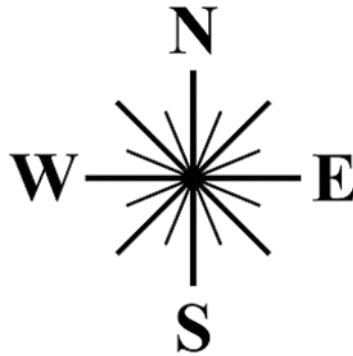


CENTRAL DARLING



SHIRE COUNCIL

ORDINARY COUNCIL MEETING

ATTACHMENTS

WEDNESDAY, 22 MAY 2024

Table of Contents

8.2	Grants Register - April 2024	
	Attachment 1 Morris & Piper April 2024 Monthly Report	5
8.3	2024-25 INTEGRATED PLANNING AND REPORTING DOCUMENTS	
	Attachment 1 Draft Operational Plan 2024-25	9
	Attachment 2 Draft Long Term Financial Plan 2025-34	127
8.4	QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2024	
	Attachment 1 1. RAO Statement	150
	Attachment 2 2. Income & Expense Budget Review Statement.....	151
	Attachment 3 2.1 Income & Expense by Activity.....	152
	Attachment 4 2.2 Operating Budget Variations	153
	Attachment 5 3. Capital Budget Review Statement	154
	Attachment 6 3.1 Capital Budget Variation Detail	155
	Attachment 7 4. Cash & Investments.....	156
	Attachment 8 4.1 Cash & Investments Variation.....	157
	Attachment 9 5. KPI's	158
	Attachment 10 6. Other Expenses.....	160
9.1	Ability of Local Government to Fund Infrastructure and Services- invitation to Make Submission	
	Attachment 1 Submission-Ability of local government to fund infrastructure and services	161
9.3	Commonwealth 'Clean Water, Healthy Community and River Project' \$10m Funding	
	Attachment 1 Commonwealth Clean water, Healthy Community and River Projects \$10 Funding	170
9.4	NEW POLICY - CONTROL OF ACCESS TO RESTRICTED LOCATIONS	
	Attachment 1 Control of Access to Restricted Locations Policy V1_2024	171
10.1	Community Grants Application	
	Attachment 1 Ivanhoe Central School Community Grant Application.....	176
	Attachment 2 Outback Theatre for Young People Community Grant Application.....	178
	Attachment 3 CDC Broken Hill Bus - Transport Quote	180
11.1	Department of Planning, Housing and Infrastructure - Legal Advice on White Cliffs Dugout	
	Attachment 1 Maddocks Lawyers legal advice on White Cliffs dugouts	181
11.6	Flood Damage Update	
	Attachment 1 AGRN 1034 - NSW Floods - EPA Funding Letter	192
11.8	Exhibition of the Draft Central Darling Development Control Plan 2024	
	Attachment 1 Draft Central Darling -Development-Control-Plan-2024 15 5	197
	Attachment 2 FFL_Map_Menindee DCP 2024	251
	Attachment 3 FFL_Map_Tilpa DCP 2024	252

	Attachment 4	FFL_Map_Wilcannia DCP2024	253
11.9	Fixing Local Roads Round 4 - Racecourse Road		
	Attachment 1	Guideline-Compulsory Acquisition Crown Lands	254
	Attachment 2	Racecourse Rd Map.....	264
13.1	Resolution Tracker - April 2024		
	Attachment 1	Resolution Tracker April 2024.....	265

Central Darling Shire Council
MONTHLY REPORT APRIL 2024

Morris & Piper

Monthly Report

216/15 Irving Street
Phillip, ACT, 2606
Email: office@morrispiper.com
ABN: 58646584616

INTRODUCTION

This monthly report is prepared for the Central Darling Shire Council (CDSC) under the current 2023-24 Service Agreement. The report captures work completed in April 2024 and sets out a proposed detailed work schedule for the month of May 2024. The report will also look forward to potential activities to be undertaken in the final months of 2023-24.

APRIL 2024 UPDATE

Finalised and submitted the following applications:

- Regional Event Fund - Camel Cup and Bikekhana - \$20,000 (ex GST) for White Cliffs Gymkhana Club.
- Community Energy Upgrade Fund Rd 1 - Central Darling Shire Council Solar Energy Upgrade Project - \$200,000 (ex GST).

Notified that the following grant applications were successful:

- Winter 2023/24 and Spring 2024 Holiday Break - Winter Fun, White Cliffs - \$7,859 (ex GST).

Notified that the following grant applications were unsuccessful:

- N/A

Drafting the following applications:

- N/A

CDSC grant program contract management support, reporting and acquittal of all CDSC grant funding, including the following updates:

- Continued to work on Community Events Program – 0137 acquittal.
- Continued work on milestone reports for LSP-041, SCCF4-0915 and SCCF3-0448. Outstanding issue is with the stat dec from Council not being appropriately witnessed. This stat dec and others required signing and witnessing and were finalised at an April meeting between Greg Hill and Michael Williams (RDA). Other stat decs waiting for expenditure figures from council.
- Final Report for the Murray Darling Basin Economic Development Program – Victory Caravan Park Amenity Block Upgrade Project submitted to department. Waiting on Independent Audit Report from Brett Hanger to finalise the grant.
- Acquittal report for the Wilcannia Accommodation Business Case grant underway.
- Working on the acquittal reports for the CRIF (Tilpa Hall and Victory Park Caravan Park) grants. Council yet to confirm expenditure figures.
- Project Variation Request for the Sunset Strip Stormwater project drafted and submitted to department on 2 April 2024. The department has approved the variation.
- Provided support for the Fixing Local Roads Rd3 Smiths Hill Road reporting.
- Milestone and additional reporting for the Regional Drought Resilience Plan (RDRP2-008) project provided to the Department.
- Continued to respond to Local Government Recovery Grants – NSW Severe Weather and – AGRN 1030/1034 queries from the Department. Projects 1,2,5 & 6 have been given approval to commence. Project 3 is being considered now additional information has been provided. Project 4 is being withdrawn and replaced by a similar project.
- Working with the council, the Department of Regional NSW and the Baaka Corporation to acquit BCW-002.
- Submit the progress report for the Local Government Heritage Grant (for specialist advice).



Provided general grant and project management advice, including:

- Regional Drought Resilience Plan (RDRP2-008) project management:
 - Project Support
 - Meetings with CDSC, BHCC & Department of Regional NSW held on 10 April 2024.
- Central Darling Shire Floodplain Risk Management Study and Plan project management:
 - RFQ supported (closed 29 April 2024).
- Met with staff of the OLG on 26 April 2024 to update them on CDSC Grants.
- Supporting CDSC with grants advice and planning.
- Supporting the Baaka Cultural Centre with grant strategy and advice.

PROPOSED MAY 2024 WORK SCHEDULE

- Preparing and finalising applications for the following project (s):
 - Pending access to Portal - Road Safety Funding Program:
 - Menindee-Ivanhoe Road Project
 - Footpaths upgrade
 - Ivanhoe School new footpath and kerb and gutter.
- Continue with project management of both Central Darling Shire Floodplain Risk Management Study and Plan and Regional Drought Resilience Plan, including assisting Council with procurement of consultants for Floodplain Risk Management Study and Plan project.
- Exploring Regional Precincts and Partnerships Program as a possible application for a Wilcannia Tourism project masterplan.
- Pursue outstanding acquittals, including issue of appropriate signatory to witness stat decs.
- Provide further information to Department of Regional NSW regarding Project Variation Request - SCCF5 - 0420 Delivery of Four Stronger Country Community Fund Projects.
- Finalise outstanding requirements for Local Government Recovery Grants – NSW Severe Weather and – AGRN 1030/1034 - Project 4 which is being withdrawn and replaced by a similar project.
- CDSC grant programs support including tracking, reporting and acquittal grant funding.
- Continue to explore and research grant funding opportunities to meet Council priorities.
- Support for Baaka Cultural Centre as agreed with CDSC.
- Attend meetings over 15-16th May with CDSC and Baaka Cultural Centre in Wilcannia.

PROPOSED SCHEDULE TO JUNE 2024

- Continue to work on and submit new grant applications due to June 2024, including matching CDSC project priorities with grant opportunities as they become available with a focus on funding for:

<ul style="list-style-type: none"> - Capital funding for Ivanhoe childcare start-up - Streetscapes - Review of the EMPlan. - Roads and Airstrips - Council cemeteries (fencing/plaques) - Menindee Street Art - Replacement of Shire Swimming Pools x 4. - Solar Panels for Council buildings Ivanhoe - Swimming Pool heating 	<ul style="list-style-type: none"> - Ivanhoe Community Golf Club (applications pending). Sound Dome Beautification – White Cliffs - White Cliffs Sporting Clubs Community Hub and outdoor amenities block - Landfill improvements (Litter fencing, CCTV, operational) - Water Security for White Cliffs - Ivanhoe RSL Tennis Court Resurface / Multipurpose Courts
--	---

- Continued grants administration advice and support (including reporting and acquittals).
- Discussions regarding proposed continuing support for 2024-25.

SUMMARY OF DAYS WORKED

Total Days under Service Agreement (to end June 2024)	Rolling Total Days Used	April 2024 Days Used	Days Remaining at 30 April 2024 ¹
84	68.75	8.25	14.50

Please contact me if there is anything you would like to discuss regarding the above report.

Prepared by:



Andrew Morris
 Director, Morris & Piper Advisory
 2 May 2024
 Email: andrew@morrispiper.com
 Mobile: 0427 015 580

¹ Includes carry over of 7.5 days from 2022-23.
 2 May 2024



Draft Operational Plan and Budget

2024 - 2025



The Integrated Planning and Reporting Framework

As part of the New South Wales Government’s commitment to a strong and sustainable local government system, legislation was enacted in October 2009 that introduced a planning reporting tool for local government known as the Integrated Planning and Reporting (IP&R) framework.

The following diagram identifies the various components of the integrated planning and reporting framework and how they are linked to each other.

Documents in the IP&R Framework

STRATEGY/PLAN	PURPOSE	CURRENCY/ EXPIRY
Community Strategic Plan (CSP)	Peak plan providing public, private and non-government agencies, local community and other stakeholders with priority issues to address and goals for achievement in the longer term	10 years
Resourcing Strategy:	Strategy comprising three plans (see below) to ensure Council is able to adequately resource its ongoing activities and operations whilst working towards the CSP’s long-term goals	
- Long Term Financial Plan	Plan documenting Council's projected income and expenditure and modelling to ensure long-term financial sustainability	10 years
- Asset Management Plan	Plan providing a comprehensive account of the service standards and maintenance requirements and schedules for all council assets.	10 years
- Workforce Management Plan	Plan identifying Council's anticipated human resource priorities and activities to meet the goals and targets of the Delivery Program	4 years
Delivery Program	Plan documenting Council activities, projects and initiatives during each Council term, to work towards the long-term goals and targets described in CSP	4 years
Operational Plan	Annual plan programming ongoing activities, projects and initiatives and budget to achieve Delivery Program goals and targets	1 year
Annual Report	Report documenting Council activities in relation to its statutory responsibilities and reporting on progress of projects and initiatives outlined in the Operational Plan	1 year

The following diagram identifies the various components of the IP&R framework and how they are linked to each other.



The Central Darling Shire Operational Plan and Budget

This This Operational Plan and Budget is renewed on an annual basis. It is structurally aligned with the Community Strategic Plan and Delivery Program and should be read in reference to these other plans.

It provides a detailed account of annual actions and planned expenditure that Council will undertake in working towards the long term goals in the Community Strategic Plan.

The Operational Plan also includes a detailed annual budget and financial statements, and an account of Council’s fees and charges to be set for the financial year.



Central Darling Shire Council Delivery Program 2022 – 2026



Focus area 1: Community and Culture

Community priority – Housing

Our long-term goal for housing: *There is an adequate supply of diverse, well-built and well-maintained housing across the Shire that are appropriate for local environmental conditions and reflect the needs of our communities through all stages of life.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Council houses (staff accommodation)	Maintain council housing to ensure all houses are habitable and in good condition	Director Shire Services	All staff housing is habitable and occupied.
Council's social housing	Maintain council's social housing stock in Menindee to ensure all houses are habitable and in good condition	Director Shire Services/Works Supervisor	All council-owned social housing is habitable and occupied.

New initiatives



Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Investigate the sale of social housing in Menindee	General Manager	FY 23 Ongoing	Sale of council-owned social housing in Menindee is completed
Investigate the sale of surplus Council owned land for future development	Director Shire Services	FY 23 Ongoing	Land identified for sale for future development

Community priority – Services and facilities for families and communities

Our long-term goal for services and facilities for families and communities: *We have a range of local services and facilities that contribute positively to the mental and physical wellbeing of families and communities across the council area.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Community information	Community information is developed and distributed appropriately and in a timely manner	Community Engagement Officer	Up to date & relevant information provided to the community through all connected media outlets
Community centre operations (community halls etc.)	Community halls are well maintained and accessible for council and community activities	Administration Officer	Community halls are maintained and accessible for council and community activities

New initiatives



Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Advocate for an increase in services and facilities to address mental health issues in families and communities throughout the shire.	Council	FY 23 ongoing	Increased services and facilities that provide mental health support and assistance to families and communities throughout the shire.
Advocate for an increase in services and facilities to address drug and alcohol issues in families and communities throughout the shire	Council	FY 23 ongoing	Increased services and facilities that provide drug and alcohol issues support and assistance to families and communities throughout the shire
Advocate for an increase in services and facilities to address domestic violence issues in families and communities throughout the shire	Council	FY 23 ongoing	Increased services and facilities that provide domestic violence support and assistance to families and communities throughout the shire



Community priority – Services and facilities for children and young people

Our long-term goal for services and facilities for children young people: *We have a range of local services and facilities that contribute positively to the mental and physical wellbeing of our children and young people.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Youth Services	Continue support for the PCYC in Wilcannia	General Manager	Appropriate ongoing support is provided by council

New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Advocate for after-hours activities for young people to reduce the incidence of crime and antisocial behaviour	General Manager Director, Business Services	FY 23 ongoing	Increase in after-hours activities for young people
Advocate for expansion of PCYC or similar programs in Menindee and Ivanhoe	General Manager Director, Business Services	FY 23 ongoing	PCYC established in Menindee and Ivanhoe
Work with the NSW DET in providing arts and culture programs for young people	General Manager Director, Business Services	FY 23 ongoing	Increase in the number of arts and culture programs available locally for young people



Community priority — Services and facilities for an aging population

Our long-term goal for services and support for an aging population: *We have a range of local services and facilities that meet the needs of an aging population.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
NIL			

New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Advocate for the establishment of local aged care accommodation	General Manager	FY 23 ongoing	Permanent and/or respite aged care accommodation is established in Wilcannia, Menindee, Ivanhoe and White Cliffs



Community priority – Local sport and recreation

Our long term goal for local sport and recreation: *Our communities have access to a range of local community-based organised and team sports and well maintained sporting and recreational facilities.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Swimming pool management and maintenance	Continue to operate public swimming pools in Wilcannia, Menindee, Ivanhoe and White Cliffs and ensure pools are accessible during advertised opening times	Environmental Engineer	Swimming pools are accessible at all times during planned opening hours
Sports field management and maintenance	Ensure that sports fields and associated facilities are well maintained and accessible to local communities	Works Supervisor	Sports fields and associated facilities are open and accessible as publicly advertised
Pump tracks	Use secured grant funding to construct pump tracks in Wilcannia, Menindee, Ivanhoe and White Cliffs	Building Project Manager	All pump tracks constructed and accessible by FY23



New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Upgrade of club rooms at Ivanhoe sports ground	Director, Shire Services	FY 24	Club rooms are upgraded and accessible to the Ivanhoe community
Installation of irrigation system at Ivanhoe sports ground	Director, Shire Services	FY 24	Irrigation system is installed and operational
Construct a netball court in Menindee	Director, Shire Services	FY 24	Netball court is constructed and accessible to the Menindee community
Install outdoor gym equipment in local towns	Director, Shire Services	FY 24	Outdoor gym equipment is installed and accessible to communities across the shire



Community priority – Community events

Our long-term goal for community events: *Communities across the Shire are supported and strengthened by a range of well-organised community events.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Australia Day	Continue to organise and manage Australia Day, Community Awards and community events across the shire	General manager	Australia Day events are organised and managed across the shire
Community grants and funding	Provide ongoing support to shire communities in seeking grants and funding for local community events	General Manager	Grants and funding are sourced and secured by local community groups. FY 23 ongoing

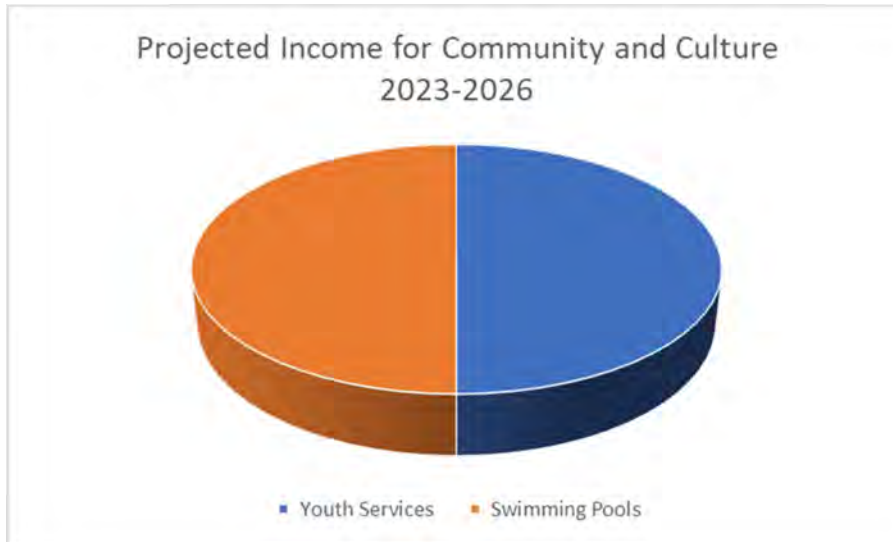
New initiatives

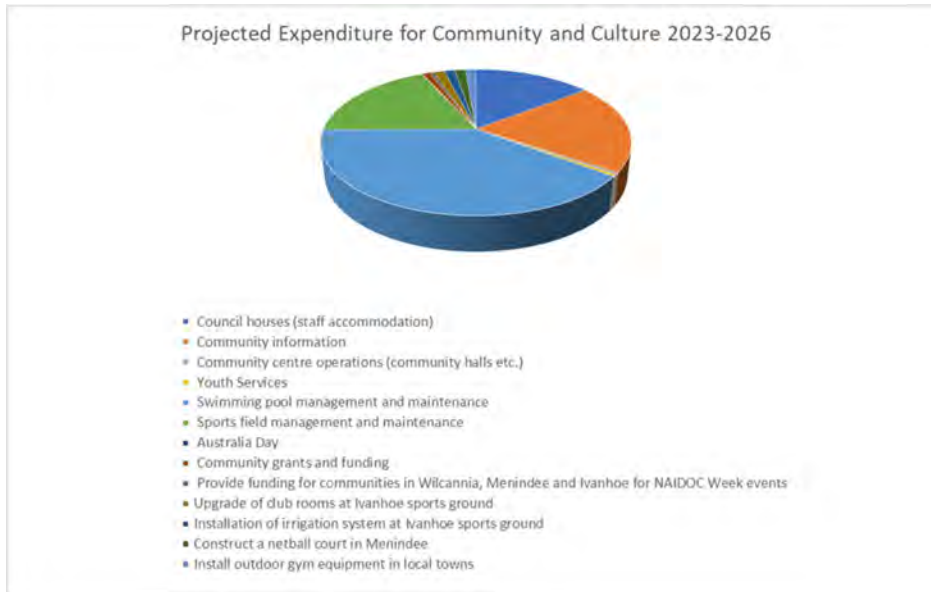
Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Provide funding for communities in Wilcannia, Menindee and Ivanhoe for NAIDOC Week events	General Manager	FY 23 ongoing	NAIDOC Week events are organised and managed in Wilcannia, Menindee and Ivanhoe with funding support from council



Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Source funding to support local community events	Council & General Manager	FY 23 ongoing	Funding is sourced by council to support local community events
Collaborate with external providers to stage local events	Community Engagement Officer	FY 23 ongoing	Community events staged as planned

RESOURCING - COMMUNITY AND CULTURE







Focus area 2. Local and Regional Governance

Community priority – Shire governance

Our long-term goal for Shire governance: *Governance of Central Darling Shire is based on sound principles and practices and is representative of community needs, interests and priorities.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Council and committee support	Support 355 committees & local community committees	Director Business Services	All committees functioning as required
Organisational planning and reporting	Report on legislative, statutory & regulatory requirements ie GIPA	Governance officer	All reports lodged on time
Community consultation and participation	Report on legislative, statutory & regulatory requirements	Governance officer General Manager Directors	All reports lodged on time An ongoing culture of engagement to inform and aid in Council decision making
Human resources management	Implement HR Framework & Workplace Plan Implement organisation cultural change program	Human Resources Officer	Delivery of plans by FY 23 and ongoing Sound organisational health that has a culture which provides accountability



Program / Activity	Current actions	Responsibility	Performance indicators
			transparency, innovation and achievement.
Occupational health and safety	Delivery of WHS Strategic Management Plan ongoing	WH&S Officer	Meet all legislative, statutory & regulatory requirements
Information technology services	Implement 3 year ICT Plan	Director Business Services	Completion of plan as per milestones by FY 24
Record management services	Implement CM10 processes and procedures	Director Business Services	Completion of plan as per milestones by FY 24
Governance	Report on legislative, statutory & regulatory requirements	General Manager	Meet all legislative, statutory & regulatory requirements within the required timeframes
Complaints handling	Investigate all internal & external complaints as per the council policy.	General Manager, Director Business Services	All complaints resolved as per Council policy.
Customer Services counter	Investigate all external customer queries as per the council policy.	Director Business Services	All queries resolved as per Council policy
Staff recruitment	Recruit to vacant positions	Human Resource Officer	All positions are filled.



