



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

**Date: Tuesday, 20 December 2022**

**Time: 10:00 AM**

**Location: Council Chambers, Estates Building Cressy Street  
Deniliquin**

## **AGENDA**

### **Ordinary Council Meeting**

**Tuesday, 20 December 2022**

**Philip Stone  
Chief Executive Officer**

## Order of Business

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**1. OPENING MEETING****2. ATTENDANCE****3. 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 [Councils Website](#). 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.

**4. 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.

**5. 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.

**6. APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS**

**7. CONFIRMATION OF MINUTES**

**7.1. MINUTES ORDINARY COUNCIL MEETING 15 NOVEMBER 2022 AND  
EXTRAORDINARY COUNCIL MEETING 6 DECEMBER 2022**

**Author: Executive Assistant**

**Authoriser: Chief Executive Officer**

**RECOMMENDATION**

That the draft minutes of the Ordinary Council Meeting held 15 November 2022 and the draft minutes of the Extraordinary Council Meeting held 6 December 2022 be moved as true and correct records.

**BACKGROUND**

**ISSUE/DISCUSSION**

**STRATEGIC IMPLICATIONS**

**COMMUNITY STRATEGIC PLAN**

5. Accountable leadership and responsive administration

5.1 Collaborative and Engaged

5.2 Financially sustainable

5.3 Professional Workplace culture

**FINANCIAL IMPLICATIONS**

**LEGISLATIVE IMPLICATIONS**

**ATTACHMENTS**





# **MINUTES**

**Ordinary Council Meeting**

**Tuesday, 15 November 2022**

**Philip Stone**  
**Chief Executive Officer**

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**ORDINARY COUNCIL MEETING MINUTES****TUESDAY, 15 NOVEMBER 2022**

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**1. OPENING MEETING**

The meeting opened at 10.05am

**2. ATTENDANCE**

Present: Mayor Cr Peta Betts, Deputy Mayor Cr Paul Fellows, Cr Harold Clapham, Cr Shirlee Burge, Cr Shannon Sampson, Cr Marc Petersen, Cr Tarria Moore, Cr Pat Fogarty.

In Attendance: Chief Executive Officer, Director Infrastructure, Director Corporate Services, Manager Assets and Engineering, Senior Governance Officer, Acting Chief Financial Officer, Management Accountant, Executive Assistant

**3. LIVE STREAMING STATEMENT**

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**4. ACKNOWLEDGEMENT OF COUNTRY**

Edward River Council acknowledges and embraces the First Nations Peoples - the Wamba Wamba Perrepa Perrepa peoples as the Traditional Owners of the Lands within the Edward River Council area and also recognises the diversity of different cultures within our community and their contribution. 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.

**5. 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.

**6. APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS**

Nil

**7. CONFIRMATION OF MINUTES**

**7.1. DRAFT MINUTES ORDINARY COUNCIL MEETING 18 OCTOBER 2022**

**RESOLUTION 2022/1115/7.1**

Moved: Cr Harold Clapham

Seconded: Cr Linda Fawns

That the draft minutes of the Ordinary Council Meeting held 18 October 2022 be moved as a true and correct record.

**CARRIED UNANIMOUSLY**

**8. DISCLOSURES OF INTERESTS**

The following Disclosure of Conflicts of Interest was registered.

11.1 Cr Marc Petersen registered a non-pecuniary, less than significant interest in item 11.1 and will remain in the Chambers whilst the item is discussed.

**9. MAYORAL MINUTE(S)**

Edward River Council was sad to hear of the passing of former Deniliquin Council Emeritus Mayor Mr Kevin Renwick.

Some may not know what Emeritus Mayor defines – The Emeritus Mayor award acknowledges the particular service to their council and community.

Mr Renwick was Mayor of Deniliquin from 1971 through to 1980 and the work he did on behalf of the Deniliquin community continues to be referenced to this day.

Edward River Council sends condolences to friends and family of the late Kevin Renwick, in particular former Deniliquin Mayor, Mr Lindsay Renwick and wife Jan.

We were also sad to hear of the passing of Dorothy Hall. Dorothy was the grandmother of former Councillor, Ashley Hall and aunt to current Councillor, Marc Petersen. We send

our condolences to friends and family of the late Dorothy Hall.

**10. URGENT ITEMS OF BUSINESS**

Nil

**ORDINARY COUNCIL MEETING MINUTES****TUESDAY, 15 NOVEMBER 2022**

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**11. REPORTS OF COMMITTEES****11.1. HEALTH SERVICES ADVISORY COMMITTEE - APPOINTMENT OF CHAIR, TERMS OF REFERENCE, MINUTES AND CLINICAL SERVICES PLAN****RESOLUTION 2022/1115/11.1**

Moved: Cr Pat Fogarty

Seconded: Cr Paul Fellows

That Council:

1. Formally adopt the Terms of Reference for the Health Services Advocacy Committee
2. Appoint Deborah Stockton as the independent chair of the Health Services Advocacy Committee
3. Receive and note the minutes from the Health Services Advocacy Committee meetings held in August 2022, October 2022 meetings and the draft minutes of the November 2022 meetings and
4. Prepare a submission in response to the Clinical Services Plan prepared on behalf of the Murrumbidgee Local Health District, highlighting issues raised by Committee members and also specifically addressing the modelling deficiencies that may occur as a result of Council's Growth Strategy and related initiatives; in preparing a submission request an extension for a period of four weeks.

**CARRIED UNANIMOUSLY****12. REPORTS TO COUNCIL****12.1. ANNUAL REPORT 2021-2022****RESOLUTION 2022/1115/12.1**

Moved: Cr Pat Fogarty

Seconded: Cr Linda Fawns

That Council:

1. Receive and note the 2021-22 Annual Report, with the absence of Appendix 1, Council's Audited Financial Statements
2. Note that once the Audited Financial Statements are returned to Council from the Audit Office that they are included as an appendix to the Annual Report
3. Provide a copy of the 2021-22 Annual Report to the NSW Office of Local Government by 30 November 2022
4. Publish the 2021-22 Annual Report on Council's website with the Audited Financial Statements once received

**CARRIED UNANIMOUSLY**

**ORDINARY COUNCIL MEETING MINUTES**

**TUESDAY, 15 NOVEMBER 2022**

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**12.2. QUARTERLY BUDGET REVIEW STATEMENT - SEPTEMBER 2022**

**RESOLUTION 2022/1115/12.2**

Moved: Cr Marc Petersen

Seconded: Cr Shannon Sampson

That Council:

1. Receive and note the 30 September 2022 financial review of the 2022/23 Operational Plan as adopted at the Council Meeting in June 2022
2. Review and discuss the budget variations as detailed in this report noting the overall impacts of proposed adjustments on Council's budgeted operating result for 2022/23 being a surplus of \$3,629,000, and after removing Capital Grants a deficit of \$1,400,000

For: Cr Paul Fellows, Cr Shannon Sampson, Cr Marc Petersen, Cr Linda Fawns, Cr Tarria Moore, Cr Peta Betts

Against: Cr Harold Clapham, Cr Shirlee Burge, Cr Pat Fogarty

**CARRIED**

**12.3. INVESTMENTS AND RESERVES REPORT - OCTOBER 2022**

**RESOLUTION 2022/1115/12.3**

Moved: Cr Linda Fawns

Seconded: Cr Marc Petersen

That Council:

1. Notes and receives the October 2022 report on Investments totalling \$45,804,407 inclusive of cash at bank for day-to-day operations
2. Notes that actual interest earned in the month of October 2022 was \$71,967
3. Notes that total interest earned for the year to 31 October 2022 was \$203,907, and
4. Notes the Certificate of the Responsible Accounting Officer and adopt the Investment Report.

**CARRIED UNANIMOUSLY**

**12.4. ANNUAL CODE OF CONDUCT STATISTICAL RETURN 2022**

**RESOLUTION 2022/1115/12.4**

Moved: Cr Pat Fogarty

Seconded: Cr Tarria Moore

That Council:

1. Receive and note the Code of Conduct Annual Statistical Report for the period 1 September 2021 to 31 August 2022, and
2. Provide the Code of Conduct Annual Statistical Report to the Office of Local Government by 31 December 2022

For: Cr Paul Fellows, Cr Harold Clapham, Cr Pat Fogarty, Cr Shannon Sampson, Cr Marc Petersen, Cr Linda Fawns, Cr Tarria Moore, Cr Peta Betts.

Against: Cr Shirlee Burge

**CARRIED**

**ORDINARY COUNCIL MEETING MINUTES**

**TUESDAY, 15 NOVEMBER 2022**

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**12.5. COMMITTEE APPOINTMENTS RESUBMITTED**

**RESOLUTION 2022/1115/12.5**

Moved: Cr Linda Fawns

Seconded: Cr Shannon Sampson

That Council:

1. Formally appoint Geoff Ford as a member of the Blighty Hall and Recreation Reserve Committee
2. Formally appoint Bronwyn Chappell as a member of the Conargo Memorial Hall and Recreation Ground Committee

**CARRIED UNANIMOUSLY**

**12.6. STREET TREE MANAGEMENT POLICY**

**RESOLUTION 2022/1115/12.6**

Moved: Cr Tarria Moore

Seconded: Cr Marc Petersen

That Council adopts the Street Tree Management Policy.

**CARRIED UNANIMOUSLY**

**12.7. MAYOR, COUNCILLOR, CEO MEETINGS OCTOBER 2022**

**RESOLUTION 2022/1115/12.7**

Moved: Cr Tarria Moore

Seconded: Cr Marc Petersen

That Council note the Mayor, Councillor and Chief Executive Officer meetings attended on behalf of Council during the month of October 2022, undertaken either remotely, or adhering to current health guidelines.

**CARRIED UNANIMOUSLY**

**12.8. RESOLUTIONS OF COUNCIL**

**RESOLUTION 2022/1115/12.8**

Moved: Cr Marc Petersen

Seconded: Cr Tarria Moore

That Council note the information in the Resolutions of Council as at 7 November 2022.

**CARRIED UNANIMOUSLY**

ORDINARY COUNCIL MEETING MINUTES

TUESDAY, 15 NOVEMBER 2022

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**12.9. DEVELOPMENT SERVICES ACTIVITY REPORT - OCTOBER 2022**

**RESOLUTION 2022/1115/12.9**

Moved: Cr Harold Clapham

Seconded: Cr Marc Petersen

That Council receive and note the October 2022 Development Services update report

**CARRIED UNANIMOUSLY**

**12.10. MAJOR PROJECTS - OCTOBER 2022**

**RESOLUTION 2022/1115/12.10**

Moved: Cr Linda Fawns

Seconded: Cr Shannon Sampson

That Council receive and note the Major Projects Program – Progress Report for October 2022.

**CARRIED UNANIMOUSLY**

**13. NOTICES OF MOTIONS**

Nil

**14. QUESTIONS WITH NOTICE**

Nil

**15. CONFIDENTIAL MATTERS**

**RESOLUTION 2022/1115/15**

Moved: Cr Tarria Moore

Seconded: Cr Marc Petersen

That Council move into Confidential Business at 11.41am.

**CARRIED UNANIMOUSLY**



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**ORDINARY COUNCIL MEETING MINUTES****TUESDAY, 15 NOVEMBER 2022****15.1. SALE OF LAND - A912-2****RESOLUTION 2022/1115/15.1**

Moved: Cr Tarria Moore

Seconded: Cr Marc Petersen

That Council:

1. Approves the Sale of Land being for over five years outstanding Rates and charges on Lot 2 DP 8914, Parish - North Deniliquin, 72 Davidson Street Deniliquin, under sections 713 to 726 of the Local Government Act 1993 to recover unpaid rates and charges
2. Authorises Custom Commercial Services Pty Ltd (CCS) and their associated law firm MCW Lawyers to manage the sale process, and
3. Delegates authority to the General Manager for the execution of the necessary contracts for sale including transfer under Section 722 and 723 of the Local Government Act 1993.

**CARRIED UNANIMOUSLY****15.2. C2022/02 - DENILIQUN RAW WATER PUMP STATION UPGRADE**

12.11pm Cr Tarria Moore left the Chambers and returned at 12.12pm

**RESOLUTION 2022/1115/15.2**

Moved: Cr Tarria Moore

Seconded: Cr Marc Petersen

That Council:

1. Accepts the tender submitted by EMT P/L for Contract No. C2022/02 – Deniliquin Raw Water Pump Station Upgrade for the lump sum tender price of \$878,058.00 (including GST)
2. Authorise the Chief Executive Officer and Mayor to sign and affix the Common Seal of Edward River Council to the contract documentation for Contract No. C2022/02– Deniliquin Raw Water Pump Station Upgrade, and
3. Delegate the Contract Superintendent to approve variations up to a maximum of 10% of the contract value to allow for any issues that may arise on site.

For: Cr Paul Fellows, Cr Harold Clapham, Cr Pat Fogarty, Cr Shannon Sampson, Cr Marc Petersen, Cr Linda Fawns, Cr Tarria Moore, Cr Peta Betts.

Against: Cr Shirlee Burge

**CARRIED****16. CLOSE OF MEETING****RESOLUTION 2022/1115/16**

Moved: Cr Linda Fawns

Seconded: Cr Tarria Moore

That Council move out of Confidential Business and the Chief Executive Officer read out the confidential resolutions at 12.27pm.

**CARRIED UNANIMOUSLY**

The meeting closed at 12.39pm

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**Attachment 2 - Minutes for Extraordinary Council Meeting 2-00 PM - Tuesday 6 December 2022**



# **MINUTES**

## **Extraordinary Council Meeting**

**Tuesday, 06 December 2022**

**Philip Stone**  
**Chief Executive Officer**

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**EXTRAORDINARY COUNCIL MEETING MINUTES****TUESDAY, 06 DECEMBER 2022**

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**1. OPENING MEETING**

**Present:** Mayor Cr Peta Betts, Deputy Mayor Cr Paul Fellows, Cr Shirlee Burge, Cr Harold Clapham, Cr Linda Fawns, Cr Pat Fogarty, Cr Marc Petersen, Cr Shannon Sampson

**Via Teams:** Cr Tarria Moore

**In Attendance:** Chief Executive Officer, Director Corporate Services, Acting Director Infrastructure, Acting Chief Financial Officer, Executive Assistant

Meeting Opened at 2pm

**2. LIVE STREAMING STATEMENT**

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**3. 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.

**4. 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.

**5. APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS**

Nil.

**EXTRAORDINARY COUNCIL MEETING MINUTES**TUESDAY, 06 DECEMBER 2022

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**6. CONFIRMATION OF MINUTES**

Nil

**7. DISCLOSURES OF INTERESTS**

Mayor Cr Betts declared an interest in agenda item 13.1 and will leave the Chambers for both discussion and voting on the matter.

**8. MAYORAL MINUTE(S)**

Nil

**9. REPORTS OF COMMITTEES**

Wanganella Hall Committee will be holding their Christmas Party on Saturday 17 December 2022 from 4.00pm. All Councillors are welcome to attend.

**10. REPORTS TO COUNCIL****10.1 FINANCIAL STATEMENTS 2021-22**

Brad Bohun from Crowe, being council's external auditor, joined the meeting online at 2.00pm and spoke to the audit findings for the draft Financial Statements 2021-22.

Moved: Cr Marc Petersen

Seconded: Cr Harold Clapham

**RESOLUTION 2022/1206/10.1**

That Council

1. Adopt the Draft Financial Statements 2021-22 incorporating the General Purpose Financial Statements, Special Purpose Financial Statements and Special Schedules.
2. Approve the signing of the 'Statement by Councillors and Management' in accordance with Section 413(2)(c) of the Local Government Act 1993 and Clause 215 of the Local Government (General) Regulation 2005 in relation to the Financial Statements 2021-22.
3. Delegate to the Chief Executive Officer (General Manager) the authority to submit the Financial Statements to the Office of Local Government and Australian Bureau of Statistics.
4. Exhibit the Financial Statements and Auditor's Reports and call for public submissions on those documents with submissions closing on 13 December 2022 in accordance with Section 420 of the Local Government Act 1993.
5. Note that the Audited Financial Statements and Auditor's Reports are being presented to the Extraordinary Meeting of Council scheduled for 6 December 2022 in accordance with Section 418(1) of the Local Government Act 1993

**CARRIED UNANIMOUSLY**Page 4

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**EXTRAORDINARY COUNCIL MEETING MINUTES**TUESDAY, 06 DECEMBER 2022

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Brad Bohun left the meeting at 2.10pm.

**10.2. ARIC CHAIR PRESENTATION**

The Chair of the Audit Risk and Improvement Committee (ARIC), Mr Peter Rae, joined the meeting at 2.05pm

Moved: Cr Marc Petersen

Seconded: Cr Paul Fellows

**RESOLUTION 2022/1206/10.2**

That Council note the verbal report provided by the Edward River Council Audit Risk and Improvement Committee Chair.

**CARRIED UNANIMOUSLY**

Peter Rae left the meeting at 2.31pm.

**13. NOTICES OF MOTIONS**

Nil

**14. QUESTIONS WITH NOTICE**

Nil

**15. CONFIDENTIAL MATTERS**

Moved: Cr Pat Fogarty

Seconded: Cr Tarria Moore

**RESOLUTION 2022/1206/15**

That Council move into Confidential to consider the matters listed in the confidential section of the agenda in accordance with Section 10(2) of the Local Government Act 1993 for the reasons specified as follows:

Agenda Item 13.1 Code of Conduct Report – Complaint and Investigation

*Item 13.1 is confidential under the Local Government Act 1993 Section 10A 2 (i) as it relates to matters concerning alleged contraventions of any code of conduct requirements applicable under S440 and council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.*

**CARRIED UNANIMOUSLY**

At this stage, the time being 2:31pm, Council closed the meeting to the public.

**EXTRAORDINARY COUNCIL MEETING MINUTES**

**TUESDAY, 06 DECEMBER 2022**

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**15.1. CODE OF CONDUCT REPORT - COMPLAINT AND INVESTIGATION**

Moved: Cr Pat Fogarty

Seconded: Cr Harold Clapham

**RESOLUTION 2022/1206/15.1**

That council not adopt the recommendation made by the conduct reviewer for the following reasons:

- A pattern of behaviour has been present for an extended period of time
- No reasonable action was undertaken to address the issue in its infancy to rectify these issues
- As a result of the extended timeframe, other factors have contributed to the outcome of this report
- Council requests the respondent acknowledges the impact of the behaviour on the council by way of a statement at the next closed session of council and commits to working cohesively
- Council have already undertaken training on 29 November in relation to behaviour and are on course to implement the learnings and have committed to achieving a respectful and cohesive team
- Council has intentions to engage in further training inclusive of the executive team to build an inclusive and cohesive leadership

**CARRIED UNANIMOUSLY**

**RESOLUTION 2022/1206/15.2**

Moved: Cr Pat Fogarty

Seconded: Cr Harold Clapham

At this stage, the time being 4:27pm, Council moved back into open session.

**CARRIED UNANIMOUSLY**

Mayor Cr Peta Betts, the Chief Executive Officer and Acting Director Infrastructure re-entered the Chambers at 4:28pm.

**16. CLOSE OF MEETING**

There being no further business, the meeting closed at 4:30pm.



## **8. DISCLOSURES OF INTERESTS**

## **9. MAYORAL MINUTE(S)**

## **10. URGENT ITEMS OF BUSINESS**

NOTE: Business may be considered at a meeting of the council even though due notice of the business has not been given to the councillors if:

- a. a motion is passed to have the business considered at the meeting, and
- b. the business to be considered is ruled by the chairperson to be of great urgency on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of the council.

Only the mover of a motion can speak to the motion before it is put.

A motion of dissent cannot be moved against a ruling by the chairperson.

## **11. REPORTS OF COMMITTEES**

**12. REPORTS TO COUNCIL****12.1. REVIEW OF ORGANISATIONAL STRUCTURE**

**Author: Director Corporate Services**

**Authoriser: Chief Executive Officer**

**RECOMMENDATION**

That Council:

1. Notes that a review of the organisation structure of Edward River Council has been completed in compliance with the legislative requirements of section 333 of the Local Government Act 1993 (the Act)
2. Under section 332(1) of the Local Government Act 1993, confirms the revised organisational structure as included in this report noting no change to the senior staff positions
3. Endorses the proposed changes to the functional structure
4. Notes that implementation of the structure is planned to commence in the 23-24 financial year

**BACKGROUND**

Under section 333 of the Local Government Act 1993 (the Act), councils must review their organisational structure within 12 months of the December 2021 local government election.

Council last undertook a comprehensive review of its organisational structure in 20 September 2018 after amalgamation, followed by a minor organisational restructure on 15 July 2021.

Council has recently supported the undertaking of both a community survey (2021) and an extensive 'Your Voice' employee engagement survey (2022), the findings of which have informed the redesign work. Both external and internal feedback have indicated a degree of misalignment of current council resources to those areas of strategic importance

An organisation redesign project was commissioned in November 2022. The redesign involves the integration of structure, processes, and people to support the implementation of strategy and commenced with a review of council's senior staff level and the functions that they are accountable for.

**ISSUE/DISCUSSION**

Work has commenced on an organisational redesign following an intensive review process, commencing with a community satisfaction survey in 2021, followed by a staff engagement survey (Your Voice) as requested by the council, a review of the current spread of accountabilities across the workforce, and an interview process that focused on an evaluation of current state and an identification of a desired future state for the organisation of council.

The aim of the review was to identify organisational drivers that will improve alignment between the council's strategy, people, systems and process.

Accordingly, a functional structure is proposed that supports progress toward the desired future state of Edward River Council being:

# Desired future state

Edward River Council is an organisation

- That is trusted by the community
- That is proud of the work it does for the community
- That is underpinned by a robust governance and decision-making
- That has a clear vision for the future
- In which an individual's work is clearly linked to its strategic objectives
- In which there is a single source of truth
- In which employees' experience and knowledge is valued
- In which resources are managed to meet customer expectations effectively
- In which processes support the delivery of work
- That is open to new ways of doing things
- That is financially sustainable

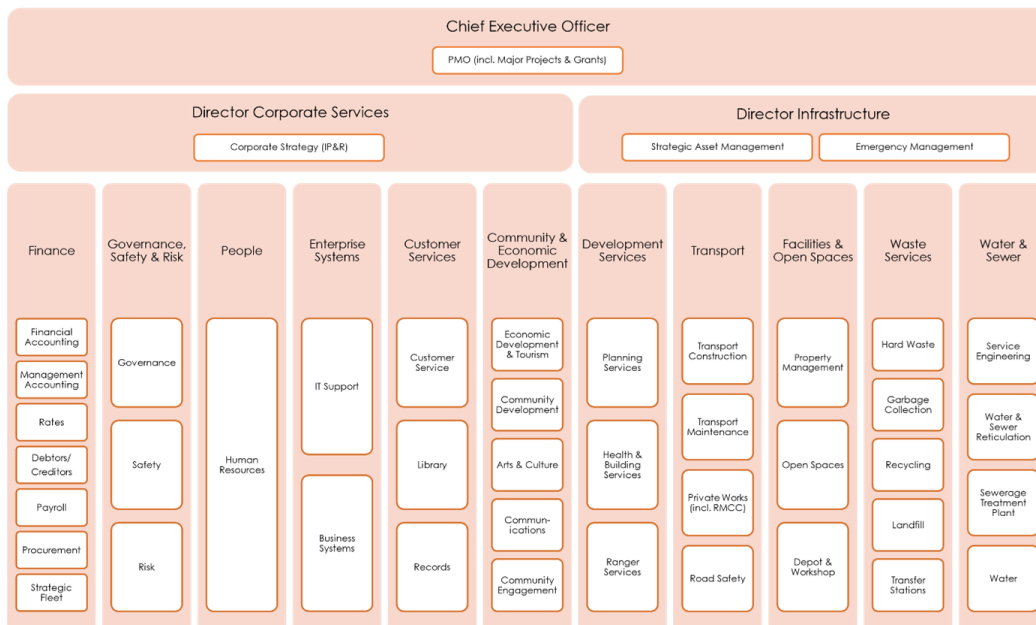
This structure retains the three senior staff positions of Chief Executive Officer, Director Corporate Services and Director Infrastructure.



As part of the review a functional organisational structure has been proposed which establishes the foundation for a service based, customer focused operating model. It highlights critical areas of the business that require immediate investment and attention in order to achieve the desired future state where we are able to better deliver effective and efficient services to the community.

**It is important to note that the functional structure is a working framework that describes how work could be organised for ERC and is a starting point from which detailed modelling is based.**

The focus of the next phase of the organisation redesign process is to work with this initial functional design to detail each service, function and how or where the current employee profile fits within it.



**STRATEGIC IMPLICATIONS**

The review of the organisational structure aims to ensure council is best placed to ensure efficient, customer focused service delivery, better manage workloads and workforce fatigue and to provide succession and development opportunities.

**COMMUNITY STRATEGIC PLAN**

5. Accountable leadership and responsive administration

5.1 Collaborative and Engaged

5.2 Financially sustainable

5.3 Professional Workplace culture

**FINANCIAL IMPLICATIONS**

Development of an organisational roadmap, review and implementation of the structure are included in the 22-23 adjusted operational budget.

Future cost impacts resulting from structural changes to council's workforce will be reflected in the 23-24 Operational Plan and budget for consideration and adoption by council before 30 June 2023.

**LEGISLATIVE IMPLICATIONS**

The Local Government Act 1993 (the Act) provides the legal framework for the system of local government for New South Wales. Section 333 of the Act relates to the re-determination and review of structure and requires that the Council must review, and may re-determine, the organisation structure.

**ATTACHMENTS**

## 12.2. APPOINTMENT OF NSW ELECTORAL COMMISSION FOR 2024 ELECTION

**Author: Senior Governance Advisor**

**Authoriser: Director Corporate Services**

### RECOMMENDATION

That Council:

1. Pursuant to sections 296AA, 296(2) and (3) of the Local Government Act 1993, enter into an election arrangement by way of contract for the Electoral Commissioner to administer the ordinary election for Council scheduled for September 2024
2. Ensures that the contract includes the administration of council polls (if any) or constitutional referenda (if any) of the Council conducted as part of the September 2024 elections
3. Authorises the CEO to take necessary action in relation to the contract document and any other documentation, should it be required to give effect to this resolution
4. Include the costs associated with the council's elections in the 2024/25 operational budget and plan

### BACKGROUND

All Councils received a circular (22-35 dated 11 November 2022) from the Office of Local Government regarding the appointment of either the NSW Electoral Commission (NSWEC) or a private contractor to undertake the next Council election and, by extension and on further resolution, any subsequent countback or by-elections under the following terms:

1. Under section 296AA of the Local Government Act 1993 (the Act), councils are required to make a decision on how their ordinary elections in September 2024 are to be administered by **13 March 2023**.
2. Each council must resolve **either**:
  1. to enter into an election arrangement with the NSW Electoral Commissioner (NSWEC) to administer all the council's elections, polls and constitutional referenda **or**
  2. that the council's elections are to be administered by another electoral services provider engaged by the council.
3. If a council does not resolve to engage the NSWEC to administer its elections by **13 March 2023**, it must engage another electoral services provider to do so.

This statutory requirement stems from earlier concerns in the sector in respect of the costs of elections and the former compulsion to accept the costs as unilaterally determined by the NSWEC.

Where a council resolves to engage the NSWEC to administer its elections, polls and referenda, the election arrangement with the NSWEC will apply to the 2024 ordinary election and every election, poll and referendum including any by-election or countback election until the contract is automatically terminated 18 months before the following ordinary election of councillors.

### ISSUE/DISCUSSION

The OLG has also released previous circulars outlining its approach to election costs:

- 19-02 – IPART review of the costs of conducting local government elections

- 19-12 Consultation by IPART on recommended reforms to local government election costs
- 19-22 – Government response to IPART’s review of local government election costs
- 19-31 Amendments to the electoral provisions of the Local Government (General) Regulation

In most states, all council elections are run by the state electoral commission. In New South Wales, local councils can choose to either use the NSW Electoral Commission (NSWEC) or a private contractor. The ability of councils to choose who would run their election was implemented by the O’Farrell government in 2011, and first applied to the 2012 council election. It was driven by concern from local councils about how much the NSWEC’s costs had gone up at the 2008 election.

It might be noted that 14 out of 150 councils opted out of the NSWEC service at the 2012 election. Five out of 81 councils did the same in 2016, and one out of 46 did so in 2017. In 2019, the option for the General Manager’s to run elections was removed from statute leaving only the NSWEC or providers. At the 2021 Elections only two Councils (out of 126 holding elections) used private contractors (Fairfield and Penrith, both large metropolitan councils).

For the 2021 elections, the NSW Government provided subsidies to ensure a per elector cost of \$8.21, compared to \$12.72 if no Government funding contribution was provided. The previous Minister announced that the Government would also consult with the local government sector on giving councils the option to use universal postal voting (as in some other states) instead of attendance voting from the 2024 elections onward to reduce costs further and increase participation rates. LGNSW and other groups opposed such measures and the Minister ruled out such measures and no legislative changes were made.

## **STRATEGIC IMPLICATIONS**

Council has obligations under the Act and needs to take timely action to retain the available options and, as recommended, appointing the NSWEC for the 2024 election.

If a council fails to make a decision on the administration of its elections, polls and referenda by 13 March 2023, it will not be able to engage the NSWEC to administer its ordinary election and it will be required to make its own arrangements with another electoral services provider for the administration of its elections.

A council that fails to make a decision on the administration of its elections by 13 March 2023 will also be required to publish a notice of that failure on the council’s website.

## **COMMUNITY STRATEGIC PLAN**

5. Accountable leadership and responsive administration

5.1 Collaborative and Engaged

5.2 Financially sustainable

5.3 Professional Workplace culture

## **FINANCIAL IMPLICATIONS**

Council can allow for the whole cost as part of the 2024/25 Operational Plan budget. Whilst the election arrangement is a standardised contract for all councils, the service schedule and costs schedule of the standardised contract will vary between councils and are made by the NSWEC in consultation with each council. At the time of writing, costs for the 2024 election are not yet known.

**LEGISLATIVE IMPLICATIONS**

Section 296AA and 296 of the Local Government Act 1993.

**ATTACHMENTS**

Office of Local Government Circular 22-35 'Council's decisions on the administration of their September 2024 ordinary elections'

**Attachment 1 - 221220 22-35 OLG Circular**



<b>Circular Details</b>	Circular No 22-35/ Date 11 November 2022/ A839620
<b>Previous Circular</b>	18-43 – <i>Council decisions on the administration of the September 2020 elections</i>
<b>Who should read this</b>	Councillors / General Managers / Council governance staff
<b>Contact</b>	Council Governance Team / 02 4428 4100 / <a href="mailto:olg@olg.nsw.gov.au">olg@olg.nsw.gov.au</a>
<b>Action required</b>	Council to Implement

### Councils' decisions on the administration of their September 2024 ordinary elections

#### What's new or changing

- Under section 296AA of the *Local Government Act 1993* (the Act), councils are required to make a decision on how their ordinary elections in September 2024 are to be administered by **13 March 2023**.
- Each council must resolve **either**:
  - to enter into an election arrangement with the NSW Electoral Commissioner (NSWEC) to administer all the council's elections, polls and constitutional referenda **or**
  - that the council's elections are to be administered by another electoral services provider engaged by the council.
- If a council does not resolve to engage the NSWEC to administer its elections by **13 March 2023**, it must engage another electoral services provider to do so.

#### What this will mean for your council

- Councils are required to make a decision under section 296AA by 13 March 2023 on the administration of their next ordinary election. Information to assist councils in making that decision is provided in the attached FAQ.
- If a council is proposing to engage the NSWEC to administer its elections, it should resolve to do so as soon as possible and notify the NSWEC.

#### Key points

- Where councils resolve to engage the NSWEC to administer their elections, polls and referenda, a model resolution is suggested in the attached FAQ.
- If a council resolves to adopt an electoral services provider other than the NSWEC, the resolution must state whether the general manager has identified an electoral services provider to be engaged for the next ordinary election and, if so, the name of that provider.

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 5 O'Keefe Avenue NOWRA NSW 2541  
 Locked Bag 3015 NOWRA NSW 2541  
 T 02 4428 4100 F 02 4428 4199 TTY 02 4428 4209  
 E [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au) W [www.olg.nsw.gov.au](http://www.olg.nsw.gov.au) ABN 20 770 707 468

**Where to go for further information**

- Further information to assist councils' decisions on the administration of their September 2024 ordinary elections is contained in the FAQ attached to this circular.
- Contact the Office of Local Government's Council Governance Team by telephone on 02 4428 4100 or by email at [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au).
- Contact Steve Robb at the NSW Electoral Commission by telephone on 1300 135 736.

**Melanie Hawyes**  
**Deputy Secretary, Crown Lands and Local Government**

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## **12.3. DENILIQVIN TOWN HALL - FUTURE MANAGEMENT MODELS**

**Author: Manager Community & Economic Development**

**Authoriser: Director Corporate Services**

### **RECOMMENDATION**

That Council:

1. Receives the report on Deniliquin Town Hall - Future Management Models
2. Endorse the recommended management model for the Deniliquin Town Hall, being a line managed performing arts venue operated and staffed by Council, for a minimum of two years whilst the venue becomes established
3. Consider the resourcing impacts of the recommended management model in the 23-24 Operational Plan and Budget process and notes indicative staffing and operational costs.

### **BACKGROUND**

Council has invested significant funds, both own source and external funding, in the redevelopment of the Deniliquin Town Hall with the vision to establishing the facility as a regional performing arts and cultural facility, providing the Edward River community with a state of the art venue suitable to host a range of locally produced and touring productions, together with important civic, community and social functions and events.

With emphasis over the past few years being on the capital expenditure and renovation, consideration of how the facility would be managed, and what resources it would require, has been delayed.

With the building renovations nearing completion, Council staff have turned their attention to better understanding the options and resourcing impacts of being operationally ready to run the facility as a performing arts venue.

The redeveloped Town Hall is due to open in late February 2023, with a program delivered by South West Arts Feb – May 2023. It is expected to have an operational management arrangement in place for operations to commence 1 July 2023. Having a management model and appropriate resourcing (people and budget) in place will ensure a smooth transition into operations, and ensure maximum benefit for community. This report identifies Management Model Options to assist Councillors in determining the management structure best suited to the scale of the venue and enable the most accessible and flexible service to community.

Council commissioned a consultant in October 2022 to provide advice on future operational management models for the redeveloped Deniliquin Town Hall.

The consultant has demonstrated expertise in this particular field, having managed performing arts centres in Australian regional and metropolitan settings for 15 years. Over the past 6 years he has worked as a consultant providing strategic and operational support and advice for Victorian regional performing arts centres in Warrnambool, Swan Hill and Hamilton, and operational readiness for the Geelong Arts Centre and the new Pier 2/3 in The Rocks, Sydney.

### **ISSUE/DISCUSSION**

This report provides information to assist Council to consider the most appropriate operational model based on the scale of the venue, the potential usage, and to enable the most accessible and flexible service to the community, including:

- Management model options

- Interim program arrangements from activation to end June 2023
- Purpose and Values Development – a community and stakeholder consultation to identify DTH purpose, and develop strategic objectives and KPIs
- High level review of three selected regional performing arts centres to enable benchmarking and consideration of appropriate:
  - organisational chart; and
  - financial support
- Staffing and recruitment
- Policy and procedure development
- Timeline for the above

With opening of the Town Hall postponed due to the current flood situation, and having an interim program being developed by South West Arts that will be concluded by the end of the current financial year, it is important that council has made the required resourcing decisions to support future operational management of the facility in the Operational Plan and Budget process for the 23-24 financial year.

Given the timing, any future facility management and operational staffing requirements are proposed to be considered in the current organisational redesign work set to commence in early 2023.

The report considers the four most common management models for the operation of similar venues being:

1. Council operated
2. Independent non-profit organisation limited by guarantee
3. Commercial operation via a contract
4. Incorporated Association

It is the opinion of this report that for the purpose of the establishment stages of the revitalised Town Hall, that management of the facility remains Line Managed by Council (i.e. council operated) for at least 2 years, 1 January 2023 – 30 June 2025 to ensure that the venue is appropriately established with a clear strategic direction, appropriate programming and marketing, and is of sufficient maturity to attract/consider other future management options.

Once the facility establishes its operations, further consideration may then be given to whether other models proposed (or alternate model/s) should be considered.

A 2 year establishment period will enable Edward River Council to:

- Include appropriate staffing resources in the organisational redesign process
- Recruit and train staff and volunteers
- Set strategic direction and KPIs
- Develop program and engagement with community
- Observe and support the mechanics of how the facility operates
- Integrate operations with other council units (eg finance, community services, marketing, tourism)
- Understand a realistic cost base for the operation of the venue

- Draw on advice from established state and national networks
  - NAPACA (NSW and ACT Performing Arts Centres Association)
  - PAC Australia (Performing Arts Connections Australia)

Further, maintaining operations as part of Council removes the time variables that would be required in adopting alternative structures. It provides for the best opportunity of recruiting staff, training and commencing operations in a timely fashion and in accordance with community and stakeholder expectations.

It should also be noted that the Town Hall has yet to commence or establish a process of its operations. As such documenting and/or contracting a commercial contractor or developing the opportunity for a suitable company to take on the facility would be challenging, as any lack of precision in the documentation may prove costly for either the operator or Council, and ultimately be detrimental to the capacity of the facility to serve the Edward River Council community.

### **STRATEGIC IMPLICATIONS**

The Town Hall offers a significant opportunity to Council to actively drive the objectives outlined in the 2021 'Our Region, Our Say' Sefton's Report, the Community Strategic Plan, and Council's upcoming Growth Management Strategy.

Specifically, a cultural facility such as the Town Hall has the potential to create and drive an entirely new arts and culture economy for our region, resulting in:

- cultural opportunities that don't currently exist;
- industry cooperation on a whole of region events program that can be "sold" through the Visit Deni platform and beyond;
- an end to adhoc, individualistic cultural programming across the sector;
- collaborative marketing opportunities through the proposed Committee and industry partnerships;
- a vibrant, thriving, connected community inclusive of seniors, youth, people with disability AND visitors engaged in cultural programming,

resulting in:

- community health and wellbeing;
- a need for ancillary businesses;
- a reason other than the river to visit; and
- somewhere people want to come to live.

Consideration has been given to the future role of a suitably qualified Council Arts & Culture Advisory Committee which informs a holistic, collaborative, region-wide ERC Arts & Culture Strategy and a compliant and inclusive volunteer program to support the Town Hall.

Further, it is proposed that such a facility, appropriately managed, can provide training opportunities for high school and TAFE students in hospitality, theatre and event management.

The Australian Government's National Cultural Policy titled "Creative Australia" states that the *"cultural sector is a significant and growing part of the economy. It generates more revenue and employs more people than many other essential industry sectors, including agriculture, electricity and gas. It intersects with, and adds value to, many other important areas, from education to manufacturing, tourism and construction."*

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*“In 2009–10 Australian households spent four per cent of their income—more than \$19 billion—on arts and cultural goods and services. This demonstrates the economic value of culture in everyday life. Output in the cultural economy grew at six per cent annually from 1993–94 to 2005–06, compared with the broader economy, which grew at just 3.75 per cent over the same period.”*

## **COMMUNITY STRATEGIC PLAN**

1. Shaping the Future
  - 1.2 Quality built environment
2. An open and connected community
  - 2.3 Cultural and personal links
3. Encouraging growth through partnerships
  - 3.2 Economic development
  - 3.3 The Edward River Experience
4. Delivering community assets and services
  - 4.1 Vibrant villages and towns
5. Accountable leadership and responsive administration
  - 5.1 Collaborative and Engaged
  - 5.2 Financially sustainable
  - 5.3 Professional Workplace culture

## **FINANCIAL IMPLICATIONS**

The investment recommended in the attached report is comparable to Council's investment in its swimming pool, i.e. approximately \$250K per annum. The swimming pool however is utilised for only 4-5 months of the year by primarily local community members. The same investment in Council's Town Hall operations will serve our community all year-round, drive tourism, and enhance the liveability of our region.

Based on current data provided by Tourism Research Australia, a conservative estimate of 500 additional visitors to our region per annum at an average spend of \$138 per night would result in a \$69,000 boost pa to tourism income alone.

Partnering with our tourism operators to extend visitor stay to 2 nights immediately doubles the economic benefit to our region to \$138,000 pa.

Further, the proposed investment has the potential to be offset by State and Federal Government funding as it becomes available.

It should be noted the financial implication of not investing in the facility must also be considered as there is a cost to Council of the facility lying idle, i.e. staff resourcing, utilities, insurance and depreciation.

Operational budget to support the chosen management model will be incorporated into future years Operational planning and budget processes.

Indicative financial impacts have been included in the report and are detailed below, noting that any additional staffing and cost impacts need to be considered holistically in the operational budget and planning process. For this reason, costs outlined below are to be considered as indicative only.

**Budget – DTH Line Managed by ERC**

EXPENSES			
Employee Costs	Manager	1	\$ 105,000
	Technician	0.5	\$ 42,500
	Casuals		\$ 25,000
	contract marketing		\$ 8,000
	training		\$ 6,000
Administration	office and communications		\$ 2,500
	print & advertising		\$ 12,500
	consumables		\$ 1,500
	subscriptions		\$ 2,000
Program	performance fees		\$ 60,000
	equipment hire		\$ 30,000
Venue Operations	cleaning		\$ 3,000
	repairs & maintenance		\$ 7,500
FOH	ticketing		\$ 6,000
	food & beverage		\$ 5,500
	bar		\$ 5,500
Asset purchases	technical and other		\$ 30,000
			<b>Total Expenditure \$ 352,500</b>
REVENUE			
Box Office	ticketing royalty		\$ 10,000
	ticket sales		\$ 40,000
Venue Hire	Commercial		\$ 12,000
	Community		\$ 24,000
	Staff Recoveries		\$ 10,000
Sales	food & beverage		\$ 6,000
	bar		\$ 6,000
			<b>Total Revenue \$ 108,000</b>
			<b>Investment \$ 244,500</b>

Please note: grant revenue has not been anticipated in the above budgets but can be considered likely subsidies to operations.

**LEGISLATIVE IMPLICATIONS**

Nil.

Operation of a performing arts venue is a discretionary service provided to the community.

**ATTACHMENTS**



Operational Readiness  
Management Model Options

# Deniliquin Town Hall



Edward River Council

Greg Hordacre  
6 December 2022

## DENILIQVIN TOWN HALL

### Management Model Options

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#### Background

Over the past years Deniliquin Town Hall (DTH) has been redeveloped as a premier performing arts and cultural facility, providing the Edward River Council (ERC) community with a state of the art venue suitable to host a range of locally produced and touring productions, together with important civic, community and social functions and events.

#### Purpose

The redeveloped DTH is due to open in February 2023, with a program delivered by South West Arts Feb – May 2023. It is expected to have DTH staff in place for operations to commence 1 July 2023. Having a management structure and organisational chart in place in advance of this date will ensure a smooth transition into operations, and ensure maximising the benefit for community. This report identifies Management Model Options, providing a high level, plain English summary to assist Council Management and Councillors to determine the management structure best suited to the scale of the venue and enable the most accessible and flexible service to community.

#### Methodology

This report is based on Desktop research and interviews identifying performing arts facility operating models utilised by local governments in NSW. The strengths, weaknesses and compatibilities in different contexts have been assessed and form part of the analysis.

Consideration of the organisational needs of DTH including staffing, reporting and financial requirements regarding intended use of facility have also been incorporated. Records of stakeholder engagement at the planning stage were requested, but documentation suitable for this research was not available.

A site visit including face to face meetings with council representatives and local stakeholders was undertaken 6 October 2022. An interim report was also provided and discussed with ERC EMT 17 October 2022. From this a clearer appreciation of the specific needs of the Deniliquin community were gained and incorporated in this report.

### **Performing Arts Centre in Regional Communities**

Local governments across NSW own and manage a range of performing arts facilities. Communities also have developed a more sophisticated view of what to expect from performing arts venues. In NSW, a surge in the building and renovation of performing arts venues across regional centres has created greater opportunities to highlight the positive role a performing arts venue can play for communities. A more professional and sophisticated network and a range of high standard facilities are now evident across NSW and adjoining states.

Reflecting on national experience, performing arts centres have evolved considerably over the past forty years. As community expectations have developed, it is no longer enough for performing arts centres to just play host to local performing arts and present visiting artists and programs.

Successful performing arts facilities often are very visible in a community. Moreover communities will expand their expectations in the role such facilities offer, from delivering a well pitched program of arts and culture responsive to local understanding, through supporting a range of community and civic needs and responsibilities, to being a facility that leads, inspires and serves its community in engaging and inspiring ways.

Different Management Models offer approaches that respond to specific facility needs, the desired level of involvement of Council, local community, how the facility may contribute to perception and local identity, and the potential role of the facility in relation to the performing arts profession. It is important that the Management Model chosen has the flexibility and vision to accommodate the immediate challenges and the future needs that emerge.

An appropriate Management Model offers Council the potential to influence and drive growth and an arts and culture economy.

### **Management Models Considered**

The four most common Management Models for LGAs in NSW are

1. Local government operated

Local Government Authorities in NSW commonly directly manage (through normal line management arrangements) and operate a performing arts facility that they own. This is a common model adopted by council owned facilities in Australian regional and outer metro settings.

2. Independent non-profit organisations limited by guarantee

This is where a non-profit business is established for the purpose of independently operating a performing arts facility on behalf of Council. These entities have a Board of Management, responsible for all operations and staffing, ensuring arms length operation, and may include a Councillor on the Board. The

entity is also eligible to apply for Deductible Gift Recipient (DGR) status to receive tax deductible donations.

3. Commercially operated via contract

Not very common, and this report was unable to find evidence of this kind of operation in a regional setting. It is where commercial operators are contracted to manage a facility based on a range of criteria and KPIs to ensure accountability and return on investment. This model has been more common with management of Council owned sport and aquatic facilities.

4. Incorporated Association

Haven't been able to find evidence of this operation in NSW, but it occurs in regional Victoria where small venues (often unrenovated community halls) are given to a local community group to manage and operate. Basically a volunteer operation managed by a committee of an incorporated association. Also eligible to apply for Deductible Gift Recipient (DGR) status to receive tax deductible donations.

**Management Model Criteria**

Each of the Models proposed provides for accountability and responsibility for the needs of conducting a performing arts presenting operation, including

- Financial responsibilities
- Hire and booking operations
- Facility operations
- Reporting

It is also important that the expectations of community and Council are understood, managed and met. A key component to include is the visitor experience where the community interfaces with the facility

- Accessibility and convenience (ticketing, parking)
- Creature comforts (heating, cooling, seat comfort, food and beverage)
- Customer care and customer charter (information availability, responding to complaints)

The reputation of a performing arts facility often rests on understanding, meeting and where possible pre-empting community expectation demonstrated through a capacity to deliver on the following

- inclusive programming
- community engagement
- support for local events
- education and outreach

- being an iconic venue, providing leadership whilst being balanced and responsive to the wishes of its community

### Review of NSW Venues

NAPACA is the New South Wales and ACT Performing Arts Centre Association. It has newly emerged and provided considerable support to its member performing arts centres as they met the challenges of COVID lockdowns over the past years. Their membership has good representation of the range performing arts centres across NSW, including Local Government owned and operated venues in regional NSW and outer urban Sydney.

Reviewing their members from a list provided by NAPACA Chair Anne-Marie Heath (Attachment 1), it shows that across Local Government owned and operated venues in regional NSW and outer urban Sydney, the vast majority are line managed within their Council organisation chart.

### NSW STATS

Venues	Council Managed	NFP Limited by Guarantee	Commercial Contract	Incorporated Association
32	28	3	1	0
100%	87.5%	9.4%	3.1%	0%

### Analysis of Management Models

A review of the four models was undertaken with ERC EMT on 17 October 2022. This meeting requested that the following Management Models be focussed on as they provided the most practical and relevant operations for the redeveloped Deniliquin Town Hall.

