generally only applicable to commercial, industrial, rural industrial or tourism developments

Describe in detail the proposed business/activity					
The Crossing Cafe: The business/activities that occur currently and post DA will remain unchanged. The privately-operated café have indicated offers breakfast and lunches Tuesday to Sunday and adds options of evening dining Friday and Saturday. Functions are held by request.					
Hours of operation					
Monday to Friday	8	AM	to	4:30 (Cafe Closed Mondays)	PM
Saturday	8	AM	to	10	PM
Sunday	8	AM	to	4	PM
Extended hours	8	AM	to	11	PM
Total number of staff members	15				
Maximum number of staff members on duty at any one time	10				
Maximum number of clients/customers expected in a day	300				
Maximum number of clients/customers expected at any one time	100				
Expected vehicle types associated with the proposal	Same as current - passenger and light commercial delivery vehicles.				
Number of car parking spaces provided	10 on site for staff plus on street car parking				
Location of car parking spaces provided	On site staff car park and on street car parking				
Describe arrangements transport, loading, and unloading of goods (including expected frequency of deliveries, size of vehicles and frequency of truck movements)					
These remain unchanged to current operation and include three points of access being, Napier Street, George Street and staff car park to South East of Peppin Heritage Centre.					
List machinery associated with the proposed business / activity					
None associated with this development request, however there is currently HVAC and a commercial kitchen on site.					
List the type and quantity of raw materials, finished products and waste materials					
Typical commercial kitchen / cafe raw materials to produce breakfasts, lunches and dinners. Generates standard waste.					
Describe how waste will be disposed					
Waste is disposed of through standard Edward River Council waste bins / waste streams.					
Identify any processes or materials that may be potentially hazardous and identify management					
None applicable.					

STATEMENT OF HERITAGE IMPACT

PEPPIN HERITAGE CENTRE REFURBISHMENT WORKS - GEORGE ST, DENILIQUIN



Prepared For:
EDWARD RIVER COUNCIL
180 CRESSY ST,
DENILIQUIN NSW 2710
Tel: (03) 5898 3000

Prepared By:
NOEL THOMSON ARCHITECTURE PTY LTD
Architect and Edward River Council Heritage Advisor
20 CHURCHILL AVENUE (PO BOX 5090)
WAGGA WAGGA NSW 2650
Tel: (02) 6926 3320

APRIL 2021

PEPPIN HERITAGE CENTRE – STATEMENT OF HERITAGE IMPACT 2021



Noel Thomson
Architecture

PO Box 5090
Wagga Wagga
NSW 2650

Phone (02) 6926 3320
Fax (02) 6926 6011

Noel Thomson
Architecture
Pty Ltd
Nominated Architect:
Noel Thomson 5869
ACN 077 973 623
ABN 82 077 973 623

RECORD OF AMMENDMENT

Date	Rev:	Issue	Authorisation
27 April 2021	A	Issued to Client for Council and Heritage NSW approval	NT

1. STATEMENT OF HERITAGE IMPACT FOR

Proposed internal and external refurbishment Works to the Peppin Heritage Centre, George St, Deniliquin

2. INTRODUCTION AND BACKGROUND

01: The purpose of this Statement of Heritage Impact

The purpose of this Statement of Heritage Impact is to discuss the refurbishment Works to the internal and external areas of the Peppin Heritage Centre, Deniliquin. The Peppin Heritage Centre was established in 1988 when the former George St Public School and Headmasters Residence were converted to a Café and Heritage / Visitor Information Centre by Deniliquin Council. The Peppin Heritage Centre is a State Listed Heritage Item (00144) and is Locally listed Heritage Item (I26) on the Deniliquin Local Environmental Plan 2013



Fig 1: SixMaps aerial image - Public School & School Masters Residence (former)

Peppin Heritage Centre, former Public School & Headmasters Residence – Local Heritage Item I26 and State Listed Item 00144



02: Date:

Report: 27 April 2021

03: Reference:

The subject site at Peppin Heritage Centre “Public School and School Masters Residence (former)” is a State Listed Heritage item 00144 gazetted on 2 April 1999.

04: Address and Property Description:

Primary Address: 295 George Street, Deniliquin, NSW 2710
 Parish: South Deniliquin
 County: Townsend
 Local Government Area: Deniliquin

05: Prepared by:

Noel Thomson Architecture Pty Ltd - Architect and Heritage Consultant
 20 Churchill Avenue (PO Box 5090) Wagga Wagga NSW 2650
 Telephone: (02) 6926 3320
 Email: noel@noelthomsonarchitecture.com.au

06: Prepared for:

Edward River Council
180 Cressy St, Deniliquin NSW 2710
Telephone: (03) 5898 3000
Email: council@edwardriver.nsw.gov.au

07: Background to this Statement:**[A] Introduction**

This statement of Heritage Impact (SOHI) has been prepared for Edward River Council following an invitation to Noel Thomson Architecture, as Council's Heritage Advisor to undertake heritage services for the Statement of Heritage Impact (SOHI) for the proposed maintenance/refurbishment works at The Peppin Heritage Centre, 295 George Street, Deniliquin.

Noel Thomson has not visited the site on this occasion, but as Heritage Advisor to the Edward River Council, has been to the site multiple times and has previously undertaken site investigation of the conditions of the building. Noel Thomson has referenced some recent photographs of the exterior and internal conditions of the heritage listed building to assist in the preparation of this SOHI.

This statement of Heritage Impact is based on the formula prescribed in the Heritage NSW manual and should be read in conjunction with the Statement of Heritage Impact Booklet.

[B] Background

The Peppin Heritage Centre was previously known as the "School House and Headmasters Residence." A new school building was built in 1879, the old building became the teacher's residence. Over the years extensive alterations and repairs were made to the buildings. In 1899 the school was enlarged and in 1905 another room was added. Two more classrooms and a science room were added in 1928. The school was closed in 1972 and taken over by the Deniliquin Council. It was decided to use the building as a museum and information centre managed by the Museum Trust and the Deniliquin Historical Society. Deniliquin Council undertook extensive conservation work to repair and prepare for the adaptive reuse of the building and in April 1988, it was reopened as the Peppin Heritage Centre. The School Master's Residence was constructed in 1880 in the Gothic Revival style, especially popular for academic and ecclesiastical buildings at that time. The residence was leased out as a coffee shop, a craft gallery, and is currently part of The Crossing Café premises which was established in 1999.

The "Crossing Café" (former School Masters residence) was upgraded in 2020 following approval which was granted by Heritage NSW on 11 July 2019. The 'Work' included the alterations and additions to the existing and infill buildings that form the Café and Heritage Centre.

Together, The Peppin Heritage Centre, Peppin Gallery and Deniliquin Visitor Information Centre (VIC), form the town's current arts and culture offering. The centre attracts over 17,000 visitors a year. The Peppin Gallery holds over 10 local, regional and national art exhibitions throughout the year and is emerging as a space for small regional performances. The static displays have been in place for over 25 years; and digital technology and new interpretive elements are required to attract new visitors. The aim is for people to immerse themselves in the rich history of the indigenous people of the region, the lives of the pioneering families, learn about the struggle for water and how irrigation transformed the region into Australia's food bowl.

3. HERITAGE SIGNIFICANCE**01: History of The Peppin Heritage Centre - School House and Headmasters Residence (former)**

With reference to the Heritage NSW online Database Entry for the Site, "In 1857 a school site was chosen close to the Edward River and in 1861 a brick schoolhouse was erected with a frontage to George Street. A survey revealed that only 138 children out of the 613 living in the area attended school. In 1879 a new school building was built on the site and for one year the old 1861 school became the schoolmaster's residence. As the building was in bad repair, the school principal, David Kennedy refused to live there and in 1880 the old building was demolished a new schoolmaster's residence was constructed in Gothic Revival style."

“In 1899 the school was enlarged and in 1905 another room was added. Two more classrooms and a science room were added in 1928. The school closed in 1972 and was taken over by the Deniliquin Municipal Council, to be used a museum and arts centre managed by a Museum Trust and the George Street Historical Society.”

The Peppin Heritage Centre became a Bicentennial Project and was officially opened on the 19th April 1988. The focus was on the Peppin Stud Breeding, Peppin family, and the sheep industry. The Warriston Ram Shed and yards were constructed, and the original Deniliquin Gaol was moved in from ‘Willow Grove’ Boooroorban where it was being used as a workers washroom. The original classroom was kept complete with desks and blackboard etc. In 1993 the ablution block was restored as an exhibition space, and currently houses the No. 7 Service Flying Training School (7SFTS) exhibition, which operated in Deniliquin from July 28th 1941 to provide intermediate and advanced flying training for pilots. The Visitor Information Centre was incorporated into the centre in 1995, and in 1997 saw major renovations with the Crossing Café being built and an exhibition gallery being established. ‘Settling the Edward’ which showcases the history of 14 properties along the Edward River opened in 2000.

02: Heritage Significance of the Peppin Heritage Centre

With reference to the Heritage NSW online database entry for the state listed heritage item - the statement of significance reads; *“The former George Street Public School site and buildings are significant culturally, socially and architecturally for their use as the centre of public education in Deniliquin from 1857 until it was closed in 1972. The site and buildings have further significance for its adaptive reuse as the Peppin Heritage Centre interpreting the importance of the Merino sheep and Wool & Agricultural Industry that developed on the station properties in the region around Deniliquin. The former headmasters residence and school have significance as items of high architectural impact of the crossing place where traffic enters central Deniliquin from the north across the National Bridge over the Edward River.”*

4. EXISTING CONDITIONS (For photographs of the Peppin Heritage Centre buildings - refer Appendix 3)

The Peppin Heritage Centre forms part of the overall heritage and visitor information complex owned by Edward River Council (see Fig 2 below for buildings on the site). The heritage centre is within former Public School building which consist of offices, display areas & former classrooms and verandahs.



Fig 2: Peppin Heritage Centre (Public School & School Masters Residence - former) aerial mapping showing site components

The building having been constructed in 1880s and extended in the 1900s is now starting to show its age and external areas are deteriorating.

The building is a single storey brick building with pitched slate roof and rear verandahs (one infilled) with corrugated roofing. The roofing, timber framing, walls, fascia, decking, render works, and paint have deteriorated and maintenance works are now required.

5. PROPOSED WORKS RELATED TO THE HERITAGE ITEM

01: Proposed works related to Heritage Item

To undertake partial roof replacement, minor repairs and refurbishment to fabric prior to external and internal repainting of the "Public School (former)" as per the Council Scope of Works below and attached Inspection Reports. The guiding principle for all works proposed, however, is to do..... '*as little as possible and as much as is necessary*'. This is known as the 'cautionary principle' and is one of the Articles within the Australia ICOMOS Conservation Charter, the 'Burra Charter'.

Note: due to roof slate and timber deterioration, some replacement will be required, replace '*like with like*'. Wherever possible, new timber material should be scarfed in; only replace entire timber member as a last resort. Replacement timbers should be seasoned timber of a similar species to that which is existing. (Refer Heritage NSW- Maintenance Series 5.2 – Timber repairs and 5.3 Patching old floorboards)

The objectives of the various refurbishment / renewal work at the Peppin Heritage Centre are:

- To improve the aesthetics of the internal and external elements of the building.
- Complete all works to increase the service life of the building whilst decreasing the requirements for ongoing maintenance works.
- All completed works to be compliant with NCC, BCA and Australian standards.
- For Council prepared 'Scope of Works' reports for Roof Works, Customer Service Area and Gallery Area, refer to below and Appendix 6.
- For detailed assessments following roof and structural inspections, refer to Paul Monro Roofing Reports (dated 29 March 2021) and Guthrie Goldrick Consulting Engineers – Structural defects Report (dated 15 April 2021) refer to Appendix 4 and 5 of this report.

02: Scope of Works

The Scope of works includes:

[A] Roof, External Timber & External Masonry refurbishment works (refer Appendix 6)

- Undertake hazard material testing of all proposed works areas to identify all hazardous materials required to be removed and/or altered.
- Provide replacement timber roof members where defective as per structural engineers report.
- Provide maintenance works to sections of slate roofing including replacement of 2 road facing roofs and broken slate pieces, refixing of loose slate, refixing of slate with deteriorated fixings (popped nails) and replacement of missing slate (as shown on the drone footage) to the rear roofs. This will include full slate replacement with new ones at roof as per Figure 3 below.
- Low pressure Clean all roof slate, lead flashings and rendered gable moulds with a de-mould/moss detergent product removing all existing moss with a deterrent life span of up to three years.
- Restoration and painting of external timber fascia and barge board timbers and undertake replacement where required.
- Restoration and painting of timber louvre vents in gable ends and undertake replacement where required.
- Restoration and painting of cupola vents and undertake replacement of members where required (as shown on the drone footage).

- Replacement of painted galvanised roof guttering and associated painted galvanised downpipes to the perimeter of the building – ‘like for like’.
- Replacement of galvanised iron ridge capping & valley gutters – ‘like for like’
- Restoration or replacement of galvanised roof vents & dormer vents – ‘like for like’
- Replacement of rolled galvanised iron on verandah (located adjacent to the Gallery) including associated gutters and downpipes,
- Refurbishment of the painted timber posts and timber roof member as required prior to painting.
- Removal of the decking from the Verandah and replace decking and timber substructure (undertake works to ensure ground beneath decking slopes away from the building and does not allow water to ingress beneath the building and/or pond beneath decking.
- Rectification of all cracks in external brickwork including repointing brickwork with mortar colour matched to existing.

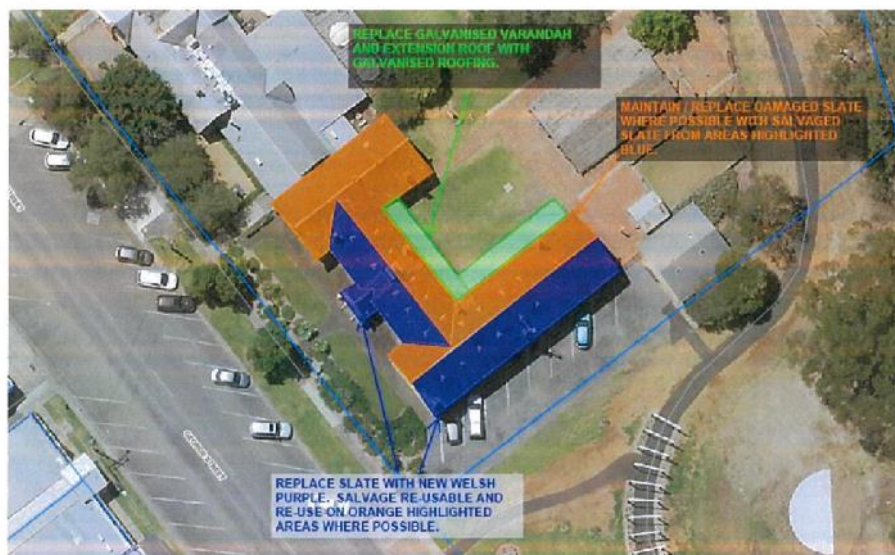


Figure 3: Aerial view of Peppin Heritage Centre indicating roof works

[B] Internal Office & Sales room and Gallery Area refurbishment works (refer appendix 6)

- Confirm colours selections for painting works comply with heritage requirements - see Colour Schemes Appendix 7.
- Undertake hazard material testing of all proposed works areas to identify all hazardous materials required to be removed and/or altered.
- Provide three coat paint finish to the office and customer service area internal walls, doors, windows (internal) and ceilings.
- Upgrade the access ramp into the customer service area add handrails to NCC and Australian Standards for improved access.
- Installation of new lighting to the to the customer service area
- Replacement of flooring to the Gallery and partial replacement at Customer Service area including restumping, levelling, and replacing affected subfloor members and address any areas containing termite infestation or water ingress.
- Sand and polish all floors to the customer service area and newly replaced floor to the Gallery area. 1 coat sealer and two topcoats of clear Polyurethane coating, low sheen finish.

- Construct a new wall to the office to separate from the newly constructed toilet.
- Repair cracked Brickwork to the internal wall between the School room and Gallery.

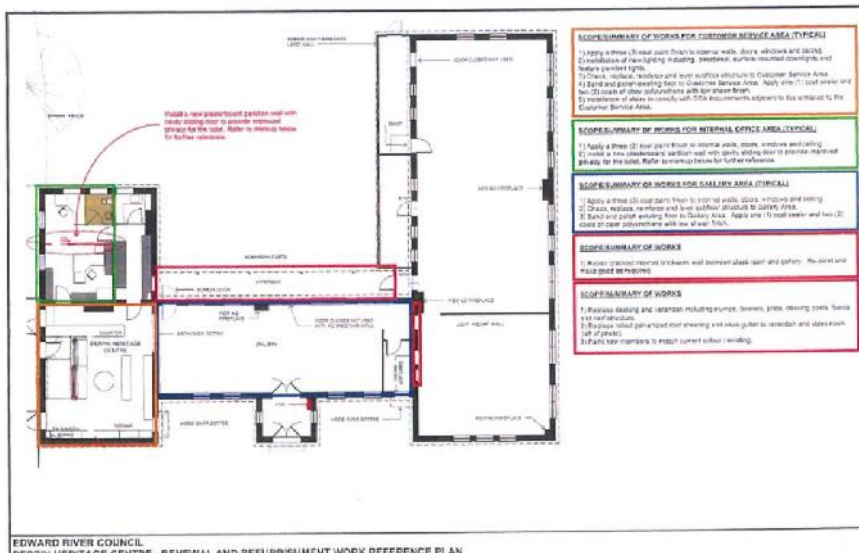


Figure 4: Renewal and Refurbishment Work Reference Plan

D3: Roof Report – Recommendations

(refer Appendix 4)

The Report highlights the issues raised during the site inspection and provide recommendations for repairs and replacement . See extracts below:

Recommended Repairs and Replacement Based on the inspection and discussion with Councils Project Manager the following is recommended:

- Removal of front half section of slates (George Street facing) and removal of all portico (George Street side) to be replaced with new Slates. New Baltic pine battens and sisalation paper installed flashing removal and new flashings installed in place.
- Removal of slates (South / car park facing) and new slates including new Baltic pine battens and sisalation paper installed.
- Remainder of roof areas to be maintained using salvaged slates with new holes punched and to be laid on new Baltic pine battens and sisalation paper. Copper nails to be used.
- New ridge capping and new valleys installed.
- Chimneys and dormer vents to be re-flashed.
- All other works to be carried out by a builder before works to slate roof begins. This should include timber fascia, barge boards, painting, spire / steeple, cupola vent and generally exposed timber work.

Works to be undertaken in accordance with Conservation best practice and to Heritage NSW Maintenance Series 4.2 Slating, Tiling and Roof Plumbing as follows;

PREPARATION: Look for evidence of physical damage/delamination to slates and check valleys, capping, framings are firmly in position and not corroded or perished. Water stains appearing as thin streaks on slates are often a sign of rusted/ early indication of nail failure.

MATERIALS: New slates should be exactly the same size as the old slates especially in length and thickness. They should be guillotined-edge finish, not sawn. As far as possible new slates should match old with due allowance for weathering.

04: Structural Defects Report – Recommendations

(refer Appendix 5)

The Report highlights the issues raised during the site Inspection and provide recommendations for repairs and replacement. See extracts below:

Repairs and remediation works should include the following:

Immediate:

- I. Underpinning of the south-west wall to bring it back to vertical. This should be accompanied by adjustment of the turnbuckles on the relevant braces and may involve some resetting of the roof structure.
- II. Fit "Helifit" or similar brick repair ties to cracked brickwork panel at tie rod location, some demolition and relaying of brickwork may be required. Tie a minimum of 0.5m horizontally into unaffected brickwork. Installation to be to manufacturers details.
- III. A full investigation of all timber elements of the roof to assess and replace/reinforce any damaged members and reattachment of the rafters to the ridge beam where they have become unattached.
- IV. Assessment of the shingles and their attachment to the roof, followed by replacement of any loose or damaged shingles.
- V. Inspection of all timber members in the subfloor to assess full extent of termite and rot damage. Any affected members are to be replaced, ensuring that termite and moisture resistant members are substituted as required.
- VI. Assessment of underground pipework to below the structure to ensure that there are no leaks causing sinking of the foundations.
- VII. Replacement of the flagpole (finial) and supporting elements on the front of the building.
- VIII. Removal and replacement of any of the loose bricks at the top of the external walls.
- IX. Repoint all brickwork with a colour and material matched mortar. Note that buildings of this age generally use a lime rich mortar. Modern cement-based mortars may not be suitable.

05: Painting

Works to be undertaken in accordance with Conservation best practice and to Heritage NSW – Restoration Series 6.2 Removing paint from old building and 7.2 Paint Finishes as follows;

PREPARATION: Ensure that all surfaces are in a fit and proper condition to receive the coatings specified in accordance with the manufacturer's instructions. Clean down, remove all foreign matter including mould, dust and dirt, fill cracks and holes, sand down and leave smooth. The whole surface must be thoroughly dry unless otherwise specified before coating commences.

TIMBER SURFACES: Stop knots and punch nails, fill cracks, open joints and holes after application of the prime coat with linseed oil putty of matching colour where necessary. Use epoxy filler if the finish is polyurethane or two pack epoxy.

The receiving surface shall be clean and dry and free of all dirt, dust, grease, powdery deposits and all other surface contaminants.

INSTALLATION: Slates should be centre nailed, rather than head nailed and non-ferrous nails should be used where missing, slates should be laid in roof to matching thickness of surrounding slates. Replace cappings/valleys as required and on completion of roofing repairs, check roof for water tightness. Dressed surfaces to be lightly sanded in the direction of the wood grain with appropriate grade. 'Free cut paper' and all powdery deposits removed carefully prior to painting.

COATING REQUIREMENTS: Apply all coatings by brush and roller unless approval is first obtained for alternative methods. Allow each coat to harden thoroughly, then sand down and dust clean before re-coating. The applied coating system shall be of uniform finish.

Cutting in between different colours shall be done neatly in straight lines.

MATERIALS: All materials shall be approved standard proprietary products of first quality brought onto site in sealed containers branded with manufacturer's name and type of contents.

Manufacturer's published instructions for the use of each material shall be strictly followed.

PEPPIN HERITAGE CENTRE – STATEMENT OF HERITAGE IMPACT 2021

8

PAINT COLOURS: Paint colour scheme for the buildings shall not alter – paint colours used at rendered plinths, sills, bands, cappings, windows, doors, awnings, eaves, fascia, gutters, roof vents, etc shall be as per the current colours and be from the “Pascal” heritage paint range (refer appendix 7).

6. STATEMENT OF HERITAGE IMPACT & THE WORKS

01: Heritage Impact of the Works

[A] How is the impact of the works on the heritage significance of the item to be minimised?

The works to the Peppin Heritage Centre, “former Public School”, are to be minimised by replacing ‘like with like’ as to not stand out or detract from the heritage item. Due to the deteriorated slate roof, proposal is to replace the ‘public facing’ roofs with new Welsh purple slates and retain/reuse slates for replacement at other roofs. The other proposed external and internal works are maintenance works required for the upkeep of the building, where repairs and replacement add no new design features to the building and the aim is to enhance its appearance, highlight its heritage significance and ensure the longevity of the building.

[B] Will the repainting effect the Conservation of the Fabric of the Heritage Item? Are previous paint schemes being reinstated?

Repainting of the building will not affect the fabric of the heritage item as all care will be taken to properly prepare and prime the surfaces required for repainting. Previous Paint colour schemes have been investigated and the same colours have been chosen (refer appendix 7) that will not negatively impact on the Heritage Item.

[C] Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?

The ‘additions’ comprise the replacement of deteriorated materials (slates, cappings, flashings, guttering, timbers etc) to the ‘public facing’ roof, and are sympathetic to the Heritage Item. Same materials (‘like for like’) will be used for the slate, roofing and roof vents/ fascia, guttering and downpipes. There will be no visible ‘new additions’ to the building.

The new replacement flooring and wall at internal areas will appear as additions but are sympathetic to the building and will have minimal impact.

[D] Have previous (including original) roofing/cladding materials been investigated?

Due to current roof issues (see drone photos/roof works) for the roof to the ‘former school’, investigations to be completed and areas highlighted for restoration/replacement works. Due to the extent of deteriorated/missing slate tiles the proposal is to provide new ‘slates’ to roofs and use retained/salvaged slates for repairs at other roofs. The maintenance being undertaken on the building, means that like materials will be used to ensure that the building remains weathertight/habitable whilst not impacting the heritage significance of the building.

[E] Is a previous material being reinstated? And will the re-cladding effect the Conservation of the fabric of the heritage item?

Where appropriate, salvaged slates are to be reinstated at the ‘former school’ roof, however, deteriorated corrugated iron verandah roofing will not be reinstated due to age, rust and weather damage of the existing roofing sheets. New materials will be installed, on a ‘like for like’ basis therefore the same materials will be used for the roof (slates and corrugated galvanised roof sheeting), guttering and downpipes. The new slates to the ‘public facing’ roofs will have an impact on the fabric of the heritage item, however due to the overall conservation of the Peppin Heritage Centre, the replacement with ‘like for like’ welsh slates is in accordance with Burra Charter principles.

[F] Are all details in keeping with the heritage significance of the item? (i.e: guttering, cladding)

Yes, there will be no new designs and all details for replacement will be kept in line with the original building detailing and where restoration elements (slates, corrugated roofing, roof turrets, fascia, barge, guttering, downpipes etc) will be undertaken to minimise the impact on the heritage significance of the item.

04: The following aspects of the proposal could detrimentally impact Heritage Significance

The works associated with maintenance and refurbishment of Peppin Heritage Centre – “former Public School” aim is to improve the overall longevity of the building. The proposed replacement of the slates to the ‘public facing’ roofs to the building and the removal and replacement of deteriorated roofing to the verandah could detrimentally affect the heritage significance of the item in the short term. The aim is to replace the roofing/materials with ‘like for like’ slates and corrugated galvanised roof, guttering and downpipes which when ‘ageing’ occurs, will therefore enhance the aesthetic of the building.