Program / Activity	Current actions	Responsibility	Performance indicators
Facilities bookings	Take council facility bookings as requested by community	Director Business Services	Facilities are made available to the community as requested.
Auditing	Internal & external	Finance Manager	Completion and implementation of audits.
Financial management	Cash flow; general ledger; project ledger; internal control; budget; LTFP;	Finance Manager	Ease of use, relevance and implementation, reporting on debt management and sustainability
Financial reporting	Statutory & council reporting	Finance Manager	Completion and implementation
Rates	Calculation statement issue debt collection	Finance Manager	Completion
General accounting services	Accts payable, receivable, GST FBT,	Finance Manager	Completion
Payroll	Wages; tax; superannuation; reporting	Finance Manager	Completion
Insurance	Annual renewal process & update	Director Business Services	Completion of annual renewals
Risk management	Maintain & Update BCP & Risk management plan	Director Business Services	BCP & Risk Register regularly updated &



Program / Activity	Current actions	Responsibility	Performance indicators
			maintained, regular quarterly meeting of ARIC
Post Office	Provide postal & Services NSW to the community(Which community)	Director Business Services	Meet statutory requirements by Australia Post & Service NSW
Council Employees	Provide a safe work environment	General Manager	Staff are actively engaged in the workplace.
Cemetery Management	Provide administrative & physical cemetery services to the community	Director Shire Services & Director Business Services	Uninterrupted services provided to community
Health and Building Compliance Should read Environmental Assessment and Planning	Provide Health & Building compliance as per statutory requirements	Senior Planner; Environmental Engineer	Reporting as per legislative statutory requirements
Development assessment	Provide planning approval & building services	Senior Planner	Development applications processes as per legislative requirements
Issue of Section 10.7 Certificates	Delivery of service for issuing certificates.	Senior Planner	Certificates issued as per legislative requirements
Emergency Management	Support LEMC	General Manager Director Shire Services	Functioning LEMC- planning and responding to emergency situations



New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Provide input into state government processes and decision-making to establish a new governance model for the shire	General Manager Administrator	FY 23-24	Advice and input provided by council in a timely manner, based on current operational information and feedback from local communities.
Investigate business intelligence solutions to aid council’s activities in financial management, human resources, delegations, asset management, policies and procedures and governance; WH&S	MANEX	FY 23 ongoing	Undertake investigations and implement when necessary
Promotion of services on website	Community Engagement Officer	FY 23 ongoing	Detailed information about council services is accessible on council’s website
Develop a policy register for council	General Manager	FY 23 ongoing	All council policies are recorded and all legislative requirements are met
Make all council policies available on council’s website	Community Engagement Officer	FY 23 ongoing	All council policies are accessible on council’s website
Develop an ‘Access to Information’ page on council’s website	Community Engagement Officer	FY 23 ongoing	GIPA requirements met in line with OIPC recommendation



Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Develop a Customer Service Charter for council	General Manager	FY 23 ongoing	Customer service charter is adopted by council and operational
Develop a complaints management system for council	General Manager	FY 23 ongoing	An appropriate complaints management system is adopted by council and operational
Develop an Agency Information Guide for council	General Manager	FY 23 ongoing	Annual Agency Information Guide and associated website resources are adopted by council and approved by OIPC
A Reconciliation Action Plan is developed for council	General Manager	FY 23 ongoing	Reconciliation Action Plan is adopted by council and endorsed by Reconciliation NSW

Community priority – Aboriginal communities’ decision-making and representation

Our long-term goal for Aboriginal communities’ decision-making and representation: *Aboriginal communities within the Shire participate in planning and decision-making on issues that affect them.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
NIL			



New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Advocate for equity to ensure Aboriginal communities participation in identifying and establishing a new governance model for the shire	General Manager	FY 23 ongoing	Undertake consultation with Aboriginal community
Engagement of an Aboriginal Liaison Officer for council	General Manager	FY 24	Engagement of Aboriginal Liaison Officer

RESOURCING – LOCAL AND REGIONAL GOVERNANCE







Focus area 3. Natural Environment

Community priority – The Baaka / Darling River, Menindee Lakes and Willandra Creek

Our long-term goals for the Baaka / Darling River, Menindee Lakes and Willandra Creek: The Baaka / Darling River, Menindee Lakes and Willandra Creek have an adequate flow of water to ensure they are clean, well-stocked with a range of fish species and are safe and attractive locations for cultural and recreational activities.

Continuing council programs and activities

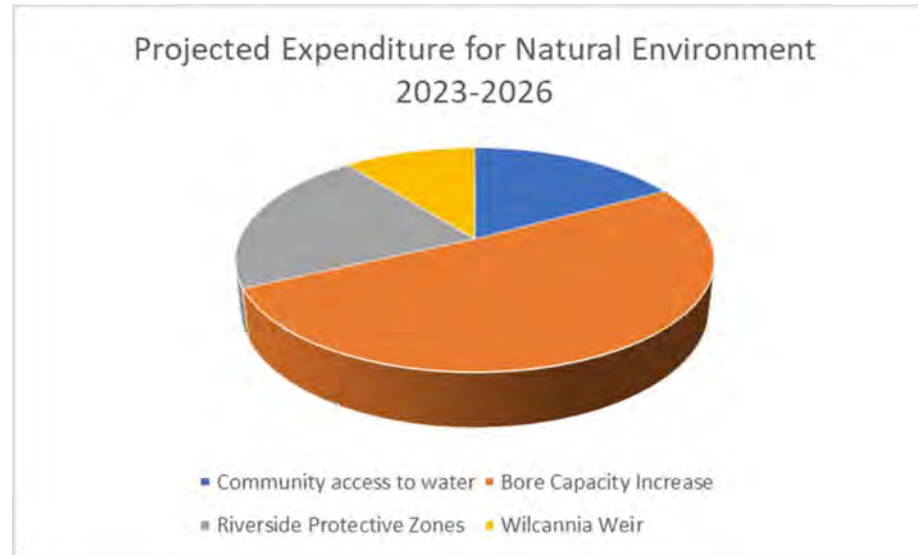
Program / Activity	Current actions	Responsibility	Performance indicators
Community access to water	Council continues to advocate for the water needs and rights of the Lower Darling River shire communities through membership of agencies and associations including the Murray Darling Basin Authority, the Menindee SDL Working Party, the Murray Darling Association, the Australian Floodplain Association and the Barwon Darling Consumer Action Group	Council/General Manager	Membership of appropriate organisations to advocate to state & federal governments



New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Increase the capacity of existing bores to ensure secure water supplies for all towns within the shire	Director Shire Services	FY 26	Output from existing water bores is increased
Create protection zones along the river to preserve the riverside environment and Aboriginal cultural heritage near Wilcannia and Menindee.	Council General Manager	FY26	Protection zones are created and local communities are kept informed
Work with NSW Water to facilitate the construction of Wilcannia weir	General Manager Director Shire Services	FY 24	Completion of construction of weir
Construction of new water treatment plants for Wilcannia, White Cliffs and Ivanhoe	Director Shire Services	FY 23	Completion of construction of Treatment Plants
Advocate for the development and adoption of the Lower Darling Floodplain Management Plan	Administrator General Manager	FY24	Initiation of the Lower Darling Floodplain Management Plan

RESOURCING - NATURAL ENVIRONMENT





Focus area 4. Local Economy

Community priority – Employment

Our goal for employment: *People living in the Shire have access to local employment opportunities in public, private and non-government sector agencies and activities.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Council traineeships	Establish traineeships in council in partnership with NIAA	Human Resource Officer	NIAA partnership is operational Traineeship positions are created and filled

New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Explore opportunities to engage with local communities to build awareness of career opportunities in local government	Council	FY26	Regular community information provided
Work with local business and industry to identify skills gaps in local communities and to create relevant training opportunities in partnership with TAFE and other organisations	Council	FY26	Community workforce plan will be developed and in place.



Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Develop staff attraction and retention programs within council	Human Resource Officer	FY26	Development and implementation of programs
Establish school-based traineeships to provide career paths into council for school leavers	Human Resource Officer	FY26	Implementation of program
Reinstate local contracts for property maintenance including building repairs, gardening, etc.	Council	FY26	Local contractors engaged in property maintenance
Identify and expand employment opportunities in local tourism, home services, maintenance, etc.	Council	FY26	Identification of additional employment opportunities
Identify and establish employment paths for local young people and others of employment age.	Council	FY26	Identification of additional employment opportunities
Encourage sustainable tourism initiatives which create employment and grows the local economy	General Manager		Enterprises established



Community priority – Access to fresh produce and retail choices

Our long-term goal for access to fresh produce and retail choices: *Communities across the Shire have local access to affordable fresh produce and choice in local retail outlets.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Outback Stores	Assist in promoting the establishment of Outback Stores retail outlets for Wilcannia and Ivanhoe	Council General Manager	Outback Stores retail outlets are operational in Wilcannia and Ivanhoe

New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Facilitate and support new retail initiatives across the shire including market days and new small businesses	Council General Manager	FY26	New retail initiatives are supported and promoted by council



Community priority – Tourism

Our long-term goal for tourism: *The Shire is host to a range of services, attractions and activities that support and grow local tourism.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Caravan park management	Provide & maintain high standard of caravan park services	Deputy Director Shire Services	Functioning & well maintained caravan park
Joint Organisation tourism activities	Participate in Far West Joint Organisation tourism initiatives and activities	General Manager	Ongoing participation in JO tourism initiatives and activities
Destination Country and Outback tourism promotion	Participate in Destination Country and Outback tourism initiatives	General Manager	Ongoing participation in Country and Outback tourism initiatives
Local tourism activities and promotion	Provide support to local tourism committees and activities	General Manager	Respond to requests for support from committees
Menindee Art Trail	Facilitate the installation of a local art trail in Menindee in partnership with Menindee Central School	General Manager	Menindee Art Trail is identified and established.
Aboriginal tourism	Support and promote the establishment of new Aboriginal tourism businesses and build the capacity of existing	General Manager	Aboriginal tourism businesses in operation and promoted



Program / Activity	Current actions	Responsibility	Performance indicators
	businesses		
Digital technologies for tourism	Identify and pursue opportunities to use digital technologies to promote tourism across the shire	Director, Business Services	Digital technology is available to promote tourism across the shire.
Tourism infrastructure	Identify future infrastructure needs to accommodate increased tourism	Director Shire Services	Implement tourism infrastructure as identified.
Baaka Cultural Centre	Continue to provide support for the establishment of the Baaka Cultural Centre in Wilcannia	General Manager	Establishment of a functioning and operational Baaka Centre

New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Participate in the development of a Destination Management Plan for the Far West	General Manager	FY24	Destination Management Plan in place
Develop a CDSC Tourism Action Plan based on the Far West Destination Management Plan	General Manager	FY25	Implementation of CDSC Tourism Action Plan
Develop a Destination Management Plan for the shire	General Manager	FY25	Implementation of Destination Management Plan



Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Construct improved tourism parking and amenities in Ivanhoe	Director Shire Services	FY25	Implementation of improved tourism parking and amenities in Ivanhoe
Provide training for young Aboriginal people to prepare them for work in the local tourism industry	Council General Manager	FY26	Young aboriginal people are employment ready for the local tourism industry
Develop a portal on council's website for local tourism information	Community Engagement Officer	FY 23 ongoing	Comprehensive local tourism information is available on council's website

Community priority – Agriculture

Our long-term goal for agriculture: *The economy of the Shire incorporates sustainable and diverse agricultural activities.*

Continuing council programs and activities

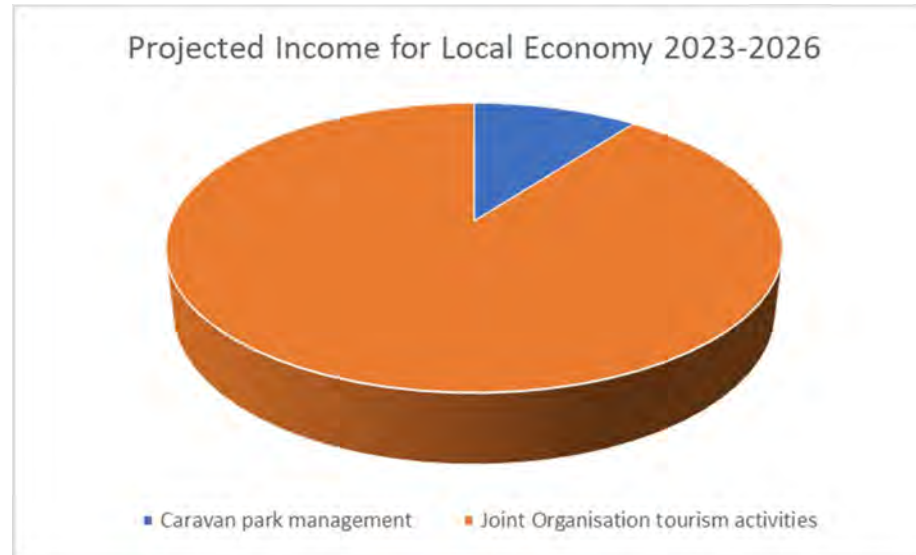
Program / Activity	Current actions	Responsibility	Performance indicators
Weeds and pests	Work with Local Land Services to manage and minimise weeds and pest animals	Environmental Engineer	Reduction in weeds & pests throughout the shire.
Water security	Advocate for the application of necessary measures to ensure water security for local agriculture	Council General Manager	Ongoing advocacy to state & federal governments.

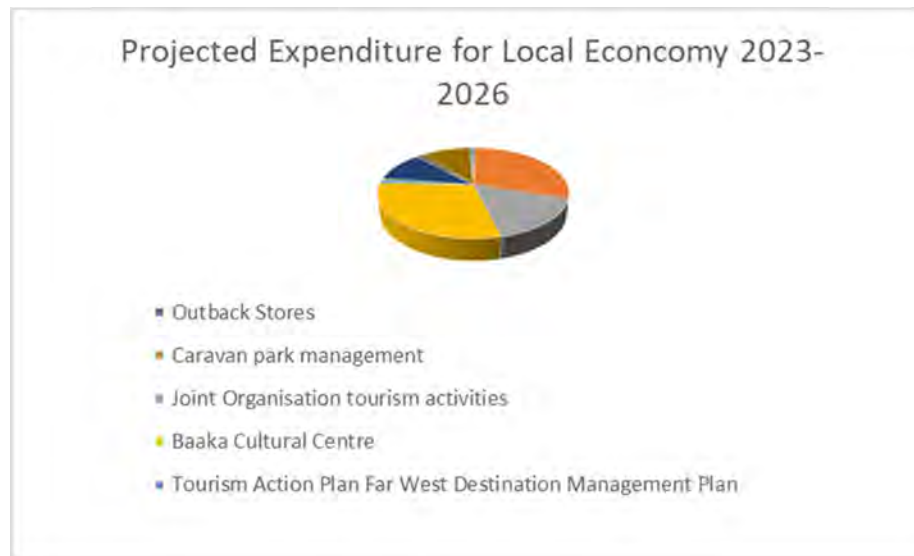


New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Identify and undertake necessary measures to ensure the ongoing biosecurity of local agriculture	Council General Manager	FY26	Ongoing awareness of biosecurity considerations for local agriculture.
Explore opportunities to promote 'paddock to plate' regional business practices	Council/ General Manager	FY 26	Ongoing awareness of paddock to plate opportunities for local agriculture
Promote market days and gate sales for local produce	Community Engagement Officer	FY26	Support provided for promotion of market days & local produce gate sales.

RESOURCING – LOCAL ECONOMY







Focus area 5. Rural and Urban Land Use

Community priority – Land availability for housing

Our long-term goal for land availability: *We have land allocated in our towns and appropriate policies to identify new housing development opportunities and enable the creation of new housing to reflect the needs of local communities.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Sale of council land	Identify council-owned land and buildings appropriate for public sale	Director Business Services	Identification for sale of council-owned land and buildings
Sale of land and houses for unpaid rates	Identify and list for sale, land and houses for which rates have not been paid for an extended period	Director Business Services	Identification for sale of unpaid rates land and buildings
Local Environment Plan	Ensure the Local Environment Plan is developed to reflect local housing needs	Senior Planner	Development and implementation of plan.