- Line managed by Edward River Council
- Incorporated Association

<b>Model</b>	<b>Strength</b>	<b>Weakness</b>	<b>Opportunity</b>	<b>Threat</b>
<i>Line managed by Edward River Council</i>	<p>Opportunity to directly align with Council strategic objectives</p> <p>Potential economies through integrating with other Council operations (eg admin, marketing, IT)</p> <p>No additional start up costs or delay of recruitment impacting on commencement of operations</p> <p>Direct operational accountability</p> <p>Direct financial accountability</p> <p>Most common model amongst reviewed NSW LGA facilities</p>	<p>Local government award and conditions not consistent with performing arts facility operational needs</p> <p>Unable to gain DGR status</p> <p>Limited experience and advice available from Council managers specific to performing arts facility operations</p> <p>Operations embedded in Council structure makes monitoring of facility performance difficult to delineate</p> <p>Slower decision-making processes in Council may lead to loss of opportunities</p>	<p>Capacity for Council to absorb unanticipated operational challenges and maintain community asset</p> <p>Integration of operations in Council can bring all of organisation support to facility operations</p> <p>Capacity to develop subsidised opportunities to stimulate community usage</p> <p>Common operations among NSW LGA provides for insight, learning and networking</p>	<p>Negligence and personnel risks may impact on Council WHS record/insurance</p> <p>Potential reputational damage to Council if seen to be directly involved in facility shortcomings</p> <p>Council marketing protocols/practice may constrain facility operational needs</p> <ul style="list-style-type: none"> <li>• Threat to arms length needs - Implicit demands on Council to provide oversight and management</li> <li>• Temptation for Councillors and/or Council management to attempt to influence operations</li> </ul> <p>Limited capacity for flexible staffing arrangements to accommodate specific performing arts operational needs</p>

<p><i>Incorporated association</i></p>	<p>Proactive involvement of local people with interest in arts, culture and community development</p> <p>Enables wide community representation</p> <p>Provides opportunity for local groups and individuals to have high level involvement</p>	<p>Full documentation of expectations and deliverables required prior to contracting Incorporated Association</p> <p>Unless the selected Incorporated Association is able to bring additional resources to managing DTH, the most likely scenario is increased costs in operations which will need to be borne by ERC in providing a grant for annual operations</p> <p>Incorporated Association based on community involvement may not bring level of professionalism and business acumen required</p> <p>Capacity to employ and manage employees may be limited</p>	<p>Offers high level community engagement and involvement, capacity building and program ownership, stewarded by Council</p>	<p>An appropriate Incorporated Association may not come forward, or time may be required for one to be developed</p> <p>Lead time needed to establish community interest and form incorporated association likely to delay recruitment and commencement of operations</p> <p>Potential for conflict of interests to emerge when small group is involved in governance and operations</p> <p>Lack of broad experience in governance group may reduce operating potential and introduce reputational challenges</p> <p>May require significant Council input and guidance to reinforce priorities and keep operations on track</p> <p>Financial shortcomings may require Council bailouts</p>
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**Budget – DTH Line Managed by ERC**

EXPENSES			
Employee Costs	Manager	1	\$ 105,000
	Technician	0.5	\$ 42,500
	Casuals		\$ 25,000
	contract marketing		\$ 8,000
	training		\$ 6,000
Administration	office and communications		\$ 2,500
	print & advertising		\$ 12,500
	consumables		\$ 1,500
	subscriptions		\$ 2,000
Program	performance fees		\$ 60,000
	equipment hire		\$ 30,000
Venue Operations	cleaning		\$ 3,000
	repairs & maintenance		\$ 7,500
FOH	ticketing		\$ 6,000
	food & beverage		\$ 5,500
	bar		\$ 5,500
Asset purchases	technical and other		\$ 30,000
			<b>Total Expenditure \$ 352,500</b>
REVENUE			
Box Office	ticketing royalty		\$ 10,000
	ticket sales		\$ 40,000
Venue Hire	Commercial		\$ 12,000
	Community		\$ 24,000
	Staff Recoveries		\$ 10,000
Sales	food & beverage		\$ 6,000
	bar		\$ 6,000
			<b>Total Revenue \$ 108,000</b>
			<b>Investment \$ 244,500</b>

Please note: grant revenue has not been anticipated in the above budgets but can be considered likely subsidies to operations.



**Budget – DTH ‘outsourced’ to Incorporated Association by ERC**

EXPENSES		ERC	Incorp Assoc
Employee Costs	Manager	1	\$ 105,000
	Technician	0.5	\$ 42,500
	Casuals		\$ 25,000
	contract marketing		\$ 8,000
	training		\$ 6,000
	recruitment		\$ 6,000
Administration	start up and establishment		\$ 10,000
	office and communications		\$ 2,500
	print & advertising		\$ 12,500
	consumables		\$ 1,500
	subscriptions		\$ 2,000
Program	performance fees		\$ 60,000
	equipment hire		\$ 30,000
Venue Operations	cleaning	\$ 3,000	
	repairs & maintenance	\$ 7,500	
FOH	ticketing		\$ 6,000
	food & beverage		\$ 5,500
	bar		\$ 5,500
Asset purchases	technical and other	\$ 30,000	
Annual Grant	Facility management by Incorporated Association	\$ 220,000	
		<b>Total Expenditure</b>	<b>\$ 260,500 \$ 328,000</b>
REVENUE			
Management Fee	ERC		\$ 220,000
Box Office	ticketing royalty		\$ 10,000
	ticket sales		\$ 40,000
Venue Hire	Commercial		\$ 12,000
	Community		\$ 24,000
	Staff Recoveries		\$ 10,000
Sales	food & beverage		\$ 6,000
	bar		\$ 6,000
		<b>Total Revenue</b>	<b>\$ - \$ 328,000</b>
		<b>Investment</b>	<b>\$ 260,500 \$ -</b>

Please note: grant revenue has not been anticipated in the above budgets but can be considered likely subsidies to operations.

## COMMENTARY REGARDING VENUE FINANCIAL SUPPORT

Theatres in regional and rural Australia are most usually supported by local government (and/or draw on other state or federal support). They are an important community asset that require high standards of management and programming expertise so the value to the local community can be established and maintained, which include significant contributions to driving and supporting

- Inbound visitation (Tourism and Economic Potential)
- Lifestyle and wellbeing (Growth Potential)
- Community capacity and social cohesion (Growth Potential)
- Local economy, especially ancillary spending (Economic Potential)
- Skills development and employment opportunities (Growth Potential)
- Regional reputation and community pride (Economic, Tourism and Growth Potential)

***Measurement of success should be considered over a minimum 3-5 year period with KPIs set to provide management with key measurable and achievable deliverables drawn from the Purpose and Values Development proposed in Attachment 1.***

Having identified purpose and KPIs, council may then feel confident in providing a consistent annual subsidy across a 3-5 year period to enable operations to be developed and grown with the expectation of a year on year increase in community and stakeholder benefit.

Considering the venues in this study (Attachment 3), a council subsidy per head of population per week can be arrived at

	population	subsidy	per head/week
Cowra CC	10,145	\$ 260,000	\$ 0.49
JMT, Coffs Harbour	27,089	\$ 431,800	\$ 0.31
Portland AC	10,450	\$ 295,000	\$ 0.54
		av	\$ 0.45

There appears to be an increasing level of subsidy per head/week as the population reduces. Assuming that this is applied, Council's per head per week investment would be in the order of \$0.55 – \$0.60 per week. Consideration should also be given to start up costs including recruitment, marketing and delivering on community and stakeholder expectations (as per Purpose and Values Development proposed).

***It is suggested that a subsidy closer to \$250K be considered (approx. \$0.57 per head/week) to ensure full support for all operational and start up costs are covered and any additional costs can be covered in a way that does not have negative impact on facility and program delivery for the community (ref Recommendation 5).***

The following table demonstrates population in ERC against a sliding scale of investment per head/week

ERC population	per head/week	subsidy
8,437	\$ 0.45	\$ 197,426
8,437	\$ 0.50	\$ 219,362
8,437	\$ 0.55	\$ 241,298
<b>8,437</b>	<b>\$ 0.57</b>	<b>\$ 250,073</b>
8,437	\$ 0.60	\$ 263,234
8,437	\$ 0.65	\$ 285,171

#### ADDITIONAL REQUESTS (13 OCTOBER 2022)

Following the on-site meetings with Dana McNally and Shelly Jones on 6 October 2022, further matters were identified and listed below.

#### DTH Purpose

Most management models have developed a purpose or vision to guide operations and engagement with their respective communities. This is an important tool guiding operations, reporting and accountability and enables the creating of KPIs and reporting (back to Council) guidelines.

The development of a purpose or vision through engaging Councillors, Council management, local community, stakeholders and arts industry will bring all parties onto the same page and define

- Venue purpose
- Council expectation
- Community expectation
- Financial undertakings and obligations

The consultant was asked to propose a project to engage with community, stakeholders, volunteers, council staff and arts organisations (potential users of DTH) to contribute to the development of an agreed and common Purpose for the redeveloped Deniliquin Town Hall.

(see Purpose and Values Development Program – ATTACHMENT 2)

#### Recruitment

Based on approved Management Model, develop a time frame and indicative budget for

- expected staffing structure/organisational chart (determined in association with ERC officers)
- recruitment of staff for DTH

**Policies and Procedures**

Based on approved Management Model, develop a time frame and indicative budget for development of procedures and policies to guide to include

- venue operation
- governance and reporting
- venue bookings (inc contract management, fees and charges, deposits and settlements)
- marketing
- ticketing
- other areas as agreed

**RECOMMENDATIONS**

## 1. Establishment Period

***It is the opinion of this report that for the purpose of the establishment stages of the revitalised DTH, that management of the facility remains Line Managed by Council for at least 2 years, 1 January 2023 – 30 June 2025.***

1.1. Once the facility establishes its operations, further consideration may then be given to whether other models proposed (or alternate model/s) should be considered. That this be reviewed no sooner than 1 July 2024 so recommendations and budget adjustments can be made effective 1 July 2025.

1.2. The 2 year establishment period will enable Edward River Council to

- Establish an organisation structure to incorporate DTH operations
- Recruit and train staff
- Set strategic direction and KPIs
- Develop program and engagement with community
- Observe and support the mechanics of how the facility operates
- Integrate operations with other council units (eg finance, community services, marketing, tourism)
- Draw on advice from established state and national networks
  - NAPACA (NSW and ACT Performing Arts Centres Association)
  - PAC Australia (Performing Arts Connections Australia)

1.3. Further, maintaining operations as part of Council removes the costs and time variables that would be required in adopting alternative structures. It provides for the best opportunity of recruiting staff, training and commencing operations in a timely fashion and in accordance with community and stakeholder expectations.

1.4. It should also be noted that DTH has yet to commence or establish a process of its operations. As such documenting and/or contracting a commercial contractor or developing the opportunity for a suitable company to take on the facility would be challenging, as any lack of precision in the documentation may prove costly for either the operator or Council, and ultimately be detrimental to the capacity of the facility to serve the Edward River Council community.

## 2. Purpose And Values Development

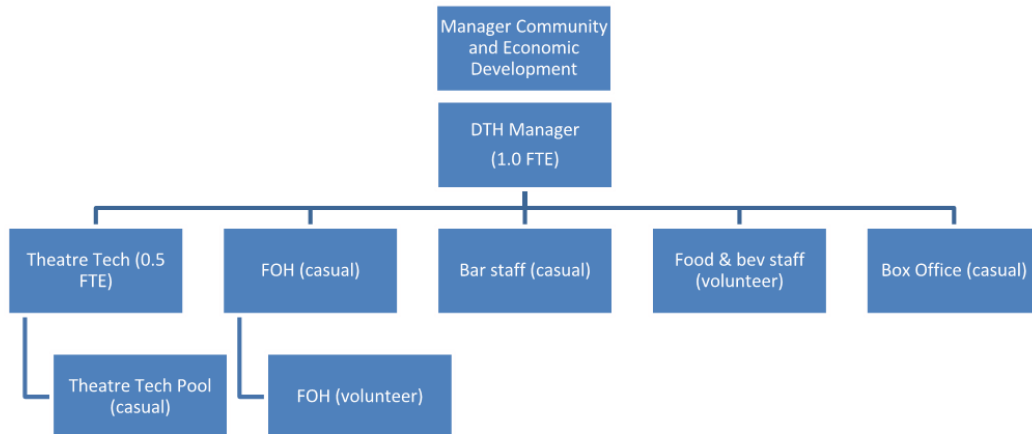
2.1. As outlined in Attachment 2, consultation and community workshops be supported to determine goals, KPI's and inform staffing and budget needs for annual DTH operation. This to be derived based on gaining agreed purpose from community, stakeholders and council.

## 3. Operations To 30 June 2023

- 3.1. Engage South West Arts to fulfil initial programming of DTH to June 2023
- 3.2. GH to work with SWA/ERC to develop program options into 2023/24 FY

4. Organisational Chart And Recruitment

- 4.1. Organisational chart be adopted, based on preferred Management Model of ERC Line Managed



- 4.2. Recruitment to be undertaken to engage DTH Manager to ensure Manager in place on or before 1 July 2023

5. Budget 2023/24

- 5.1. Support for operational and establishment budget of \$250K be included in budget proposals for 2023/24

## 6. Timeline

Working with ERC management to ensure completion and adoption by Council to be implemented 1 July 2023.

Work to be undertaken by Consultant, integrating with current engagement to assist DTH reopening, operation, recruitment and program of events.

DATE	STAGE
Oct 2022	DTH Management Model proposal commenced
	DTH Technical Specification documentation commenced
Nov 2022	South West Arts contracted to deliver agreed programming for DTH Feb – May 2023
	Budget proposal for 2023/24 DTH operations set
5 Dec 2022	Purpose and Values Development Project (PVDP) commences
6 Dec 2022	Management Model and consultant's report to Council Briefing
Dec 2022	Management Model, Organisation chart and recruitment plan approved
Jan 2023	No activity
24 Feb 2023	DTH Grand Opening
Mar 2023	PVDP Community Workshop (weekend event?)
	PVDP Refinement, reporting and recommendations
	DTH 2023/24 program development finalised
	DTH Policy and Procedure development commences
April 2023	PVDP Recommendations adopted
June 2023	DTH Technical Specification documentation completed
	DTH Policy and Procedure development completed

**ATTACHMENT 1**

NAPACA NSW regional and (Sydney) outer metro members

	Council Operated	NFP Limited Guarantee	Commercial	Incorporated Association
NORPA, Lismore		1		
Bathurst Memorial Entertainment Centre	1			
Capitol Theatre, Tamworth	1			
Cessnock Community Performing Arts Centre	1			
Civic Theatre Newcastle	1			
Glasshouse Arts, Conference and Entertainment Centre, Port Macquarie	1			
Glen Street Theatre, Belrose	1			
Griffith Regional Theatre	1			
Illawarra Performing Arts Centre, Wollongong		1		
Manning Entertainment Centre, Taree	1			
Orange Civic Theatre	1			
Riverside Theatre, Parramatta	1			
The Art House, Wyong		1		
The Shoalhaven Entertainment Centre	1			
Wagga Wagga Civic Theatre	1			
Cowra Civic Centre	1			
Goulburn Performing Arts Centre	1			
Jetty Memorial Theatre, Coffs Harbour	1			
Sutherland Entertainment Centre	1			
Darlinghurst Theatre Co	1			
Ensemble Theatre, Kirribilli	1			
Albury Entertainment Centre	1			
Bankstown Arts Centre	1			
Blacktown Arts Centre	1			
Blue Mountains Theatre, Springwood	1			
Dubbo Regional Theatre and Convention Centre	1			
Queanbeyan Performing Arts Centre	1			
Joan Sutherland Performing Arts Centre, Penrith	1			
Laycock Street Theatre /Peninsula Theatre	1			
Casula Powerhouse Arts Centre	1			
HotHouse Theatre, Albury	1			
Concourse Theatre, Chatswood			1	
	32	28	3	0
	87.5%	9.4%	3.1%	0.0%



**ATTACHMENT 2****Purpose and Values Development Program  
Deniliquin Town Hall (DTH)**

This Development Program proposes to engage with community, stakeholders, volunteers, council staff and arts organisations (potential users of DTH), inviting reflection on and participation in the development of an agreed and common Purpose for the redeveloped Deniliquin Town Hall.

- engage with Edward River Council and nominated Deniliquin arts and community Stakeholders
- invite participation and develop ownership around how DTH can positively contribute to Deniliquin's future
- identify the stages that will give the community confidence in this concept being developed

**PROCESS**

- Visioning - a deep dive into the aspirations of Deniliquin Town Hall

A series of 30 minute one on one interviews to identify key reasons and themes underpinning the DTH redevelopment. Interviewees as identified by Edward River Council, to enable teasing out of ideas, strategies and concepts and investing in Community Workshop

- Community Workshops - unpacking the vision, finding relevant actions and developing ownership

Formal workshop sessions of approximately two hours, involving community, stakeholders, volunteers, council staff and arts organisations

- Reporting

Reports to ERC management and ERC Council including recommendations and timelines for adoption

**PLANNED OUTCOMES**

Engage workshop participants in the development (and ownership) of range of values to inform the development of a stated Purpose to guide future Strategic Planning

- Deriving and agreeing on values
- Using values to developing guiding principles of DTH operation
- Underscore the importance of adopting clear and consistent objectives for all those connected to DTH and to guide its growth
- Capturing all information and investing it forward, how this can be applied to the operations of DTH, influencing

- Creative and artistic direction
- Staff and internal operations
- Community engagement and perception
- Wider arts sector and leadership that DTH can bring
- Potential to set 4 -5 goals for DTH with associated actions to achieve these goals with a time frame with milestones and measurables.
- Participants will leave the workshop
  - feeling engaged, involved and informed
  - having a strong sense they have contributed to values that will be core to driving DTH strategic planning development and implementation
  - will feel ready, valued and enabled to contribute further
- Process will offer insight
  - What could DTH look like in 3-5 years?
  - What does DTH need to get to where it plans to be?
  - What can DTH be doing now for this to be practically realised

#### **OTHER OUTCOMES**

Values and purpose research will provide direction to determine KPIs in the following priorities

- Support for community access via subsidised rental for local community and groups
- Program development, including targeting elderly, families and children
- Promotion and hiring strategies
- Membership and subscription strategies
- Financial management
- Risk management
- Human resource management
- Others that may be identified

## ATTACHMENT 3

**Benchmarking Similar Scale Venues**

At its meeting 17/10/22, the ERC EMT requested the following high level benchmarking information from established and similar size/scale venues

- Indication of respective council investments
- Organisational structure, including highlighting dedicated staff

In consultation with Dana McNally, the following venues were selected based on capacity and size of population served

Venue	Location	Venue Capacity	Local Population (2021 ABS)
Cowra Civic Centre	Cowra NSW	335	10,145
Jetty Memorial Theatre	Coffs Harbour NSW	252	27,089
Portland Arts Centre	Portland VIC	144	10,450
<i>Deniliquin Town Hall</i>	<i>Deniliquin NSW</i>	<i>278</i>	<i>8,437</i>

**Financials**

Top level indicating level of subsidy each Council provides. Due to changes in operations across the 3 venues, consistent data across one FY was not available. 21/22 actuals have been used where available, 22/23 projection for Cowra.

## COWRA CIVIC CENTRE (capacity 335)

	2021/22	2022/23
EXPENDITURE	-	500,000
REVENUE	-	240,000
<b>INVESTMENT</b>	<b>-</b>	<b>260,000</b>

## JETTY MEMORIAL THEATRE (capacity 252)

	2021/22	2022/23	2023/24	2024/25	2025/26
EXPENDITURE	695,000	726,000	745,000	763,000	781,000
REVENUE	249,000	309,000	318,000	333,000	342,000
<b>INVESTMENT</b>	<b>446,000</b>	<b>417,000</b>	<b>427,000</b>	<b>430,000</b>	<b>439,000</b>

## PORTLAND ARTS CENTRE (capacity 144)

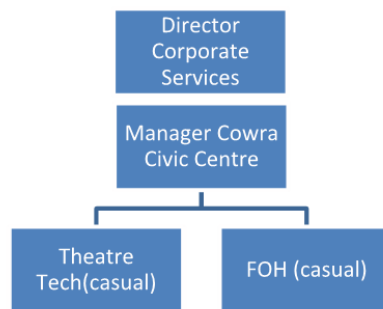
	2021/22
EXPENDITURE	462,000
REVENUE	167,000
<b>INVESTMENT</b>	<b>295,000</b>

**Organisational Chart**

**COWRA CIVIC CENTRE (CCC)**

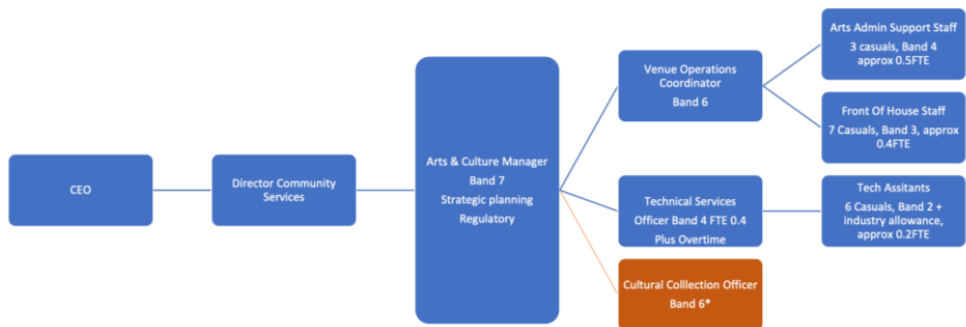
The CCC Manager is the only officer employed by council to manage the venue. He is responsible for all services and operations and is supported by a casual Technical and FOH team. Responsibilities include (but not limited to)

- Operations coordination
- Programming
- Venue hire
- Marketing
- Patron services
- Bar/catering



**PORTLAND ARTS CENTRE**

The venue is managed by the Community Services directorate of Glenelg Shire Council (Vic). The Arts and Cultural Manager oversees venue operations and is the line manager of the Venue Operations Coordinator who is responsible for day to day facility management, programming, staffing and marketing.



\*Part of Arts & Culture unit, but sits outside any performing arts function

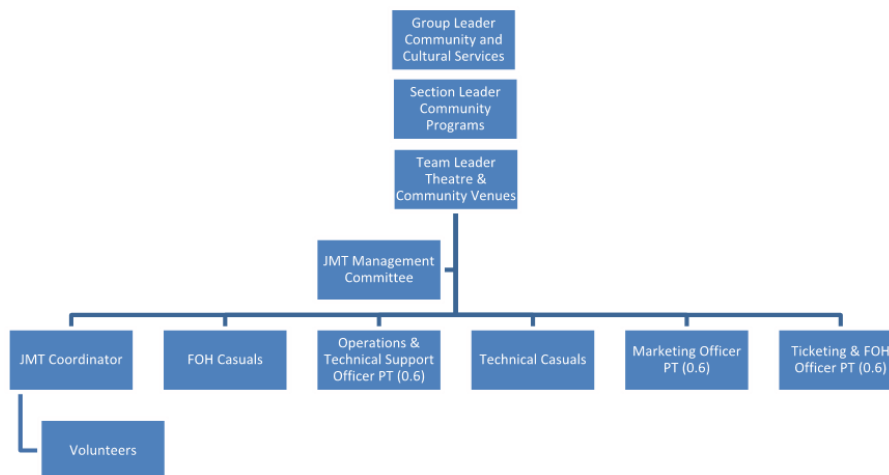
JETTY MEMORIAL THEATRE (JMT)

The venue is managed by the Community and Cultural Services Group of Cooffs Harbour City Council and is overseen by a management committee of Council.

Staffing of JMT is shared across the community venues portfolio with only the JMT Co-ordinator having sole responsibility for JMT. This is due to the limited resources available and that resourcing facilities, particularly in regional areas, is a challenging proposition.

Limited availability of key staff impacts the capacity of JMT to support the number of productions offered by the theatre. Further, the limited spread of staff also restricts key operations such as marketing and the benefits from external networking.

In addition, the impact of responsibility of the one key staff member has led to them being too functionally focussed on process and oversight (as determined by Council management) with operational matters such as the strategic positioning of the theatre in the region, including finding product, establishing external links and connections and promoting operations not being adequately resourced.



## **12.4. ARTS AND CULTURE COMMITTEE**

**Author: Manager Community & Economic Development**

**Authoriser: Director Corporate Services**

### **RECOMMENDATION**

That Council

1. Approve the establishment of an Edward River Council Arts & Culture Advisory Committee by 30 June 2023
2. Endorse the draft Terms of Reference to confirm purpose and membership composition and to enable appointment of suitable members to the committee
3. Note that the development of an Arts and Culture strategy is currently an unfunded project for consideration in the 23-24 Operational Plan and budget process.

### **BACKGROUND**

Council will soon receive delivery of the renovated Deniliquin Town Hall facility. Management of the Multi Arts Centre and Sunday School has also returned to Council.

There is currently an ad hoc individualistic approach to the delivery of arts and culture experiences in the Edward River region. We have many artists and arts administrators working independently, (occasionally with one other organisation), including South West Arts, South West Music, Play on the Plains, Edward River Arts Society, various local musicians, etc. and vibrant arts community.

The Community Strategic Plan Engagement outcomes report 'Our Region, Our Say' (aka The 'Sefton's' report) outlined a community desire to double our region's population by the year 2050. To that end, Council is now developing a Growth Strategy to facilitate this objective including addressing the barriers to people relocating to our region, such as all the necessary infrastructure and amenity required to facilitate that level of growth.

### **ISSUE/DISCUSSION**

With respect to population growth, critical drivers to people choosing place include thriving connected community, and access to arts and culture.

Key opportunities are presented by the refurbishment of the Deniliquin Town Hall and the opportunity to operate the asset as a performing arts venue.

Council is in a position to leverage this opportunity by uniting the region's arts and culture sector.

Council had already resolved to consider the formation of an Arts and Culture Committee **(2022/0816/12.5.2 (4))**. This report provides council with the opportunity to finalise its intentions to establish an advisory committee.

Such a Committee's objectives should include informing an Edward River Council Arts & Culture Strategy, developing an annual region-wide Edward River Arts & Culture Program, and leveraging opportunities to market collaboratively.

A cohesive arts and culture sector has the potential to establish an entirely new economy for our region, drive population growth, and positively impact the health and well-being of our community.

### **STRATEGIC IMPLICATIONS**

5.1 Council is in a position to strategically drive the objectives under the Community Strategic Plan to double population growth by 2050 through an Arts & Culture Advisory Committee of appropriately experienced and skilled advisers to guide Council on the development of a thriving arts and culture

industry and appropriate usage of the Denilquin Town Hall, Multi Arts Centre and Sunday School facilities.

*The Edward River Experience*

*3.3.1 Support the development and delivery of events that contribute to economic prosperity, liveability, and social cohesion*

*3.3.2 Support a collaborative creative economy where arts and culture are a transformational sector of the community*

*3.3.3 Build on the success of the Visit Deni campaign to grow our visitor economy*

**COMMUNITY STRATEGIC PLAN****1. Shaping the Future**

1.1 Pristine natural environment

1.2 Quality built environment

1.3 Enhanced Active and Passive Open Spaces

**2. An open and connected community**

2.3 Cultural and personal links

**3. Encouraging growth through partnerships**

3.2 Economic development

3.3 The Edward River Experience

**4. Delivering community assets and services**

4.1 Vibrant villages and towns

**5. Accountable leadership and responsive administration**

5.1 Collaborative and Engaged

**FINANCIAL IMPLICATIONS**

Staff resources to coordinate, attend, minute, report and action Arts & Culture Advisory Committee recommendations will be required. Future consideration of budgetary support to deliver programming will be provided in the 23-24 Operational Plan and budget process.

**LEGISLATIVE IMPLICATIONS**

Nil.

Arts and cultural support and delivery is a discretionary service provided by council.

Council is not required under legislation to establish a committee for the purpose of art and culture, nor is it required to provide cultural experiences.

**ATTACHMENTS**



Edward  
River  
COUNCIL

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**TERMS OF REFERENCE  
FOR  
EDWARD RIVER COUNCIL  
ARTS & CULTURE  
ADVISORY COMMITTEE**



## Terms of Reference for Edward River Council Arts and Culture Advisory Committee

### 1 NAME OF THE COMMITTEE

The name of the committee will be the EDWARD RIVER COUNCIL ARTS & CULTURE ADVISORY COMMITTEE (the Committee)

### 2 OBJECTIVES

The objective of the EDWARD RIVER COUNCIL ARTS & CULTURE ADVISORY COMMITTEE have been established by Council to provide industry advice to Council on arts and cultural policy and on priorities for arts and cultural activities that will enhance community wellbeing, social connectedness, cultural and economic activity and livability in the Edward River region.

### 3 ROLES AND RESPONSIBILITIES

The role of the Committee is to provide a critical link between Council, staff, community, artists and arts administrators in the Edward River region.

### 4 The Terms of Reference of the Committee are:

- To provide advice and recommendations to Council on the development of an Edward River Council Arts & Culture Strategy where Council allocates the resources.
- To develop a holistic, community and industry-wide annual Edward River Arts & Culture Program.
- To facilitate collaborative marketing opportunities across the arts & culture sector.
- To provide advice to Council on arts and cultural activities in the council area.
- To support Edward River Council to undertake its leadership role in the art and culture sector for the community

The Committee is a formally appointed advisory committee of the Council; members are appointed by council resolution.

The Committee does not have any executive powers, nor does it have any delegated financial responsibility.

The Committee does not have the authority to delegate tasks to subcommittees.

The Committee is advisory and all decisions constitute recommendations to Council which are presented for consideration to ordinary meetings of Council for resolution.

### 5 COMMITTEE MEMBERSHIP

There will be 12 members of the Committee comprising arts practitioners of recognised standing, arts administrators, one (1) Councillor delegate and one (1) alternate Councillor delegate from Edward River Council to stand in when the Councillor delegate is away.

Membership will comprise:

### Terms of Reference for Edward River Council Arts and Culture Advisory Committee

- A representative from:
  - o South West Arts
  - o South West Music
  - o Edward River Arts Society
  - o Outback Theatre for Young People
  - o Yarkuwa Indigenous Knowledge Centre
  - o Kurrajong
  - o U3A
  - o Deniliquin Dramatic Society
  - o
- Two (2) external arts community members through publicly invited Expressions of Interest.

Members will be appointed for a period of two (2) years.

The Councillor appointment will be for their term of office.

## 6 COMMUNITY MEMBERS

Council will call for two (2) community members through invited Expressions of Interest process with members being placed on the committee by way of Council resolution.

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 a new 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.

## 7 COUNCIL STAFF

The Councillor appointment will be for their term of office.

The Council staff delegate is the Manager Community & Economic Development who will convene meetings, act as Committee secretariat and is ex officio.

## 8 CODE OF CONDUCT

All members will be bound by the Council's Code of Meeting Practice and Code of Conduct.

## 9 MEETINGS

## Terms of Reference for Edward River Council Arts and Culture Advisory Committee

Committee meetings are held quarterly – [details]

All meetings are hybrid, with the opportunity for attendees to attend virtually or in person.

Extra-ordinary meetings may be convened as required by the Chair.

### 10 QUORUM AND VOTING

A minimum of five (5) members of the Committee are required to form a quorum for each meeting.

### 11 CHAIR

The Chair of the Committee is elected by the Committee at the commencement of its term by simple majority vote.

### 12. 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.

### 13. 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

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Terms of Reference for  
Edward River Council Arts and Culture Advisory Committee

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DRAFT

## 12.5. DA1/22 - CAR PARK WITH SOLAR SHADE STRUCTURES - RSL

**Author:** Planning Officer

**Authoriser:** Manager Development Services

### 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

That Council

1. Approve the development application 1/22 for a Car Park with Solar Shade Structures , on Lot 1 DP 720280 and Lot 402 DP 756325, 290 - 308 Duncan Street, Deniliquin as shown on plans numbered 2251:LP01-LP04, TP-0000-G, TP-0100-G, TP-0101-G, TP-0300-G, TP-0301-G, TP-0701-W, TP-1101-W, TP-1601-W, TP-2001-W, TP-2002-W, TP-2003-W, TP-2100-G, TP-4100-S, TP-4101-S, TP-4102-S, TP-5101-W, TP-5102-W, TP-5103-W, TP-5104-W, TP-5105-W, TP-5106-W, TP-5107-W, TP-5108-W, TP-5109-W, TP-5110-W, TP-5111-W and TP-5112-W 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:
  1. The application is generally compliant with the key planning provisions contained within the DLEP 2013 and the Deniliquin Development Control Plan 2016.
  2. Through the imposition of appropriate conditions the development will have no significant adverse impacts on the natural or built environments.
  3. Council considered the concerns raised in the submissions and given the amended plans received does not consider the submissions warrant refusal of the application.
2. Impose the conditions as detailed in Attachment 1

### BACKGROUND

This DA was reported to Council at the June 2022 meeting, with a motion “*that this development application be deferred until further communication with residents has occurred*”.

In response to this motion additional information was also requested from the applicant for a detailed landscape plan for the Poitiers St frontage to lessen the impact of the car park shade structures on views from adjacent residential buildings.

The applicant has since engaged a landscape architect and undergone additional community consultation, as outlined on page 2 of the additional information letter from the applicant (attachment 6).

Revised plans incorporating the landscaping outcomes of the community consultation have now been submitted with the following changes:

#### Landscaping

- 2.5m high Colorbond fencing (Colour: Monument), previously 1.5m high chain wire fencing
- 7.4m wide planter bed, previously 1.9m wide
- New plant selection and configuration, refer to LP01 of attachment 2 for schedule

Other

- 518.31kW (390watt x 1,329no. panels) solar system, previously 488.40kW (330watt x 1,480no panels)solar system. Note: There is a reduction in number of panels, but a change in solar panel specification due to availability in the market and previous panels are now discontinued.
- Reduction in car parking spaces to 124, previously 134.

It is noted that there has been a reduction of 10 ten car spaces to allow for the increased width of the planter bed along Poitiers Street. This reduction in car spaces remains consistent with the relevant planning provisions of the DLEP 2013 and Deniliquin DCP 2016, as given the application does not involve a change in floor area of the existing recreational facility there is no trigger for additional carparking.

Development application 1/22 (DA1/22) was lodged by Council on 13 January 2022. The DA relates to Lot 1 DP 720280 and Lot 402 DP 756325, 290 - 308 Duncan Street, Deniliquin and Figure 1 shows the location of the subject site.



Figure 1 Location of subject site

The subject site has four street frontages with Crispe Street to the south, Duncan Street to the east, Junction Street to the north and Poitiers Street to the west. The site currently contains the Deniliquin RSL Bowls Club including bowling greens, double storey club rooms, 6 unused tennis courts and a park including playground, toilet block and shade structures. The subject site is opposite the main RSL building which includes administrative offices, slot machines, conference rooms, a restaurant and a car park. The western side of the site abuts Poitiers Street which is a residential area generally consisting of single storey detached dwellings.

The land is zoned RE2 Private Recreation.

The proposed development is to demolish the 4 existing tennis courts and to construct a new 124 space car park with solar car shade structures.

Detail of works as follows:

- Demolition/removal of existing tennis courts
- Install asphalt and bitumen for suitable car parking ground surface
- Install carparking line markings and kerb islands
- Install solar car shade structures over car park
- Install new electrical equipment within an equipment enclosure including Battery Energy Storage System (BESS), diesel generator, inverter stations to support the solar PV installation and switchboard.

The solar shade structures proposed will be approximately 3.5m in height similar to the solar shade structures currently being constructed at the RSL car park opposite the site on End Street, this was subject to previous development consent issued in April 2020 (DA72/19). The proposed car park will be utilised by the members/users of the Deniliquin Bowls Club and other recreational facilities owned by the RSL. As such the proposed car park is ancillary to the recreational use on the site and is able to be considered within the RE2 zone.

The application states that the "*the purpose of the development is to provide additional car parking facilities on site to accommodate patrons at the Deniliquin Sports Complex. At the same time, allow for generation of power on-site which can be used to service the existing day time power requirements of the Sports Complex, Club and its facilities*".

It should be noted at this point that the original application proposed access to the carpark from both Duncan Street and Poitiers Street. This has been amended in response to objections received with all access and egress now proposed off Duncan Street only. The amended plans received also relocated the proposed equipment enclosure to the eastern side of the sports club behind the club rooms to provide a buffer between the diesel generator and dwellings along Poitiers Street.

Attachment 2 & 3 shows the plans of the proposed development and attachment 4 shows the statement of environmental effects.

The DA was exhibited for a period of 14 days and 5 submissions objecting to the development were received (Attachment 5). The objections received were generally from adjacent residents on Poitiers Street and raised amenity issues with a carpark adjacent to existing residential development. Reasons for objection are discussed in detail below

The DA is being reported to Council because of the objections received.

## **INTERNAL REFERRALS**

Infrastructure - no objection subject to conditions of consent provided

## **EXTERNAL REFERRALS**

N/A

## **STRATEGIC IMPLICATIONS**

N/A

## **COMMUNITY STRATEGIC PLAN**

N/A - insert alignment with CSP

## **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 RE2 Private Recreation under the DLEP 2013.



The proposed development for a carpark is ancillary to the existing use - recreational facility (bowling club) on the site, which is permissible with development consent in the zone.

The following clauses of the DLEP 2013 apply:

Clause	Control	Response
6.1	<p><b>Earthworks</b></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"> <li>• Likely disruption of, and any detrimental effect on, drainage patterns and soil stability in the locality of the development;</li> <li>• The effect of the development on the likely future use or redevelopment of land;</li> <li>• The quality of the fill of the soil to be excavated, or both;</li> <li>• The effect of the development on the existing and likely amenity of adjoining properties;</li> <li>• The source of any fill material and the destination of any excavated material;</li> <li>• The likelihood of disturbing relics;</li> <li>• The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area; and</li> <li>• Any appropriate measures proposed to avoid, minimise or mitigate the</li> </ul>	<p>The proposed development will require ancillary earthworks of a minimal extent.</p> <p>It is considered the earthworks can be appropriately managed through conditions of consent.</p>



Clause	Control	Response
	impacts of the development.	
6.7	<p><b>Essential Services</b></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"> <li>• The supply of water;</li> <li>• The supply of electricity;</li> <li>• The disposal and management of sewage;</li> <li>• Stormwater drainage or on-site conservation; and</li> <li>• Suitable vehicular access.</li> </ul>	<p>Water – existing connection to town water supply</p> <p>Electricity – existing connection</p> <p>Disposal and management of sewage – existing connection to town sewer</p> <p>Stormwater drainage – discharge to existing kerb and gutter and exiting stormwater drainage system</p> <p>Suitable vehicular access – vehicle access proposed off Duncan Street only</p>

### State Environmental Planning Policy (Infrastructure)

N/A

### State Environmental Planning Policy 55 Remediation of Land (SEPP 55)

N/A

### Murray Regional Environmental Plan

N/A

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

N/A

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

The following provisions of the DCP 2016 apply to this development:

Clause	Requirements	Comments
<i>Chapter 6 Recreation Zones</i>		
6.1 Infrastructure and Services	Development must be connected to town water supply, electricity, telephone	Considered satisfactory - see above

Clause	Requirements	Comments
	and sewage services where possible.	
	Development must be connected to Council's stormwater system or an alternative system approved by Council at cost to the developer. Connections are to be in accordance with Council's Development Manual.	Considered satisfactory subject to conditions of consent.
6.2 Access and Parking	The number of car parking spaces provided on the development site shall be in accordance with Chapter 12 - Car Parking.	<p>The application proposes a car park with capacity for 124 cars.</p> <p>Table 12-1 of the DCP list car parking requirements for different land uses. Council's assessment calculated car parking for the site based on the defined use of different areas of the existing bowling club facility, being either 'club' or 'gym health and fitness centre'. Table 12-1 of the DCP identifies the relevant carparking requirements as follows:</p> <p><b>Club:</b> 1 space per 6m<sup>2</sup> of public dining, gaming or lounge area (approximately 433sqm)</p> <p><b>Gym health and fitness centre:</b> 1 space per 15m<sup>2</sup> GFA (approximately 1003sqm)</p> <p>This equates to 138 car spaces being required on site as per the current requirements of the DCP.</p> <p>Whilst there is no trigger for additional car parking in this instance as there is no change in floor area to the existing recreational use on the site, the above calculations justify the amount of carparking proposed ancillary to the existing use on the site.</p>

Clause	Requirements	Comments
	The required number of off-street car parking spaces is to include a minimum of one (1) space for persons with a disability. One (1) disabled access parking space is to be provided per 33 spaces or part thereof.	The application proposes 2 disabled access car spaces. This is considered satisfactory as it is consistent with requirements of the BCA which requires 1 disabled car space per 100 car spaces.
	Car parking spaces must be clearly indicated on plans submitted with a development application for development within a recreation zone.	Considered satisfactory
	Car parking spaces must be sited in a safe and convenient location on site.	Considered satisfactory
	Legal vehicular access from a public road is required for all development.	Considered satisfactory
	Car parking areas, access driveways and vehicle movement areas are to be constructed of impervious materials. This may include suitably compacted gravel or road base material.	Considered satisfactory
	The location of new access points must achieve adequate sight lines.	Considered satisfactory
	All vehicles must be able to enter and leave the site in a forward direction.	Considered satisfactory
	Adequate area must be provided on site to allow for access and manoeuvrability of all vehicles likely to access the site for the operation of the proposed development.	Considered satisfactory
	A dedicated area for loading and unloading must be provided on site where delivery vehicles will not conflict with visitor vehicular movements. The size of the loading and unloading area must be	Existing loading arrangements in place for the bowling club. No change proposed.

Clause	Requirements	Comments
	suitable for the type and size of vehicles that will be utilising the area.	
	A DA must include details of the frequency and types of vehicles that are likely to access the site during the operation of the proposed development.	Considered satisfactory
6.3 Landscaping	A landscaping plan must be submitted to Council with development applications for development within a recreation zone.	Landscape plan submitted - see comments on landscaping and visual appearance below in likely impacts
	Larger developments (where they are permissible with consent) such as entertainment facilities, eco-tourist facilities, registered clubs, recreational facilities or the like must include landscaping to provide shade to car parking areas and to soften the appearance of hardstand areas.	Landscaping for shade not required in this instance as the solar structures provide ample shade.
	Due consideration must be given to plant species utilised in landscaping. Wherever possible drought tolerant plant species are to be utilised.	Considered satisfactory subject to conditions of consent
	Where a proposed car park will provide ten (10) or more spaces suitable landscaping must be provided within the car park.	Landscaping proposed
6.4 Building appearance and design	N/A - no new buildings proposed as part of this DA	
6.5 Outdoor areas	Unightly materials stored on a site within view of a public road must be screened by either landscaping, appropriate fencing or a decorative feature wall.	The equipment enclosure is enclosed with acoustic fencing and landscaping.
6.6 Waste and trade waste	N/A - Disposal of waste as part of this development will not be altered.	

Clause	Requirements	Comments
6.7 Impacts on surrounding land	1. The proposed development must not unreasonably affect surrounding properties by way of any type of pollutant such as noise and vibration, air emissions, dust, water pollution or odour.	Considered satisfactory - see comments on likely impacts below
	2. The hours of operation for a proposed development must not significantly impact the amenity of neighbouring residential areas.	The car park will only be in use when the venue (bowling club) is open and presumably if overflow parking associated with the RSL Club is required - considered satisfactory.
	3. Where a proposed development is likely to increase the amount of stormwater runoff from the site, the development must be carried out in accordance with Council's Development Manual.	A condition of consent will require stormwater plans to be submitted to Council for approval.
<i>Chapter 12 Car Parking</i>	See comments on car parking above	

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

N/A

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

N/A

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

#### Traffic

The original DA plans submitted showed vehicular access to the car park from both Duncan Street and Poitiers Street. Both Council and objectors to the application identified concern with the increased volume of traffic on Poitiers Street. Poitiers Street is currently a quiet residential cul de sac street with the western side of the street being a residential area generally consisting of single storey detached dwellings. Relevant issues associated with the increase in traffic included noise, safety and detrimental impact on the existing character of the area.

Upon receiving objections to the DA, Council requested additional information from the applicant in response. The additional information received included amended plans removing all access to the car park from Poitiers Street with access to the car park to now be via Duncan Street only. Given this, no additional traffic should travel along Poitiers Street as part of this development. It is highly likely that traffic may actually decrease in Poitiers Street due to users of the bowling club now able to park in the proposed car park rather than in surrounding streets as currently occurs.

Whilst there will be an increase in traffic on Duncan Street, this is considered appropriate in the commercial zone subject to this location and not expected to have any detrimental impact.

### **Noise**

Several key noise sources have been identified for the development - vehicles accessing the site, vehicles within the car park and noise associated with the proposed equipment enclosure primarily the diesel generator.

Given the revised access to the car park is now via Duncan Street only, noise from vehicles accessing the car park will no longer impact surrounding residents on Poitiers street. It is acknowledged that there will be some noise generated from vehicles within the car park however this is considered to be minimal and appropriately mitigated with some noise attenuation provided with a color bond fence and landscaping along the Poitiers Street facade. The car park design will also ensure vehicular movement is relatively slow reducing noise generated.

The equipment enclosure including the diesel generator was originally located on the western side of the existing building adjacent to Poitiers Street . The revised plans received from the applicant show the equipment enclosure relocated to the eastern side of the building, providing a buffer between the generator and the residents on Poitiers Street. Furthermore the applicant has explained that the generator is a back-up generator only, therefore will only operate on the rare occasion there is power outage to the venue. This is considered to satisfactory mitigate noise impact associated with the diesel generator.

### **Visual Appearance**

Consideration has been given to the visual appearance of development, particularly the Poitiers Street facade of the development and the interface with the residential area. As discussed above since the June Council meeting the applicant has engaged a landscape architect and undergone additional community consultation. Revised plans incorporating the landscaping outcomes of the community consultation have now been submitted and are considered appropriate.

A condition of consent will also require the reinstatement of lawn on the nature strip along the Poitiers Street frontage of the development.

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

The site is considered suitable for the proposed development. The proposed development is permitted with consent the RE2 zone. The development is considered to be suitably located, subject to appropriate conditions being imposed on any consent granted to protect and enhance the character and amenity of the area.

### **Submissions (s4.15(d))**

The DA was exhibited for a period of 14 days, as required for local development under the Edward River Community Participation Plan 2019. 5 submissions were received objecting to the development (see attachment 5), please note one of the submissions received included 7 signatories.

The objections received were generally from adjacent residents on Poitiers Street with the following issues raised:

- Traffic - issues associated with traffic have been addressed above;
- Noise - issues associated with noise have been addressed above;
- Visual appearance - issues associated with visual appearance have been addressed above;

- Lighting - lighting provided within the carpark will be only be on when the venue (bowling club) is open and presumably if overflow parking associated with the RSL Club is required. The lights will not emanate beyond the boundaries of the site, this will be a condition of consent. The solar panels will face north therefore not directly visible form the Poictiers Street residents and glare is not expected;
- Future development of site - this DA is for car park and shade structures only. Council is unaware of any proposed future development of the site, which would be subject to separate DA approval;
- Size of carpark - the size of the carpark is justifiable against the car parking requirements of the Deniliquin DCP - see comments on car parking above;
- Concern with use of EVC charging stations - not part of this development. The application incorrectly makes reference to EVC charging stations to be installed at the existing RSL club carpark opposite this development;
- Impact on flora and fauna - given the revised plans show access from Duncan Street only, there will no longer be an increase in traffic on Poictiers Street. Therefore the 'wildlife corridor' along Poictiers Street referred to in the objections will not be impacted;
- Replacing 'community' tennis courts with a carpark - the use of the site for a carpark ancillary to the existing recreation facility (Bowls Club) is permitted within the RE2 zone and therefore able to be considered by Council;
- Anti-social behaviour associated with car park users - Revised plans include a color bond fence along the Poictiers Street boundary of the carpark, this will provide an appropriate buffer between the users of the car park and residents on Poictiers Street; and
- Decrease property value - property values are not a relevant planning consideration.

It is considered the reasons for objection have generally been addressed by the applicant with revised plans submitted removing access off Poictiers Street, relocating the equipment enclosure and appropriate conditions of consent regarding lighting and landscaping of the Poictiers Street boundary.

Furthermore revised landscaping plans have been submitted since the June Council meeting.

### **The Public Interest (s4.15(e))**

The public interest has been taken into consideration in the assessment of this DA. As outlined above, Council has received several objections to the proposal regarding impact on the amenity of the adjacent residential area. however the application has been assessed on its merits against the requirements of Section 4.15 of the Act and it is considered subject to appropriate conditions the DA can be approved.

### **Political Donations and Gifts Disclosure**

The Applicant has advised that they have not made any 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. Landscape Plans
3. Plans

4. Statement of Environmental Effects
5. Objections
6. Response Letter



## Attachment 1 - Conditions nov 2022

### CONDITIONS

#### 1 GENERAL

##### 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 No. 1/22 and the conditions of 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 2019 - Building Code of Australia (BCA).

##### 1.3 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.

##### 1.4 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.

##### 1.5 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.

##### 1.6 Gutter Layback

Layback gutter crossings are to be provided to provide access to the site from Duncan street. The design shall conform with the specification outlined in Council's Development Manual.

##### 1.7 Driveway Specification

Sealed / concrete / paved driveways are to be constructed from the Council kerb to the property boundary. The driveways shall have a profile conforming to Council's Standard Drawing DC-SD1 outlined in Council's Development Manual and AS 2890.

**1.8 Vehicle Travel Direction**

All vehicles must enter and exit the development in a forward direction to avoid possible conflict with through traffic on Duncan Street.

**1.9 Entry / Exit Signs**

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

**1.10 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.

**1.11 Access for Disabled**

Access for people with disability is to be provided from the accessible carparks provided on site and from the main point of pedestrian entry at the allotment boundary, to and within the building in accordance with Part D3 of the Building Code of Australia and AS1428.1-2009 Design for access and mobility.

**1.12 Advertising Signs**

No advertising sign and/or structure other than that which is permissible without consent is to be erected as part of the approved development unless a formal application has been submitted to Council and a Development Consent has been issued.

**1.13 Stormwater connection**

All stormwater from the development, including the overflow from any rainwater tank, if any, shall be discharged by piping to Council's stormwater main.

**1.14 Lighting**

Lighting provided within the carpark area is only to be utilised when the ancillary venue is in use or when required for 'over-flow' parking. The lights are not to emanate beyond the boundaries of the subject site at any time.

**2 PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE****2.1 Stormwater Plans**

Details of the management of stormwater runoff and disposal shall be submitted to Council 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.