05: The following aspects of the proposal respect or enhance the heritage significance of the item and the conservation area for the following reasons

The proposed works to the Peppin Heritage Centre include maintenance works to the roof, where the roof has been damaged by age and deterioration from weathering and is not ‘watertight’. The replacement with ‘like for like’ slates and corrugated galvanised roofing and guttering respects the heritage significance of the building and will improve the streetscape aesthetic and appearance.

The works associated with the internal maintenance and upgrade to Peppin Heritage Centre. The aim is to improve the overall longevity of the building by undertaking structural repairs including replacement of ‘like for like’ timbers. The proposed works being undertaken at the “former Public School” has regard to its heritage values, respects and enhances the heritage significance of the item, ensuring its longevity and continued use.

It is considered that all reasonable measures to mitigate any adverse heritage impacts have been taken into consideration, in relation to the proposal for the internal and external maintenance/upgrades to the building. The character and significant heritage fabric of the building will be retained in most instances and where replacement required will be done with ‘like for like’ elements/materials. Views to and from the heritage item will have minor impact in the short term by the proposed works however there will be no / minimal adverse impact on the significance of the heritage item.

7. CONCLUSION

This Statement of Heritage Impact has been prepared for the proposed renewal/replacement and maintenance works to the Peppin Heritage Centre, Deniliquin. The Peppin Heritage Centre is a listed Heritage Item, “former School House and Headmasters Residence” I26 in Schedule 5 Environmental Heritage in Edward River LEP 2010. It is also listed on the State Heritage Register – “Public School & School Masters Residence (former)” - Item (00144)

On review of limited historical documentation, proposed scope of works documents and photographs, the proposed maintenance and refurbishment works will ensure the longevity of the building and maintain its heritage significance and aesthetic. The works will have minimal impact on the heritage significance of the Peppin Heritage Centre. After deliberation and review of the proposal, Noel Thomson recommends approval by Council and Heritage NSW.

8. ATTACHMENTS:

- Appendix 1 – Heritage NSW State Heritage Register Listing 00144
- Appendix 2 – Deniliquin Heritage Inventory (George Street Public School former)
- Appendix 3 – Building Photographs
- Appendix 4 – Roof Report
- Appendix 5 – Structural Defects Report
- Appendix 6 – ‘Scope of Works’ External and Internal Reports
- Appendix 7 – Colour Schemes

9. REFERENCES:

- Deniliquin Council - Heritage Inventory:- 2008
(George Street Public School former & Headmasters Residence)
- Heritage NSW website - heritage database
Public School & School Masters Residence (former) listing
- Roof Report – Paul Paul Monro Roofing (dated 29 March 2021)
- Structural Defects Report – Guthrie Goldrick Consulting Engineers (dated 15 April 2021)
- ‘Scope of Works’ Reports – Edward River Council Project Manager (April 2021)



NOEL THOMSON FRAIA
Architect & Heritage Consultant
Noel Thomson Architecture Pty Ltd

27 April 2021

APPENDIX 1: HERITAGE NSW STATE HERITAGE REGISTER LISTING 00144

Public School & School Masters Residence (former)

Item details

Name of item:	Public School & School Masters Residence (former)
Other name/s:	Peppin Heritage Centre
Type of item:	Built
Group/Collection:	Education
Category:	School - State (public)
Location:	Lat: -35.5281691531 Long: 144.9647680190
Primary address:	George Street, Deniliquin, NSW 2710
Parish:	South Deniliquin
County:	Townsend
Local govt. area:	Edward River
Local Aboriginal Land Council:	Deniliquin

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	473		DP	46236

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
George Street	Deniliquin	Deniliquin	South Deniliquin	Townsend	Primary Address
Napier Street	Deniliquin	Deniliquin	South Deniliquin	Townsend	Alternate Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Deniliquin Council	Local Government	19 Mar 99
Current use:	Heritage Centre, Museum and Information Centre	
Former use:	School	

History

Historical notes:	<p>In 1857 a school site was chosen close to the Edward River and in 1861 a brick schoolhouse was erected with a frontage to George Street. A survey revealed that only 138 children out of the 613 living in the area attended school.</p> <p>IN 1879 a new school building was built on the site and for one year the old 1861 school became the schoolmaster's residence. As the building was in bad repair, the school principal, David Kennedy refused to live there and in 1880 the old building was demolished a new schoolmaster's residence was constructed in Gothic Revival style.</p> <p>In 1899 the school was enlarged and in 1905 another room was added. Two more classrooms and a science room were added in 1928.</p> <p>The school closed in 1972 and was taken over by the Deniliquin Municipal Council, to be used a museum and arts centre managed by a Museum Trust and the George Street Historical Society.</p>
-------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
6. Educating-Educating	Education-Activities associated with teaching and learning by children and adults, formally and informally.	Public (secondary) schooling-

Procedures /Exemptions

57(2)	Exemption to allow work	Standard Exemptions	<p>SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977 Notice of Order Under Section 57 (2) of the Heritage Act 1977</p> <p>I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:</p> <p>1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and</p> <p>2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.</p> <p>FRANK SARTOR Minister for Planning Sydney, 11 July 2008</p> <p>To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.</p>	Sep 5 2008
-------	-------------------------	---------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------

 [Standard exemptions](#) for works requiring Heritage Council approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		00144	02 Apr 99	27	1546
Heritage Act - Permanent Conservation Order - former		00144	27 Mar 81	46	1817
Local Environmental Plan	George Street Public School (former)		03 Apr 98	64	
Local Environmental Plan - Lapsed		1989	07 Jul 89	082	4167
National Trust of Australia register	Public School & School Masters Residence (former)	2021	24 Feb 76		

References, internet links & images

Type	Author	Year	Internet Links
Tourism			Peppin Heritage Centre/Visitors Information Centre View detail
Tourism			Peppin Heritage Centre/Visitors Information Centre View detail

Note: internet links may be to web pages, documents or images.



**PLAN
UNDER THE
HERITAGE ACT.
1977**

(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name:	Heritage Office
Database number:	5045686
File number:	S90/05894 & HC 32412

APPENDIX 2: DENILIQWIN HERITAGE INVENTORY

Deniliquin Heritage Inventory		SHI Number 1500025
State Heritage Inventory		
Item Name: George Street Public School (former)		
Location: NA George Street, Deniliquin [Deniliquin]		
Address: NA George Street	DUAP Region: Southern & Western	
Suburb / Nearest Town: Deniliquin 2710	Historic region: Murray	
Local Govt Area: Deniliquin	Parish: South Deniliquin	
State: NSW	County: Townsend	
Other/Former Names: Intermediate High School, Deniliquin Public School, Peppin Heritage Centre.		
Areal/Group/Complex: Peppin Heritage Centre	Group ID:	
Aboriginal Area: Wamba-Wamba		
Curtilage/Boundary:		
Item Type: Built	Group: Education	Category: School - State (public)
Owner: Local Government		
Admin Codes: 25 RECORDED	Code 2: COUNTRY	Code 3:
Current Use: Peppin Heritage Centre		
Former Uses: School & Teachers Residence, Information Center & Museum.		
Assessed Significance: State	Endorsed Significance: State	
Statement of Significance:	<p>The former George Street Public School site and buildings are significant culturally, socially and architecturally for their use as the centre of public education in Deniliquin from 1857 until it was closed in 1972.</p> <p>The site and buildings have further significance for its adaptive reuse as the Peppin Heritage Centre interpreting the importance of the Merino sheep and Wool & Agricultural industry that developed on the station properties in the region around Deniliquin.</p> <p>The former headmasters residence and school have significance as items of high architectural impact of the crossing place where traffic enters central Deniliquin from the north across the National Bridge over the Edward River.</p>	
Historical Notes or Provenance:	<p>The first school to be built in Deniliquin was completely constructed of slabs, including the chimney. Mr. John Taylor then erected a weatherboard school house but finding reliable teaching staff proved impossible and the school closed. In May 1857 a school site was chosen close to the Edward River and in 1861 a contract let to erect a brick school house with attached residence with a frontage to George Street. The resulting building was considered to be constructed in the 'Italian style' and was 38ft long by 18ft wide. This became the teacher's residence when a new school was built in the playground in 1879. A year later the school's principal, Mr. David Kennedy, refused to continue to live in the dilapidated old building and moved to a hotel. In 1880 it was demolished and the new building constructed.</p> <p>The schoolhouse built in 1861 was unsuitable for the purpose within 15 years. A survey taken in 1878 revealed that only 138 of 613 children in the area attended the school. 227</p>	
State Heritage Inventory Date: 20/02/2008 Page 1 Full Report with Images		
<small>This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.</small>		

Deniliquin Heritage Inventory		SHI Number 1500025
State Heritage Inventory		
Item Name:	George Street Public School (former)	
Location:	NA George Street, Deniliquin [Deniliquin]	
<p>went to private schools and 248 received no education at all. A new building was built in 1879, the old building became the teacher's residence. Mr. David Kennedy took up the position of school master and attendances rose dramatically. Over the years extensive repairs were made to the buildings. In 1899 the school was enlarged and in 1905 another room was added. Two more classrooms and a science room were added in 1928.</p> <p>The school was closed in 1972 and taken over by the Deniliquin Municipal Council. It was decided to use the building as a museum and arts centre managed by the Museum Trust and the Deniliquin Historical Society. The premises is now known as the Peppin Heritage Centre and is operated by Deniliquin Council.</p>		
Themes:	National Theme	State Theme
	6. Educating	Education
		Local Theme
		(none)
Designer:	Unknown	
Maker / Builder:	For Mr. John Taylor	
Year Started:	1879	Year Completed: 1879
		Circa: No
Physical Description:	<p>School - On the closure of the school and transfer to Deniliquin Municipal Council extensive conservation work was carried out to repair and reinstate the building and in April 1988 it was reopened as the Peppin Heritage Centre. The Centre places particular emphasis on the area's association with the development of the Merino and the Wool Industry in Australia. In the school yard an old ram shed has been rebuilt as well as a small set of sheep yards and sheep handling demonstrations are a regular occurrence. A police lock-up from one of the local properties has also been moved there. The exterior of the building is probably in much the same state as it was during the 1930's. Style can be described as derivative from the Victorian Italianate style even the 1928 additions.</p> <p>School Master's Residence - In 1880 a new residence was constructed in the Gothic Revival style especially popular for academic and ecclesiastical buildings at that time. The existing building still exhibits many Victorian Gothic details particularly the steep pitched roof, prominent gable with trefoil motif and verandah decorated with timber tracery. Face brickwork is enhanced by rendered mouldings. - School Masters Residence - In 1880 a new residence was constructed in the Gothic revival style especially popular for academic and ecclesiastical buildings of the time. The existing building still exhibits many Victorian Gothic details particularly the steep pitched roof, prominent gable with trefoil motif and verandah decorated with timber tracery. Face brickwork in enhanced by rendered mouldings.</p>	
Physical Condition:	Good Condition.	
Modification Dates:	A new building was built in 1879, the old one became the teacher's residence. Over the years extensive repairs were made to the buildings. In 1899 the school was enlarged and in 1905 another room was added. Two more classrooms and a science room were added in	
State Heritage Inventory		
Date: 20/02/2008	Full Report with Images	Page 2
<small>This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.</small>		

Deniliquin Heritage Inventory	SHI Number 1500025
State Heritage Inventory	
Item Name: George Street Public School (former)	
Location: NA George Street, Deniliquin [Deniliquin]	

1928.

As per Deniliquin Council Records Property Cards - Lot 473 DP 92449, Ass No: 4009
As below

As per Deniliquin Council Records - Building Register - 1988-2003
Lot 473 DP 92449, Ass No: 4009. George St.

26.04.1996 - Various Locations, erection of flagpoles.
05.03.1997 - Re-dev, Peppin Heritage Center.
23.06.1997 - Re-dev, Peppin Heritage Center.
22.03.1999 - Ampitheatre - Peppin Heritage Centre.
15.02.1940 - Sewer No:175
08.03.1940 - Sewer No:176
13.10.1999 - Retaining Wall. - Peppin Heritage Centre.
20.09.1999 - Sewer No: 3300
21.07.1999 - Resturant
15.11.1999 - Retaining Wall & Ampitheatre.
15.02.2002 - Flag Poles x 2
03.06.2002 - Flag Poles
1999 -N/A DATE - Ass No: 1274. Lot 472 DP 4623, George St - Ampitheatre.

Recommended Management:

Management: Recommended Management Produce a Conservation Management Plan (CMP)

Further Comments:

- Criteria a)** Please refer to NSW Heritage Office records
Criteria b) Please refer to NSW Heritage Office records
Criteria c) Please refer to NSW Heritage Office records
Criteria d) Please refer to NSW Heritage Office records
Criteria e) Please refer to NSW Heritage Office records
Criteria f) Please refer to NSW Heritage Office records
Criteria g) Please refer to NSW Heritage Office records

Integrity / Intactness: Good

References:	Author	Title	Year
	Compiled by Deniliquin Library Staff - Local History Files.	Historical Buildings & Sites.	0
	Freeman, P. of Peter Freeman & Partners Pty Ltd, Architects & Planners, Canberra	Deniliquin Main Street Project Field Inventories	1991

State Heritage Inventory	Page 3
Full Report with Images	
Date: 20/02/2008	

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory		SHI Number 1500025	
State Heritage Inventory			
Item Name: George Street Public School (former)			
Location: NA George Street, Deniliquin [Deniliquin]			
G. L. Buxton		The Riverina 1851 - 1891 - An Australian Regional Study 1967	
Studies:			
Parcels:	Parcel Code	LotNumber	Section
	LOT	472 <i>472</i>	
			Plan Code
			DP
			Plan Number
			46236
Latitude:	144.963481		Longitude: -35.529770
Location validity:	Primary		Spatial Accuracy: 1 metre
Map Name:			Map Scale: ADD
AMG Zone:		Easting:	Northing:
Listings:	Name:	Title:	Number:
	Local Environmental Plan	Sch 1	25
	National Trust of Australia register		202
			Date:
			3/04/1998
			24/02/1976
Custom Field One:	NA		
Custom Field Two:	NA		
Custom Field Three:	NA		
Custom Field Four:	NA		
Custom Field Five:	NA		
Custom Field Six:	NA		
Data Entry:	Date First Entered: 27/05/2001	Date Updated: 18/12/2006	Status: Partial

Deniliquin Heritage Inventory		SHI Number 1500025
State Heritage Inventory		
Item Name:	George Street Public School (former)	
Location:	NA George Street, Deniliquin [Deniliquin]	

Image/s:



Caption: Front of the Former George Street School - Now Peppin Heritage Center - Taken 2003; Ms. Janet Mathewson; RE: Deniliquin Council Heritage Inventory Photographs - 1500025b2.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b2.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory	Page 8
Date: 20/02/2008	Full Report with Images

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory State Heritage Inventory	SHI Number 1500025
Item Name: George Street Public School (former)	
Location: NA George Street, Deniliquin [Deniliquin]	

Image/s:



Caption: Taken from Freeman, P. of Peter Freeman & Partners Pty Ltd, Architects & Planners, Canberra. Deniliquin Main Street Project Field Inventories 1990 > 1991, Vol-1. Original - Held at Deniliquin Council -1500025b21.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b21.jpg

Thumb Nail Path:

Thumb Nail File:

Date: 20/02/2008	State Heritage Inventory Full Report with Images	Page 5
------------------	-----------------------------------------------------	--------

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory		SHI Number 1500026
State Heritage Inventory		
Item Name: Headmaster's Residence		
Location: 12 Napier Street, Deniliquin [Deniliquin]		
Address: 12 Napier Street	DUAP Region: Southern & Western	
Suburb / Nearest Town: Deniliquin 2710	Historic region: Murray	
Local Govt Area: Deniliquin	Parish: South Deniliquin	
State: NSW	County: Townsend	
Other/Former Names: Karinga Gallery; Peppin Heritage Centre; Crossing Café		
Area/Group/Complex: Peppin Heritage Centre	Group ID:	
Aboriginal Area: Wamba-Wamba		
Curtilage/Boundary:		
Item Type: Built	Group: Education	Category: Staff housing
Owner: Local Government		
Admin Codes: 26	Code 2:	Code 3:
Current Use: Part of café premises		
Former Uses: School; headmaster's residence; coffee shop; craft gallery.		
Assessed Significance: State	Endorsed Significance: State	
Statement of Significance:	The former George Street Public School site and buildings are significant culturally, socially and architecturally for their use as the centre for public education in Deniliquin from 1857 to 1972. The former Headmasters residence has significance as an item of high architectural value at the corner where traffic enters central Deniliquin from the North across the National Bridge over the Edward River.	
Historical Notes or Provenance:	The first school to be built in Deniliquin was completely constructed of slabs, including the chimney. Mr. John Taylor then erected a weatherboard school house but finding reliable teaching staff proved impossible and the school closed. In May 1857 a school site was chosen close to the Edward River and in 1861 a contract let to erect a brick school house with attached residence with a frontage to George Street. The resulting building was considered to be constructed in the 'Italian style' and was 38ft long by 18ft wide. This became the teacher's residence when a new school was built in the playground in 1879. a year later the school's principal, Mr. David Kennedy, refused to continue to live the dilapidated old building and moved to a hotel. In 1880 it was demolished and the new building constructed. The schoolhouse built in 1861 was unsuitable for the purpose within 15 years. A survey taken in 1878 revealed that only 138 of 613 children in the area attended the school. 227 went to private schools and 248 received no education at all. A new building was built in 1879, the old one became the teacher's residence. Mr. David Kennedy took up the position of school master and attendance rose dramatically. Over the years extensive repairs were made to the buildings. In 1899 the school was enlarged and in 1905 another room was added. Two more classrooms and a science room were added in 1928.	
State Heritage Inventory		
Date: 20/02/2008	Full Report with Images	Page 1
<small>This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.</small>		

Deniliquin Heritage Inventory

State Heritage Inventory

SHI Number
1500026

Item Name: Headmaster's Residence

Location: 12 Napier Street, Deniliquin [Deniliquin]

The school was closed in 1972 and taken over by the Deniliquin Municipal Council. It was decided to use the building as a museum and arts centre managed by the Museum Trust and the George Street Historical Society. The residence was leased out as a coffee shop, a craft gallery, and is currently part of The Crossing Café premises.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	(none)
	6. Educating	Education	(none)
	8. Culture	Creative endeavour (Cultur	(none)
	8. Culture	Social institutions	(none)

Designer: Unknown

Maker / Builder: For Mr. John Taylor

Year Started: 1880 **Year Completed:** 1880 **Circa:** No

Physical Description: Constructed in the Gothic Revival style especially popular for academic and ecclesiastical buildings at that time(1880's). The existing building still exhibits many Victorian Gothic details, particularly the steep pitched roof, prominent gable with trefoil motif and verandah decorated with timber tracery. Face brickwork is enhanced by rendered mouldings.

Physical Condition: Good condition

Modification Dates: This building was handed over with the George St School to Deniliquin Council when the school closed in 1972.

Recommended Management:

Management: Recommended Management Prepare or include in a Conservation Policy

Further Comments: NA

Criteria a) Please refer to NSW Heritage Office records

Criteria b) Please refer to NSW Heritage Office records

Criteria c) Please refer to NSW Heritage Office records

Criteria d) Please refer to NSW Heritage Office records

Criteria e) Please refer to NSW Heritage Office records

Criteria f) Please refer to NSW Heritage Office records

Date: 20/02/2008

State Heritage Inventory

Full Report with Images

Page 2

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory		SHI Number 1500026
State Heritage Inventory		
Item Name: Headmaster's Residence		
Location: 12 Napier Street, Deniliquin [Deniliquin]		

Criteria g)

Integrity / Intactness: Good

References:	Author	Title	Year
	Best Crossing Place by Mr. William E. Mulham	Pastoral Times Newspaper-Proposed Gas Works for Deniliquin - 28.11. 1885	1885
	Compiled by the Deniliquin Library Staff	Historic Buildings & Sites Folder: Pastoral Times Newspaper Articles	0
	Compiled by the Deniliquin Library Staff - Local History Files	Historical Buildings & Sites.	0
	Freeman, P. of Peter Freeman & Partners Pty Ltd, Architects & Planners, Canberra	Deniliquin Main Street Project Field Inventories	1991
	Mr. William E. Mulham	The Best Crossing Place	1994

Studies:

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	473		DP	46236

Latitude: 144.963895

Longitude: -35.5529814

Location validity: Secondary

Spatial Accuracy: 1 metre

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings:	Name:	Title:	Number:	Date:
	Local Environmental Plan	Sch 1	26	3/04/1998

Custom Field One: NA

Custom Field Two: NA

Custom Field Three: NA

Custom Field Four: NA

Custom Field Five: NA

Custom Field Six: NA

Data Entry: Date First Entered: 27/06/2001 Date Updated: 18/12/2006 Status: Basic

State Heritage Inventory
Date: 20/02/2008 Full Report with Images Page 3

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory State Heritage Inventory	SHI Number 1500026
Item Name: Headmaster's Residence	
Location: 12 Napier Street, Deniliquin [Deniliquin]	

Images:



Caption: Former - Headmaster's Residence of George Street School, 12 Napier Street, Taken 2003, Ms. Janet Mathewson; RE: Deniliquin Council Heritage Inventory Photographs -1500026b25.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500026b25.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory Full Report with Images	Page 4
-----------------------------------------------------	--------

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

APPENDIX 3 – BUILDING PHOTOGRAPHS – Peppin Heritage Centre (former Public School)



Photo 1: view of front of building



Photo 2: view of front - east side of building

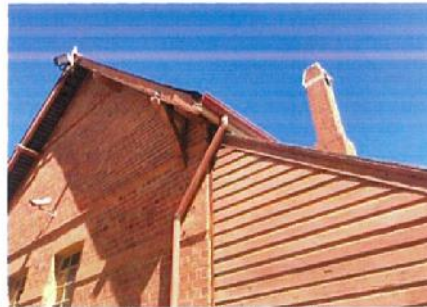


Photo 3: view of rear - north side of building

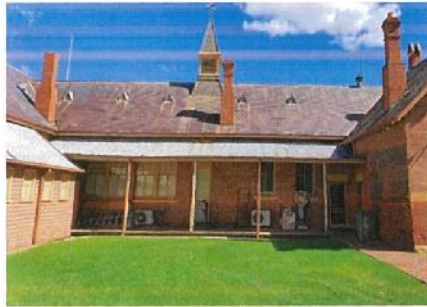


Photo 4: view of rear verandah at building



Photo 5: view of roof conditions



Photo 6: view of roof conditions



Photo 7: view of front of building



Photo 8: view of rear verandah and roof



Photo 9: view of roof conditions



Photo 10: view of roof conditions

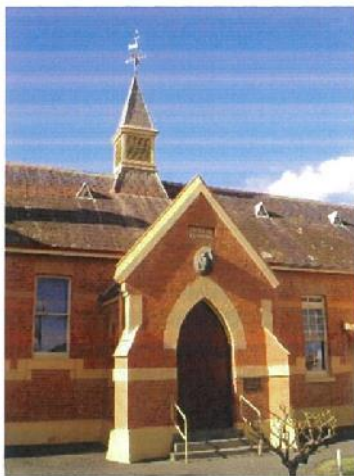


Photo 11: view of former entry, rendered parapet & base plinths

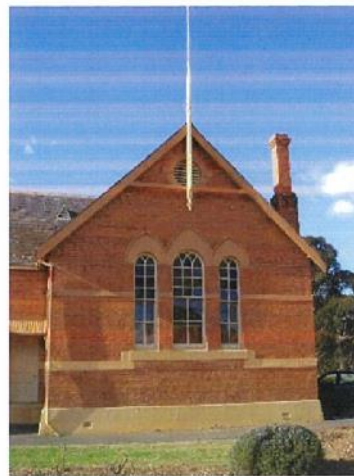


Photo 12: view of former classroom



Photo 13: view of verandah, roof vents & spire



Photo 14: view of former entry, parapet & spire



Photo 15: view of former Classroom, windows & rendered sills

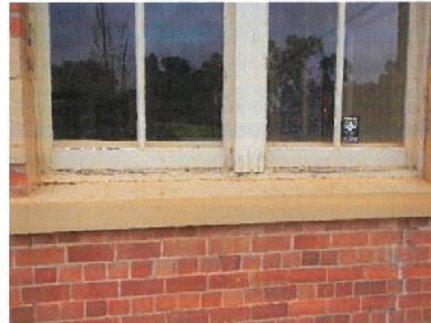


Photo 16: view of windows & rendered sills



Photo 17: view of window, door and canopy



Photo 18: view of rendered base plinth

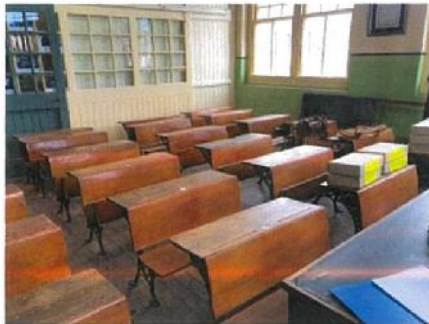


Photo 19: view of classroom



Photo 20: view of classroom wall - cracking



Photo 21: view of gallery + floor & ceiling



Photo 22: view of gallery + floor & ceiling



Photo 23: view of gallery + floor & ceiling



Photo 24: view of gallery flooring



Photo 23: view of info centre display



Photo 24: view of info centre display



Photo 25: view of info centre display



Photo 26: view of office area

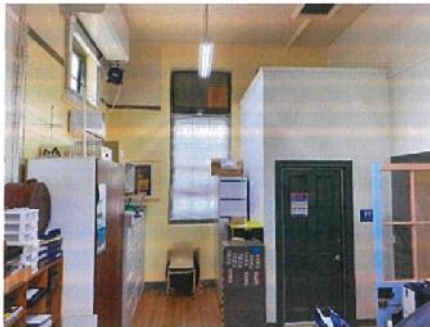


Photo 27: view of front of building



Photo 28: view of office area



APPENDIX 4 – ROOF REPORT



PAUL MONRO ROOFING

ROOF REPORT

Client:	Edward River Council - Peppin Heritage Centre
Client Reference:	Greg Dryburgh

CUSTOMER DETAILS

Name:	Peppin Heritage Centre
Place of Loss:	295 George Street Deniliquin NSW 2710
Date of Loss:	
Site Visit date:	29/3/2021

CAUSE

Due to the age of the slate's nails are failing and there are broken slates across areas of entire roof. Haphazard maintenance has been implemented over the years; however this has been mainly reactive and not intended as a long term fix.