New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Identify land areas in Wilcannia, Menindee and Ivanhoe for further development of social and other housing	Director Business Services	FY25	Potential land identified in readiness for sale



Community priority – Greening and beautification of towns

Our long-term goal for greening and beautification of towns: *Our towns and town entrances are attractive, green and welcoming to local people and visitors.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Noxious weed control	Continuing eradication of noxious weeds	Environmental Engineer	Reduction in presence of noxious weeds.
Active and passive open space area maintenance and renewal	Maintain open spaces for community use	Deputy Director Shire Services	Maintained and functioning community areas.
Streetscape masterplans	Develop and maintain streetscape masterplans for towns and villages within the shire	Director Shire Services	Completion of plans

New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Design and construct 'Welcome to Country' signage at the entrances to Wilcannia, Menindee and Ivanhoe	General Manager	FY 25	Installation of Welcome to Country signs
Source funding and support for mural painting of the water towers in Ivanhoe	General Manager	FY25	Funding sourced



Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Work with the White Cliffs community to identify appropriate land for the development of a community garden	Director Business Services	FY24	Suitable land identified
Identify and secure funding for town beautification projects	General Manager	FY26	Funding secured for beautification projects.



Community priority — Local heritage

Our long-term goal for local heritage: *Our Aboriginal and European heritage is preserved and celebrated.*

Continuing council programs and activities

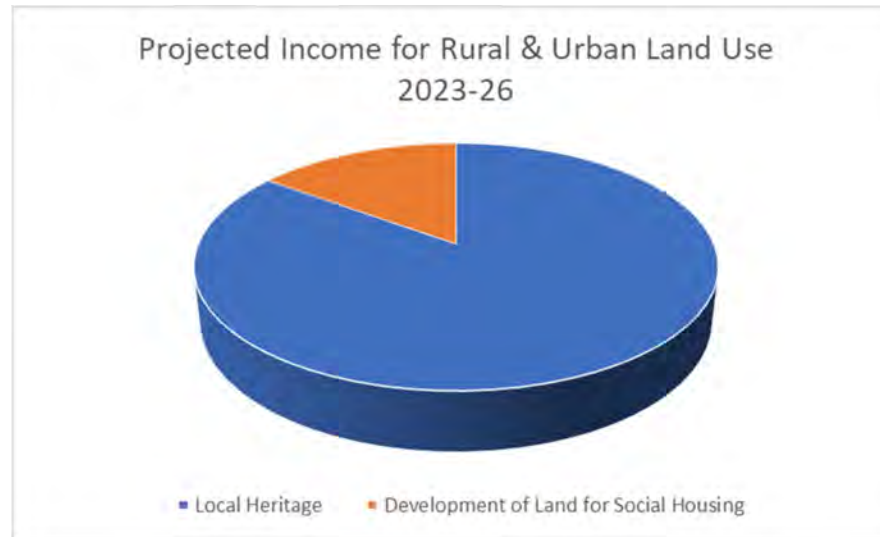
Program / Activity	Current actions	Responsibility	Performance indicators
Heritage consultant	Maintain ongoing engagement of an appropriate consultant to provide heritage advice and management services to council	Director Shire Services	Consultant engaged
Heritage preservation	Ensure that local Aboriginal and European heritage sites, buildings and places of cultural significance are well maintained and preserved	Director Shire Services	Well maintained culturally & heritage significant site
Heritage grants	Identify grants and funding to promote and support local heritage projects	Director Shire Services	Grants identified for funding and promotion
Heritage listings	Identify opportunities and associated funding for heritage listing and maintenance of significant buildings and environmental features	Director Shire Services	Grants identified for funding for heritage projects

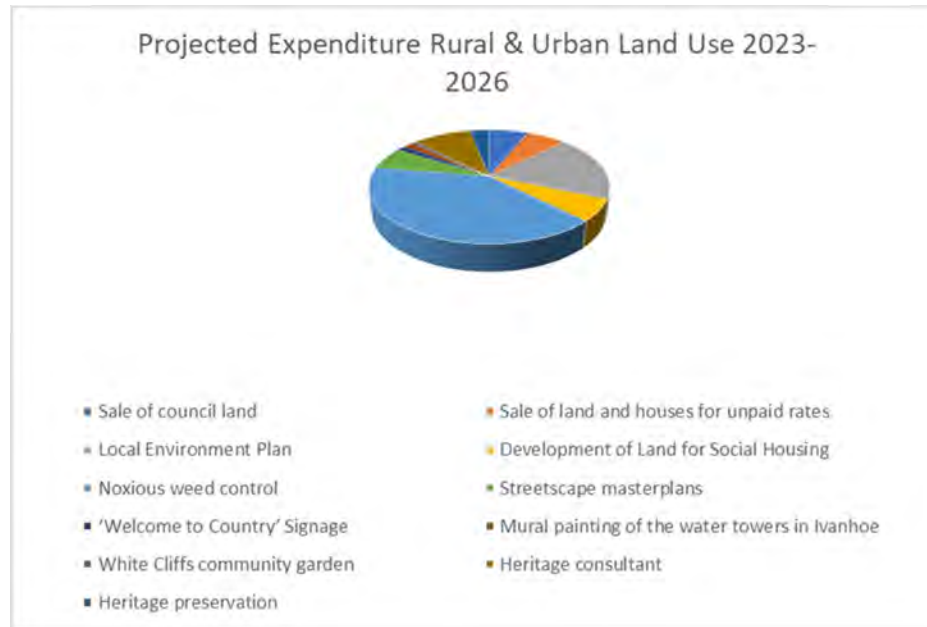


New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
NIL			

RESOURCING – RURAL AND URBAN LAND USE







Focus area 6. Infrastructure and Services

Community priority – Telecommunications and electricity infrastructure

Our long-term goal for telecommunications and electricity supply: *Local telecommunications and electricity infrastructure is state-of-the-art, well maintained and able to provide comprehensive, reliable services to communities across the Shire.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Community WiFi access	Advocate for the establishment of infrastructure to provide free WiFi and data in urban areas across the shire	Director Business Services	Ongoing advocacy with appropriate federal and state agencies
Mobile coverage	Advocate for expanded and strengthened mobile phone coverage and eliminate black spots across the shire	Council General Manager	Ongoing advocacy with appropriate federal and state agencies
NBN services	Advocate for the introduction of NBN services to communities within the shire	Council General Manager	Ongoing advocacy with appropriate federal and state agencies
Mobile power security	Advocate for improved capacities of mobile tower battery backup systems across the shire to ensure mobile phone access during power outages	General Manager	Ongoing advocacy with appropriate federal and state agencies



Program / Activity	Current actions	Responsibility	Performance indicators
Local electricity supply	Advocate to upgrade and improve electricity infrastructure to meet demand and guarantee continuous supply to all communities within the shire	Council General Manager	Ongoing advocacy with appropriate federal and state agencies
Communication providers	Advocate for the introduction of multiple providers of communications services	Council General Manager	Ongoing advocacy with appropriate federal and state agencies
Electricity pricing	Advocate for investigation of options to reduce the cost of domestic electricity supply including the installation of local alternative energy options	Council General Manager	Ongoing advocacy with appropriate federal and state agencies
Radio and television reception	Advocate for the improvement of local reception of regional television channels and radio stations	Council General Manager	Ongoing advocacy with appropriate federal and state agencies

New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
NIL			

Community priority – Drinking water

Our long-term goal for drinking water: *Communities across the Shire have access to clean, reliable supplies of potable water.*



Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Water treatment plants upgrade in Wilcannia, Ivanhoe and White Cliffs	Design phase	Director Shire Services	Completion by June 2024
White Cliffs reticulation system renewal	Design phase	Director Shire Services	Completion by June 2024
Emergency water supply for Tilpa community	Design phase	Director Shire Services	Completion by June 2022
Water supply systems maintenance	Replacement of valves and hydrants Mains cleaning and scouring	Director Shire Services	Water supply systems are maintained and operational
Water treatment plants maintenance	Ensure that water treatment plants under council's management are well-maintained and comply with Australian Drinking Water Guidelines	Director Shire Services	Water treatment plants are operational and water is supplied in compliance with relevant guidelines
Menindee drinking water supply	Ensure that all relevant state agencies are working effectively to facilitate the availability of clean drinking water for Menindee	Council General Manager	Water is available and supplied to the Menindee in compliance with relevant guidelines



Program / Activity	Current actions	Responsibility	Performance indicators
Ownership of water treatment plants	Facilitate the transfer of ownership of water treatment plants within the shire to state government with council managing plants under contract	General Manager	Ownership of all water treatment plants within the shire is transferred to the appropriate state agency
Water carting	Maintain water-carting services to identified properties when required.	Director Shire Services	A reliable water supply service is maintained for affected properties

New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Lobby for funding for the construction of single reticulation system for Wilcannia and Ivanhoe	Director Shire Services	FY25	Secured funding
Investigate and improve water security measures for White Cliffs	Director Shire Services	FY26	An increased surety of water supply
Investigate alternative drinking water supplies, including bore water, for White Cliffs	Director Shire Services	FY26	An increased surety of water supply



Community priority – Local and regional roads

Our long-term goal for local and regional roads: *Our road network enables safe and reliable access between local and regional population centres.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Roads maintenance and renewal	Ongoing roads grading, gravel re-sheeting and resealing program within Councils Asset Management Plan Signage maintenance and renewal Maintenance and renewal of culverts and bridges as required Ongoing management of roadside vegetation	Deputy Director Shire Services	Well maintained, functioning road network
Roadside electronic signage	Upgrade and replace electronic signage as required for road conditions and closures	Deputy Director Shire Services	Installation of functioning electronic signs.
Roads Hierarchy	Develop and maintain the Central Darling Shire Roads Hierarchy and Service Levels plan	Director Shire Services	Implementation of a Hierarchy & Service Level Plan



Program / Activity	Current actions	Responsibility	Performance indicators
Sealing of regional roads	In partnership with neighboring councils, advocate for additional funding for the sealing of priority roads throughout the shire and the region according to the Regional Transport Plan such as the Wool Track	Council General Manager	Advocacy for funding with state & federal governments

New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Identify locations and advocate for funding for initial sealing of unsealed roads throughout the shire	Director Shire Services	FY23 ongoing	Funding and locations identified
Identify and prioritise flood-prone road sections and apply appropriate treatments and improvements	Director Shire Services	FY26	Improvements and treatments applied to flood prone roads.



Community priority – Waste management

Our long-term goal for local landfill sites: *Waste management processes and landfill sites across the Shire are well managed and maintained.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Waste Services	Delivery of appropriate waste services	Deputy Director Shire Services	Waste services provided
Waste Management Plans	Prepare and maintain management plans for all landfill sites within the shire	Director Shire Services	Implementation of waste management plan. Operate the waste facilities at Wilcannia, White Cliffs, Tilpa, Ivanhoe and Menindee in accordance with the long term plans of management as prepared for each site and deliver the milestones as proposed
WASTE MANAGEMENT PLAN MILESTONES			
<p>Ivanhoe</p> <p><u>Milestone 1</u> – Re-instate the landfill</p> <ul style="list-style-type: none"> • Re-shape the up gradient catchment to divert surface water away from the landfill • Prepare an evaporation pond or suitable surface irrigation area and pump leachate from the landfill to the pond or irrigation area • Use an excavator with a long reach, or similar plant to pull back the deposited waste to a concentrated area within the landfill and develop a shape suitable for capping. Council’s FEL may be suitable if an excavator is not available. 			



- Track compact the waste and apply the final capping.
- Develop the tipping platform where lifts of placed waste will not exceed 2.0 metres or thereabouts or as required by the Amara concepts RLs.(Appendix 2)
- Procure and position litter fencing near to the active tipping area
- Continue landfilling until the current excavation achieves the final design landform

Milestone 2 – recommence landfilling at the newly developed active tipping area

- Crush and landfill the existing stockpile of green waste
- Re-establish the green waste stockpile area near to the landfill
- Landfill the existing stockpile of waste concrete
- Provide barricades to control the depositing of waste to ensure materials are confined to the active tipping area
- Push up waste in accordance with the "waste placement technique" (Appendix 4)
- Apply cover routinely from the established stockpile of ENM
- Collect litter regularly where it has accumulated at the litter fencing and place into the landfill

Milestone 3 – prepare an asbestos management policy

- Review the asbestos information currently contained on Council's website
- Develop protocols for advanced notice for the disposal of asbestos
- Train Council staff who may be required to deal with incoming loads of asbestos in the correct management of asbestos

Menindee

Milestone 1 – Prepare the first stage in the new filling area

- Win cover material from the inner side slopes of the perimeter berm and stockpile this material for future use as cover
- Construct a shallow berm on the floor of the new stage that will contain any leachate that may seep from the active tipping area
- Establish litter fencing near to the new active tipping area
- Identify vehicular access to the tipping platform and signpost accordingly
- Develop the tipping platform where lifts of placed waste will not exceed 2.5 metres (Appendix 4)



Milestone 2 – commence landfilling at the new active tipping area

- Crush and landfill the existing stockpile of green waste
- Landfill the existing stockpile of waste concrete
- Expand the void by excavating where the green waste had been stockpiled
- Provide barricades or litter fences to control the depositing of waste to ensure materials are confined to the active tipping area
- Push up waste in accordance with the “waste placement technique” (Appendix 4)
- Apply cover routinely from the established stockpile

Milestone 3 – discontinue landfilling at the current active tipping area.

- Establish barricades to prevent access to the tipping platform from both above and below.
- Cap the existing waste disposal area.
- Collect litter
- Control surface water to manage flows across the adjacent capped landform. This may take the form of shredded green waste berms, silt stop fencing or other suitable means
- Provide signage directing all general waste to the new waste disposal area.

Milestone 4 – prepare an asbestos management policy

- Review the asbestos information currently contained on Council's website
- Develop protocols for advanced notice for the disposal of asbestos
- Train Council staff who may be required to deal with incoming loads of asbestos in the correct management of asbestos

Wilcannia

Milestone 1 – Complete landfilling of the current general waste disposal area (main void), the minor voids and east/west trenches to achieve the landform design and undertake the final capping.

- Construct vehicular access to the base of the existing excavation (main void)
- Win cover material from the inner side slopes of the excavation and stockpile this material for future use as cover.



- Establish a tipping platform and tipping face at the floor of the excavation.
 - Establish a restricted tipping platform at the top of the excavation
 - Collect litter from about the site and establish litter fences near to the tipping platform at the top of the excavation
 - Place and cover waste in 2 to 2.5 metre lifts at the floor of the excavation until the final height is achieved.
 - Push domestic self haul waste into the excavation from the top tipping platform
 - Once the major void is filled, move landfilling to the minor voids and east/west trenches until the minor voids and trenches have been filled
 - Undertake site testing to determine where future trenching can occur
 - Prepare the first trench for the acceptance of general waste and establish litter fencing and tipping platform
 - Develop suitable vehicular access to the new general waste disposal trench.
 - Apply final capping to the completed general waste disposal areas.
- Milestone 2 – Complete the inert waste disposal area
- Discontinue landfilling inert waste once the design final shape is achieved.
 - Cap the existing inert waste disposal area.
 - Direct all inert waste to the general waste disposal area.
- Milestone 3 – Prepare an asbestos management policy

New initiatives

Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
Identify opportunities and funding for the introduction of local recycling programs	Environmental Engineer	Fy26	Recycling program identified and funding secured
Seek funding for measures to improve waste management in the shire and	Environmental Engineer	Fy26	Reduction of waste to landfill/per tonne



increase the diversion of waste from landfill			
---	--	--	--

Community priority – Local services

Our long-term goal for local services: *Services provided to local Aboriginal and other communities are designed and delivered based on ongoing engagement and comprehensive understanding of community needs, issues and priorities.*

Continuing council programs and activities

Program / Activity	Current actions	Responsibility	Performance indicators
Infrastructure maintenance and upgrade	Follow current asset management plan	Director Shire Services	Management Plan completed
Asset management	Renewal of assets as per Asset Management Plans	Director Shire Services	Implementation of the asset management plans
Community assets maintenance and renewal	Follow current asset management plan	Deputy Director Shire Services	Community assets maintained
Footpath maintenance and renewal	Follow current asset management plan	Deputy Director Shire Services	Footpaths maintained and safe for community use.
Street lighting program	Identify additional location requirements & black spots	Deputy Director Shire Services	Black spots Identified
Compliance (Ranger Services, Animal Control)	Compliant with all statutory & legislative requirements	Ranger	All statutory & legislative requirements are met.



Program / Activity	Current actions	Responsibility	Performance indicators
Plant and equipment	Maintained to a safe standard & in operational condition	Deputy Director Shire Services	Plant & equipment maintained & safe
Aerodromes	Maintained to ALA & CASA standards	Deputy Director Shire Services	Compliant to ALA & CASA standards
Stormwater Management	Asset management plan CCTV investigation	Deputy Director Shire Services	CCTV inspection completed.
Infrastructure and service planning	Ensure the planning and provision of services to Central Darling Shire communities reflects current and future community needs	Director Shire Services	Planning & services provided
Public Transport	Advocate for the provision of local and regional public transport servicing all population centres within the shire	Council/ General Manager	Advocate to state government for improved & continued services.

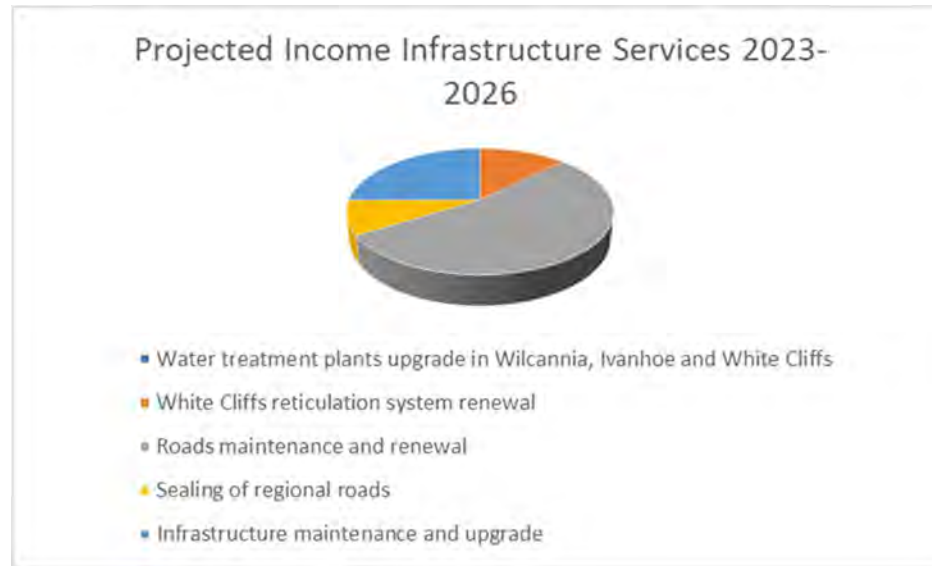
New initiatives

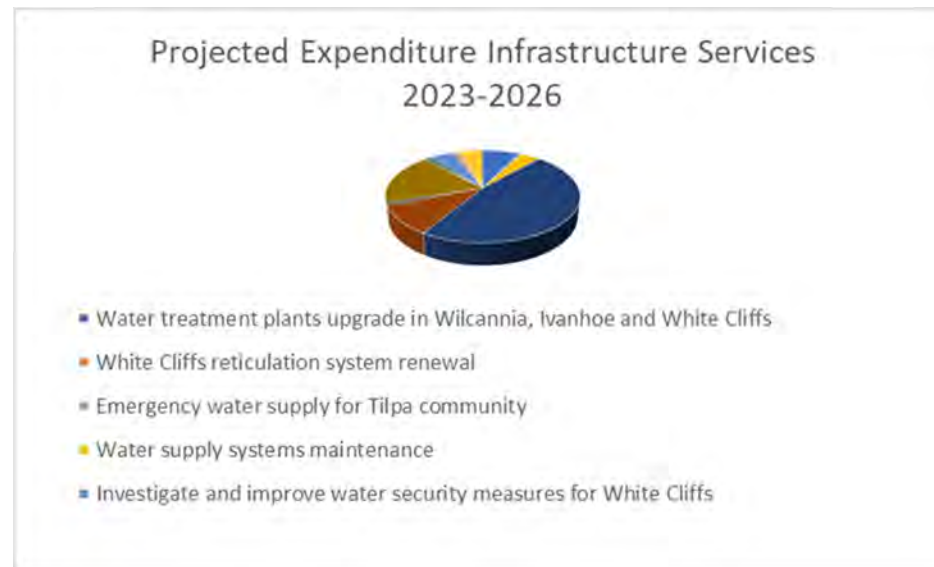
Initiative	Responsibility	Timeline (FY 23 / 24 / 25 / 26)	Indicators of progress
------------	----------------	------------------------------------	------------------------



Advocate for increased funding to maintain and operate council aerodromes to CASA standards	GM Director Shire Services	FY 24	Funding sourced to maintain aerodromes to CASA standards
---	-------------------------------	-------	--

RESOURCING – INFRASTRUCTURE AND SERVICES







Operational Plan 2024 - 2025



Statement of Revenue

Overview

The Statement of Revenue details how rates and annual charges are set, as well as fees and charges for use of Council facilities and services.