**2.2 Carpark Plans Required**

Prior to issuing of a Construction Certificate submission of plans for sealed carparking spaces, manoeuvring area and access driveways all conforming to Council's specification outlined in Council's Development Manual. Drainage and pavement designs are to be prepared by a qualified engineer and are to address expected vehicle loadings and any fill compaction requirements.

**2.3 Engineer Certified Plans**

Prior to issue of a Construction Certificate, Engineering computations and plans for the proposed structure and footings shall be prepared by a practicing and suitably qualified structural engineer and submitted with the Construction Certificate for approval.

**2.4 Road Reserve landscaping**

Details of returfing of the nature strip on Poicitiers Street and irrigation measures are to be provided to Council for approval prior to the commencement of work.

Returfing of the nature strip is to be completed prior to use of the development.

**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.

**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.

**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.

**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.

**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.

**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.**

**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.

**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.

**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.

**4.6 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.

**4.7 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

**4.8 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.

**4.9 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.

**4.10 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.

**4.11 Demolition Work**

All work to demolish the existing tennis courts shall be carried out in accordance with the AS 2601-2001 Demolition of structures and the requirements of NSW Workcover.

**5 PRIOR TO OCCUPATION****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.

**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.

**5.3 Repair of Damage to Council Infrastructure**

Prior to the issue of a Final Occupation Certificate any damage to kerb and gutter, road surfaces, infrastructure or landscaping outside of the property boundary that is a result of the proposed work, must be reinstated at total cost to the person having the benefit of the consent and to the satisfaction of Edward River Council.

**5.4 Landscaping**

Completion of landscaping and fencing in accordance with the approved landscaping plan prior to commencement of the use of the site and such landscaping is to be continuously maintained in accordance with the approved plan. Maintenance is the landowner's responsibility.

**5.5 Street Tree Planting**

Returfing of the nature strip on Poitiers Street frontage of the development, is to be completed prior to the issue of an occupation certificate. Such landscaping is to be continuously maintained in accordance with the approved plan. Maintenance is the landowner's responsibility.

**5.6 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.

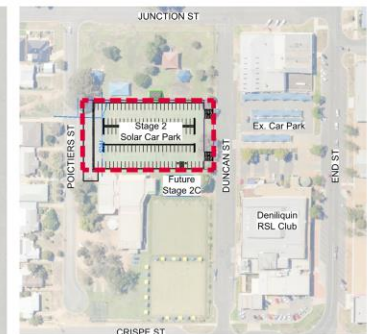
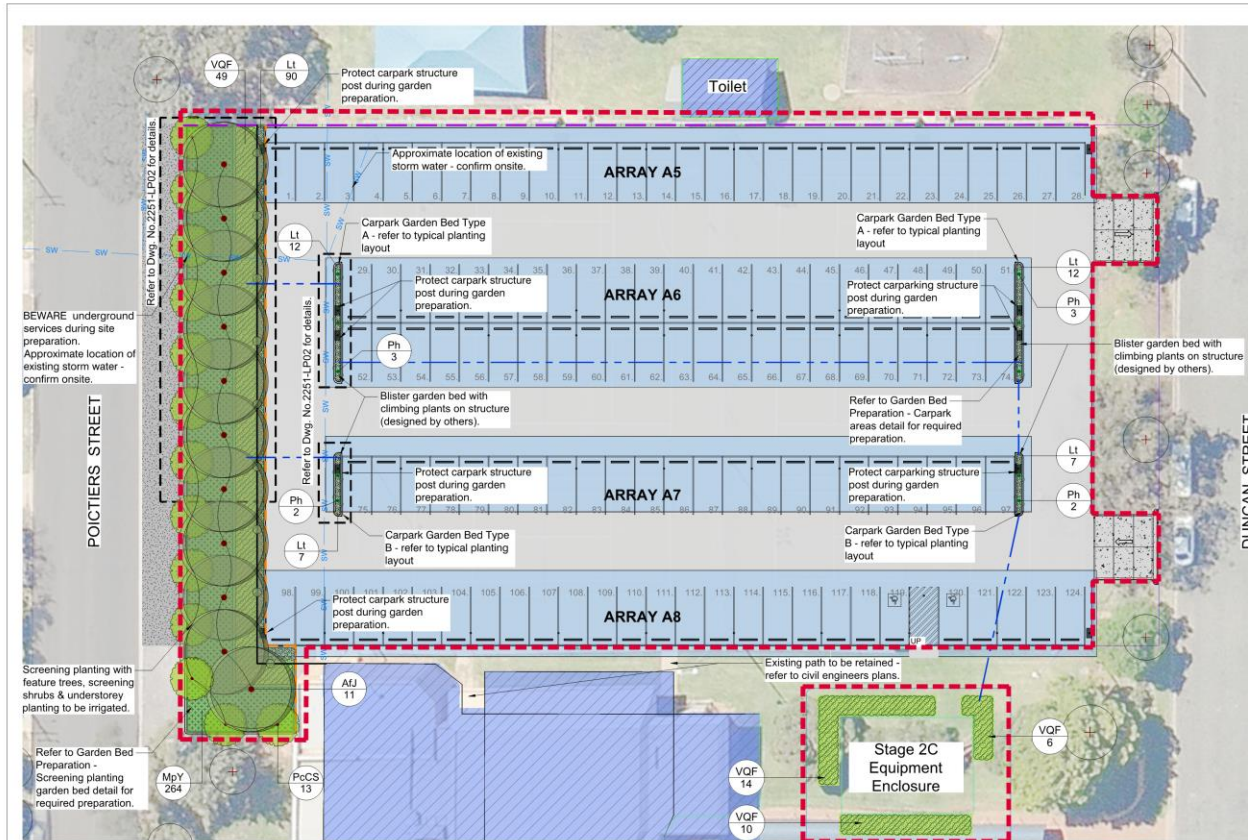
**5.7 Carpark Construction**

Prior to issue of an Occupation Certificate, provide carpark construction conforming to the approved plans.

**5.8 Land Consolidation**

Consolidation of the land into one lot is required. A plan of consolidation is required to be registered with the Lands Titles Office prior to occupation of the development.

**Attachment 2 - Landscape Plans nov 2022**



**Site Context Plan**  
Scale 1:1500 @ A1

Base information derived from the following sources:  
 - Aerial Photo (Nearmap - January 15, 2010)  
 - Town Planning Plans - Dwg. No. TP-0000-G (Rev J), prepared by Velocet Clean Energy

Due to possible distortions associated with the aerial photograph, the location of existing and proposed features are approximate only and should be verified on site prior to commencement of works.  
 All dimensions / areas shown are approximate only and should be confirmed on site.

**IRRIGATION NOTE**

- An in-ground irrigation system is to be provided to all garden bed areas. Refer to specification.
- It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications / regulatory requirements.
- The system is to be connected to mains supply and include a rain-shut off device.
- Drip lines are to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.
- Confirm the exact location of the irrigation controller with the proprietor prior to the commencement of works. Builder to provide a suitable external double GPO at the approved irrigation controller location.
- Provide electrical and water connection details to the irrigation contractor. The exact location of the lockable irrigation control cabinet to be confirmed with the Architect and proprietor.

**COORDINATION NOTE**

- Irrigation conduits are indicatively shown. Project manager to coordinate locations with the builder prior to commencing any works.
- Contractor to confirm the location of conduits with builder / project manager.

**GENERAL NOTES**

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS OF THE SET.
- THIS DRAWING IS NOT TO BE SCALED.
- ALL MATERIALS, CONNECTIONS ETC. ARE TO COMPLY WITH ALL RELEVANT CODES BY APPLICABLE BUILDING CODE OF AUSTRALIA ETC.
- NO WORK IS TO BE DONE TO THIS DRAWING WITHOUT THE WRITTEN APPROVAL OF THE PROPRIETOR AND/OR LANDSCAPE ARCHITECT.
- CONTRACTOR TO VERIFY THAT THE BEARING, LOCATION AND EXISTING CONDITIONS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF WORKS.
- CONTRACTOR TO VERIFY THE LOCATIONS OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
- STRUCTURAL AND/OR CIVIL DAMAGE TO BE CONSTRUCTED BY AN APPROVED ENGINEER AND CONNECTED TO THE EXISTING SYSTEM IN A MANNER APPROVED BY THE RELEVANT AUTHORITY.
- ALL LANDSCAPE AREAS TO HAVE PERMANENT SOILS TO ALLOW DRAINAGE TOWARDS PITS, DITCHES OR NOMINATED DRAINAGE COVERS IN ACCORDANCE WITH ARCHITECTS SPECIFICATION.
- NEW SERVICES ARE TO MATCH EXISTING WHERE APPLICABLE.
- FOUNDATIONS, ELEVATIONS, REINFORCEMENT PLACEMENT ETC. TO BE CHECKED AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO ANY CONCRETE PLACEMENT.

**REVISIONS**

No.	Description

**LEGEND**

- Existing building
- Extent of landscape works
- Solar roof - refer to Town Planning plans for detail
- Proposed crushed rock surface (by others)
- Proposed carpark surface (by others)
- Existing tree - refer to Town Planning plans for detail
- Proposed garden bed (irrigated)
- Proposed screening shrub (irrigated)
- Proposed groundcover planting (irrigated)
- Proposed bladed plant (irrigated)
- Proposed climbing plant (irrigated)
- Proposed trees (irrigated)
- 1.2m high aluminium pool fence - refer to Town Planning plans for detail
- 2.5m high colorbond fence - refer to Town Planning plans for detail
- Proposed root barrier
- Proposed 90mm Ø heavy-duty PVC irrigation conduit
- Approximate location of existing storm water - confirm onsite

**BEFORE YOU DIG**  
www.beforeyoudig.com.au

Project Name & Address:  
**Solar Carpark Stage 2**  
 Deniliquin RSL  
 72 End Street, Deniliquin NSW

Drawing Title:  
**Landscape Plan**

Client: Deniliquin RSL Ltd.  
 on behalf of Velocet Clean Energy

Date: November 23, 2022  
 Scale: 1:200 @ A1 SHEET SIZE  
 Drawn: OJ  
 Checked: CR  
 Planning Ref: N/A  
 Drawing No - Rev: 2251 - LP01

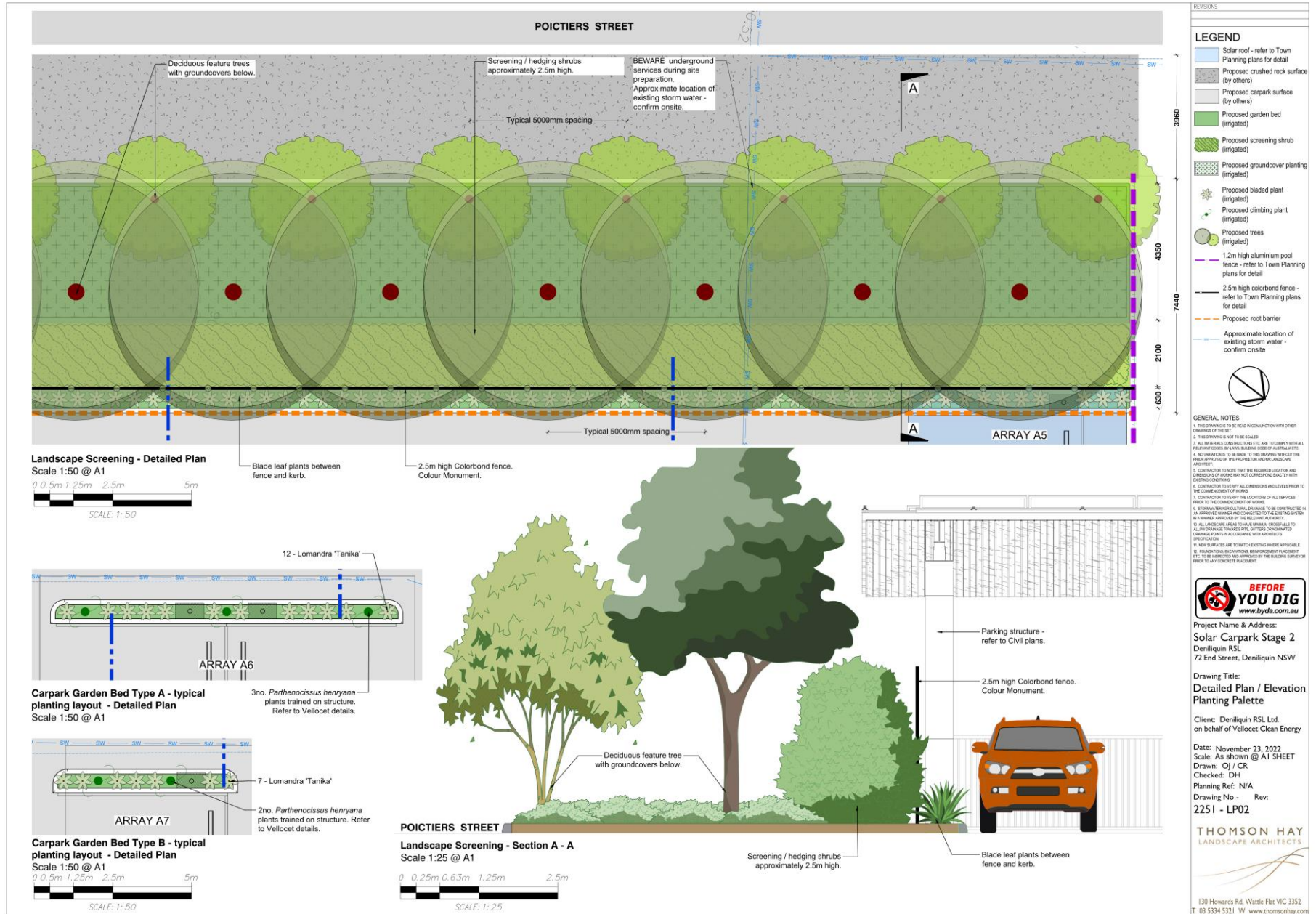
**THOMSON HAY**  
 LANDSCAPE ARCHITECTS

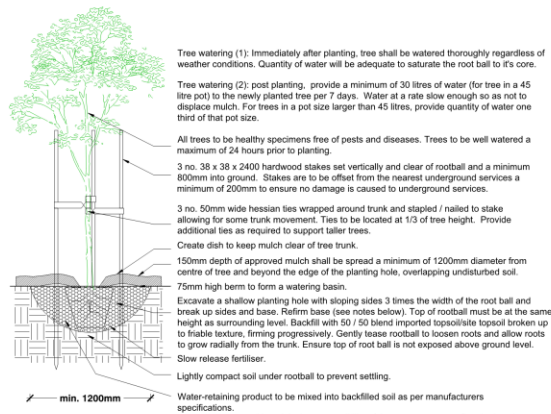
130 Howards Rd, Wattle Flat VIC 3352  
 T: 03 5334 5321 W: www.thomsonhay.com

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME	COMMON NAME	POT	SIZE (H X W)	SPACING	QTY
	AUJ	Acer x freemani 'Jeffers'	Autumn Blaze Maple	13 x 10m	45L, 1.5m high, 30mm cal.	As Shown	11
	PcCS	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	11 x 4m	45L, 1.5m high, 30mm cal.	As Shown	13
BLADED PLANTS	CODE	BOTANICAL NAME	COMMON NAME	POT	SIZE (H X W)	SPACING	QTY
	Lt	Lomandra 'Tanika'	Lomandra ctv.	0.6 x 0.6m	140mm container	0.6m cts.	128
CLIMBING PLANTS	CODE	BOTANICAL NAME	COMMON NAME	POT	SIZE (H X W)	SPACING	QTY
	Ph	Parthenocissus henryana	Silvervein Creeper	Climbing Plant	140mm container	As Shown	10
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	POT	SIZE (H X W)	SPACING	QTY
	VQF	Viburnum 'Quick Fence'	Viburnum ctv.	4 x 2.5m	200mm container	1.5m cts.	79
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	POT	SIZE (H X W)	SPACING	QTY
	MpY	Myoporum parvifolium 'Yareena'	Creeping Boobialla ctv.	0.2 x 1.5m	140mm container	1m cts.	264







Tree watering (1): Immediately after planting, tree shall be watered thoroughly regardless of weather conditions. Quantity of water will be adequate to saturate the root ball to its core.

Tree watering (2): post planting, provide a minimum of 30 litres of water (for tree in a 45 litre pot) to the newly planted tree per 7 days. Water at a rate slow enough so as not to displace mulch. For trees in a pot size larger than 45 litres, provide quantity of water one third of that pot size.

All trees to be healthy specimens free of pests and diseases. Trees to be well watered a maximum of 24 hours prior to planting.

3 no. 38 x 38 x 2400 hardwood stakes set vertically and clear of rootball and a minimum 800mm into ground. Stakes are to be offset from the nearest underground services a minimum of 200mm to ensure no damage is caused to underground services.

3 no. 50mm wide hessian ties wrapped around trunk and stapled / nailed to stake allowing for some trunk movement. Ties to be located at 1/3 of tree height. Provide additional ties as required to support taller trees.

Create dish to keep mulch clear of tree trunk.

150mm depth of approved mulch shall be spread a minimum of 1200mm diameter from centre of tree and beyond the edge of the planting hole, overlapping undisturbed soil.

75mm high berm to form a watering basin.

Excavate a shallow planting hole with sloping sides 3 times the width of the root ball and break up sides and base. Refirm base (see notes below). Top of rootball must be at the same height as surrounding level. Backfill with 50 / 50 blend imported topsoil/topsoil broken up to friable texture, firming progressively. Gently loose rootball to loosen roots and allow roots to grow radially from the trunk. Ensure top of root ball is not exposed above ground level.

Slow release fertiliser.

Lightly compact soil under rootball to prevent settling.

Water-retaining product to be mixed into backfilled soil as per manufacturers specifications.

Note: It is the responsibility of the contractor to confirm the location of all underground services prior to commencement of any excavation or staking works.

TREE PLANTING DETAIL (NOT TO SCALE)

DESIGN & INSTALLATION GUIDELINES

Normally placed between the tree and building / retaining walls / structure. Try not to surround the tree. The preferred method is placing the root barrier along beside the path, building, pipe etc so that the tree roots can not gain access to the structure. To stabilise moisture in reactive clays under the structure a deeper barrier is required.

**DEPTH OF ROOT BARRIER**  
Determined by aeration of the soil. In "normal" undisturbed soil very little growth occurs deeper than 1 metre.

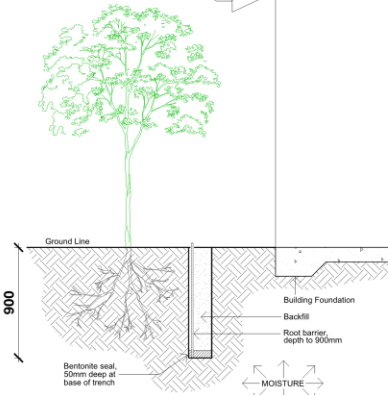
**SEAL**  
Sodium bentonite or other root growth inhibitor is used to seal the bottom of the trench and bind the bottom of the root barrier to the undisturbed soil. In summary, extend the barrier down to soil that nothing can grow in and bind the root barrier to it.

**LENGTH**  
Sufficient to stop the roots going around the edge of the barrier, normally 1 or 2 metres outside the drip line of the tree. Install root barrier in one piece with proprietary double sided joining tape.

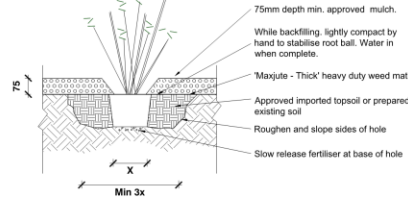
**TREE CARE**  
Working in from the drip line, (the edge of the leaves) the closer you get to the trunk the higher the risk of damaging or destabilising the tree. 50% of the distance from the drip line to the trunk (20% of the trees total root platform) is regarded as the closest you can cut without major risk to plants health. If it is necessary to cut closer than halfway towards the trunk, it is advisable to engage the services of an arborist to assess the tree prior to the work being carried out, and to help nurse the tree through the period of installation (existing established trees only).

- BARRIER PLACEMENT**
1. Dig a 100mm wide trench to the required depth. Insert root barrier. Ensure 50mm of root barrier is left above finished ground height (this is to allow for settlement and may be trimmed off later).
  2. Trim existing exposed tree roots to leave a clean cut, treat with fungicide if required.
  3. Back fill the base of the trench placing a layer of bentonite, then back fill using spoil from the trench.
  4. Root barrier should be trimmed to just below lawn mower height but above ground (top of root barrier must be exposed on completion).

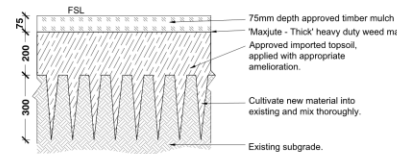
Root barrier supplier: Root Barrier. Phone 1300 136 644. www.rootbarrier.com.au



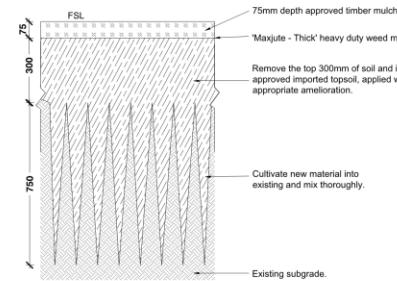
ROOT BARRIER FOR TREES (Not to Scale)



SHRUB PLANTING AND MULCHING Scale 1:10



GARDEN BED PREPARATION - CARPARK AREAS Typical Section - Scale 1: 10 @A1



GARDEN BED PREPARATION - SCREENING PLANTING GARDEN BED Typical Section Scale 1: 10 @A1

REVISIONS

**GENERAL NOTES**

1. THE DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS OF THE JOB.
2. THE DRAWINGS NOT TO BE SCALED.
3. ALL MATERIALS, CONTRACTORS ETC. ARE TO COMPLY WITH ALL RELEVANT CODES OF PRACTICE, STANDARDS, REGULATIONS, ETC.
4. NO VARIATION IS TO BE MADE TO THIS DRAWING WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ARCHITECT/ARCHITECTS.
5. CONTRACTOR TO VERIFY THAT THE REQUIRED LOCATION AND DIMENSIONS OF WORKS DO NOT CORRESPOND EXACTLY WITH EXISTING CONDITIONS.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF WORKS.
7. CONTRACTOR TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
8. SITEWORK/RETAINING/CONCRETE/PAVING TO BE CONSTRUCTED IN AN APPROVED MANNER AND CONNECTED TO THE DRAINAGE SYSTEM IN A MANNER APPROVED BY THE RELEVANT AUTHORITY.
9. ALL LANDSCAPE SPECIALS TO BE INSTALLED AS SHOWN UNLESS TO DO OTHERWISE IS SPECIFICALLY NOTED OR OTHERWISE SHOWN ON DRAWINGS IN ACCORDANCE WITH ARCHITECTS SPECIFICATION.
10. NEW SURFACES ARE TO MATCH EXISTING WHERE APPLICABLE.
11. FOUNDATIONS, EXCAVATIONS, RETAINMENT PLACEMENT ETC. TO BE INSPECTED AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO ANY CONCRETE PLACEMENT.



Project Name & Address:  
Solar Carpark Stage 2  
Deniliquin RSL  
72 End Street, Deniliquin NSW

Drawing Title:  
Landscape Details

Client: Deniliquin RSL Ltd.  
on behalf of Velocet Clean Energy

Date: November 23, 2022  
Scale: As Shown @ A1  
Drawn: OJ / CR  
Checked: DH  
Planning Ref: N/A  
Drawing No.: Rev:  
2251 - LP03

THOMSON HAY  
LANDSCAPE ARCHITECTS

130 Howards Rd, Wattle Flat VIC 3352  
T 03 5334 5321 W www.thomsonhay.com



GENERAL LANDSCAPE NOTES

LEVELS / DRAINAGE / SET-OUT

No detailed levels information has been shown on this plan. Ground levels within all landscape areas should drain away from the building towards paths, pits, kerbs etc in accordance with all regulations.  
All dimensions are to be verified on site prior to construction commencing. Any discrepancies are to be immediately reported to the Superintendent for further instruction.  
Final locations shown are nominal only with final locations confirmed on site - subject to levels / falls.  
The Contractor shall satisfy themselves by such means as they shall consider proper as to the location of all structures or services or other property that may be encountered in the performance of the Contract.  
The Contractor shall be responsible for the location and protection of all existing services, structures and retained plants and in the event of damage thereto the Contractor shall provide all things necessary to affect repair and pay in full the associated costs where such service or structure is shown on the drawings, or is evident on site, or has been pointed out. Prior to commencement of landscape works the Contractor is to confirm the location of all underground services in the vicinity of the works.

HERBICIDE APPLICATION

At least two weeks prior to the commencement of landscape works spray all grass and undesirable plants within the landscape works area with an approved systemic herbicide (e.g. active ingredient glyphosate). Herbicide shall be applied in accordance with the manufacturers instructions.

Only herbicides and insecticides registered for use in New South Wales for the specific purpose may be used.

PREPARATION

Remove all weed growth from existing and proposed garden beds areas. Ensure all foliage, fruit and root matter is removed from site.

Carpark garden beds - allow to cultivate bed areas to 300mm min. depth, remove all road sub base material, building rubble and other debris - subject to underground services location.  
Provide 200mm min. depth of lightly consolidated planting soil that is well integrated with the existing soil.

Screening planting garden bed - allow to cultivate bed areas to 750mm min. depth, remove all road sub base material, building rubble and other debris - subject to underground services location.  
Provide 300mm min. depth of lightly consolidated planting soil that is well integrated with the existing soil.

Ensure base of garden beds consists of material suitable for strong plant growth. If unsuitable material exists allow to excavate this material and backfill with topsoil as specified. Incorporate gypsum (by cultivation) at the rate of 2,000 grams per sq. metre to prepared soil.

The planting soil shall have the following characteristics (or similar approved):

- 50% sandy loam (free of weeds and clay)
- 20% aged saw dust
- 20% composted pine bark fines
- 10% 1/4 minus silica aggregate
- pH 5.5 - 6.5

Note: Existing site was a carpark / tennis court with no existing topsoil. The contractor should assume that fresh topsoil is to be supplied and installed to depths shown in details to all garden beds. Costs of removal of unsuitable soil are the responsibility of the landscape contractor to dispose of.

Allow to top-up topsoil after settlement.

EXISTING CONSTRUCTED ELEMENTS

The landscape contractor is to ensure all necessary procedures are implemented to protect constructed elements including concrete kerbs, carpark surfaces, building facades, signs etc. Damage to existing features to be repaired at the landscape contractors expense.

TRIMMING AND FINISHED LEVELS

The Contractor shall adjust and trim sub soil levels so that sub soil is placed / graded to the nominated levels and gradients as specified. The specified depth of topsoil and/or mulch shall then be added and tapered so that the finished mulch and/or topsoil levels meet flush with the adjacent finished surface levels.

PLANTS / FERTILISING

All plants are to be true to species, healthy and free from pests, disease and stress.  
Fertile advanced trees (250mm dia. + pots) with 100 grams of 'Osmocote' slow release fertiliser. For plants in tubes-250mm dia. pots fertilise with 20gms of 'Osmocote'. Staking as required for advanced trees only (refer planting detail).

PLANT STOCK

- When specified plants are not available, substitute plants may only be used following approval from the Superintendent.
- Plants are to be purchased in the nominated pot size, unless approved by the Superintendent to vary the pot size from that specified.
- Plants shall show healthy growth, be undamaged, free of disease, have a size in proportion to their pot size and species, not be pot bound and shall generally have roots penetrating to the edge of the pot.
- The contractor shall check the condition of plants before taking delivery. All plants accepted by the contractor shall be healthy, vigorous, well established and have normal habits and proportions of growth typical of their species. Plants shall be free from insects, eggs, larvae, disease, weeds and other defects. All plants shall be suitably hardened off in the nursery prior to delivery to the site.
- All stock shall be labelled with the correct botanical name and shall be checked by the contractor before acceptance on the site.

PLANTING SCOPE

Planting is to be undertaken to the various areas nominated in the Landscape Plans and in accordance with this specification. The scope of planting works is to include:

- Trees (45R advanced stock)
- Shrubs, balled plants, groundcovers and climbers (140 / 200mm containers)
- Wood mulching / mulch mat installation
- Maintenance period as nominated in this specification.

PLANTING PROGRAM / TIMING

The contractor shall prepare a planting program to plant all planting zones as indicated on the Landscape Drawings and this Specification. The planting program should incorporate the pre-planting ground preparation program.

All planting supply is to be programmed to be undertaken during optimum planting seasons to maximise the optimum plant establishment period prior to the commencement of the summer season.

The contractor shall submit programs for the following tasks at the commencement of the contract:

- a pre-planting ground preparation program
- a weed control program
- a planting program for each of the nominated zones
- a post planting maintenance program.

Where the construction / development program permits, the planting should ideally be undertaken during early May to late September. This timing should maximise plant establishment before summer and minimise watering requirements. Where the construction / development schedule does not allow for planting within the optimum months the contractor should allow within the quote for additional watering / maintenance inspections to ensure good growth and survival for the first 6 months after planting.

PLANTING SET-OUT

The Contractor shall set out the location & shape of planting beds and / or the location of individual plants in accordance with the Drawings by:

- referring to drawing dimensions
- by reference to existing features as shown on the drawings
- by complying with plant number and density requirements as shown in the plant schedules / drawings.

Ongoing on-site liaison with the Superintendent will be required to ensure that the planting intent is achieved.

The Contractor shall arrange for the Superintendent to be on site for plant set-out and sign-off on the set-out prior to planting commencing.

MULCH MAT

Following preparation of the topsoil and prior to spreading stone or wood mulch, install a single layer of MaxJute 'Thick' (or similar approved) mulch matting (700gms/m<sup>2</sup>) to all garden beds / gravel zones. MaxJute 'Thick' mulch mat available from SureGro - telephone 1800 550 000.

ROOT BARRIER

Where indicated on the plans supply and install 0.70mm thick 900mm deep 'Rootwall' high density polyethylene root barrier (750gms/m<sup>2</sup>) joined with 2 strips of approved double-sided tape to create an impenetrable seal. Ensure root barrier is correctly joined at the ends to create a sealed barrier. Bed based of root barrier into bentonite as detailed.  
Root barrier available from Sure Gro Tre Max - telephone 1800 550 000.

WOOD MULCH

Spread an approved fine pine mulch - i.e. composted pine peat mulch (maximum particle size 30mm) at an even depth of 75mm over all planting areas. Ensure top of mulch finishes 20mm below adjacent paved surfaces.

Minimum 75mm mulch depth to be maintained at all times within garden beds until full plant establishment.

IRRIGATION

All garden bed areas to be watered with an automatic irrigation system as per the specification below. The primary source of the irrigation water will be potable water.

The irrigation system should generally be installed based on the following specifications:

- Install an automated irrigation system to all garden bed areas.
- The irrigation system should comply with all Local & State Government regulations and relevant Australian Standards & Codes.
- All valves, solenoids etc. shall be housed in approved reinforced plastic valve boxes with lids secured by a stainless steel bolt installed flush with finished ground levels.
- All pressure lines to be Class 12 PVC 20mm dia. (min.) or approved equivalent.
- The system shall be constructed to allow for periodic flushing.
- Where irrigation lines cross beneath a pathway / driveway it shall be placed within a 90mm dia. length of heavy duty conduit.
- An approved backflow prevention device shall be installed immediately downstream of the water connection point and housed in a below ground valve box.
- Garden beds are to be irrigated by drippers using low density polyethylene (LDPE) pipe for non-pressure lines directed to all plants. For main lines use 20mm dia. min LDPE and for lateral lines use 13mm dia. min LDPE. Maximum length of 4mm dia. off-take lines to be 500mm. Use 'Tro. 4 L/hr dripper per shrub and groundcover plant and 2no. 4L/hr drippers per tree.
- All irrigation products / fittings should be Hunter standard or equivalent.
- A 24V AC controller placed within a lockable cabinet shall be supplied and installed at a location nominated by the Proprietor. The controller should be of sufficient capacity to have at least one spare station available and provide separate watering programs for different landscape areas.
- All cabling from the controller to field valves shall be of one continuous length and be installed within 25mm heavy duty conduit or directly under the irrigation pipe. Inspection fittings shall be installed at all changes in direction and at valve box junctions. Cable shall be a minimum 1.5mm and each cable to be individually colour coded.
- Location of conduit to superintendents approval.

WATERING & AFTERCARE

Watering and aftercare following planting and for the contract maintenance period shall generally be as described below:

- The site should be regularly monitored for moisture stress and all plants watered as required to ensure strong, healthy seedling growth throughout the

Contract period.

- Plants should be regularly checked for signs of insect attack and disease and appropriate actions taken to control the disease or infestation.
- Replace dead plants at the earliest opportunity (depending upon seasonal conditions), with the same species / provenance.
- Ensure the site is regularly monitored and managed to control and eradicate any weeds that germinate after planting for the entire period of the contract.
- All planting and grassed areas shall be maintained in a 100% noxious weed free state and in a minimum 98% weed free state.

MAINTENANCE PERIOD (13 weeks or as required by Owner)

Scope of Maintenance

The Contractor shall maintain the whole of the landscape work performed under this Contract until the completion of the Maintenance Period. The Maintenance Period shall commence from the Date of Practical Completion for 13 weeks or as agreed with the Superintendent. Maintenance of the landscape works shall include:

- replanting / replacement of dead plants
- weeding / weed control
- watering of all landscape areas as required for plant establishment (including garden beds / lawn areas)
- maintenance of the irrigation system
- pest and disease control
- re-mulching to maintain specified mulch depths
- pruning
- maintaining the site in a neat and tidy condition
- removal of tree stakes (where applicable)
- repairs to erosion affected areas (as required)

Replacement Materials

All replacement materials used to be in accordance with the requirements of this specification, the drawings and plant schedules.

Replanting / Resowing

All plants (including any replacement plants) are required to clearly indicate healthy growth at the completion of the maintenance period by demonstrating growth through consecutive growing seasons.

Plants which die or do not show satisfactory growth within the maintenance period shall be replaced and reown / replanted by the Contractor at the Contractor's expense. The Contractor shall program and allow for the supply of plants as required for any replanting during the current or next available planting season.

Weed Control

All planting and grassed areas shall be maintained to a 98% weed free state.

Watering

All plants to be watered as necessary to ensure continued healthy and vigorous growth throughout the maintenance period.

Mowing / Slashing

Grassed areas shall be mown when the height of the grass exceeds 100mm. Areas which have been cut shall have a minimum grass height of 50mm. All grass clippings to be removed from site.

Pest and Disease Control

All plants are to be maintained free of insect infestation and plant disease.

Re-mulching

Areas mulched with wood mulch to be maintained at 75mm min. consolidated depth and 100mm maximum depth.

Pruning

The Contractor shall prune trees and shrubs to remove damaged limbs / branches etc. Tree branches likely to form a dominant 'U' or 'V' shaped crotch shall be removed.

Maintaining the Site in a Neat and Tidy Condition

The Contractor shall keep the site in a neat and tidy condition.

Removal of Tree Stakes (where installed)

Tree stakes shall be removed at the Contractor's discretion (where applicable).

GENERAL NOTES

1.0 The following notes relate to the landscape development works at Denilquin RSL Club, 72 End Street Denilquin, NSW and all associated plans, construction details and site plans / notes and specifications prepared by the Landscape Architects.

2.0 The Contractor shall ensure that the extent of physical disturbance within the site is contained to the works area as defined on the Drawings. Modifications to vegetation, slopes, hydrology etc. should only be made where directed by the drawings, specifications or site communications.

3.0 The Contractor shall be responsible for the repair of damage to existing roads, tracks or other structures and vegetation, caused by their own works, and shall carry out remedial works as required at the conclusion of the building works or as directed.

4.0 Where separate works contracts meet, the Contractor should allow for an interface with the adjoining works to enable efficient carrying out of these works.

5.0 Should dangerous foundation conditions or unstable soil / rock conditions become apparent during the carrying out of works, or alternatively the presence of ground conditions not predicted by soil investigations, then the Contractor shall notify the Superintendent and await further instruction prior to proceeding with works.

6.0 All works shall be carried out by suitably experienced tradespersons using approved materials and methods. The site shall be maintained in a clean and tidy condition during the entire works contract and at the completion of works.

7.0 All waste generated from the site during the course of the contract (including general rubbish, excess soil, rock etc.) is the responsibility of the contractor and is to be removed from the site and deposited in approved locations).

8.0 Works shall not be carried out during periods of dangerous climatic conditions, including periods of total fire ban, intense heat, flooding, or during other periods as directed by the Superintendent.

9.0 Public access is to be restricted to this area during the construction works. The Contractor shall allow to maintain the site in a safe condition throughout the period of the contract. Suitable safety barriers and/or signs should be erected where required during the course of the contract to ensure visitors to the property are protected from works / machinery with public access prohibited from all works areas. Adequate public safety signage / standards are to be maintained throughout the site at all times.

REVISIONS

No.	Description

Project Name & Address:  
Solar Carpark Stage 2  
Denilquin RSL  
72 End Street, Denilquin NSW

Drawing Title:  
Landscape Specification

Client: Denilquin RSL Ltd.  
on behalf of Velocet Clean Energy

Date: November 23, 2022  
Scale: As shown @ A1 SHEET  
Drawn: OJ / CR  
Checked: DH  
Planning Ref: N/A  
Drawing No - Rev:  
2251 - LP04

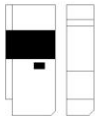
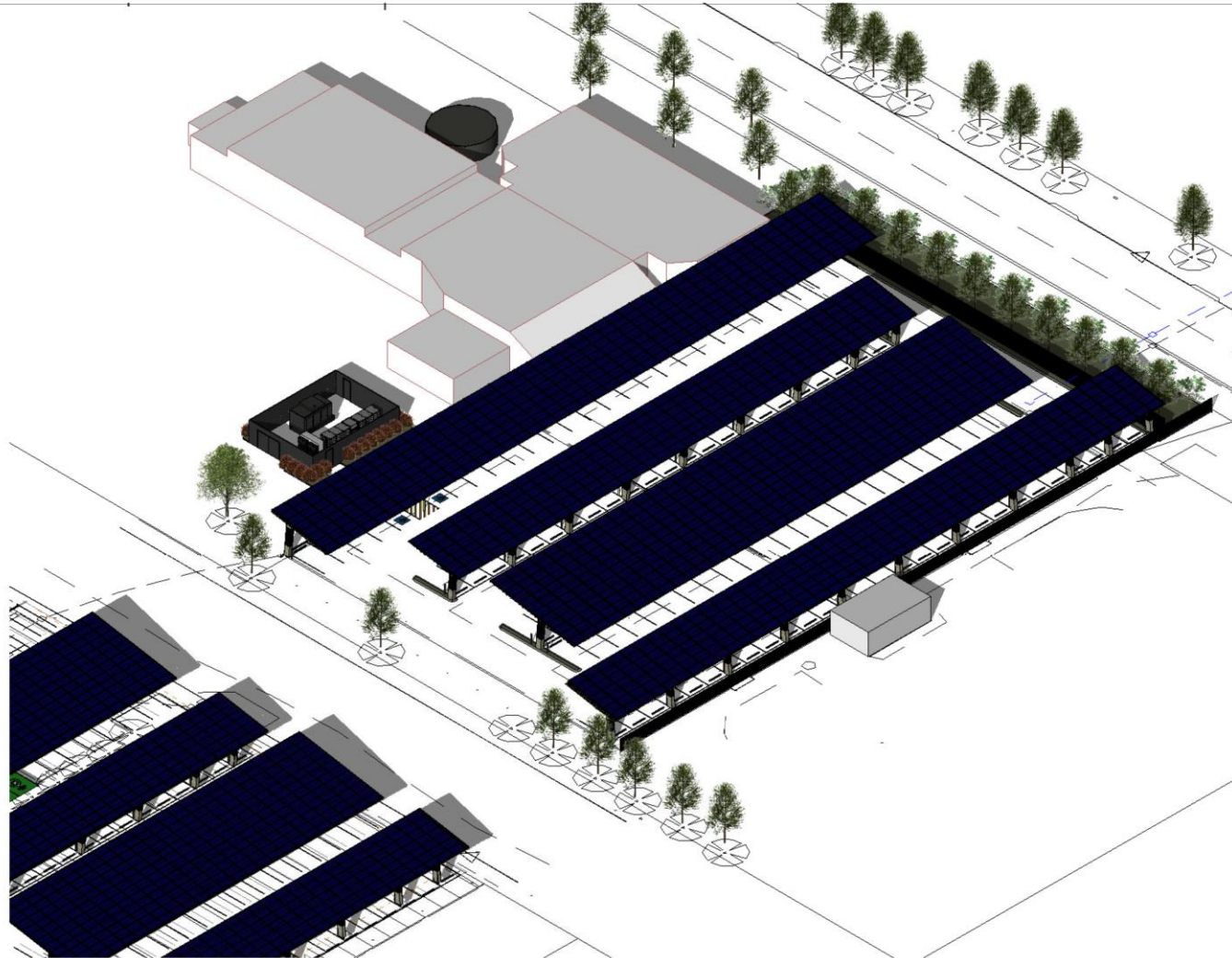
THOMSON HAY  
LANDSCAPE ARCHITECTS

130 Howards Rd, Wattle Flat VIC 3352  
T 03 5334 5321 W www.thomsonhay.com

**Attachment 3 - Plans nov 2022**

**TOWN PLANNING**

DWG NO	DESCRIPTION	REV
TP-0000-G	Cover Sheet	L
TP-0100-G	Site Survey	C
TP-0101-G	Property Zoning	E
TP-0300-G	Schedule - Materials & Finishes	G
TP-0301-G	Schedule - Electrical Equipment	C
TP-0302-G	Not Used	
TP-0701-W	Demolition Plan - Tennis Courts	H
TP-0702-S	Not Used	
TP-1101-W	Carpark Layout	J
TP-1601-W	Solar Layout	J
TP-2001-W	Site Elevation (Sheet 1)	H
TP-2002-W	Site Elevation (Sheet 2)	C
TP-2003-W	Site Elevation (Sheet 3)	C
TP-2100-G	Typical Elevations	B
TP-4100-S	Equipment Enclosure - Site Plan	B
TP-4101-S	Equipment Enclosure (Sheet 1)	C
TP-4102-S	Equipment Enclosure (Sheet 2)	C
TP-4103-S	Not Used	
TP-5101-W	Winter Solstice (Sheet 1)	B
TP-5102-W	Winter Solstice (Sheet 2)	B
TP-5103-W	Winter Solstice (Sheet 3)	B
TP-5104-W	Spring Equinox (Sheet 1)	B
TP-5105-W	Spring Equinox (Sheet 2)	B
TP-5106-W	Spring Equinox (Sheet 3)	B
TP-5107-W	Summer Solstice (Sheet 1)	B
TP-5108-W	Summer Solstice (Sheet 2)	B
TP-5109-W	Summer Solstice (Sheet 3)	B
TP-5110-W	Autumn Equinox (Sheet 1)	B
TP-5111-W	Autumn Equinox (Sheet 2)	B
TP-5112-W	Autumn Equinox (Sheet 3)	B
TP-6000-G	Typical Details (Sheet 1)	F
TP-6001-G	Typical Details (Sheet 2)	A
TP-6002-G	Not Used	
TP-6003-G	Typical Details (Sheet 4)	B
TP-6004-G	Typical Details (Sheet 5)	C



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NO	DESCRIPTION	DATE
A	Issue for Approval	20/11/2019
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C	Issue for Submission	03/12/2019
D	Issue for Comment	14/01/2021
E	Issue for Approval	23/01/2021
F	Issue for Approval	26/05/2021
G	Issue for Comment	10/06/2021
H	Issue for Approval	02/03/2022
I	Issue for Approval	09/03/2022
J	Issue for Approval	15/07/2022
K	Issue for Information	27/09/2022
L	Issue for Approval	04/11/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

TITLE  
**Cover Sheet**

DRAWN BY  
**JT**

CHECKED BY  
**JT**

APPROVED BY  
**YRA**

PROJECT PHASE  
**Development Approval**

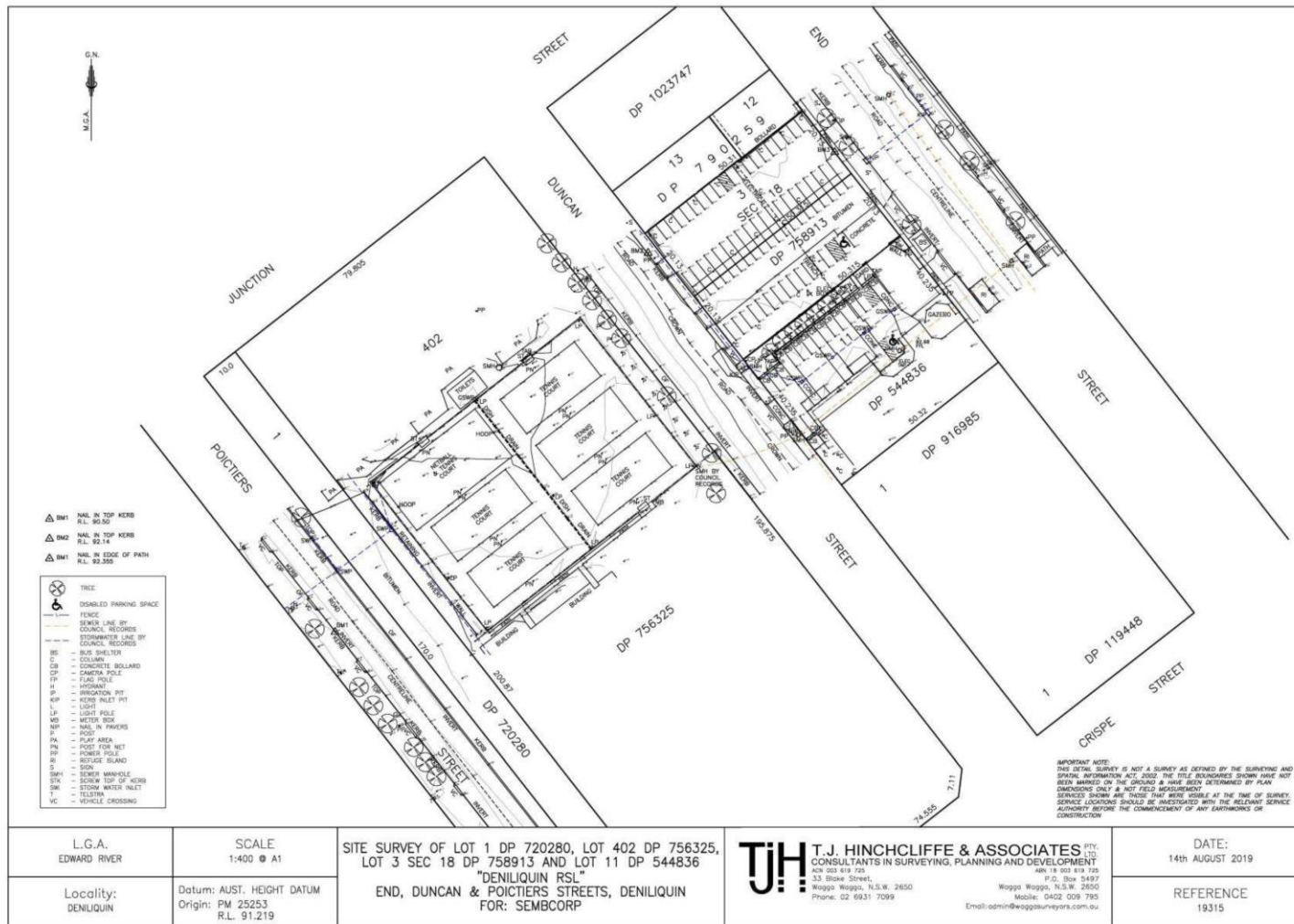
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DRAWING NO  
**TP-0000-G**

REV  
**L**

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SITE SURVEY OF LOT 1 DP 720280,  
LOT 402 DP 756325, LOT 3 SEC 18  
DP 758913 AND LOT 11 DP 544836

"DENILQUIN RSL"  
END, DUNCAN & POICTIERS  
STREETS, DENILQUIN

AUST. HEIGHT DATUM  
PM 25253  
R.L. 91.219

FOR INFORMATION  
ONLY

**IMPORTANT NOTE:**  
THIS DETAIL SURVEY IS NOT A SURVEY AS DEFINED BY THE  
SURVEYING AND SPATIAL INFORMATION ACT, 2002. THE TITLE  
BOUNDARIES SHOWN HAVE NOT BEEN MARKED ON THE GROUND &  
HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY & NOT FIELD  
MEASUREMENT SERVICES SHOWN ARE THOSE THAT WERE VISIBLE AT  
THE TIME OF SURVEY.  
SERVICE LOCATIONS SHOULD BE INVESTIGATED WITH THE RELEVANT  
SERVICE AUTHORITY BEFORE THE COMMENCEMENT OF ANY  
EARTHWORKS OR CONSTRUCTION