SCOPE

Paul Monro Roofing was engaged by Edward River Council as a qualified slate roofer to attend the Peppin Heritage Centre with Greg Dryburgh and inspect the roof from a boom lift.

The following was generally observed at the inspection:

- The slate roof is predominantly Welsh Purple slate with some areas that have alternative slates through previous repairs and replacement works.
- The southern extent (half gable) of slate was a different size (smaller) than the remainder of roof areas.
- Fascia's were generally rotted and in poor condition. As a result some of the eave guttering has failed and should be replaced. Slate has not been finished correctly (cut short) at the eave gutters and this is likely why the fascia's are rotted and eave gutters failing.
- Barge boards are at end of life and require replacement or repair.
- Dormer vents are in a fair condition and do not require replacement. Under and over flashings to these should be checked and replaced where failing. Same for chimneys and other such roof features.
- Ridge (roll) capping's have come loose in several areas and should be replaced / re-fixed.

Paul Monro Roofing P/L – ABN 96 101 261 0415 – Phone 0418 506 495 – Email pmonro10@outlook.com

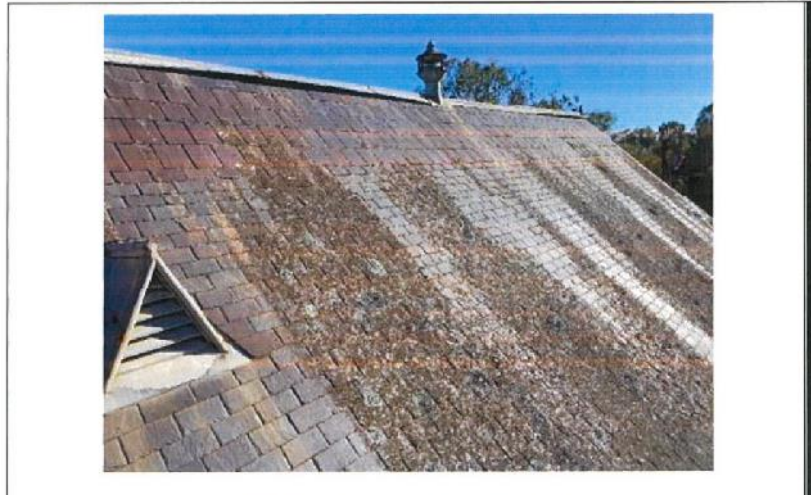


- Galvanised nails have been used in the original slate and are showing signs of failure and corrosion. These should be checked and replaced with copper nails.
- Haphazard maintenance has been undertaken on the roof over a period of time and has not been undertaken to a high quality or correct standard. The following was observed:
 - Slate tiles with holes from incorrect fixing and singular replacement rather than complete run to achieve suitable lapping and spacing.
 - Replacement of some areas with painted flashings and lead instead of slate.
 - Repair clips have been used for some slate repairs which have corroded.
 - Slate has been replaced with incorrect size slate that does not match batten spacing.
- Missing tiles where either nails have corroded or slate has broken resulting in tiles letting go and gaps in the roof.
- Broken and failed slate tiles from product reaching end of life.
- Valleys have corroded and should be replaced.
- Moss and mould have taken to some areas of the roof and should be cleaned.
- Flashings missing to verandah on eastern extent of gallery where external brickwork wall meets rolled galvanised roof sheeting.

Recommended Repairs and Replacement

Based on the inspection and discussion with Councils Project Manager the following is recommended:

- Removal of front half section of slates (George Street facing) and removal of all portico (George Street side) to be replaced with new Slates. New Baltic pine battens and sisalation paper installed flashing removal and new flashings installed in place.
- Removal of slates (South / car park facing) and new slates including new Baltic pine battens and sisalation paper installed.
- Remainder of roof areas to be maintained using salvaged slates with new holes punched and to be laid on new Baltic pine battens and sisalation paper. Copper nails to be used.
- New ridge capping and new valleys installed.
- Chimneys and dormer vents to be re-flashed.
- All other works to be carried out by a builder before works to slate roof begins. This should include timber fascia, barge boards, painting, spire / steeple, cupola vent and generally exposed timber work.



Photograph 1 Moss growth and loose ridge roll capping



Photograph 2 Broken slate typical and smaller slate tile to southern half of roof


PAUL MONRO
ROOFING



Photograph 3 Slates that have let go and slipped into eave gutter



Photograph 4 Chimney flashings and moss growth


PAUL MONRO
ROOFING



Photograph 5 Loose ridge roll capping



Photograph 6 Dormer vents in okay condition

ROOFING



Photograph 7 Loose slate at barges



Photograph 8 Loose slate at fascia / eave gutter


PAUL MONRO
ROOFING



Photograph 9 Loose slate at fascia / eave gutter



Photograph 10 Missing slate and loss of fixing


PAUL MONRO
ROOFING



Photograph 11 Corroded clips where repairs have been affected



Photograph 12 Broken / missing slate


PAUL MONRO
ROOFING



Photograph 13 Broken Slate



Photograph 14 Loose slate



Photograph 15 Popped and corroded galvanised nails and clips

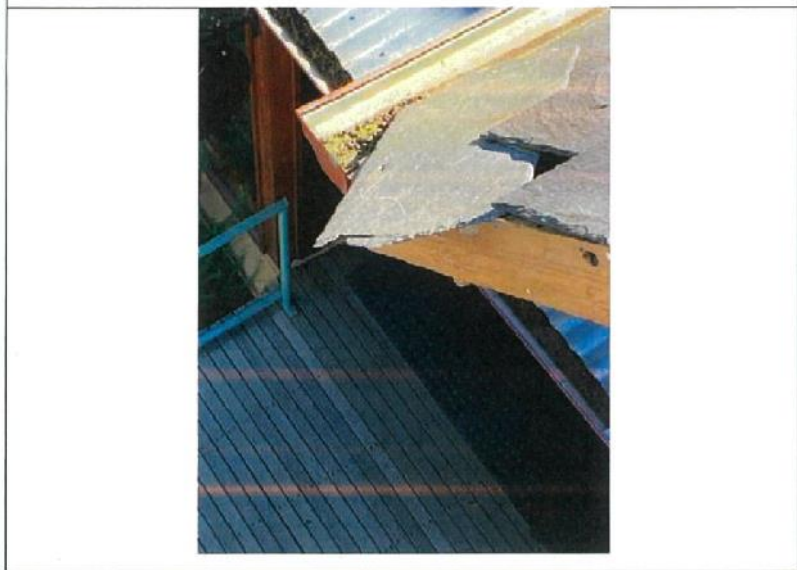


Photograph 16 Rotten barge and moss build up


PAUL MONRO
ROOFING

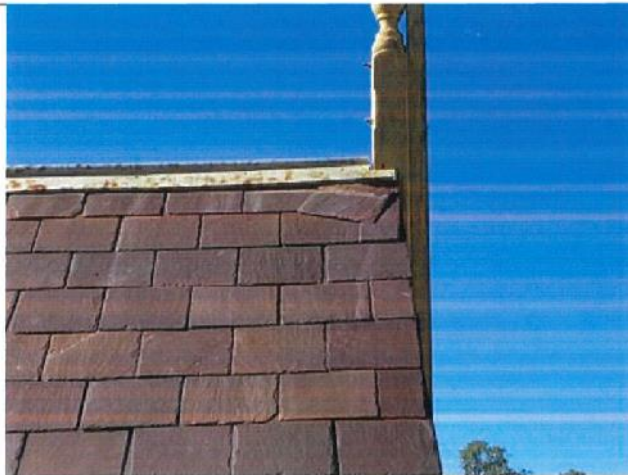


Photograph 17 Cracked slate



Photograph 18 Slate let go and caught in eave gutter

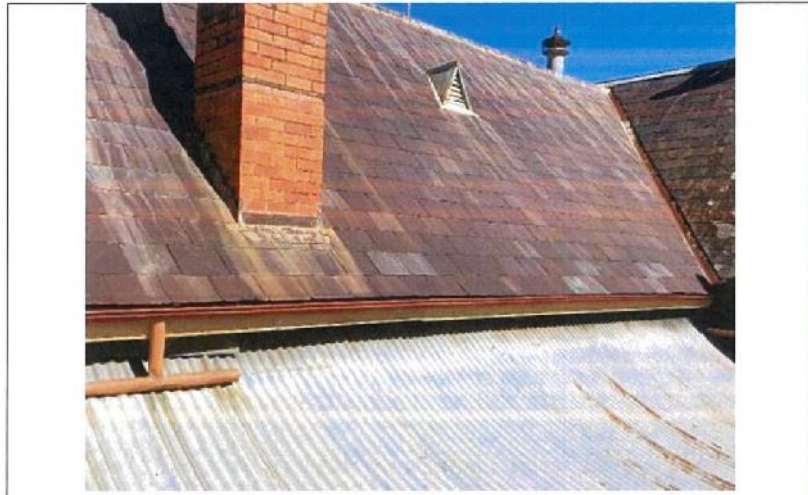

PAUL MONRO
ROOFING



Photograph 19 Loose slate at ridge



Photograph 20 Slate not finished to eave gutter correctly and back of eave gutter cut out



Photograph 21 Flashing missing at verandah



Photograph 22 Painted flashings used for slate replacement


PAUL MONRO
ROOFING



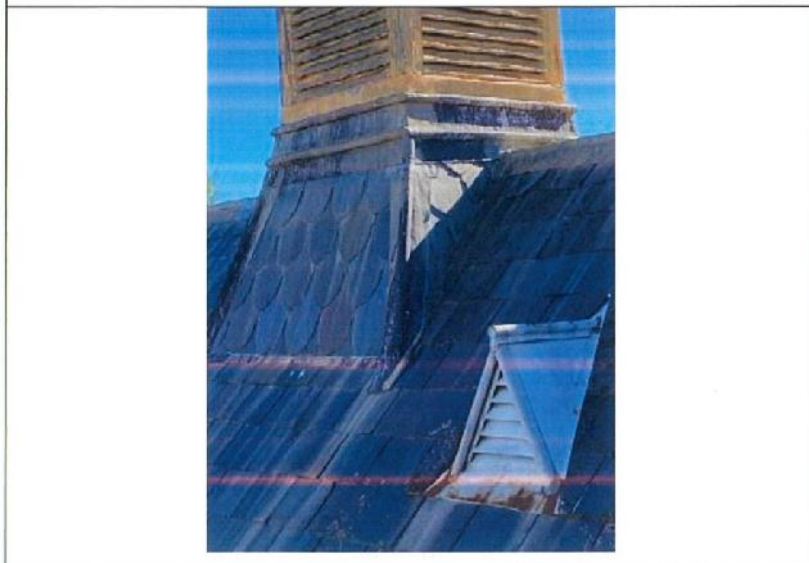
Photograph 23 Holes in slate



Photograph 24 Painted flashing that has let go

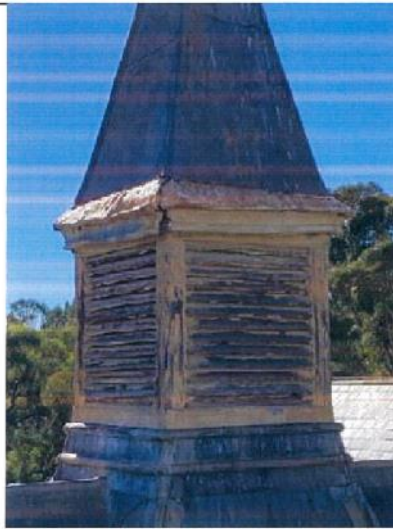


Photograph 25 Painted flashings used for slate replacement

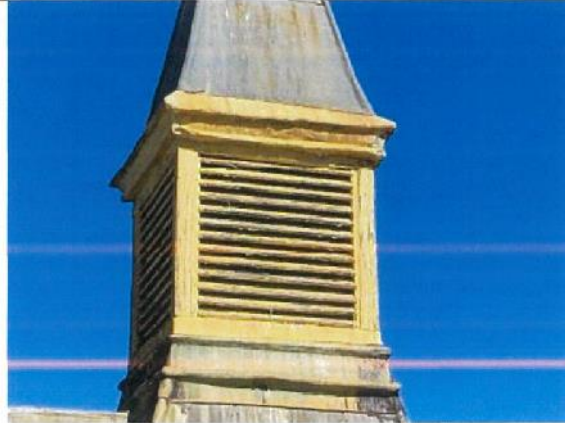


Photograph 26 Weathered and rotted cupola vent at spire

PAUL MONRO
ROOFING




Photograph 27 Weathered and rotted cupola vent at spire



Photograph 28 Weathered and rotted cupola vent at spire



APPENDIX 5 – STRUCTURAL DEFECTS REPORT



**GUTHRIE
McGOIRDICK**
CONSULTING ENGINEERS


Structural Defects Report
Report No: 210341

Client: Edward River Council
Structure: Peppin Heritage Centre
Location: 295 George St, Deniliquin NSW 2710

Signature 	Signature 
Date: 15 th April 2021	Date: 15 th April 2021
Prepared By Stuart Smith	Checked By Jamie Guthrie

221 Corio Street Shepparton
PO Box 6361, Vic 3630
03 5831 6680,
info@gmce.com.au
gmce.com.au


Structural and Civil Engineers | Structural Design | Civil Design



Defects Report Report No: 210341

1. Instructions	3
2. Date of Inspection	3
3. Documents Reviewed	3
4. Introduction	3
5. Scope of Works	3
6. Observations	3
7. Description of Defects	5
8. Cause of Damage	19
9. Repair Strategy/Options	21
10. Cost Estimate	22
11. Safety Risks	22
12. Photographic Record	22
13. Summary	23

Defects Report 124-21 11-01-2021 9:34 AM Page | 2



Defects Report

Report No: 210341

- 1. Instructions**
 - I. We were requested by Greg Dryburgh on behalf of Edward River Council to undertake an inspection and prepare a defects report for the existing Peppins Heritage Centre at 295 Georges Rd, Deniliquin.
 - II. The purpose of this report is to identify the proximate cause of the defects and suggest repair and remediation works.

- 2. Date of Inspection**
 - I. The Building was inspected on 29th March between 12:30pm and 3:30pm.


- 3. Documents Reviewed**
 - I. "Project Management Plan – Peppin Heritage Centre Refurbishment" by Edward River Council, dated 6/2/19

- 4. Introduction**
 - a) The building is constructed using a mixture of materials and finishes and parts of the building are in excess of 140 years old.
 - b) The building has been constructed in multiple stages over the course of 50 years, with the last addition being over 90 years ago.
 - c) The building is constructed from triple brick with some brickwork buttresses. The roof structure is pitched with hardwood and clad with slate shingles on the outside, with a ceiling formed on the underside using timber lining boards. The building is built on timber stumps with a hardwood subfloor and timber floorboards.
 - d) The building is used as a museum and tourist centre.
 - e) The building and surrounds have a mixture of pavement and lawn/garden against the building.
 - f) The building is classified as a Class 9b building as for the current National Construction Code.

- 5. Scope of Works**
 - a) This report pertains to inspection and assessment of defects/damage observed in the building structure and advises on possible remedial measures.
 - b) The report is based on visual inspection only of the visible internal and external components of the building and no destructive testing was done as part of our works.
 - c) Our report relates to the condition of the roof, wall and the sub floor structure.

- 6. Observations**
 - a) Some timber members in the roof are cracked or broken.
 - b) There are a number of broken roof shingles.
 - c) Outward movement of the external walls in the classroom has occurred, resulting in some rafters pulling away from the ridge beam in that section of the roof.
 - d) Some sections of the roof frame have been replaced with softwood.
 - e) There are some loose bricks at the top of the external walls where the brickwork meets the underside of the roof.
 - f) Cracking in the brickwork above the windows in the classroom is evident.
 - g) The timber at the base of the flagpole (finial) protruding from the top of the building is rotted and in poor condition.


Defects Report 12-4-21
11/01/2021 9:34 AM
Page | 3



Defects Report Report No: 210341

- h) The south-west wall is visibly out of plumb and leaning outward. This has occurred in sections and the severity varies along the length of the wall.
- i) The verandah deck at the back of the reception area is in poor condition with some rotten flooring and framing members.
- j) The subfloor of the museum area smells damp and has rotted out in some areas.

Defects Report 12-4-21 11/01/2021 9:34 AM Page | 4

 Defects Report Report No: 210341

7. Description of Defects

A. Within the ceiling space some timber roof members are cracked or broken.


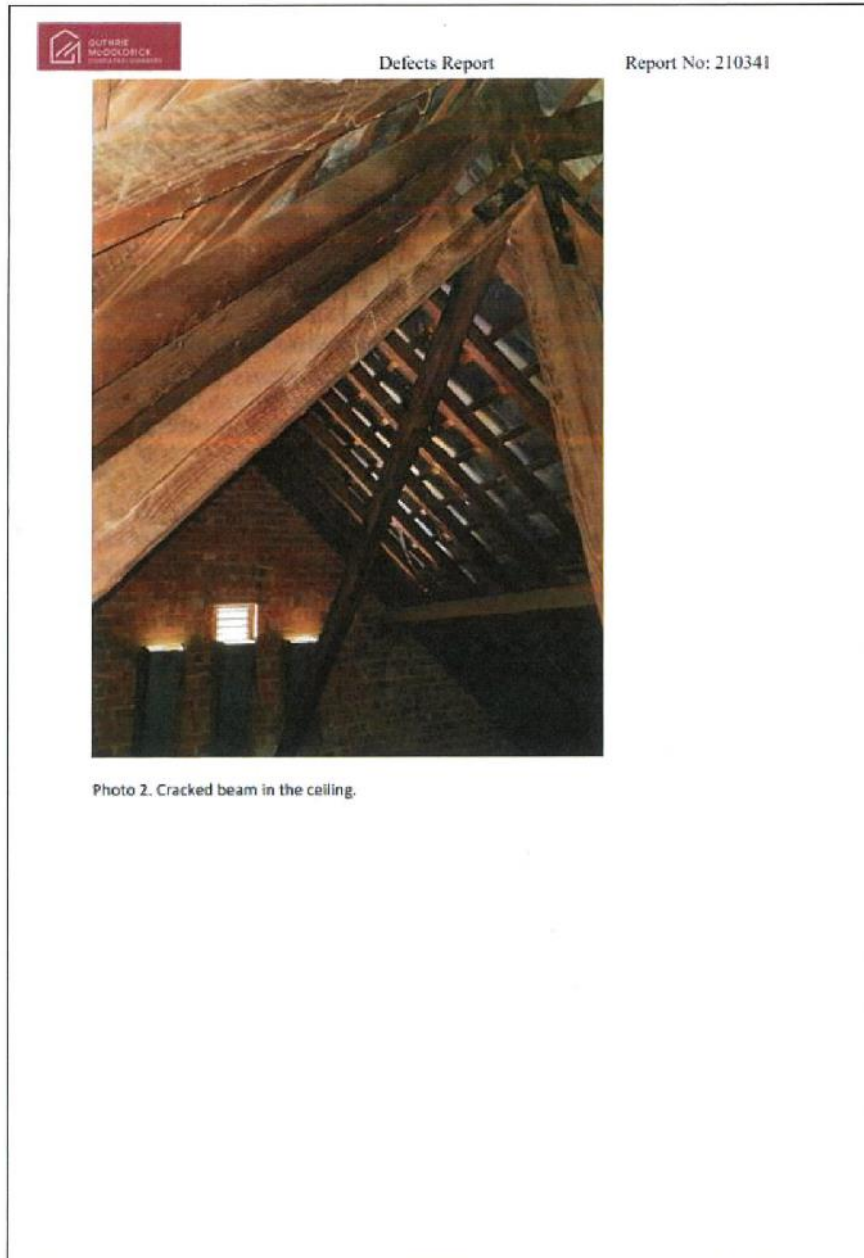
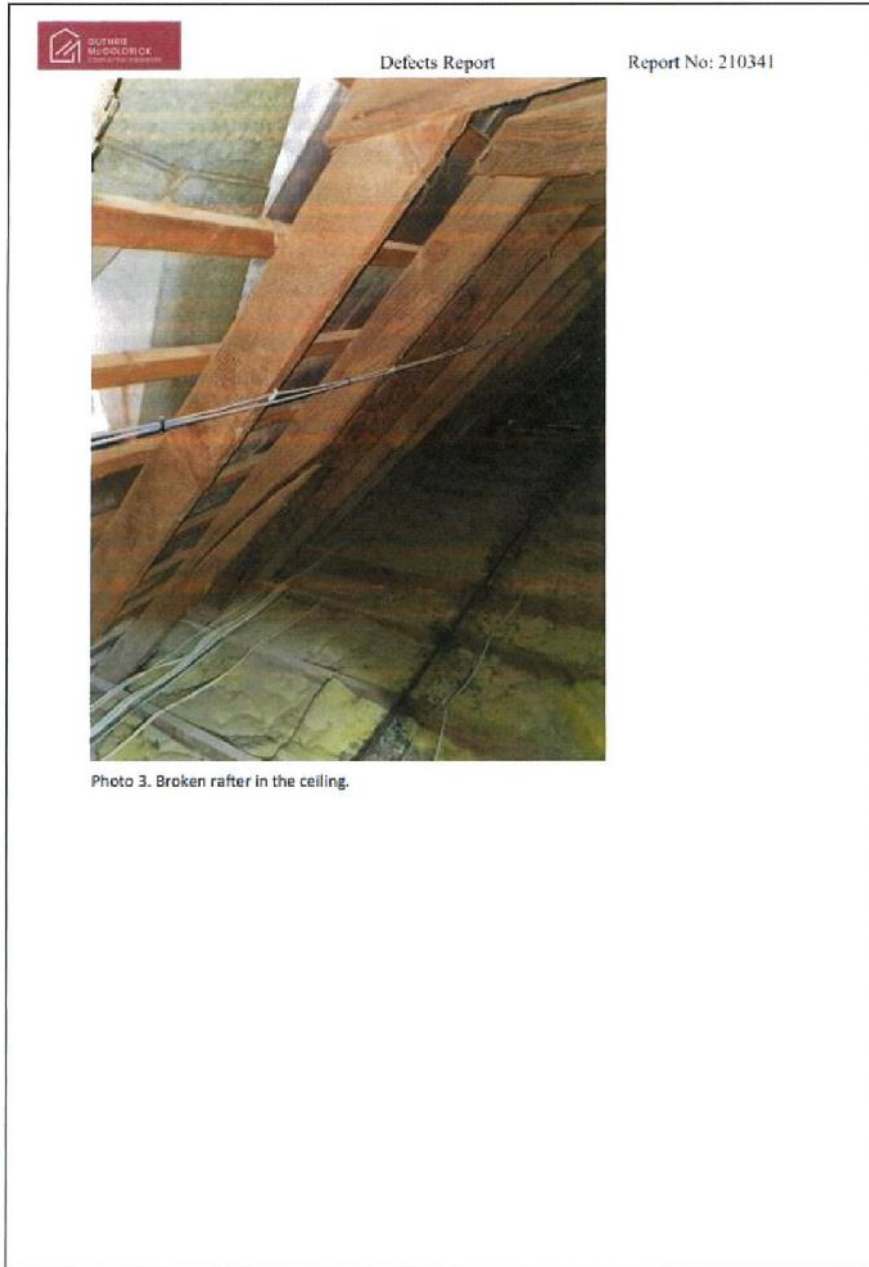
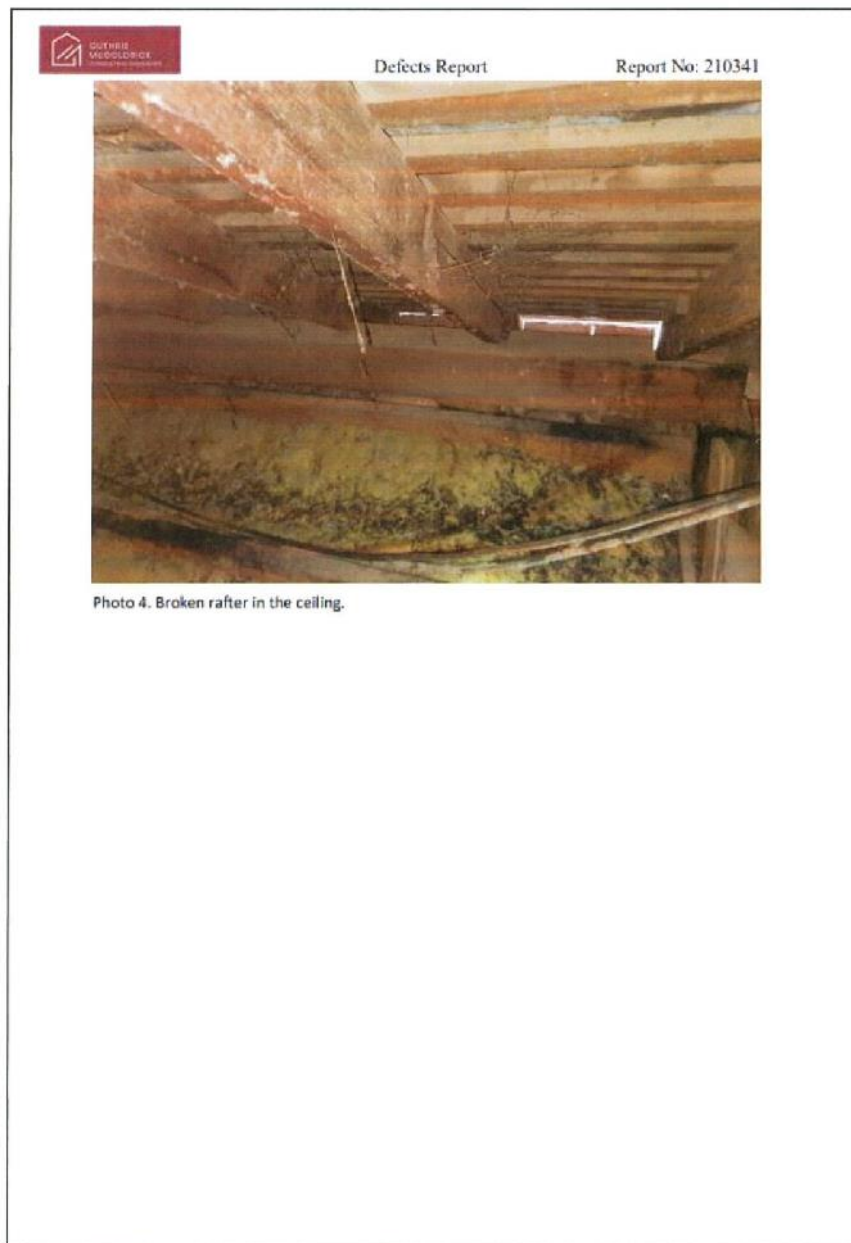



Photo 1. Cracked beam in the ceiling.