Ordinary Rates

Ordinary rates contribute to essential services such as the road network, street lighting, street cleaning, footpaths, parks, sport and recreation facilities, environmental planning and conservation, rangers, pest control, town planning and building control, community services, and much more.

The total amount of ordinary rates Council can charge is capped by legislation. The Independent Pricing and Regulatory Tribunal has approved a 4.5% rate peg for 2024-25 as the allowable increase on this capped amount.

This capped amount is effectively shared between all ratepayers according to the individual value and rating category of their property .

Under the Valuation of Land Act 1916 Council is required to use the most current land values when calculating ordinary and special rates. These values are provided by the NSW Valuer General (VG), the independent statutory authority responsible for determining land values in NSW. The latest values provided by the VG are being used for levying rates in and have a base date of 1 July 2019.

Council has a limited number of methods or structures available under the Local Government Act 1993 when setting ordinary rates as follows:

- Ad Valorem Rate only;
- Ad Valorem Rate which is subject to a minimum amount of the rate; or
- A Base Amount to which an ad valorem amount is added.

All available rate structures are primarily based on the unimproved land value of property. Council may also set different rates for different categories. These methods or structures can be used to move rate burden between different rate payer groups without changing the total amount of rates available to Council.

Historically Council has adopted a Base Amount plus Ad Valorem Rate structure. Application of a uniform Base Amount Rate provides for an equal and minimum contribution by all ratepayers to the base costs of running Council.

Categories

In accordance with s 514 of the Local Government Act 1993, all parcels of rateable land in Council's area have been classified into one of the following categories of Ordinary rates:

Farmland s 515 of the Local Government Act 1993

Land is categorised as farmland if it is a parcel of rateable land valued as one assessment where its dominant use is for farming and which has a significant and substantial commercial purpose or character and is engaged in for the purpose of profit on a continuous or repetitive basis.

Rural residential land is not categorised farmland.

Residential s 516 of the Local Government Act 1993



Land is categorised as residential if it is a parcel of rateable land valued as one assessment and its dominant use is for residential accommodation or rural residential land or if it is vacant land it is zoned or otherwise designated for use under an environmental planning instrument for residential purposes.

Business s 518 of the Local Government Act 1993

Land is to be categorised as business if it cannot be categorised as farmland or residential. Caravan parks and manufactured home communities are to be categorised business.

The categorisation of all rateable land was determined as at 1 January 1994 with the issue of the rate notice in January 1994. New parcels of land created since that date have been categorised with the issue of subsequent rate notices. Where subsequent changes in categorisation have occurred, written notices to this effect have been issued in accordance with s 520 of the Local Government Act 1993.

Ordinary Rates 2024-25

Category	No. of Properties	Base Rate Amount	Base Rate Income	Rateable Land Values	Ad Valorem Rate in \$	Ad Valorem Rate Income	Total Ordinary Rate Income	Base Rate % of Total Income
Farmland	376	\$130.00	\$48,880	\$1026766440	0.0004470	\$458,965	\$507,845	10%
Residential	1040	\$130.00	\$135,200	\$3,549,880	0.0706730	\$250,881	\$386,081	35%
Business	135	\$130.00	\$17,550	\$594,390	0.0582740	\$34,637	\$52,187	34%
Totals	1,551		\$201,630	\$1,030,910,710		\$744,483	\$946,113	

Annual Charges

In addition to ordinary rates, Council will levy annual charges for the following services in 2022-23:

Domestic waste management services – s496 of the Local Government Act 1993

Waste management services (non-domestic) – s501 of the Local Government Act 1993

Water supply services - s501 of the Local Government Act 1993

Sewerage services - s501 of the Local Government Act 1993

Domestic Waste Management Service Charges

Domestic Waste is defined in the Local Government Act 1993 as “waste on domestic premises of a kind and quantity ordinarily generated on domestic premises and includes waste that may be recycled, but does not include sewage.”

Council levies a domestic waste management service charge on all parcels of rateable land to which a domestic waste management service is available. This charge covers the cost of providing domestic waste collection services, whole of life cost for managing waste including the remediation of landfills.

Section 504 of the Local Government Act 1993 requires that the cost of providing Domestic Waste Management Services must be fully covered by the income derived from charges for these services.

Waste Management Service Charges - Non Domestic Levied under Section 501 of the <i>Local Government Act 1993</i>	Charge Unit	2024-25 Charge
--	-------------	----------------



<p>Waste Management Service <u>Purpose:</u> Entitlement to a weekly collection of a 240 litre waste bin. <u>Applies to:</u> All properties within any of Council's waste collection areas where a Waste Collection service has been requested and provided.</p>	Per Property	\$685.00
<p>Waste Management Additional Bin <u>Purpose:</u> Entitlement to a weekly collection of additional 240 litre waste bins. <u>Applies to:</u> All properties within any of Council's waste collection areas where an additional Non Domestic Waste Collection service(s) has/have been requested and provided.</p>	Per Bin	\$685.00

c. In accordance with Sections 501 and 502 of the *Local Government Act 1993*, make and levy charges for water supply services in 2023-24 as follows:

Water Service Charges - Wilcannia		
Service Charge Description	Charge Unit	2024-25 Charge
Filtered Water Connected	Per Connection	\$275.00
Non- Potable/Raw Water Connected	Per Connection	\$1,083.00
Filtered Water Availability	Per Property	\$181.00
Non- Potable/Raw Water Availability	Per Property	\$181.00
Filtered Water Usage	Per Kilolitre (kL)	\$3.75
Filtered Water Usage – Metered Non- Rateable Properties	Per Kilolitre (kL)	\$3.75
Non- Potable/Raw Water Usage – Metered Non Rateable Properties	Per Kilolitre (kL)	\$3.75
Water Service Charges - Ivanhoe		
Service Charge Description	Charge Unit	2024-25 Charge
Filtered Water Connected	Per Connection	\$322.00
Non- Potable/Raw Water Connected	Per Connection	\$539.00
Filtered Water Availability	Per Property	\$240.00
Non- Potable/Raw Water Availability	Per Property	\$240.00
Filtered Water Usage	Per Kilolitre (kL)	\$4.18
Non -Potable/Raw Water Usage – Rateable Properties	Per Kilolitre (kL)	\$1.81



Filtered Water Usage – Metered Non- Rateable Properties	Per Kilolitre (kL)	\$5.03
Non -Potable/Raw Water Usage – Metered Non -Rateable Properties	Per Kilolitre (kL)	\$4.18
Water Service Charges – White Cliffs		
Service Charge Description	Charge Unit	2024-25 Charge
Filtered Water Connected	Per Connection	\$1,043.00
Non- Potable/Raw Water Connected	Per Connection	\$1,043.00
Filtered Water Availability	Per Property	\$912.00
Non -Potable/Raw Water Availability	Per Property	\$912.00
Filtered Water Usage	Per Kilolitre (kL)	\$4.08
Non -Potable/Raw Water Usage – Rateable Properties	Per Kilolitre (kL)	\$4.08
Filtered Water Usage – Metered Non- Rateable Properties	Per Kilolitre (kL)	\$4.08
Non- Potable/Raw Water Usage – Metered Non- Rateable Properties	Per Kilolitre (kL)	\$4.08

d. In accordance with Sections 501 of the *Local Government Act 1993*, Council make and levy charges for sewerage services in 2023-24 as follows:

Service Charge Description	Unit Type	2024-25 Charge
Sewerage Service Charge	Per property – up to 2 connections	\$980.00
Sewerage Service Additional Charge	Per connection – more than 2 connections	\$338.00



BUDGETED FINANCIAL STATEMENTS for 2024-25

Budgeted Income and Expenses Statement Year Ending 30 June 2025

	Budget 2023/24 \$'000	Budget 2024/25 \$'000	Notes
Income			
Rate Income	913	946	
Annual Charges Income	1,659	1,645	
User Charges & Fees	9,451	8,478	1
Interest & Investment Revenue	87	97	
Other Revenues	383	434	
Operating Grants	6,598	9,003	2
Capital Grants	23,514	12,109	3
Contributions	3,238	3,294	
Total income from continuing operations	45,842	36,006	
Expenditure			
Employee Benefits	6,869	7,070	
Borrowing Costs	40	40	
Materials & Contracts	8,645	8,524	
Depreciation	4,329	5,853	4
Other Expenses	2,424	2,885	
Total expenses from continuing operations	22,307	24,372	
Operating result from continuing operations	23,535	11,635	
Net operating result before capital grants and contributions	21	(475)	

Notes

1. User Charges & Fees
Reduction due to less income from RMS works due to the completion of Cobb Highway
2. Operating grants are expected to increase for the budget year 2024-25.
This is due to increased funding to be received for Roads to Recovery and an expected increase in Federal Assistance Funding.
3. The amount Budgeted Capital Grants tends to fluctuate depending on government funding models and funding that is deemed to be appropriate fo Central Darling Council.
4. Depreciation
The increase in budgeted depreciation is due to the construction of new assets.



Budgeted Income and Expenses Statement Year Ending 30 June 2025

	Budget 2022/23 \$'000	Budget 2023/24 \$'000	Budget 2024/25 \$'000	Notes
Income				
Rate Income	885	913	946	
Annual Charges Income	1,598	1,659	1,645	
User Charges & Fees	9,716	9,450	8,478	
Interest & Investment Revenue	54	87	97	
Other Revenues	405	383	434	
Operating Grants	5,559	6,598	9,003	
Capital Grants	24,394	23,514	12,109	
Contributions	3,185	3,238	3,294	
Total income from continuing operations	45,796	45,842	36,006	
Expenditure				
Employee Benefits	6,968	6,869	7,070	
Borrowing Costs	39	40	40	
Materials & Contracts	7,696	8,645	8,524	
Depreciation	4,324	4,329	5,853	
Other Expenses	2,257	2,424	2,885	
Total expenses from continuing operations	21,284	22,307	24,372	
Operating result form continuing operations	24,512	23,535	11,635	
Net operating result before capital grants and contributions	118	21	(475)	



Statement of Budgeted Income 2024-25

	Budget 2022/23 \$'000	Budget 2023/24 \$'000	Budget 2024/25 \$'000	Notes
Income				
Rates				
Residential	362	489	507	
Farmland	475	373	386	
Business	48	51	53	
Total Rates	885	913	946	
Annual Charges Income				
Water Services	676	702	682	
Sewer Services	277	288	294	
Waste Services	645	670	669	
Total Annual Charges	1,598	1,659	1,645	
User Charges & Fees				
Water Supply Services	409	305	275	
Sewerage Services	2	2	4	
Planning & Building Regulation	42	35	36	
Private Works	316	802	1,151	5
Caravan Parks	43	45	50	
Rent & Hire of Council Property	1	7	12	
RMS	8,830	8,241	6,939	6
Swimming Pools	3	2	1	
Waste Disposal Tipping Fees	70	11	10	
Other	0	1	1	
Total User Charges & Fees	9,716	9,451	8,478	
Interest & Investment Revenue				
Overdue Rates	22	18	18	
Interest on Investment	1	40	50	7
Water Fund Operations	22	24	24	
Sewer Fund Operations	9	5	5	
Total Interest & Investment Revenue	54	87	97	
Other Revenues				
Rental Income Other Council Property	75	45	60	
Commissions & Agency Fees	183	186	198	
Cemeteries	8	9	10	
Insurance Claims Recovery	11	20	25	
Sales General	106	110	130	
Other	23	13	12	
Total Other Revenues	405	383	434	



Statement of Budgeted Income 2024-25 Continued

	Budget 2022/23 \$'000	Budget 2023/24 \$'000	Budget 2024/25 \$'000	Notes
Operating Grants				
FAGS - General	3,000	3,350	5,000	8
FAGS - Roads	800	1,100	1,800	8
Pensioner Rate Rebate	19	19	19	
Bushfire & Emergency	135	136	138	
Flood Mapping	100	0	0	
Heritage & Culture	17	20	20	
Roads to Recovery	1,125	1,837	1,900	
Water & Sewer (Aboriginal W&S)	105	105	125	
Youth	3	1	1	
Stronger Country Communities	20	30	-	
Drought Stimulus	235	-	-	
Total Operating Grants	5,559	6,598	9,003	
Capital Grants				
Active Transport funding	-	300	-	
Fixing Local Roads	1,302	1,000	2,250	
Crown Reserves Improvement Fund	233	0	-	
Regional Roads Repair Program	400	1,000	-	
Regional & Local Roads Repair Program	0	4,361	3,629	
Disaster Risk Reduction Fund	0	90	-	
Murray Darling Basin Economic Development Program	-	345	-	
NSW Severe Weather and Flood Funding	-	320	-	
Stronger Country Communities	120	764	175	
Safe and Secure - Wilcannia & Ivanhoe Water Treatment Plants	3,600	3,000	3,000	
Local Roads & Community Infrastructure	4,099	253	975	
Drought Stimulus	140	0	-	
Pooncarie Road	12,000	8,000	-	
Aerodromes	0	80	80	
Restart NSW - White Cliffs Water Treatment Plant	2,500	4,000	2,000	
Total Capital Grants	24,394	23,514	12,109	
Contributions				
Regional Road Block Funding	2,810	2,863	2,919	
Far West Joint Organisation	375	375	375	
Total Contributions	3,185	3,238	3,294	
Total income from continuing operations	45,796	45,842	36,006	

5. The budget for Private Works is based on activity for the current year plus an increase in on-costs.
6. RMS works are budgeted to reduce in 2024-25 budget year due to the completion of the Cobb Hwy.
7. The Increase in the budget for Interest is due to higher overall interest rates.
8. Additional funding is expected to be received from the Grants Commission for federal assistance funding.



Statement of Budgeted Expenditure 2023-24

	Budget 2022/23 \$'000	Budget 2023/24 \$'000	Budget 2024/25 \$'000	Notes
Expenditure				
Employee Benefits				
Salaries and Wages	6,121	6,006	6,162	
Superannuation	643	661	703	
Worker's Compensation Insurance	144	142	145	
Fringe Benefits Tax	60	60	60	
	6,968	6,869	7,070	
Borrowing Costs				
Interest on Loan	-	-	-	
Interest Right of Use Assets	14	15	15	
Tip Remediation	25	25	25	
	39	40	40	
Materials & Contracts				
Raw Materials and Consumables	1,862	2,074	1,691	
Contractor Costs	5,800	6,550	6,833	
Operating Leases	34	22	-	
	7,696	8,645	8,524	
Depreciation				
Right of Use Assets	360	365	266	
Furniture and fittings	-	-	1	
Plant & Equipment	215	215	260	
Buildings	826	826	873	
Other Structures	262	262	322	
Roads	1,858	1,858	3,368	
Stormwater Drainage	25	25	26	
Water Infrastructure	668	668	591	
Sewerage Infrastructure	97	97	138	
Landfill	13	13	8	
	4,324	4,329	5,853	
Other Expenses				
Advertising	32	31	2	
Auditor's Remuneration	65	65	68	
Bank Charges	7	7	0	
NSW Rural Fire Service Levy	255	323	290	
Consultants	261	70	80	
Legal Expenses	26	25	45	
Donations & Contributions	10	40	45	
Electricity & Heating	240	250	363	
Insurance	518	709	725	
Printing & Stationery	36	44	28	
Subscriptions	261	329	421	
Telephone & Communications	95	79	83	
Training	121	98	160	
Valuation Fees	20	19	18	
Other	310	335	559	
	2,257	2,424	2,885	
Total expenses from continuing operations	21,284	22,307	24,371	



Budgeted Cashflow Statement 2024-25

	Budget 2022/23 \$'000	Budget 2023/24 \$'000	Budget 2024/25 \$'000	Notes
Cash Flows from Operating Activities				
Receipts				
Rates & Annual Charges	2,639	2,312	2,362	
User Charges & Fees	8,097	7,561	6,782	
Investment and interest Revenue Received	54	87	97	
Grants & Contributions	33,138	33,350	24,406	
Payments				
Employee Benefits & Oncosts	(7,150)	(6,869)	(7,070)	
Materials and Contracts	(9,754)	(8,472)	(8,353)	
Borrowing Costs	(14)	(15)	(15)	
Net Cash Provided by operating Activities	27,010	27,953	18,209	
Cash Flows from Investing Activities				
Receipts				
Proceeds from sale of non-current assets	-	-	-	
Payments				
Purchase of Assets	(29,673)	(28,276)	(18,099)	
Net Cash Inflow (Outflow)	(29,673)	(28,276)	(18,099)	
Cash Flows from Financing Activities				
Receipts				
Proceeds for Borrowing	-	-	-	
Payments				
Loan repayments	-	-	-	
Lease payments	(466)	(450)	(450)	
Net Cash Inflow (Outflow)	(466)	(450)	(450)	
Net Increase/(Decrease) in Cash and Cash Equivalents	(3,129)	(773)	(340)	
Cash at Beginning of Year	8,727	4,500	2,745	
Cash at End of Year	5,598	3,727	2,405	



Statement of Budgeted Reserves 2024-25

	Opening Balance 2024 \$'000	Transfer In \$'000	Transfer Out \$'000	Closing Balance 2025 \$'000	Notes
Plant Replacement Reserve	10	15	-	25	1
Waste Management Reserve	155	165	-	320	2

For the 2022-23 Budget Year, Council has established two reserves.

1. Plant Replacement Reserve
To be based on one percent of the net proceeds , from the previous financial year, generated from private works and works completed for RMS. The funds to be transferred into this reserve are not to have an adverse effect on the working capital of Council. This reserve is to be used for the long term replacement of Council plant.

2. Waste Management Reserve
A loan was taken out during the 2013 financial year to fund the purchase of three garbage trucks and other operational expenditure.
The loan was with the Westpac Banking Corporation and the loan balance as at the year ended 30 June 2013 was \$1,249,000.
Council had been paying interest and principal payments of \$13,750 per month to service the loan for the garbage trucks. These payments were being funded by the Annual Charge levied for waste management.
Council will now allocate these funds, into a waste reserve for the future funding for various waste management projects. The annual total of funds to be placed into the Waste Management Reserve will be \$165,000.