L.G.A. EDWARD RIVER	SCALE 1:400 @ A1	SITE SURVEY OF LOT 1 DP 720280, LOT 402 DP 756325, LOT 3 SEC 18 DP 758913 AND LOT 11 DP 544836 "DENILQUIN RSL" END, DUNCAN & POICTIERS STREETS, DENILQUIN FOR: SEMBCORP	<b>TJH</b> T.J. HINCHCLIFFE & ASSOCIATES CONSULTANTS IN SURVEYING, PLANNING AND DEVELOPMENT 108 203 619 725 33 Blake Street, Wagga Wagga, N.S.W. 2650 Phone: 02 6931 7099 Email: admin@waggasurveyors.com.au	DATE: 14th AUGUST 2019
Locality: DENILQUIN	Datum: AUST. HEIGHT DATUM Origin: PM 25253 R.L. 91.219			REFERENCE 19315

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www.veloecet.com.au

NO	DESCRIPTION	DATE
A	Issue for Approval	20/11/2019
B	Issue for Submission	02/12/2019
C	Issue for Submission	03/12/2019

PROJECT NAME Microgrid: Solar Carpark, BESS & DGS 72 End Street, Denilquin NSW 2710	JOB NO B0202	TITLE Site Survey
CLIENT Denilquin RSL Ltd	DRAWN BY DESIGNED BY CHECKED BY APPROVED BY	TJH JT YRA YRA

PROJECT PHASE Development Approval	SCALE 1 : 500 @ A1	DRAWING NO TP-0100-G	REV C
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7/11/2022 3:43:32 PM



**PROPERTY SCHEDULE**

Stage	Title	Area	Zoning	Comments
1	4/18/DP758913	1,025 m <sup>2</sup>	B2: Local Centre	RSL Club
1 & 2	3/18/DP758913	1,035 m <sup>2</sup>	B2: Local Centre	RSL Club
1 & 2	11-/DP544836	2,060 m <sup>2</sup>	B2: Local Centre	RSL Club
1 & 2	1-/DP916985	616 m <sup>2</sup>	B2: Local Centre	RSL Club
1 & 2	1-/DP121192	432 m <sup>2</sup>	B2: Local Centre	RSL Club
1 & 2	8-/DP538856	1,029 m <sup>2</sup>	B2: Local Centre	RSL Club
1 & 2	9/18/DP758913	1,004 m <sup>2</sup>	B2: Local Centre	RSL Club
1 & 2	1-/DP119448	900 m <sup>2</sup>	B2: Local Centre	Burchfield
		7,076 m <sup>2</sup>		
2	402-/DP756325	16,046 m <sup>2</sup>	RE2: Private Recreation	Bowling Club
2	1-/DP720280	1,707 m <sup>2</sup>	R1: General Residential	Bowling Club
		17,753 m <sup>2</sup>		
Total Area		25,854 m <sup>2</sup>		



NO	DESCRIPTION	DATE
A	Issue for Approval	20/11/2019
B	Issue for Submission	02/12/2019
C	Issue for Submission	03/12/2019
D	Issue for Tender	02/06/2021
E	Issue for Approval	08/03/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
 72 End Street, Deniliquin NSW 2710

JOB NO  
**B0202**

TITLE  
**Property Zoning**

CLIENT  
**Deniliquin RSL Ltd**

DRAWN BY: JT  
 DESIGNED BY: JT  
 CHECKED BY: YRA  
 APPROVED BY: YRA

PROJECT PHASE  
**Development Approval**

SCALE  
**1 : 1000 @ A1**

DRAWING NO  
**TP-0101-G**

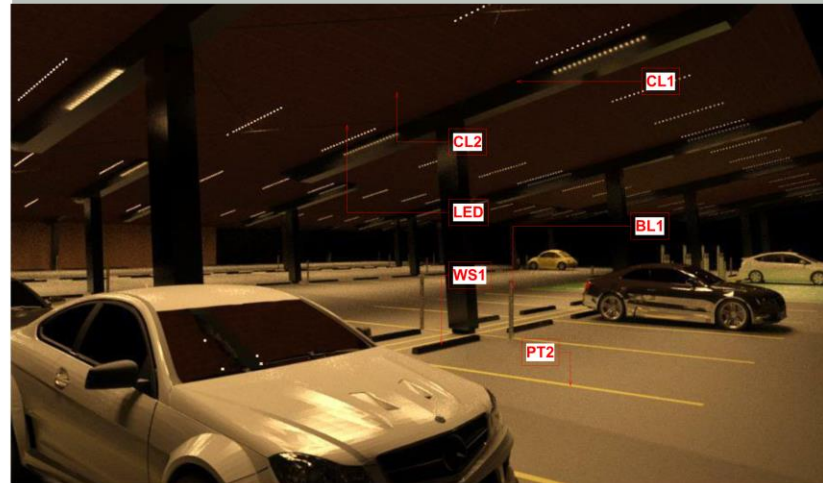
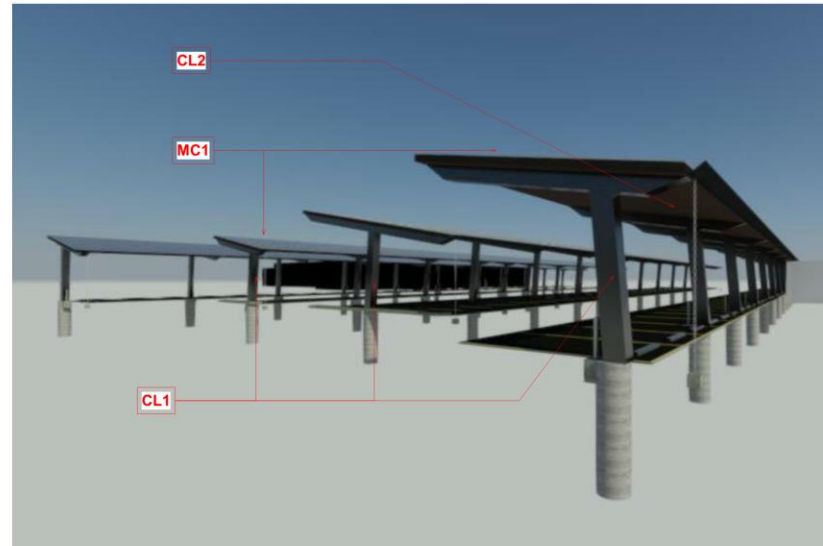
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**E**

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**FINISHES SCHEDULE**

Code	Image	Description	Colour	Location
<b>CARPARK METALWORK</b>				
WS1		WHEELSTOP H:100MM W:150MM L:1650MM	BLACK	CARPARK - GENERAL
BL1		STAINLESS STEEL BOLLARD W: 90MM DIAMETER H:1300MM ABOVE GROUND;	STAINLESS STEEL	CARPARK - GENERAL
<b>CLADDING</b>				
CL1		TIMBER COMPOSITE / TIMBER LOOK CLADDING WALL PANEL W: 160MM T: 9MM	BLACK	RAFTERS COLUMNS (MID SECTION)
CL2		TIMBER COMPOSITE / TIMBER LOOK CLADDING WALL PANEL W: 160MM T: 9MM	DRIFTWOOD	SOFFITS RAFTERS (CAPITAL) COLUMNS
<b>ELECTRICAL EQUIPMENT</b>				
LED		LED STRIP WEATHERPROOF L: 1800mm	BLACK	CARPARK - GENERAL
<b>HARD LANDSCAPE</b>				
CB-M		COLORBOND METAL FENCING (OR EQUIVALENT) (NOM. 2800MM HIGH AROUND EQUIPMENT ENCLOSURE) (NOM. 2500MM HIGH ALONG POICTIERS STREET)	TBA	CARPARK - GENERAL EQUIPMENT ENCLOSURE
PF-M		ALUMINIUM POOL FENCING (OR EQUIVALENT) (NOM. 1200MM HIGH TO CARPARK NORTHERN BOUNDARY)	TBA	CARPARK - GENERAL
CB-W		CHAINWIRE MESH FENCING (OR EQUIVALENT) (NOM. 2100MM HIGH TO CARPARK WESTERN BOUNDARY)	TBA	CARPARK - GENERAL
<b>ROOFING</b>				
MC1		COLORBOND 0.5 BMT SHEET	BLACK	FLASHINGS



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NO	DESCRIPTION	DATE
A	Issue for Submission	06/12/2019
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C	Issue for Comment	14/01/2021
D	Issue for Comment	23/01/2021
E	Issue for Approval	03/09/2021
F	Issue for Approval	15/07/2022
G	Issue for Approval	04/11/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710

JOB NO  
**B0202**

TITLE  
**Schedule - Materials & Finishes**

CLIENT  
**Deniliquin RSL Ltd**

DRAWN BY: JT  
CHECKED BY: YRA  
APPROVED BY: YRA

PROJECT PHASE  
**Development Approval**

SCALE  
**1 : 1 @ A1**

DRAWING NO  
**TP-0300-G**

REV  
**G**

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**STAGE 2A - PV PANEL**

Type Image	Stage	Array ID	Manufacturer	Model No	Overall Length	Overall Width	Panel	Count	Power
	Stage 2A	A5	JA Solar	JAM60S10-390/LC	1,052	1,776	7x48	301	117.39 kW
	Stage 2A	A6	JA Solar	JAM60S10-390/LC	1,052	1,776	12x40	432	168.48 kW
	Stage 2A	A7	JA Solar	JAM60S10-390/LC	1,052	1,776	7x40	252	98.28 kW
	Stage 2A	A8	JA Solar	JAM60S10-390/LC	1,052	1,776	8x48	344	134.16 kW
								1329	518.31 kW

**STAGE 2C - ELECTRICAL EQUIPMENT**

Type Image	Stage	Name	Description	Width	Length	Height	Count
	Stage 2C	DGS	Diesel Generator Set; Cummins 500kWe DFEK-60Hz with acoustic enclosure; 1800w x 5200l x 2500h Or similar	1,800	5,200	305	1
	Stage 2C	BESS-DB-1	Switchboard; Final dimensions to be advised Nom. 2500w x 2400h x 800d	2,500	800	2,400	1
	Stage 2C	BESS-INV-1	Battery Inverter; Tesla Powerpack Inverter Size: 544kVa Or similar				1
	Stage 2C	Powerpack A1	Battery Energy Storage System; Tesla Powerpack Unit (4 Hour) Or similar	966	1,321	2,185	6

**STAGE 2C - SOLAR INVERTERS**

Type Image	Stage	Name	Model No	Height	Width	Depth	Count	Power
	Stage 2C	INV-C	SMA Sunny Tripower CORE2	682	1,117	363	1	110.00 kW
	Stage 2C	INV-D	SMA Sunny Tripower CORE2	682	1,117	363	1	110.00 kW
	Stage 2C	INV-E	SMA Sunny Tripower CORE2	682	1,117	363	1	110.00 kW
	Stage 2C	INV-F	SMA Sunny Tripower CORE2	682	1,117	363	1	110.00 kW
							4	440.00 kW



**VELOCET CLEAN ENERGY**

MELBOURNE  
Suite 209, Level 2  
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ST KILDA VIC 3182

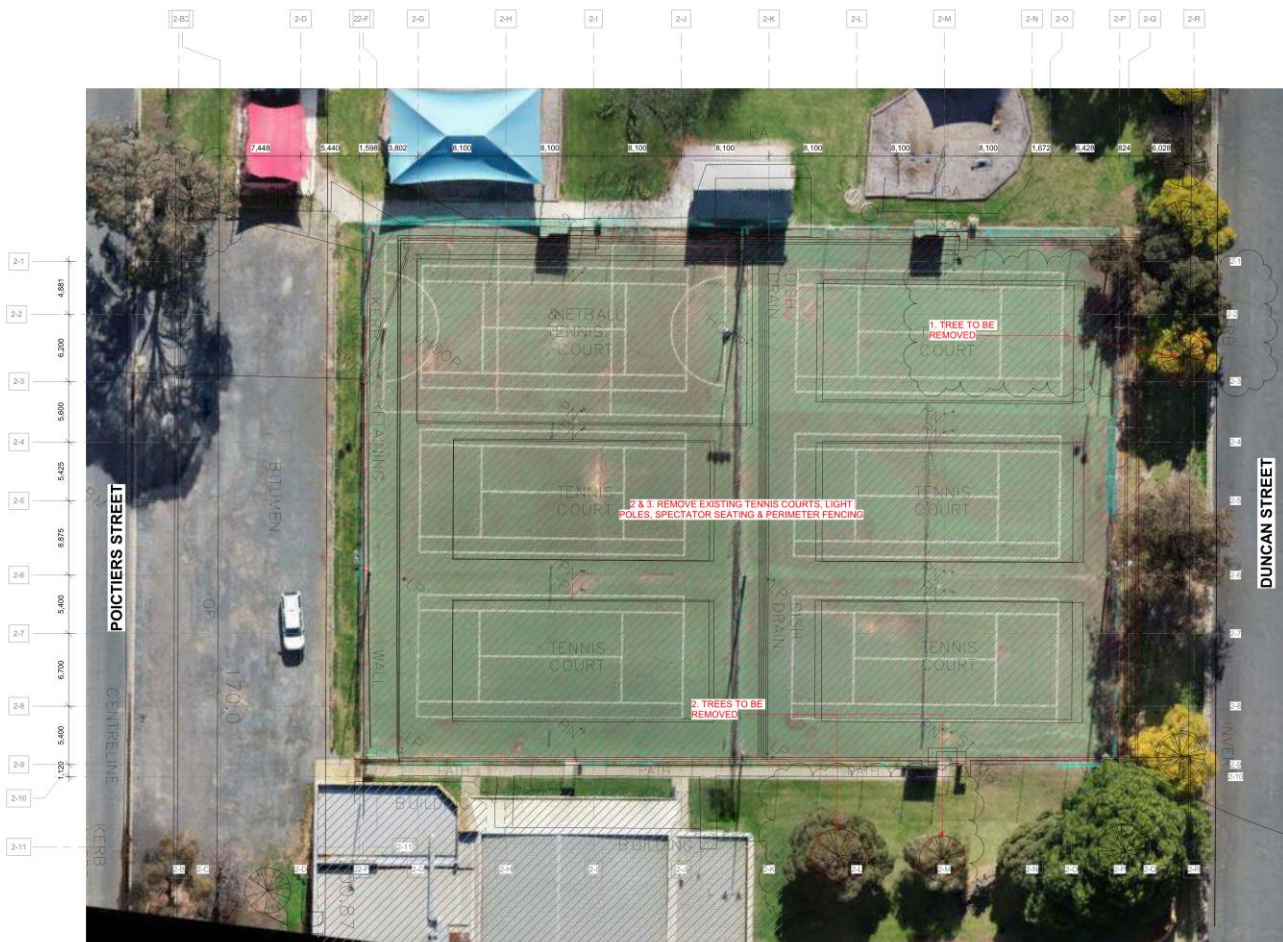
SYDNEY  
Level 11,  
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projects@velocet.com.au  
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NO	DESCRIPTION	DATE
A	Issue for Approval	28/04/2021
B	Issue for Approval	03/09/2021
C	Issue for Approval	15/07/2022

PROJECT NAME	JOB NO	TITLE
<b>Microgrid: Solar Carpark, BESS &amp; DGS</b>	<b>B0202</b>	<b>Schedule - Electrical Equipment</b>
72 End Street, Deniliquin NSW 2710		
CLIENT	DRAWN BY	PROJECT PHASE
<b>Deniliquin RSL Ltd</b>	JT	<b>Development</b>
	CHECKED BY	SCALE
	YRA	<b>@ A1</b>
	APPROVED BY	DRAWING NO
	YRA	<b>TP-0301-G</b>
		REV
		<b>C</b>

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**DEMOLITION NOTES**

1. Removal of 1no. trees on Duncan Street located within Lot 402/-DP756325
2. Removal of 2no. trees located within Lot 402/-DP756325
3. Removal of perimeter mesh fencing to tennis courts
4. Removal of tennis courts including asphalt surface and seating



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B	Issue for Submission	10/12/2019
C	Issue for Submission	03/12/2019
D	Issue for Approval	07/01/2021
E	Issue for Approval	03/09/2021
F	Issue for Approval	20/09/2021
G	Issue for Approval	23/09/2021
H	Issue for Approval	01/03/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

TITLE  
**Demolition Plan - Tennis Courts**

DRAWN BY JT  
CHECKED BY JT  
APPROVED BY YRA

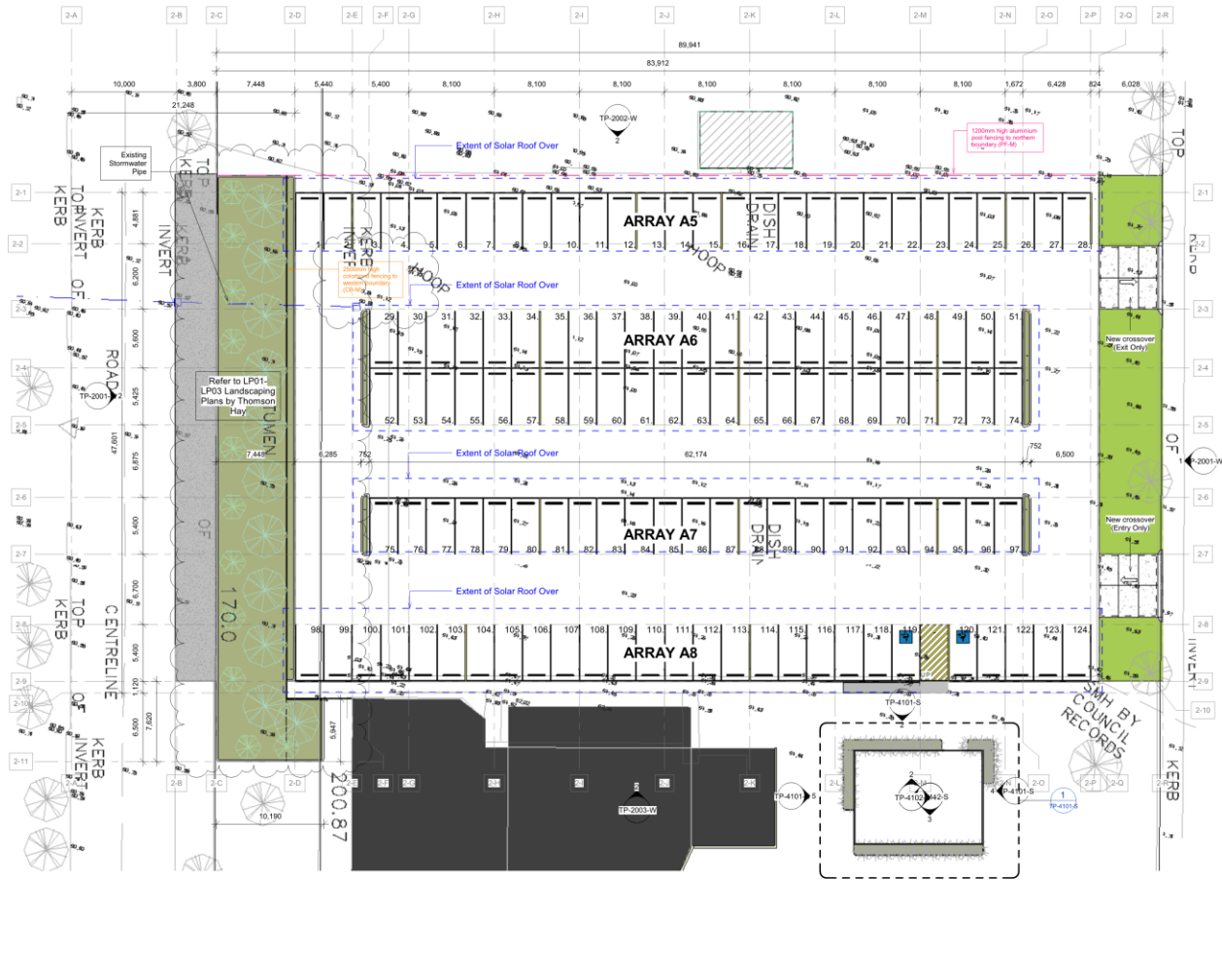
PROJECT PHASE  
**Development Approval**

SCALE  
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DRAWING NO  
**TP-0701-W**

REV  
**H**

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**STAGE 2A - CARPARKING SCHEDULE**

Stage	Array ID	Type	Count
Stage 2A	A5	5400 x 2700mm - 90 deg	28
Stage 2A	A6	5400 x 2700mm - 90 deg	46
Stage 2A	A7	5400 x 2700mm - 90 deg	23
Stage 2A	A8	5400 x 2700mm - 90 deg	25
Stage 2A	A8	5400 x 2700mm - 90 deg - disabled	2
			<b>124</b>

**VELLOCET CLEAN ENERGY**  
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E	Issue for Approval	20/09/2021
F	Issue for Approval	02/03/2022
G	Issue for Information	11/08/2022
H	Issue for Information	17/08/2022
I	Issue for Information	27/09/2022
J	Issue for Information	24/10/2022

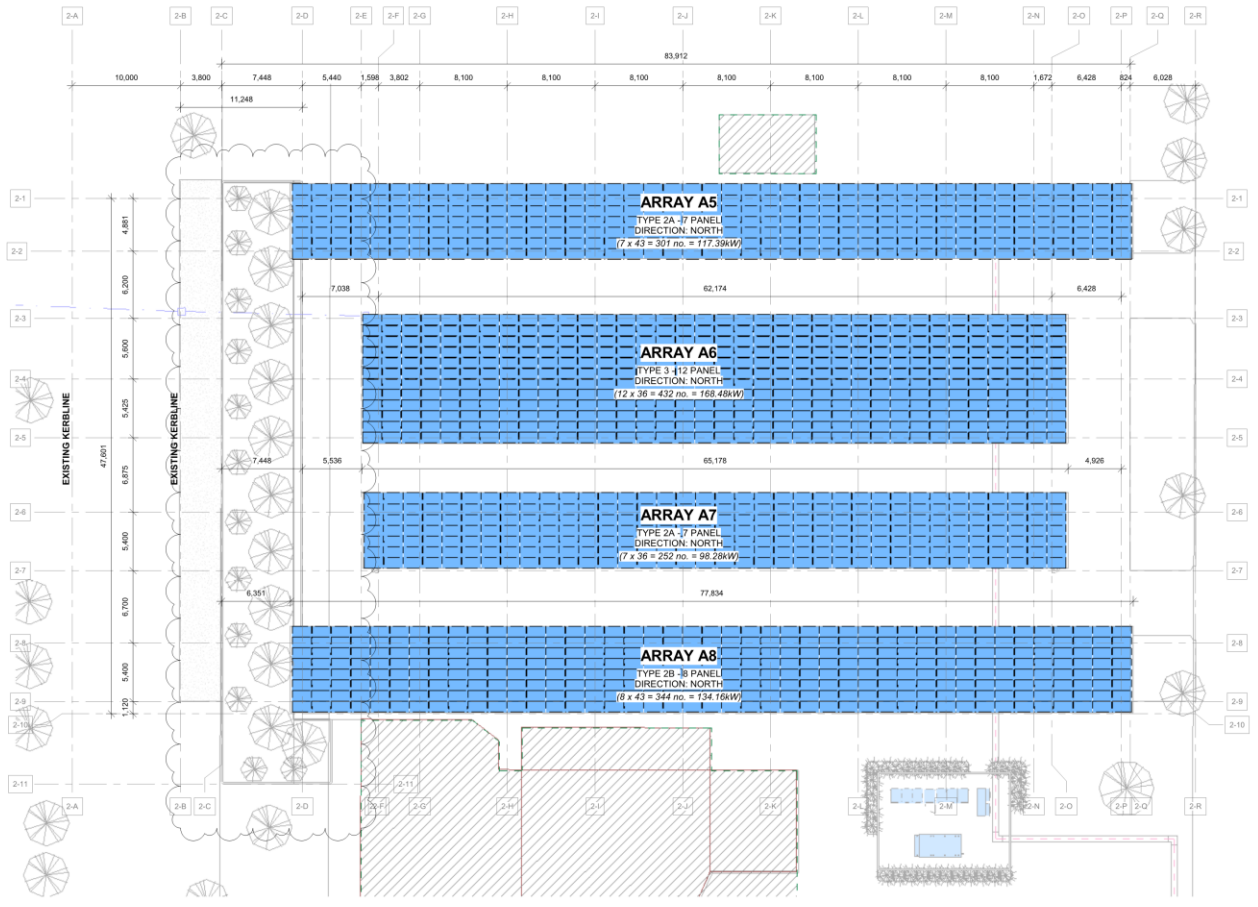
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**Microgrid: Solar Carpark, BESS & DGS**  
 72 End Street, Deniliquin NSW 2710  
 CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**  
 TITLE  
**Carpark Layout**  
 DRAWN BY  
 DESIGNED BY  
 CHECKED BY  
 APPROVED BY  
 JT  
 JT  
 YRA  
 YRA  
 PROJECT PHASE  
**Development Approval**

SCALE  
**1 : 200 @ A1**  
 DRAWING NO  
**TP-1101-W**

REV  
**J**

4/11/2022 4:57:15 PM



PV PANEL

Type Image	Array ID	Manufacturer	Model No	Overall Length	Overall Width	Count	Power
	A5	JA Solar	JAM60S10-390LC	1,052	1,776	301	117.39 kW
	A6	JA Solar	JAM60S10-390LC	1,052	1,776	432	168.48 kW
	A7	JA Solar	JAM60S10-390LC	1,052	1,776	252	98.28 kW
	A8	JA Solar	JAM60S10-390LC	1,052	1,776	344	134.16 kW
						1329	518.31 kW



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C	Issue for Submission	03/12/2019
D	Issue for Comment	14/01/2021
E	Issue for Approval	06/09/2021
F	Issue for Approval	02/03/2022
G	Issue for Approval	09/03/2022
H	Issue for Information	11/08/2022
I	Issue for Information	17/08/2022
J	Issue for Approval	04/11/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

TITLE  
**Solar Layout**

PROJECT PHASE  
**Development Approval**

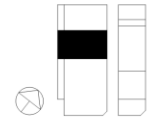
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DRAWN BY  
JT

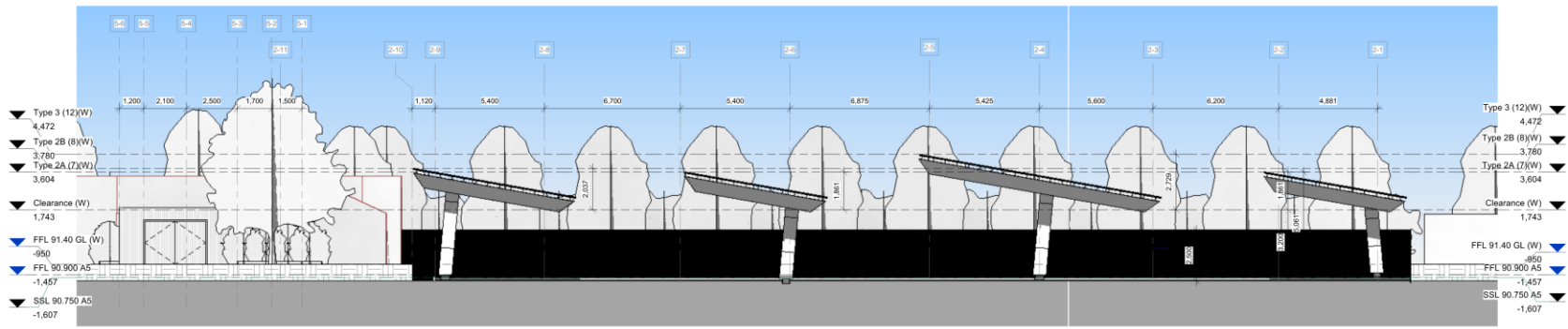
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YRA

APPROVED BY  
YRA

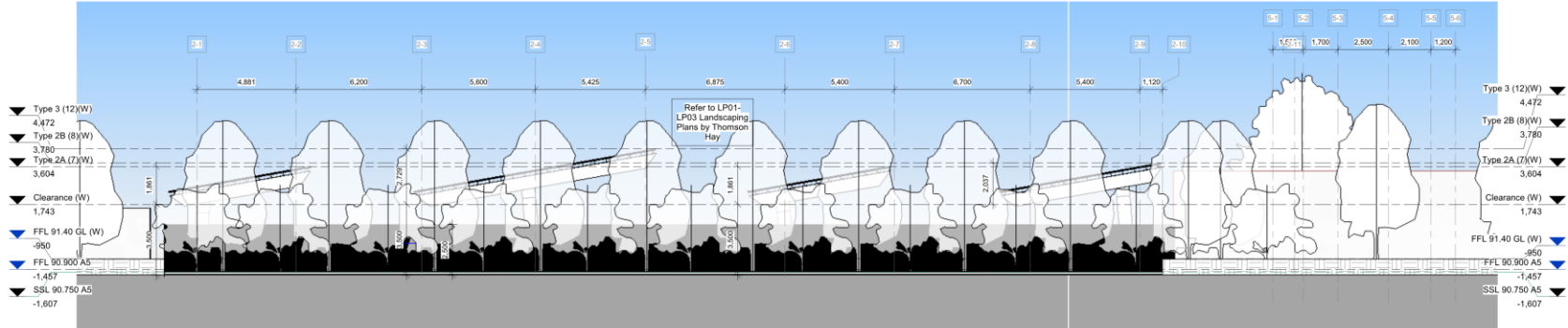


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1 Stage 2A - East Elevation  
1 : 100



2 Stage 2A - West Elevation  
1 : 100



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B	Issue for Submission	02/12/2019
C	Issue for Submission	03/12/2019
D	Issue for Comment	14/01/2021
E	Issue for Transfer	07/09/2021
F	Issue for Approval	08/03/2022
G	Issue for Approval	15/07/2022
H	Issue for Approval	04/11/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

TITLE  
**Site Elevation (Sheet 1)**

DRAWN BY  
DESIGNED BY  
CHECKED BY  
APPROVED BY

JT  
JT  
YRA  
YRA

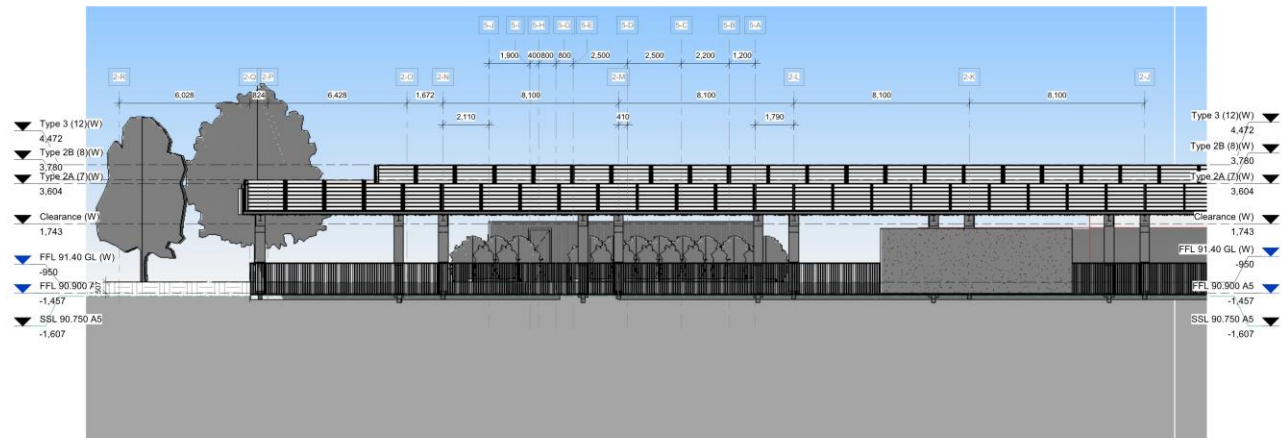
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**Development Approval**

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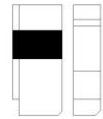
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1 : 100



1-100\_W-North-Overall - 2  
1 : 100



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 www.vellocet.com.au

NO	DESCRIPTION	DATE
A	Issue for Approval	20/11/2019
B	Issue for Submission	02/12/2019
C	Issue for Submission	03/12/2019
D	Issue for Comment	14/01/2021
E	Issue for Transfer	07/09/2021
F	Issue for Approval	09/03/2022
G	Issue for Approval	04/11/2022

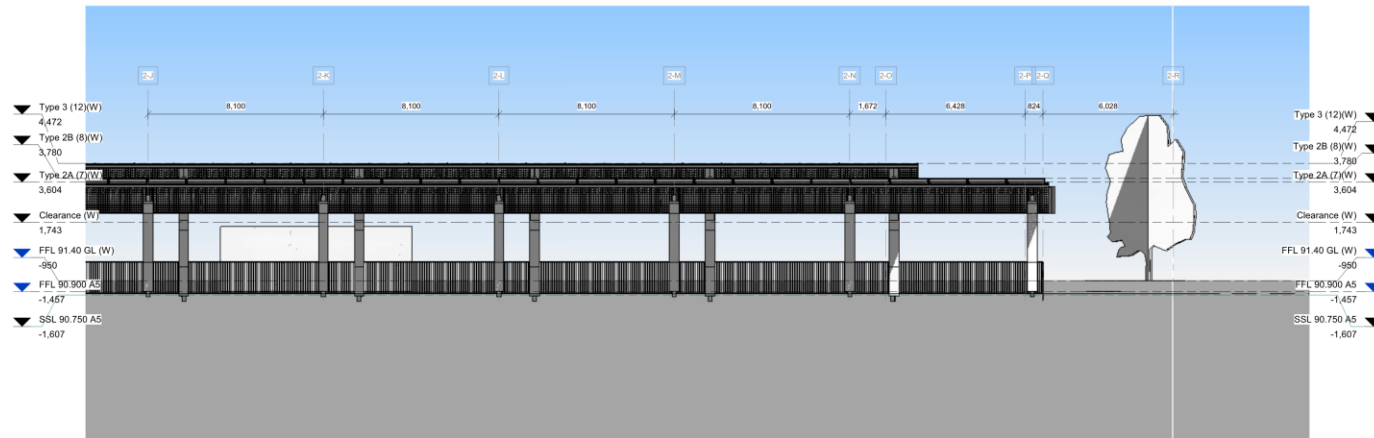
PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
 72 End Street, Deniliquin NSW 2710  
 CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**  
 TITLE  
**Site Elevation (Sheet 2)**  
 DRAWN BY  
 DESIGNED BY  
 CHECKED BY  
 APPROVED BY  
 JT  
 JT  
 YRA  
 YRA  
 PROJECT PHASE  
**Development Approval**

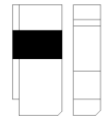
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 DRAWING NO  
**TP-2002-W**  
 REV  
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1 Stage 2A - South Elevation  
1 : 100



2 Stage 2A - South Elevation  
1 : 100



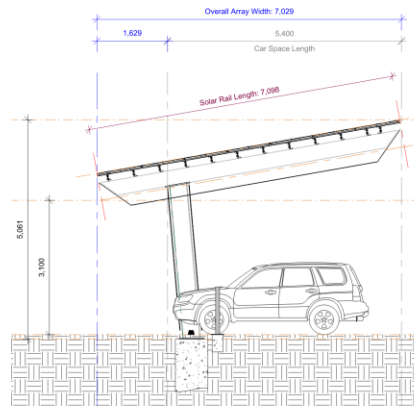
**VELLOCET CLEAN ENERGY**  
**MELBOURNE**  
 Suite 209, Level 2  
 22 St Kilda Road  
 ST KILDA VIC 3182  
**SYDNEY**  
 Level 11,  
 68 Clarence Street,  
 SYDNEY NSW 2000  
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NO	DESCRIPTION	DATE
A	Issue for Tender	07/09/2021
B	Issue for Approval	09/03/2022
C	Issue for Approval	04/11/2022

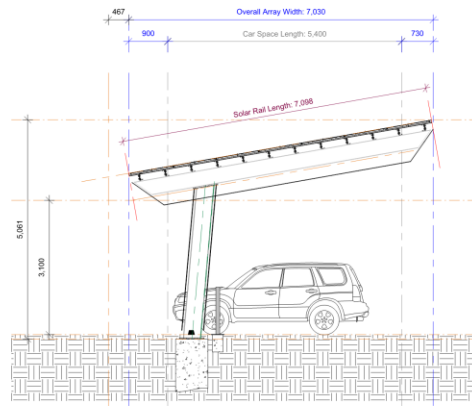
PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
 72 End Street, Deniliquin NSW 2710  
 CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**  
 TITLE  
**Site Elevation (Sheet 3)**  
 DRAWN BY  
 DESIGNED BY  
 CHECKED BY  
 APPROVED BY  
 JT  
 JT  
 YRA  
 YRA  
 PROJECT PHASE  
**Development Approval**  
 SCALE  
**1 : 100 @ A1**  
 DRAWING NO  
**TP-2003-W**  
 REV  
**C**

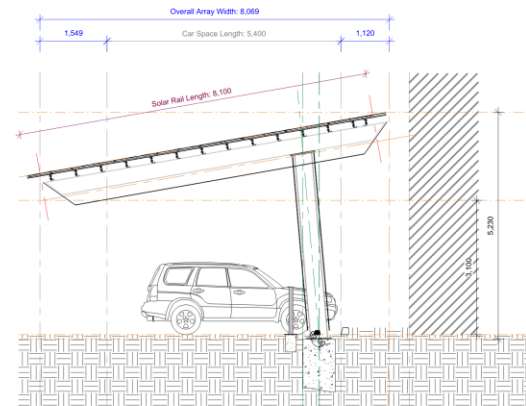
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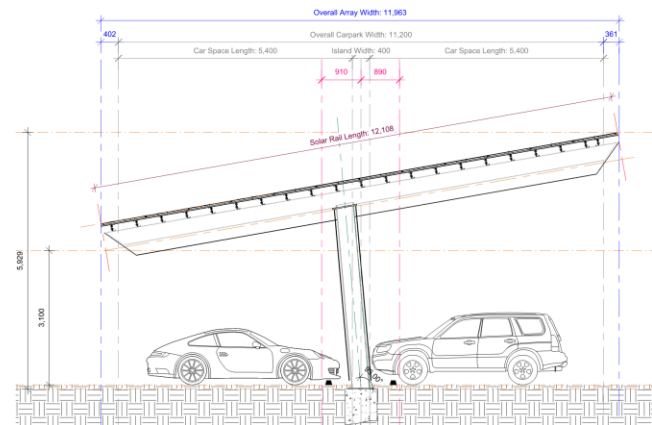
1 Typical Elevation-Type 2A-A (7 Panels)  
1 : 50



2 Typical Elevation-Type 2A-B (7 Panels)  
1 : 50



3 Typical Elevation-Type 2B (8 Panels)  
1 : 50



4 Typical Elevation-Type 3 (12 Panels)  
1 : 50



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NO	DESCRIPTION	DATE
A	Issue for Comment	23/01/2021
B	Issue for Approval	03/09/2021

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

TITLE  
**Typical Elevations**

DRAWN BY  
JT

CHECKED BY  
YRA

APPROVED BY  
YRA

PROJECT PHASE  
**Development Approval**

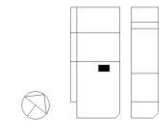
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DRAWING NO  
**TP-2100-G**

REV  
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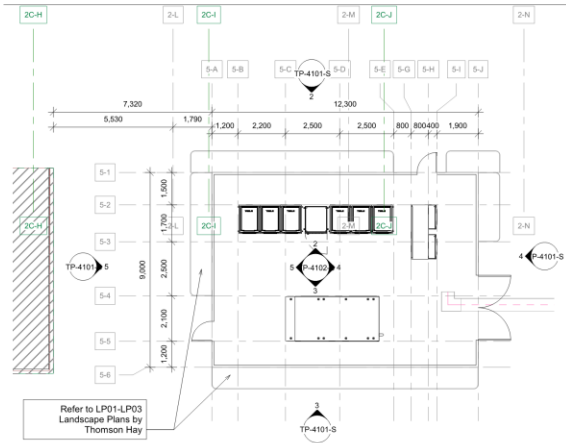
**VELLOCET CLEAN ENERGY**  
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NO	DESCRIPTION	DATE
A	Issue for Comment	10/06/2021
B	Issue for Approval	09/02/2022

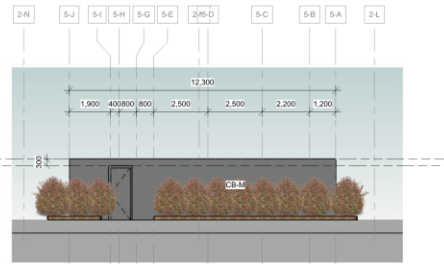
PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
 72 End Street, Deniliquin NSW 2710  
 CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**  
 TITLE  
**Equipment Enclosure - Site Plan**  
 DRAWN BY  
 DESIGNED BY  
 CHECKED BY  
 APPROVED BY  
 JT  
 JT  
 YRA  
 YRA  
 PROJECT PHASE  
**Development Approval**  
 SCALE  
**1 : 500 @ A1**  
 DRAWING NO  
**TP-4100-S**

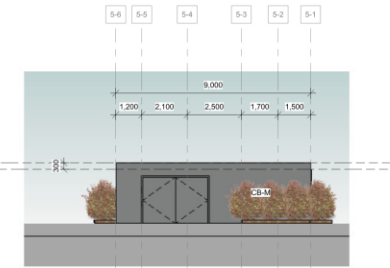
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**B**  
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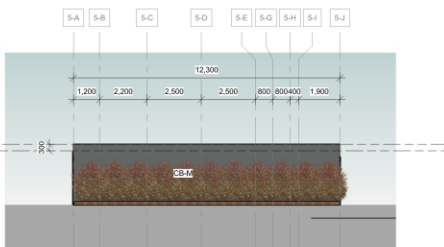
1 Equipment Enclosure  
1 : 100



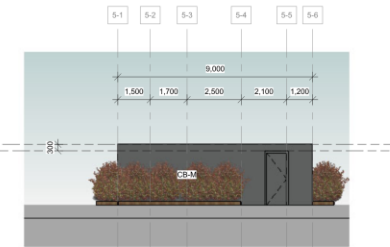
2 North Elevation  
1 : 100



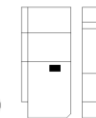
4 East Elevation  
1 : 100



3 South Elevation  
1 : 100



5 West Elevation  
1 : 100



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NO	DESCRIPTION	DATE
A	Issue for Comment	10/06/2021
B	Issue for Approval	09/03/2022
C	Issue for Approval	04/11/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
 72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

DRAWN BY  
 JT

DESIGNED BY  
 JT

CHECKED BY  
 YRA

APPROVED BY  
 YRA

TITLE  
**Equipment Enclosure (Sheet 1)**

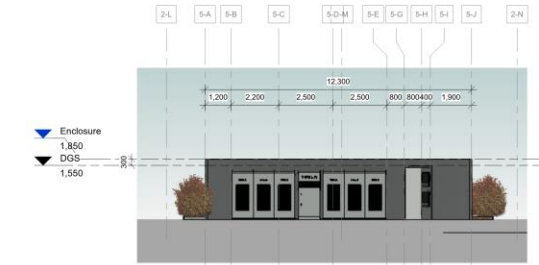
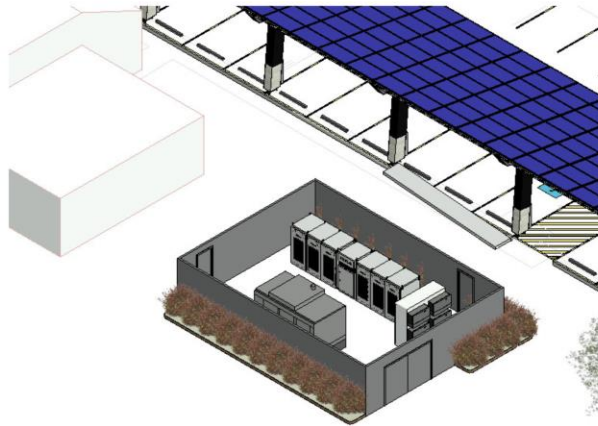
PROJECT PHASE  
**Development Approval**

SCALE  
**1 : 100 @ A1**

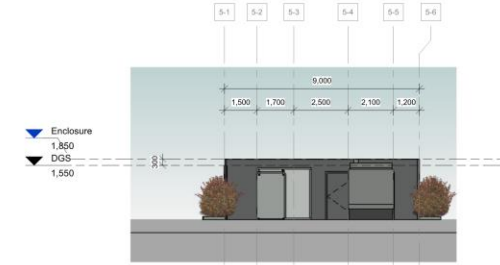
DRAWING NO  
**TP-4101-S**

REV  
**C**

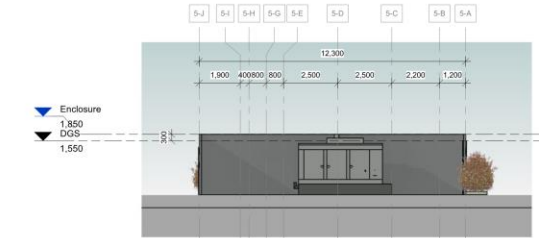
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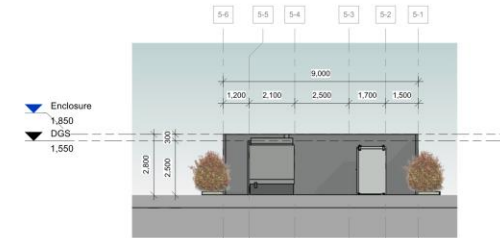
2 North Elevation (Internal)  
1 : 100



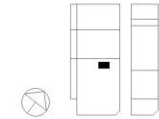
4 East Elevation (Internal)  
1 : 100



3 South Elevation (Internal)  
1 : 100



5 West Elevation (Internal)  
1 : 100



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NO	DESCRIPTION	DATE
A	Issue for Approval	09/03/2022
B	Issue for Approval	15/07/2022
C	Issue for Approval	04/11/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

DRAWN BY  
**JT**

DESIGNED BY  
**JT**

CHECKED BY  
**YRA**

APPROVED BY  
**YRA**

TITLE  
**Equipment Enclosure (Sheet 2)**

PROJECT PHASE  
**Development Approval**

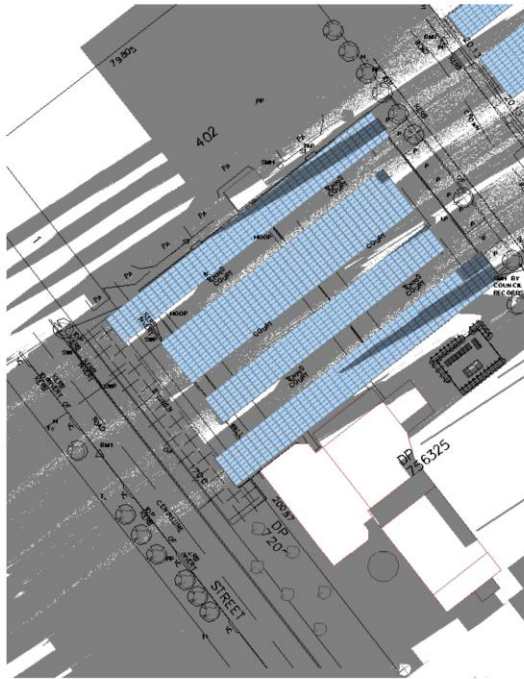
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DRAWING NO  
**TP-4102-S**

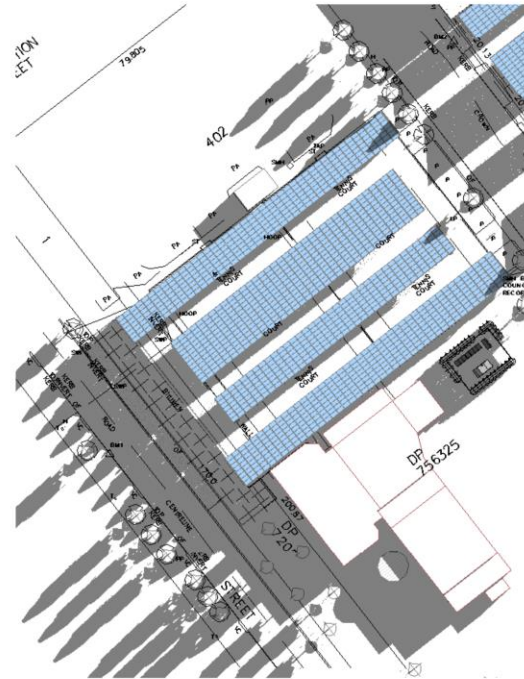
REV  
**C**

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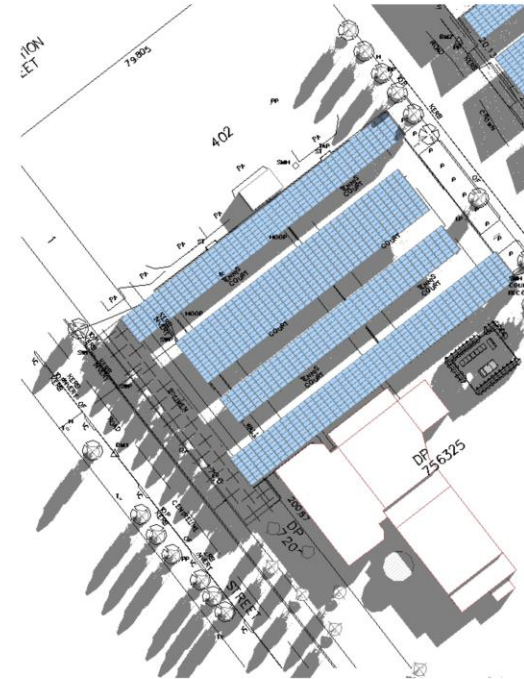