Defects Report 12-4-21 11/01/2021 9:34 AM Page 5







 Defects Report Report No: 210341

B. Within the ceiling space above the classroom some rafters are no longer attached to the ridge beam




Photo 5. Rafters not attached to ridge beam

C. There are some cracked and missing shingles on the roof.





Photo 6. Light shining through cracked shingles

Defects Report 12-4-21 11/01/2021 9:34 AM Page 19

 Defects Report Report No: 210341





Photo 7. Light shining through cracked shingles

Defects Report 12-4-21 11/01/2021 9:34 AM Page | 10

 Defects Report Report No: 210341

D. There is visible cracking in the brickwork throughout the building, particularly above the museum and classroom windows.

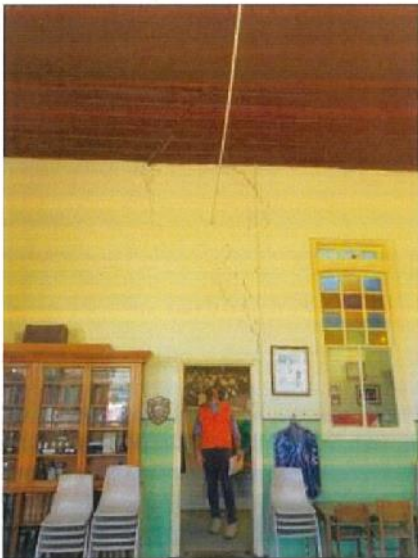


Photo 8. Cracking in the classroom around the bracing.

Defects Report 12-4-21 11/01/2021 9:34 AM Page 11

 Defects Report Report No: 210341

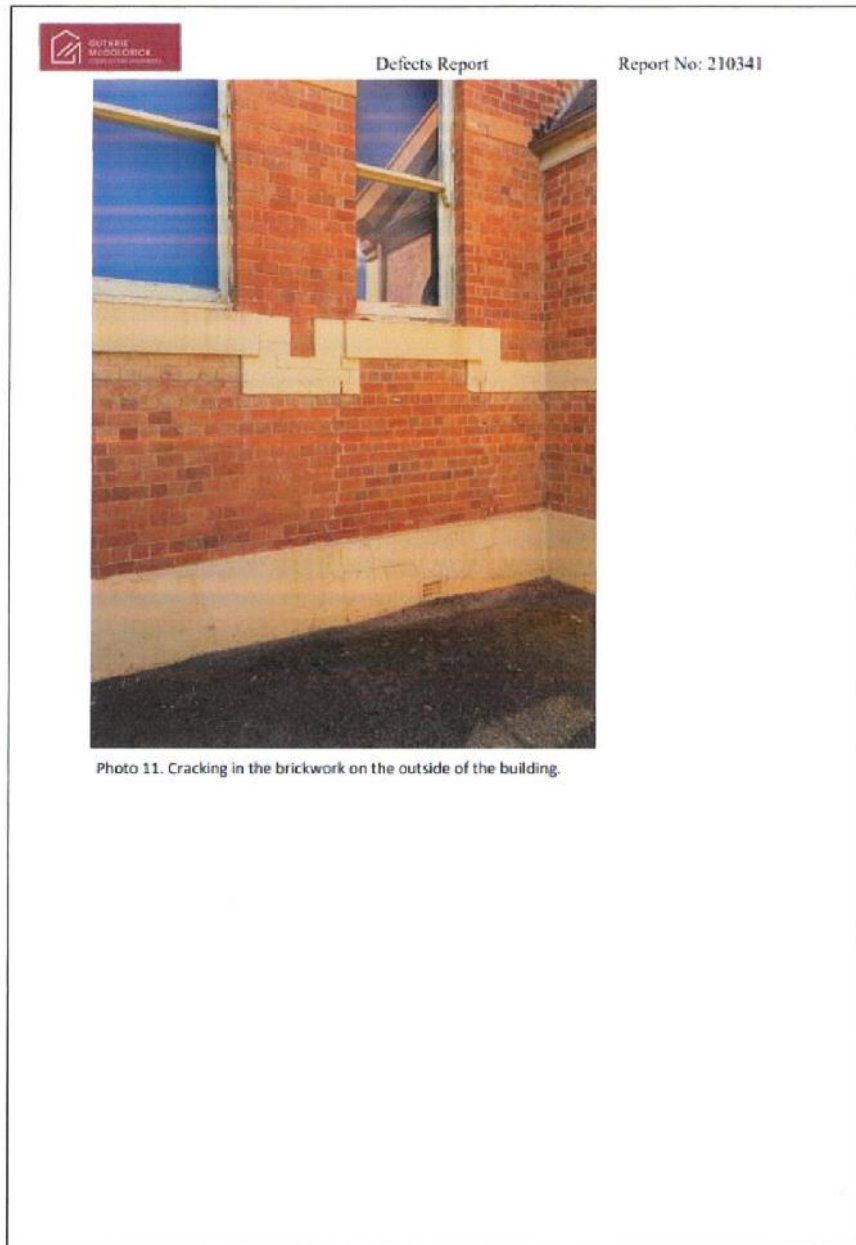



Photo 9. Cracking above the windows in the classroom.



Photo 10. Cracking above the windows in the classroom.

Defects Report 12-4-21 11/01/2021 9:34 AM Page | 12



 Defects Report Report No: 210341

E. The south-west wall has a noticeable outwards lean.


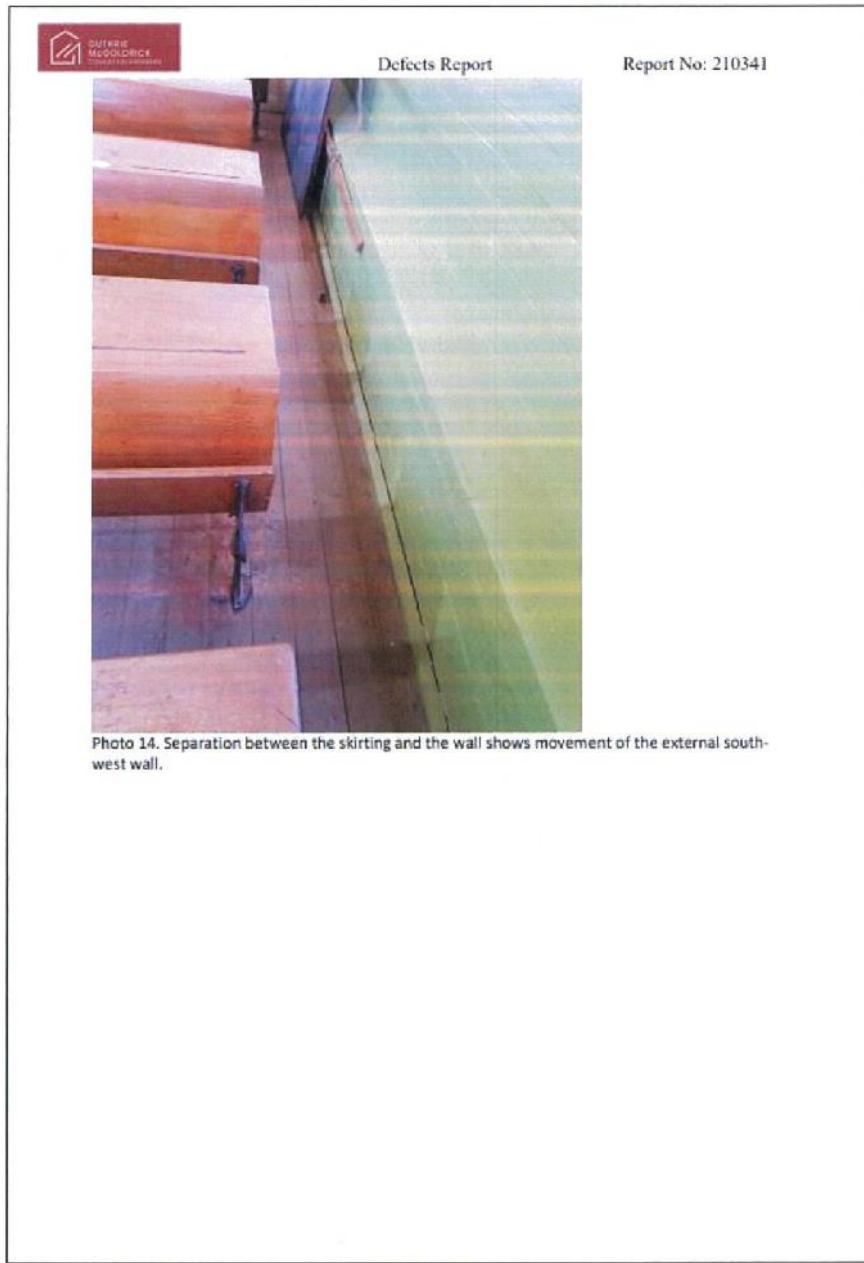



Photo 12. The south-west external wall is leaning outwards.

Defects Report 12-4-21 11/01/2021 9:34 AM Page | 14





 Defects Report Report No: 210341

F. The timber at the base of the flagpole (finial) mounted on the front of the building is rotted and in poor condition.

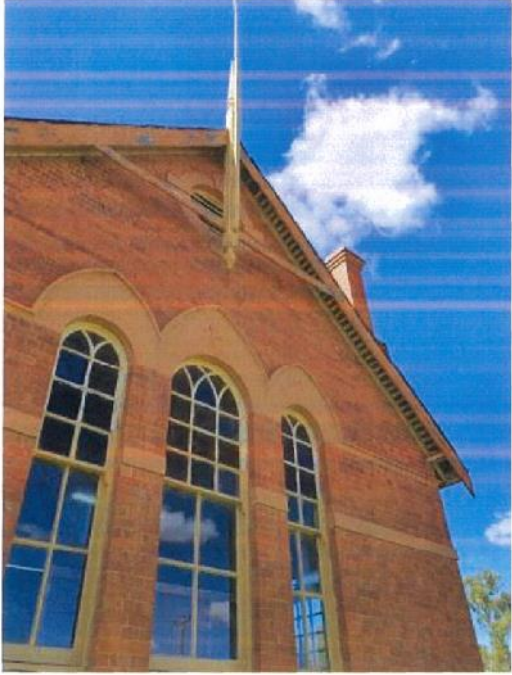



Photo 15. Flagpole (finial) is rotted out at the base.

Defects Report 12-4-21 11/01/2021 9:34 AM Page 17

 Defects Report Report No: 210341

G. The deck at the back of the reception area is in poor condition with rotted subfloor members.




Photo 16. Deck at back of building is in poor condition and is visibly lower in the middle.

H. The subfloor of the museum area shows signs of rot and may have termite infestation.





Photo 17. Some stumps showing signs of rot.

Defects Report 12-4-21 11/01/2021 9:34 AM Page | 18



Defects Report

Report No: 210341

8. Cause of Damage

The causes of the observed damage are generally one or more of the following:

a) Structural inadequacy:

Failure Mechanism: Due to the age of the building and past performance we believe that the building is structurally adequate, keeping in mind the evidence of termite damage which may affect the secondary structural elements of the building.

Observations: Generally the main structural elements of the roof are adequately sized and in good condition, with the exception of some cracked or broken members. The subfloor structural elements show some signs of damage (See item b below) that could render them structurally inadequate. The external walls of the building also show signs of damage due to sinking of the foundations. We do not believe that structural inadequacy is a Proximate Cause.

b) Termite infestation:

Failure Mechanism: Termites consume wet or decomposing timber. If any of the timber within the building remains wet for a length of time termites are attracted to it and will feed on it.

Observations: There are signs of termites in some areas of the subfloor. There were no signs of termite in the ceiling space. We do believe that termite infestation is a Proximate Cause.

c) Accretion of Soil around a structure:

Accretion of soil around a structure means that in some area's the ground level has increased over time and may be higher than the ground under structure. This generally happens for structures that are over 30 years old and can be significant on those over 100 years old.

Failure Mechanism: Fall on the site encourages pooling of water against the structure which can affect the moisture content of the soil and accelerates the deterioration of the structure. This can also cause ponding of water under the building.


Observations: The area surrounding the building is flat. There is some build-up of soil causing fall toward the building, especially adjacent to the carpark and along the southern wall. We believe that accretion of soil is a Proximate Cause.

d) Damage due to excessive wetting of the ground:

This can be caused by the following:

- i. Damaged and/or undersized stormwater pipework.
- ii. Damaged and/or undersized sewer pipework.
- iii. Damaged potable water supply pipework.
- iv. Damaged irrigation pipework.

Defects Report (2-4-2)
11/01/2021 9:34 AM
Page | 19



Defects Report

Report No: 210341

Failure Mechanism: These issues can cause subsidence or heave of the ground due to founding in waterlogged soil. We are unable to verify the founding conditions, but the founding soil may not have adequate capacity.

Observations: It is possible that the current stormwater and sewer drainage is not working correctly or damaged. It is possible that damaged pipework is a Proximate Cause.

e) Seasonal Variations in moisture content of soil:
Where there isn't an impervious surface (i.e. concrete) protecting the surface up to the external wall of the building the soil moisture content will vary with the season. In summer the soil is likely to dry out completely, and during winter the opposite will happen.

Failure Mechanism: These factors can cause seasonal subsidence and/or heave of the ground due to founding in alternatively wet then dry soil. Over time this will cause variations in levels and capacities of the founding soil and subsequently will affect the foundations and supported structure. We are unable to verify the founding conditions, but the founding soil may not have adequate capacity.

Observations: The building does not have impervious surfaces against some external walls, however the walls where the most significant movement is occurring is adjacent to a carpark with an impervious surface, note that this carpark surface is relatively new and due to the age of the building this may have been an unsealed surface in the past. We believe that seasonal variation in the moisture content of the soil is a Proximate Cause.

k) Undermining of foundations:
Service Locations – There may be services such as sewers, drainage lines, gas lines and electrical conduits in close proximity to the building.

Failure Mechanism: Trenches for services may affect the stability of the structure if they are within the zone of influence for the base of the foundations for the structure and will subsequently reduce the capacity of the founding soil.

Observations: We are unable to verify the location of services without significant destructive investigations but believe that there isn't an issue with the services. We do not believe that undermining of the foundations is a Proximate Cause.


l) Friability of soil:
Close proximity of trees, shrubs and other plants to the structure with roots affecting the moisture content and stability of the soil by increasing the friability of the soil (i.e. making it weaker and "crumbly")

Failure Mechanism: The friable soil loses a significant portion of its structural strength and is very easily wetted and dried due to its loss of density and homogeneity.

Observations: We note some there are no invasive deciduous plants or trees located close to the building. Note that there may have been trees and similar close to the building in the past. We do not believe that friability of the soil is the Proximate Cause.

f) Founding in Filled Ground:
Failure Mechanism: If a structure is founded in filled ground that hasn't been properly re-consolidated the filled ground may settle causing excessive stress on the structure.

Defects Report 12-4-21
11/01/2021 9:34 AM
Page 120



Defects Report

Report No: 210341

Observations: Due to the age of the building we do not believe that the site would contain fill. We do not believe that founding in filled ground is a Proximate Cause.

g) Expansion of Clay Brick:

Over time, clay brick will expand.

Failure Mechanism: In a modern structure this expansion is allowed for by the construction of control joints.

Observations: Due to the construction methodology used when constructing this building, no allowance for clay brick growth would have been allowed for. There is also no evidence that clay brick growth has been addressed in the past. We do believe that growth is a Proximate Cause


9. Repair Strategy/Options

Repairs and remediation works should include the following:

Immediate:

- I. Underpinning of the south-west wall to bring it back to vertical. This should be accompanied by adjustment of the turnbuckles on the relevant braces, and may involve some resetting of the roof structure.
- II. Fit "Helifit" or similar brick repair ties to cracked brickwork panel at tie rod location, some demolition and relaying of brickwork may be required. Tie a minimum of 0.5m horizontally into unaffected brickwork. Installation to be to manufacturers details.
- III. A full investigation of all timber elements of the roof to assess and replace/reinforce any damaged members and reattachment of the rafters to the ridge beam where they have become unattached.
- IV. Assessment of the shingles and their attachment to the roof, followed by replacement of any loose or damaged shingles.
- V. Inspection of all timber members in the subfloor to assess full extent of termite and rot damage. Any affected members are to be replaced, ensuring that termite and moisture resistant members are substituted as required.
- VI. Assessment of underground pipework to below the structure to ensure that there are no leaks causing sinking of the foundations.
- VII. Replacement of the flagpole (finial) and supporting elements on the front of the building.
- VIII. Removal and replacement of any of the loose bricks at the top of the external walls.
- IX. Repoint all brickwork with a colour and material matched mortar. Note that buildings of this age generally use a lime rich mortar. Modern cement based mortars may not be suitable.

Defects Report 12-4-21
11/01/2021 9:34 AM
P a g e | 21



Defects Report

Report No: 210341

Annual:

- I. Inspect and assess all structural elements of the building.

10. Cost Estimate

Costs to be confirmed with builder prior to undertaking the construction and repair works.

Note: As some of the works are structural a building permit may be required for the works.


11. Safety Risks

- Loose shingles could fall from the roof and hit someone. These should be assessed and replaced as required.
- Loose bricks at the top of the external walls could fall and hit someone. These should be reset in place.
- Termite damage can be difficult to detect visually so all timber throughout the building should be checked regularly to ensure that there isn't sudden collapse of any of the building structure.

12. Photographic Record

A full complement of photo's taken during our inspection are available at:
<https://www.evernote.com/shard/s180/sh/0dd1b33f-a5a3-4691-8cd2-b55b6a1fe944/>
<https://www.evernote.com/shard/s180/sh/4cb3b3ad-a3b5-fc7d-9970-d056f69d729d/236085320c2b62efc34ac61e08e8d8a1>

Date: Report 12-4-21
11/01/2021 9:34 AM
Page | 22

Defects ReportReport No: 210341

13. Summary

Our instructions were to report on the condition of the Peppin Heritage Centre in Georges Rd, Deniliquin.

The damage to the roof structure appears to be caused by sinking of the foundation, causing the external south-west wall to lean outwards, putting tension on the roof members. The damage to the subfloor and the deck appears to be caused by termites.

Note that with buildings of this age no matter how well it is constructed and maintained some deterioration of the structure should be expected.

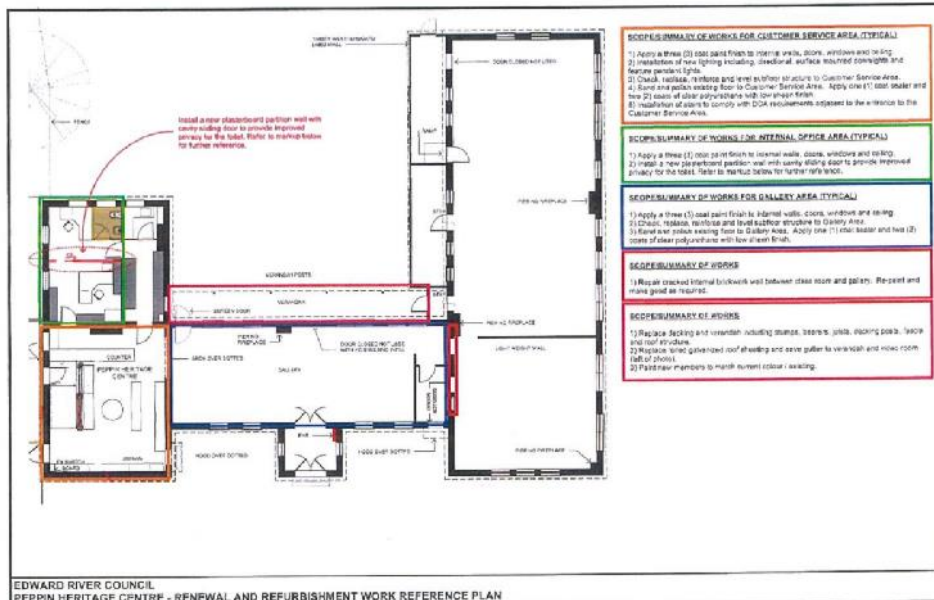
We note that a building of this type would typically have an expected life span of 50 years. We note that parts of this structure are well beyond this age.

Recommendations for repair are based on the Design Engineer's previous experience in the industry for similar works and in no way shall be construed as guarantee for the repair works carried out by a third party.

We trust that the above report is suitable, and if you have any questions or require further information do not hesitate in contacting the undersigned.

Defects Report 12-4-2111/01/2021 9:34 AMP a g e | 23

APPENDIX 6 – ‘SCOPE OF WORKS’ EXTERNAL AND INTERNAL REPORTS



ROOF WORKS

Scope of Works

Areas Highlighted Blue:

- 1) Remove existing roof slate, clean and salvage for re-use where suitable.
- 2) Remove battens and replace with new Baltic pine battens and sisalation paper.
- 3) Replace with new Welsh Purple slate and copper nails.

Areas Highlighted Orange:

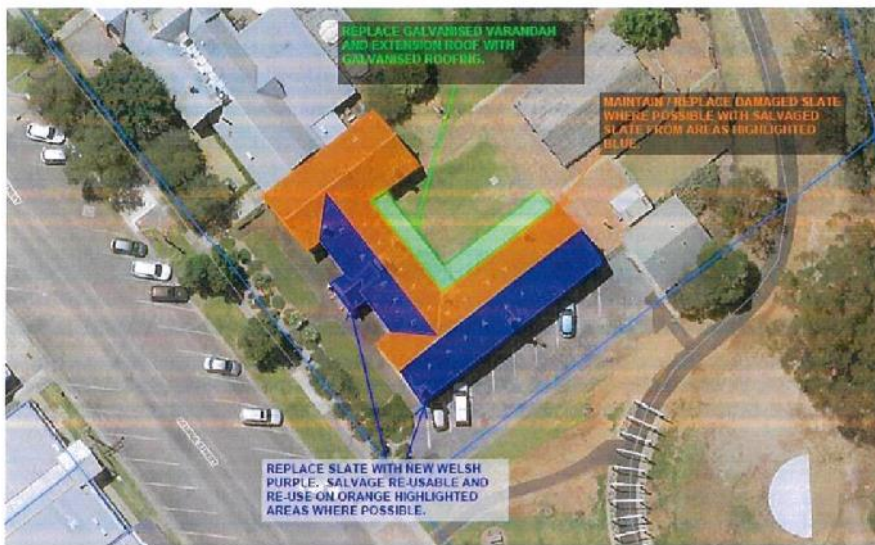
- 1) Repair areas where slates are loose, broken, have holes, slates are weathered and where repairs have previously been undertaken using non slate material.
- 2) Provide double course of slate at all eave gutter locations to ensure adequate lapping and integrity of drainage into gutter.

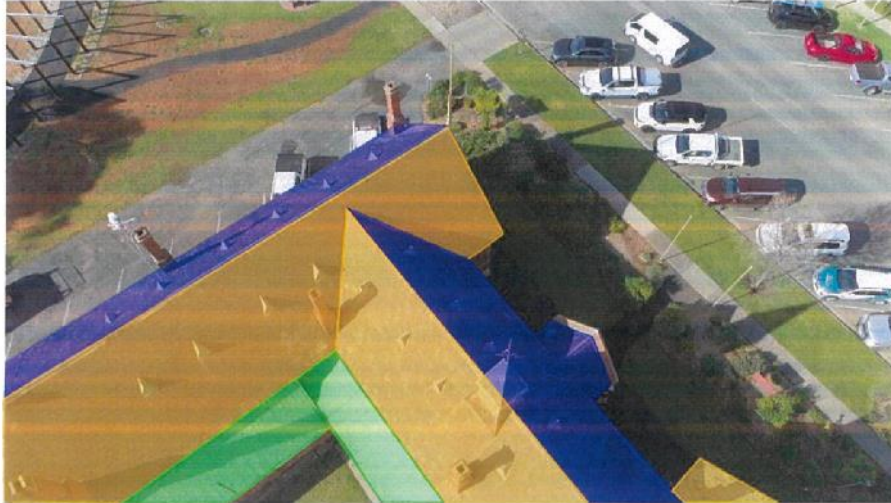
Areas Highlighted Green:

- 1) Remove existing galvanised roofing including rolled sheets over Verandah.
- 2) Replace with new galvanised roof sheets.

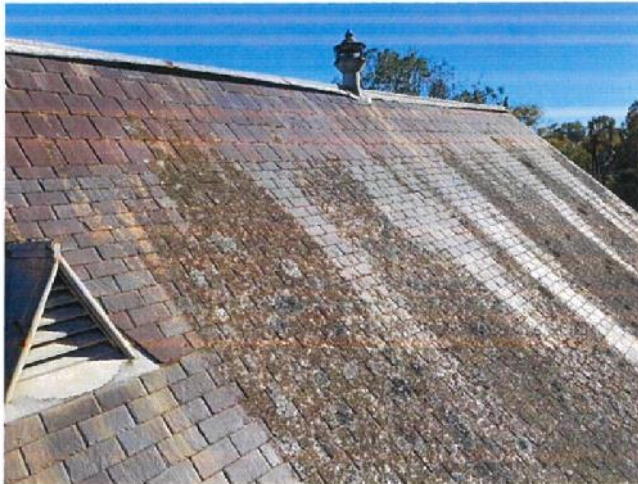
Typical / Miscellaneous Works:

- 1) Replace all rotten fascia's and barge's with similar profile timber. Prepare and re-paint to match existing colours.
- 2) Check all chimney and vent flashings, repair and replace as required.
- 3) Replace all ridge roll cappings with new matching profile in zinc or galvanised.
- 4) Replace all valleys with matching profile in zinc or galvanised.
- 5) Replace all eave gutters with matching "Ogee" profile in Colorbond Manor Red.
- 6) Renew existing Cupola vent and spire by preparing and re-painting timber components and reinforce existing lead profiled flashings where loose.
- 7) Low pressure clean roof and apply moss inhibitor as required.
- 8) Reinforce 2 x finials. Prepare and re-paint to match exiting colour.