Statement of Budgeted Capital Works 2024-25 Summary

	New Assets	Renewal	Upgrade	Total
Roads	-	7,435,100	2,250,000	9,685,100
Water Infrastructure	95,000	300,000	5,000,000	5,395,000
Sewerage Infrastructure	-	-	-	-
Buildings	450,000	130,000	-	580,000
Stormwater Infrastructure	-	75,000	-	75,000
Outdoor Infrastructure	96,000	378,000	1,150,000	1,624,000
Plant & Equipment	575,000	-	-	575,000
Swimming Pools	-	165,000	-	165,000
	1,216,000	8,483,100	8,400,000	18,099,100



Statement of Budgeted Capital Works 2024-25 Detail

Asset Area	Description	Budget	Summary of Funding Source			
		2023-24	Grants	Contributions	Rates	Borrowings
Roads						
<u>Regional Roads</u>						
	Reseals	1,660,000		1,660,000		
	Gravel Resheet	100,000		100,000		
	RERRF	1,416,100	1,416,100			
	Culverts	146,000		146,000		
	sub-total	3,322,100	1,416,100	1,906,000	-	-
<u>Local Roads</u>						
	Roads to Recovery 2023/24	900,000	900,000			
	Roads to Recovery 2024/25	1,000,000	1,000,000			
	Fixing Local Roads Rd 4	2,250,000	2,250,000			
	RERRF	2,213,000	2,213,000			
	sub-total	6,363,000	6,363,000	-	-	-
	Total	9,685,100	7,779,100	1,906,000	-	-
Water						
	Restart NSW - White Cliffs WTP & Retic	2,000,000	2,000,000			
	Safe & Secure - Wilcannia & Ivanhoe WTP	3,000,000	3,000,000			
	Valve Replacements Ivanhoe Wilcannia	150,000			150,000	
	AC Mains Replacement Wilcannia	150,000			150,000	
	Tilpa Reservoir and Pipework	65,000			65,000	
	Bubblers	30,000			30,000	
	Total	5,395,000	5,000,000	-	395,000	-
Stormwater						
	Wilcannia Darling River Outlets	75,000			75,000	
Buildings						
	57 Woore St	10,000			10,000	
	47-49 Hood St	10,000			10,000	
	Victory Park Caravan Park Residence	20,000			20,000	
	16 Ross St	40,000			40,000	
	Flats 1-6	20,000			20,000	
	Atco/ Enviro/ Storage	15,000			15,000	
	All Council houses	15,000			15,000	
	New 3 Bedroom House	450,000			450,000	
	Total	580,000	-	-	580,000	
Outdoor Infrastructure						
<u>Aerodromes</u>						
	Wilcannia amenities/ water supply	160,000	80,000		80,000	-
<u>Ancillary</u>						
	Menindee Improved Mobility Access	175,000	175,000			
	Streetscape Upgrades	975,000	975,000			
	Total	1,150,000	1,150,000	-	-	-



Statement of Budgeted Capital Works 2024-25 Detail continued

Asset Area	Description	Budget	Summary of Funding Source			
		2023-24	Grants	Contributions	Rates	Borrowings
Depots						
	Wilcannia Electrical Switchboard Upgrade	98,000			98,000	
	Wilcannia Workshop structural Improvements	60,000			60,000	
	Washdown Bay, interceptor pit, absorption trench	60,000			60,000	
	Total	218,000	-	-	218,000	-
Cemeteries						
	Shade/ Seating	18,000			18,000	
	Ivanhoe Fencing	18,000			18,000	
	Total	36,000	-	-	36,000	-
Sport and Rec						
	White Cliffs Pumptrack	60,000			60,000	
Swimming pools						
	Seating and Shade Sails	45,000			45,000	
	Chlorine Gas Dosing System Upgrades	120,000			120,000	
	Total	165,000	-	-	165,000	-
Plant						
	Small Tipplers Ivanhoe & Menindee	150,000			150,000	
	Excavator, 5 ton	75,000			75,000	
	Forklift	35,000			35,000	
	Excavator, 2.5ton	65,000			65,000	
	Skid Steer Menindee	90,000			90,000	
	VMS Sign Displays	50,000			50,000	
	Vermeer Vac Unit	110,000			110,000	
	Total	575,000	-	-	575,000	-
	Grand Total	18,099,100	14,009,100	1,906,000	2,184,000	-



Appendix 1

Fees and Charges

In accordance with Section 608 of the Local Government Act 1993 and other relevant legislation, Council charges and recovers approved fees and charges for any services it provides.

In cases where the amount of fees and charges for service is determined under another Act or regulatory body, Council's policy is not to determine an amount that is inconsistent with the amount determined under the other Act or regulatory body.

All of Councils fees and charges not subject to statutory control are reviewed on an annual basis prior to finalisation of Council's annual operational budget. In special circumstances, fees and charged can be reviewed and approved by Council in accordance with the Local Government Act and regulations.



Fee No.	Title of Fee Charge	Unit Rate	2023-24 Charge	GST	2024-25 Charge incl GST if appl
Hire of Council Facilities as Approved by Council					
Menindee Community Hall					
1	Discos, Parties, Presentations, Movies	Day or Night	\$266.00	\$26.60	\$292.60
2	Supper Room	Day or Night	\$90.27	\$9.03	\$99.30
3	Club Fundraising Discos-Seniors	Day or Night	\$118.73	\$11.87	\$130.60
4	Club Fundraising Discos-Juniors	Day or Night	\$61.73	\$6.17	\$67.90
5	Fundraising-Charities	Day or Night	\$80.73	\$8.07	\$88.80
6	Government Agencies	Day or Night	\$266.00	\$26.60	\$292.60
7	Meetings	Day or Night	\$57.00	\$5.70	\$62.70
8	Bond-Refundable if Hall is cleaned and left in a reasonable condition	Day or Night	\$282.20	\$0.00	\$282.20
Menindee Rural Transaction Centre – Ivanhoe Multi Service Outlet - Meeting/Function room					
9	Room Only	Per Hour	\$19.00	\$1.90	\$20.90
10	Room Only	Per Day (8Hrs)	\$142.55	\$14.25	\$156.80
11	Room Only	Per Week/5 days	\$475.00	\$47.50	\$522.50
12	Data Projector	Per Day	\$28.55	\$2.85	\$31.40
13	PA System	Per Day	\$23.73	\$2.37	\$26.10
Ivanhoe (Committee)					
14	Hall Hire	Day Rate	\$190.00	\$19.00	\$209.00
15	Hall Hire	Evening Rate	\$237.55	\$23.75	\$261.30
16	Bond-Refundable if Hall is cleaned and left in a reasonable condition	Day or Night	\$522.50	\$0.00	\$522.50
White Cliffs Community Hall (Committee)					
17	Hall Hire	Day or Night	\$104.55	\$10.45	\$115.00
18	Local Activities (Supper Room)	Day or Night	\$4.73	\$0.47	\$5.20
19	Local Events (Supper Room)	Day or Night	\$14.27	\$1.43	\$15.70



20	Supper Room Hire	Day or Night	\$23.73	\$2.37	\$26.10
21	Hire of Table and Chairs	Day or Night	\$47.55	\$4.75	\$52.30
22	Rally's/Treks	Per Day	\$104.55	\$10.45	\$115.00
	Tilpa Community Hall (Committee)				
23	Hall Hire	Day or Night	\$47.55	\$4.75	\$52.30
24	Community Centre Hire-Includes Hall and Kitchen	Day or Night	\$95.00	\$9.50	\$104.50
	Wilcannia Community Hall				
25	Discos, Parties, Presentations, Movies (Inc Kitchen)	Day or Night	\$266.00	\$26.60	\$292.60
26	Supper Room (Inc Kitchen)	Day or Night	\$90.27	\$9.03	\$99.30
27	Club Fundraising Discos-Seniors	Day or Night	\$118.73	\$11.87	\$130.60
28	Club Fundraising Discos-Juniors	Day or Night	\$61.73	\$6.17	\$67.90
29	Fundraising-Charities-Not For Profits	Day or Night	\$80.73	\$8.07	\$88.80
30	Meetings	Day or Night	\$61.73	\$6.17	\$67.90
31	Bond-Refundable if Hall is cleaned and left in a reasonable condition	Day or Night	\$282.20	\$0.00	\$282.20
	Swimming Pools				
32	Casual Hirers Fee (All Pools)	Each Event	\$57.00	\$5.70	\$62.70
33	Family Season Ticket	Season	\$95.00	\$9.50	\$104.50
34	Wilcannia	Per Person	\$0.91	\$0.09	\$1.00
33	Ivanhoe	Per Person	\$0.91	\$0.09	\$1.00
34	Menindee	Per Person	\$0.91	\$0.09	\$1.00
35	White Cliffs	Per Person	\$0.91	\$0.09	\$1.00
	Other (Facilities)				
36	Hire of BBQ Trailer (Pick up from Council Depot)	Per Day	\$61.73	\$6.17	\$67.90
37	<i>Delivery/Pickup additional \$20 fee will be incurred</i>	Per Hire	\$19.00	\$1.90	\$20.90
38	Ovals/Parks/Reserves (Excluding not for profit & community events)	\$100.00 Bond	\$61.73	\$6.17	\$67.90
39	Hire of Wilcannia ATCO's	Per Person/Night	\$57.00	\$5.70	\$62.70
40	Hire of Projector for functions (In Council facilities)	Per Day	\$28.55	\$2.85	\$31.40
41	Bond - Hire of Projector for functions (In Council facilities)	\$100.00 Bond	\$104.50	\$0.00	\$104.50



	Rates				
42	Rate Enquiry Fee: (Written response to bona fide purchaser or owner)	Per Property	\$71.27	\$7.13	\$78.40
43	Section 603 Certificate	Per Property	\$95.00	\$0.00	\$99.30
44	Section 603 Certificate Urgency Fee	Per Certificate	\$71.27	\$7.13	\$78.40
45	Returned or Dishonoured Payment Fee	Per Transaction	\$42.73	\$4.27	\$47.00
46	Rates Administration/Refund Fee	Per Transaction	\$19.00	\$1.90	\$20.90
Government Information (Public Access) Act 2009 (GIPA Act)					
47	GIPA - Application Fee - includes 1st hour of processing	Per Application	\$31.40	\$0.00	\$31.40
48	GIPA - Processing Fee - after 1st hour	Per Hour	\$30.00	\$0.00	\$31.40
49	GIPA - Internal Review	Per Application	\$41.80	\$0.00	\$41.80
Companion Animals Act 1998					
Registration Category					
50	Dog – Desexed (by relevant age)	Per animal	\$72.10	\$0.00	\$72.10
51	Dog – Desexed (by relevant age eligible pensioner)	Per animal	\$30.30	\$0.00	\$30.30
52	Dog – Desexed (sold by pound/shelter)	Per animal	\$0.00	\$0.00	\$0.00
53	Dog – Not Desexed or Desexed (after relevant age)	Per animal	\$244.50	\$0.00	\$244.50
54	Dog – Not Desexed (not recommended)	Per animal	\$72.10	\$0.00	\$72.10
55	Dog – Not Desexed (recognised breeder)	Per animal	\$72.10	\$0.00	\$72.10
56	Dog – Working or Assistance Animal	Per animal	\$0.00	\$0.00	\$0.00
57	Cat – Desexed or Not Desexed	Per animal	\$61.70	\$0.00	\$61.70
58	Cat – Eligible Pensioner	Per animal	\$30.30	\$0.00	\$30.30
59	Cat – Desexed (sold by pound/shelter)	Per animal	\$0.00	\$0.00	\$0.00
60	Cat – Not Desexed (not recommended)	Per animal	\$61.70	\$0.00	\$61.70



61	Cat – Not Desexed (recognised breeder)	Per animal	\$61.70	\$0.00	\$61.70
62	Late Fee - if the registration fee has not been paid 28 days after the date on which the companion animal is required to be registered	Per animal	\$19.90	\$0.00	\$19.90
	Annual Permits				
63	Cat not desexed by four months of age	Per animal	\$88.80	\$0.00	\$88.80
64	Dangerous dog	Per animal	\$215.30	\$0.00	\$215.30
65	Restricted Dog	Per animal	\$215.30	\$0.00	\$215.30
66	Permit late fee	Per animal	\$19.90	\$0.00	\$19.90
	Other Animal Related Fees				
67	Microchip & Implantation	Per M/Chip	\$42.73	\$4.27	\$47.00
68	Inspection of Dangerous dog facilities	Per inspection	\$142.55	\$14.25	\$156.80
69	Cat, Dog, Pig-Release Fee	Per release	\$20.91	\$2.09	\$23.00
70	Release Fee Second Offence	Per release	\$41.82	\$4.18	\$46.00
71	Maintenance/Sustenance Fee-Per Day	Per animal/day	\$15.64	\$1.56	\$17.20
72	Goat, Sheep-Release Fee	Per release	\$15.64	\$1.56	\$17.20
73	Release Fee Second Offence	Per release	\$41.82	\$4.18	\$46.00
74	Maintenance/Sustenance Fee-Per Day	Per animal/day	\$15.64	\$1.56	\$17.20
75	Horse, Cattle-Release Fee	Per release	\$62.73	\$6.27	\$69.00
76	Release Fee Second Offence	Per release	\$88.82	\$8.88	\$97.70
77	Maintenance/Sustenance Fee-Per Day	Per animal/day	\$26.09	\$2.61	\$28.70
	Planning Certificates				
78	Planning Certificate 10.7 – Part 2 (Formerly 149 (2))	Per Certificate	\$64.80	\$0.00	\$64.80
79	Requiring additional information Part 5 (Formerly 149 (5))	Per Certificate	\$98.20	\$0.00	\$98.20



80	Certificate Under Section 735A	Per Certificate	\$83.60	\$0.00	\$83.60
81	Certificate as to Orders 121ZP	Per Certificate	\$41.80	\$0.00	\$41.80
82	Planning Certificates Urgency Fee	Per Certificate	\$71.27	\$7.13	\$78.40
	Swimming Pool Inspections				
83	First Visit	Per inspection	\$142.55	\$14.25	\$156.80
84	Second Visit	Per inspection	\$95.00	\$9.50	\$104.50
	Footway Restaurant Permit				
85	1 Table and 4 Chairs	Per Application	\$57.00	\$5.70	\$62.70
	Food Premises Inspection				
86	1st Inspection	Per inspection	\$57.00	\$5.70	\$62.70
87	Additional Inspection	Per inspection	\$76.00	\$7.60	\$83.60
	Domestic Waste Collection				
88	Replacement of lost or damaged Wheelie Bin with new bin	Per Bin	\$95.45	\$9.55	\$105.00
89	Replacement of lost or damaged Wheelie Bin with second-hand bin	Per Bin	\$40.91	\$4.09	\$45.00
	Public Cemeteries				
90	Grave Digging	Per grave	\$427.55	\$42.75	\$470.30
91	Land for grave under right of burial	Per grave	\$292.60	\$0.00	\$292.60
92	Surcharge for Grave Digging Out of Hours, Urgent, Out of Cemetery Grounds	Per grave	\$209.00	\$20.90	\$229.90
93	<i>For out of Cemetery Grounds Council will need to calculate transport costs.</i>	Per grave	By Quote	10%	By Quote plus GST
94	Burial Ashes in pre-existing grave	Per burial	\$427.55	\$42.75	\$470.30
95	Re-Opening and closing of Grave	Per Opening/ Closing	\$427.55	\$42.75	\$470.30



96	Slab removal/replacement prior to re-opening and closing of grave	Per removal/ replacement	\$209.00	\$20.90	\$229.90
97	Weekend Surcharge for re-opening and closing	Per Opening/ Closing	\$209.00	\$20.90	\$229.90
98	Plaque for Memorial Wall (Includes Purchase, Inscription & Installation)	Per plaque	\$142.55	\$14.25	\$156.80
	Water Supply				
99	Water Connection, Tapping fee only per service (standard meter)(Filtered & Raw)	Per Connection	\$712.55	\$71.25	\$783.80
100	Water Reconnection to existing service per service	Per Connection	\$118.73	\$11.87	\$130.60
101	Water Reconnection after cut off for non-payment	Per Connection	\$137.73	\$13.77	\$151.50
102	Water Service Disconnection Fee	Per Connection	\$380.00	\$38.00	\$418.00
103	Special meter reading or testing	Per Request	\$57.00	\$5.70	\$62.70
104	Standpipe Water Usage	Per Kilotre	\$5.00	\$0.00	\$5.20
	Sewerage Services				
105	Connection to Effluent main Minimum includes \$700.00 pump & \$850.00 Labour - minimum fee applicable to a conduit length no greater than 10m.	Per Connection	\$1,501.00	\$150.10	\$1,651.10
106	Additional charges will be incurred for conduit length in excess of 10m and be subject to a quotation.	Per Connection	By Quote	10%	By Quote plus GST
	Septic Tank and Chemical Closet				
107	Septic Tank, Chemical Closet and aerated water system Application	Per Application	\$156.80	\$0.00	\$156.80
108	Septic Tank: Amended Application	Per Application	\$26.10	\$0.00	\$26.10



Installation of a manufactured home or pre manufactured structure					
109	Lodgement of application to install a manufactured home/ movable dwelling (plus fees for a minimum of 2 inspections)		\$386.70	\$0.00	\$386.70
110	Lodgement of application to install a premanufactured structure used for commercial activity (plus fees for a minimum of 2 inspections)		\$386.70	\$0.00	\$386.70
Building Information Certificates					
Per dwelling in building or in any other building on allotment					
111	Class 1 and/or 10 Building	Per Certificate	\$250.00	\$0.00	\$250.00
112	Classes 2-9 (not exceeding 200 sqm)	Per Certificate	\$250.00	\$0.00	\$250.00
113	Exceeding 200sqm but less than 2000sqm	Per Certificate	\$250 + \$0.50 /sqm over 200 sqm	\$0.00	\$250 + \$0.50 /sqm over 200 sqm
114	Exceeding 2000sqm	Per Certificate	\$1,165 + \$0.075 /sqm>2,000sqm	\$0.00	\$1,165 + \$0.075 /sqm>2,000sqm
Other Development Fees					
115	Inspection Fee	Per Inspection	\$181.82	\$18.18	\$200.00
116	Missed Inspection Fee	Per Inspection	\$227.27	\$22.73	\$250.00
117	Building Surveyor Certificate search of records> 2yrs Copy of Building Plans	Per Search	\$60.00	\$0.00	\$60.00
118	Swimming Pool Certificate of Compliance	Per Certificate	\$200.00	\$0.00	\$200.00
119	Commercial Change of Use (plus inspection fees)	Per Application	\$259.09	\$25.91	\$285.00