1 Winter Solstice (21 Jun): 9am



2 Winter Solstice (21 Jun): 10am



3 Winter Solstice (21 Jun): 11am



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 www.velocet.com.au

NO	DESCRIPTION	DATE
A	Issue for Approval	9/9/2021
B	Issue for Approval	9/9/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
 72 End Street, Deniliquin NSW 2710  
 CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**  
 DRAWN BY  
 DESIGNED BY  
 CHECKED BY  
 APPROVED BY

JT  
 JT  
 YRA  
 YRA

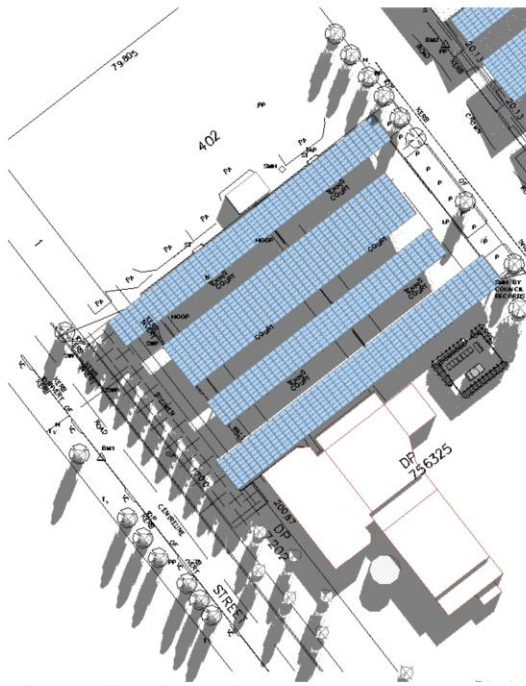
PROJECT PHASE  
**Development Approval**

SCALE  
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DRAWING NO  
**TP-5101-W**

REV  
**B**

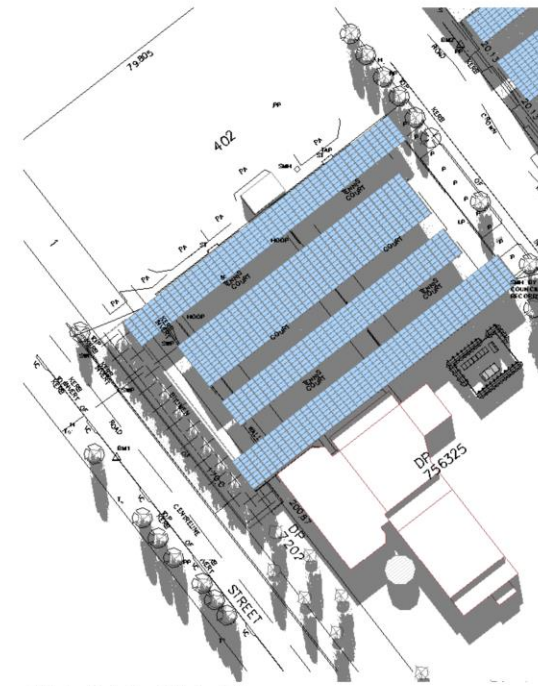
7/11/2022 11:13:04 AM



1 Winter Solstice (21 Jun): 12pm



2 Winter Solstice (21 Jun): 1pm



3 Winter Solstice (21 Jun): 2pm



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NO	DESCRIPTION	DATE
A	Issue for Approval	9/9/2021
B	Issue for Approval	9/9/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

DRAWN BY  
DESIGNED BY  
CHECKED BY  
APPROVED BY

JT  
JT  
YRA  
YRA

TITLE  
**Winter Solstice (Sheet 2)**

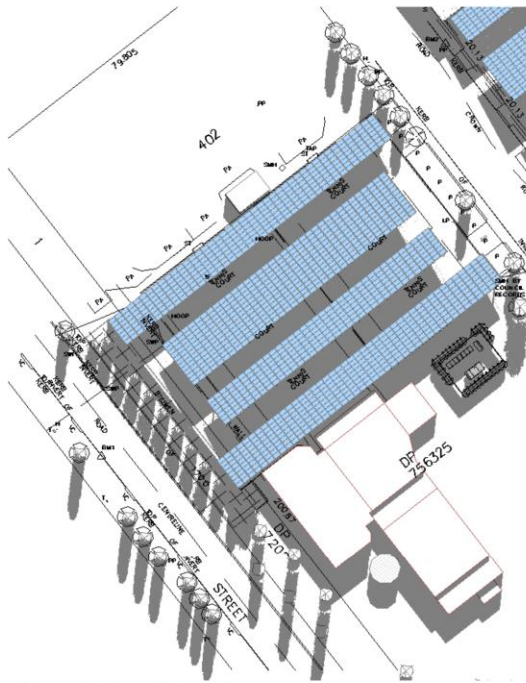
PROJECT PHASE  
**Development Approval**

SCALE  
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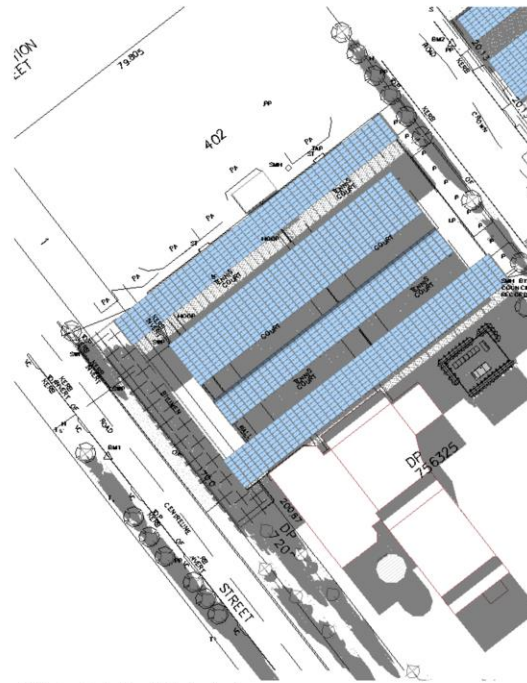
DRAWING NO  
**TP-5102-W**

REV  
**B**

7/11/2022 11:14:36 AM



1 Winter Solstice (21 Jun): 3pm



2 Winter Solstice (21 Jun): 4pm



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NO	DESCRIPTION	DATE
A	Issue for Approval	9/9/2021
B	Issue for Approval	9/9/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

DRAWN BY  
DESIGNED BY  
CHECKED BY  
APPROVED BY

JT  
JT  
YRA  
YRA

PROJECT PHASE  
**Development Approval**

TITLE  
**Winter Solstice (Sheet 3)**

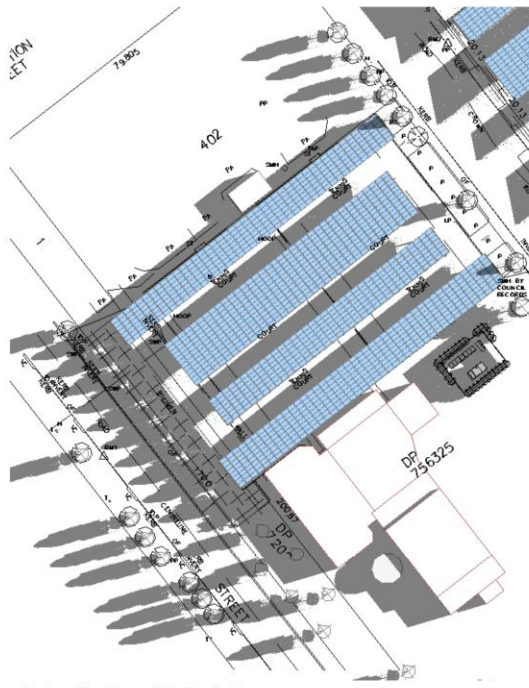
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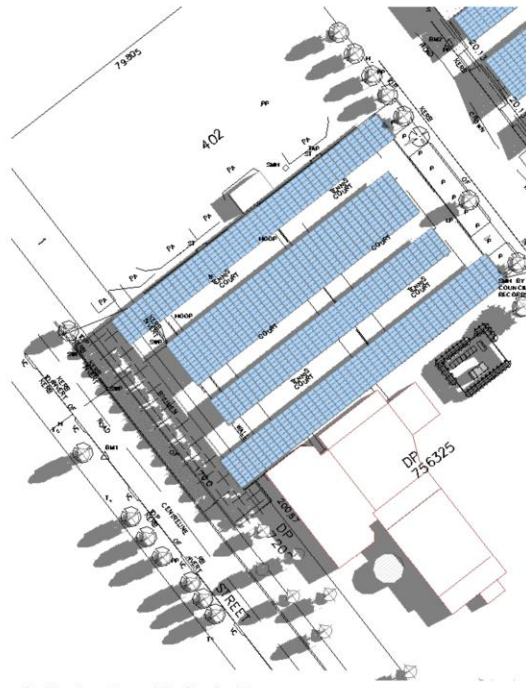
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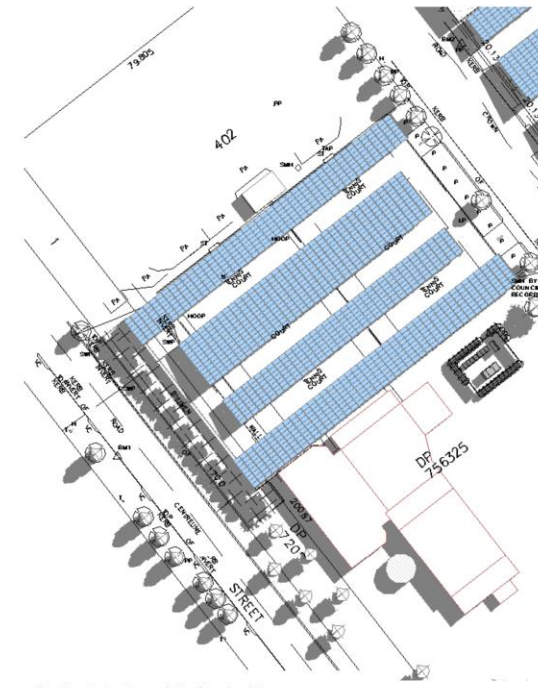




1 Spring Equinox (22 Sep): 9am



2 Spring Equinox (22 Sep): 10am



3 Spring Equinox (22 Sep): 11am



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NO	DESCRIPTION	DATE
A	Issue for Approval	9/9/2021
B	Issue for Approval	9/12/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

DRAWN BY JT  
DESIGNED BY JT  
CHECKED BY YRA  
APPROVED BY YRA

TITLE  
**Spring Equinox (Sheet 1)**

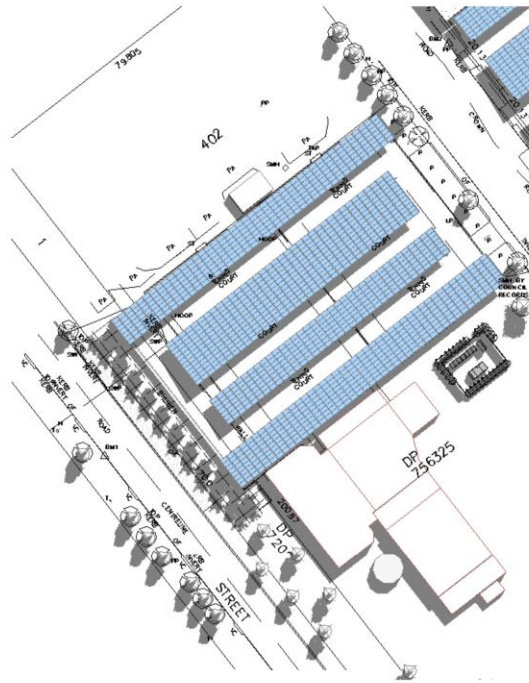
PROJECT PHASE  
**Development Approval**

SCALE  
**@ A1**

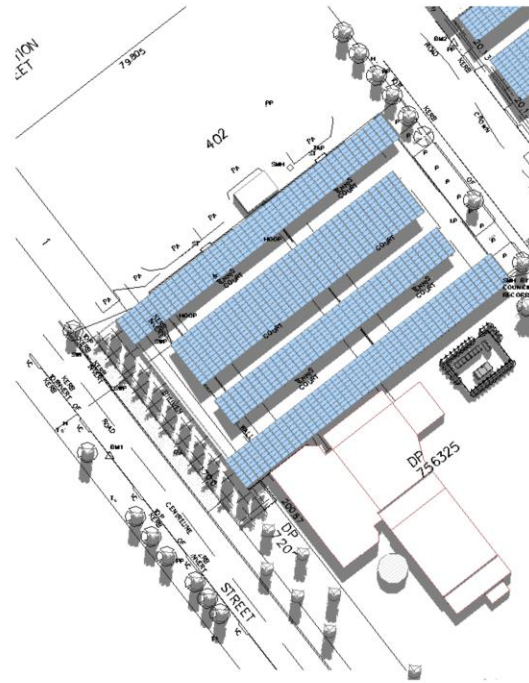
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REV  
**B**

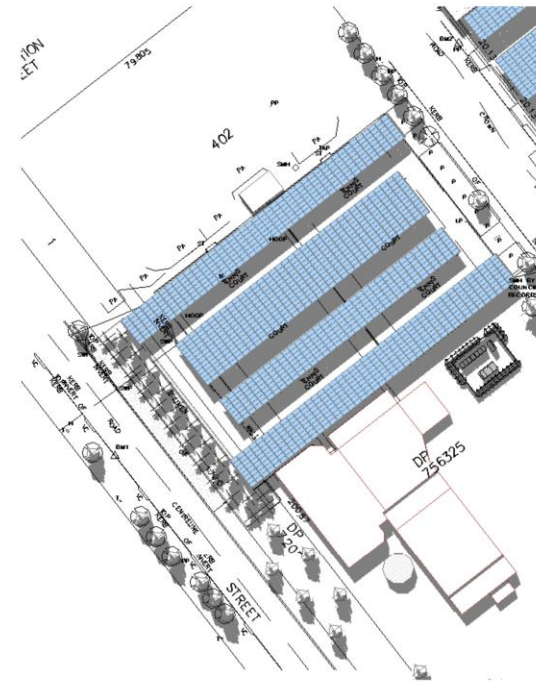
7/11/2022 11:17:33 AM



1 Spring Equinox (22 Sep): 12pm



2 Spring Equinox (22 Sep): 1pm



3 Spring Equinox (22 Sep): 2pm



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**CLEAN ENERGY**  
 MELBOURNE  
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NO	DESCRIPTION	DATE
A	Issue for Approval	9/9/2021
B	Issue for Approval	9/9/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
 72 End Street, Deniliquin NSW 2710  
 CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

DRAWN BY JT  
 DESIGNED BY JT  
 CHECKED BY YRA  
 APPROVED BY YRA

TITLE  
**Spring Equinox (Sheet 2)**  
 PROJECT PHASE  
**Development Approval**

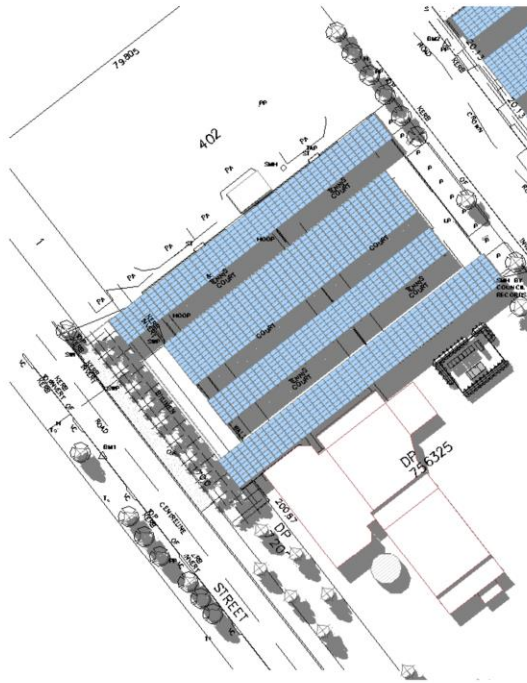
SCALE  
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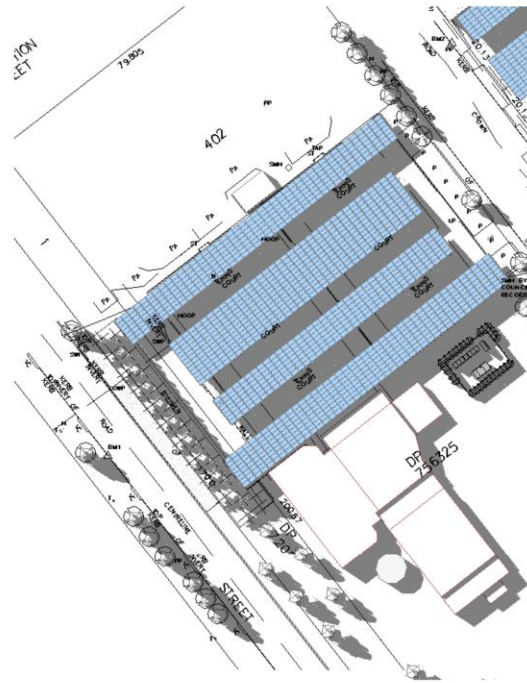
REV  
**B**

7/11/2022 11:19:22 AM





1 Spring Equinox (22 Sep): 3pm



2 Spring Equinox (22 Sep): 4pm



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NO	DESCRIPTION	DATE
A	Issue for Approval	9/9/2021
B	Issue for Approval	9/9/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710  
  
CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

TITLE  
**Spring Equinox (Sheet 3)**

DRAWN BY  
DESIGNED BY  
CHECKED BY  
APPROVED BY

JT  
JT  
YRA  
YRA

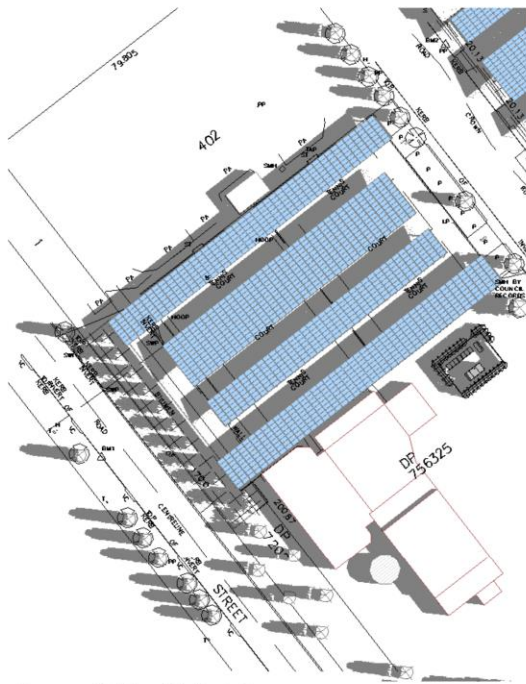
PROJECT PHASE  
**Development  
Approval**

SCALE  
**@ A1**

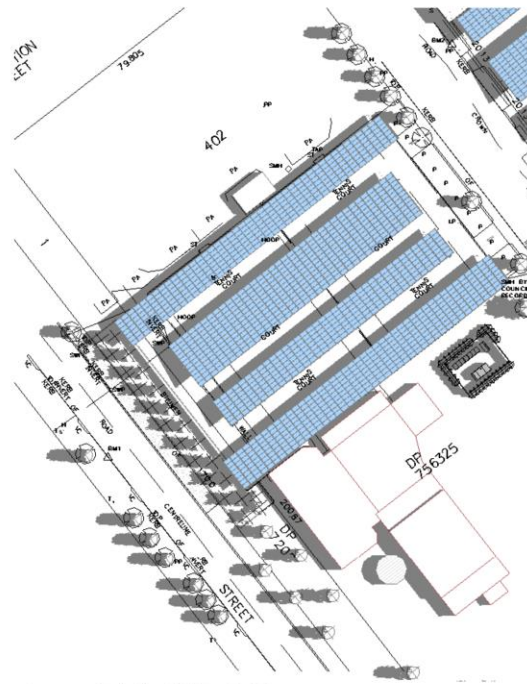
DRAWING NO  
**TP-5106-W**

REV  
**B**

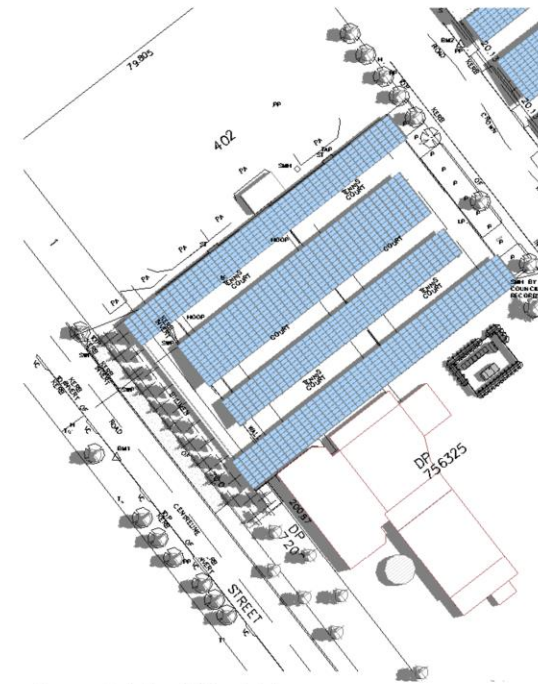
7/11/2022 11:20:26 AM



1 Summer Solstice (21 Dec): 9am



2 Summer Solstice (21 Dec): 10am



3 Summer Solstice (21 Dec): 11am



**MELBOURNE**  
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NO	DESCRIPTION	DATE
A	Issue for Approval	9/9/2021
B	Issue for Approval	9/10/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

DRAWN BY JT  
DESIGNED BY JT  
CHECKED BY YRA  
APPROVED BY YRA

TITLE  
**Summer Solstice (Sheet 1)**

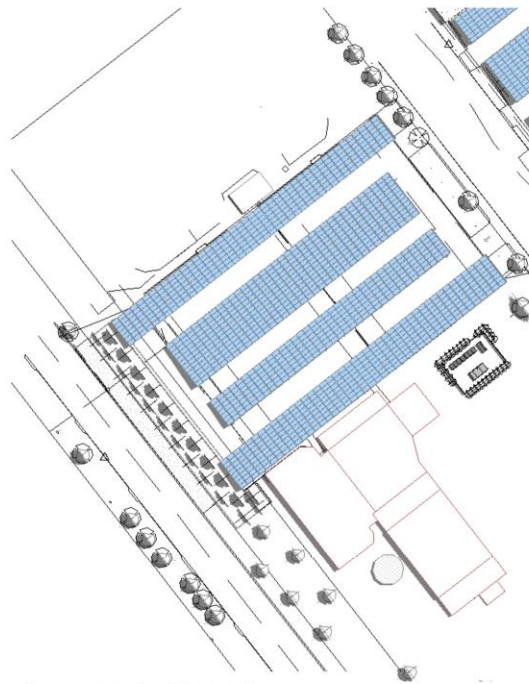
PROJECT PHASE  
**Development Approval**

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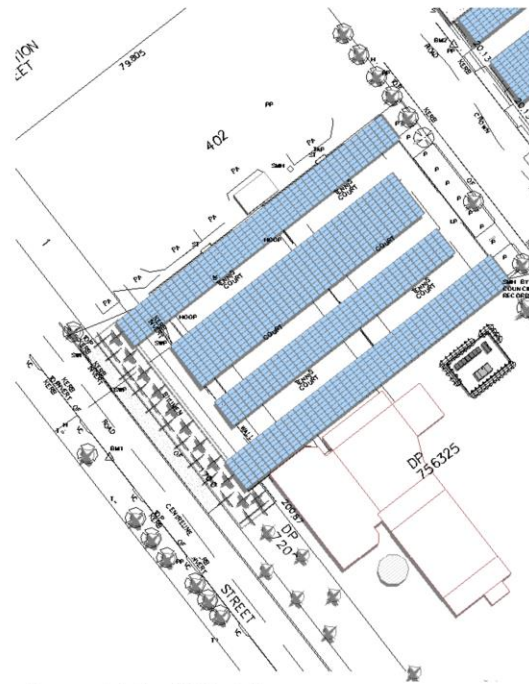
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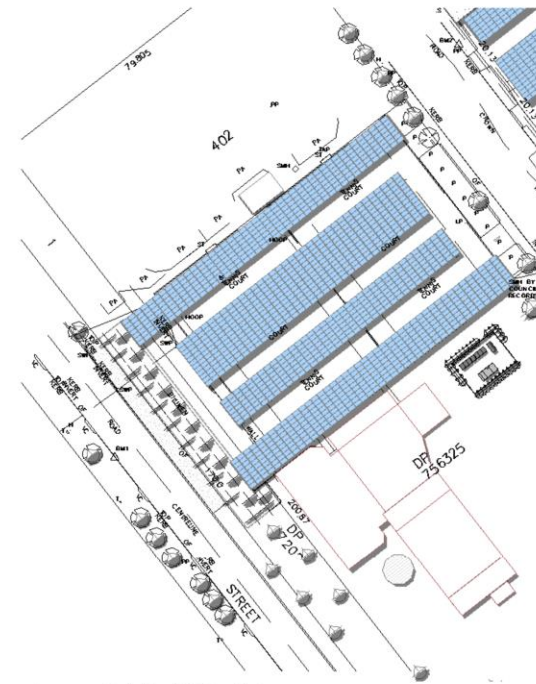
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1 Summer Solstice (21 Dec): 12pm



2 Summer Solstice (21 Dec): 1pm



3 Summer Solstice (21 Dec): 2pm



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NO	DESCRIPTION	DATE
A	Issue for Approval	9/9/2021
B	Issue for Approval	9/10/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710  
CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

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DESIGNED BY JT  
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APPROVED BY YRA

TITLE  
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PROJECT PHASE  
**Development  
Approval**

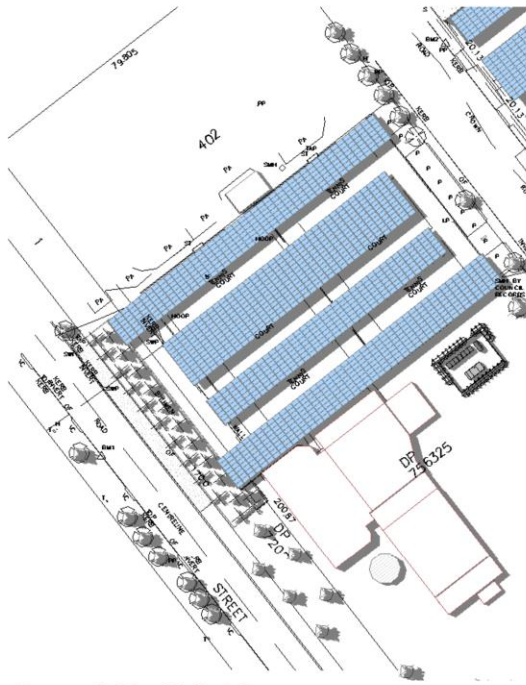
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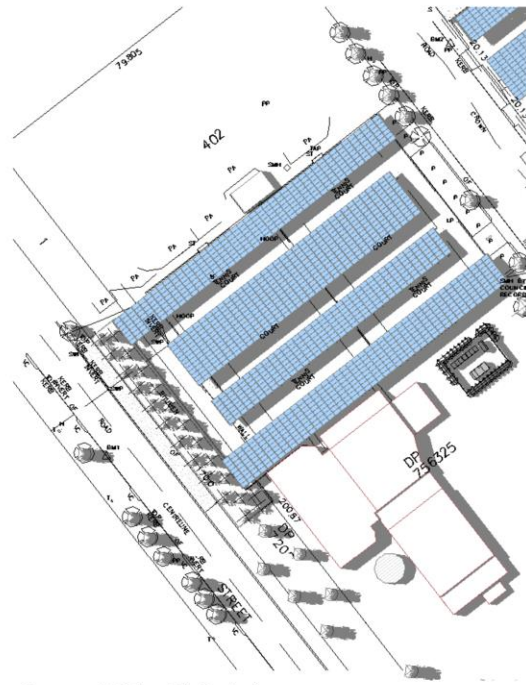
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1 Summer Solstice (21 Dec): 3pm



2 Summer Solstice (21 Dec): 4pm



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NO	DESCRIPTION	DATE
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PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710

JOB NO  
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TITLE  
**Summer Solstice (Sheet 3)**

CLIENT  
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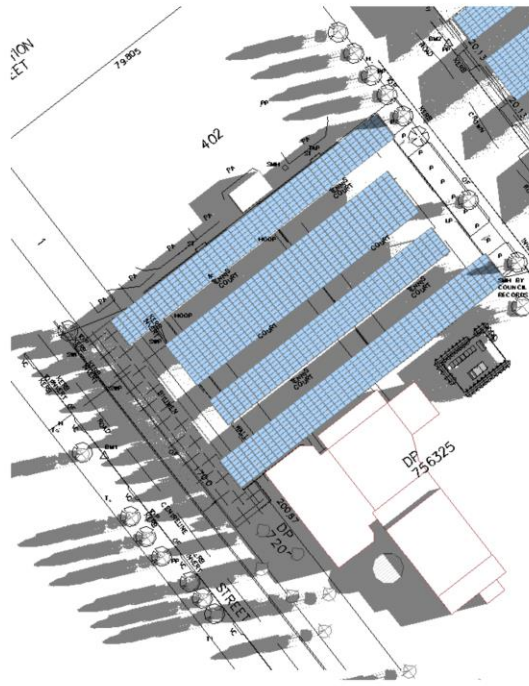
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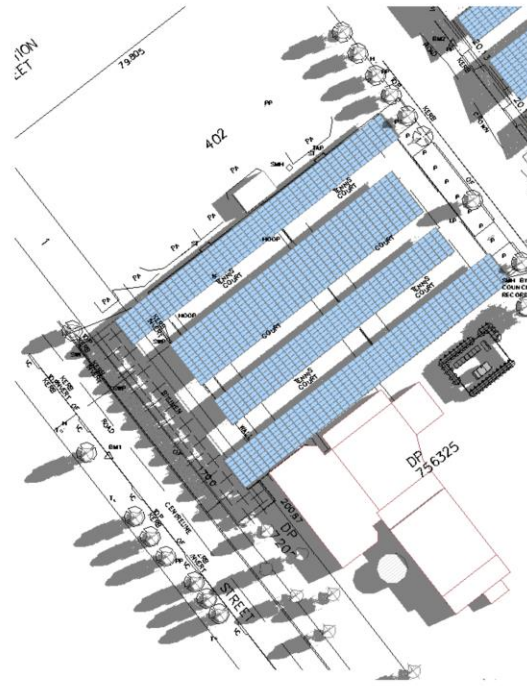
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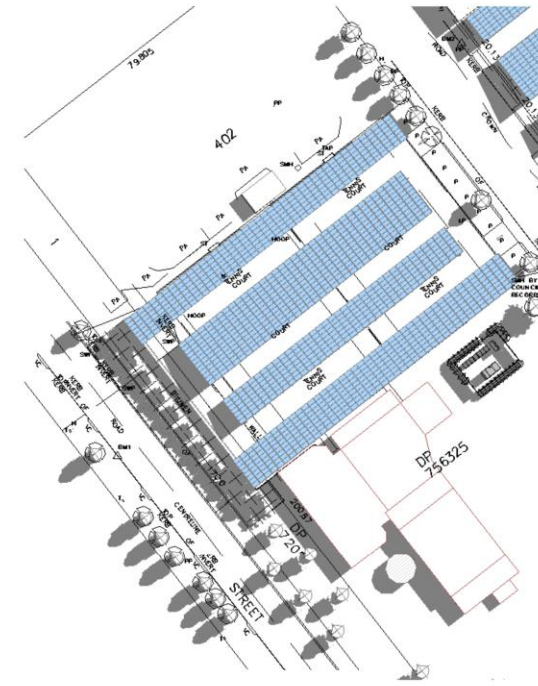
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1 Autumn Equinox (20 March): 10am



2 Autumn Equinox (20 March): 10am



3 Autumn Equinox (20 March): 11am



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72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
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TITLE  
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PROJECT PHASE  
**Development Approval**

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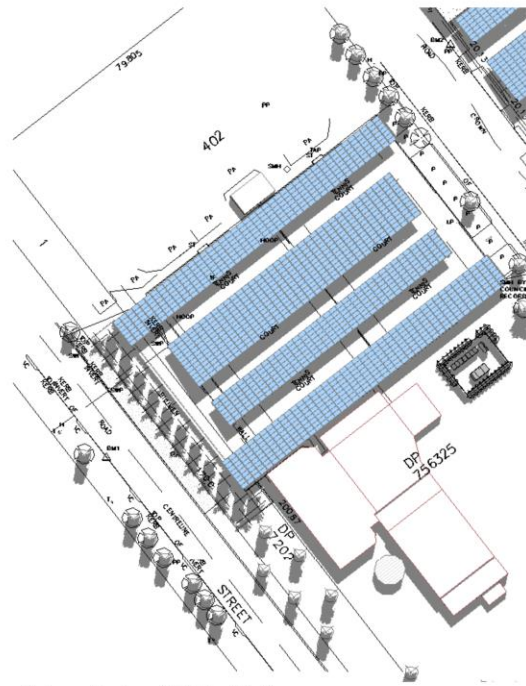
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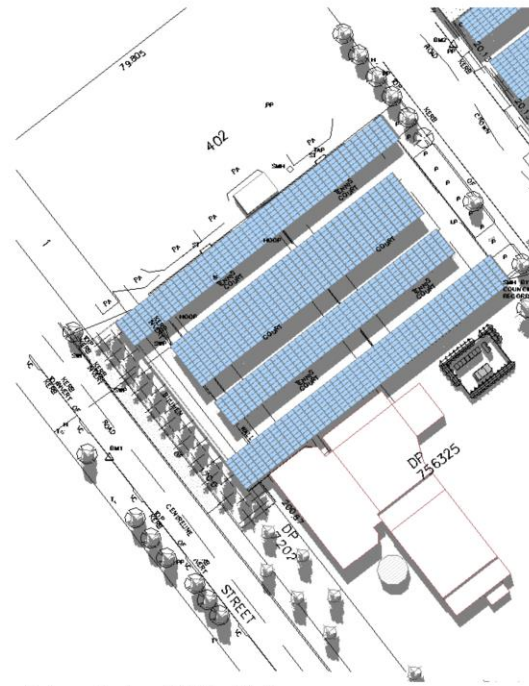
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2 Autumn Equinox (20 March): 1pm



3 Autumn Equinox (20 March): 2pm



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A	Issue for Approval	9/9/2021
B	Issue for Approval	9/12/2022

PROJECT NAME  
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72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

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APPROVED BY YRA

TITLE  
**Autumn Equinox (Sheet 2)**

PROJECT PHASE  
**Development Approval**

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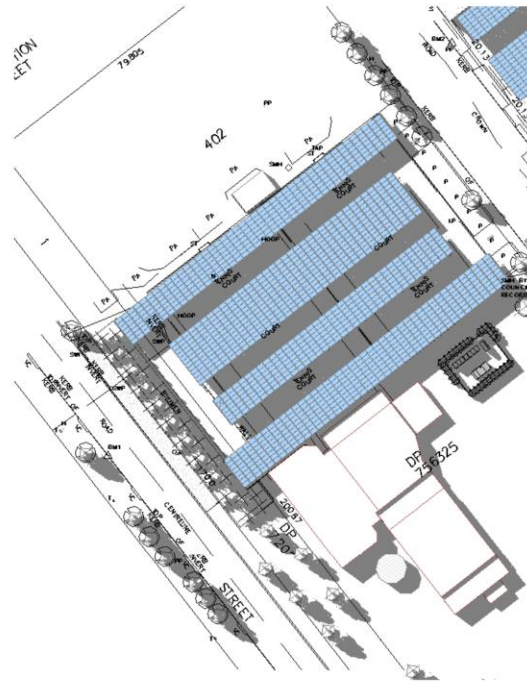
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1 Autumn Equinox (20 March): 3pm



2 Autumn Equinox (20 March): 4pm



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NO	DESCRIPTION	DATE
A	Issue for Approval	9/09/2021
B	Issue for Approval	09/02/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
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CLIENT  
**Deniliquin RSL Ltd**

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**B0202**  
  
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JT  
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PROJECT PHASE  
**Development  
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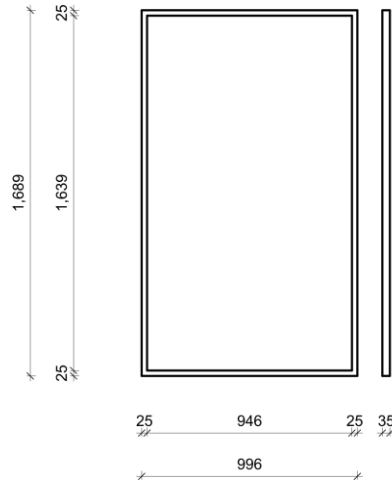
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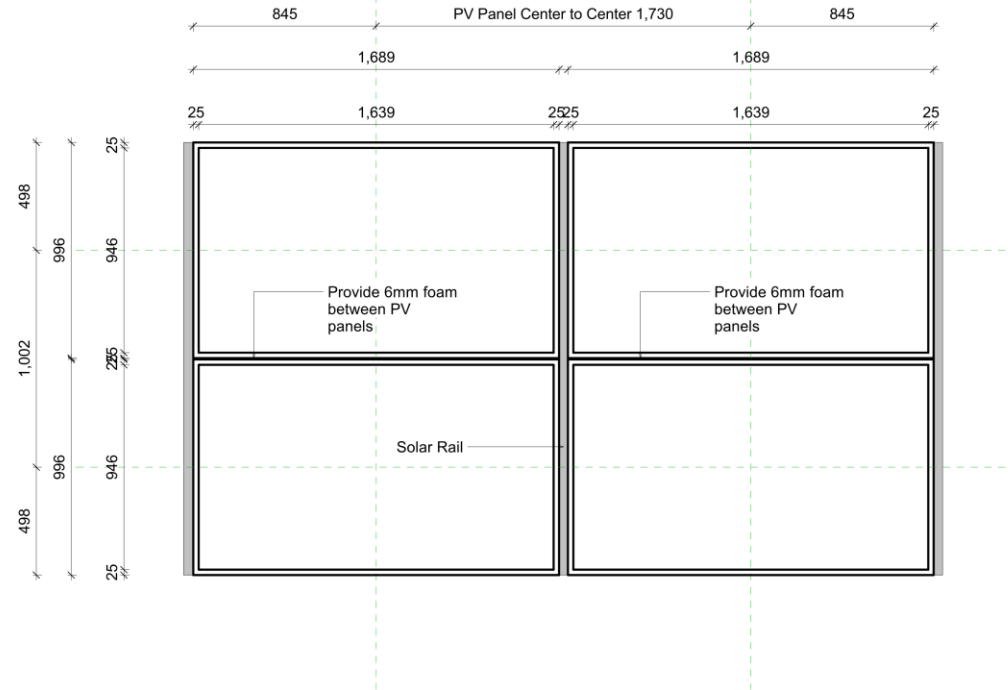
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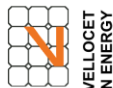
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60 CELL MONO-CRYSTALLINE



1 PV Panel Specification  
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2 PV Panel Setout  
1 : 10



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A	Issue for Approval	20/11/2019
B	Issue for Submission	02/12/2019
C	Issue for Submission	03/12/2019
D	Issue for Comment	14/01/2021
E	Issue for Comment	23/01/2021
F	Issue for Approval	06/09/2021

PROJECT NAME  
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JOB NO  
**B0202**

TITLE  
**Typical Details (Sheet 1)**

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**Development Approval**

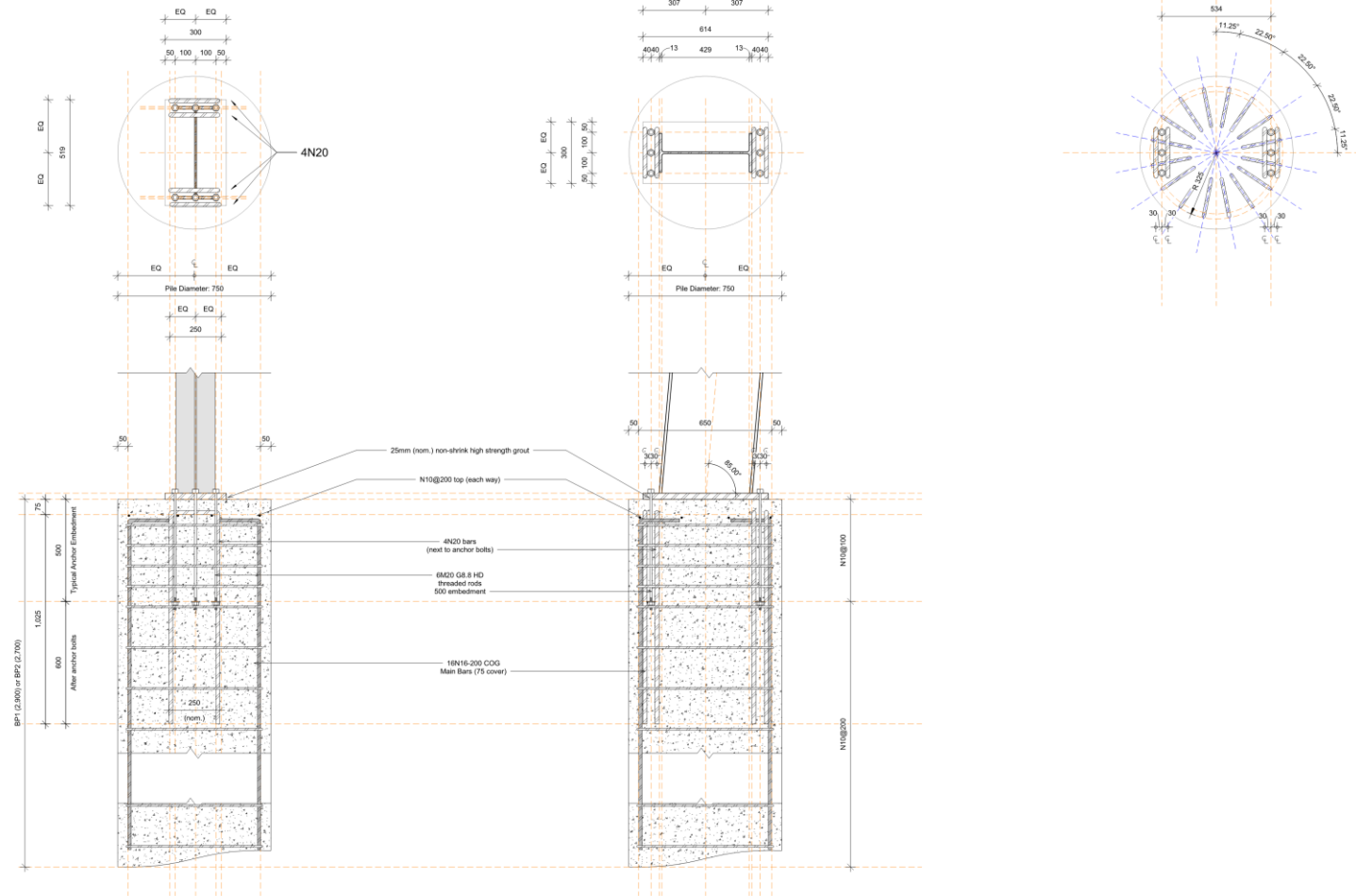
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1 Typical Pile Foundation  
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A	Issue for Approval	06/09/2021

PROJECT NAME  
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CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

TITLE  
**Typical Details (Sheet 2)**

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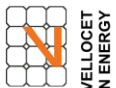
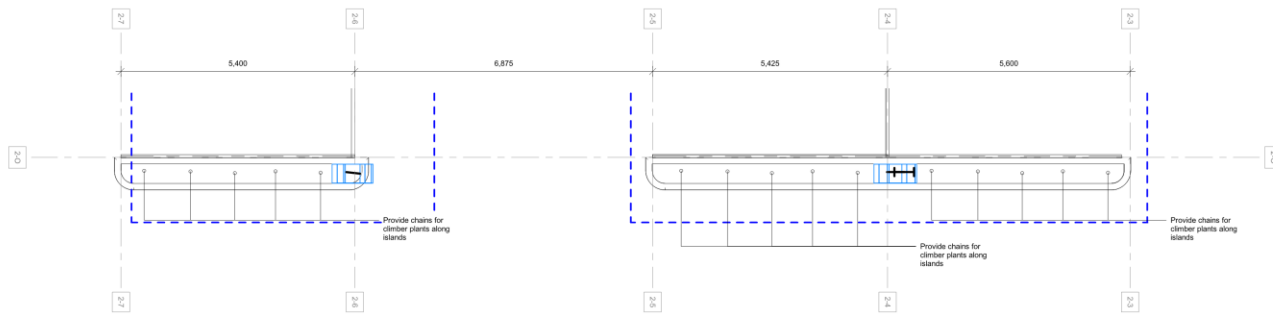
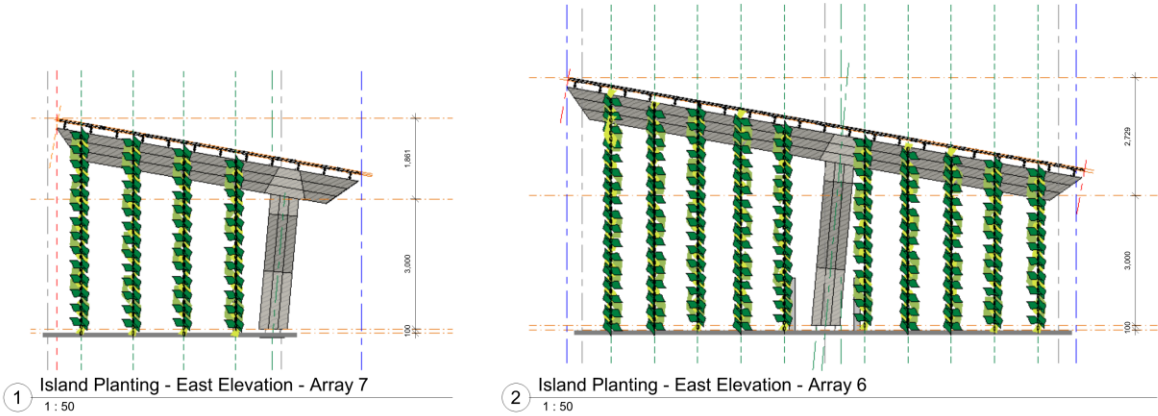
PROJECT PHASE  
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DRAWING NO  
**TP-6001-G**

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NO	DESCRIPTION	DATE
A	Issue for Approval	23/09/2022
B	Issue for Approval	15/07/2022

PROJECT NAME  
**Microgrid: Solar Carpark, BESS & DGS**  
72 End Street, Deniliquin NSW 2710

CLIENT  
**Deniliquin RSL Ltd**

JOB NO  
**B0202**

TITLE  
**Typical Details (Sheet 4)**

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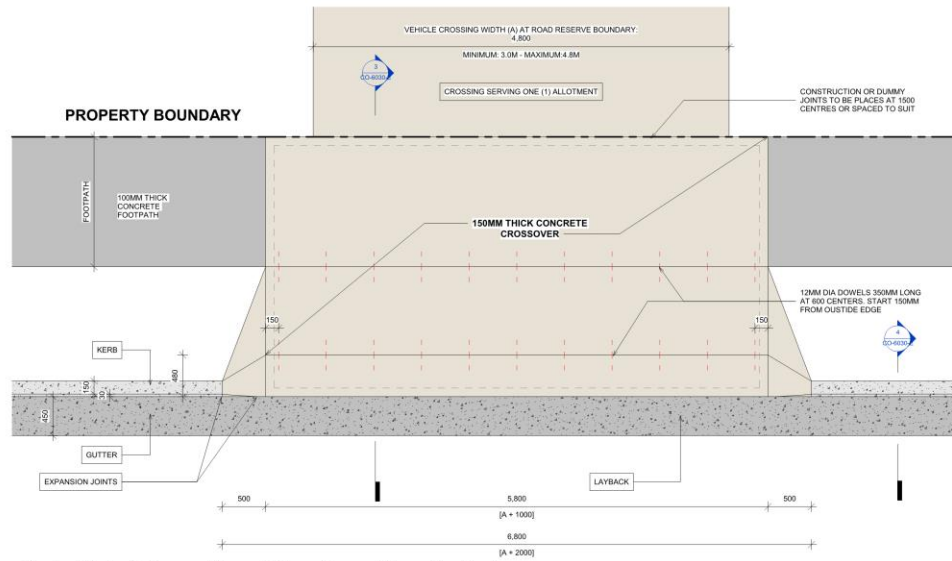
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**Development  
Approval**

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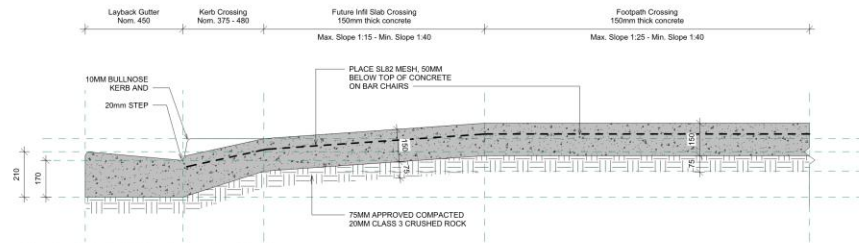
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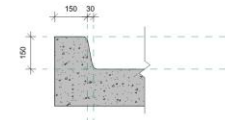


1 Typical Setout (As per Edward River Council Specification)  
1 : 25

- NOTES**
- Vehicle crossing widths (A) at road reserve boundary:-
    - Crossings serving one (1) allotment
      - 3.0m minimum
      - 4.8m maximum
    - Crossings serving two (2) allotment
      - 3.0m minimum
      - 4.8m maximum
  - All concrete paving (ie. footpaths & vehicle crossings) shall be laid on a 75mm bedding of approved sand or class 3 crushed rock fully compacted to 90% of modified a.a.s.h.o. for the material. In all cases where constructed footpaths do not exist, levels at the property alignment must be obtained from the Technical Services Department, prior to any paving being placed.
  - Where no provision is made in existing kerb and channel for a vehicle crossing or the property owner wishes to relocate such crossing, the full section of kerb and gutter abutting the crossing must be completely removed and replaced with the approved kerb and gutter crossing at the applicant's expense. The pouring of such crossing shall be separate from that of the infill slab. Damage to the roadway shall be repaired at the Permit Holder's expense.
    - Please note that any existing kerb & gutter crossing which is not required by the owner, is to be replaced with the normal kerb and gutter profile, or as directed by the Director-Technical Services Department (Permit Holder's expense). A Permit for this work will be required.
  - The boxing for crossings when fully excavated ready for concrete must be inspected by the Technical Services Department prior to placement of concrete. A minimum of 24 hours notice is required prior to such inspection.
  - All expansion joints shall be corked or as approved by the Technical Services Dept.
  - All concrete is to have 20Mpa. min. compressive strength
  - Concrete thickness to be 150mm minimum
  - 1 x SL82 mesh to be placed in slab. (Minimum 50mm cover) on bar chairs
  - Allow for sawcut breakout line to minimum depths of 70mm



2 Typical Detail Section - Layback  
1 : 10



3 Typical Detail Section - Kerb Type B1  
1 : 10



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72 End Street, Deniliquin NSW 2710

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**Deniliquin RSL Ltd**

JOB NO  
**B0202**

TITLE  
**Typical Details (Sheet 5)**

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APPROVED BY: YRA

PROJECT PHASE  
**Development Approval**

SCALE  
**As indicated @ A1**

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**TP-6004-G**

7/11/2022 9:31:37 AM



This report has been prepared by the office of Spiire  
144 Welsford Street PO Box 926 Shepparton Victoria 3632

#### Acknowledgements and Recognition

Vellocet Clean Energy – Extracts from the Statement of Environmental Effects have been included in this Report

Issue Date	Rev No	Authors	Checked	Approved
15/3/21	A	CC	JEM	
18/3/21	B	CC/JEM		J. Macey
21/4/21	C	CC		C. Collins
13/0921	D	CC		C. Collins

Citation: Spiire 2021, Report for DENILQUIN RSL CLUB.  
Authors: C. Collins Spiire Australia Pty Ltd. Project Number 308722

File Name: G:\30\308722\Planning\308722 PL11 Planning Report & SEE Rev C Final.docx

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## 1. INTRODUCTION

This Planning Report and Statement of Environmental Effects (SEE) has been prepared on behalf of Vellocet Clean Energy which is acting on behalf of the Deniliquin RSL Club (the RSL Club).