ROOF WORKS



SCOPE/SUMMARY OF WORKS

1. Replace roll top ridge capping's (typical) with similar profile in zinc or galvanized.
2. Check flashings around chimneys and vents (typical) and re-flash where required with zinc or galvanized flashings.
3. Low pressure clean roof and apply moss inhibitor (typical).



SCOPE/SUMMARY OF WORKS

1. Check battens and replace (typical) where required.
2. Replace eave slate (where sections of roof not replaced) and finish with lap into gutter. First run of slate should be a double course i.e. short slate below and full size on top.



SCOPE/SUMMARY OF WORKS

1. Check battens and replace (typical) where required.
2. Replace eave slate (where sections of roof not replaced) and finish with lap into gutter. First run of slate should be a double course i.e. short slate below and full size on top.



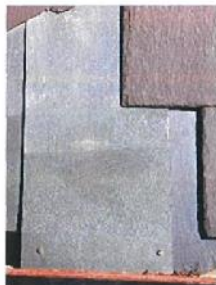
SCOPE/SUMMARY OF WORKS

1. Replace non slate repairs with salvaged slate from sections replaced (typical).



SCOPE/SUMMARY OF WORKS

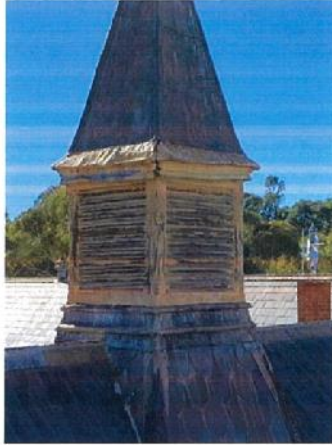
1. Replace valleys (typical) with similar profile in zinc or galvanized finish.
2. Check all chimney and dormer vent flashings (typical) and replace/ make good where required.



SCOPE/SUMMARY OF WORKS

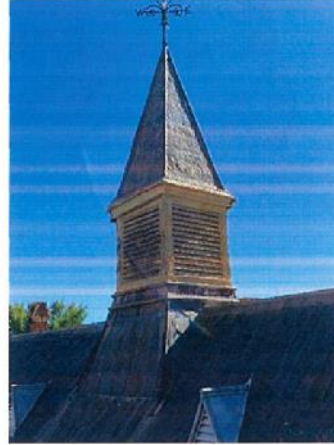
1. Replace non slate repairs with salvaged slate from sections replaced (typical).
2. Replace slate with holes, with slate salvaged from sections replaced (typical).
3. Replace eave gutters with Ogee profile eave gutter in Manor Red finish (typical).
4. Replace valleys (typical) with similar profile in zinc or galvanized finish.

SPIRE, CHIMNEYS AND ROOF VENTS



SCOPE/SUMMARY OF WORKS

1. Low pressure clean slate below cupola vent / spire.
2. Check flashings and replace / make good.
3. Strip back cupola vent and re-paint with matching colour.
4. Repair/make good and reinforce existing profiled lead flashing / moulding.



SCOPE/SUMMARY OF WORKS

1. Low pressure clean slate and apply moss inhibitor.
2. Check flashings and replace / make good.
3. Repair / make good existing dormer vents.



SCOPE/SUMMARY OF WORKS

1. Check all flashings around existing chimneys and repair / make good. Replace where not able to repair.

EXTERNAL TIMBER WORKS



SCOPE/SUMMARY OF WORKS

1. Strip back barges and fascia, repair and replace with matching profile where required. Re-paint with matching colour.



SCOPE/SUMMARY OF WORKS

1. Strip back fascia, repair and replace with matching profile where required. Re-paint with matching colour.



SCOPE/SUMMARY OF WORKS

1. Strip back fascia, repair and replace with matching profile where required. Re-paint with matching colour.
2. Remove existing mortar where cracked. Re-point with matching mortar (typical).

Customer Service Area



SCOPE/SUMMARY OF WORKS FOR CUSTOMER SERVICE AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Installation of new lighting including, directional, surface mounted downlights and feature pendant lights.
3. Check, replace, reinforce and level subfloor structure to Customer Service Area.
4. Sand and polish existing floor to Customer Service Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.
5. Installation of stairs to comply with DDA requirements adjacent to the entrance to the Customer Service Area.



SCOPE/SUMMARY OF WORKS FOR CUSTOMER SERVICE AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Installation of new lighting including, directional, surface mounted downlights and feature pendant lights.
3. Check, replace, reinforce and level subfloor structure to Customer Service Area.
4. Sand and polish existing floor to Customer Service Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.



SCOPE/SUMMARY OF WORKS FOR CUSTOMER SERVICE AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Installation of new lighting including, directional, surface mounted downlights and feature pendant lights
3. Check, replace, reinforce and level subfloor structure to Customer Service Area.
4. Sand and polish existing floor to Customer Service Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.



SCOPE/SUMMARY OF WORKS FOR CUSTOMER SERVICE AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Installation of new lighting including, directional, surface mounted downlights and feature pendant lights.
3. Check, replace, reinforce and level subfloor structure to Customer Service Area.
4. Sand and polish existing floor to Customer Service Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.



SCOPE/SUMMARY OF WORKS FOR CUSTOMER SERVICE AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Installation of new lighting including, directional, surface mounted downlights and feature pendant lights.
3. Check, replace, reinforce and level subfloor structure to Customer Service Area.
4. Sand and polish existing floor to Customer Service Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.



SCOPE/SUMMARY OF WORKS FOR CUSTOMER SERVICE AREA (TYPICAL)

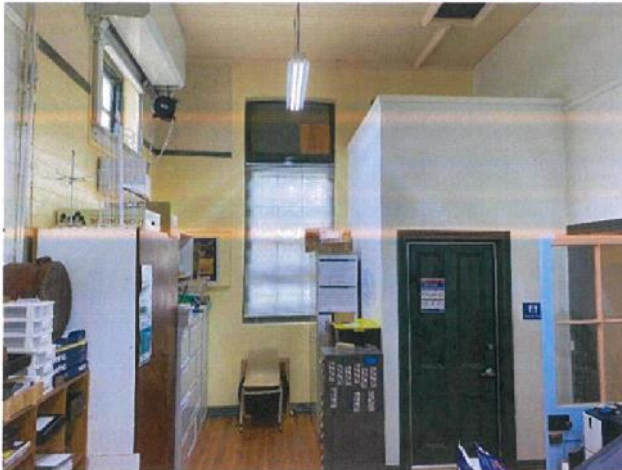
1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Installation of new lighting including, directional, surface mounted downlights and feature pendant lights.
3. Check, replace, reinforce and level subfloor structure to Customer Service Area.
4. Sand and polish existing floor to Customer Service Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.



SCOPE/SUMMARY OF WORKS FOR CUSTOMER SERVICE AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Installation of new lighting including, directional, surface mounted downlights and feature pendant lights.
3. Check, replace, reinforce and level subfloor structure to Customer Service Area.
4. Sand and polish existing floor to Customer Service Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.

Internal Office



SCOPE/SUMMARY OF WORKS FOR INTERNAL OFFICE AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Install a new plasterboard partition wall with cavity sliding door to provide improved privacy for the toilet. Refer to markup below for further reference.





SCOPE/SUMMARY OF WORKS FOR INTERNAL OFFICE AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Install a new plasterboard partition wall with cavity sliding door to provide improved privacy for the toilet.



SCOPE/SUMMARY OF WORKS FOR INTERNAL OFFICE AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Install a new plasterboard partition wall with cavity sliding door to provide improved privacy for the toilet.



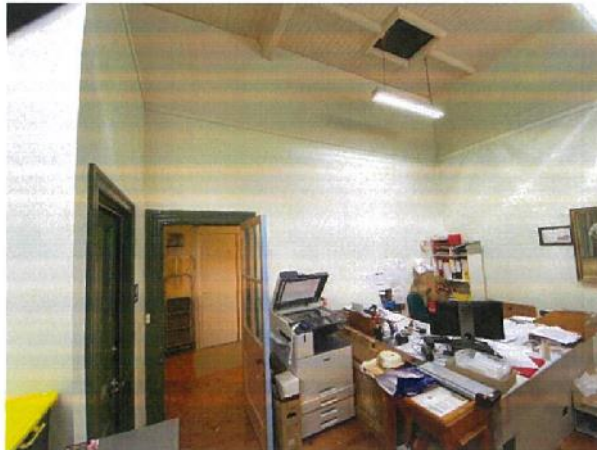
**SCOPE/SUMMARY OF WORKS FOR
INTERNAL OFFICE AREA (TYPICAL)**

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Install a new plasterboard partition wall with cavity sliding door to provide improved privacy for the toilet.



**SCOPE/SUMMARY OF WORKS FOR
INTERNAL OFFICE AREA (TYPICAL)**

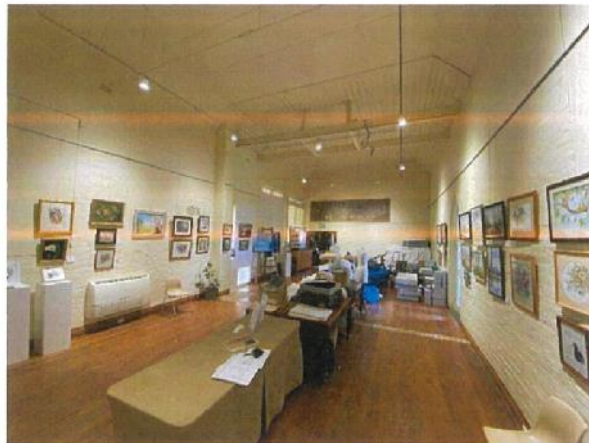
1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Install a new plasterboard partition wall with cavity sliding door to provide improved privacy for the toilet.



**SCOPE/SUMMARY OF WORKS FOR
INTERNAL OFFICE AREA (TYPICAL)**

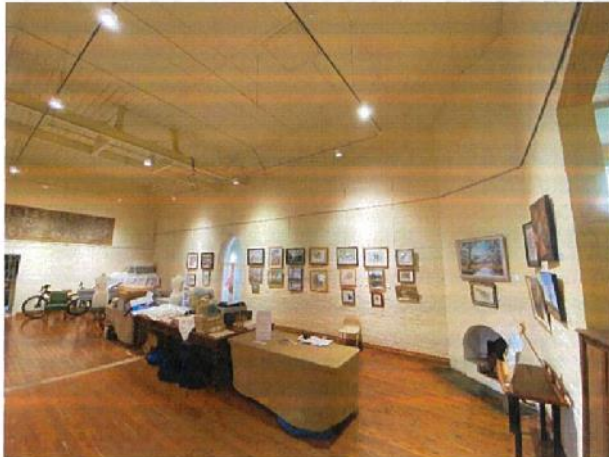
1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Install a new plasterboard partition wall with cavity sliding door to provide improved privacy for the toilet.

Gallery Area



**SCOPE/SUMMARY OF WORKS FOR GALLERY
AREA (TYPICAL)**

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Check, replace, reinforce and level subfloor structure to Gallery Area.
3. Sand and polish existing floor to Gallery Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.



SCOPE/SUMMARY OF WORKS FOR GALLERY AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Check, replace, reinforce and level subfloor structure to Gallery Area.
3. Sand and polish existing floor to Gallery Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.



SCOPE/SUMMARY OF WORKS FOR GALLERY AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Check, replace, reinforce and level subfloor structure to Gallery Area.
3. Sand and polish existing floor to Gallery Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.



SCOPE/SUMMARY OF WORKS FOR GALLERY AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Check, replace, reinforce and level subfloor structure to Gallery Area.
3. Sand and polish existing floor to Gallery Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.



SCOPE/SUMMARY OF WORKS FOR GALLERY AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Check, replace, reinforce and level subfloor structure to Gallery Area.
3. Sand and polish existing floor to Gallery Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.



SCOPE/SUMMARY OF WORKS FOR GALLERY AREA (TYPICAL)

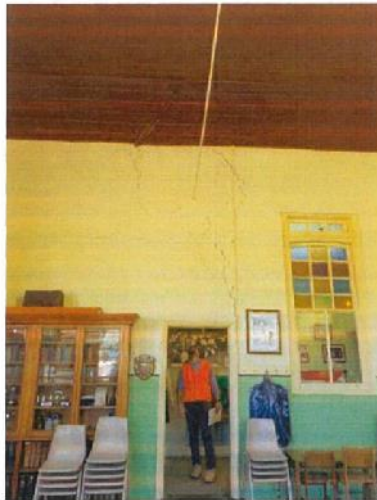
1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Check, replace, reinforce and level subfloor structure to Gallery Area.
3. Sand and polish existing floor to Gallery Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.



SCOPE/SUMMARY OF WORKS FOR GALLERY AREA (TYPICAL)

1. Apply a three (3) coat paint finish to internal walls, doors, windows and ceiling.
2. Check, replace, reinforce and level subfloor structure to Gallery Area.
3. Sand and polish existing floor to Gallery Area. Apply one (1) coat sealer and two (2) coats of clear polyurethane with low sheen finish.

**WALL BETWEEN SCHOOL AND
GALLERY**



SCOPE/SUMMARY OF WORKS

1. Repair cracked internal brickwork wall between class room and gallery. Re-paint and make good as required.

**VERANDAH AND DECKING
ADJACENT GELLARY**



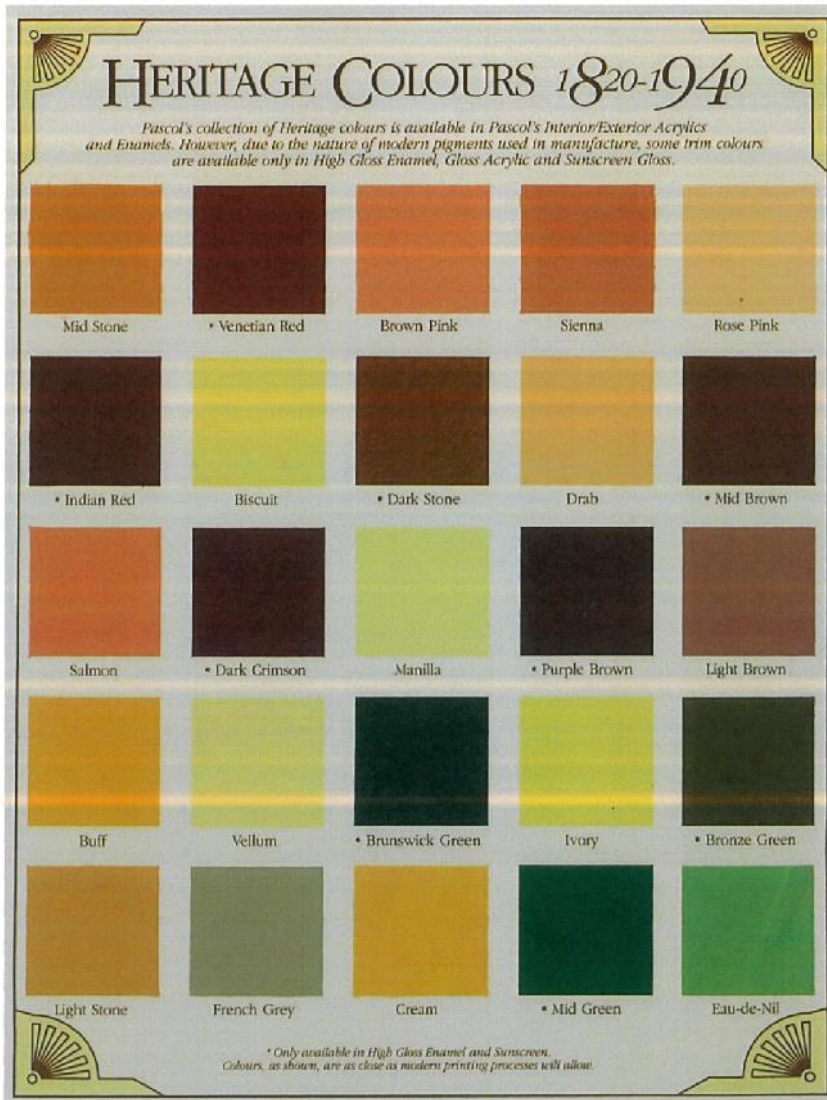
SCOPE/SUMMARY OF WORKS

1. Replace decking and verandah including stumps, bearers, joists, decking posts, fascia and roof structure.
2. Replace rolled galvanized roof sheeting and eave gutter to verandah and video room (left of photo).
3. Paint new members to match current colour / existing.

APPENDIX 7 – COLOUR SCHEMES

PAIN T COLOURS: Paint colour scheme for the building shall be as close as possible match to the existing colours – paint colours used at rendered plinths, sills, bands, cappings, windows, doors, awnings, eaves, fascia, gutters, roof vents, etc shall be from the "Pascal" heritage paint range.




Extract from "PASCOL" heritage paint range;



EXTERNAL COLOUR SCHEME



Peppin Heritage Centre – former Public School

No.	Area or detail	Colour: "PASCOL" 'Heritage' Range	
1	Windows (frames & sashes), doors, finals & flagpoles, fascias, exposed eaves/rafters, roof vents	Manilla	
2	Window sills and middle bands at walls, arch pilasters & gable barge at original entry, spire vent, wall vents, verandah posts, beams & rafters Soffit, Eaves	Biscuit	
3	Rendered base at walls, top bands at wall, barge, canopy roof, weatherboards at infill verandah brackets	Sandstone	
4	Arched / headers above windows, downpipes, exposed services at brickwork, canopy roof brackets	Sienna	
5	Gutters		
-	Brickwork	Upainted	
-	Roof (Galvanised)	Upainted	

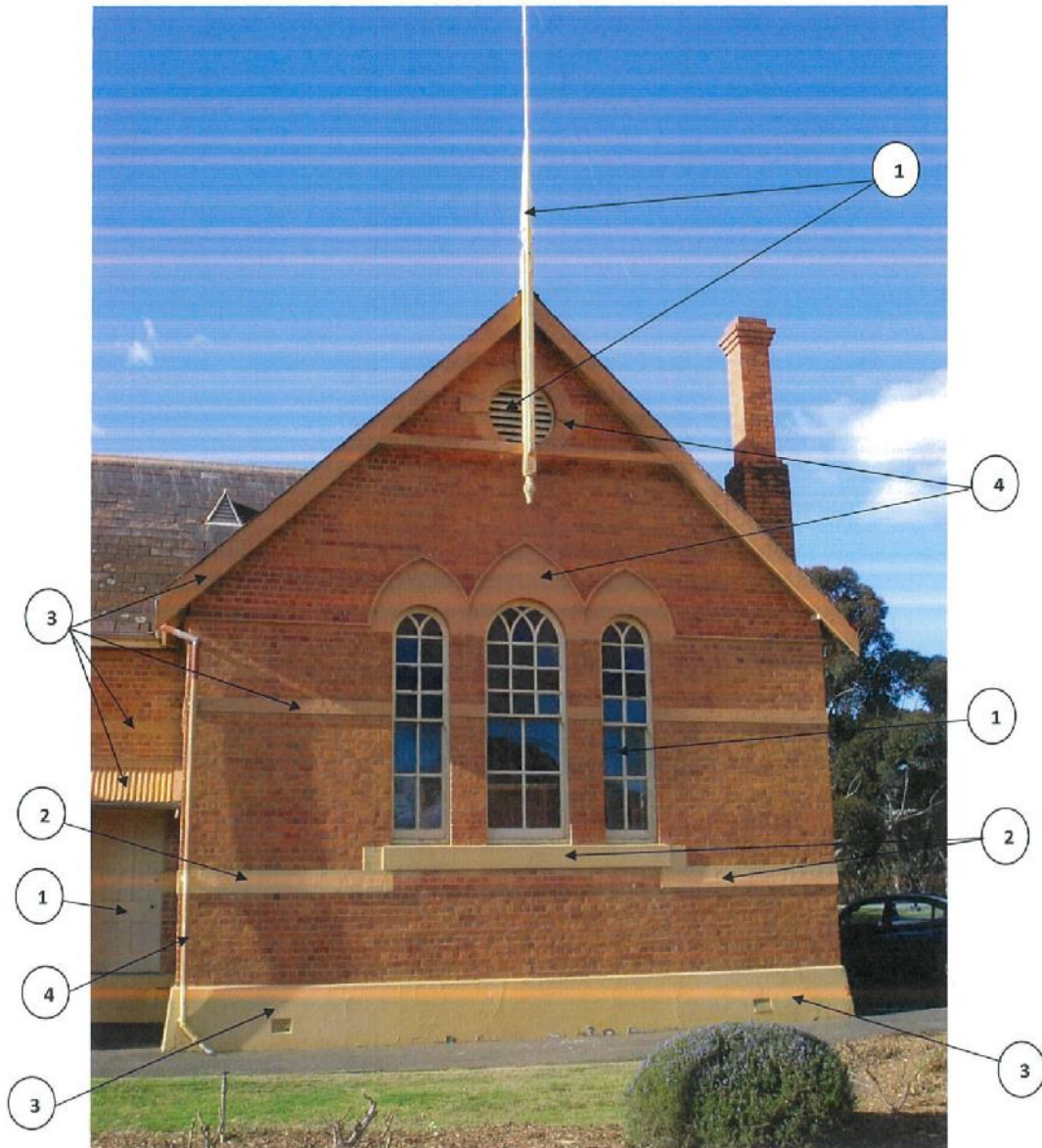


Photo 1: Peppin Heritage Centre (former Public School) – view of former classroom

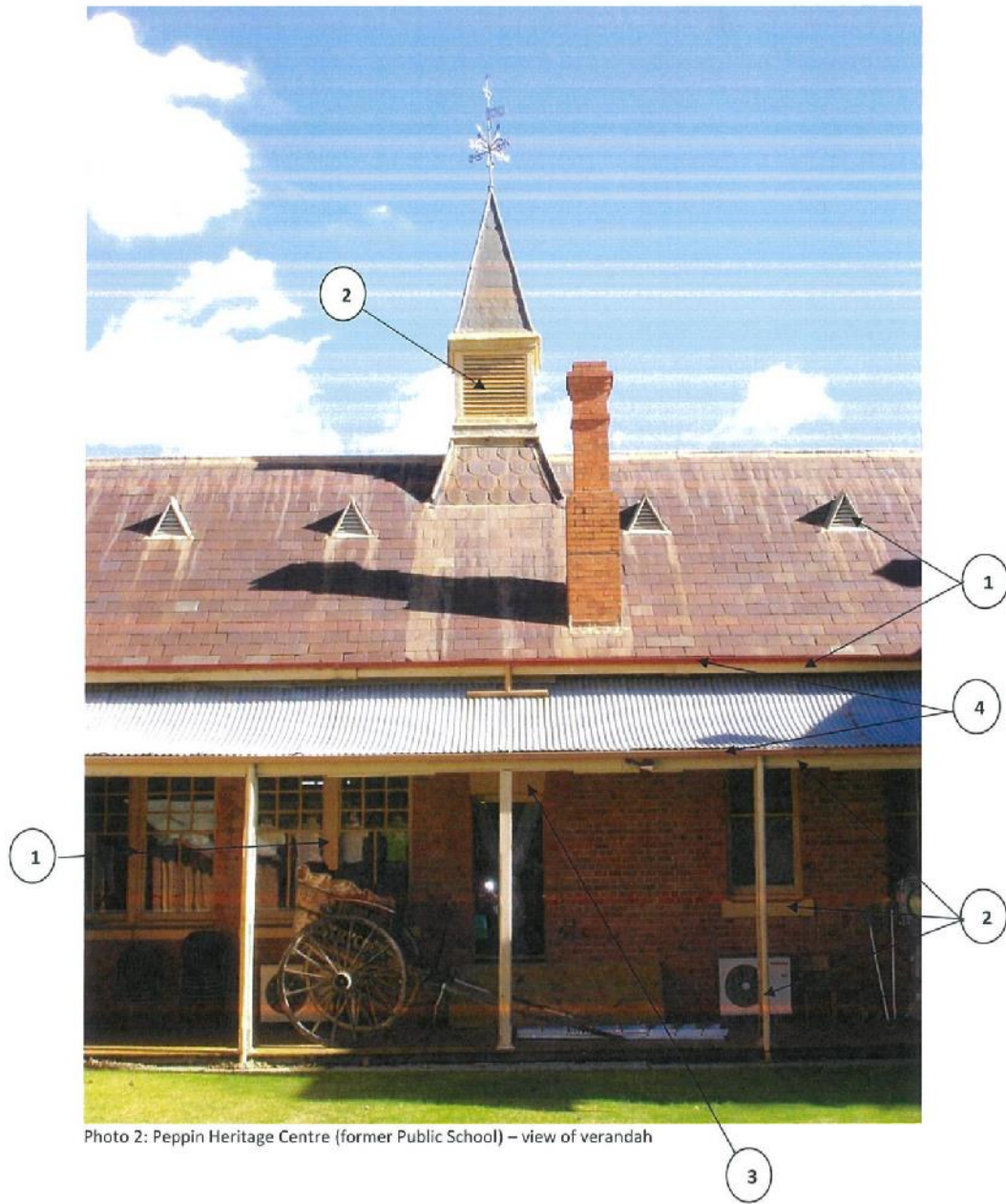


Photo 2: Peppin Heritage Centre (former Public School) – view of verandah

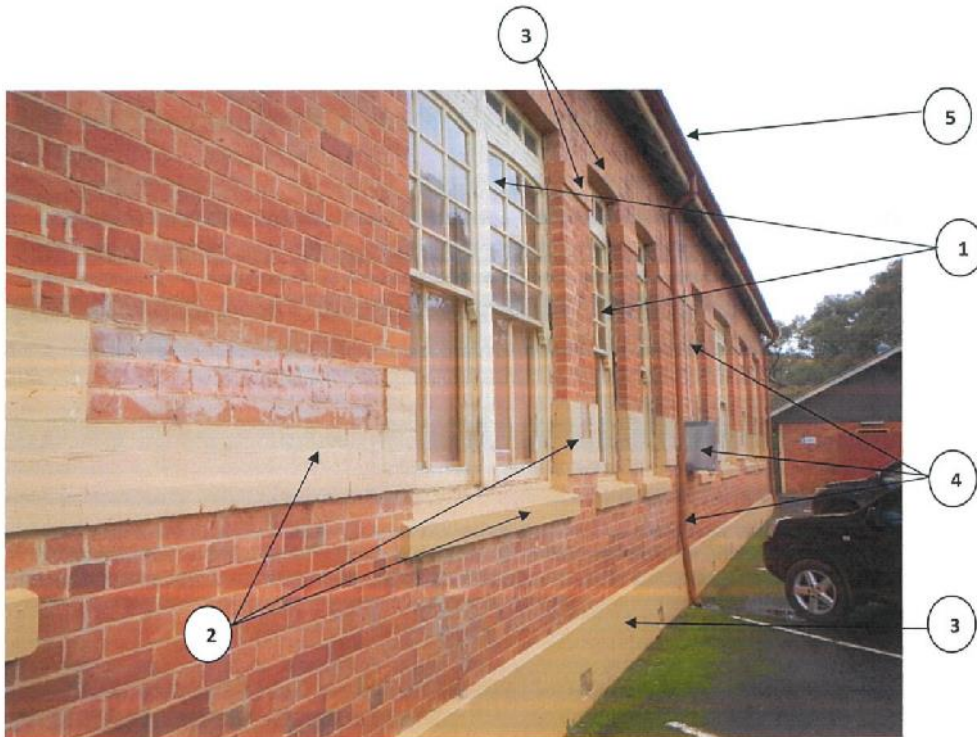


Photo 3: Peppin Heritage Centre (former Public School) – view of former Classroom, windows & rendered sills



Photo 4: Peppin Heritage Centre (former Public School) – view of windows & rendered sills



Photo 5: Peppin Heritage Centre (former Public School) – view of window, door and canopy



Photo 6: Peppin Heritage Centre (former Public School) – view of rendered base plinth

CONDITIONS DA 47/21**GENERAL****1– Development as per Plans**

The development shall take place in accordance with the approved plans and documentation, including any notations marked by Council thereon, as referenced in Schedule 1 - List of approved plans attached to DA 47/21 and the conditions of consent.