120	Bed & Breakfast (plus inspection fees)	Per Application	\$259.09	\$25.91	\$285.00
121	Advertising Signs - initial sign	Per Application	\$259.09	\$25.91	\$285.00
122	Advertising Signs - additional signs	Per addit. sign	\$84.55	\$8.45	\$93.00
123	Maintenance/Handywork/private works	Per Hour	\$54.55	\$5.45	\$60.00
Development Applications					
Fees for development applications—other than State significant development; involving the erection of a building, the carrying out of a work or the demolition of a work or building					
Estimated Development Costs					
124	up to \$5,000	Per Application	\$138.00	\$0.00	\$138.00
125	\$5,001 to \$50,000	Per Application	\$212.00, plus an additional \$3 for each \$1,000 or part thereof of the by which the estimated cost exceeds \$5,000	\$0.00	\$212.00, plus an additional \$3 for each \$1,000 or part thereof of the by which the estimated cost exceeds \$5,000
126	\$50,001 to \$250,000	Per Application	\$442.00, plus an additional \$3.64 for each \$1,000 or part thereof by which the estimated cost exceeds \$50,000	\$0.00	\$442.00, plus an additional \$3.64 for each \$1,000 or part thereof by which the estimated cost exceeds \$50,000



127	\$250,000 to \$500,000	Per Application	\$1,455.00 plus an additional \$2.34 for each \$1,000 or part thereof by which the estimated cost exceeds \$250,000	\$0.00	\$1,455.00 plus an additional \$2.34 for each \$1,000 or part thereof by which the estimated cost exceeds \$250,000
125	\$500,001 to \$1,000,000	Per Application	\$2,189.00 plus an additional \$1.64 for each \$1,000 or part thereof by which the estimated costs exceeds \$500,000	\$0.00	\$2,189.00 plus an additional \$1.64 for each \$1,000 or part thereof by which the estimated costs exceeds \$500,000
126	\$1,000,001 to \$10,000,000	Per Application	\$3,280.00 plus an additional \$1.44 for each \$1,000 or part thereof by which the estimated cost exceeds \$1,000,000	\$0.00	\$3,280.00 plus an additional \$1.44 for each \$1,000 or part thereof by which the estimated cost exceeds \$1,000,000



127	More than \$10,000,000	Per Application	\$19,915.00 plus an additional \$1.19 for each \$1,000 or part thereof by which the estimated cost exceeds \$10,000,000	\$0.00	\$19,915.00 plus an additional \$1.19 for each \$1,000 or part thereof by which the estimated cost exceeds \$10,000,000
128	Development application for development for the purposes of 1 or more advertisements, but only if the fee under this item exceeds the fee that would be payable under items 115 to 118 (EP & A Reg 2021 - sch 4 item 2.1) - 1 advertisement, plus	Per Application			\$357.00
129	Development application for development for the purposes of 1 or more advertisements, but only if the fee under this item exceeds the fee that would be payable under items 115 to 118 (EP & A Reg 2021 - sch 4 item 2.1) - for each additional advertisement	Per Additional Advertisement			\$571.00
130	Erection of Dwelling House \$100,000 or less	Per Application	\$570.68	\$0.00	\$570.68
131	Development application involving subdivision, other than strata subdivision, involving the opening of a public road	Per Application plus additional lot	\$833.00 + \$65.00 additional lot	\$0.00	\$833.00 + \$65.00 additional lot
132	Development application involving subdivision, other than strata subdivision, not involving the opening of a public road	Per Application plus additional lot	\$414.00 + \$53.00 additional lot	\$0.00	\$414.00 + \$53.00 additional lot



133	Development application involving strata subdivision	Per Application plus additional lot	\$414.00 + \$53 additional lot	\$0.00	\$414.00 + \$53 additional lot
134	Development not involving the erection of a building, the carrying out of a work, the subdivision of land or the demolition of a work or building	Per Application	\$357.00	\$0.00	\$357.00
135	Additional fee for development application for integrated development - payable to consent authority	Per Application	\$176.00	\$0.00	\$176.00
136	Additional fee for development application for integrated development - payable to approval body	Per Application	\$401.00	\$0.00	\$401.00
137	Additional fee for development application for development requiring concurrence - payable to consent authority	Per Application	\$176.00	\$0.00	\$176.00
138	Additional fee for development application for development requiring concurrence - payable to concurrence authority.	Per Application	\$401.00	\$0.00	\$401.00
139	Additional fee for development application for designated development	Per Application	\$1,154.00	\$0.00	\$1,154.00
139	Additional fee for development application that is referred to design review panel for advice	Per Application	\$3,763.00	\$0.00	\$3,763.00
140	Giving of notice for designated development	Per Application	\$2,785.00	\$0.00	\$2,785.00
141	Giving of notice for nominated integrated development, threatened species development, Class 1 aquaculture development, prohibited development or other development for which a community participation plan requires notice to be given	Per Application	\$1,386.00	\$0.00	\$1,386.00
	Fees for modification of development consents—other than State significant development				\$89.00
142	Modification application under the Act, section 4.55(1)	Per Application	\$89.03	\$0.00	\$89.03



143	Modification application— (a) under the Act, section 4.55(1A), or (b) under the Act, section 4.56(1) that involves, in the consent authority’s opinion, minimal environmental impact	Per Application	Lesser of— (a) \$809.00, or (b) 50% fee for original application	\$0.00	Lesser of— (a) \$809.00, or (b) 50% fee for original application
144	Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority’s opinion, involve minimal environmental impact, if the fee for the original development application was less than \$100.00,	Per Application	50% fee for original application	\$0.00	50% fee for original application
145	Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority’s opinion, involve minimal environmental impact, if the fee for the original development application was \$107.27 or more and the original development application did not involve the erection of a building, the carrying out of a work or the demolition of a work or building	Per Application	50% fee for original application	\$0.00	50% fee for original application
146	Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority’s opinion, involve minimal environmental impact, if—(a) the fee for the original development application was \$107.27 or more, and(b) the original development application involved the erection of a dwelling house with an estimated cost of \$100,000 or less	Per Application	\$222.00	\$0.00	\$222.00
	Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority’s opinion, involve minimal environmental impact, if the fee for the original application was 1 fee unit or more and the application relates to an original development application, other than an original development application specified in items 135 to 137 (EP & A Reg 2021 - sch 4 item 4.3 or 4.4):				
	Estimated Development Costs				
147	Up to \$5,000	Per Application	\$69.00	\$0.00	\$69.00



148	\$5,001 to \$250,000	Per Application	\$106.00, plus \$1.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000	\$0.00	\$106.00, plus \$1.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000
149	\$250,001 to \$500,000	Per Application	\$628.00 plus \$0.85 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$250,000	\$0.00	\$628.00 plus \$0.85 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$250,000
150	\$500,001 to \$1 million	Per Application	\$894.00 plus \$0.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$500,000	\$0.00	\$894.00 plus \$0.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$500,000
151	\$1,000,001 to \$10 million	Per Application	\$1,238.00 plus \$0.40 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$1,000,000	\$0.00	\$1,238.00 plus \$0.40 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$1,000,000



152	More than \$10 million	Per Application	\$5,943.00 plus \$0.27 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$10,000,000	\$0.00	\$5,943.00 plus \$0.27 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$10,000,000
153	Additional fee for modification application if notice of application is required to be given under the Act, section 4.55(2) or 4.56(1)	Per Application	\$835.00	\$0.00	\$835.00
154	Additional fee for modification application that is accompanied by statement of qualified designer	Per Application	\$954.00	\$0.00	\$954.00
155	Additional fee for modification application that is referred to design review panel for advice	Per Application	\$3,763.00	\$0.00	\$3,763.00
156	Submitting modification application under the Act, section 4.55(1A) or (2) on the NSW planning portal	Per Application	\$43.00	\$0.00	\$43.00
<p>Fees for applications for State significant development and approval of State significant infrastructure as defined in the EP & A Reg 2021 - Part 5 of sch 4 Application involving the erection of a building, the carrying out of a work or the demolition of a work or building, other than in relation to a marina or extractive industry other than mining</p>					
<p>Estimated Development Costs</p>					
157	Up to \$5,000	Per Application	\$941.00	\$0.00	\$941.00
158	\$5,001 to \$50,000	Per Application	\$941.00 plus \$23.33 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000	\$0.00	\$941.00 plus \$23.33 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000



159	\$50,001 to \$100,000	Per Application	\$2,258.00 plus \$70.00 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$50,000	\$0.00	\$2,258.00 plus \$70.00 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$50,000
160	\$100,001 to \$200,000	Per Application	\$6,649.00 plus \$4.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$100,000	\$0.00	\$6,649.00 plus \$4.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$100,000
161	\$200,001 to \$500,000	Per Application	\$7,214.00 plus \$5.83 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$200,000	\$0.00	\$7,214.00 plus \$5.83 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$200,000
162	\$500,001 to \$1 million	Per Application	\$9,409.00 plus \$5.00 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$500,000	\$0.00	\$9,409.00 plus \$5.00 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$500,000



163	\$1,000,001 to \$2 million	Per Application	\$12,545.00 plus \$1.00 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$1,000,000	\$0.00	\$12,545.00 plus \$1.00 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$1,000,000
164	\$2,000,001 to \$3 million	Per Application	\$13,799.00 plus \$0.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$2,000,000	\$0.00	\$13,799.00 plus \$0.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$2,000,000
165	\$3,000,001 to \$4 million	Per Application	\$14,427.00 plus \$0.70 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$3,000,000	\$0.00	\$14,427.00 plus \$0.70 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$3,000,000
166	\$4,000,001 to \$5 million	Per Application	\$15,305.00 plus \$0.80 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$4,000,000	\$0.00	\$15,305.00 plus \$0.80 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$4,000,000



167	\$5,000,001 to \$8 million	Per Application	\$16,308.00 plus \$1.00 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000,000	\$0.00	\$16,308.00 plus \$1.00 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000,000
168	\$8,000,001 to \$9 million	Per Application	\$20,071.00 plus \$1.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$8,000,000	\$0.00	\$20,071.00 plus \$1.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$8,000,000
169	\$9,000,001 to \$10 million	Per Application	\$21,954.00 plus \$2.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$9,000,000	\$0.00	\$21,954.00 plus \$2.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$9,000,000
170	\$10,000,001 to \$50 million	Per Application	\$25,090.00 plus \$1.00 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$10,000,000	\$0.00	\$25,090.00 plus \$1.00 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$10,000,000



171	\$50,000,001 to \$100 million	Per Application	\$75,270.00 plus \$0.60 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$50,000,000	\$0.00	\$75,270.00 plus \$0.60 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$50,000,000
172	\$100,000,001 to \$200 million	Per Application	\$112,905.00 plus \$0.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$100,000,000	\$0.00	\$112,905.00 plus \$0.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$100,000,000
173	\$200,000,001 to \$300 million	Per Application	\$175,630.00 plus \$0.35 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$200,000,000	\$0.00	\$175,630.00 plus \$0.35 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$200,000,000
174	\$300,000,001 to \$400 million	Per Application	\$219,538.00 plus \$0.81 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$300,000,000	\$0.00	\$219,538.00 plus \$0.81 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$300,000,000



175	More than \$400 million	Per Application	\$321,151.00 plus \$0.64 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$400,000,000	\$0.00	\$321,151.00 plus \$0.64 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$400,000,000
176	Application involving the erection of a building or the carrying out of a work for the purposes of a marina—	Per Application	\$7,100.00 plus \$565.00 for each moored vessel or, if the development involves an extension of a marina, for each additional vessel that can be moored as a result of the extension	\$0.00	\$7,100.00 plus \$565.00 for each moored vessel or, if the development involves an extension of a marina, for each additional vessel that can be moored as a result of the extension



177	Application involving an extractive industry, other than mining	Per Application	\$7,100.00 plus \$0.06 for each tonne of material to be extracted annually, determined by Planning Secretary by reference to a genuine estimate of average annual weight of material to be extracted, plus an additional fee if the application involves the erection of a building, being the maximum fee calculated in accordance with the EP & A Regulation 2021 for the erection of a building	\$0.00	\$7,100.00 plus \$0.06 for each tonne of material to be extracted annually, determined by Planning Secretary by reference to a genuine estimate of average annual weight of material to be extracted, plus an additional fee if the application involves the erection of a building, being the maximum fee calculated in accordance with the EP & A Regulation 2021 for the erection of a building
178	Application involving minor subdivision	Per Application	\$1,066.00	\$0.00	\$1,066.00



179	Application involving strata subdivision	Per Application	\$1,066.00	\$0.00	\$1,066.00
180	Application involving other subdivision	Per Application	\$7,100.00 plus \$340.00 for each hectare, or part hectare, of land being subdivided to a maximum fee of \$42,653.00	\$0.00	\$7,100.00 plus \$340.00 for each hectare, or part hectare, of land being subdivided to a maximum fee of \$42,653.00
Additional fees for applications for State significant development and approval of State significant infrastructure					
181	Application for consideration of planning proposal under the Act, section 4.38(5) in relation to a development application for State significant development	Per Application	\$28,415.00 plus \$1,130.00 for each hectare, or part hectare, of area of development site	\$0.00	\$28,415.00 plus \$1,130.00 for each hectare, or part hectare, of area of development site
182	Additional fee for application for approval of critical State significant infrastructure	Per Application	\$62,725.00	\$0.00	\$62,725.00
183	Making an environmental impact statement publicly available in relation to an application	Per Application	\$3,551.00	\$0.00	\$3,551.00
184	Modification application for State significant development under the Act, section 4.55(1)	Per Application	\$1,066.00	\$0.00	\$1,066.00
185	Modification application for State significant development under the Act, section 4.55(1A)	Per Application	\$6,272.00	\$0.00	\$6,272.00
186	Modification request for State significant infrastructure involving a minor matter, such as a minor error, misdescription or miscalculation	Per Application	\$1,066.00	\$0.00	\$1,066.00
187	Modification request for State significant infrastructure involving minor environmental assessment	Per Application	\$6,272.00	\$0.00	\$6,272.00



188	Modification application for State significant development or modification request for State significant infrastructure other than items 175 to 177 (6.4 or 6.5 EP & A Reg Sch 4)	Per Application	Greater of—(a) 50% fee paid for original development application or application for approval, or(b) \$6,272.00	\$0.00	Greater of—(a) 50% fee paid for original development application or application for approval, or(b) \$6,272.00
189	Giving of notice of modification application for State significant development or modification request for State significant infrastructure, other than notice on the NSW planning portal	Per Application	\$3,551.00	\$0.00	\$3,551.00
190	Submitting modification application under the Act, section 4.55(1A) or (2) for State significant development or modification request for State significant infrastructure on the NSW planning portal	Per Application	\$43.00	\$0.00	\$43.00
Fees for reviews and appeals					
191	Application for review under the Act, section 8.3 that relates to a development application not involving the erection of a building, the carrying out of a work or the demolition of a work or building	Per Application	50% fee for original development application	\$0.00	50% fee for original development application
192	Application for review under the Act, section 8.3 that relates to a development application involving the erection of a dwelling house with an estimated cost of \$100,000 or less	Per Application	\$238.00	\$0.00	\$238.00
	Application for review under the Act, section 8.3 that relates to a development application, not referred to in items 182 to 183 (EP & A Reg Sch 4 item 7.1 and 7.2)				
	Estimated Development Costs				
193	Up to \$5,000	Per Application	\$69.00	\$0.00	\$69.00



194	5,001 to \$250,000	Per Application	\$107.00 plus \$1.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000	\$0.00	\$107.00 plus \$1.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000
195	\$250,001 to \$500,000	Per Application	\$628.00 plus \$0.85 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$250,000	\$0.00	\$628.00 plus \$0.85 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$250,000
196	\$500,001 to \$1 million	Per Application	\$894.00 plus \$0.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$500,000	\$0.00	\$894.00 plus \$0.50 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$500,000
197	\$1,000,001 to \$10 million	Per Application	\$1,238.00 plus \$0.40 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$1,000,000	\$0.00	\$1,238.00 plus \$0.40 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$1,000,000



198	More than \$10 million	Per Application	\$5,943.00 plus \$0.27 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$10,000,000	\$0.00	\$5,943.00 plus \$0.27 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$10,000,000
	Application for review of decision to reject and not determine a development application under the Act, section 8.2(1)(c)				
	Estimated Development Costs				
199	less than \$100,000	Per Application	\$69.00	\$0.00	\$69.00
200	\$100,000–\$1 million	Per Application	\$188.00	\$0.00	\$188.00
201	more than \$1 million	Per Application	\$313.00	\$0.00	\$313.00
	Fees for certificates under SEPPs				
202	Application for site compatibility certificate under State Environmental Planning Policy (Housing) 2021	Per Application	\$333.00 plus \$42.00 for each dwelling, to a maximum fee of \$671.51.	\$0.00	\$333.00 plus \$42.00 for each dwelling, to a maximum fee of \$671.51.
203	Application for site compatibility certificate under State Environmental Planning Policy (Transport and Infrastructure) 2021, Chapter 2 or 3	Per Application	\$333.00 plus \$265.00 for each hectare, or part hectare, of area of land, to a maximum fee of \$671.15.	\$0.00	\$333.00 plus \$265.00 for each hectare, or part hectare, of area of land, to a maximum fee of \$671.15.