Vellocet Clean Energy is an independent company specializing in the evaluation, design and project delivery of clean energy solutions and services for commercial energy end-users.

The RSL Club is in the town centre of Deniliquin on the north west corner of End Street and Crispe Street, Deniliquin and also includes the Deniliquin RSL Bowls Club (Sports Complex) on the north west corner of Crispe Street and Duncan Street. RSL Club own a number of other properties in proximity to the site that are currently used for recreational purposes and/or proposed to be used for recreational purposes in the future.

The RSL Club and Sporting Complex is one of the biggest users of energy in Deniliquin. The RSL Club acknowledges the shortage of car parking in the area particularly associated with the Bowling Club and has a strong commitment to sustainability. As such, the RSL Club proposes to undertake a redevelopment of the car parking in the area which will include PV Solar Shade structures of car parking.

On the 23 April 2020 Development Consent DA72/19 was issued by the Edward River Council for the demolition of existing car parking structures and replacement with solar car shade structures at the Deniliquin RSL Club. This Development Consent allows Stage 1 and Stage 2B of this project. This Development Application seeks approval for Stage 2A & 2C of the development.

This Report has been prepared in support of a Development Application which seeks approval for:

- ▶ Demolition of existing tennis court infrastructure
- ▶ Construction of a car park, including photovoltaic (PV) solar shades
- ▶ Associated electrical equipment
- ▶ Removal of trees

This Planning Report provides a response addressing the relevant requirements of:

- ▶ the Environmental Planning and Assessment Act 1979 (EP&A Act)
- ▶ the relevant provisions of the Deniliquin Local Environmental Plan 2013 (DLEP),
- ▶ the Deniliquin Development Control Plan 2013 (DDCP)

As required by the EP&A Regs, this Report includes a Statement of Environmental Effects (SEE) which identifies and addresses the environmental impacts of the development.

It is considered the Planning Report and SEE provide sufficient information to enable Edward River Council to make an informed decision in relation to the suitability of the site for the purposes of a car park which supports the existing RSL Club and bowls club.



## 2. SITE DESCRIPTION

### 2.1 SUBJECT SITE

The subject sites are located within the town centre of Deniliquin and are divided by Duncan Street.

#### Deniliquin RSL Club

The land which contains the Deniliquin RSL Club is located on the north west corner of End Street and Crispe Street. It is commonly known as 72-96 End Street, Deniliquin and contains 8 lots as follows:

- ▶ Lot 1 DP121192
- ▶ Lot 1 DP916985
- ▶ Lot 11 DP544836
- ▶ Lots 3, 4 & 9 /18/DP758913
- ▶ Lot 8 DP538856
- ▶ Lot 1 DP119448

This land has road frontages to End Street to the east, Crispe Street to the south, Duncan Street to the west and Junction Street to the north.

The main building is located to the east of Duncan Street and includes administrative offices, slot machines, conference rooms and a restaurant, with a car park along Crispe Street. Another larger car park is located to the north of the main building.

This land is all contained within Zone B2 Local Centre. Vehicle access points to the car parks are via Duncan Street, End Street and Crispe Street.

#### Deniliquin RSL Sports Complex

The land containing the Deniliquin RSL Sports Complex contains two titles:

- ▶ Lot 1 on DP720280 and
- ▶ Lot 402 on DP756325.

The site has four street frontages with Crispe Street to the south, Duncan Street to the east, Junction Street to the north and Poitiers Street to the west.

The site currently contains the Deniliquin RSL Bowls Club including double storey club rooms, unused tennis courts and a park including playground, toilet block and shade structures. As part of the land along the western boundary is used for a car park with an asphalt finish.

Vehicle access to the site is generally via Poitiers Street.

A large portion of the land is contained in the Zone RE2 Private Recreation with a small portion to the west contained in the Zone R1 General Residential.



Figure 1: Site Aerial Photo

## 2.2 SURROUNDING LAND

The subject site is located within the town centre of Deniliquin and surrounded by commercial, residential and recreational land uses.

The commercial land to the north and east of the RSL Club is contained within Zone B2 Local Centre.

To the north Junction Street is the JP Burchfield Jnr Park which includes a lake. It is contained within the Zone RE1 Public Recreation.

On the western side of Poitiers Street is residential area generally consisting of single storey detached dwellings, included in the Zone R1 General Residential.

To the south of Crispe Street is a variety of land uses include residential land, motel, Deniliquin Bowls Club and Deniliquin Golf Club.

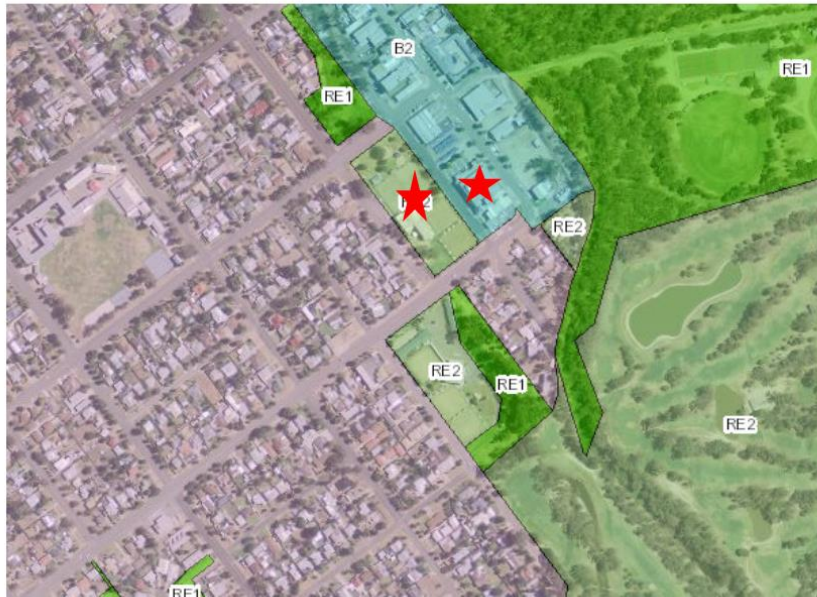


Figure 2: Zoning Plan

### 3. PROPOSAL

#### 3.1 SUMMARY

The proposed redevelopment of car parking for the Deniliquin RSL Club and Bowls Club has been split into two stages. Stage 1 and Stage 2B was approved through Development Consent DA72/19 which included the demolition of existing car parking structures and replacement with solar car shade structures.

This Development Application seeks consent for Stage 2A and Stage 2C.

In summary, this proposed development is to remove the existing tennis courts and to construct a new 451.44kWp on-grid photovoltaic (PV) solar car shade structure at the Deniliquin Sports Complex and Deniliquin RSL Club.

The proposed car park at the Deniliquin Sports Complex will be utilised by the members/users of the Deniliquin Bowls Club and other recreational facilities owned by the RSL, as such the proposed car park is ancillary to a recreational use.

Detail of works as follows:

##### Stage 2A

- ▶ Demolition/removal of existing tennis courts and trees
- ▶ Install asphalt and bitumen for suitable car parking ground surface
- ▶ Install carparking line markings and kerb islands
- ▶ Install 2 x 22kW AC electrical vehicle (EV) charging stations
- ▶ 431.04kWp solar car shade structures over car park

##### Stage 2C

- ▶ New electrical equipment to be installed to the south of Deniliquin Sports Complex:
  - Battery Energy Storage System (BESS) of 1,400kWh
  - Diesel Generator Set
  - Inverter stations to support the solar PV installation
  - Switchboard

The purpose of the development is to provide additional car parking facilities on site to accommodate patrons at the Deniliquin Sports Complex. At the same time, allow for generation of power on-site which can be used to service the existing day time power requirements of the Sports Complex, Club and its facilities.

#### 3.2 DESCRIPTION OF WORKS

The proposed works to the existing tennis court includes the removal of existing tennis court equipment structures, installation of new car park and installation of solar car park structure.

### 3.2.1 DEMOLITION SITE WORKS

The proposed demolition works will comprise of the following:

- ▶ Removal of existing 6 tennis courts – strip existing asphalt and dispose off-site
- ▶ Removal of the tennis court fixtures – will need to be unbolted and materials disposed off-site
- ▶ Removal of fencing/light poles
- ▶ Removal of 4 trees along the Duncan Street road frontage and one street tree along Poitiers Street (tree in poor health). The removal of these trees is required to prevent shading over the solar car shade installation.
- ▶ Removal of HVAC equipment

Refer to TP-0701-W & TP-0702-5 submitted with the application for further details.

### 3.2.2 CAR PARK CONSTRUCTION

The new proposed car park on the Deniliquin Sports Complex land (Stage 2A) will contain 135 car spaces. The proposed works will comprise of the following:

- ▶ Rework existing gravel layer
- ▶ Import and place class 2 road base
- ▶ Supply and install class 2 RCP drainage pipe
- ▶ Supply and install class D grated pits
- ▶ Connect to existing Council stormwater pit
- ▶ Supply and install kerbs and gutter
- ▶ Supply and install asphalt / hot mix
- ▶ Line Mark
- ▶ Construct concrete crossover as per council specifications.

Refer to TP-1101-W-Carpark Layout Rev D for further details.

### 3.2.3 SOLAR CAR SHADE STRUCTURES

The proposed 488.40kWp of solar car shade structures is required to provide on-site generation to meet the power requirements of the Club. The shade structures will cover all car parks available on site. The car shade structure will be architecturally finished to improve visual impact of the structure.

Please refer to TP-0300-G for the artist impression of the complete structure with indication of material selection.

The proposed car shades will feature solar PV panels on galvanized steel, fixed-tilt racking structure. The panels will be installed/orientated landscape, and racking structures will be

tilted at 10 degrees oriented in a Northerly direction. The structure is Category C Wind Rated, making it more than suitable for commission in the local environment. Maintenance of the panels will be accessed via the soffit of the shade structure as the decorative cladding to the soffit is detachable.

Refer to TP-16001-W solar layout Rev E for a plan of the proposed solar installation.

The proposed works consists of the following:

Solar Car Shade Structure (Stage 2A 488.40kwp)

- ▶ Architecturally finished/cladded car shade structure
- ▶ Solar PV panels fixed-mounted, north-facing system attached to roof of car shade structure
- ▶ Install 2 x 22kW EV car charging stations

Solar Field Civil Works

- ▶ The car shade structural columns will need to be bolted to concrete footings

Trenching Works

- ▶ Civil works including trenching, pits and conduits to connect the solar PV to the Main Switchboard to be located within the Main Building
- ▶ Construction of electrical pits
- ▶ Surplus spoil from the trenching works will be disposed on in accordance with regulatory requirements

Balance of System

- ▶ All the Balance of System (BoS) (cables, protections, conduits, sub-boards and other electrical miscellaneous) will be installed as soon as the above tasks are complete and it is possible to interconnect all the solar gear.

3.2.4 DETAILED SPECIFICATION

The following table provides a detailed specification of the proposed works:

Component	Comment
<b>System Size (kW)</b>	488.40kWp
<b>Design</b>	Until a full connection study has been completed, a desktop solar layout has been used
<b>Panels</b>	JA Solar (or, equivalent Tier 1)
<b>Inverters</b>	SMA Sunny Tripower Core 2
<b>Mounting</b>	Fixed-Tilt Mounted (10 degrees)

Component	Comment
<b>Projected Construction Start Date</b>	TBC upon receipt of development consent and Essential Energy network enquiry response
<b>Construction Period (approx.)</b>	4 months
<b>Projected Commercial Operation Date</b>	On completion of system

3.2.5 NEW ELECTRICAL EQUIPMENT & HOUSING INFRASTRUCTURE

The development is part of the RSL Club’s green energy initiative and includes the installation of new electrical equipment to service the solar PV installation. The new electrical equipment will be installed to the south of the Deniliquin Sports Complex. The new equipment to be installed will include:

- ▶ Lithium Ion Battery Energy Storage System (BESS) of 1,400kWh with 1,134 kWh of usable storage
- ▶ Diesel Generator Set
- ▶ Inverter stations to support the solar PV installation
- ▶ Switchboard

Housing Infrastructure:

- ▶ Slab on ground
- ▶ Fencing and gates enclosing the electrical equipment

3.2.6 CAR CHARGING STATIONS

The development will also include the installation of 2 EV car charging stations (22kW AC each). The EV system will be capable of reading RFID cards and associated with a billing mechanism to allow Club members to be billed on use if required.

The development will be a ‘behind-the-meter’ connection through an embedded network, connecting solar generation and major loads. The solar PV installation will reduce the RSL’s grid load requirements.



#### 4. RELEVANT LEGISLATION AND PLANNING CONTROLS

The site is in the Edward River Local Government Area (LGA) where the following legislation, planning instruments and Council Plans and Policies are relevant to the proposed development:

- ▶ *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- ▶ *Environmental Planning and Assessment Regulation 2000 (EP&A Regs)*
- ▶ *State Environmental Planning Policy*
- ▶ *Deniliquin Local Environmental Plan 2013 (DLEP)*
- ▶ *Deniliquin Development Control Plan 2013 (DDCP)*

The proposal requires consideration against the above legislation and Environmental Planning Instruments (EPI's) as detailed below.

##### 4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

This application is made under the provisions of EP&A Act 1979. Specifically, this application is made pursuant to *Part 4* of the EP&A Act 1979. Under this Part the proposed development is not 'Designated Development', 'State Significant Development' or 'Integrated Development'.

##### 4.2 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

The development is not considered to be 'Advertised Development' or 'State Significant Development'. Application details and information have been provided in accordance with *Schedule 1* of the EP&A Regs.

##### 4.3 STATE ENVIRONMENTAL PLANNING POLICY

*State Environmental Planning Policy (Infrastructure) 2007* is applicable to this proposal.

The Aim of Policy is:

*"to facilitate the effective delivery of infrastructure across the State by—*

*(a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and*

*(b) providing greater flexibility in the location of infrastructure and service facilities, and*

*(c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and*

*(d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and*

(e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and

(f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and

(g) providing opportunities for infrastructure to demonstrate good design outcomes.”

Clause 34 Development permitted with consent includes:

(7) **Solar energy systems** Development for the purpose of a solar energy system may be carried out by any person with consent on any land.

Given this, the proposal solar energy systems associated with the car park is permissible with consent.

#### 4.4 DENILIQIN LOCAL ENVIRONMENTAL PLAN 2013

The DLEP provides legislative rules and guidelines for the control of land (both private and public) through zoning. It aims to reduce possible conflict between adjoining land uses, and to ensure there is adequate land to meet the diverse needs of a viable city.

The DLEP was gazetted by the NSW Minister for Planning in 2013 and the following clauses are relevant to the proposed development:

##### 4.4.1 CLAUSE 1.2 AIMS OF THE PLAN

According to the DLEP the particular aims are as follows:

- a) (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
- b) (a) to preserve rural land for all forms of primary production,
- c) (b) to facilitate a range of residential and employment opportunities in accordance with demand,
- d) (c) to promote ecologically sustainable urban and rural development,
- e) (d) to protect, conserve and enhance areas of significance for nature conservation and high scenic or recreational value,
- f) (e) to minimise land use conflicts and adverse environmental impacts,
- g) (f) to provide for the orderly development of tourist activities,
- h) (g) to minimise the cost to the community of fragmented and isolated development of rural land,
- i) (h) to protect and conserve places and buildings of archaeological or heritage significance, including Aboriginal objects and places.

It is considered the proposed development is consistent with the Aims of the DLEP. The proposed development seeks to provide additional car parking in the town centre of Deniliquin in an environmentally sustainable way to support the RSL Sporting Complex. The RSL Club/Sporting Complex is currently one of the largest users of energy in Deniliquin and the proposed solar shade structures will significantly reduce their demand on the existing grid.

#### 4.4.2 CLAUSE 2.7 DEMOLITION REQUIRES DEVELOPMENT CONSENT

Clause 2.7 states *"The demolition of a building or work may be carried out only with development consent."*

This proposal seeks consent to demolish/remove the existing tennis court infrastructure.

#### 4.4.3 LAND USE TABLE

The subject land is partly contained in the R1 General Residential, RE2 Private Recreation and B2 Local Centre zones under the DLEP.

##### **R1 – General Residential Zone**

According to the DLEP the specific objectives of the R1 - General Residential Zone are:

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

A small portion of the site along the western boundary is contained in the R1 General Residential zone. This area of land is already utilised for car parking and this proposal will make significant improvements. As previously mentioned, the proposed car park will be ancillary with the existing recreational use (Bowls Club) on the site.

The proposal is consistent with the objectives of the R1 General Residential Zone as it will significantly improve car parking in the area in an environmentally sustainable manner, and also remove demand for car parking in the surrounding residential streets.

##### **RE2 Private Recreation Zone**

According to the DLEP the specific objectives of the RE2 – Private Recreation Zone are:

- ▶ *"To enable land to be used for private open space or recreational purposes.*
- ▶ *To provide a range of recreational settings and activities and compatible land uses.*
- ▶ *To protect and enhance the natural environment for recreational purposes."*

Recreation is a permitted with consent land use under the provisions of the RE2 – Private Recreation Zone. The proposed new car park will be included on the land zoned RE2 – Private Recreation. The existing tennis courts on-site are underutilised and are in a poor condition. Whilst the proposal will remove some land from recreational use, the Bowls Club and Park will remain, and the new car park will support the users of the Deniliquin RSL Bowls Club and Park. Given this, the car park will be ancillary to an existing land use (recreation).

##### **B2 Local Centre Zone**

According to the DLEP the specific objectives of the B2 Local Centre Zone are:

- ▶ *"To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*

- ▶ *To encourage employment opportunities in accessible locations.*
- ▶ *To maximise public transport patronage and encourage walking and cycling.*
- ▶ *To encourage the development and expansion of business activity that will contribute to the economic growth of Deniliquin."*

The proposal includes the construction of car park shade structures over existing car parking. The energy generated from the shade structure will support an existing established commercial development (RSL Club), therefore is consistent with the objectives of this zone.

#### 4.4.4 CLAUSE 5.10 HERITAGE CONSENTATION

The subject site contains two moveable heritage items on site.

The objectives of this Clause are:

- ▶ *(a) to conserve the environmental heritage of Deniliquin,*
- ▶ *(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- ▶ *(c) to conserve archaeological sites,*
- ▶ *(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The proposed development will not impact on these heritage items.

#### 4.5 DENILIQIN DEVELOPMENT CONTROL PLAN 2016

The DDCP 2016 commenced operation in 2016. The DDCP is a document which contains the relevant development controls, standards and provisions for land development.

This part of the Report takes into consideration the relevant Parts of the DDCP 2016 and matters therein that are of relevance to the proposed development as provided below.

##### 4.5.1 2.1 DEVELOPMENT IN RESIDENTIAL ZONES

A small portion of the subject site is contained within the R1 General Residential zone. As it is only proposed to construct some car spaces and shade structures on this land to support the existing recreational use of the land, it is considered the provisions of this Chapter of DDCP are not relevant to this proposal.

##### 4.5.2 CHAPTER 3 COMMERCIAL ZONES

As the proposal is for the construction of solar shades over a part of the existing RSL Car Park, it is considered the requirements of Chapter 3 of the DDCP are not relevant.

##### 4.5.3 CHAPTER 6 RECREATION ZONES

The proposal is consistent with the objectives of Chapter 6 of the DDCP. It will provide car parking in an environmentally sustainable manner. The existing tennis courts are in disrepair and are not utilised. The car parking will be ancillary to the existing recreational uses on the land and surrounding land. A response to the relevant provisions is provided in the table below.

Requirement	Response
<b>6.1 Infrastructure &amp; Services</b>	All services are already connected to the site. The development will include new electrical infrastructure. A stormwater management plan has been prepared as per Council requirements.
<b>6.2 Access &amp; Car Parking</b>	The car park has been designed for safe and easy access. The car spaces will utilised by the users of the Sporting Complex.
<b>6.3 Landscaping</b>	The proposal for the construction of car park with solar shade structures only. It is not proposed to substantially change the landscaping on the site. Tree coverage is not required over car spaces due shade structures being constructed. The existing park on the site will not be altered as part of this proposal.
<b>6.4 Building Appearance &amp; Design</b>	There is no new buildings proposed as part of this application. The existing tennis court infrastructure is in poor condition therefore the redevelopment of the land will see the improvement to the visual amenity.
<b>6.5 Outdoor areas</b>	The existing tennis court infrastructure is in poor condition therefore the redevelopment of the land will see the improvement to the visual amenity.  No dust will be generated from this development.
<b>6.6 Waste and trade waste</b>	Disposal of waste as part of this development will not be altered.
<b>6.7 Impacts on surrounding land</b>	The proposed car park will improve the amenity area by ensuring patrons of the Sports Complex can park on site and not within residential streets.

#### 4.5.4 CHAPTER 11 HERITAGE CONSERVATION

The subject site contains 2 moveable State significant heritage objects adjacent to the RSL Club main building. All works on the RSL Club site will occur well away from these objects, and, as such, the significance of these objects will not be impacted.

#### 4.5.5 CHAPTER 12 CAR PARKING

Chapter 12 of the DDCP seeks to ensure sufficient car parking is provided within the Deniliquin CBD.

The objective of Section 12.1 CBD Parking Requirements is to "*Ensure development and re-development of properties within the CBD is not restricted due to a lack of ability to provide off-street parking.*"

Section 12.2 General Parking Requirements applies to development occurring outside of the B2 Local Centre Zone therefore also applicable to this proposal.

Table 12-1 list car parking requirements for different land uses including Recreation Facilities. The only land use listed is 'Gym, health & fitness centres' and 1 space is required per 15m<sup>2</sup> GFA. The Bowls Club has GFA of approximately 1305m<sup>2</sup> therefore a minimum 87 car spaces is typically required to be provided onsite. The Bowls Club is not strictly a gym, health or fitness centre and it is considered the demand for car parking is much higher, as the Bowls Club facility has capacity to cater up to 200 people at any one time. Currently, many users of the facility park offsite, contributing to the existing shortage of car parking in the Deniliquin CBD.

Further this, the RSL Club own a number of properties in the area including the FitNow Gym located at 98-102 End Street. The Club are also proposing to build further recreational facilities in the area. The proposed new car park at the Bowls Club will not only service the Bowls Club but other existing and future recreational facilities in the area.

Whilst the development provides more car spaces than required by this Chapter, it is considered the car spaces are needed to cater for car parking demand from recreational facilities owned by the RSL, in particular the Bowls Club.

It is considered the proposal is consistent with this Chapter as it will provide an additional 135 car spaces in the Deniliquin CBD, to support recreational facilities.

## 5. STATEMENT OF ENVIRONMENTAL EFFECTS

Schedule 1 of the EP&A Regulations lists information which must be included in a Development Application. Specifically, Clause 2(c) requires a Development Application must be accompanied by a Statement of Environmental Effects (in the case of development other than Designated Development or State Significant Development). Sub clause (4) of the EP&A Regs specifies matters that must be considered in a SEE as follows:

- a) *“the environmental impacts of the development,*
- b) *how the environmental impacts of the development have been identified,*
- c) *the steps to be taken to protect the environment or to lessen the expected harm to the environment,*
- d) *any matters required to be indicated by any guidelines issued by the Secretary for the purposes of this clause.”*

Table 7 below, identifies and considers potential impacts generated by the development. This assessment has determined the proposal will not generate any detrimental environmental impacts.



Table 7: Statement of Environmental Effects

<b><i>Environmental impacts of the development</i></b>	<b><i>The steps to be taken to protect the environment or to lessen the expected harm to the environment,</i></b>	<b><i>Any matters required to be indicated by any guidelines issued by the Secretary for the purposes of this clause.</i></b>
Context & Setting	<p>The design and location of the shade structures will improve the urban design outcomes for the site and provide a visually interesting and integrated built form which will improve the existing streetscape. It also provides the added benefit of shading amenity for patrons.</p> <p>The proposed demolition works includes the removal of trees directly adjoining the site so as to reduce shading impact on the solar PV system to be installed on top of the car park shade structures. Whilst this may appear to propose a negative impact on amenity, it is a requirement to maximize solar generation on site which provides positive social and economic benefits to the Club and the local community by allowing maximum green power production.</p>	Nil
Access, traffic and parking	<p>The proposed solar car park shade structure development will have minimal impact on traffic generation. Vehicle access to and from the site will not be altered.</p> <p>Construction traffic will enter via Poitiers Street. There will be some deliveries in semi-trailer trucks. This will be the only major traffic impact of the development.</p>	Nil
Public Domain	The development does not generate any adverse impacts, either functionally or visually on the public domain. The existing tennis courts on site are underutilised and in poor condition. The car park will support the existing Bowls Club and Park.	Nil
Utilities	Existing utility services will not be altered, except for a new electricity connection being created by the proposed development.	

Erosion and Sediment Control	All civil works will be undertaken in accordance with Council's <i>Erosion and Sediment Control Guidelines</i> to mitigate risk in relation to stormwater pollution of waterways and environmental risks associated with the development.	Nil
Heritage & Archaeology	The RSL Club site includes 2 movable heritage items adjacent to the main building. The proposed works will be well away from these items and therefore they will not be impacted.	Nil
Land Resources	There are no known land resources within the subject land.	Nil
Natural Hazards	The land is not subject to flooding, bushfire or other natural hazards.	Nil
Flora & Fauna	The subject site is not identified as being of ecological significance. The site is highly modified. Removal of 5 trees is proposed. The tree proposed to be removed to the west of the tennis courts is in poor health with some branches falling on the road and playground. The Club have replaced the play equipment and planted a new tree further north.	Nil
Noise & Vibration	Standard construction hours can be implemented during the construction phase. Noise impacts are not expected from the use of the shade structures and solar panels.	Nil
Privacy, views and overshadowing	The car shade structure aesthetics will be visually appealing. Their distance from other adjoining facilities, aside the Main Club, will not have any privacy, views or overshadowing impacts foreseeable.	Nil



## 6. CONCLUSION

This Development Application has been prepared on behalf of the Deniliquin RSL Club and seeks Development Consent for the demolition/removal of existing infrastructure (tennis courts and trees) and construction of new car parking with solar shade structures adjacent to the existing Deniliquin RSL Club and Sports Complex.

The above assessment identifies and considers the environmental impact of the development, and sets out necessary measures to mitigate any adverse impacts.

The development satisfies the relevant provision of the DLEP and complies with the applicable objectives and controls of the DDCP.

An assessment of the development against applicable planning instruments, plans and policies found the development will provide additional car parking in the area and will provide it in an environmentally sustainable manner. Whilst the development will see the removal of tennis courts, the courts are in poor condition and are rarely used and the car parking required to support more sustainable recreational uses.

The development is compatible with the existing site features and surrounding land uses and respects the character and setting of the area.

Overall, the development is:

- ▶ consistent with the relevant provisions, requirements and objectives of Local and State Planning controls;
- ▶ consistent with objectives of the zone and applicable development controls that govern the site;
- ▶ provides additional car parking to support the existing recreational use of the land;
- ▶ improves energy supply to existing commercial and recreational operation in an environmentally sustainable way;
- ▶ appropriately designed with regard to the constraints of the site and surrounding commercial, recreational and residential setting;
- ▶ sympathetic to the character of the area;
- ▶ does not create land use conflicts with residential land uses in the neighbourhood; and
- ▶ will not create adverse environmental or amenity impacts.

## Attachment 5 - objections

Our Ref: EJG:VB:222987

1 February 2022

### To be delivered

The General Manager  
Edward River Council  
PO Box 270  
DENILIQUN NSW 2710

**GLOWREYS**

THE RIVERINA LAW FIRM

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Incorporating Schneider & Sibree

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DX 5567 Deniliquin

legal@glowreys.com.au

Dear Mr Stone

RE: DEVELOPMENT APPLICATION 2022/0004, PROPOSED DEVELOPMENT  
CARPARK WITH SOLAR SHADE STRUCTURES  
PROPERTY DESCRIPTION: LOT 401 DP756325  
APPLICANT'S NAME: VELLOCET CLEAN ENERGY PTY LTD

We have instructions to act for the persons listed in the Schedule to this correspondence for the purposes of making a submission, objecting to the proposed development, which will have an impact on each of those persons, who own property on the western side of Poictiers Street, across the road from the proposed development.

At the outset, we are instructed to note, with concern, the brevity of the period for submissions, and the timing of their calling, particularly having regard to the fact that it is common for people to be absent on leave throughout part, at least, of January.

Our instructions are to express, in strong terms, the concerns of the residents who will be affected by the proposed Development ("the Development"), particularly in the draft form made available for viewing.

1. **Nature of the neighbourhood:**

Poictiers Street, at the end where the Development is proposed, is a narrow Street with little traffic coming and going, particularly at night and is a particularly safe and quiet area at present.

If the Development was approved, and ingress and egress to the carpark was permitted off Poictiers Street, this would radically change the nature of the neighbourhood, and not for the better, by instantly increasing the amount of traffic using the Street during the day, and at night, which would totally change the nature of the neighbourhood and, in the view of our clients, lead to an immediate devaluation of all their properties because of that change to the amenity of the area.

Barham Office: Suite 1 Barham Plaza  
5-9 Mellool Street, Barham 2732  
Telephone: (03) 5453 2394  
Facsimile: (03) 5453 2519

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THE LAW SOCIETY OF NEW  
**PROFESSIONAL STANDARDS SCHEME**

2. **Impact of cars and lighting generally:**

Presumably, for safety reasons, the carpark area will need to be very effectively lit, in all probability more so than when the tennis courts which occupy the site at present were enjoying consistent use.

In addition, and perhaps more importantly, those residents with houses immediately facing the carpark proposed in the Development would have, a consistent flow of traffic with headlights shining into the front of their premises.

3. **Noise:**

The noise level in the cul de sac would obviously increase as well with people congregating in, and coming and going from, the carpark.

The intended generator at the southern end of the Development is likely to disturb the residents in the cul de sac, and particularly those immediately adjacent to it in the position proposed.

4. **Environment impacts:**

The combination of the greatly increased noise levels, potentially fumes from vehicles coming and going from the carpark, and noise and fumes from the diesel generator will need to be taken into account when assessing the overall environmental impact on the amenity of the neighbourhood.

5. **Specific Resident issues:**

There is at least one resident in the immediate area adjacent to the proposed entry and exit from the carpark who suffers from a disability which will be exacerbated by high levels of anxiety inevitability produced by the greatly increased traffic and use of the area.

6. **Children:**

The quiet nature of the cul de sac has been an attraction for some residents in choosing to locate in the area, because of its safety.

7. **Future concerns:**

Concern has been expressed that this proposal is, potentially, the first stage of an intended further change to the area, possibly even leading to the development of part of the land for accommodation, which would only, serve to increase the traffic and heighten the issues already identified.

8. **Distance from Club itself:**

The carpark, on the Poitiers Street side, would be a significant distance from the actual Club premises, and, in the event of any trouble occurring in the carpark, caused by patrons leaving the premises, this would be difficult for the staff of the Club to control and police, in an effective manner.

9. **Alternatives:**

Our instructions are, if, despite objections, the Development is to receive approval, this should not occur without:

Edward River Council

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1 February 2022

1. The restricting of ingress and egress to the carpark to Duncan Street, so that no further traffic utilises the cul de sac.
2. A proper physical buffer should be created between the Development and Poitiers Street itself, perhaps on Lot 1 DP720280, so that the Development is physically screened from Poitiers Street, noise levels for both traffic and the generator are strictly controlled, and conditions included making the utilisation of the Development as a carpark, and the generator as part of the proposed system, subject to strict guidelines.
3. The solar panels should be constructed in a way that does not cause any adverse effect from reflection to the adjacent residences.

10. **End Street option:**

Residents of the cul de sac of Poitiers Street affected by the proposal believe that the RSL Club Limited, on whose behalf the application is being made, could locate the Development opposite its existing Club premises in End Street, where it also owns vacant land, as it is more in keeping with the nature of that neighbourhood.

As required, disclose of political donations and gifts forms for the persons listed in the Schedule are attached.

Please acknowledge receipt of this submission, which is made by way of objection, and for the reasons set out in it.

Yours faithfully

GLOWREYS

Ed Glowrey

Encl.

Cc: Eliza Eastman, Planning Officer, Deniliquin Council – by email

SCHEDULE

Rhondda Flight  
302 Poictiers Street  
DENILIQVIN

Andrew Hogan  
300 Poictiers Street  
DENILIQVIN

Rhondda Flight & Jacquie Haw & Sally Haw  
298 Poictiers Street  
DENILIQVIN

Janet and Danny Stanmore  
296 Poictiers Street  
DENILIQVIN

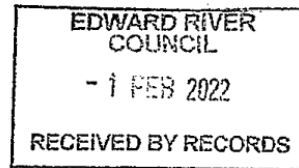
Erin Brooksby  
294 Poictiers Street  
DENILIQVIN  
(Disclosure Statement lodged with individual objection)

Sam Jupp  
290 Poictiers Street  
DENILIQVIN

Brunker Super Pty Ltd ACN 141 850 599  
Purchaser under Contract for 292 Poictiers Street  
DENILIQVIN



Mr Phil Stone  
General Manager  
Edward River Council  
Po Box 270  
Deniliquin NSW 2710



31<sup>st</sup> January 2022

**RE: Proposed development: Lot 402 DP 756325, 290 – 308 Duncan Street, Car Park with Solar Shade Structures**

Dear Mr Stone

I am Erin Brooksby, a resident in Poitiers Street Deniliquin, directly affected by the proposed development.

I am writing to express my strong objection to the proposed development – Application number DA2022/0004, and urge council to reject the development in its current form.

**Basis for objection:**

- 1) The Location and size of the proposed car park (100+ vehicles)
- 2) The location, size and impact of the associated solar system to residential neighbours
- 3) The proposed location of the diesel generator
- 4) The restrictive period for public notification, insufficient information provided, time to lodge objections (eg 2 weeks inclusive of holiday period, one only public meeting)

---

**Reason 1: Location and Size of Development**

- The scale of the car park development, eg (100+ vehicles), substantially changes the nature of the residential area in the Southern End of Poitiers Street.

**Reason 2: Exit and entry Points proposed in Poitiers Street**

- In the proposal, there is entry/exit points to the car park in both Duncan and Poitiers Street.
- Poitiers Street is a quiet and narrow cul-de-sac and the development proposal to increase traffic in the area should not be permitted
- The scale of the car park is not consistent with the existing volumes of localised traffic, which is minimal and generally utilised by local people accessing the RSL Bowling Club or amenities in the sporting club (which includes family and small children)

1

- Proposing the entry/exit in Poitiers street will significantly increase motorised traffic in a street which has not been developed to house such activity.
- The volume of traffic associated with this development will increase traffic noise and pose traffic risks to young children who frequent the immediate and nearby areas
- Lighting pollution will directly affect adjoining residential neighbours. This includes overhead car park light, vehicle lights
- The Car Park development will attract a large number of late night users and increase risks of non residential behaviour standards in the immediate area

### **Reason 3: Location of proposed diesel generator**

- The plans indicate the location of the Diesel generator will be directly opposite my front residential entrance.
- Although the development application is on land zoned commercial, the fumes, noise (decibel levels) will travel and affect the residential side of Poitiers Street. (non commercial zone)
- The developer has not provided explanation on noise levels or mitigation options to myself and there has been no capacity to discuss alternate locations for the generator placement
- No explanation has been provided on why a large diesel generator is required when the development is being promoted as a solar system to generate electricity
- There has been no explanation of any noise or other risks associated with the broader operations of the solar system

### **Reason 4: Risks to residents and children utilising the areas**

- The proposed development creates substantial increased risk to the safety of my young child and other children in the immediate residential area
- The Crispe Street end of Poitiers Street (cul de sac) is utilised as a direct walkway by immediate nearby residents and as a direct thorough fare by the public from Crispe Steet and major parts of South Deniliquin to access the Deniliquin township and immediate or nearby public amenities (eg RSL Playground, Skate Park, Lagoons/parks, Showground and sporting amenities)
- The location of the proposed car park will see the demolition of a well-used facility: RSL tennis courts. While in the recent years it has been neglected without upkeep, many still use this facility or its nearby adjacent public amenities.
- It borders long side the existing RSL sports complex where many young children and adults partake in sporting activities such as Gymnastics, Karate, Squash, birthday parties.

### **Reason 5: Location and visual impact of the Solar installation**

- The proposed 100 plus car park and roof top solar installation will substantially change the residential nature of the Southern end of Poitiers Street

- As an adjoining neighbour, the Solar Panels will have direct visual impact
- There has been no details on how and if such impacts are to be mitigated
- No explanation has been given to ensure there will be no adverse health impacts on adjoining residents, in particular to young children living directly opposite from the proposed solar installation

#### **Reason 6: charging station for electric cars.**

At the public meeting (of which I was unable to attend), attendees were given advice that the development application will also include a '**charging station for electric cars**'

I am aware the Deniliquin RSL Club purchased Deniliquin Taxi services in May 2021, but the development application has not disclosed how this service will utilise the proposed car park and electric charging stations and/or parking arrangements for taxi vehicles.

Therefore full disclosure and further information is required by residents as part of this development application in order for residents to understand the nature of the total proposal.

- The Development application has not provided advice on how the Deniliquin RSL will operate their taxi service and charging stations.
- The Development application has also not disclosed whether the site will involve direct utilisation of taxi service, including after business hours operations
- This has direct impact on safety and amenity of the residential area

#### **Reason 7: Deniliquin RSL claims: Environmentalism; Cost -savings, improved infrastructure**

In the Deniliquin Pastoral Times (January 25<sup>th</sup> 2022), the Deniliquin RSL Club's CEO David Hart said "*the project was an effort at environmentalism, cost saving and improved infrastructure for the club*".

##### **Environmentalism:**

- While the Development Application is suggested on the basis of, improving environmental outcomes, the Deniliquin RSL could proceed with a similar project in a manner that is better designed
- The RSL could reduce or relocate the car park eg RSL Land in End Street and preserve the amenity and recreational and habitat value of the area
- Solar installations could occur on other RSL development sites including End or Crisp Streets
- A significant numbers of kangaroos also frequent nature strips and front gardens of residents land in the immediate area and thus the south end of Poictiers Street is a known wildlife corridor

- The Proposed Development could be modified to reduce risks to local residents and community members who utilise the area for recreational purposes, or move through adjoining areas

Cost Saving:

- The Deniliquin RSL Club has significant existing capacity to utilise other locations it already owns to generate income from solar installations (eg End Street, a non residential area)

Improved Infrastructure:

- The Deniliquin RSL Club has not disclosed its full intentions for the site and if other major developments are intended (eg a motel).
- If the Deniliquin RSL Club wish to improve its infrastructure, full disclosure is required in order for residents to understand the totality of impacts.

Meeting Request:


It would be most appreciated if the Edward River Council would enable discussions with adjoining residents to work through potential solutions to objections.

This would be a positive step by council and would help demonstrate how constructive dialogue and good relationships between Government(s), Residents and Developers can work together to resolve issues.

It would also be appreciated if I could make a presentation to Council in order to explain some potential viable options for car parking and solar generation.

I and other affected residents, believe there are workable solutions to explore and therefore request that Council does not approve the Development Application until alternate options are worked through with the Developers, the Deniliquin RSL Club, adjoining residents and other community members who utilise the area.

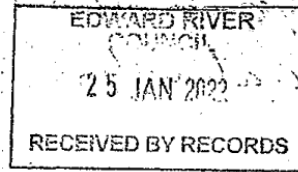
Yours sincerely,

 31/01/2022.

Erin Brooksby

Phone: 0413 277822;  
Email: e.l.brooksby@gmail.com  
Address: 294 Poitiers Street Deniliquin

Edward River Council  
Attention Phillip Stone  
General Manager  
PO Box 270  
Derbyshire NSW



21st January 2022

RE objection of development application (OA 1/22)

I am a resident and ratepayer of the Edward River Council and am writing to object the proposed development at Lot 402 dp 156325, 290-308 Duncan St.

I object due to the following reasons.

- 1) The noise pollution from a proposed diesel generator is a huge concern as it will be less than 50 metres from my home
- 2) Lighting of this carpark has not been addressed within the proposed plans
- 3) Increased traffic flow so close to a childrens playground is a safety risk to the residents and those who use it.
- 4) local fauna and duck use this space as a wildlife corridor to access water at ponds.

5) Replacing such a valuable community amenity such as a tennis court with a carpark has a detrimental effect on the social value of shared experience through sport.

6) The removal of trees having an effect on the local Birdlife.

7) Noise disturbances of alcohol affected persons as they leave is also a safety risk to residents.

8) The potential to decrease property value due to view of carpark as opposed to bushland, tennis courts.

Our street is a quiet cul-de-sac made up of aged and family residents who enjoy the peace and quiet this street offers.

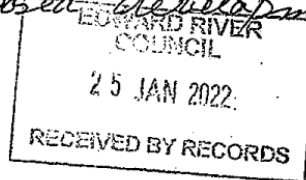
This proposal will have a negative impacts on all the residents who live here.

Kind Regards

Samantha Turpp  
290 Ponctees St  
Derbyville 2710.

0474303233

As an Edward River resident & ratepayer having ~~to~~ resided at 296 Portiens Street Deniliquin for 35 years I am very disappointed to know ~~that~~ of the proposed development at Lot 402 DP 756325,



290-308  
DUNCAN STREET  
DENILIQUIN

I certainly object to the Development Application DA 1/22 for the following reasons.

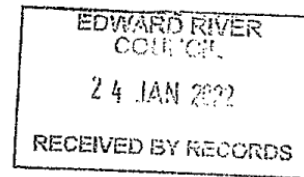
This residence was purchased for its quiet location with extra traffic from car park. This will not be so. ~~It is from~~

Danger of accidents with childrens play park adjoining. ~~It is to residents~~ ~~some car park lighting.~~

Proposed diesel generator noise pollution, when ~~not~~ noise pollution already exists from R.S.H. equipment. Elderly & working residents being disturbed by this irritating noise all through the night pollution.

Edward River Council  
Attention: Philip Stone  
General Manager  
PO BOX 270  
Deniliquin NSW 2710

21<sup>st</sup> January 2022



To Edward River Council General Manager,

**RE: Objection of Development Application (DA 1/22)**

As an Edward River Council resident and ratepayer, I was disappointed to learn of the proposed development at Lot 402 DP 756325, 290-308 Duncan Street Deniliquin.

The proposed carpark and associated elements will have many negative consequences for residents in the surrounding area, and as such I would like to formally object Development Application DA 1/22. My reasoning is as follows:

1. The proposed diesel generator will significantly add to the noise pollution we already endure from existing RSL equipment. The latest addition, which was recently installed disturbs the residents all night.
2. The possibility of more noise disturbance from the other installations such as the electric car chargers.
3. The increased traffic flow near the RSL Children's Playground into Poitiers Street and onto this narrow street will increase the risk of accidents and is a safety concern. Residents already take extra precaution in such a narrow space.
4. The disturbance to residents by the glare and reflection from the lights in this proposed car park.
5. Poitiers Street is a wildlife corridor with ducks and kangaroos moving between the lagoons and the forest.
6. The increase in disturbance caused by alcohol affected passengers in this proposed car park which will be much closer to residential properties than the present car park.
7. The change of a sporting complex into a commercial carpark is a great loss for the local community. Once converted to parking, sites such as these rarely transition back into a community space.
8. The proposal includes the removal of five established trees, which will negatively impact local birdlife and detract from the beauty of the area.

May I add on a personal note this will destroy the quality of our lives in this cul-de-sac and potentially devalue our properties.

Yours faithfully,

Dorothy Reidy  
406 Poitiers Street  
Deniliquin NSW 2710  
Ph. 0408 806 229



## Attachment 6 - Additional info response letter



23<sup>rd</sup> November 2022

Eliza Eastman  
Edward River Council  
180 Cressy St, PO Box 270  
DENILQUIN NSW 2710  
T 03 5898 3000  
F 03 5898 3029  
E [eliza.eastman@edwardriver.nsw.gov.au](mailto:eliza.eastman@edwardriver.nsw.gov.au)  
[council@edwardriver.nsw.gov.au](mailto:council@edwardriver.nsw.gov.au)

Dear Eliza,

**RE: DA 1/22 PAN-144155 - Development Application for Stage 2: Solar Car Shade Structures**  
Deniliquin RSL Ltd, 72 End St, Deniliquin NSW 2710  
Lot 402-/DP756325 and Lot 1-/DP720280

Within regards to your email dated 30<sup>th</sup> June 2022 and Council Meeting on 27<sup>th</sup> June 2022, please find attached additional information requested.

### LANDSCAPE PLAN

*A detailed landscaping plan for the Poitiers Street frontage detailing elements which are to be incorporated to provide adequate screening through use of vegetation and fencing to lessen the impact of the car park shade structures on views to and from adjacent residential buildings and the residential streetscape.*

On behalf of Deniliquin RSL Ltd, we have appointed Thomson Hay Landscape Architects to produce a detailed landscaping plan.

As per the community consultant, the following changes have been made to the previous plans:

#### Landscaping

- 2.5m high Colorbond fencing (Colour: Monument), previously 1.5m high chain wire fencing
- 7.4m wide planter bed, previously 1.9m wide
- New plant selection and configuration, refer to LP01 for schedule

#### Other

- 518.31kW (390watt x 1,329no. panels) solar system, previously 488.40kW (330watt x 1,480no panels) solar system. Note: There is a reduction in number of panels, but a change in solar panel specification due to availability in the market and previous panels are now discontinued.
- 124no carparking, previously 134no. car parking spaces. Refer to the following section for further information within regards to car parking.

### CARPARKING PLAN

Within regards to key planning provisions contained within the DLEP 2013 and the Deniliquin Development Control Plan 2016 under Chapter 12 – Carparking, we note that due to the increase of the planter bed along Poitiers Street, the carparking has reduced from 134no. car parking spaces by 10no. to 124no. car parking spaces.