Reason: To clarify the extent of the consent.

2– Construction Certificate Required

An application for a Construction Certificate is to be submitted to and approved by Council or an accredited Private Certifier prior to any building work commencing. The construction certificate plans are to be consistent with the approved development consent and shall include detailed plans and specifications to demonstrate compliance with the provisions of the National Construction Code Volume 1 2019 - Building Code of Australia (BCA).

Reason: Prescribed condition under the Environmental Planning and Assessment Act and Regulations.

3 – Vehicle Loading / Unloading Onsite

For the purposes of safety and preventing obstruction, all vehicles being loaded and/or unloaded are to stand wholly within the site.

Reason: To ensure obstruction of roads does not occur

4 - Advice to Applicant

As an existing development where there is no change to the layout of the building, access and amenities for people with a disability has not been required to be provided under the Premises Code. The owner is advised that this may leave them liable to a claim under the Disability Discrimination Act. It is the owners responsibility to comply with the Disability Discrimination Act.

5 - Advice to Applicant

This application has been assessed in accordance with the relevant building laws and it remains the responsibility of the builder to ensure compliance with other laws, including anti-discrimination legislation.

PRIOR TO COMMENCEMENT**6 – Section 68 Approval required**

Prior to the issue of the construction certificate an application for approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be lodged with Council. The approval under Section 68 of the Local Government Act, 1993 is to be obtained prior to any works commencing on site.

Reason: To ensure compliance with the Local Government Act 1993.

7- Notice of Commencement

The erection of the building the subject of this development consent must not be commenced until the person having the benefit of the development consent has lodged a notice of commencement form with Council as the Principal Certifying Authority for the work. This is to be lodged at least two days prior to commencing the building work.

Reason: These are requirements of the Environmental Planning and Assessment Act and associated Regulations.

8 – Road Opening Permit

Prior to any works being undertaken in the road reserve a road opening permit is to be obtained from Council.

Reason: To ensure compliance with the Roads Act, which requires the road authority to give permission for an activity within the road reserve.

9– Site Protection

Prior to the commencement of works, the principal contractor is to ensure that the site has been appropriately protected and secured by a fence or hoarding to prevent access from the street and to prevent the possibility of any unauthorised access in accordance with WorkCover requirements.

Reason: To protect the safety of the public by restricting unauthorised access to the land.

10 – Erosion and Sediment Control

Prior to the commencement of any site works appropriate erosion and sediment control measures are to be implemented to prevent any sediment from leaving the site, these measures are to be maintained during the construction phase and can only be removed once appropriate stabilization has been completed.

Reason: To prevent water pollution and protect the amenity of the adjoining area, and to comply with the Protection of the Environment Operations Act 1997.

DURING CONSTRUCTION

11 – Comply with the BCA

The structure(s) are to comply with the relevant requirements of the Building Code of Australia and the Environmental Planning and Assessment Act 1979.

Reason: This is a prescribed condition of the Environmental Planning & Assessment Act 1979 to ensure compliance with the Building Code of Australia.

12 – Inspections Class 5 to 9

CLASS 5, 6, 7, 8 or 9 BUILDINGS.

The following inspections are required for 48 hours notice is to be given to Council or an accredited certifier to enable an inspection to be conducted.

- a. at the commencement of building work, and
- b. after excavation for and prior to the placement of, any footings, and
- c. prior to pouring any in-situ reinforced concrete building element, and
- d. prior to covering of the frame work for any floor, wall, roof or other building element
- e. Prior to covering all hot and cold water plumbing and sanitary plumbing and drainage.
- f. prior to waterproofing in any wet areas, and
- g. prior to covering any stormwater drainage connections, and
- h. after building work has been completed and prior to any occupation certificate being issued in relation to the approval.

Please note that failure to comply with this condition may result in the Occupation Certificate not being granted.

Reason: To ensure compliance with the Environmental Planning and Assessment Act, 1979 & associated Regulation and Council requirements.

13 – Waste Bins for Construction

The builder / developer is to provide on-site waste bins for waste materials generated during construction and a bin with a tight fitting lid for food scraps or they are to remove waste from the site to an EPA approved waste depot on a daily basis.

Reason: To protect public health and protect the amenity of the area.

14– Hours of Operation (Demolition & Construction)

The hours of operation for demolition or building works on the site shall be limited to the daylight hours, between 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 5.00pm Saturdays. No work shall be carried out on Sundays and Public Holidays without the prior written consent of the Council.

Reason: To ensure compliance with the requirements of the Protection of the Environment Operations Act 1997 and Regulations.

15– Removal of Spoil

Any spoil deposited on public roads during the cartage of materials from or to the site shall be removed on the same day. The cartage of spoil shall cease, as directed by Council, if the Council determines that excessive deposition of spoil onto the road is taking place.

Reason: To ensure erosion control measures have been implemented.

16 – Waste Disposal

Any waste or excavated material removed from the site is to be taken to an authorised site for disposal. No fill is to be deposited on other land without the prior consent of Council.

Reason: To ensure the responsible disposal of surplus landfill.

17 - Earthworks

Earthworks are to be wholly contained within the property/site. It is the responsibility of the landowner and/or the principal contractor to ensure compliance with this condition

Reason: To ensure that the development does not encroach onto neighbouring lots.

18 – Worksite Safety

If the work involved in the erection or demolition of a building:

- i. is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- ii. involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning / fence is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Any such hoarding, fence or awning is to be removed when the work has been completed.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Act 1979.

19– Sign to be Erected on Building & Demolition Site

A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- i. Showing the name, address and telephone number of the principal certifying authority for the work, and
- ii. Showing the name for the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- iii. stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work had been completed.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Act 1979.

20 – Toilet Facilities

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this condition must be completed before the commencement of construction works.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Act 1979.

21 – Demolition Work

All work to demolish the existing verandah elements shall be carried out in accordance with the AS 2601-2001 Demolition of structures and the requirements of NSW

Workcover.

Reason: To provide for the safe demolition of the structure

PRIOR TO OCCUPATION CERTIFICATE

22 – Satisfy Conditions of Approval

Use of the site for the proposed development shall not take place until all conditions required prior to commencement of work for this approval have been satisfied.

Reason: To ensure compliance to all requirements.

23 – No Use Until Occupation Certificate Issued

The use of the building is not to commence until such time as an “Occupation Certificate” is issued by Council / the Principal Certifying Authority responsible for the work.

Reason: This is a requirement of the Environmental Planning and Assessment Act 1979.

24 – Public Utilities

Adjustments to the public utilities necessitated by the development shall be completed prior to occupation of the development and in accordance with the requirements of the relevant authority, all at no cost to Council.

Reason: To provide for co-ordinated alterations of services located in footpath.

25 – Final Documents to be provided

Prior to the issue of an occupation certificate, Council must be in receipt of the following documentation, relevant to this development;

- Certificate of Compliance – Electrical
 - Termite Barrier Installation Certificate/s
 - Termite Barrier Installation Certificates Part A Part B
 - Copy of Durable Notice permanently fixed to building (or in meter box)
 - Roof Truss Design Certificate
 - Structural Engineer’s Certification
 - Stormwater
 - Certificate of Compliance - LG Act 1993
 - Plumber’s work-as-executed stormwater plan
-
- Justification for any missed critical stage inspection and supporting documentation
- Reason: To ensure the building work meets the requirements of the legislation.

GENERAL TERMS OF APPROVAL - HERITAGE NSW

HERITAGE CONSULTANT

1. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradesperson during site inductions and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved the selection of appropriate tradespersons and must be satisfied that all work has been carried out accordance with the conditions of this consent.

Reason: So that appropriate heritage advices is provided to support best practice conservation and ensure works are undertaken in accordance with this approval

SPECIALIST TRADESPERSONS

2. All work to, or affection significant fabric shall be carried out by a suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

Reason: So that the construction, conservation and repair of significant fabric follows best heritage practice.

PROTECTION OF SIGNIFICANT ELEMENTS

3. Complete replacement of any significant elements of the roof, verandah and gallery space is not approved unless they are found to be deteriorated beyond repair. Significant elements must be repaired in the first instance in consultation with the nominated heritage consultant. Details of the fabric to be replaced, following investigation by the nominated heritage consultant, shall be submitted as part of the s60 application for approval

Reason: to ensure integrity of significant elements is retained.

4. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

Reason: to ensure significant fabric including vegetation is protected during construction.

COMPLIANCE

5. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason: to ensure the timely completion of works

DURATION OF APPROVAL

6. This approval will lapse five years from the date of the consent unless the building works associated with the approval have physically commenced.

Reason: to ensure the timely completion of works

SECTION 60 APPLICATION

7. An application under section 60 of the Heritage Act 1977 (the Act) must be submitted to, and approved by the Heritage Council of NSW (or delegate) prior to work commencing.

Reason: to meet legislative requirements

10.13 LOCAL HERITAGE FUND 2021-2022**Author: Marie Sutton, Manager Development Services****Authoriser: Philip Stone, General Manager****RECOMMENDATION**

That Council:

1. Fund the following projects as part of the Local Heritage Fund 2021-2022:
 - (a) 5310 Conargo Road , Conargo Hotel – Local Heritage Fund contribution \$10,000
 - (b) 46 Napier Street – Local Heritage Fund contribution of \$ 3,000
 - (c) 252 Harfleur Street – Local Heritage Fund contribution of \$1,750
 - (d) 337 Henry Street - Local Heritage Fund contribution of \$ 1,500
2. Should a project funding offer not be accepted or a project not proceed reallocated available funds from the Local Heritage Fund 2021-2022 program to the next highest priority project

BACKGROUND

The Local Heritage Fund (LHF) has been established by Council with the assistance of the NSW Heritage Grants – Community Heritage (Small Heritage Grants) Program with the aim of encouraging positive work on heritage. The funding is directed towards “listed” heritage items and buildings within the villages and/or Deniliquin town centre, Heritage Conservation area or a building supported by Councils Heritage Advisor as being of heritage significance. The LHF funds projects are usually funded on a 1:1 basis and projects must be finished by 30 April 2022.

ISSUE/DISCUSSION

Council received five applications for the 2021-2022 Local Heritage Fund. The applications were reviewed by Council’s Heritage Advisor and ranked according to Heritage significance, long term benefit and public enjoyment and benefit of the project. The following (4) applications were recommended for funding:

On review of the Heritage Advisors rankings and given Council’s priorities for funding of Listed Heritage buildings within the village and town centres, it is recommended that funding for the restoration of the Conargo Hotel façade be increased and the funding allocations be adjusted as follows:

Address	Project Description	Total Project Cost	Amount of Funding sought	Heritage Advisor suggested funding	Council amended suggested funding
5310 Conargo Road	Restoration of the façade for the Historic Conargo Hotel	\$45,000	\$10,000	\$8,500	\$10,000
46 Napier Street	Replacement of roof and 3 windows to shop	\$15,200	\$7,600	\$3,750	\$3,000
252 Harfleur Street	Paint exterior of dwelling	\$19,743	\$5,000	\$2,000	\$1,750
337 Henry Street	Replace front fence with new heritage front fence.	\$16,665	\$5,000	\$2,000	\$1,500

It is recommended to Council that the projects be funded as detailed in the table above.

STRATEGIC IMPLICATIONS

Nil.

COMMUNITY STRATEGIC PLAN

The LHF is consistent with target 1 of the Community Strategic Program being 'a great place to live'.

FINANCIAL IMPLICATIONS

Council has received a grant of \$6,250 GST ex from the NSW Heritage Grants – Community Heritage (Small Heritage Grants) Program. Council has budgeted \$10,000 towards the program in the 2021-22 operational plan. Council has a total of \$16,250 to expend on the 2021-22 program.

LEGISLATIVE IMPLICATIONS

Nil.

ATTACHMENTS

1. Local Heritage Fund Applications report
2. Local Heritage Fund Summary and Assessment Report

**EDWARD RIVER COUNCIL
REPORT**

To: Edward River Council 13 August 2021
By: Noel Thomson – Heritage Advisor
Subject: Local Heritage Fund Applications 2021-2022

LOCAL HERITAGE FUND APPLICATIONS 2021-2022

Funding is available from Edward River Council for 'Listed' heritage items and buildings within the Conservation Areas as per Edward River Council Local Environmental Plan, or a building supported by Council's heritage advisor as being of heritage significance. Further to receipt of Applications to Edward River Council Local Heritage Fund, on review of the five applications received the following comments/recommendations are provided;

2021-22/1 Restoration of historic front facade of Conargo Hotel, 5310 Conargo Rd, Conargo

Submission by Owner (Paul Lodge) is for the 'restoration' of the historic front facade at the heritage listed (I5) "Conargo Hotel" has long been anticipated since DA approved a few years ago. NT notes that this building is significant to Conargo and the proposal for the restoration of the facade and painting meets the criteria of the heritage fund.

Recommendation is for the restoration and repainting of the historic front facade be undertaken as per heritage advisor requirements, with funding of \$8,500 acceptable for this important heritage project. NT notes that DA approval has been received for the overall project – reconstruction of the Conargo Hotel.

2021-22/2 Restoration of verandah at residence; 297 Harfleur St, Deniliquin

Submission by Owner (Helen Burham) is for the replacement of verandah slab (and to include tiling) to the front of this residence in Harfleur Street. NT notes the works suit the criteria of the fund; however due to its ranking, no public visibility and significant cost, unfortunately this project cannot be funded this year.

2021-22/3 Replacement roofing and 3 windows to mainstreet building; 46 Napier St, Deniliquin

Submission by Owner (Shane Banks) is for the replacement of roofing and three first floor windows to this 2-storey main Street building within the Heritage Conservation Area. NT notes the works suit the criteria of the fund and recommends that the project be split in two, with preference for roof works to be funded this year and windows from next year's funding round;

Recommendation for the re-roofing project to this mainstreet building to be undertaken as per heritage advisor recommendations, with funding of \$3,750 acceptable for this important mainstreet heritage project. NT notes that approval as per LEP Clause 5.10 (3) will be required to satisfy Council requirements

2021-22/4 Replacement of fencing to residence; 337 Henry St, Deniliquin

Submission by Owner (Geoff Mann) is for the replacement of the current 'heritage wire' fencing across the front of this significant residence "Meikong", with NT noting it meets criteria for heritage funding.

Recommendation is for the new 'heritage style' front fence as per heritage advisor requirements, with funding of \$2,000 acceptable for this heritage project.

2021-22/05 Paint to exterior of residence; 252 Harfleur St, Deniliquin

Submission by Owner (Rhonda Hertherington) is for the repainting of exterior of this important residence "Booyong", with NT noting that this building has previously undertaken other renovation projects and on review of the submitted documentation, the proposal for the repainting suits the criteria of the fund.

Recommendation for this repainting project to "Booyong" to be undertaken as per heritage advisor recommendations funding of \$2,000 acceptable for this heritage project.

**EDWARD RIVER COUNCIL
REPORT**

Note: Refer attached Summary and Assessment Forms for further information

Trusting the foregoing advice is of assistance at this time.



**NOEL THOMSON RAIA
EDWARD RIVER COUNCIL HERITAGE ADVISOR**

Local Heritage Grant Applications – 2021/2022 (available funds = \$16,250.00)

	Assess . No.	Property Address	Applicant	Conservation Works	A heritage item or an item included in a heritage conservation area	Total \$ Estimate Value of Project	\$ Amount Sought	Recommended \$ Grant	DA Required Yes/ No
1	5446	5310 Conargo Road, Conargo	Paul Lodge	Restoration of the historic front facade at the Conargo Hotel	Conargo LEP 2013	\$45,000.00 Actual facade restore + paint \$20,000.00	\$10,000.00	\$8,500.00	Yes – approval received
2.	1531	297 Harfleur Street, Deniliquin	Helen Burnham	Verandah restoration – remove & replace concrete slab		\$7,083.00	\$3,000.00	Nil	No
3.	2521	46 Napier Street, Deniliquin	Shane Banks	Roof replacement and replacing 3 windows at upper facade	Deniliquin Heritage Conservation Area	\$15,200.00 Actual roof \$10,604.00	\$7,600.00	\$3,750.00	Yes – LEP Clause 5.10 (3)
4.	1727	337 Henry Street, Deniliquin	Geoff Mann	Replace fence with new heritage front fence at “Meikong”		\$16,665.00	\$5,000.00	\$2,000.00	No
5.	1573	252 Harfleur Street, Deniliquin	Rhonda Hetherington	Paint remaining exterior of dwelling and upgrade concrete at verandah		\$29,873.00 Actual facade repaint \$19,743.00	\$5,000.00	\$2,000.00	No
Totals						\$74,095.00	\$30,600.00	\$16,250.00	

Local Heritage Grant Applications – 2020/2021 (available funds = \$16,250.00)

RANKING	Assess. No.	Property Address	Applicant	Conservation Works	A heritage item or an item included in a heritage conservation area	Total \$ Estimate Value of Project	\$ Amount Sought	Recommended \$ Grant	DA Required Yes/No
1	5446	5310 Conargo Road, Conargo	Paul Lodge	Restoration of the façade for the Historic Conargo Hotel	Conargo LEP 2013 60	\$45,000.00 actual paint facade say \$20k	\$10,000.00	8,500	YES Approval Received
5	1531	297 Harfleur Street, Deniliquin	Helen Burnham	Verandah Restoration	42	\$7,083.00	\$3,000.00	NIL	No
2	2521	46 Napier Street, Deniliquin	Shane Banks	You're Younique	Deniliquin Heritage Conservation Area 58	\$15,200.00 Keep actual \$10,600	\$7,600.00	3,750	YES 5.10(3)
4	1727	337 Henry Street, Deniliquin	Geoff Mann	Heritage Front Fence "Meikong"	49	\$16,665.00	\$5,000.00	2,000	No
3	1573	252 Harfleur Street, Deniliquin	Rhonda Hetherington	Paint remaining exterior of dwelling and concrete verandah	50	\$29,873.00 Actual paint \$19,743		2,000	No
Totals						\$113,821.00	\$18,007.00	16,250	

EDWARD RIVER COUNCIL
LOCAL HERITAGE FUND
ASSESSMENT FORM 2021-2022

Project Name		RESTORATION OF THE HISTORICAL FRONT FACADE AT CONARGO HOTEL, CONARGO		Project No.		2021-22/1	
		Score 100	Assessor	Specialist	Comments		
My Project is for	Assess the heritage listing for the proposed project application	35					
	SHR Heritage listed item/s	12		-			
	LEP Heritage listed item/s	10		10	LEP Heritage Item 15		
	Item/s in Heritage Conservation Area	8		-	(Conargo Hotel)		
	Significant item	5		5			
		Sub Total		15			
Priorities	Assess the project against your Council's local heritage fund priorities for this funding round	25					
Priority 1	Properties that are LEP listed heritage items identified as having heritage significance-	12		12			
Priority 2	Commercial properties within the Heritage Conservation Area identified as having heritage significance- a) Repair of original features and/or b) Painting in period colour and styles	8		-			
Priority 3	Buildings outside the Heritage Conservation Area that are identified by Council's Heritage Advisor as significant Heritage items whether listed in Council's LEPs or not: a) Painting in period colours b) Repair/restoration of heritage features c) Restoration of period front fences	5		-			
		Sub Total		12			
Common Selection Criteria	Assess the project against ALL of these criteria	20					
Sustainable long term benefits	Has a long term plan in place to manage heritage item/s	6		5			
Public benefit & enjoyment	Increase opportunities for learning about, access & enjoyment	5		5			

Project Name		Score	Assessor	Specialist	Comments
Innovation & Leadership	Leads to positive change in community heritage attitudes and actions	5		5	
Capacity & Commitment	Time, financial & management skills	2		2	
	Complete within funding timeframe	2		2	
		Sub Total		19	
Project	Assess the quality and completeness of the project application	20			
	Project scope	5		5	→ includes some works completed
	Project costings	5		5	
	Photos	5		5	
	Greater than \$ for \$ contribution	5		5	Yes - major works to be done to restore facade
		Sub Total		20	
		TOTAL		66	ADJUSTED TOTAL
Funding	Access the funding requested				
	Total Project cost	\$ 45,000			→ some works completed
	Requested amount	\$ 10,000			
	Applicant contribution	\$ 35,000			
	Recommended amount	\$ 5000	\$ 6500		
Assessors summary comments					
THIS IS AN IMPORTANT BUILDING FOR CONARLO AND ITS RESTORATION/ RECONSTRUCTION HAS BEEN LONG ANTICIPATED AND HISTORIC FACADE RESTORATION INCLUDING PAINTING IS WELCOMED.					
Name	NOEL THOMSON ERV Heritage Advisor		Date	13 AUGUST 2021	
If approved, any special project funding conditions (to be added to the Funding Agreement)					
eg Heritage Specialist required for this project		THE PAINTING TO HISTORIC FACADE TO BE IN ACCORDANCE WITH			
eg To confirm paint colour scheme before proceeding		HERITAGE ADVISOR PAINT COLOUR SCHEME/ RECOMMENDATIONS.			
eg Approvals required (Local Government / Heritage Act)					

EDWARD RIVER COUNCIL
LOCAL HERITAGE FUND
ASSESSMENT FORM 2021-2022

Project Name		Project No.			
VERANDAH GRAB RESTORATION TO RESIDENCE 297 HARKLER ST, DENILQUIN		2021-22/2			
My Project is for	Assess the heritage listing for the proposed project application	Score 100	Assessor	Specialist	Comments
	SHR Heritage listed item/s	12		1	
	LEP Heritage listed item/s	10		1	
	Item/s in Heritage Conservation Area	8		1	
	Significant item	5		5	
		Sub Total		5	
Priorities	Assess the project against your Council's local heritage fund priorities for this funding round	25			
Priority 1	Properties that are LEP listed heritage items identified as having heritage significance-	12		1	
Priority 2	Commercial properties within the Heritage Conservation Area identified as having heritage significance- a) Repair of original features and/or b) Painting in period colour and styles	8		1	
Priority 3	Buildings outside the Heritage Conservation Area that are identified by Council's Heritage Advisor as significant Heritage items whether listed in Council's LEPs or not: a) Painting in period colours b) Repair/restoration of heritage features c) Restoration of period front fences	5		5	Verandah is not visible from streetscape - behind high fence
		Sub Total		5	
Common Selection Criteria	Assess the project against ALL of these criteria	20			
Sustainable long term benefits	Has a long term plan in place to manage heritage item/s	6		5	
Public benefit & enjoyment	Increase opportunities for learning about, access & enjoyment	5		1	Has undertaken several restoration projects

Project Name		Score	Assessor	Specialist	Comments
Innovation & Leadership	Leads to positive change in community heritage attitudes and actions	5		3	
Capacity & Commitment	Time, financial & management skills	2		2	
	Complete within funding timeframe	2		2	
		Sub Total		13	
Project	Assess the quality and completeness of the project application	20			
	Project scope	5		4	
	Project costings	5		5	
	Photos	5		5	
	Greater than \$ for \$ contribution	5		5	
		Sub Total		19	
		TOTAL		42	ADJUSTED TOTAL
Funding	Access the funding requested				
	Total Project cost	\$ 7083			
	Requested amount	\$ 4083			
	Applicant contribution	\$ 3000			
	Recommended amount	\$		NIL	
Assessors summary comments					
THIS 'FEDERATION' STYLE RESIDENCE HAS SLOWLY BEEN RESTORATION OVER PAST FEW YEARS WITH VERANDAH RESTORATION PROPOSED. THE PROJECT SUITS CRITERIA FOR HERITAGE FUNDING BUT DUE TO NON-VISABLE LOCATION NOT HIGHLY RATED -SO NO FUNDING THIS YEAR					
Name	NOEL THOMSON ERC Heritage Advisor		Date	13 AUGUST 2021	
If approved, any special project funding conditions (to be added to the Funding Agreement) eg Heritage Specialist required for this project eg To confirm paint colour scheme before proceeding eg Approvals required (Local Government / Heritage Act)					