204	Application for site verification certificate under State Environmental Planning Policy (Resources and Energy) 2021, Part 2.4	Per Application	\$4,693.00	\$0.00	\$4,693.00
205	Submitting application for site compatibility certificate on the NSW planning portal	Per Application	\$43.00	\$0.00	\$43.00
206	Application for traffic certificate under State Environmental Planning Policy (Transport and Infrastructure) 2021, Chapter 6	Per Application	\$470.00	\$0.00	\$470.00
	Other Planning Fees				
207	Consideration of request for the Minister or Planning Secretary to refer matter to the Independent Planning Commission or a Sydney district or regional planning panel under this Regulation, section 262(1)	Per Application	\$6,164.00	\$0.00	\$6,164.00
208	Referral of matter by the Minister or Planning Secretary to the Independent Planning Commission or a Sydney district or regional planning panel under this Regulation, section 262(2)	Per Application	\$18,491.00	\$0.00	\$18,491.00
209	Submitting complying development certificate on the NSW planning portal	Per Application	\$39.00	\$0.00	\$39.00
210	Submitting application for construction certificate, subdivision works certificate, occupation certificate, subdivision certificate or building information certificate on the NSW planning portal	Per Application	\$43.00	\$0.00	\$43.00
211	Payment of monetary contribution or levy under the Act, Division 7.1 on the NSW planning portal	Per Application	\$5.00	\$0.00	\$5.00
212	Submitting construction certificate, subdivision works certificate, occupation certificate, subdivision certificate, complying development certificate or planning agreement on the NSW planning portal	Per Application	\$5.00	\$0.00	\$5.00
213	Provision of certified copy of a document, map or plan under the Act, section 10.8(2)	Per Application	\$67.00	\$0.00	\$67.00
214	Public hearing by Independent Planning Commission under the Act, section 2.9(1)(d)	Per Application	Base Fee \$71,005.00 plus additional fee \$66,192.50 for estimated	\$0.00	Base Fee \$71,005.00 plus additional fee \$66,192.50 for estimated



			costs of hearing		costs of hearing
215	Planning reform contributions from development application fees with an estimated cost of more than \$50,000	Per Application	\$0.64 per extra \$1,000 of estimated development costs	\$0.00	\$0.64 per extra \$1,000 of estimated development costs
216	Long Service Levy (Over \$25,000) - applies to issue of Construction Certificates under the E P & A Act 1979 and Certificates issued under Section 68of The LGA 1993	Percentage of estimated value of works	0.35% of value of works	\$0.00	0.35% of value of works
Constructions Certificate Application Fees					
217	Not Exceeding \$5,000	Per Application	\$71.82	\$7.18	\$79.00
218	From \$5,001 to < \$250,000	Per Application	\$40 + 0.43% of building cost.	10%	\$40 + 0.43% of building cost.
219	More than \$250,000	Per Application	\$490 + 0.12% of building cost.	10%	\$490 + 0.12% of building cost.
Complying Development Certificate Fees					
220	Fee for Class 10	Per Application	\$376.37	\$37.63	\$414.00
221	Fee for Class 1	Per Application	\$346.37	\$34.63	\$381.00
222	Plus per m2	m2	\$3.00	\$0.30	\$3.30



223	Fee for dual occupancy		\$1,227.28	\$122.72	\$1,350.00
224	Fee for Class 2-9 buildings	Per Application	To be negotiated with the applicant.	10%	To be negotiated with the applicant.
225	Fire alarm conversions	Per Application	\$200.91	\$20.09	\$221.00
226	Proposed commercial use Class 3,4,6 and 9	Per Application	\$0.00	\$0.00	
227	less than 2,000 square metres	Per Application	\$577.28	\$57.72	\$635.00
228	2,000- 5,000m2	Per Application	\$1,154.55	\$115.45	\$1,270.00
229	More than 5000 m2	Per Application	To be negotiated with the applicant.	10%	To be negotiated with the applicant.
230	Proposed industrial use	Per Application	\$0.00	\$0.00	
231	less than 2,000 square metres	Per Application	\$936.37	\$93.63	\$1,030.00
232	2,000 - 5,000 m2	Per Application	\$1,427.28	\$142.72	\$1,570.00
233	More than 5000 m2	Per Application	To be negotiated with the applicant.	10%	To be negotiated with the applicant.
234	Other development not included above	Per Application	To be negotiated	10%	To be negotiated



			with the applicant.		with the applicant.
235	Secondary dwelling	Per Application	\$1,054.55	\$105.45	\$1,160.00
236	Demolition Class and other	Per Application	\$300.91	\$30.09	\$331.00
237	Appoint Council as replacement Principal Certifier	Per Application	\$1,400.00	\$140.00	\$1,540.00
238	Occupation Certificate	Per Certificate	\$136.37	\$13.63	\$150.00
	Reinstatement Fees				
239	Road Opening (roads or footpaths)	service - unsealed	\$475.00	\$47.50	\$522.50
240	Road Opening (roads or footpaths)	service - sealed	\$712.55	\$71.25	\$783.80
241	Restoration of Road or Footpath	Minimum Charge/m	\$57.00	\$5.70	\$62.70
242	Restoration of Road or Footpath	Bitumen/m	\$85.55	\$8.55	\$94.10
243	Restoration of Road or Footpath	Concrete/m	\$123.55	\$12.35	\$135.90
	Caravan Park Tariffs				
	White Cliffs Caravan Park				
244	Unpowered Campsite	Daily	\$18.18	\$1.82	\$20.00
245	Unpowered Campsite - additional person	Daily	\$4.55	\$0.45	\$5.00
246	Powered Site-Double	Daily	\$27.27	\$2.73	\$30.00
247	Powered Site-Double - additional person	Daily	\$6.36	\$0.64	\$7.00
248	Cabins (Sleeps 4)	Daily	\$36.36	\$3.64	\$40.00
249	Shower Only	Per 5 Mins	\$0.91	\$0.09	\$1.00
	Victory Park Caravan Park (Wilcannia)				
250	Unpowered Campsite	Daily	\$18.18	\$1.82	\$20.00



251	Powered Site	Daily	\$27.27	\$2.73	\$30.00
252	Shower Only	Per 5 Mins	\$4.55	\$0.45	\$5.00
Ivanhoe/Menindee/Wilcannia Waste Depot Fees					
Council has determined to discontinue to charge gate fees for it's waste management facilities for domestic refuse. However, business, commercial and industrial waste will continue to attract fees for waste disposal at the waste management facilities.					
253	Truck/Bin/Trailer - up to 1 m3	1st 1 m3	\$45.45	\$4.55	\$50.00
254	- per m3 over 1st 1 m3	per m3	\$9.09	\$0.91	\$10.00
255	Dumping of car bodies	Per Body	\$18.18	\$1.82	\$20.00
256	Septic Tank Contents	Per Septic Tank	\$36.36	\$3.64	\$40.00
257	Asbestos (plastic wrapped and labelled) Part thereof Asbestos - requires prior Council Consent	Per m ³	\$318.18	\$31.82	\$350.00
258	Animal Carcass	Per Carcass	\$18.18	\$1.82	\$20.00
259	Motorbike / Car Tyre	Per Tyre	\$9.09	\$0.91	\$10.00
260	Truck / Tractor Tyre	Per Tyre	\$18.18	\$1.82	\$20.00
Ivanhoe Multi Service Outlet - Menindee Rural Transaction Centre – Wilcannia Local Post Office					
Printing/Scanning					
261	Scanning	Per Page	\$0.27	\$0.03	\$0.30
262	Printing-Black and white text	Per Page	\$0.36	\$0.04	\$0.40
263	Printing-Black and white text - With Own Paper	Per Page	\$0.14	\$0.01	\$0.15
264	Black and white text + graphics being less than 1/4 of page	Per Page	\$0.91	\$0.09	\$1.00
265	All other black and white graphics	Per Page	\$1.82	\$0.18	\$2.00
266	Coloured graphics (pictures)	1/2 Page	\$1.82	\$0.18	\$2.00
267	Coloured graphics (pictures)	Per Page	\$4.18	\$0.42	\$4.60
268	Coloured text and graphics with graphics being less than 1/4 of page	Per Page	\$1.45	\$0.15	\$1.60
269	photographic printing A4	Per Page	\$4.18	\$0.42	\$4.60
270	Photocopying Black and White-A4 (Unassisted)	Per Page	\$0.36	\$0.04	\$0.40
271	Photocopying Colour-A4 (Wilcannia Only)	Per Page	\$4.36	\$0.44	\$4.80



272	Photocopying Black and White-A3 (Unassisted)	Per Page	\$0.36	\$0.04	\$0.40
273	FAX Transmission	Per Page	\$1.82	\$0.18	\$2.00
274	Receive	Per Page	\$0.36	\$0.04	\$0.40
275	Laminating A4	Per Page	\$1.82	\$0.18	\$2.00
276	A3	Per Page	\$3.64	\$0.36	\$4.00
277	Binding-Per A4 Book Binding	Up to 100 Sheets	\$2.36	\$0.24	\$2.60
278	Binding-Per A4 Book Binding	100-250 Sheets	\$3.27	\$0.33	\$3.60
279	Binding-Per A4 Book Binding	250-500 Sheets	\$4.18	\$0.42	\$4.60
280	Secretarial Assistance	Per Hour	\$36.36	\$3.64	\$40.00
281	Secretarial Assistance	Per Day (8Hrs)	\$72.73	\$7.27	\$80.00
	Plant Hire Rates * includes operator				
282	Backhoe/Loader *	Per Hour	\$152.00	\$15.20	\$167.20
283	Loader *	Per Hour	\$152.00	\$15.20	\$167.20
284	Excavator *	Per Hour	\$114.00	\$11.40	\$125.40
285	Forklift *	Per Hour	\$76.00	\$7.60	\$83.60
286	Lawnmowers – Ride On *	Per Hour	\$57.00	\$5.70	\$62.70
287	Mobile Toilets *	Per Day	\$57.00	\$5.70	\$62.70
288	Skid Steer Loaders *	Per Hour	\$114.00	\$11.40	\$125.40
289	Skid Steer Attachment *	Per Hour	\$9.55	\$0.95	\$10.50
290	Tractor 4WD *	Per Hour	\$114.00	\$11.40	\$125.40
291	Tractor Attachment *	Per Hour	\$9.55	\$0.95	\$10.50
292	Trucks – Light *	Per Hour	\$76.00	\$7.60	\$83.60
293	Trucks – Light *	Per Kilometre	\$0.82	\$0.08	\$0.90
294	Trucks – Medium Rigid *	Per Hour	\$114.00	\$11.40	\$125.40
295	Trucks – Medium Rigid *	Per Kilometre	\$0.82	\$0.08	\$0.90



296	Trailers – Standard	Per Day	\$57.00	\$5.70	\$62.70
297	Car Trailer	Per Day	\$95.00	\$9.50	\$104.50
	Social Housing				
298	Menindee Social Housing Residential Rental	Per Week	\$70.00	\$0.00	\$70.00



Title of Fee Charge	Unit/ Note	2019/20 Charge Inc. GST	Unit/No te	2020/21 Charge Inc. GST
Hire of Council Facilities as Approved by Council Menindee Community Hall				
Discos, Parties, Presentations, Movies	Day or Night	\$280.00		\$280.00
Supper Room	Day or Night	\$95.00		\$95.00
Club Fundraising Discos-Seniors	Day or Night	\$125.00		\$125.00
Club Fundraising Discos-Juniors	Day or Night	\$65.00		\$65.00
Fundraising-Charities	Day or Night	\$85.00		\$85.00
Government Agencies	Day or Night	\$280.00		\$280.00
Meetings	Day or Night	\$60.00		\$60.00
Bond-Refundable if Hall is cleaned and left in a reasonable condition	Day or Night	\$270.00		\$270.00
Ivanhoe (Committee)				
Hall Hire	Day Rate	\$200.00		\$200.00
Hall Hire	Evening Rate	\$250.00		\$250.00
Bond-Refundable if Hall is cleaned and left in a reasonable condition	Day or Night	\$500.00		\$500.00



Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/No te	2020/21 Charge Inc. GST
White Cliffs Community Hall (Committee)				
Hall Hire	Day or Night	\$110.00		\$110.00
Local Activities (Supper Room)	Day or Night	\$5.00		\$5.00
Local Events (Supper Room)	Day or Night	\$15.00		\$15.00
Supper Room Hire	Day or Night	\$25.00		\$25.00
Hire of Table and Chairs		\$50.00		\$50.00
Rally's/Treks	Per Day	\$110.00		\$110.00
Tilpa Community Hall (Committee)				
Hall Hire	Day or Night	\$50.00		\$50.00
Community Centre Hire-Includes Hall and Kitchen	Day or Night	\$100.00		\$100.00
Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/No te	2020/21 Charge Inc. GST
Wilcannia Community Hall				
Discos, Parties, Presentations, Movies (Inc Kitchen)	Day or Night	\$280.00		\$280.00



Supper Room (Inc Kitchen)	Day or Night	\$95.00		\$95.00
Club Fundraising Discos-Seniors	Day or Night	\$125.00		\$125.00
Club Fundraising Discos-Juniors	Day or Night	\$65.00		\$65.00
Fundraising-Charities-Not For Profits	Day or Night	\$85.00		\$85.00
Meetings	Day or Night	\$65.00		\$65.00
Bond-Refundable if Hall is cleaned and left in a reasonable condition	Day or Night	\$270.00		\$270.00
Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/No te	2020/21 Charge Inc. GST
Swimming Pools				
Casual Hirers Fee (All Pools)	Each Event	\$60.00		\$60.00
Family Season Ticket	Season	\$100.00		\$100.00
Wilcannia	Per Person	Gold Coin		Gold Coin
Ivanhoe	Per Person	Gold Coin		Gold Coin
Menindee	Per Person	Gold Coin		Gold Coin
White Cliffs	Per Person	Gold Coin		Gold Coin
Other (Facilities)				
Hire of BBQ Trailer (Wilcannia Only, pick up from Council Depot) <i>Delivery/Pickup additional \$20 fee will be incurred</i>		\$65.00		\$65.00



Ovals/Parks/Reserves (Excluding not for profit & community events)	\$100.00 Bond	\$65.00		\$65.00
Hire of Wilcannia ATCO's	Per Person/Per Night	\$60.00		\$60.00
Hire of Projector for functions (In Council facilities)	\$100.00 Bond	\$30.00 Per Day	\$100.00 Bond	\$30.00 Per Day
Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/Note	2020/21 Charge Inc. GST
Rates				
Interest on Overdue Rates and Charges 1 July 2020 – 31 December 2020		7.5% p.a		0.0% p.a
Interest on Overdue Rates and Charges 1 January 2021 – 30 June 2021				7.0% p.a
Rate Enquiry Fee: (Written response to bona fide purchaser or owner)	Per Property	\$75.00		\$75.00
Section 603 Certificate		\$85.00		\$85.00
Returned or Dishonoured Payment Fee		\$45.00		\$45.00
Rates Administration/Refund Fee		\$20.00		\$20.00
Government Information (Public Access)				
Government Information (Public Access)	Fixed Act	\$30.00		\$30.00
Application Internal Review	Fixed Act	\$40.00		\$40.00
Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/Note	2020/21 Charge Inc. GST
Companion Animals Act (Dogs and Cats) Effective 1st July 1999				



NSW Office of Local Government (OLG) set the registration fees on an annual basis in July/August. The fees and charges will be update when this information is made available.

Lifetime Registration

Dog – Desexed (by relevant age)				\$60.00
Dog – Desexed (by relevant age eligible pensioner)				\$26.00
Dog – Desexed (sold by pound/shelter)				\$30.00
Dog – Not Desexed or Desexed (after relevant age)				\$216.00
Dog – Not Desexed (not recommended)				\$60.00
Dog – Not Desexed (recognised breeder)				\$60.00
Dog – Working or Assistance Animal				\$0.00
Cat – Desexed or Not Desexed				\$50.00
Cat – Eligible Pensioner				\$26.00
Cat – Desexed (sold by pound/shelter)				\$25.00
Cat – Not Desexed (not recommended)				\$50.00
Cat – Not Desexed (recognised breeder)				\$50.00

Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/No te	2020/21 Charge Inc. GST
Microchip & Implantation		\$45.00		\$45.00
Inspection of Dangerous dog facilities		\$150.00		\$150.00
Animal Detainment Fees				
Cat, Dog, Pig-Release Fee		\$22.00		\$22.00
Release Fee Second Offence		\$44.00		\$44.00
Maintenance/Sustenance Fee-Per Day		\$16.50		\$16.50
Goat, Sheep-Release Fee		\$16.50		\$16.50
Release Fee Second Offence		\$44.00		\$44.00
Maintenance/Sustenance Fee-Per Day		\$16.50		\$16.50
Horse, Cattle-Release Fee		\$66.00		\$66.00
Release Fee Second Offence		\$93.50		\$93.50
Maintenance/Sustenance Fee-Per Day		\$27.50		\$27.50



Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/No te	2020/21 Charge Inc. GST
Planning Certificates				
Planning Certificate 10.7 – Part 2 (Formerly 149 (2))		\$53.00		\$53.00
Requiring additional information Part 5 (Formerly 149 (5))		\$80.00		\$80.00
Certificate Under Section 735A		\$80.00		\$80.00
Certificate as to Orders 121ZP		\$40.00		\$40.00
Urgent Fee		\$75.00		\$75.00
Swimming Pool Inspections				
First Visit		\$150.00		\$150.00
Second Visit		\$100.00		\$100.00
Footway Restaurant Permit				
1 Table and 4 Chairs		\$60.00		\$60.00
Food Premises Inspection				
1st Inspection		\$60.00		\$60.00
Additional Inspection		\$80.00		\$80.00
Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/No te	2020/21 Charge Inc. GST
Domestic Waste Collection				
Replacement of lost or damaged Wheelie Bin	New Bin	\$105.00		\$105.00
	Second-Hand Bin	\$45.00		\$45.00
Public Cemeteries				
Grave Digging		\$450.00		\$450.00
Land for grave under right of burial		\$280.00		\$280.00
Surcharge for Grave Digging Out of Hours, Urgent, Out of Cemetery Grounds		\$220.00		\$220.00



For out of Cemetery Grounds Council will need to calculate transport costs.

Burial Ashes in pre-existing grave		\$450.00		\$450.00
Re-Opening and closing of Grave		\$450.00		\$450.00
Slab removal/replacement prior to re-opening and closing of grave		\$220.00		\$220.00
Weekend Surcharge for re-opening and closing		\$220.00		\$220.00
Plaque for Memorial Wall (Includes Purchase, Inscription & Installation)		\$150.00		\$150.00

Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/No te	2020/21 Charge Inc. GST
Water Supply				
Water Connection, Tapping fee only per service (standard meter)(Filtered & Raw)	(Min)	\$750.00		\$750.00
Water Reconnection to existing service per service		\$125.00		\$125.00
Water Reconnection after cut off for non-payment		\$145.00		\$145.00
Special meter reading or testing		\$60.00		\$60.00
Sewerage Services				
Connection to Effluent main Minimum includes \$700.00 pump & \$850.00 Labour **Connection fee as stated is the minimum fee applicable to a conduit length no greater than 10m. Additional charges will be incurred for conduit length in excess of 10m and be subject to a quotation.		\$1,580.00		\$1,580.00
Septic Tank and Chemical Closet				
Septic Tank, Chemical Closet and aerated water system Application		\$150.00		\$150.00
Septic Tank: Amended Application		\$25.00		\$25.00
Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/No te	2020/21 Charge Inc. GST
Building Certificates				
(Fixed by Statute) Per dwelling in building or in any other building on allotment				



Class 1 and/or 10 Building	Excluding GST	\$250.00		\$250.00
Classes 2-9 (not exceeding 200 sqm)		\$250.00		\$250.00
Exceeding 200sqm but less than 2000sqm		\$250 + \$0.50 /sqm over 200 sqm		\$250 + \$0.50 /sqm over 200 sqm
Exceeding 2000sqm		\$1,165 + \$0.075 /sqm>2,000sqm		\$1,165 + \$0.075 /sqm>2,000sqm
Additional Inspection		\$90.00		\$90.00
Occupation Certificate		\$90.00		\$90.00
Building Surveyor Certificate search of records> 2yrs Copy of Building Plans		\$60.00		\$60.00
Swimming Pool		\$200.00		\$200.00
Commercial Change of Use:		\$200.00		\$200.00
Bed & Breakfast		\$200.00		\$200.00
Activity Approvals		\$20.00		\$20.00
Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/Note	2020/21 Charge Inc. GST
Maintenance/Handywork/private works	Per Hour	\$60.00		\$60.00
Development Applications				
Basic Development Applications:				
Up to \$5000	Up to \$5000	\$110.00		\$110.00
\$170.00, plus an additional \$3 for each \$1,000 or part thereof of the by which the estimated cosy exceeds \$100,000.00	\$5,001 to \$50,000	\$170.00		\$170.00
\$352, plus an additional \$3.64 for each \$1,000 or part thereof by which the estimated cost exceeds \$50,000	\$50,001 to \$250,000	\$352.00		\$352.00



\$1,160 plus an additional \$2.34 for each \$1,000 or part thereof by which the estimated cost exceeds \$250,000	\$250,001 to \$500,000	\$1,160.00		\$1,160.00
\$1,745.00 plus an additional \$1.64 for each \$1,000 or part thereof by which the estimated costs exceeds \$500,000	\$500,001 to \$1,000,000	\$1,745.00		\$1,745.00
\$2,615 plus an additional \$1.44 for each \$1,000 or part thereof by which the estimated cost exceeds \$1,000,000	\$1,000,001 to \$10,000,000	\$2,615.00		\$2,615.00
\$15875 plus an additional \$1.19 for each \$1,000 or part thereof by which the estimated cost exceeds \$10,000,000	More than \$10,000,000	\$15,875.00		\$15,875.00
Erection of Dwelling House \$100,000 or less		\$455.00		\$455.00
Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/Note	2020/21 Charge Inc. GST
Application for Demolition		\$110.00		\$110.00
Development not involving a dwelling or subdivision		\$285.00		\$285.00
Subdivision-Opening a public road	+ \$65 additional lot	\$665.00		\$665.00
Subdivision-Not opening a public road	+ \$53 additional lot	\$330.00		\$330.00
Designated Development	Above other fees	\$920.00		\$920.00
Lodgement of Complying Development Certificate		\$2,220.00		\$2,220.00
Advertising Developments-Designated		\$1,105.00		\$1,105.00
Advertising Developments-Advertised, prohibited or under LEP/DCP		\$250.00		\$250.00
Development requiring Concurrence				