#### SYDNEY

Head Office  
Level 11  
66 Clarence Street  
Sydney NSW 2000

#### MELBOURNE

Operations  
Suite 209, Level 2  
22 St Kilda Road  
St Kilda VIC 3182

T 02 8221 8870  
E [info@vellocet.com.au](mailto:info@vellocet.com.au)  
W [vellocet.com.au](http://vellocet.com.au)

clear thinking, clean energy



To confirm there is no change in the floor area to the existing recreational facility on the proposed site and no trigger for additional car parking is required. The proposed 124no. car parking spaces is sufficient for the existing use on the site.

#### Community Consultant Meeting

In response to Meeting Minutes for Council Meeting dated Tuesday 28<sup>th</sup> June, "that this development application be deferred until further communication with residents has occurred", Vellocet Clean Energy and Deniliquin RSL have engaged community members in developing a landscaping design along the Poitiers Street interface.

Please see below dates and location for details of community consultation meetings relating to DA 1/22 - Car Park with Solar Shade Structures - RSL Club

Date	Agenda	Location	Attendees
25-Jul-22	Full Poitiers St site meeting	Deniliquin RSL Ltd 72 End Street, DENILIQUN NSW 2710	<b>Deniliquin RSL</b> <ul style="list-style-type: none"> <li>David Hart (DRSL CEO)</li> <li>DRSL Board members (5 pax)</li> </ul> <b>Vellocet Clean Energy</b> <ul style="list-style-type: none"> <li>Yves Abdurahman</li> </ul> <b>Community Member(s)</b> <ul style="list-style-type: none"> <li>Louise Burge</li> <li>Erin Brooksby</li> <li>Community members (8 pax)</li> </ul>
1-Aug-22	Site preparation discussion	Deniliquin RSL Ltd 72 End Street, DENILIQUN NSW 2710	<b>Vellocet Clean Energy</b> <ul style="list-style-type: none"> <li>Yves Abdurahman</li> </ul> <b>Community Member(s)</b> <ul style="list-style-type: none"> <li>Louise Burge</li> </ul>
16-Aug-22	Landscape planting review, screening & setback meeting)	Deniliquin RSL Ltd 72 End Street, DENILIQUN NSW 2710	<b>Vellocet Clean Energy</b> <ul style="list-style-type: none"> <li>Yves Abdurahman</li> </ul> <b>Community Member(s)</b> <ul style="list-style-type: none"> <li>Louise Burge</li> <li>Erin Brooksby</li> </ul>
18-Aug-22	Landscape plant selection meeting	Phone Conversation	<b>Thomson Hay</b> <ul style="list-style-type: none"> <li>Claire Reynolds (DRSL Landscape Architect)</li> </ul> <b>Community Member(s)</b> <ul style="list-style-type: none"> <li>Louise Burge</li> <li>Erin Brooksby</li> </ul>
5-Oct-22	Landscape planting review & setback planning	Deniliquin RSL Ltd 72 End Street, DENILIQUN NSW 2710	<b>Vellocet Clean Energy</b> <ul style="list-style-type: none"> <li>Yves Abdurahman</li> </ul> <b>Community Member(s)</b> <ul style="list-style-type: none"> <li>Louise Burge</li> <li>Erin Brooksby</li> </ul>
25-Oct-22	Final Landscape planting review	Phone Conversation	<b>Thomson Hay</b> <ul style="list-style-type: none"> <li>Claire Reynolds</li> </ul> <b>Community Member(s)</b> <ul style="list-style-type: none"> <li>Louise Burge</li> <li>Erin Brooksby</li> </ul>



We trust that the enclosed is sufficient for Council to approve and endorse the enclosed plans. Please contact us if you require any further information.

Regards,

**Julie Tran**  
 Development Manager  
 VCE Installations Pty Ltd  
 Suite 209, Level 2  
 22 St Kilda Road,  
 ST KILDA VIC 3182  
**M** 0430 092 806  
**T** (02) 8221 8870  
**E** julie.tran@vellocet.com.au

## ATTACHMENTS

	Discipline	Description	Pages
1.	Landscape	2251 - Deniliquin RSL stage 2 - Landscape Plans LP01-04	3
2.	Architectural	B0202-AR-TP-0000-G Cover Sheet (L)	1
3.	Architectural	B0202-AR-TP-0100-G Site Survey (C)	1
4.	Architectural	B0202-AR-TP-0101-G Property Zoning (E)	1
5.	Architectural	B0202-AR-TP-0300-G Schedule - Materials & Finishes (G)	1
6.	Architectural	B0202-AR-TP-0301-G Schedule - Electrical Equipment (C)	1
7.	Architectural	B0202-AR-TP-0701-W Demolition Plan - Tennis Courts (H)	1
8.	Architectural	B0202-AR-TP-1101-W Carpark Layout (J)	1
9.	Architectural	B0202-AR-TP-1601-W Solar Layout (J)	1
10.	Architectural	B0202-AR-TP-2001-W Site Elevation (Sheet 1) (H)	1
11.	Architectural	B0202-AR-TP-2002-W Site Elevation (Sheet 2) (G)	1
12.	Architectural	B0202-AR-TP-2003-W Site Elevation (Sheet 3) (C)	1
13.	Architectural	B0202-AR-TP-2100-G Typical Elevations (B)	1
14.	Architectural	B0202-AR-TP-4100-S Equipment Enclosure - Site Plan (B)	1
15.	Architectural	B0202-AR-TP-4101-S Equipment Enclosure (Sheet 1) (C)	1
16.	Architectural	B0202-AR-TP-4102-S Equipment Enclosure (Sheet 2) (C)	1
17.	Architectural	B0202-AR-TP-5101-W Winter Solstice (Sheet 1) (B)	1
18.	Architectural	B0202-AR-TP-5102-W Winter Solstice (Sheet 2) (B)	1
19.	Architectural	B0202-AR-TP-5103-W Winter Solstice (Sheet 3) (B)	1
20.	Architectural	B0202-AR-TP-5104-W Spring Equinox (Sheet 1) (B)	1
21.	Architectural	B0202-AR-TP-5105-W Spring Equinox (Sheet 2) (B)	1
22.	Architectural	B0202-AR-TP-5106-W Spring Equinox (Sheet 3) (B)	1
23.	Architectural	B0202-AR-TP-5107-W Summer Solstice (Sheet 1) (B)	1
24.	Architectural	B0202-AR-TP-5108-W Summer Solstice (Sheet 2) (B)	1
25.	Architectural	B0202-AR-TP-5109-W Summer Solstice (Sheet 3) (B)	1
26.	Architectural	B0202-AR-TP-5110-W Autumn Equinox (Sheet 1) (B)	1
27.	Architectural	B0202-AR-TP-5111-W Autumn Equinox (Sheet 2) (B)	1
28.	Architectural	B0202-AR-TP-5112-W Autumn Equinox (Sheet 3) (B)	1



	<b>Discipline</b>	<b>Description</b>	<b>Pages</b>
29.	Architectural	B0202-AR-TP-6000-G Typical Details (Sheet 1) (F)	1
30.	Architectural	B0202-AR-TP-6001-G Typical Details (Sheet 2) (A)	1
31.	Architectural	B0202-AR-TP-6003-G Typical Details (Sheet 4) (B)	1
32.	Architectural	B0202-AR-TP-6004-G Typical Details (Sheet 5) (C)	1

## **12.6. DEVELOPMENT SERVICES ACTIVITY REPORT - NOVEMBER 2022**

**Author: Manager Development Services**

**Authoriser: Director Infrastructure**

### **RECOMMENDATION**

That Council receive and note the November 2022 Development Services update report.

### **BACKGROUND**

The Development Services Report for November 2022 is included as Attachment 1.

### **ISSUE/DISCUSSION**

N/A

### **STRATEGIC IMPLICATIONS**

N/A

### **COMMUNITY STRATEGIC PLAN**

N/A

### **FINANCIAL IMPLICATIONS**

N/A

### **LEGISLATIVE IMPLICATIONS**

N/A

### **ATTACHMENTS**

**Attachment 1 - 11 Environment Report November 2022**



<b>Development Activity</b>					
<b>Applications received – November 2022</b>					
<b>Application</b>	<b>Property Description</b>	<b>Proposal</b>	<b>Date Received</b>	<b>Date Approved</b>	<b>Status</b>
DA2022/0093	Lot 11 Sec 74 DP 758913, 90-92 Napier Street, Deniliquin	Change of Use – 24 Hour Gymnasium	3/11/22	-	Under assessment
CC2022/0054	Lot 2 & 3, DP 617711, 17-23 Napier Street, Deniliquin	Change of Use - Food Premises	8/11/2022	14/11/22	Approved
DA2022/0094 CC2022/0055	Lot 1 DP 336708, 106 Napier Street, Deniliquin	New Dwelling and Garage	21/11/22	30/11/22	Approved
DA 2022/0095	Lot 1 DP 323712, 400 Wood Street, Deniliquin	Childcare Centre	22/11/22	-	Under assessment
DA 2022/0096 CC2022/0056	Lot 11 DP 1018540, 366 Sloane Street, Deniliquin	Residential Shed	30/11/22	5/12/22	Approved
DA 2022/0097	Lot 11 DP 259642, 240 Boggy Creek Road, Deniliquin	Transportable Dwelling	30/11/22	-	Under assessment
DA 2022/0098 CC2022/0057	Lot 166 DP 756325, 159 Henry Street, Deniliquin	Inground Swimming Pool	30/11/22	-	Under assessment
<b>Complying Development Certificates</b>					
CDC2022/0006 Private Certifier	Lot 12 DP 739514, 33-37 Napier Street, Deniliquin	Alterations and Additions to Commercial Premises	3/11/22	3/11/22	Approved
CDC2022/0007 Private Certifier	Lot 15 DP 873664, 101-114 Hardinge Street, Deniliquin	Alterations and Additions to Commercial Premises (Liquor Land)	10/11/22	10/11/22	Approved



S68 Applications					
LG2022/0041	Lot 2 & 3 DP 617711, 17-23 Napier Street, Deniliquin	Water supply work and sewerage work	8/11/22	10/11/22	Approved
LG2022/0043	Lot 1 DP 336708, 106 Napier Street, Deniliquin	Water supply work and sewerage work	21/11/22	1/12/22	Approved
LG2022/0044	Lot 2 DP 233426, 285 Cressy Street, Deniliquin	Outdoor Dining (Café Bakery 285)	24/11/22	24/11/22	Approved
LG2022/0045	Lot 2 & 3 DP 1227113, 17-23 Napier Street, Deniliquin	Outdoor Dining	28/11/22	-	Under assessment

Development Applications by Type for November 2022						
Development Type	New Dwellings	Dwelling Alts/Additions/sheds	Commercial/Industrial	Other	Subdivision	No of lots resulting
<b>Number</b>	2	1	2	4	0	0
<b>Totals 2022</b>	<b>14</b>	<b>34</b>	<b>14</b>	<b>37</b>	<b>11</b>	<b>33</b>





Processing Times for November 2022		
Application Type	* Mean Gross Days	** Mean Net Days
DA	92	40
Mod (S4.55) of DA & DA/CC	22	22
CDC	-	-
CC	41	31
S68 Applications	36	24

\* 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 2021 and 2022										
Month	DAs 2021	DAs 2022	CDCs 2021	CDCs 2022	CC 2021	CC 2022	S68 2021	S68 2022	Value 2021	Value 2022
January	8	3	0	2	3	1	3	2	\$1,885,946	\$870,000
February	7	14	0	1	2	9	4	2	\$1,599,609	\$6,541,633
March	18	13	1	0	12	8	4	5	\$2,918,375	\$1,968,289
April	9	8	1	0	3	2	5	0	\$673,735	\$1,891,000
May	7	9	1	1	5	6	0	6	\$463,520	\$3,376,895
June	11	13	0	0	8	8	6	3	\$938,000	\$277,646
July	11	3	2	0	9	3	3	2	\$598,050	\$369,101
August	8	10	0	1	7	4	2	6	\$681,236	\$660,693
September	8	7	1	0	4	1	5	3	\$1,017,000	\$894,000
October	10	11	0	0	9	8	1	4	\$1,288,993	\$2,206,916
November	18	10	0	0	12	9	6	7	\$1,156,791	2,002,070
December	6		-		3		1		\$1,090,440	
<b>TOTALS</b>	<b>121</b>	<b>92</b>	<b>6</b>	<b>5</b>	<b>87</b>	<b>59</b>	<b>40</b>	<b>40</b>	<b>\$14,311,695.00</b>	<b>\$21,058,243.00</b>

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	16
Sewerage drainage diagrams	10
Average processing time	2 days
Maximum time for processing	5

Inspections for November													
Site	Footing / Pier	Slab	Frame	Hot & Cold	Wet Area	Sewer / Septic	Storm Water	Final	Food Van	Trade Waste Site Visit	Meetings	Murrumbidgee Council	Total
8	4	5	4	3	0	6	2	9	1	1	19	1	63

Swimming Pool Inspection Program				
Month	1 <sup>st</sup> Inspection	2 <sup>nd</sup> Inspection	3 <sup>rd</sup> Inspection	TOTAL 2022
November	1	3	-	53

Animal Control /Ranger Activities											
Ranger's Report – November 2022											
Companion Animals											
Seized / Surrendered	Released to Owner prior to impounded	In Pound	Released to Owner after impounded	Re-Homed	Euthanised	Stolen or escaped	Still In Pound	Declared Dangerous Menacing	Micro Chipped	Registered	Fines Issued
31	11	20	3	2	10	2	3	1	1	14	0



**Note:** The figures contained in this report relate to animal control activities carried out in the current month being reported on. Rehoming/Return to owner etc may occur in a subsequent month and are therefore not captured in this reporting period.

Clean Up		Parking		Impoundment		
Notices Sent	Illegal Dumping	Patrols	Fines	Vehicles	Live Stock	Euthanised
0	0	6	0	2	0	0

Dog Attacks		
Date	Details	Outcome
21.11.22	Dog attacked another dog in the Street. Attacked dog (being walked by owner) required vet treatment.	Enquiries are still ongoing. Ranger to follow up, fines to be issued.
23.11.22	Report of dogs mauling sheep on Aratula Road property. Five (5) sheep were destroyed.	Owner of attacking dogs is unknown. Ranger has spoken to surrounding property owners to be aware of these dogs.

Public Health Activities	
Details	
<b>Water quality monitoring – Reticulated Town Water Supply</b>	Water quality monitoring continues to be carried out weekly as per memorandum of understanding with NSW Public Health.
<b>NSW Arbovirus Surveillance and Mosquito Monitoring Program</b>	This years' Program commenced on 10 October 2022. Ongoing monitoring utilizing Sentinel Chicken flocks for detection of Murray Valley encephalitis (MVE) , Kunjin and Japanese Encephalitis (JE).
<b>NSW Health – Mosquito control fund</b>	NSW Health funding is available to Councils to assist with mosquito control. Funding is available for measures directly related to mosquito control.. This can include signage, guidance documents ,personal repellents, larvaciding/spraying and other controls identified. Council has applied for funding and this is likely to be provided.



## **12.7. INVESTMENTS AND RESERVES REPORT NOVEMBER 2022**

**Author: Acting Senior Financial Accountant**

**Authoriser: Acting Chief Financial Officer**

### **RECOMMENDATION**

That Council:

1. Note and receive the November 2022 report on Investments totalling \$45,834,143 inclusive of cash at bank for day-to-day operations.
2. Note that actual interest earned in the month of November 2022 was \$71,701.
3. Note that total interest earned for the year to 30 November 2022 was \$ 275,608.
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 30 November 2022 as required by *Regulation No 264 (Part 19) of the Local Government Act 1993*.

As at 30 November 2022, Council had a total of \$45,834,143 in invested funds. Interest earned from investments during the month of November 2022 was \$71,701.

Included in this report are the following items:

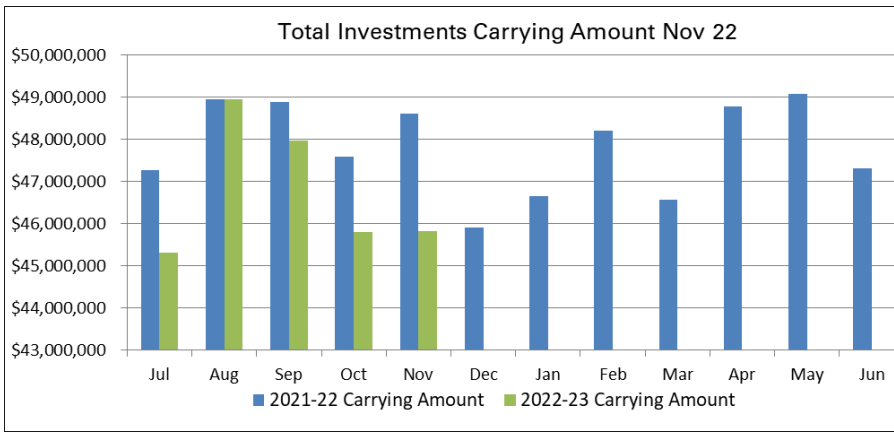
- Council's Investments as at 30 November 2022
- Restrictions Applying to Investment Funds
- Investment Portfolio Performance
- Investment Commentary
- Monthly Report from Imperium Markets
- Certification by the Responsible Accounting Officer

### **ISSUE/DISCUSSION**

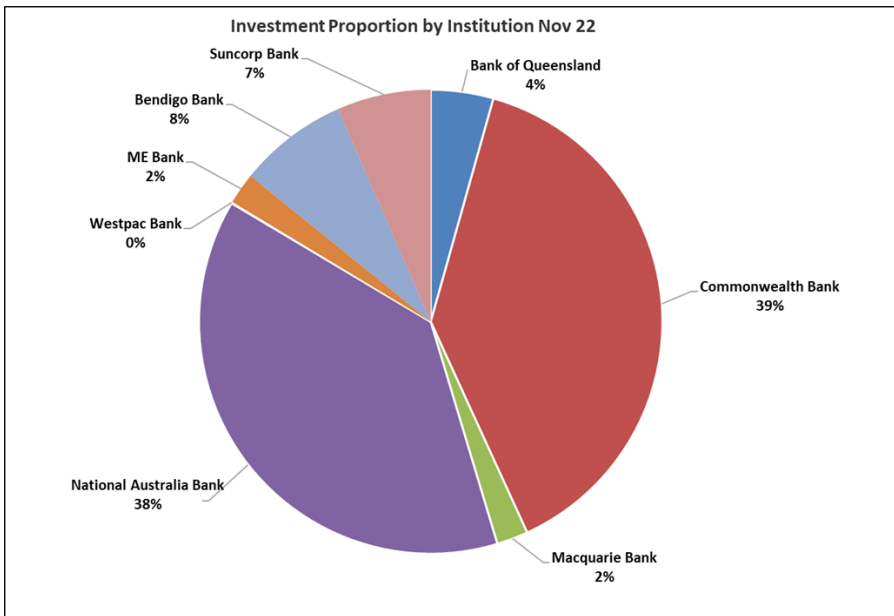
#### **Council's Investments as at 30 November 2022**

As at 30 November 2022, Council had a total of \$45,834,143. in term deposits and cash at bank exclusive of unrepresented receipts or cheques.

The total investments balance has remained within the \$45M - \$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 30th November 2022.

The following Term Deposits matured during the month:

Matured/ Redeemed Investments

Financial Institution	Date Invested	Maturity Date	Interest Rate	Amount	Interest Received	Comments
<b>Nov-22</b>						
Macquarie Bank	12-Nov-21	14-Nov-22	0.55%	\$ 1,000,000.00	\$ 5,530.14	Rolled over with Macquarie for 12 months @ 4.36%
Commonwealth Bank	12-Nov-21	12-Nov-22	0.53%	\$ 1,000,000.00	\$ 5,300.00	Reinvested with CBA for 12 months @ 4.40%
				<u>\$ 2,000,000.00</u>	<u>\$ 10,830.14</u>	

The following restrictions applied to the cash and investments balance:

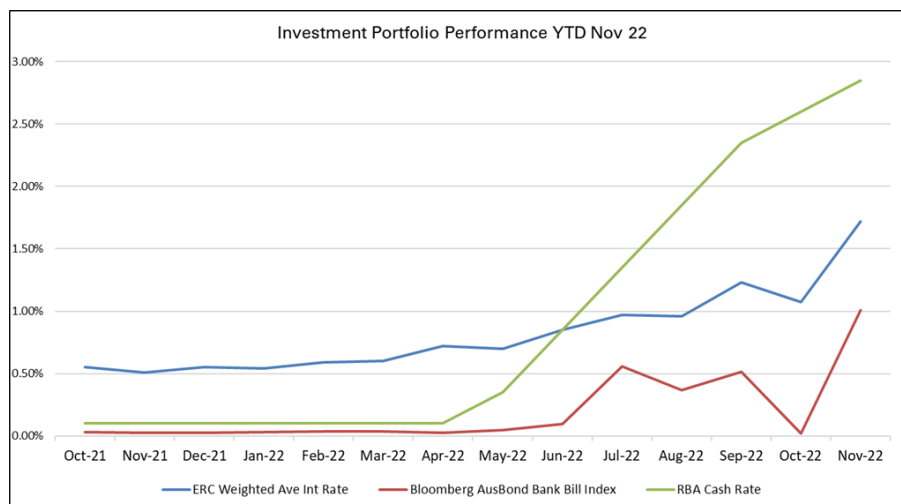
<b>Internal Restrictions</b>		
Infrastructure replacement	\$	2,299,826
Plant replacement reserve	\$	1,798,670
Recreation reserves/villages	\$	1,113,000
Other internal reserves	\$	807,080
Employee entitlements	\$	692,727
Land Development Fund	\$	385,000
Airport Development	\$	207,447
Deposits, retentions and bonds	\$	322,752
Edward River Village	\$	-
Deniliquin Town Hall and Civic Precinct Redevelopment	\$	-
<b>Total Internal Restrictions</b>	<b>\$</b>	<b>7,626,503</b>
<b>External Restrictions</b>		
Water supplies fund	\$	5,390,998
Sewerage services fund	\$	3,242,029
Tip remediation	\$	1,300,000
Unexpended Merger funds	\$	434,717
Other unexpended grant funds	\$	5,025,564
Other external reserves	\$	55,267
<b>Total External Restrictions</b>	<b>\$</b>	<b>15,448,576</b>
<b>Unrestricted Funds</b>	<b>\$</b>	<b>22,759,065</b>
<b>Total Funds</b>	<b>\$</b>	<b>45,834,143</b>

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

Fund Name	Bank and Investments Percentage	
General	\$ 37,201,116	81.16%
Water	\$ 5,390,998	11.76%
Sewer	\$ 3,242,029	7.07%
<b>Total Funds</b>	<b>\$ 45,834,143</b>	<b>100.00%</b>

**Investment Portfolio Performance**

As at 30 November 2022, Council’s weighted average interest rate was 1.72%, which was 0.71% above the Bloomberg AusBond Bank Bill Index implied one-year return of 1.01%.



**Monthly Investment Review from Imperium Markets**

Council engaged Imperium Markets Pty Ltd to provide ongoing investment advisory services from May 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 2 - Investment Review November 2022- Imperium Markets**. Council continues to obtain financial benefits through accessing better rates through the Imperium Investment platform as well as efficiency savings in the investment process.

### Investment Commentary

As at 30 November 2022, all investments were within the defined Investment Policy limits. Council's investment portfolio consisted of term deposits (82%) and cash at bank/ on call (12%).

The Reserve Bank of Australia (RBA) raised the official cash rate by a further 25 basis points in November to now sit at 2.85%. Markets are now bracing for an environment with higher interest rates. This creates opportunities for Council to obtain progressively higher rates on investments as the current ones mature.

To mitigate the re-investment risk, Council continues to follow the advice from Imperium Markets, to invest in term deposits with maturities longer than 1 year, taking into consideration council's cashflow needs.

### STRATEGIC IMPLICATIONS

Investments have been made in accordance with Council's investment policy which was adopted on 19 April 2022.

### COMMUNITY STRATEGIC PLAN

5. Accountable leadership and responsive administration

5.2 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:

<b>40%</b>	<b>A1+ rated institutions</b>
25%	A1 rated institutions
15%	A2 rated institutions
\$250,000	A3 and unrated authorized deposit taking institutions

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

<b>100%</b>	<b>Commonwealth/ State/ TCorp/M Funds</b>
100%	A1+ rated institutions
60%	A1 rated institutions
35%	A2 rated institutions
5%	A3 Unrated authorized deposit taking institutions

### LEGISLATIVE IMPLICATIONS



<p><b>Local Government Act 1993</b></p>	<p><b>625</b>How may councils invest?</p> <p>(1) A council may invest money that is not, for the time being, required by the council for any other purpose.</p> <p>(2) Money may be invested only in a form of investment notified by order of the Minister published in the Gazette.</p> <p><b>Editorial note—</b></p> <p>See Gazettes No 152 of 24.11.2000, p 12041; No 94 of 29.7.2005, p 3977; No 97 of 15.8.2008, p 7638 and No 160 of 24.12.2008, p 13140.</p> <p>(3) An order of the Minister notifying a form of investment for the purposes of this section must not be made without the approval of the Treasurer.</p> <p>(4) The acquisition, in accordance with section 358, of a controlling interest in a corporation or an entity within the meaning of that section is not an investment for the purposes of this section.</p>
<p><b>Local Government (General) Regulation 2005</b></p>	<p><b>212</b>Reports on council investments</p> <p>(1) The responsible accounting officer of a council—</p> <p>(a) must provide the council with a written report (setting out details of all money that the council has invested under section 625 of the Act) to be presented—</p> <p>(i) if only one ordinary meeting of the council is held in a month, at that meeting, or</p> <p>(ii) if more than one such meeting is held in a month, at whichever of those meetings the council by resolution determines, and</p> <p>(b) must include in the report a certificate as to whether or not the investment has been made in accordance with the Act, the regulations and the council's investment policies.</p> <p>(2) The report must be made up to the last day of the month immediately preceding the meeting.</p> <p><b>Note—</b></p> <p>Section 625 of the Act specifies the way in which a council may invest its surplus funds.</p>

**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 Investment Policy.

Alistair Cochrane

**Responsible Accounting Officer**

**ATTACHMENTS**

# Attachment 1 - Schedule of Investments November 2022

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Schedule of Investments										
This Report is at date						30-November-2022				
Description	Type	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	OnCall/ OMT	032-370-19-6545	A1+	N/A	N/A	365	0.00%	44,713	0.10%	Monthly
Westpac Business Cash Reserve	OnCall/ OMT	032-370-19-6531	A1+	N/A	N/A	365	0.05%	0	0.00%	Monthly
Westpac 31 Day Notice Account	OnCall/ OMT	032-370-23-2688	A1+	N/A	N/A	365	0.35%	1,640	0.00%	Monthly
Commonwealth Bank General Fund	OnCall/ OMT	962-933-00000010	A1+	N/A	N/A	365	2.15%	3,750,851	8.27%	Monthly
Commonwealth Bank Business On Line Saver	OnCall/ OMT	962-933-10151117	A1+	N/A	N/A	365	0.50%	1,452,337	3.25%	Monthly
Macquarie Bank - Water	OnCall/ OMT	3025-75173	A1	N/A	N/A	365	0.00%	4,352	0.01%	Monthly
Macquarie Bank - Water	OnCall/ OMT	2543-12540	A1	N/A	N/A	365	0.00%	211,75	0.00%	Monthly
<b>Total OnCall/ OMT Accounts</b>								<b>6,334,143</b>	<b>11.84%</b>	
<b>Term Deposits</b>										
National Australia Bank	TD	20-038-8248	A1+	10-Jun-21	13-Jun-23	733	0.80%	2,000,000	4.36%	24,089.83
National Australia Bank	TD	20-048-8755	A1+	10-Jun-21	11-Jun-24	1097	0.75%	3,000,000	6.55%	87,623.28
National Australia Bank	TD	20-089-2847	A1+	24-Mar-21	24-Mar-24	1096	0.75%	2,500,000	5.43%	58,301.37
National Australia Bank	TD	25-071-3705	A1+	25-Jun-21	25-Jun-23	724	0.65%	2,000,000	4.36%	28,142.47
National Australia Bank	TD	75-932-6942	A1+	29-Jun-21	29-Jun-23	730	0.65%	2,500,000	5.43%	32,500.00
National Australia Bank	TD	81-932-6937	A1+	05-Sep-21	05-Sep-23	730	0.65%	3,000,000	6.55%	39,000.00
National Australia Bank	TD	75-932-6944	A1+	08-Dec-21	08-Dec-22	365	0.70%	1,500,000	3.27%	10,500.00
National Australia Bank	TD	0	A1+	10-Nov-22	10-Nov-23	365	4.55%	1,000,000	2.18%	45,500.00
Commonwealth Bank	TD	0DA 37543802	A1+	18-Feb-22	18-Feb-24	730	1.65%	1,500,000	3.27%	49,500.00
Commonwealth Bank	TD	0DA 37543802	A1+	09-Sep-21	09-Sep-23	729	0.97%	3,000,000	6.55%	34,158.15
Commonwealth Bank	TD	0DA 37543802	A1+	27-Apr-22	27-Apr-23	365	2.45%	2,000,000	4.36%	49,000.00
Commonwealth Bank	TD	0DA 37543802	A1+	25-Jul-22	25-Jul-23	364	4.15%	1,500,000	3.27%	62,228.04
Commonwealth Bank	TD	0DA 37543802	A1+	09-Sep-22	09-Sep-23	365	4.15%	1,500,000	3.27%	62,400.00
Commonwealth Bank	TD	0DA 37543802	A1+	29-Nov-22	29-Nov-23	365	4.40%	1,000,000	2.18%	44,000.00
Commonwealth Bank	TD	33-702-9114	A1+	04-Oct-22	04-Oct-23	365	0.50%	2,000,000	4.36%	10,000.00
Buncoop Bank	TD	4203228	A1+	22-Mar-22	21-Mar-23	364	1.35%	2,000,000	4.36%	27,125.48
Buncoop Bank	TD	0	A1+	28-Nov-22	28-Nov-23	365	4.45%	1,000,000	2.18%	44,500.00
Macquarie Bank	TD	CN055243	A1	14-Nov-22	14-Nov-23	365	4.35%	1,000,000	2.18%	43,500.00
<b>Total A1+ Deposits</b>								<b>34,068,869</b>	<b>74.18%</b>	
Bendigo Bank	TD	105-305-781	A2	14-Sep-21	14-Sep-23	730	0.55%	2,000,000	4.36%	22,000.00
Bendigo Bank	TD	105-305-782	A2	18-Feb-22	22-Feb-23	369	0.85%	1,500,000	3.27%	12,889.79
Bank of Queensland	TD	505836	A2	29-Jun-22	29-Jun-23	365	4.00%	1,000,000	2.18%	40,000.00
Bank of Queensland	TD	523109	A2	10-Nov-22	11-Nov-24	732	4.70%	1,000,000	2.18%	34,257.53
WE Bank	TD	342579	A2	04-Aug-22	08-Aug-23	369	3.51%	1,000,000	2.18%	38,517.59
<b>Total A2 Deposits</b>								<b>8,500,000</b>	<b>14.18%</b>	
<b>Weighted Average Interest Rate</b>							<b>1.72%</b>	<b>45,834,143</b>	<b>100.00%</b>	



## **Investment Review**

### **November 2022**



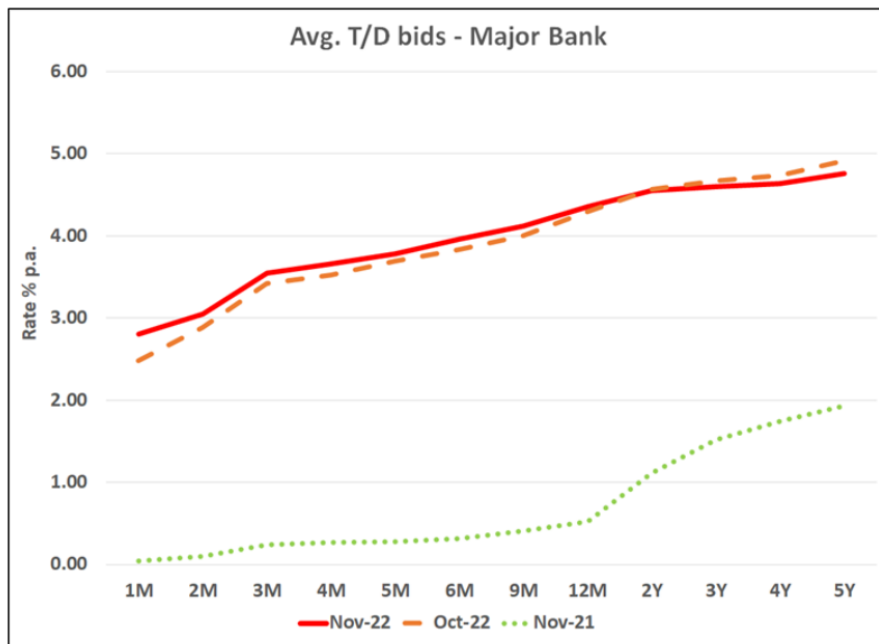
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Level 9 Suite 06, 70 Phillip Street, Sydney NSW 2000



**Market Update Summary**

Investors have focused their attention on the US Fed messaging emphasising the likely need to move towards a lower pace of rate hikes in the near future. Domestically, RBA Governor Lowe repeated “the Board expects to increase interest rates further over the period ahead”, which suggests the RBA will continue hiking by 25bp in the months ahead. The RBA has “not ruled out returning to 50bp increases if that is necessary. Nor have we ruled out keeping rates unchanged for a time as we assess the state of the economy and the outlook for inflation”. By downshifting the pace of hikes, central banks are acknowledging that decisions are becoming more finely balanced as they tread a fine line of returning inflation to target, while avoiding significantly overtightening policy and slowing the economy more than needed.

The largest impact to Council’s investment portfolio is with regards to its largest exposure being in bank term deposits (~88% of the portfolio). Despite more rate rises on the horizon, given an upward sloping deposit curve, maintaining a slightly longer duration position will continue to outperform (averaging) shorter durations. The deposit market has largely already factored in the current rate hike cycle, reflected by the flattening of the curve demonstrated by the longer-term tenors (+2yrs) over the past few months (the market is also factoring in a recession over coming years).



Source: Imperium Markets

**‘New’ investments above 4¼-4½% p.a. now appears likely if Council can continue to place the majority of its surplus funds for terms of 12 months to 2 years.** With recessionary fears being priced in coming years, investors may take an insurance policy by investing across 3-5 year fixed deposits and locking in rates above 4½% p.a. (small allocation only).



## Council's Portfolio & Compliance

### Asset Allocation

The portfolio is mainly directed to fixed term deposits (~88%), with the remainder of the portfolio (~12%) being held in various overnight cash accounts.

**Senior FRNs are now becoming more attractive as spreads have widened in 2022 – new issuances should now be considered again on a case by case scenario.** In the interim, fixed deposits for 12 months to 3 years appear quite appealing following the spike in medium-to longer-term yields this calendar year. With recessionary fears being priced in coming years, those investors that can allocate longer-term surplus funds may take an insurance policy by investing across 3-5 year fixed deposits and locking in rates above 4½% p.a.



### Term to Maturity

**The portfolio remains highly liquid with around 83% maturing within 12 months.** The weighted average duration of the deposit portfolio is around 10 months and so the majority of the portfolio will turnover and be reinvested at higher prevailing rates over the next two quarters.

Where liquidity permits, we recommend continuing investing surplus funds in the 1-2 year horizons to increase the overall returns of the portfolio given the steepening yield curve. 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 – 90 days	\$8,363,080	18.24%	15%	100%	\$37,500,000
✓	91 – 365 days	\$29,500,000	64.32%	0%	100%	\$16,363,080
✓	1 – 2 years	\$8,000,000	17.44%	0%	70%	\$24,104,156
✓	2 – 5 years	\$0	0.00%	0%	50%	\$22,931,540
		<b>\$45,863,080</b>	<b>100.00%</b>			



### Counterparty

As at the end of the month, Council did not have an overweight position to any single ADI – all are within compliance of the Policy limits. Overall, the portfolio is lightly diversified across the investment grade credit spectrum, with no exposure to the unrated ADIs.

Compliant	Issuer	Rating <sup>^</sup>	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	CBA	AA-	\$17,779,917	38.77%	40.00%	\$565,315
✓	NAB	AA-	\$17,500,000	38.16%	40.00%	\$845,232
✓	Westpac	AA-	\$46,737	0.10%	40.00%	\$18,298,495
✓	Macquarie Bank	A+	\$1,036,427	2.26%	25.00%	\$10,429,343
✓	Suncorp	A+	\$3,000,000	6.54%	25.00%	\$8,465,770
✓	BOQ	BBB+	\$3,000,000	6.54%	15.00%	\$3,879,462
✓	Bendigo-Adelaide	BBB+	\$3,500,000	7.63%	15.00%	\$3,379,462
			<b>\$45,863,080</b>	<b>100.00%</b>		

<sup>^</sup>Applying long-term ratings only.

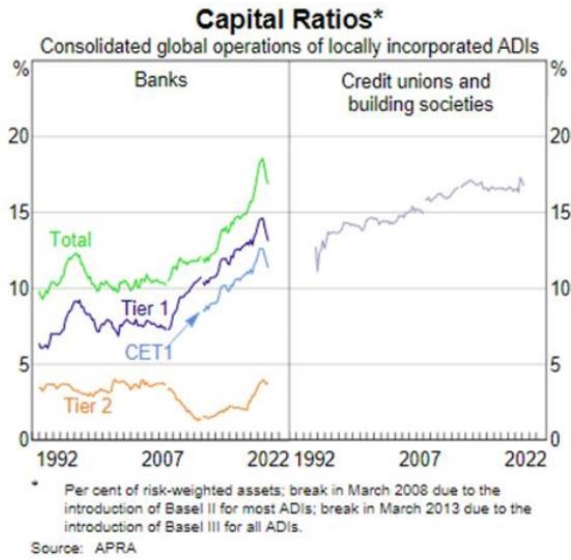
Effective March 2022, ME Bank formally relinquished its banking (ADI) licence with APRA, following its acquisition by BoQ in mid-2021. All ME Bank assets are now part of its parent company, BoQ.

We remain supportive of the regional and unrated ADI sector (and have been even throughout the post-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.

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). APRA's outgoing Chair Wayne Byres recently noted that the Common Equity Tier 1 capital of Australian banks now exceeds a quarter of a trillion dollars. It has increased by \$110 billion, or more than 70%, over the past eight years. Over the same time, banks' assets have grown by 44%. Some of the extra capital is supporting growth in the banking system itself but clearly, there has been a strengthening in overall resilience and leverage in the system is lower.

We believe that deposit investments with the lower rated ADIs should be considered 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. The lower rated entities are generally deemed to be the more 'ethical' ADIs compared to the higher rated ADIs.

In the current environment of high regulation and scrutiny, all domestic (and international) ADIs continue to carry high levels of capital. There is minimal (if any) probability of any ADI defaulting on their deposits going forward – this was stress tested during the GFC and the pandemic period. **APRA's mandate is to "protect depositors" and provide "financial stability".**







### Credit Quality

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

Pre-pandemic (March 2020), a 'normal' marketplace meant the lower rated ADIs (i.e. BBB category) were offering higher rates on term deposits compared to the higher rated ADIs (i.e. A or AA rated). But due to the cheap funding available provided by the RBA via their Term Funding Facility (TFF) since mid-2020<sup>1</sup>, allowing the ADIs to borrow as low as 0.10% p.a. fixed for 3 years, those lower rated ADIs (BBB rated) did not require deposit funding from the wholesale deposit from the likes of Council. Given the higher rated banks had more capacity to lend (as they have a greater pool of mortgage borrowers), they subsequently were offering higher deposit rates. In fact, some of the lower rated banks were not even offering deposit rates at all. As a result, most investors placed a higher proportion of their deposit investments with the higher rated (A or AA) ADIs over the past two years.

Going forward, with the RBA now removing these cheap borrowing facilities, this has meant the lower rated banks (BBB rated) have started to become more competitive as the market starts to 'normalise'. Investors should have a larger opportunity to start investing a higher proportion of their surplus funds with the lower rated institutions (within Policy limits), from which the majority are considered to be the more 'ethical' ADIs as they generally do not lend to the Fossil Fuel industry.

All aggregate ratings categories were within the Policy limits at month-end:

Compliant	Credit Rating <sup>^</sup>	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	AA Category	\$35,326,653	77%	100%	\$10,536,427
✓	A Category	\$4,036,427	9%	60%	\$23,481,421
✓	BBB Category	\$6,500,000	14%	35%	\$9,552,078
✓	Unrated Category	\$0	0%	5%	\$2,293,154
		<b>\$45,863,080</b>	<b>100.00%</b>		

<sup>^</sup> Applying long-term ratings only.

<sup>1</sup> The RBA's Term Funding Facility (TFF) allowed the ADI to borrow as low as 0.10% fixed for 3 years: <https://www.rba.gov.au/mkt-operations/term-funding-facility/overview.html>



### Performance

Council's performance (excluding cash holdings) for the month ending 30 November 2022 is summarised as follows:

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.23%	0.64%	0.98%	0.91%	1.06%
AusBond Bank Bill Index	0.25%	0.64%	0.97%	0.92%	1.01%
Council's T/D Portfolio <sup>^</sup>	0.14%	0.36%	0.59%	0.53%	0.92%
<b>Outperformance</b>	<b>-0.11%</b>	<b>-0.28%</b>	<b>-0.38%</b>	<b>-0.39%</b>	<b>-0.09%</b>

<sup>^</sup>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	2.85%	2.60%	1.97%	2.19%	1.06%
AusBond Bank Bill Index	3.07%	2.59%	1.94%	2.20%	1.01%
Council's T/D Portfolio <sup>^</sup>	1.72%	1.45%	1.19%	1.26%	0.92%
<b>Outperformance</b>	<b>-1.35%</b>	<b>-1.14%</b>	<b>-0.76%</b>	<b>-0.94%</b>	<b>-0.09%</b>

<sup>^</sup>Total portfolio performance excludes Council's cash account holdings. Overall returns would be lower if cash was included.

For the month of November, the portfolio (excluding cash) provided a return of +0.14% (actual) or +1.72% p.a. (annualised), underperforming the benchmark AusBond Bank Bill Index return of +0.25% (actual) or +3.07% p.a. (annualised). This relative 'underperformance' has been due to the unexpected aggressive rate hikes undertaken by the RBA. Whilst this 'underperformance' may continue in the short-term, we do anticipate this to be temporary. Council should also remind itself it has consistently 'outperformed' over longer-term time periods (+3-5yr horizons).

Going forward, despite additional rate hikes over coming months, Council's interest income can be increased significantly by maintaining this duration position (12-18 months), with rates on offer along this part of the curve likely to be offered up to ½% higher than the rate compared to shorter tenors.

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 November 2022, Council's deposit portfolio was yielding 1.90% p.a. (up 41bp from the previous month), with a weighted average duration of around 295 days (~10 months).

We recommend Council continues maintaining this average duration if possible. With an upward sloping deposit curve, investors are rewarded if they can continue to maintain a longer average duration.

At the time of writing, we see value in:

	LT Credit Rating	Term	T/D Rate
ICBC, Sydney	A	5 years	5.05% p.a.
ICBC, Sydney	A	4 years	4.95% p.a.
ICBC, Sydney	A	3 years	4.85% p.a.
ICBC, Sydney	A	2 years	4.75% p.a.
Australian Unity	BBB+	2 years	4.70% p.a.
Suncorp	A+	2 years	4.65% p.a.
BoQ	BBB+	2 years	4.60% p.a.
AMP Bank	BBB	2 years	4.60% p.a.^
Westpac	AA-	2 years	4.58% p.a.
Australian Military	BBB+	2 years	4.56% p.a.
ING	A	2 years	4.50% p.a.
Bendigo-Adelaide	BBB+	2 years	4.50% p.a.
CBA	AA-	2 years	4.48% p.a.
NAB	AA-	2 years	4.45% p.a.

<sup>^</sup>Contact us for an additional 0.20% p.a. rebated commission. Rate changes daily. Current limit of \$10m in aggregate.

The above deposits are suitable for investors looking to maintain diversification and lock-in a premium compared to purely investing short-term. 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
AMP	BBB	12 months	4.55% p.a. <sup>^</sup>
Australian Unity	BBB+	12 months	4.50% p.a.
Suncorp	A+	12 months	4.48% p.a.
Westpac	AA-	12 months	4.44% p.a.
BoQ	BBB+	12 months	4.40% p.a.
NAB	AA-	12 months	4.35% p.a.
Bendigo-Adelaide	BBB+	12 months s	4.35% p.a.
CBA	AA-	12 months	4.34% p.a.
Suncorp	A+	6 months	4.20% p.a.
NAB	AA-	6 months	4.10% p.a.

<sup>^</sup>Contact us for an additional 0.20% p.a. rebated commission. Rate changes daily. Current limit of \$10m in aggregate

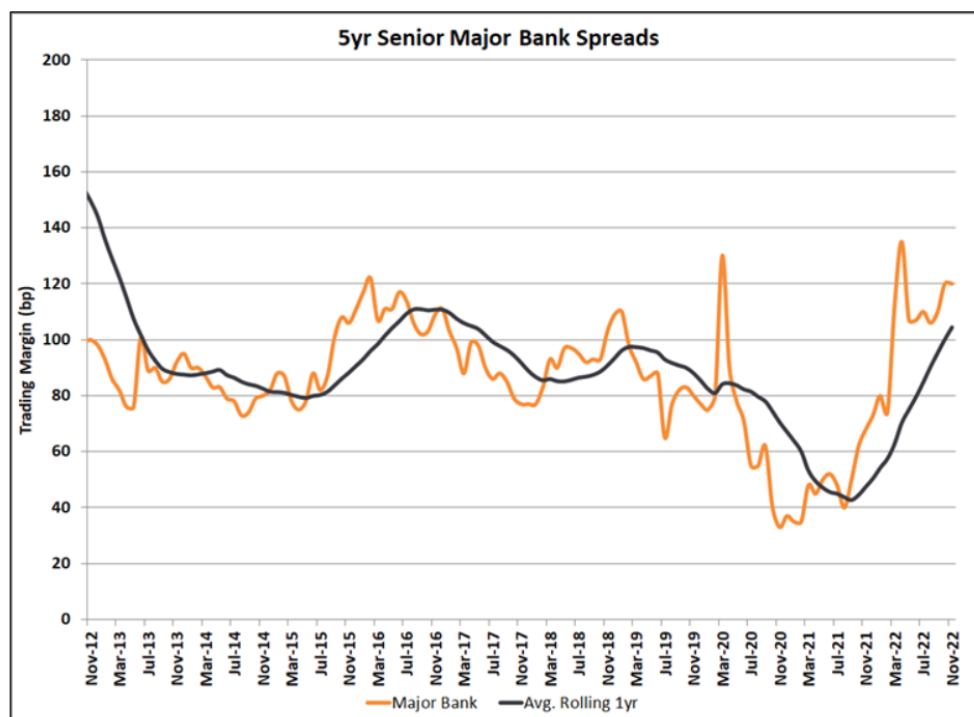
*If Council does not require high levels of liquidity and can stagger its investments slightly longer-term, it will be rewarded over coming years if it can roll for an average min. term of 12 months-2 years (this is where we current value), yielding, on average, up to ½% p.a. higher compared to those investors that entirely invest in short-dated deposits.*

*With recessionary fears being priced in coming years, those investors that can allocate longer-term surplus funds may take an insurance policy by investing across 3-5 year fixed deposits and locking in rates above 4½% p.a.*



Senior FRNs Review

Over November, amongst the senior major bank FRNs, physical credit securities remained flat at the long-end of the curve. During the month, there were new dual 3 & 5 year issuances from WBC (AA-) and NAB (AA-). They issued 3 & 5 year levels at +95bp / +123bp (WBC) and +92bp / +120bp (NAB) respectively. Major bank senior securities are now looking fairly attractive again in a rising rate environment (5 year margins around the +120bp level):



Source: IBS Capital

Apart from the major banks (WBC and NAB), over November, there were noticeable new primary issuances from:

- Bendigo (AAA rated) covered security for 3 years at +95bp
- Police Bank (BBB rated) senior FRN for 3 years at +150bp
- Bank Australia (BBB rated) senior FRN for 3 years at +160bp
- Great Southern Bank (BBB rated) senior FRN for 3 years at +158bp
- ING (AAA rated) covered security for 3 years at +100bp

Amongst the “A” and “BBB” rated sectors, the securities were marked between 10-20bp wider at the 3-5 year part of the curve.



Credit securities are looking much more attractive given the widening of spreads in 2022. 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)	30/11/2022	31/10/2022
"AA" rated – 5yrs	+120bp	+120bp
"AA" rated – 3yrs	+92bp	+92bp
"A" rated – 5yrs	+145bp	+135bp
"A" rated – 3yrs	+115bp	+110bp
"BBB" rated – 3yrs	+158bp	+135bp

Source: IBS Capital

We now generally recommend switches ('benchmark' issues only) into new primary issues, out of the following senior FRNs that are maturing:

- **On or before mid-late 2024 for the "AA" rated ADIs (domestic major banks);**
- On or before mid-late 2023 for the "A" rated ADIs; and
- Within 6-9 months for the "BBB" rated ADIs (consider case by case).