**EDWARD RIVER COUNCIL
LOCAL HERITAGE FUND
ASSESSMENT FORM 2021-2022**

Project Name		Project No.			
REPLACEMENT OF ROOF + 3 WINDOWS TO SHOP 46 NAPIER ST, DENILQUIN		2021-22/3			
		Score 100	Assessor	Specialist	Comments
My Project is for	Assess the heritage listing for the proposed project application	35			
	SHR Heritage listed item/s	12		--	
	LEP Heritage listed item/s	10		-	
	Item/s in Heritage Conservation Area	8		8	
	Significant item	5		5	
		Sub Total		13	
Priorities	Assess the project against your Council's local heritage fund priorities for this funding round	25			
Priority 1	Properties that are LEP listed heritage items identified as having heritage significance-	12		-	
Priority 2	Commercial properties within the Heritage Conservation Area identified as having heritage significance- a) Repair of original features and/or b) Painting in period colour and styles	8		8	
Priority 3	Buildings outside the Heritage Conservation Area that are identified by Council's Heritage Advisor as significant Heritage items whether listed in Council's LEPs or not: a) Painting in period colours b) Repair/restoration of heritage features c) Restoration of period front fences	5		-	
		Sub Total		8	
Common Selection Criteria	Assess the project against ALL of these criteria	20			
Sustainable long term benefits	Has a long term plan in place to manage heritage item/s	6		4	
Public benefit & enjoyment	Increase opportunities for learning about, access & enjoyment	5		5	

Project Name		Score	Assessor	Specialist	Comments
Innovation & Leadership	Leads to positive change in community heritage attitudes and actions	5		5	
Capacity & Commitment	Time, financial & management skills	2		2	
	Complete within funding timeframe	2		2	
		Sub Total		18	
Project	Assess the quality and completeness of the project application	20			
	Project scope	5		5	INCL ROOF + WINDOWS
	Project costings	5		5	QUOTES RECEIVED
	Photos	5		4	
	Greater than \$ for \$ contribution	5		5	
		Sub Total		19	
		TOTAL		58	ADJUSTED TOTAL
Funding	Access the funding requested				
	Total Project cost	\$ 15,200			INCL ROOFING + 3 WINDOWS
	Requested amount	\$ 7,600			(suggest split project)
	Applicant contribution	\$ 7,600			
	Recommended amount	\$ say \$ 3,750			
Assessors summary comments					
THIS PROJECT TO IMPORTANT BUILDING - PART OF GROUP OF SHOPS IN NAPIER ST SUITS THE CRITERIA FOR HERITAGE FUNDING - SUGGEST ROOFING IS FUNDED AND WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH HERITAGE ADVISOR RECOMMENDATIONS.					
Name	NOEL THOMSON ERLC Heritage Advisor		Date	13 AUGUST 2021	
If approved, any special project funding conditions (to be added to the Funding Agreement)					
eg Heritage Specialist required for this project		THE WORKS WILL HAVE MINOR IMPACT TO THE HERITAGE CONSERVATION AREA AND APPROVAL REQUIRED IN ACCORDANCE WITH LEP CLAUSE 5.10(3) PRIOR TO WORKS COMMENCING ON SITE.			
eg To confirm paint colour scheme before proceeding					
eg Approvals required (Local Government / Heritage Act)					

**EDWARD RIVER COUNCIL
LOCAL HERITAGE FUND
ASSESSMENT FORM 2021-2022**

Project Name REPLACEMENT OF HERITAGE STYLE FRONT FENCE 337 HENRY ST, DENILIQUIN		Project No. 2021-22/4			
		Score 100	Assessor	Specialist	Comments
My Project is for	Assess the heritage listing for the proposed project application	35			
	SHR Heritage listed item/s	12		-	
	LEP Heritage listed item/s	10		-	
	Item/s in Heritage Conservation Area	8		-	
	Significant item	5		5	
		Sub Total		-	
Priorities	Assess the project against your Council's local heritage fund priorities for this funding round	25			
Priority 1	Properties that are LEP listed heritage items identified as having heritage significance-	12		-	
Priority 2	Commercial properties within the Heritage Conservation Area identified as having heritage significance- a) Repair of original features and/or b) Painting in period colour and styles	8		-	
Priority 3	Buildings outside the Heritage Conservation Area that are identified by Council's Heritage Advisor as significant Heritage items whether listed in Council's LEPs or not: a) Painting in period colours b) Repair/restoration of heritage features c) Restoration of period front fences	5		5	
		Sub Total		5	
Common Selection Criteria	Assess the project against ALL of these criteria	20			
Sustainable long term benefits	Has a long term plan in place to manage heritage item/s	6		5	
Public benefit & enjoyment	Increase opportunities for learning about, access & enjoyment	5		5	

Project Name		Score	Assessor	Specialist	Comments
Innovation & Leadership	Leads to positive change in community heritage attitudes and actions	5		5	
Capacity & Commitment	Time, financial & management skills	2		2	
	Complete within funding timeframe	2		2	
		Sub Total		19	
Project	Assess the quality and completeness of the project application	20			
	Project scope	5		5	
	Project costings	5		5	2 quotes received for fence
	Photos	5		5	
	Greater than \$ for \$ contribution	5		5	
		Sub Total		20	
		TOTAL		49	ADJUSTED TOTAL
Funding	Access the funding requested				
	Total Project cost	\$ 16,665			
	Requested amount	\$ 5,000			
	Applicant contribution	\$ 11,665			
	Recommended amount	\$ say \$ 2000			
Assessors summary comments					
THE FENCE REPLACEMENT TO RESIDENCE (DOUBLE BLOCK) WILL IMPROVE THE STREETSCAPE AND MATCH ADJOINING FENCE AT 341 HENRY ST, IS APPROPRIATE AND MEETS CRITERIA FOR HERITAGE FUNDING					
Name	NOEL THOMSONS ERC Heritage Advisor		Date	13 AUGUST 2021	
If approved, any special project funding conditions (to be added to the Funding Agreement)					
eg Heritage Specialist required for this project					
eg To confirm paint colour scheme before proceeding					
eg Approvals required (Local Government / Heritage Act)					
NOTE: FENCE REPLACEMENT AT "MEIKONG" TO BE IN ACCORDANCE WITH HERITAGE ADVISOR REQUIREMENTS.					

**EDWARD RIVER COUNCIL
LOCAL HERITAGE FUND
ASSESSMENT FORM 2021-2022**

Project Name EXTERNAL PAINTING TO RESIDENCE 252 MARFLUER ST, DENIHQUIN		Project No. 2021-22/5			
		Score 100	Assessor	Specialist	Comments
My Project is for	Assess the heritage listing for the proposed project application	35			
	SHR Heritage listed item/s	12		-	
	LEP Heritage listed item/s	10		-	
	Item/s in Heritage Conservation Area	8		-	
	Significant item	5		5	
		Sub Total		5	
Priorities	Assess the project against your Council's local heritage fund priorities for this funding round	25			
Priority 1	Properties that are LEP listed heritage items identified as having heritage significance-	12		-	
Priority 2	Commercial properties within the Heritage Conservation Area identified as having heritage significance- a) Repair of original features and/or b) Painting in period colour and styles	8		-	
Priority 3	Buildings outside the Heritage Conservation Area that are identified by Council's Heritage Advisor as significant Heritage items whether listed in Council's LEPs or not: a) Painting in period colours b) Repair/restoration of heritage features c) Restoration of period front fences	5		5	
		Sub Total		5	
Common Selection Criteria	Assess the project against ALL of these criteria	20			
Sustainable long term benefits	Has a long term plan in place to manage heritage item/s	6		6	
Public benefit & enjoyment	Increase opportunities for learning about, access & enjoyment	5		5	

Project Name		Score	Assessor	Specialist	Comments
Innovation & Leadership	Leads to positive change in community heritage attitudes and actions	5		5	
Capacity & Commitment	Time, financial & management skills	2		2	
	Complete within funding timeframe	2		2	
		Sub Total		20	
Project	Assess the quality and completeness of the project application	20			
	Project scope	5		5	
	Project costings	5		5	
	Photos	5		5	
	Greater than \$ for \$ contribution	5		5	
		Sub Total		20	
		TOTAL		50	ADJUSTED TOTAL
Funding	Access the funding requested				
	Total Project cost	\$ 19,743			
	Requested amount	\$ 5,000?			Your/HA assessment
	Applicant contribution	\$ 12,743			
	Recommended amount	\$ 6k	\$ 2000		
Assessors summary comments					
THIS IMPORTANT RESIDENCE HAS BEEN UNDERTAKING SEVERAL RESTORATION PROJECTS OVER MANY YEARS AND PROPOSAL FOR FINALISATION OF EXTERIOR PAINTING SUITS CRITERIA FOR HERITAGE FUSION					
Name	NOEL THOMSON ERL Heritage Advisor		Date 13 AUGUST 2021		
If approved, any special project funding conditions (to be added to the Funding Agreement)					
eg Heritage Specialist required for this project					
eg To confirm paint colour scheme before proceeding					
eg Approvals required (Local Government / Heritage Act)					
NOTE: PAINTING TO "BOUYONG" IS IN ACCORDANCE WITH PREVIOUS HERITAGE ADVISOR'S COLOUR SCHEME.					

10.14 JOINT REGIONAL PLANNING PANEL**Author: Marie Sutton, Manager Development Services****Authoriser: Philip Stone, General Manager****RECOMMENDATION**

That Council:

1. Endorses the nomination of Mr David Christy and Mr Michael Keys as Edward River Council's representatives on the Western Regional Planning Panel, and
2. Notifies the Western Regional Planning Panel of its decision to endorse Mr David Christy and Mr Michael Keys.

BACKGROUND

Council has received a letter from the Department of Planning and Environment requesting that Council provide notification of its current Council nominated Western Regional Planning Panel members.

In 2018 Council resolved to nominate Mr David Christy and Mr Michael Keys as its representatives on the planning panel. Their representation on the panel is due to expire on 30 September 2021. It is considered that they have been most suitable representatives and is proposed to again nominate these members as Councils current representatives.

ISSUE/DISCUSSION

The Planning Panels were introduced in NSW on 1 July 2009 to strengthen decision making for regionally significant development and other certain planning functions under the EP&A Act.

Each Planning Panel consist of five members with three of the members, including the chair, appointed by the Minister (state members) and two members nominated by the relevant council (council members). Property developers and real estate agents are not eligible to be members of a Planning Panel.

The Planning Panels Operational Procedures set out that the Panels have two council members appointed by each Council. At least one council member is required to have expertise in one or more of the following areas: planning, architecture, heritage, the environment, urban design, land economics, traffic and transport, law, engineering or tourism.

Each Council determines how their members are selected. In selecting members, councils should have regard to any conflict of duties that that would be created for a person nominated to the Planning Panel if they are in any way responsible or involved in the assessment of matters to be determined by the Panel or involved in voting or deliberation on matters that come before the Panel.

Based on the selection criteria for Council members it is proposed to again nominate:

- Mr David Christy, Service Leader City Development, Albury City Council. David has over 20 years of local government experience in metropolitan, regional and interstate councils. He is a qualified town planner with postgraduate qualifications in ecologically sustainable development and has been in a team leader at Albury City Council since late 2005. David has assessed and presented several applications that have been reported to the JRPP and these applications have ranged from an expansion of the Albury Waste Management Centre to major commercial developments; and

- Mr Michael Keys, Director of Regional Activation, Wagga Wagga City Council - Michael has 30 years' experience working in local government for rural and regional councils in NSW. He is a qualified health and building surveyor and town planner and has 20 years as director or senior manager in local government. This included 4 years as director /senior manager with the former Murray Shire. He has an understanding and appreciation of local issues and pressures in our region. Michael formerly worked at Albury City Council and during this time he has referred several large and topical applications to the JRPP ranging from a major hospital expansion to multimillion dollar commercial developments in the Albury Town Centre. Albury is a busy regional city with an average of 800-900 DAs determined each year.

The two nominees have been approached for nomination and have indicated they are willing to accept if Council resolves to support their nomination.

STRATEGIC IMPLICATIONS

Nil

COMMUNITY STRATEGIC PLAN

Nil

FINANCIAL IMPLICATIONS

Nil

LEGISLATIVE IMPLICATIONS

The operation and management of JRPPs is provided for in the Environmental Planning and Assessment Act.

ATTACHMENTS

Nil

10.15 DEVELOPMENT SERVICES REPORT**Author: Marie Sutton, Manager Development Services****Authoriser: Philip Stone, General Manager****RECOMMENDATION**

That Council note the Development Services Report for August 2021

BACKGROUND

Attachment 1 is the Development Services Report for August 2021

ISSUE/DISCUSSION

N/A

STRATEGIC IMPLICATIONS

N/A

COMMUNITY STRATEGIC PLAN

N/A

FINANCIAL IMPLICATIONS

N/A

LEGISLATIVE IMPLICATIONS

N/A

ATTACHMENTS

1.	Development	Services	Report	August	2021
----	-------------	----------	--------	--------	------



Applications received - August 2021					
Application	Property Description	Proposal	Date Received	Date Approved	Status
DA 75/21 CC 49/21	Lot 4 DP286093, 14 Riverview Drive, Deniliquin	New Single Dwelling	11/08/21	26/08/21	Approved
DA 76/21 CC 50/21	Lot 8 DP720244, 459 Jane Street, Deniliquin	Industrial Shed	18/08/21	-	Under assessment
DA 77/21	Lot 505 DP728925, 182-186 Barham Road, Deniliquin	Signage	19/08/21	-	Under assessment
DA 78/21 CC 51/21	Lot 3 Sec 111 DP758913, 111-119 Blackett Street, Deniliquin	Residential Shed	19/08/21	-	Under assessment
DA 79/21 CC 52/21	Lot 26 DP877116, 388 Wakool Road, Deniliquin	Shed Extension	24/08/21	-	Under assessment
DA 80/21 CC 53/21	Lot 40 DP1122628, 94 Aratula Road, Deniliquin	Farm Shed	31/08/21	-	Under assessment
Complying Development Certificates					
CDC 6/21	Lot 1 DP742625, 299 Wick Street, Deniliquin	Inground Swimming Pool	31/08/21	-	Under assessment
S68 Applications					
-	-	-	-	-	-



Processing Times for August 2021		
Application Type	* Mean Gross Days	** Mean Net Days
DA	56	43
Mod (\$4.55) of DA & DA/CC	-	-
CDC	-	-
CC	51	51
S68 Applications	-	-

* Mean gross days = Total days from lodgment to determination ** Mean Net Days = Total days less Stop the Clock days

Value and Number of Applications Determined 2020 and 2021										
Month	DAs 2020	DAs 2021	CDCs 2020	CDCs 2021	CC 2020	CC 2021	S68 2020	S68 2021	Value 2020	Value 2021
January	3	8	2	0	3	3	-	3	\$737,500	\$1,885,946
February	3	7	1	0	2	2	-	4	\$89,175	\$1,599,609
March	8	18	-	1	4	12	1	4	\$46,000	\$2,918,375
April	7	9	-	1	5	3	-	5	\$818,000	\$673,735
May	5	7	-	1	5	5	1	0	\$205,000	\$463,520
June	10	11	-	0	10	8	1	6	\$532,258	\$938,000
July	11	11	1	2	8	9	1	3	\$983,473	\$598,050
August	7	8	-	0	12	7	5	2	\$918,903	\$681,236
September	10		2		10		2		\$1,153,983	
October	16		2		10		3		\$1,827,041	
November	9		-		3		2		\$275,550	
December	9		-		4		3		\$1,466,842	
TOTALS	98	79	8	5	76	59	19	27	\$9,053,725	\$9,758,471

Note: numbers of application determined does not include modifications and applications determined by private certifiers. Value of application determined does not include the value of work for Construction Certificates and s68 applications.



Section 10.7 Certificates/Sewerage Drainage Diagrams	
Planning certificates	30
Sewerage drainage diagrams	21

Swimming Pool Inspection Program			
Month	1 st Inspection	2 nd Inspection	3 rd Inspection
August	3	1	

Ranger’s Report – August 2021		
Companion Animals		
	Cats	Dogs
Animals still impounded	0	1
Animals seized/surrendered	0	9
Animals released to owner	0	4
Animals euthanised	0	0
Animals rehomed	0	2
Dogs declared dangerous / menacing	-	1
Animals microchipped by Council	3	3
Animals microchipped by Council (Desexing Program)	2	0
Animals microchipped by Council (quarterly free chipping week)	n/a	n/a
Animals registered	3	5
Animal registration notices sent	-	-
Animal fines	0	8
Clean Up Notices		

Property clean up notices	0
Illegal dumping	2
Parking	
Parking fines	0
Parking patrols completed	4
Impoundment (Impounding Act 1993)	
Vehicles	0
Livestock	0
Euthanised Wildlife	
	1



Dog Attacks 2020 and 2021						
Month	No. of Incidents		No. of Attacking Dogs		No. of Victims	
	2020	2021	2020	2021	2020	2021
January	1	1	1	1	1	1
February	2	2	4	2	29	2
March	2	1	2	1	2	1
April	1	-	1	-	1	-
May	2	1	3	1	2	2

June	-	0	-	0	-	0
July	1	2	1	2	1	2
August	1	0	1	0	3	0
September	4		6		5	
October	2		1		3	
November	0		0		0	
December	2		2		1	
TOTAL	13	7	15	7	40	8

Dog Attack Details			
Date	Details	Victims	Outcome
9 August 2021	Dog chasing and attacking 2 horses	2 horses (minor injuries)	Owner issued with fines. Dangerous Dog Order will be issued.

10.16 SALEYARDS USER GROUP**Author: Mark Dalzell, Director Infrastructure****Authoriser: Mark Dalzell, Director Infrastructure****RECOMMENDATION**

That Council adopts the Saleyards User Group Terms of Reference

BACKGROUND

At its 19 August 2021 meeting, Council resolved the following regarding the Saleyards User Group:

That Council:

1. *Endorses the draft Terms of Reference for the Deniliquin Saleyards User Group,*
2. *Undertakes an Expression of Interest process for community members of the Deniliquin Saleyards User Group, and*
3. *Receives a further report regarding the Deniliquin Saleyards User Group.*

At the meeting a draft copy of Saleyards User Group Terms of Reference was discussed with Council requesting amendments to the document. This report outlines the amendments that have been made to the Terms of Reference and requests that Council adopts the Terms of Reference for the Saleyards User Group.

ISSUE/DISCUSSION

A copy of the revised Terms of Reference document is included in Attachment 1. Changes to the draft document includes:

- General format changes,
- Changes to the membership of the User Group,
- Changes to new members, and
- Quorum and voting.

General Format Changes

Changes to the general format of the Terms of Reference have been made to make it more consistent with Council's standard document for User Group.

Changes to the Membership of the User Group

The draft Terms of Reference included the following membership for the User Group:

- Two Councillors,
- Each agent would have one representative each,
- The Operator would have two representatives,
- Three community representatives.

Following discussion at the Council meeting, the membership for the User Group has been amended to include:

- Two Councillors,
- Two representatives from the Deniliquin Associated Livestock Agents,
- Two representatives from the Operator,

- Two people representing buyers as a specific group using the Saleyards, and
- Two community representatives.

This would result in a membership of 10 people for the User Group, which would be considered suitable for such a group. This revised membership group provides a wider range of views regarding the operation and future development of the Saleyards.

New Members

The draft Terms of Reference included provision for new members to be placed on the User Group. Changes to the membership mean that individual users are represented by their relevant group or association. Based on this the requirements regarding new users are no longer relevant and it will be the responsibility of the relevant groups to put forward their representatives.

Quorum and Voting

Councillors requested that a quorum and voting be included in the Terms of Reference. It is noted that the Group is an advisory group only and that any such voting would be to agree on a recommendation to be put to Council through the meeting minutes.

The quorum for the group has been set as being a majority of the current User Group members. With a membership of 10, the quorum would then be 6 members. The quorum also calls for at least one community member be present at the meeting. The Terms of Reference also allows for reviewing the membership of people who don't regularly attend meetings, thereby impacting on the quorum for meetings.

Recommendations to Council would be agreed to by a majority of the members present at the meeting. Where there are an even number of members present, a clear majority is required.

Council staff, not being members of the group, are not counted towards reaching a quorum nor are to be part of the voting process.

Conflict of Interest

The section regarding conflict of interest has been expanded so that it provides clear direction regarding members, Councillors and Council staff needing to comply with Council's Code of Conduct and the requirement for conflicts of interest must be declared.

STRATEGIC IMPLICATIONS

Following the outcome from the Saleyards Strategic Plan process, it is important for Council to continue to work with the facility users and community regarding future development of the Saleyards.

COMMUNITY STRATEGIC PLAN

This project meets the objectives of *Outcome 4 – A region with quality and sustainable infrastructure* in the Community Strategic Plan.

FINANCIAL IMPLICATIONS

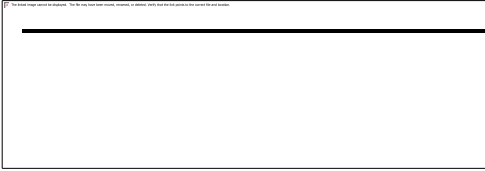
There are no financial implications regarding to the operation of the User Group as the group will have no delegated authority for expenditure.

LEGISLATIVE IMPLICATIONS

Nil

ATTACHMENTS

1. Draft Saleyards User Group Terms of Reference
2. Expression of Interest for Community Members



**TERMS OF REFERENCE
FOR
DENILQUIN SALEYARDS
USER GROUP**

1 NAME OF THE COMMITTEE

- The name of the committee will be Deniliquin Saleyards User Group.

2 OBJECTIVES

- The objective of the User Group is to provide Council with advice and input regarding development and improvement of the Saleyards facility, including the cattle yards, sheep yards and truck wash.

3 ROLES AND RESPONSIBILITIES

The User Groups responsibilities are:

- To act in an advisory capacity to Council regarding the Deniliquin Saleyards;
- To provide assistance to the Council with the development of an overall Strategic Plan for the Saleyards; and
- Make recommendations to the Council regarding maintenance priority works.

The responsibilities of the Committee may be revised or expanded by the Council from time to time.

4 EXERCISE OF AUTHORITY

The User Group is an advisory group as per Council's 'Strategic Review of the Committee Framework and Community Facility Management Model'.

The User Group has no delegated functions pursuant to Section 355 of the Local Government Act and does not have executive power to direct Council staff, nor does it enjoy the delegation of any powers, functions or duties of Council.

All decisions of the committee will therefore constitute recommendations to council.

5 USER GROUP MEMBERSHIP

Membership of the User Group will include:

- Councillors: A minimum of two councillors with no limit on the maximum number of councillors. Councillors will be nominated to the User Group by way of Council resolution,
- Agents: The Deniliquin Associated Livestock Agents will have two representatives,
- Operator: The Operator of the Saleyards will have two representatives,

- Buyers: Two members representing buyers who regularly use the Saleyards,
- Community: Two community members who have a direct link to the Members Saleyards will be included in the group membership.

6 COMMUNITY MEMBERS

Council will call for community members through an Expression of Interest process with members being placed on the committee by way of Council resolution.

Community members should be associated with, or have an interest in, the operation of the Saleyards. This information should be included in their submissions requesting to be part of the User Group.

The maximum term length for a community member will be two years, after which they will be required to resign from their position and any vacancies filled through an Expression of Interest process. Previous group members, including any who may have recently resigned their position, may nominate for vacant positions through this process. Committee members may also resign their position at any time during the two-year period by advising Council of their wish to do so in writing.

Community members must not be eligible to be on the User Group via one or more of the membership groups. This includes family members and employees of agents, buyers or the operator.

7 COUNCIL STAFF

Council staff are not members of the User Group but may attend meetings as required. Attendance by Council staff will be reported in the meeting minutes.

Council staff will provide administration support for the committee, including issuing agendas and business papers, managing meetings, taking minutes and reporting back to Council.

8 CODE OF CONDUCT

All User Group members will be bound by the Council's Code of Meeting Practice and Code of Conduct.

9 MEETINGS

Meetings are to be held on a quarterly basis or more often if required and agreed to by the members of the User Group. Meeting times and locations will be determined by the User Group and any changes to these will be recorded in the meeting minutes.

10 QUORUM AND VOTING

A quorum will consist of a majority of current Committee members, including at least one (1) Community Representative member. Meetings can be held in person, by telephone or by video conference.

If a quorum is not reached within ten (10) minutes of the appointed starting time, the meeting shall:

- (a) be adjourned to a time determined by the Chairperson in consultation with the staff member performing Secretariat duties to ensure that the adjourned time does not clash with other scheduled meetings or
- (b) continue as an Inquorate discussion.

Recommendations to Council would be agreed to by a majority of the members present at the meeting. Where there are an even number of members present, a clear majority is required. Any recommendations passed by the User Group will be included in the minutes of the meeting, which shall be reported to Council for consideration.

If a meeting does not have the required quorum, those members present can determine whether they would like to continue with the meeting as an Inquorate Discussion. In this case, recommendations for decisions cannot be made, but can be carried forward to subsequent meetings where a quorum is present. Minutes of an inquorate discussion must take the form of Inquorate Discussion Notes. The members present at an inquorate discussion cannot put or carry any motion or resolution

11 MEETING AGENDAS AND MINUTES

Council staff will be responsible for preparing the agendas for the meetings as well as taking meeting minutes and ensuring that the minutes are reported to Council.

Meeting agendas are to be sent to member at least seven days (7) days to each meeting.

Council's Infrastructure Directorate will be responsible for the administration of the User Group.

12 ATTENDANCE AT MEETINGS

Membership of the User Group is on a voluntary basis with all members being involved due to their interest in the Saleyards. Members are expected to attend all regular quarterly meetings.

Members who don't attend three consecutive quarterly meetings without providing an apology to the meeting will be considered to have resigned their position, at which time Council will call for new members.

14. CONFLICTS OF INTEREST

Councillors, Council staff and members of Council Committees must comply with the applicable provisions of Council's Code of Conduct and Code of Meeting Practice in carrying out the functions as Council officials. It is the personal responsibility of Council officials to comply with the standards in these Codes and regularly review their personal circumstances with these in mind.

Committee members must declare any conflict of interests at the start of each meeting or before discussion of a relevant agenda item or topic. Details of any conflicts of interest should be appropriately noted in the meeting minutes.

Where members or invitees at Committee meetings are deemed to have a real or perceived conflict of interest, it may be appropriate they be excused from Committee deliberations on the issue where the conflict of interest may exist. The final arbiter of such a decision is the Chair of the Committee.

15. RELEVANT LEGISLATION AND GUIDANCE

- NSW Local Government Act 1993
- Edward River Council Code of Conduct
- Edward River Council Code of Meeting Practice

TERMS OF REFERENCE VERSION CONTROL

Title			
ECM Doc Set ID			
Date Approved by Council			
Responsible Officer			
Version Number	Modified By	Modifications Made	Date modified

**Saleyards User Group – Expression of Interest**

Council seeking members for Saleyards User Group

At its Ordinary Meeting held on 15 July 2021, Edward River Council resolved to conduct an Expression of Interest (EOI) process for a user group to assist Council and users improve the facility.

Expressions of Interest will be open for a period of two weeks. Please include in your submission your association with, or interest in, the operation of the Saleyards.

Submissions regarding this matter must be made in writing, addressed to the General Manager, and received by close of business on 24 September 2021.

Enquiries regarding the user group can be directed to Council's Director Infrastructure, Mark Dalzell, on (03) 5898 3000 or via email at council@edwardriver.nsw.gov.au

10.17 OPERATIONS DEPARTMENT UPDATE REPORT**Author:** Mike Burger, Manager Operations**Authoriser:** Mark Dalzell, Director Infrastructure**RECOMMENDATION**

That Council receive and note the August 2021 Operations Department update.

BACKGROUND

As part of its Operation Plan and Delivery Program, Council's Operations department undertakes a variety of maintenance and capital works across a wide range of Council services.

The Operations department is part of the Infrastructure directorate.

ISSUE/DISCUSSION

A copy of the August 2021 Operations Department update is included in Attachment 1.

STRATEGIC IMPLICATIONS

N/A

COMMUNITY STRATEGIC PLAN

N/A

FINANCIAL IMPLICATIONS

N/A

LEGISLATIVE IMPLICATIONS

N/A

ATTACHMENTS

1.	Operatoions	Monthly	Report	-	August	2021.
-----------	--------------------	----------------	---------------	----------	---------------	--------------



OPERATIONS DEPARTMENT UPDATE REPORT – AUGUST 2021

ROADS AND ROAD MAINTENANCE

LOCATION	COMPLETED	IN PROGRESS	PLANNED
Major Works July/Aug			
Kelly Street		Triple Blend mixing into Sub-grade	Pavement formation last 80m prior to Seal. Seal mid-September, weather dependant Pavement Formation 140m – end August. Seal mid-September, weather dependant
Jane Street	Profile Road Pavement, Lay TensorGrid, Class 3 Grader Trimming	Trucks Class 2 Rock, Grader Trimming	
Maude Road	Sub-base /Triple blend	Testing/Wearing Surface 4 th Kilometre	
Tuppal Road	TCP Soil Tests	Design and Quantities of Material Pad for Material Stock-pile Laydown	Mid September
Conargo Road/Lindifferon Lane intersection		Needs repair blown out on Cut Line	Stabiliser returned to Depot
Transport for NSW Works			
Finley Road construction project		Construction	Received 6,000 tonne of select Material and Class 2 Rock for Stage 3 of the Project. This Stage to be undertaken in 2021/22 subject to Council's Construction Program
State Highway Network	Inspection undertaken as part of the RMCC Agreement	Ongoing Minor Patch and Pothole repairs	
Maintenance			
Grading Zones / Roads completed in the Month	Zone 3 Aratula Nth 6km. Forest Ck 4km Lindifferon edges 6km Sunny Pines. Malvern 10km Pine Lodge Road 5km. McCallisters Road 5km Zone 2 Moonbria Road 10km Yanco Road 10km. Carrathool – Fire breaks	Two Grader Teams operating throughout July and August in the Northern and Eastern areas of the Council area. Ongoing Inspections of the Road Network.	Fire Breaks started (Rose)



WATER AND SEWER

MAINTENANCE			
Month	No. of Incidents / Issues		
	Sewer Chokes / Maintenance	Water Meter	Water Main Burst / Leak
August	17 x Sewer Chokes & minor Repairs 5 x Sewer dig up Repairs, deeper 2 m	4 x Water Meter issues and Repairs	8 x Burst Water Mains Repairs

WATER TREATMENT PLANT (WTP)		
Month	Water treated	Maintenance
August	86 ML	All testing and basic Maintenance is up to date

SEWAGE TREATMENT PLANT (STP) & PUMP STATIONS				
Month	Repairs	Installations	testing	Other
August	Dick Street PS new Sensor Hunter Street PS replaced Multi Probe		All testing and basic Maintenance up to date	41 ML

NEW WATER AND SEWER SERVICES			
Month	New Water Services Installed	Sewer Lines Installed	General
August			

CAPITAL WORKS			
Month	Project	progress	Challenges
August	Installed new small pump station at 72 Russell Str to overcome Sewer issues	Council Works completed Electrics – temporary connection, Contractor awaiting switchgear for finals	NA



PARKS AND GARDENS

PARKS AND GARDENS GENERAL			
Month	Waring Gardens Weed Control	Other	Challenges
August	No Harvest Works in August, Contractor deferred to 3 rd week September	Consultation with LLS on the rescheduled date for Weed Harvest	COVID –19 has presented major challenges in Travel Restrictions

MAINTENANCE			
Month	Parks / Playgrounds / reserves	Tree removal / maintenance	General
August	Monthly Playground Inspections completed Repairs, clean-up to Scotts Park (fire vandalism toilets) Open Space Mowing not fully completed – staff recruitment not final Spray of Ovals – Urban and Rural (broadleaf) Cemetery – Burials, Plaque installations, Landscape maintenance completed	Tree – Maintenance & Removals completed by Arborist Reports and CRM's Scoping of Tree replacement Quotes being sought Engaging with Essential Energy contractor as to removal of non-suitable trees under powerlines they wish to remove at their cost as long term scope	Staff provided support to relocation of indoor Office Staff Staff helping PM's on Site Inspections for Building Program. Maintenance on Beach to Beach Railings and Barrier off Memorial Park section due to subsidence as DTS request Traffic Control for COVID Testing – in/out of hours at Hospital Riverside Drive Tidy up Retirement Precinct – spray and raking

WEEDS				
Month	Roadside Spraying	High Risk Pathway Inspections	Khaki Program	Other Spraying
August	295 Kilometres	350 kilometres	Out of Season	

WASTE - GENERAL		
Month	General	Kerbside Collection
August	Shredding of Greens/Matresses and Plastic at Landfill Shredded Green Waste used for new cell construction, east side giving push up capacity as Operating Policy	Kerbside collections current to target, and in time Bin replacements as CRM's and Garbage Truck Driver direction



Concrete – not crushed, planned weeks ahead, use for internal roads and hard stands Green Waste, Plastic, Concrete areas moved to NE section Scrap Metal collection from Conargo, Pretty Pine Landfills	Fire in Garbage Truck Hopper 25 August, dumped on vacant Crown Land, fire contained, extinguished, sand cover prior transfer to Landfill – Incident Report populated
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------

PLANT AND FLEET

Plant and Fleet				
Month	Fleet Capital Plant Ordered	Plant Delivered	Construction Plant	Other
August	Replacement vehicles for FM73 / 85 / 87 / 214 / 286 / 287 / 288 / 289	FM409 GXL Prado for DI	Nil	Nil

STAFF

STAFF				
	Roads	Water and Sewer	Parks and Gardens	Plant and Fleet
Recruitment	Recruitment for two Plant Operators completed. Roads Supervisor – Maintenance in progress		Open Space Mower Operator in progress, no final acceptance	Offer made to successful Candidate, Offer declined, Candidate accepted another role in Deniliquin. Request for Readvertising
Incident Reports – Vehicles	FM208- Tailgate damaged while tipping FM288 – Kangaroo strike FM87 – opened Driver’s door in strong wind, door broke hinge and damaged door and guard FM309 – Garbage Truck had fire in compactor body, no damage, fire extinguished			
Incident Reports – Personal	Laceration and bruising of Finger, jammed in Camlock fitting / P & G			
Incident Reports – Construction	NBN Fiber Optic Cable – Kelly Str Construction / Cramer Profiling Ltd / NBN and Telstra reported, Works Complete Water Service – Kelly Str Construction / Services returned same day			
Plant – RFS Checks TechOne Fleet Module	Currently undertaking Winter Roadworthy and Servicing of all RFS Trucks and Equipment TechOne Fleet Module Development ongoing date to be advised for going live			

10.18 MAJOR PROJECTS PROGRAM - SEPTEMBER 2021 - PROGRESS REPORT

Author: Nicole Rogers, Project Coordinator

Authoriser: Mark Dalzell, Director Infrastructure

RECOMMENDATION

That Council note the Major Projects Program from various funding sources - Progress Report for September 2021.

BACKGROUND

Since amalgamation in 2016, Council has received over \$40,000,000 in funding from State and Federal Government bodies. A breakdown of the funding received is as follows:

Government Funding Body	Funding Amount
Stronger Communities - Round 1 and New Council Implementation Funding R1 (Original merger funding)	\$15,000,000
Stronger Communities - Round 2 (Additional merger funding)	\$3,990,000
Stronger Country Communities – Round 1 (State funding)	\$1,269,841
Stronger Country Communities - Round 2 (State funding)	\$3,371,750
Stronger Country Communities – Round 3 (State funding)	\$1,264,500
Building Better Regions (Federal Funding)	\$630,883
Our Rivers Our Region (Federal funding)	\$1,673,080
Drought Communities Program – Round 1 (Federal funding)	\$1,000,000
Drought Communities Program – Round 2 (Federal Funding)	\$1,000,000
Murray Darling Diversification Funding (State funding)	\$750,000
Local Roads and Community Infrastructure Program (State funding)	\$963,190
Local Roads and Community Infrastructure Program R2 (State funding)	\$880,903
NSW Showground Stimulus Funding – Memorial Park Showground (State Funding)	\$312,190
HSVPP (Federal Funding), Fixing Country Roads, TfNSW (State Funding) for Maude Road Construction	\$2,917,568
Commonwealth Regional Airport Program (Federal Funding)	\$2,500,000

Fixing Local Roads (TfNSW) Round 1 (State Govt)	\$1,052,055
Fixing Local Roads (TfNSW) Round 2 (State Govt)	\$910,000
Environmental Trust NSW Landfill Consolidation	\$200,000
NSW Showground Stimulus Funding R2 – Memorial Park Showground (State Funding)	\$1,650,775
Local Roads and Community Infrastructure Program R3 (State funding)	\$1,926,340
NSW Emergency Operations Centres (EOCS) Critical Upgrade Program (State Funding)	\$125,080
Murray Darling Diversification Funding (State Funding)	\$1,000,000
Total Funding Received	\$44,388,155

ISSUE/DISCUSSION

Details regarding the status of current projects are included in Attachment 1 of this report.

Project Updates

Maude Road Sealing

The 3rd km of road has now been sealed and complete with Council staff commencing work on the 4th km section of road. Stabilisation of the sub-base was completed in early September with staff continuing with the construction of the base pavement layer. All drainage works, including new culverts and headwalls, are complete.

The current spend on this project is \$1,201,515 of the \$2,980,568 project budget.

Civic Precinct

Site works are currently on hold due to changed border restrictions. Contractor and majority of sub-contractors and installers come from interstate, so we are waiting on either easing or modification of restrictions to reopen the site. The Contractor is making representations to Victorian government members to try and help sort out this issue.

The local painting contractor is continuing with painting the Estates Building, as far as can go.

Works continuing off-site include:

- ongoing fabrication of glazing and structural steel for installation when site is open,
- joinery for reception desk and kitchenettes,
- acquisition of major fixtures such as lifts and curtains
- supply of carpet and flooring for the town hall.
- selection and purchase of furniture for all buildings.

Estates Building;

- all internal structural works completed,
- plastering being finished off
- all cabling completed,
- lift shaft completed and lift in town, waiting on installers to be able to get to site.

Town Hall;

- toilet building modified and relocated into position,
- new foyer steelwork erected,
- ongoing installation on internal structural steel and demolition of redundant walls,
- cabling installed throughout underfloor,
- underfloor cleaned out for air-conditioning ductwork, from previous works (4 truckloads)
- bell and support lifted down for repair,

Current spend on this project is \$1,961,267 of the \$6,978,272 project budget.

Waring Gardens – Amenities and Rotunda

Funding for this work is through the Drought Communities Program (R2) and includes works to Refurbish the Cressy Street and Harrison Street amenities blocks, including DDA compliance for accessible toilet area and re-painting. Works on the rotunda include replacement of damaged timber and re-painting.

The amenities project required heritage exemption due to location which has been confirmed by State Heritage. The accessible footpath to the Harrison Street amenities has been installed. The water valve in front of the Harrison Street amenities has been removed. Concept designs are being finalised and quotation request is nearing completion.

A structural review has been undertaken by Guthrie McGoldrick; the report is pending. A request for quotation has been drafted pending the report outcome.

Current spend on this project is \$10,811 of the \$200,000 budget.

Off-Leash Dog Park

This project funded from the LRCI R1 programme is now 98% complete. Seating and water fountains have been placed in both areas and a sand pit area have been installed in the large dog section. Waste bags and dispenser are on order and should be installed by end of September.

Current spend on this project is \$60,725 of the \$80,000 budget.

Poictiers Street Reconstruction

Funding for this project is through the Fixing Local Roads programme. Road shoulders are sealed for the first two blocks – Russell Street to Fowler Street. A site instruction and variation has been approved for full road reconstruction of the section Fowler Street to Burton Street.

Current spend on this project is \$660,137 of the \$1,052,000 project budget.

COMMUNITY STRATEGIC PLAN

This report aligns with outcome 1 – *A great place to live* and outcome 4 – *A region with quality and sustainable infrastructure* of the Community Strategic plan

FINANCIAL IMPLICATIONS

Projects funded through these programs include costs for the design, documentation, and supervision costs for each project.

LEGISLATIVE IMPLICATIONS

Council must ensure that these projects are completed within the timeframes set out within the funding agreements.

ATTACHMENTS

1.	Major	Projects	Summary	-	September	21
----	-------	----------	---------	---	-----------	----

Funded Projects - Summary Report – September 2021						
Time, Cost & Quality	Task/Activity – Completed ✓ or Progressing - on Time, Cost and Quality					
Time, Cost & Quality	Task/Activity – Progressing - requires monitoring and or action to minimise risk of not meeting performance targets					
Time, Cost & Quality	Task/Activity – Stalled/Stopped - High Risk or will not meet Performance Target.					
Time, Cost & Quality	Task/Activity- Pending - is currently not commenced					
Project Phase						
Project Description	Initiation and Communication	Design, Documentation and Approvals	Quotes and Tendering	Delivery and Handover	Code	Comments/Milestones
STRONGER COMMUNITIES GRANT FUNDING (ORIGINAL)						
Riverfront Masterplans and Initial Works \$750,000 + \$700,000 + (Stronger Communities Round 2) \$550,000 (Regional Growth Fund)	Complete	Complete	Complete	In Progress	Green	<ul style="list-style-type: none"> Agreement on concept design Anticipated installation November 21. Funding spend from this stream complete
Town Hall Revitalisation \$435,000 + \$1,315,170 (Stronger Country Communities Round 2) +-\$329,000 (Unallocated Funding), +\$630,883 (Building Better Regions Fund), \$964,500 (Stronger Country Communities Round 3)	Complete	Complete	Complete	Pending	Red	<ul style="list-style-type: none"> Works have been halted due to Covid border bubble restrictions
Stronger Community Grant Funding (Original) - Sub-Total \$8,600,000						
STRONGER COMMUNITIES GRANT FUNDING (ROUND 2)						
Riverfront Enhancement \$750,000 + \$550,000 (Regional Growth Fund) + \$750,000 (Stronger Communities Original)	Complete	Complete	Complete	In Progress	Green	<ul style="list-style-type: none"> Please see above
Waring Gardens Upgrade \$640,000	Complete	Complete	Complete	Complete	Green	<ul style="list-style-type: none"> Complete
Truck Stop Strategic Plan \$10,000	Pending	Pending	Pending	Pending	Red	<ul style="list-style-type: none"> Discussions with stakeholders to be coordinated
Civic Plaza \$390,000	Completed	Complete	Complete	Pending	Red	<ul style="list-style-type: none"> See comments above.
Stronger Communities Grant Funding (Round 2) – Sub-Total \$3,390,000						
Environmental Trust NSW						
Landfill Consolidation (Pretty Pine & Conargo) \$200,000	Complete	Complete	Complete	Pending	Yellow	<ul style="list-style-type: none"> Preferred tender negotiations finalised and reported to Sep 21 Council
Environmental Trust NSW - Sub-Total \$200,000						

Project Description	Initiation and Communication	Design, Documentation and Approvals	Quotes and Tendering	Delivery and Handover	Code	Comments/Milestones
REGIONAL GROWTH FUND						
Riverfront Revitalisation \$550,000 + \$750,000 (Stronger Communities Original), + \$700,000 (Stronger Communities Round 3)	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> See comments above Remaining budget \$217,000 from Regional Growth funding
Regional Growth Fund – Sub-Total \$1,673,080						

STRONGER COUNTRY COMMUNITIES GRANT FUNDING (ROUND 2)						
Deniliquin Town Hall & Arts & Cultural Precinct \$1,315,170 + \$435,000 (Stronger Communities Grant Funding Original) +~\$329,000 (Unallocated Funding), +\$630,883 (Building Better Regions Fund), \$964,500 (Stronger Country Communities Round 3)	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> See comments above
Memorial Park \$786,000	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> Complete Revised scope for approval sent to funding body
Stronger Country Communities Grant Funding (Round 2) – Sub-Total \$3,371,750						

STRONGER COUNTRY COMMUNITIES GRANT FUNDING (ROUND 3)						
Town Hall \$964,500, + \$1,315,170 (Stronger Country Communities Round 2) + \$435,000 (Stronger Communities Grant Funding Original) +~\$329,000 (Unallocated Funding), +\$630,883 (Building Better Regions Fund)	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> See comments above
North Deni Rest Stop \$300,000	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> Initial carpark works commenced RFQ sent out for Stage 2 – BBQ facilities and amenities
Stronger Country Communities Grant Funding (Round 3) – Sub-Total \$1,264,500						

NB: Time Variation received until March 22 – Projects on track to be complete by revised due date.

DROUGHT COMMUNITIES PROGRAMME FUNDING (ROUND 2)						
Visit Deni Tourism Campaign \$50,000	Complete	Complete	Complete	In Progress		<ul style="list-style-type: none"> 75% complete Final campaign in development for September launch
Rural Villages Business Painting \$100,000	Complete	Complete	Complete	In Progress		<ul style="list-style-type: none"> 70% of works complete
Waring Gardens Upgrade \$200,000	Complete	In Progress	In Progress	In Progress		<ul style="list-style-type: none"> Waiting on structural report for Rotunda-delayed due to border restrictions Heritage confirmed – CC required
Signage Strategy Implementation \$140,000	Complete	Complete	Complete	In Progress		<ul style="list-style-type: none"> Signage is on order
Rotary Park (clubrooms and pitches) \$200,000	Completed	Complete	Complete	In Progress		<ul style="list-style-type: none"> Clubrooms Complete Drainage complete Top dressing to be done after football season is finished

Project Description	Initiation and Communication	Design, Documentation and Approvals	Quotes and Tendering	Delivery and Handover	Code	Comments/Milestones
Deniliquin Town Hall – Civic Plaza \$210,000	Completed	Complete	Complete	Pending		<ul style="list-style-type: none"> See comments above
North Tennis Court Redevelopment (Rest Stop) \$100,000	Completed	Complete	Complete	Pending		<ul style="list-style-type: none"> See comments above
Drought Communities Programme Funding (Round 2) – Sub-Total \$1,000,000						
BUILDING BETTER REGIONS FUND						
Town Hall \$630,883 + \$964,500 (Stronger Country Communities Round 3), + \$1,315,170 (Stronger Country Communities Round 2) + \$435,000 (Stronger Communities Grant Funding Original) +--\$329,000 (Unallocated Funding),	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> See comments above
Building Better Regions Fund – Sub-Total \$630,883						
Local Roads and Community Infrastructure Program Funding R1						
Community Facilities Refurbishment (\$350,000)	Complete	In Progress	Pending	Pending		<ul style="list-style-type: none"> Works to Halls are complete except for Mayrung – footpath to be constructed by Council Staff
Deni Visitor Information Centre & V+CS area (\$200,000)	Complete	In Progress	Pending	Pending		<ul style="list-style-type: none"> RFQ's being assessed Waiting on Heritage for permits – anticipated these will be provided early September
Airport Hangar Refurb (\$100,000)	Complete	Complete	Complete	In Progress		<ul style="list-style-type: none"> Waiting on sky light installation – now delayed due to border restrictions
Urban & Rural Cemeteries (\$180,000)	Complete	Complete	Complete	In Progress		<ul style="list-style-type: none"> Some repairs to brick entrance at general cemetery outstanding
Memorial Park Amenities Upgrade (\$153,170)	Complete	In Progress	Pending	Pending		<ul style="list-style-type: none"> Revised quote received from EDG for revised scope design
Off Leash Dog Park (\$80,000)	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> Works 98% complete – waste dispensers to be installed
Sub-Total \$963,170						
Infrastructure NSW						
Maude Road Reconstruction	Complete	Complete	Complete	In Progress		<ul style="list-style-type: none"> 4th km has commenced
Restart NSW - Sub-Total \$3.2M						

Project Description	Initiation and Communication	Design, Documentation and Approvals	Quotes and Tendering	Delivery and Handover	Code	Comments/Milestones
Commonwealth Regional Airport Program – Round 1						
Deniliquin Aerodrome Upgrade (loan by ERC to source additional \$2.5m for 50:50) 20/21 - \$1,250,000 21/22 - \$1,250,000	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> • Concept design submitted in August
Commonwealth Regional Airport Program Fund – Sub-Total \$2,500,000						
Infrastructure NSW						
Fixing Local Roads – Poitiers Street	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> • Road shoulders sealed • Reconstruction to commence
Restart NSW - Sub-Total \$1,052,055M						
Infrastructure NSW						
Fixing Local Roads R2 – North Deni Industrial Area (Augustus Street)	Complete	Complete	In Progress	Pending		<ul style="list-style-type: none"> • Tender for Council approval September meeting
Restart NSW - Sub-Total \$910,000M						
Local Roads and Community Infrastructure Program Funding Round 2						
Shortfall in Funding from Round 1, LRCI (\$100,000)	In Progress	In Progress	In Progress	Pending		<ul style="list-style-type: none"> • See above Community Facilities – LRCI1
Footpath replacement and upgrade (\$380,000)	In Progress	In Progress	In Progress	Pending		<ul style="list-style-type: none"> • Footpath RFQ received • PAMPS RFQ due to go out
Skatepark Renewal Work (\$60,000)	In Progress	In Progress	Pending	Pending		<ul style="list-style-type: none"> • In design
Fencing Island Sanctuary (\$60,000)	In Progress	In progress	In Progress	Pending		<ul style="list-style-type: none"> • Procurement of fencing underway
Rural Gravel Road Renewal and Upgrade	In Progress	Pending	Pending	Pending		<ul style="list-style-type: none"> • List of roads being reviewed
Sub-Total \$880,903						
Local Roads and Community Infrastructure R3						
Yet to be determined	Pending	Pending	Pending	Pending		<ul style="list-style-type: none"> • Waiting on confirmation of Project approval
Sub Total \$1,926,340						
NSW Emergency Operations Centre (EOCs) Critical Upgrade						
RFS FCC emergency line	Complete	In Progress	Pending	Pending		<ul style="list-style-type: none"> • Meeting organised for early Sept with RFS and NSW Police
Sub Total \$125,080						

Showground Stimulus Funding						
Construction of a new designated sealed access roads, kerb and gutter and carparks between ovals - \$792,000	In Progress	Pending	Pending	Pending		<ul style="list-style-type: none"> Survey and testing complete design RFQ to be issued by 10Sep
Construction of new access roadway and formal carparking to the Eastern side of the reserve - \$276,925	In Progress	Pending	Pending	Pending		<ul style="list-style-type: none"> Survey and testing complete design RFQ to be issued by 10Sep
Demolition and construction of anew toilet block and facilities - \$168,850	In Progress	Pending	Pending	Pending		<ul style="list-style-type: none"> Revised quote received from EDG for design (funding combined LRC11)
Construction of an extension to the club rooms utilised by the Netball association and cricket clubs adjacent to oval 3 - \$413,000	In Progress	Pending	Pending	Pending		<ul style="list-style-type: none"> Final scoping and feedback from user groups by end of Sept
Sub Total \$1,650,775						

Murray Darling Diversification Funding						
Senior Living Precinct	In Progress	In Progress	Pending	Pending		<ul style="list-style-type: none"> Dwelling tender is out Civil tender out early September
Sub-Total \$1,000,000						

PROJECT SUMMARY NOTES
<p>Summary, most projects are progressing well with only a few highlighted in Red that will require stringent management and action to bring them under control.</p> <p>The projects in Yellow will need attention to detail to ensure that they progress to the agreed Time, Quality & Cost outcomes.</p> <p>Other challenges that face council staff and project delivery is access to quality project managers that will be required to complete all Stronger Community grants by the agreed timelines. Staff are currently in discussion with managers to source the required resources. All costs will be recovered as part of the project delivery costs. Existing council staff and contractors are working extremely well in keeping most projects on Time, Cost and Quality.</p>

11 NOTICES OF MOTIONS

Nil

12 QUESTIONS WITH NOTICE

Nil

13 CONFIDENTIAL MATTERS**RECOMMENDATION**

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 10A(2) of the Local Government Act 1993:

13.1 Contract C2021/10 Augustus Street and Browning Street Reconstruction 21/22

This matter is considered to be confidential under Section 10A(2) - d(i) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

13.2 Contract C2021/07 - Conversion of Conargo and Pretty Pine Landfills to Transfer Stations

This matter is considered to be confidential under Section 10A(2) - c of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

14 CLOSE OF MEETING