Investors holding onto the above senior FRNs ('benchmark' issues only) in their last few years are now generally holding sub-optimal investments and are not maximising returns by foregoing realised capital gains. In the current challenging economic environment, any boost in overall returns should be locked in when it is advantageous to do so, particularly as switch opportunities become available.

*Primary (new) FRNs are now looking more appealing and should be considered on a case by case scenario.*



**Senior Fixed Bonds – ADIs (Secondary Market)**

As global inflationary pressures have escalated, this has seen a significant lift in longer-term bond yields (valuations fell) as markets have reacted accordingly.

This has resulted in some opportunities in the secondary market. We currently see value in the following fixed bond lines, with the majority now being marked at a significant discount to par (please note supply in the secondary market may be limited on any day):

ISIN	Issuer	Rating	Capital Structure	Maturity Date	~Remain. Term (yrs)	Fixed Coupon	Indicative Yield
AU3CB0255776	ING	AAA	Covered	07/09/2023	0.77	3.00%	4.12%
AU3CB0258465	Westpac	AA-	Senior	16/11/2023	0.96	3.25%	4.05%
AU3CB0265403	Suncorp	AA-	Senior	30/07/2024	1.66	1.85%	4.49%
AU3CB0265593	Macquarie	A+	Senior	07/08/2024	1.70	1.75%	4.57%
AU3CB0265718	ING	AAA	Covered	20/08/2024	1.72	1.45%	4.40%
AU3CB0266179	ANZ	AA-	Senior	29/08/2024	1.74	1.55%	4.27%
AU3CB0266377	Bendigo	BBB+	Senior	06/09/2024	1.77	1.70%	4.53%
AU3CB0268027	BoQ	BBB+	Senior	30/10/2024	1.91	2.00%	4.71%
AU3CB0269710	ANZ	AA-	Senior	16/01/2025	2.13	1.65%	4.37%
AU3CB0269892	NAB	AA-	Senior	21/01/2025	2.13	1.65%	4.37%
AU3CB0270387	Macquarie	A+	Senior	12/02/2025	2.20	1.70%	4.74%
AU3CB0287415	Westpac	AA-	Senior	17/03/2025	2.29	2.70%	4.35%
AU3CB0291508	Westpac	AA-	Senior	11/08/2025	2.69	3.90%	4.37%
AU3CB0291672	CBA	AA-	Senior	18/08/2025	2.71	4.20%	4.39%
AU3CB0293157	Suncorp	AAA	Covered	17/10/2025	2.88	4.85%	4.82%
AU3CB0293744	ANZ	AA-	Senior	04/11/2025	2.93	4.95%	4.45%
AU3CB0280030	BoQ	BBB+	Senior	06/05/2026	3.41	1.40%	5.08%
AU3CB0282358	ING	AAA	Covered	19/08/2026	3.71	1.10%	4.68%
AU3CB0284149	BoQ	BBB+	Senior	27/10/2026	3.90	2.10%	5.08%
AU3CB0286037	Westpac	AA-	Senior	25/01/2027	4.15	2.40%	4.67%



## Economic Commentary

### International Market

Investors have focused their attention on the US Fed messaging emphasising the likely need to move towards a lower pace of rate hikes. This helped market sentiment and risk assets over November.

The US Fed hiked the Funds rate by 75bp (as expected) and while the Fed will continue to tighten policy to “attain a stance of monetary policy that is sufficiently restrictive to return inflation to 2% over time”, it now does not mean super-sized rate hikes at each meeting as the Fed “will take into account the cumulative tightening of monetary policy, the lags with which monetary policy affects economic activity and inflation, and economic and financial developments”.

Across equity markets, the S&P 500 Index gained +5.38%, while the NASDAQ added +4.37%. Europe’s main indices also surged, led by Germany’s DAX (+8.63%), France’s CAC (+7.53%), and UK’s FTSE (+6.74%).

US CPI for October printed softer than expected, with both the headline and core measures undershooting consensus by 0.2% to print at +0.4% and +0.3% m/m respectively. In annualised terms, they came in +7.7% for the headline and +5.4% for core reading respectively. The US unemployment rate ticked up 0.2% to 3.7% against 3.6% expected.

The Bank of England board voted to lift interest rates by 75bp to 3%, in its most forceful act to tame the now double-digit inflation since 1989. UK inflation data came in on the high side of expectations at +2.0% m/m (+1.8% consensus) and +11.1% y/y (+10.7% consensus).

Eurozone inflation came in high (+10.7% y/y vs. 10.3% expected). Across Europe, Q3 GDP was slightly stronger than expected at +0.2% q/q against the +0.1% consensus. ECB President Lagarde repeated the mantra that the policy rate might need to head into restrictive territory to drive inflation back down to target, even given the rising risk of recession, “withdrawing accommodation may not be enough”.

The global energy crisis is as bad as the 1970s, the OECD says, with spending on electricity, natural gas and coal forecast to double year-on-year to the highest level in more than four decades.

New Zealand’s central bank is forecasting a recession in 2023, which is seen as being “necessary to return inflation to target over the forecast period”. The RBNZ lifted rates by 75bp to 4.25% and forecast a peak of around 5.50% by mid-2023.

The MSCI World ex-Aus Index rose +6.69% for the month of November:

Index	1m	3m	1yr	3yr	5yr	10yr
S&P 500 Index	+5.38%	+3.16%	-10.66%	+9.11%	+9.03%	+11.16%
MSCI World ex-AUS	+6.69%	+3.59%	-12.47%	+5.98%	+5.65%	+7.76%
S&P ASX 200 Accum. Index	+6.58%	+6.04%	+5.00%	+5.93%	+8.20%	+9.37%

Source: S&P, MSCI





### Domestic Market

The RBA raised interest rates by 25bp (to 2.85%) in November for the second consecutive Board meeting as widely expected. Their accompanying statement emphasised the lags in monetary policy and the material increase in interest rates since May. Along with the Board's intention to increase interest rates further over the period ahead, this likely supports the continuation of rate rises of 25bp increments.

The RBA also lowered its outlook for economic growth in response to higher rates and now expects inflation to peak at around 8% later this year, slightly up from a previous expectation of 7.75%.

The wage price index (WPI) rose +1.0% q/q and +3.1% y/y, both above the consensus forecasts for +0.9% q/q and the RBA's implied forecast track of +0.8-0.9% q/q.

Employment growth beat expectations at +32.2k in October (consensus +15.0k). The unemployment rate fell by 0.1% to 3.4% from 3.5%. The participation rate remain unchanged at 66.5%.

Retail sales fell -0.2% m/m in October (consensus +0.5%), the first decline in nominal spend this year.

Housing credit growth remained at +0.5% m/m, though is slowing with the 3-month annualised now running at 5.8% from 8.6% in early 2022. Meanwhile dwelling prices were down -1.2% m/m in October with falls led by Brisbane (-2.0% m/m), Sydney (-1.3% m/m) and Melbourne (-0.8% m/m).

The trade surplus rose more than expected in September to \$12.4bn (consensus \$9bn). Exports bounced +7.0% m/m to \$60.6bn on higher iron ore and LNG, just below their record high of \$61.5bn in June.

Food prices are set to rise between 6-8% in both 2023 and 2024, unless there is a plan to stabilise food prices, according to Independent Food Distributors Australia. Supply chain disruptions, labour shortages and natural disasters are cited as pushing up the cost of food.

The Australian dollar gained +4.33%, finishing the month at US66.98 cents (from US64.20 cents the previous month).

### Credit Market

The global credit indices tightened significantly over November in the 'risk-on' environment. They are now back to their levels earlier this year:

Index	November 2022	October 2022
CDX North American 5yr CDS	77bp	90bp
iTraxx Europe 5yr CDS	92bp	114bp
iTraxx Australia 5yr CDS	91bp	130bp

Source: Markit



## Fixed Interest Review

### Benchmark Index Returns

Index	November 2022	October 2022
Bloomberg AusBond Bank Bill Index (0+YR)	+0.25%	+0.24%
Bloomberg AusBond Composite Bond Index (0+YR)	+1.55%	+0.93%
Bloomberg AusBond Credit FRN Index (0+YR)	+0.42%	+0.16%
Bloomberg AusBond Credit Index (0+YR)	+1.35%	+0.39%
Bloomberg AusBond Treasury Index (0+YR)	+1.43%	+1.22%
Bloomberg AusBond Inflation Gov't Index (0+YR)	+2.48%	+4.06%

Source: Bloomberg

### Other Key Rates

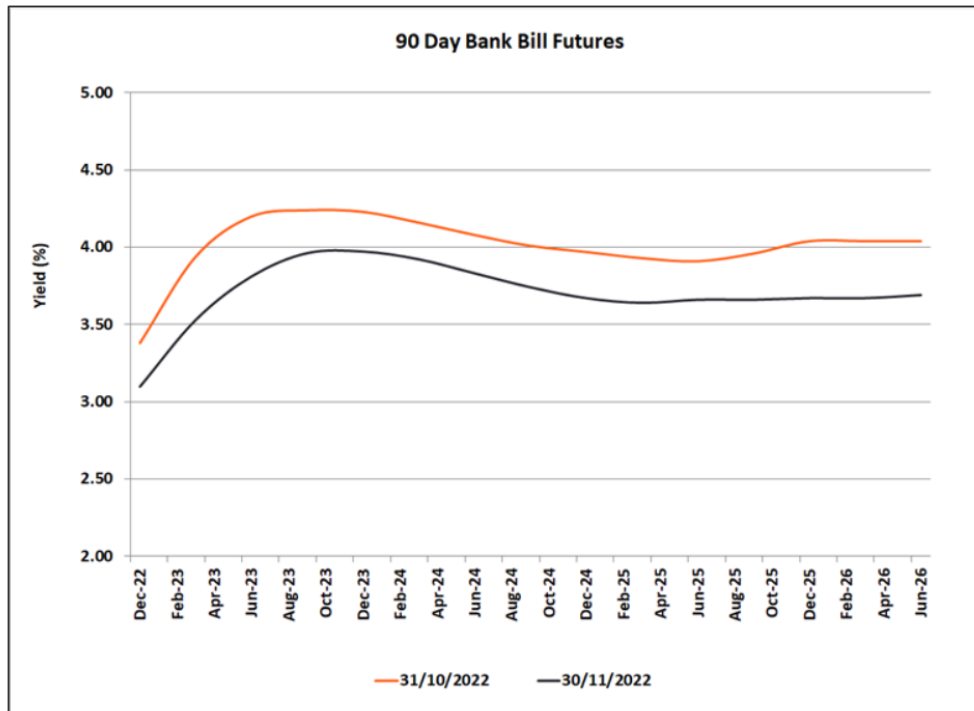
Index	November 2022	October 2022
RBA Official Cash Rate	2.85%	2.60%
90 Day (3 month) BBSW Rate	3.09%	3.08%
3yr Australian Government Bonds	3.17%	3.29%
10yr Australian Government Bonds	3.53%	3.76%
US Fed Funds Rate	3.75%-4.00%	3.00%-3.25%
3yr US Treasury Bonds	4.13%	4.45%
10yr US Treasury Bonds	3.68%	4.10%

Source: RBA, AFMA, US Department of Treasury



90 Day Bill Futures

Over November, bill futures fell across the board following the movement in the bond market, with the market reacting to the possibility of a lower pace of future rate hikes by several global central banks. The markets continue to factor in the possibility of a global recession over the next few years, highlighted by the drop in the futures pricing in early 2024:



Source: ASX



## Fixed Interest Outlook

The world's leading economies continue to face steep challenges, with countries that account for about one-third of global GDP is poised to contract this year or next, shaped by the Russian invasion of Ukraine and a cost-of-living crisis caused by persistent and broadening inflation pressures, and the slowdown in China.

By downshifting the pace of hikes, central banks are acknowledging that decisions are becoming more finely balanced as they tread a fine line of returning inflation to target, while avoiding significantly overtightening policy and slowing the economy more than needed. The logic of front-loading the hiking cycle has enabled central banks to move away from accommodative setting quickly, but with the level of rates higher, central banks can buy time to assess how the economy is responding to higher rates/tighter financial conditions, and the cut to real incomes from too high inflation.

US Fed pricing expectations are little changed with 50bp of hikes expected in December and a peak in the funds rate seen just above 5% half-way through next year (around 5.00% in June 2023). US Fed Chair Powell noted that as policy moves into restrictive territory it becomes appropriate to slow the pace of increases and this could be as soon as *"next meeting or the one after that"*.

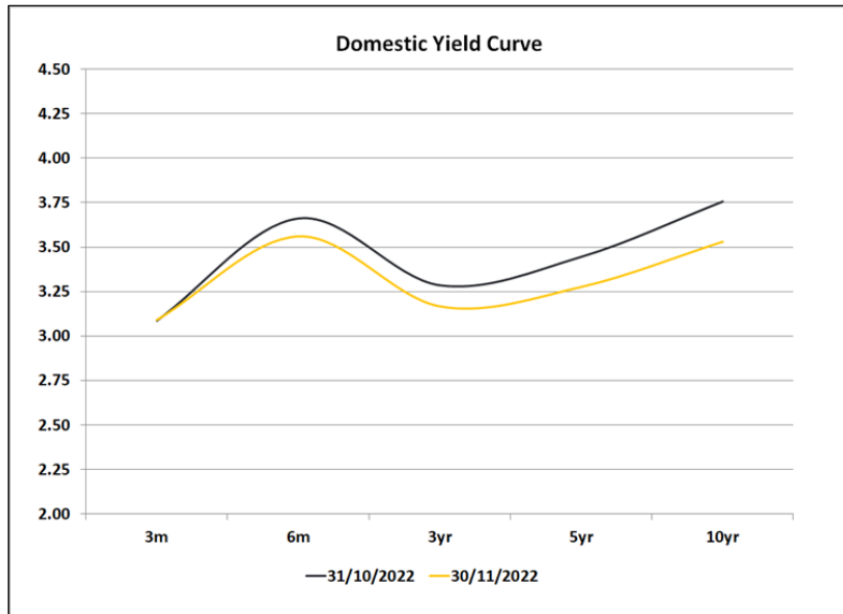
Domestically, after lifting rates by 25bp to 2.85% in November, the RBA's statement emphasises the lags in monetary policy and the material increase in interest rates since May. Along with the Board's intention to increase interest rates further over the period ahead, this likely supports the continuation of rate rises of 25bp increments.

The recent smaller sized rate rises in Australia relative to other countries likely reflects a combination of factors:

- Monthly meetings for the RBA;
- That much of the inflation is not domestically sourced;
- Importantly that wages in Australia continue to be better behaved than in other countries;
- That Australia's mortgage market is predominantly variable (or relatively short term, fixed rate loans).

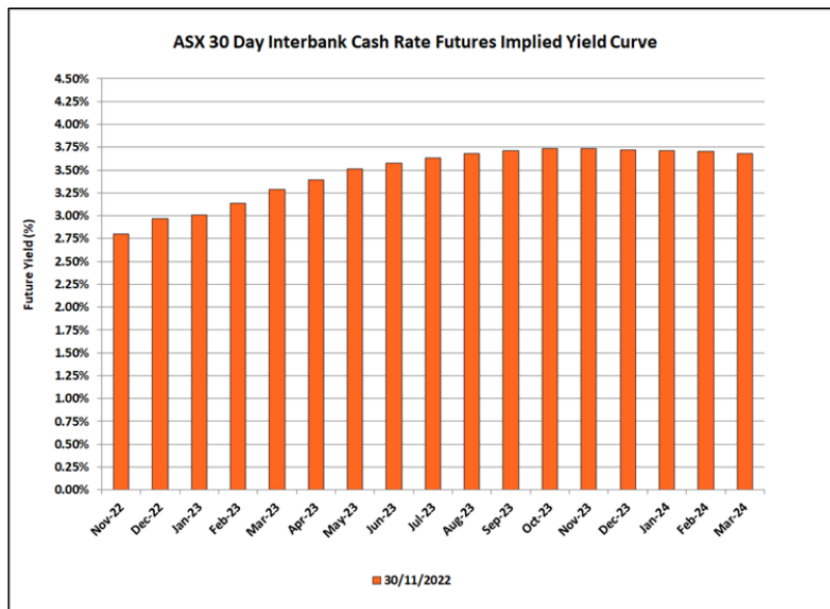
In combination with Australia's high level of housing debt, this in theory makes monetary policy extremely effective and suggests the peak (or terminal) cash rate in Australia will be lower than in the US.

Over the month, yields fell up to 23bp at the long-end of the curve:



Source: AFMA, ASX, RBA

Markets are currently pricing in around 4 additional rate rises into 2023 (up to 3¾%). Fears of a looming global recession have actually seen rate cuts start to be priced in towards the second half of 2023, although this seems unlikely for now.



Source: ASX



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## 12.8. MAJOR PROJECTS - NOVEMBER 2022

Author: Projects Coordinator

Authoriser: Acting Director Infrastructure

### RECOMMENDATION

That Council receive and note the Major Projects Program – Progress Report for November 2022.

### BACKGROUND

Since amalgamation in 2016, Council has received over \$46,000,000 in funding from State and Federal Government bodies. A breakdown of current funding and remaining spend is as follows:

Government Funding Body	Funding Amount
Stronger Communities - Round 2 (Additional merger funding)	\$3,990,000 Remaining: \$90,000
Stronger Country Communities – Round 3 (State funding)	\$1,264,500 Remaining : \$22,972
Stronger Country Communities – Round 4 (State funding)	\$768,338 Remaining: \$712,138
Building Better Regions (Federal Funding)	\$630,883 Remaining: \$314,358
Our Rivers Our Region (Federal funding)	\$1,673,080 Remaining: \$ 4,785
Drought Communities Program – Round 2 (Federal Funding)	\$1,000,000 Remaining: \$123,000
Local Roads and Community Infrastructure Program (State funding)	\$963,190 Remaining: \$256,193
Local Roads and Community Infrastructure Program R2 (State funding)	\$880,903 Remaining: \$190,476
Local Roads and Community Infrastructure Program R3 (State funding)	\$1,926,340 Remaining: \$1,922,340
Commonwealth Regional Airport Program (Federal Funding)	\$2,500,000 Total remaining
Fixing Local Roads (TfNSW) Round 3 (State Govt)	\$1,077,023 Remaining: \$0.0
NSW Showground Stimulus Funding R2 – Memorial Park Showground	\$1,650,775 Remaining: \$1,303,054





**Emergency Operations Centre**

Funding was received by Resilience NSW to establish a portable Emergency Operations Centre (EOC) for use in the Edward River Region in the event of a major emergency.

Not long after the October training day, the EOC was put into full operation at the RFS FCC and was extremely successful.

**Delayed Projects**

Due to flooding throughout October and November, a number of funded projects have been delayed and more than likely will not recommence until after flood recovery works are well underway. Funding bodies will be contacted to notify them of delays and likelihood of completion.

**STRATEGIC IMPLICATIONS****COMMUNITY STRATEGIC PLAN**

4. Delivering community assets and services

4.1 Vibrant villages and towns

**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 time frames set out within the funding agreements

**ATTACHMENTS**

Project Summary Report November 2022 - Major Projects

# Attachment 1 - Major Projects Report Nov 2022

Funded Projects - Summary Report – November 2022						
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
<b>STRONGER COMMUNITIES GRANT FUNDING (ORIGINAL)</b>						
Riverfront Masterplans and Initial Works \$750,000 + \$700,000 + (Stronger Communities Round 2) \$550,000 (Regional Growth Fund)	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Funding complete from this stream</li> </ul>
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	In Progress		<ul style="list-style-type: none"> <li>Funding Complete from this stream</li> </ul>
<b>Stronger Community Grant Funding (Original) - Sub-Total \$8,600,000</b>						
<b>STRONGER COMMUNITIES GRANT FUNDING (ROUND 2)</b>						
Riverfront Enhancement \$750,000 + \$550,000 (Regional Growth Fund) + \$750,000 (Stronger Communities Original)	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Funding complete from this stream</li> </ul>
Truck Stop Strategic Plan \$10,000	In Progress	Pending	Pending	Pending		<ul style="list-style-type: none"> <li>Discussions with stakeholders to be coordinated</li> </ul>
Civic Plaza \$390,000	Completed	Complete	Complete	In Progress		<ul style="list-style-type: none"> <li>Works progressing</li> </ul>
<b>Stronger Communities Grant Funding (Round 2) – Sub-Total \$3,390,000</b>						
<b>Environmental Trust NSW</b>						
Landfill Consolidation (Pretty Pine & Conargo) \$200,000	Complete	Complete	Complete	In Progress		<ul style="list-style-type: none"> <li>Closing out with EPA</li> </ul>
<b>Environmental Trust NSW - Sub-Total \$200,000</b>						

Project Description	Initiation and Communication	Design, Documentation and Approvals	Quotes and Tendering	Delivery and Handover	Code	Comments/Milestones
<b>REGIONAL GROWTH FUND</b>						
<b>Regional Growth Fund – Sub-Total \$1,673,080</b>						
Riverfront Revitalisation \$550,000 + \$750,000 (Stronger Communities Original), + \$700,000 (Stronger Communities Round 3)	Complete	Complete	Complete	In Progress		<ul style="list-style-type: none"> <li>Artwork underway</li> </ul>
<b>STRONGER COUNTRY COMMUNITIES GRANT FUNDING (ROUND 2)</b>						
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	In Progress		<ul style="list-style-type: none"> <li>Funding Complete from this Stream</li> <li>Final reporting at end of Project</li> </ul>
<b>Stronger Country Communities Grant Funding (Round 2) – Sub-Total \$3,371,750</b>						
<b>STRONGER COUNTRY COMMUNITIES GRANT FUNDING (ROUND 3)</b>						
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	In Progress		<ul style="list-style-type: none"> <li>Funding Complete from this Stream</li> <li>Final reporting at end of Project</li> </ul>
North Deni Rest Stop \$300,000	Complete	Complete	Complete	In Progress		<ul style="list-style-type: none"> <li>Plantings to be finalised – delayed whilst flooded</li> </ul>
<b>Stronger Country Communities Grant Funding (Round 3) – Sub-Total \$1,264,500</b>						
<b>DROUGHT COMMUNITIES PROGRAMME FUNDING (ROUND 2)</b>						
Visit Deni Tourism Campaign \$50,000	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Complete</li> </ul>
Rural Villages Business Painting \$100,000	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Complete</li> </ul>
Waring Gardens Upgrade \$200,000	Complete	Complete	Complete	In Progress		<ul style="list-style-type: none"> <li>Rotunda roof under construction – nearing completion</li> </ul>
Signage Strategy Implementation \$140,000	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Complete</li> </ul>
Rotary Park (clubrooms and pitches) \$200,000	Completed	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Complete</li> </ul>

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	In Progress		<ul style="list-style-type: none"> <li>Under construction.</li> </ul>
North Tennis Court Redevelopment (Rest Stop) \$100,000	Completed	Complete	Complete	In Progress		<ul style="list-style-type: none"> <li>Funding complete from this stream</li> </ul>
<b>Drought Communities Programme Funding (Round 2) – Sub-Total \$1,000,000</b>						
<b>BUILDING BETTER REGIONS FUND</b>						
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	In Progress		<ul style="list-style-type: none"> <li>Stage 4 – construction progressing</li> </ul>
<b>Building Better Regions Fund – Sub-Total \$630,883</b>						
<b>Local Roads and Community Infrastructure Program Funding R1</b>						
Community Facilities Refurbishment (\$350,000)	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> <li>Contractor engaged for McLean Beach Amenities. Will not commence until Feb23. Extension of time being sort through funding body.</li> </ul>
Deni Visitor Information Centre & V+CS area (\$200,000)	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Complete</li> </ul>
Airport Hangar Refurb (\$100,000)	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Complete</li> </ul>
Urban & Rural Cemeteries (\$180,000)	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Complete</li> </ul>
Memorial Park Amenities Upgrade (\$153,170)	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> <li>Waiting to gain safe access after flooding</li> <li>Works temporarily stopped due to flooding of Memorial Park</li> </ul>
Off Leash Dog Park (\$80,000)	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Complete</li> </ul>
<b>Sub-Total \$963,170</b>						

Project Description	Initiation and Communication	Design, Documentation and Approvals	Quotes and Tendering	Delivery and Handover	Code	Comments/Milestones
<b>Commonwealth Regional Airport Program – Round 1</b>						
Denilquin Aerodrome Upgrade	Complete	Complete	In Progress	Pending		<ul style="list-style-type: none"> <li>Tenders received – negotiations with preferred tenderer.</li> </ul>
<b>Commonwealth Regional Airport Program Fund – Sub-Total \$2,500,000</b>						
<b>Infrastructure NSW</b>						
Fixing Local Roads R3 – Saleyards Road (Cobb Hwy to Cemetery Road)	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> <li>70% of road construction complete</li> </ul>
<b>Restart NSW - Sub-Total \$1,077,023M</b>						
<b>Local Roads and Community Infrastructure Program Funding Round 2</b>						
Shortfall in Funding from Round 1, LRCI (\$100,000)	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> <li>See above Community Facilities – LRCI1</li> </ul>
Footpath replacement and upgrade (\$380,000)	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> <li>Construction nearing completion</li> </ul>
Skatepark Renewal Work (\$60,000)	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Complete</li> </ul>
Fencing Island Sanctuary (\$60,000)	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Complete</li> </ul>
Rural Gravel Road Renewal and Upgrade	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Complete – request to reallocate funds to McLean Beach R1</li> </ul>
<b>Sub-Total \$880,903</b>						
<b>Local Roads and Community Infrastructure R3</b>						
Denilquin Aerodrome Upgrade (\$1,500,000)	Complete	Pending	Pending	Pending		<ul style="list-style-type: none"> <li>See above (RAP1)</li> </ul>
Saleyards Refurbishment (\$426,340)	Complete	Pending	Pending	Pending		<ul style="list-style-type: none"> <li>Planning and safety audits commenced</li> </ul>
<b>Sub Total \$1,926,340</b>						
<b>NSW Emergency Operations Centre (EOCs) Critical Upgrade</b>						
RFS FCC emergency line	Complete	Complete	Complete	Complete		<ul style="list-style-type: none"> <li>Completed</li> </ul>
<b>Sub Total \$125,080</b>						

Project Description	Initiation and Communication	Design, Documentation and Approvals	Quotes and Tendering	Delivery and Handover	Code	Comments/Milestones
<b>Showground Stimulus Funding</b>						
Construction of a new designated sealed access roads, kerb and gutter and carparks between ovals - \$792,000	In Progress	In Progress	Complete	Pending		<ul style="list-style-type: none"> <li>Council completing work in-house</li> <li>Temporarily delayed due to flooding</li> </ul>
Construction of new access roadway and formal carparking to the Eastern side of the reserve - \$276,925	In Progress	In Progress	Complete	Pending		<ul style="list-style-type: none"> <li>Council completing work in-house</li> <li>Temporarily delayed due to flooding</li> </ul>
Demolition and construction of a new toilet block and facilities - \$168,850	In Progress	Complete	Complete	Pending		<ul style="list-style-type: none"> <li>(see comments LRCI R1)</li> </ul>
Construction of an extension to the club rooms utilised by the Netball association and cricket clubs adjacent to oval 3 - \$413,000	In Progress	In Progress	Pending	Pending		<ul style="list-style-type: none"> <li>Design complete – ready for procurement</li> <li>Project being run in conjunction with DCC and DNA who have received additional funding under SCCF R4</li> <li>Now delayed due to flooding</li> </ul>
<b>Sub Total \$1,650,775</b>						
<b>Murray Darling Diversification Funding</b>						
Senior Living Precinct	In Progress	In Progress	In Progress	Pending		<ul style="list-style-type: none"> <li>Civil works underway</li> <li>Dwellings awarded to local contractor</li> </ul>
<b>Sub-Total \$1,000,000</b>						
<b>Stronger Country Communities Round 4</b>						
Lighting Deniliquin and Blighty Rec reserves	In Progress	Pending	Pending	Pending		<ul style="list-style-type: none"> <li>Electrical Engineer reviewing power upgrade requirements</li> </ul>
<b>Sub-Total \$768,338</b>						
<b>Streets as Shared Spaces</b>						
Energising End Street	Complete	Complete	Complete	Pending		<ul style="list-style-type: none"> <li>Variation received to complete paved area outside Town Hall – due to commence Jan23</li> </ul>
<b>Sub-Total \$500,000</b>						

**PROJECT SUMMARY NOTES**

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. The projects in **Yellow** will need attention to detail to ensure that they progress to the agreed Time, Quality & Cost outcomes. 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.

## **12.9. RESOLUTIONS OF COUNCIL**

**Author: Executive Assistant**

**Authoriser: Chief Executive Officer**

### **RECOMMENDATION**

That Council note the information in the Resolutions of Council as at 9 December 2022.

### **BACKGROUND**

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

Total of open resolutions from the 2020 Financial Year onward	-	6
Total Resolutions of Council for the 2022/2023 Financial Year	-	118
Total Closed Resolutions of Council for the 2022/2023 Financial Year	-	114

### **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**

5. Accountable leadership and responsive administration

5.1 Collaborative and Engaged

### **FINANCIAL IMPLICATIONS**

N/A

### **LEGISLATIVE IMPLICATIONS**

N/A

### **ATTACHMENTS**

Council meeting resolutions as at 9 December 2022

**Attachment 1 - ECM\_231571\_v2\_Council meeting resolutions at 9 December 2022**



## Council Meeting Resolutions as at 9 December 2022

6 December 2022	Extraordinary Council Meeting	Responsibility	Status	Expected Date of Completion
2022/1206/11	<p>That Council</p> <ol style="list-style-type: none"> <li>1. Adopt the Draft Financial Statements 2021-22 incorporating the General Purpose Financial Statements, Special Purpose Financial Statements and Special Schedules.</li> <li>2. Approve the signing of the 'Statement by Councillors and Management' in accordance with Section 413(2)(c) of the Local Government Act 1993 and Clause 215 of the Local Government (General) Regulation 2005 in relation to the Financial Statements 2021-22.</li> <li>3. Delegate to the Chief Executive Officer the authority to submit the Financial Statements to the Office of Local Government and Australian Bureau of Statistics.</li> <li>4. Exhibit the Financial Statements and Auditor's Reports and call for public submissions on those documents with submissions closing on 13 December 2022 in accordance with Section 420 of the Local Government Act 1993.</li> </ol> <p>Note that the Audited Financial Statements and Auditor's Reports are being presented at the Extraordinary Meeting of Council scheduled for 6 December 2022 in accordance with Section 418(1) of the Local Government Act 1993</p>	Acting Chief Financial Officer	Completed	Closed
2022/0612/15.1	<p>Code of Conduct Report – Complaint and Investigation</p> <p>That council not adopt the recommendation made by the conduct reviewer for the following reasons:</p> <ol style="list-style-type: none"> <li>1. A pattern of behaviour has been present for an extended period of time</li> <li>2. No reasonable action was undertaken to address the issue in its infancy to rectify these issues</li> <li>3. As a result of the extended timeframe, other factors have contributed to the outcome of this report</li> </ol>	Director Corporate Services		20 December 2022

## Council Meeting Resolutions as at 9 December 2022

	<ol style="list-style-type: none"> <li>4. Council requests the respondent acknowledges the impact of the behaviour on the council by way of a statement at the next closed session of council and commits to working cohesively</li> <li>5. Council have already undertaken training on 29 November in relation to behaviour and are on course to implement the learnings and have committed to achieving a respectful and cohesive team</li> <li>6. Council has intentions to engage in further training inclusive of the executive team to build an inclusive and cohesive leadership</li> </ol>			
<b>15 November 2022</b>		<b>Responsibility</b>	<b>Status</b>	<b>Expected Date of Completion</b>
<b>2022/1115/11.1</b>	<p>Health Services Advisory Committee That Council:</p> <ol style="list-style-type: none"> <li>1. Formally adopt the Terms of Reference for the Health Services Advocacy Committee</li> <li>2. Appoint Deborah Stockton as the independent chair of the Health Services Advocacy Committee</li> <li>3. Receive and note the minutes from the Health Services Advocacy Committee meetings held in August 2022, October 2022 meetings and the draft minutes of the November 2022 meetings and</li> <li>4. Prepare a submission in response to the Clinical Services Plan prepared on behalf of the Murrumbidgee Local Health District, highlighting issues raised by Committee members and also specifically addressing the modelling deficiencies that may occur as a result of Council's Growth Strategy and related initiatives; in preparing a submission request an extension for a period of four weeks.</li> </ol>	Senior Governance Officer	Complete	Closed
<b>2022/1115/12.1</b>	<p>Annual Report 2021-2022 That Council:</p> <ol style="list-style-type: none"> <li>1. Receive and note the 2021-22 Annual Report, with the absence of Appendix 1, Council's Audited Financial Statements</li> </ol>	Director Corporate Services	Completed	Closed

## Council Meeting Resolutions as at 9 December 2022

	<p>2. Note that once the Audited Financial Statements are returned to Council from the Audit Office that they are included as an appendix to the Annual Report</p> <p>3. Provide a copy of the 2021-22 Annual Report to the NSW Office of Local Government by 30 November 2022</p> <p>4. Publish the 2021-22 Annual Report on Council's website with the Audited Financial Statements once received.</p>			
<b>2022/1115/12.4</b>	<p>Annual Code of Conduct Statistical Return 2022</p> <p>That Council:</p> <p>1. Receive and note the Code of Conduct Annual Statistical Report for the period 1 September 2021 to 31 August 2022, and</p> <p>2. Provide the Code of Conduct Annual Statistical Report to the Office of Local Government by 31 December 2022</p>	Director Corporate Services	Completed	Closed
<b>2022/1115/12.5</b>	<p>Committee Appointments Resubmitted</p> <p>That Council:</p> <p>1. Formally appoint Geoff Ford as a member of the Blighty Hall and Recreation Reserve Committee</p> <p>2. Formally appoint Bronwyn Chappell as a member of the Conargo Memorial Hall and Recreation Ground Committee</p>	Director Corporate Services	Completed	Closed
<b>2022/1115/12.6</b>	<p>Street Tree Management Policy</p> <p>That Council adopts the Street Tree Management Policy.</p>	Acting Director Infrastructure	Final Policy on Council Website	Closed
<b>2022/1115/15.1</b>	<p>Sale of Land – A912-2</p> <p>That Council:</p> <p>1. Approves the Sale of Land being for over five years outstanding Rates and charges on Lot 2 DP 8914, Parish - North Deniliquin, 72 Davidson Street Deniliquin, under sections 713 to 726 of the Local Government Act 1993 to recover unpaid rates and charges</p> <p>2. Authorises Custom Commercial Services Pty Ltd (CCS) and their associated law firm MCW Lawyers to manage the sale process, and</p> <p>3. Delegates authority to the General Manager for the execution of the necessary contracts for sale including transfer under Section 722 and 723 of the Local Government Act 1993.</p>	Acting Chief Financial Officer	Completed	Closed

## Council Meeting Resolutions as at 9 December 2022

2022/1115/15.2	C2022/02- Deniliquin Raw Water Pump Station Upgrade That Council:  1. Accepts the tender submitted by EMT P/L for Contract No. C2022/02 – Deniliquin Raw Water Pump Station Upgrade for the lump sum tender price of \$878,058.00 (including GST) 2. Authorise the Chief Executive Officer and Mayor to sign and affix the Common Seal of Edward River Council to the contract documentation for Contract No. C2022/02– Deniliquin Raw Water Pump Station Upgrade, and 3. Delegate the Contract Superintendent to approve variations up to a maximum of 10% of the contract value to allow for any issues that may arise on site.	Acting Director Infrastructure	Tender accepted.	Open
18 October 2022		<b>Responsibility</b>	<b>Status</b>	<b>Expected Date of Completion</b>
2022/1018/12.5	Town Hall Land That Council:  1. Commence the process to consolidate Lot 1 in DP1173376, Lots X and Y in DP410447, Lot 9 in DP662508, Lot 6 in DP667946 and Lot 6 in DP668426, and  2. Apply to Crown Lands to undertake a boundary adjustment for Lot 7 Sec 21 DP758913, being the Town Hall land parcel, to allow for the new foyer entrance to the Town Hall.	Manager Development	Process commenced	Open
16 August 2022		<b>Responsibility</b>	<b>Status</b>	<b>Expected Date of Completion</b>
2022/0816/12.5.2	Councillor Representation on Committees That Council 1 Seek nominations from its membership and formally appoint the following Councillors as determined. 2 Appoint Cr Shannon Sampson to the Deniliquin Airport Users Group; Appoint Cr Pat Fogarty to the Rotary Park User Group with	Director Corporate Services	Complete.	Closed

## Council Meeting Resolutions as at 9 December 2022

	<p>Cr Shirlee Burge; Appoint Cr Harold Clapham to the Saleyards User Group with Cr Shirlee Burge; Blighty Reserve to include Cr Shannon Sampson with Cr Linda Fawns; Appoint Cr Shannon Sampson and Cr Linda Fawns to the Senior Livings Precinct; Appoint Cr Shirlee Burge and Cr Pat Fogarty to the Health Advocacy Committee.</p> <p>3 Approve the removal of Cr Shirlee Burge from the RFS Committee</p> <p>4 Calls for consideration of an Arts and Cultural committee.</p> <p>5 Requests a future report to Council on options for the Booroorban Hall Committee.</p> <p>6 Not participate in the Business Enterprise Centre and Murray Darling Association by way of councillor delegate representation.</p> <p>7 Appoints Cr Marc Petersen to the NSW Library Association.</p>		<p>Update on Booroorban delivered to 6 Dec briefing</p> <p>Library Association Notified.</p>	December 2022
2022/2806/11.9	<p>100 Years of Learn to Swim Signage – McLean Beach</p> <p>That Council:</p> <p>1. Approve and fund the installation of interpretive signage at Mclean Beach to commemorate 100 years of the Deniliquin Learn to Swim program, as an opportunity to showcase the history of Mclean Beach.</p> <p>2. Allocate \$5000 from the 2022/23 'Our Rivers, Our Region' grant funding to purchase the signage.</p>	Manager Community & Economic Development	Designs received. Presentation to council at Feb 2023 briefing ahead of installation.	31 October 2022 February 2023
17 May 2022		<b>Responsibility</b>	<b>Status</b>	<b>Expected Date of Completion</b>
2022/0517/9.1	<p>Mayoral Minute – Support for Ukrainian Refugees</p> <p>That Council seek informal expressions of interest from Edward River residents, industry groups and peak bodies via usual media channels to support Ukrainian refugees with job opportunities and accommodation and potentially instigate both a humanitarian and economic opportunity for our region</p>	General Manager	Underway	Ongoing

## Council Meeting Resolutions as at 9 December 2022

22 February 2022	Resolution	Responsibility	Status	Expected Date of Completion
2022/0222/11.9	<p>Edward River Council – Growth Management Strategy That Council</p> <ol style="list-style-type: none"> <li>1. Authorise the development of the Edward River Council Growth Management Strategy.</li> <li>2. Allocate \$227,272 funds from the sale of the Saleyards Road blocks to undertake the development of the Edward River Growth Management Strategy</li> <li>3. Allocate \$33,000 which has been allocated to the McLean Beach Masterplan from the NSW COVID Response Fund, to ensure this strategic work is encompassed in the Edward River Growth Management Strategy</li> <li>4. Allocate \$30,000 for the Residential Land Strategy from the proposed 2022-2023 Budget to ensure this strategic work is encompassed in the Edward River Growth Management Strategy</li> </ol>	Manager Community & Economic Development	<p>Briefing to Councillors delivered 6 December 2022</p> <p>Scope to be finalised Feb 23.</p>	<p>May 2022 June 2022</p> <p>To be confirmed.</p> <p>February 2023</p>
21 October 2021	Resolution	Responsibility	Status	Expected Date of Completion
2021/169	<p>Bob White Memorial Trust Application</p> <p>That, in the event Council's request for the Bob White Memorial Trust be approved by the Minister for Local Government during the caretaker period, Council authorise the General Manager to take steps to establish the Bob White Memorial Trust in accordance with the Trust document provided to Council at the February 2021 Council meeting, resolution 2021/2.</p>	Director Corporate Services	<p>Ongoing</p> <p>Further correspondence to new Minister for Local Government underway.</p> <p>Meeting to be called with Hall Committee.</p> <p>Written to Deputy Premier. Awaiting response.</p> <p>Committee seeking a meeting with LG</p>	<p>June 2022</p> <p>To be confirmed.</p> <p>To be confirmed.</p>

## Council Meeting Resolutions as at 9 December 2022

			Minister. Governance Officer to provide update.	
<b>2021/172</b>	Sale and Development of Industrial Land – Deniliquin Airport – Expressions of Interest That Council: 1. Accept Ennor Engineering as the preferred proponent for Parcel 3, Lot 52, Deniliquin Airport 2. Not accept the offer of \$350,000 including GST for Parcel 3, Lot 52, Deniliquin Airport 3. Authorises the General Manager to negotiate the appropriate land size to enable a commercially viable business expansion for the interested party 4. Undertake preliminary subdivision designs for the development, incorporating the appropriate sized parcel of land for the preferred proponent 5. Determines the costs to construct the required road, water, and sewerage infrastructure 6. Authorises the General Manager to negotiate a sale price that contributes to the costs to construct the required road, water and sewerage infrastructure 7. Receives a further report in February 2022.	General Manager  Manager Community and Economic Development	<del>Arranging meeting with preferred proponent.</del>  Work in Progress <del>No further correspondence from preferred applicant.</del>  Only item 4 outstanding. Preliminary subdivision designs and costs to be developed.	<del>February 2022</del>  May 2022  June 2022  September 2022  December 2022
<b>15 July 2021</b>	<b>Resolution</b>	<b>Responsibility</b>	<b>Status</b>	<b>Expected Date of Completion</b>
<b>2021/96</b>	Saleyards Strategic Plan That Council: 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.	Director Infrastructure	1. Noted to take to Council in 12 months.  2. Underway Discussions with committee progressing well.	November 2021 <del>June 2022</del>  Further updates as we progress

## Council Meeting Resolutions as at 9 December 2022

	<p>3. Council investigate the scaling down to three runs to a 300 head of cattle capacity in 12 months.</p> <p>4. Council initiate a complete WHS report on the three cattle runs.</p> <p>5. Provides a report with a recommendation on the outcome of the expression of interest process by November 2021.</p> <p>6. Includes the development of the Saleyards in its advocacy strategy and investigates funding opportunities to assist with future development of the sales.</p> <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>3.Underway</p> <p>4.SafeWork NSW contacted. Visited site. Waiting on Report.</p> <p>5.Dependant on outcomes from User Group</p> <p>6.Underway</p> <p>7. To be part of LTFP for 2022/23</p> <p>8. Dependant on outcomes.</p>	
<b>17 June 2021</b>	<b>Resolution</b>	<b>Responsibility</b>	<b>Status</b>	<b>Expected Date of Completion</b>
<b>2021/81</b>	<p>Potential Deniliquin Airport Residential Skypark Development That Council</p> <p>1. Prepare a business case for the development of a residential Skypark at Deniliquin Airport,</p>	Director Infrastructure	<p>Underway. Will go to September workshop.</p> <p>1.Update to be provided to Council Briefing.</p> <p>Briefed June 2022.</p> <p>Undertake marketing plan with Real Estate Agent.</p> <p>3. Complete</p>	<p>October Council meeting</p> <p>February 2022</p> <p>June 2022</p> <p>October 2022</p> <p>Jan 2022</p>



Council Meeting Resolutions as at 9 December 2022

	2. Allocate \$30,000 from Airport Industrial Land reserve towards the business case for a residential Skypark development at the Deniliquin Airport.		4. Awaiting outcome from NSW Business Case funding	
<b>19 November 2020</b>	<b>Resolution</b>	<b>Responsibility</b>	<b>Status</b>	<b>Expected Date of Completion</b>
<b>2020/236</b>	<p>328 Conroy Street That Council:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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.</li> </ol>	Acting Director Infrastructure	<p>Property owner notified.</p> <p>Property owner contacted.</p> <p>Surveyors engaged</p> <p>Agreement being drafted to be handed to Resident</p>	<p>February 2021</p> <p><del>30 April 2021</del></p> <p><del>June 2021</del></p> <p>November 2021</p> <p>February 2022</p> <p>June 2022</p> <p>December 2022</p>

## 12.10. MAYOR, COUNCILLOR, CEO MEETINGS NOVEMBER 2022

**Author: Executive Assistant**

**Authoriser: Chief Executive Officer**

### RECOMMENDATION

That Council

1. Note the Mayor, Councillor and Chief Executive Officer meetings attended on behalf of Council during the month of November 2022, undertaken either remotely, or adhering to current health guidelines.
2. Continue to advise the Chief Executive Officer's Executive Assistant of their meeting diaries and activities attendance.
3. Note that future reporting of this information will be captured and reported in the Annual Report and no further monthly reports to Council are required.

### BACKGROUND

The report details meetings undertaken on behalf of Council by the Mayor, Councillors and the Chief Executive Officer during November 2022.

### ISSUE/DISCUSSION

Date	Participants	Meeting
1 November 2022	Mayor, Chief Executive Officer	Flood Wellness and Preparedness Information Session
7 November 2022	Mayor, Cr Shirlee Burge	Health Advocacy Committee Meeting
15 November 2022	Chief Executive Officer	Deniliquin Chamber AGM
16 November 2022	Cr Linda Fawns, Chief Executive Officer	Aboriginal Liaison Committee Meeting
18 November 2022	Mayor, Chief Executive Officer	Flood Community Consultation Conargo
18 November 2022	Mayor, Chief Executive Officer	Flood Community Consultation Wanganella
23 November 2022	Cr Marc Petersen	355 Wanganella Hall Committee Meeting
30 November 2022	Chief Executive Officer, Cr Shirlee Burge	Edward River Village Community Information Meeting

### STRATEGIC IMPLICATIONS

N/A

**COMMUNITY STRATEGIC PLAN**

5. Accountable leadership and responsive administration

5.1 Collaborative and Engaged

**FINANCIAL IMPLICATIONS**

**LEGISLATIVE IMPLICATIONS**

**ATTACHMENTS**

**13. NOTICES OF MOTIONS**

**13.1. NOTICE OF MOTION - BLUE TREE PROJECT**

I, Councillor Shirlee Burge, put forward the following notice of motion:-

**MOTION**

That Council:

1. In recognition of the increasing prevalence of mental health concerns and suicide in our community, supports the initiation of a Blue Tree project in the township of Deniliquin.
2. Supports the mission of the Blue Tree Project, to help spark difficult conversations and encourage people to speak up when battling mental health concerns.
3. Works with community members who have been impacted by suicide in our community to identify a dead tree in our community that needs a “Blue Lease on Life”
4. Supports those members of the community to initiate an event to paint the tree blue and foster increased education about mental health to “kick the stigma”

**BACKGROUND**

**ISSUE/DISCUSSION**

**STRATEGIC IMPLICATIONS**

**COMMUNITY STRATEGIC PLAN**

5. Accountable leadership and responsive administration

5.1 Collaborative and Engaged

**FINANCIAL IMPLICATIONS**

**LEGISLATIVE IMPLICATIONS**

**ATTACHMENTS**

## **13.2. NOTICE OF MOTION - FLOOD PLANS AND MITIGATION WORKS**

I, Councillor Shirlee Burge, put forward the following notice of motion:-

### **Motion**

That Council:

1. Agree to hold a community meeting prior to end of March 2023, providing an overview of Council's flood plans and mitigation works that are currently in place, and discussing potential new flood mitigation works for North Deniliquin, following the November 2022 floods.
2. Requests the Chief Executive Officer to invite an appropriate panel of expert staff to answer questions and provide information to the community on what could potentially be developed into the future.
3. Provides a further report to a Councillor briefing, prior to June 2023, outlining a potential project for flood mitigation to be advocated to the state government for funding.

### **BACKGROUND**

I have had many requests from North Deniliquin rate payers surrounding near the Davidson street area in North Deniliquin are asking for a town meeting regarding possible flood mitigation plan and works for that area in the future. It was evident during the recent floods that the brunt of the impact came upon those residents in the area immediately near and surrounding Davidson St. Some have had issues with property valuations after realising they would be on the wrong side of the emergency levee that was proposed, and flood insurance is difficult to obtain if at all. Some of these residents have requested a discussion in the future to obtain information through a community meeting.

I understand that this may take some time to organise as the community is now in recovery and many of our staff are busy with these works. Therefore, I have requested that this take place in the first quarter next calendar year, with a view to initiating a project to be developed in time for the 2023-24 operational plan, if a viable project initiative is forthcoming as a result of the consultation.

### **ISSUE/DISCUSSION**

### **STRATEGIC IMPLICATIONS**

### **COMMUNITY STRATEGIC PLAN**

5. Accountable leadership and responsive administration

5.1 Collaborative and Engaged

### **FINANCIAL IMPLICATIONS**

To be determined.

### **LEGISLATIVE IMPLICATIONS**

N/A

### **ATTACHMENTS**

Nil

## **14. QUESTIONS WITH NOTICE**

**15. CONFIDENTIAL MATTERS**

Confidential

## **15.1. DENILQUIN AIRPORT RUNWAY AND LIGHTING UPGRADE**

**Author:** Acting Manager Capital Works and Major Projects

**Authoriser:** Acting Director Infrastructure

The Council is satisfied that, pursuant to Section 10A(2) of the Local Government Act 1993, the information to be received, discussed or considered in relation to this agenda item is:

- d (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

## **16. CLOSE OF MEETING**