Integrated Development		\$250.00		\$250.00
Plan FIRST Fee (Over \$50,000)	\$0.64 per extra \$1,000			
Long Service Levy (Over \$25,000)	0.35% of value of works			
Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/Note	2020/21 Charge Inc. GST
Constructions Certificate Application Fees				
Not Exceeding \$5,000		\$79.00		\$79.00
From \$5,001 to < \$250,000		\$40 + 0.43% of building cost.		\$40 + 0.43% of building cost.
More than \$250,000		\$490 + 0.12% of building cost.		\$490 + 0.12% of building cost.
Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/Note	2020/21 Charge Inc. GST
Reinstatement Fees				
Road Opening (roads or footpaths)	service - unsealed	\$500.00		\$500.00
	service - sealed	\$750.00		\$750.00



Restoration of Road or Footpath	Minimum Charge/m	\$60.00		\$60.00
	Bitumen/m	\$90.00		\$90.00
	Concrete/m	\$130.00		\$130.00
2019/20				
2020/21				
Title of Fee Charge	Unit/Note	Charge Inc. GST	Unit/Note	Charge Inc. GST
Caravan Park Tariffs				
White Cliffs Caravan Park				
Unpowered Campsite	Daily	\$15.00 \$5.00 per Additional Person	Daily	\$20.00 \$5.00 per Additional Person
Powered Site-Double	Daily	\$20.00 \$7.00 per Additional Person	Daily	\$25.00 \$7.00 per Additional Person
Cabins (Sleeps 4)	Daily	\$35.00	Daily	\$35.00
Shower Only	Per 5 Mins	\$1.00	Per 5 Mins	\$1.00
Victory Park Caravan Park (Wilcannia)				
Unpowered Campsite	Daily	\$15.00	Daily	\$15.00
Powered Site	Daily	\$25.00	Daily	\$25.00
Shower Only		\$5.00		\$5.00



Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/No te	2020/21 Charge Inc. GST
Ivanhoe/Menindee/Wilcannia Waste Depot Fees				
Waste				
Council has determined to discontinue to charge gate fees for it's waste management facilities for domestic refuse. However, business, commercial and industrial waste will continue to attract fees for waste disposal at the waste management facilities.				
Truck/Bin/Trailer		\$50 up to 1m ³ + \$10 per m ³ over		\$50 up to 1m ³ + \$10 per m ³ over
Dumping of car bodies	Per Body	\$20.00		\$20.00
Septic Tank Contents	Per Septic Tank	\$40.00		\$40.00
Asbestos (plastic wrapped and labelled) Part thereof Asbestos	Per m ³ Prior Council Consent	\$350.00		\$350.00
Animal Carcass	Per Carcass	\$20.00		\$20.00
Title of Fee Charge	Unit/Note	2019/20 Charge Inc. GST	Unit/No te	2020/21 Charge Inc. GST
Tyres				
Motorbike / Car Tyre	Per Tyre	\$10.00	Per Tyre	\$10.00
Truck / Tractor Tyre	Per Tyre	\$20.00	Per Tyre	\$20.00



Ivanhoe Multi Service Outlet - Menindee Rural Transaction Centre - Wilcannia Local Post Office
Printing/Scanning

Scanning	Per Page	\$0.30		\$0.30
Printing-Black and white text	Per Page	\$0.40		\$0.40
	With Own Paper	\$0.15		\$0.15
Black and white text + graphics being less than 1/4 of page	Per Page	\$1.00		\$1.00
All other black and white graphics	Per Page	\$2.00		\$2.00
Coloured graphics (pictures)	1/2 Page	\$2.00		\$2.00
Coloured graphics (pictures)	Per Page	\$4.60		\$4.60
Coloured text and graphics with graphics being less than 1/4 of page	Per Page	\$1.60		\$1.60
photographic printing A4		\$4.60		\$4.60

Title of Fee Charge	Unit/Note	2019/20	Unit/Note	2020/21
		Charge Inc. GST		Charge Inc. GST
Photocopying/FAX Services				
Photocopying Black and White-A4 (Unassisted)	Per Page	\$0.40		\$0.40
Photocopying Colour-A4 (Wilcannia Only)	Per Page	\$4.80		\$4.80
Photocopying Black and White-A3 (Unassisted)	Per Page	\$0.40		\$0.40
FAX Transmission	Per Page	\$2.00		\$2.00
Receive	Per Page	\$0.40		\$0.40
Misc. Services				
Laminating A4		\$2.00		\$2.00
A3		\$4.00		\$4.00
Binding-Per A4 Book Binding	Up to 100 Sheets	\$2.60		\$2.60
	100-250 Sheets	\$3.60		\$3.60



Secretarial Assistance	250-500 Sheets	\$4.60		\$4.60
	Per Hour	\$40.00		\$40.00
	Per Day (8Hrs)	\$80.00		\$80.00
Title of Fee Charge		Unit/Note	2019/20 Charge Inc. GST	2020/21 Charge Inc. GST
Menindee Rural Transaction Centre - Ivanhoe Multi Service Outlet				
VENUE HIRE Meeting/Function room				
Room Only	Per Hour	\$20.00		\$20.00
	Per Day (8Hrs)	\$150.00		\$150.00
	Per Week (5 Days)	\$500.00		\$500.00
Computer/Internet in room	/hour + Setup	\$6.00		\$6.00
Data Projector	Per Day	\$30.00		\$30.00
PA System	Per Day	\$25.00		\$25.00
<i>Catering Contacts Available</i>				

Plant Hire Rates

(Includes Operator and GST)

Plant Item	Rate Per Hour	Rate Per Day or km
Backhoe/Loader	\$160.00	
Loader	\$160.00	



Excavator	\$120.00	
Forklift	\$80.00	
Lawnmowers – Ride On	\$60.00	
Mobile Toilets		\$60.00 / Day
Skid Steer Loaders	\$120.00	
Skid Steer Attachment	\$10.00	
Tractor 4WD	\$120.00	
Tractor Attachment	\$10.00	
Trucks – Light	\$80.00	\$0.85 / km
Trucks – Medium Rigid	\$120.00	\$0.85 / KM
Trailers – Standard		\$60.00 / Day
Car Trailer		\$100.00 / Day





Central Darling Shire

**DRAFT
LONG TERM FINANCIAL PLAN 2025-2034**





Table of Contents

EXECUTIVE SUMMARY	4
FINANCIAL RESOURCES	6
Financial Modelling	6
Objectives of the Long Term Financial Plan.....	6
Modelling Methodology.....	7
Key Assumptions of the 10 Year Financial Model.....	7
Summary of Key Outcomes.....	8
Income Statement Projections	9
Consolidated	9
General Rates	9
Annual Charges	9
Government Grants	10
User Charges & Fees	10
Interest on Investments	10
Employee Benefits	10
Materials & Contracts	10
Depreciation and Amortisation	10
Gross Written Down Value (WDV) of Non-Current Assets Sold	10
Borrowing Cost Expenses	11
Key Information Relayed by Statement.....	11
Water Services	11
Annual Charges	11
Government Grants.....	11
User Charges & Fees	12
Materials & Contracts	12
Depreciation and Amortisation.....	12
Key Information Relayed by Statement.....	12
Sewer Services	12
Annual Charges	13
Government Grants.....	13
User Charges & Fees	13
Materials & Contracts	13
Depreciation and Amortisation.....	13
Key Information Relayed by Statement.....	13
Balance Sheet Projections	14
Cash Assets and Cash Equivalents.....	14
Receivables.....	14
Inventories	15
Prepayments	Error! Bookmark not defined.
Fixed Assets.....	Error! Bookmark not defined.
Accounts Payable.....	15
Provisions	15
Accumulated Surplus & Reserves	15
Key Information Relayed by Statement.....	15
Cash Flow Projections.....	16
Key Information Relayed by this Statement	16
Capital Works	17
Level and Nature of Capital Works	17
Capital Funding Sources	18
Long Term Borrowing Strategies	18
Future Loan Program and Target Ratios	Error! Bookmark not defined.
Finance Leases	Error! Bookmark not defined.
Rating	Error! Bookmark not defined.
Current Rating System	Error! Bookmark not defined.
General Rate.....	Error! Bookmark not defined.



Annual Charges 19

Sustainability..... **Error! Bookmark not defined.**

Introduction **Error! Bookmark not defined.**

Indicators **Error! Bookmark not defined.**

Financial Ratio Analysis of Central Darling Shire Council 20

Working Capital Ratio..... 20

Debt Servicing Ratio..... **Error! Bookmark not defined.**

Own Source Revenue Ratio 21

Operating performance Ratio 21

Renewal/Depreciation Ratio 22

Central Darling Shire



EXECUTIVE SUMMARY

The Central Darling Shire Council's Long Term Financial Plan 2025-2034 has been developed using a 10 year Financial Model to ensure Council's future financial sustainability. The financial model is a dynamic tool which analyses financial trends over a ten year future period based on a range of assumptions and produces a means by which Council can assess its financial requirements balanced with its strategic objectives.

The Plan has been developed on the following broad assumptions:

- Rates are forecast to increase in line with rate capping predictions by IPART being 4.5%.
- Annual charges for water, sewer and waste services to increase by the rate cap each year.
- No long-term debt
- All revenue sources other than rates and annual charges to rise by inflation, except if better information is available.
- Net staff levels will remain constant in line with current service provision
- No reduction in the level of services provided
- Assets that provide an income stream or allow Council to reduce operating costs may be leased
- As it is expected that the shire's population will remain static for the life of the plan, no population growth factors have been factored into the plan.
- It is acknowledged that some assumptions used within the plan may become less relevant over a 10 year period

The key outcomes from the Long-Term Financial Plan include the following:

- Council's liquidity improves over the life of the plan
- Capital Works Program has been increased for the life of the plan
- Funding is being allocated for the renewal of assets must ensure sustainability in the longer term
- Council's service levels have been maintained at the current level and will be reviewed during the term of the Plan
- Funding of Council's liabilities for employee leave entitlements and landfill rehabilitation.
- Council's overall financial position strengthens throughout the Plan.
- It is proposed that 1% of the surplus on RMS works goes to a Plant Replacement Reserve

The Plan highlights the ongoing sustainability of the Council into the future and this is further enhanced by asset management programs and strategies that are being implemented. Council will continue to develop these programs over the next ten years and this will provide confidence for the expenditure levels required in the future.

The continued allocation of funding towards the renewal of assets and the consistent level of funds applied to upgrade and maintenance of assets will result in a positive investment for the community in the future.

Overall, the Long Term Financial Plan provides Council with a sustainable financial outlook for the next ten years. Its continued commitment to provide efficient services and to fund the renewal and upgrade of its assets will result in a positive long term viability for the community.

The plan will be a living document and will be updated each year.





FINANCIAL RESOURCES

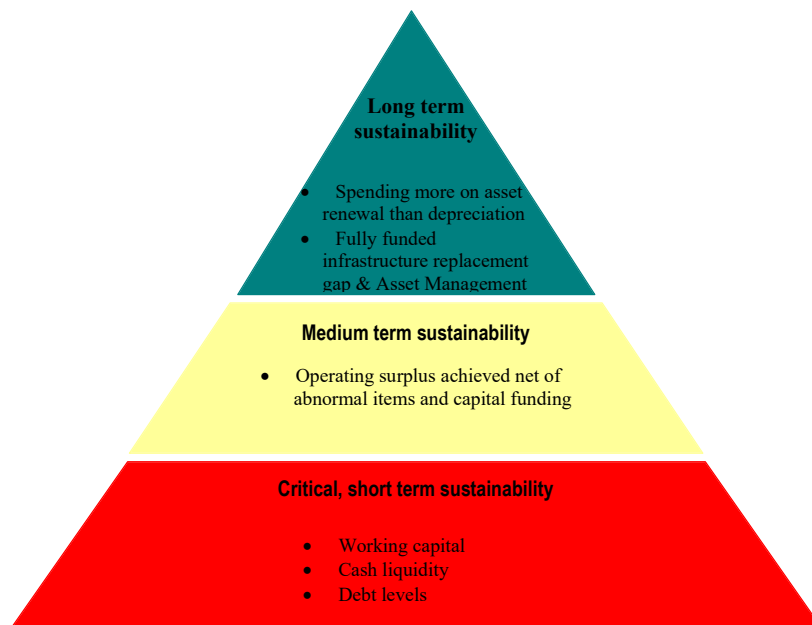
Financial Modelling

Objectives of the Long Term Financial Plan

The overall goal of the LTFP is to ensure that Central Darling Shire Council remains financially sustainable in the long term. It is intended that the 2025-2034 LTFP be based on the following guidelines:

- rate increases are in line with estimated IPART rate capping.
- a pricing strategy for services based on Council’s preferred options for service delivery and subsidisation vs. user pays principles
- increased funding levels for capital works and infrastructure asset maintenance
- improved liquidity
- achievement of Operating Statement surpluses with the exclusion of all non operational items such as granted assets, developer contributions and capital income.

Financial sustainability is a poorly defined term within Local Government. In order to clarify its meaning in the terms of this LTFP, the below diagram illustrates sustainability on a hierarchy of needs basis.



The most basic level of the pyramid diagram relates to issues of liquidity, debt ratios and working capital, which have an urgent, short-term focus. Without these building blocks in place, Council cannot operate successfully.

The success of this LTFP will be to progress in a structured and transparent way towards the two higher levels of sustainability that have a longer-term focus than the length of this Plan.



Modelling Methodology

Council maintains the ten year financial model on an ongoing basis. The model is based on a series of assumptions that drive the model and any changes made to the assumptions influence the results.

The base point used for modelling this year’s LTFP is the budgeted result for 30 June 2025 as prepared at the end of the March quarter during Council’s formal budget process.

Key Assumptions of the 10 Year Financial Model

The model is best described as a ‘business as usual’ scenario with a view to ensure the long-term financial sustainability of Council, and is based on the following assumptions:

- Existing service levels will be maintained.
- There will be no significant changes to the level of subsidization that existing services receive from general revenue.
- Net staff levels will remain constant in line with current service provision.
- Inflation is forecasted as follows and is based on RBA’s Statement on Monetary Policy February 2024

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
3.5%	3.5%	3.5%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

- Staff costs will increase by an average of 3.74% over the life of the plan due to increases in the cost of living being addressed through state government award provisions.
- All revenue sources other than rates, annual charges and statutory charges to rise by inflation within reason
- The replacement / refurbishment of existing assets will be maintained at current levels.
- Any new borrowings will be on a principal and interest basis.
- Assets that provide income streams or allow Council to reduce operating costs may be leased
- As it is expected that the shire’s population will remain static for the life of the plan, no population growth factors have been factored into the plan.



Summary of Key Outcomes

The following table shows the Summary of Key outcomes over the next 10 years.

Central Darling Shire Council 10 Year Financial Projections Summary of Key Outcomes										
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
	Budget									
	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Surplus (deficit) from Operations (Before Capital funding)	11,634	8,416	5,740	5,323	3,307	4,022	3,700	4,397	4,122	4,736
Underlying Surplus/(Deficit)	(475)	236	560	643	727	942	1,120	1,317	1,542	1,656
Net Cashflow from Operations	18,209	11,223	8,778	8,309	6,325	7,572	6,268	6,951	8,126	8,763
Projected Capital Expenditure	18,099	10,415	6,220	6,710	3,860	4,800	4,225	4,485	4,400	5,625
Closing Cash Balance	2,405	2,763	4,855	5,988	7,987	10,293	11,870	13,871	17,131	19,803
Long Term Borrowings	-	-	-	-	-	-	-	-	-	-

Key points of note:

- A net underlying deficit in 2024-25, returning to small surpluses for the life of the plan.
- A stable cash position.
- Responsible capital works
- No long-term borrowings.



Income Statement Projections

The following tables show the income statement forecasted results, consolidated and for water and sewer, for 2025-34. Explanations on the major components of the statement are included below.

Consolidated

Central Darling Shire Council Projected Consolidated Income Statement Year Ending 30 June										
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
	Budget									
INCOME	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Rates										
Residential	507	530	554	579	605	632	660	690	721	753
Farmland	386	403	422	440	460	481	503	525	549	574
Business	53	55	58	60	63	66	69	72	75	79
Total Rates	946	989	1,033	1,080	1,128	1,179	1,232	1,287	1,345	1,406
Annual Charges										
Water	682	706	731	756	779	798	814	831	847	864
Sewer	294	304	315	326	336	344	351	358	365	373
Waste	669	692	717	742	764	783	799	815	831	848
Total Annual Charges	1,645	1,703	1,762	1,824	1,879	1,926	1,964	2,003	2,043	2,084
User Charges & Fees	8,477	8,932	9,116	9,343	9,677	10,219	10,423	10,782	11,426	11,717
Interest & Investment Revenue	97	100	104	107	109	112	114	116	119	121
Other Revenues	434	475	541	605	620	635	648	661	674	688
Contributions	3,294	3,509	3,529	3,617	3,707	3,900	3,978	4,157	4,241	4,325
Operating Grants	9,003	11,526	11,745	12,158	12,367	12,582	13,158	13,495	13,789	14,259
Capital Grants	12,109	8,180	5,180	4,680	2,580	3,080	2,580	3,080	2,580	3,080
Total income	36,006	35,413	33,009	33,413	32,068	33,632	34,097	35,582	36,218	37,681
EXPENSES										
Employee Benefits	7,070	7,396	7,392	7,501	7,613	7,726	7,841	7,898	7,977	7,983
Borrowing Costs	40	39	39	39	39	39	39	39	39	39
Materials & Contracts	8,524	8,972	9,436	9,917	10,259	10,773	11,139	11,511	11,892	12,180
Depreciation	5,853	6,692	6,908	6,975	7,008	7,032	7,110	7,186	7,284	7,384
Other Expenses	2,885	3,898	3,494	3,658	3,841	4,040	4,269	4,551	4,905	5,360
Total expenses	24,372	26,997	27,269	28,091	28,760	29,611	30,397	31,185	32,096	32,945
Surplus(deficit) from Operations	11,634	8,416	5,740	5,323	3,307	4,022	3,700	4,397	4,122	4,736
Less CAPITAL FUNDING										
Capital Grants	12,109	8,180	5,180	4,680	2,580	3,080	2,580	3,080	2,580	3,080
Gain/(Loss) on Disposed Assets	-	-	-	-	-	-	-	-	-	-
	12,109	8,180	5,180	4,680	2,580	3,080	2,580	3,080	2,580	3,080
Net Surplus(deficit)	(475)	236	560	643	727	942	1,120	1,317	1,542	1,656

General Rates

General land is the balance of land defined by exception to the general rate. General land therefore consists of residential, commercial and agricultural properties and vacant land.

Council applies a Base Rate and an Ad Valorem rate when calculating the rate to be levied.

Rates are forecast to increase in line with rate capping predictions by IPART being 4.5%.

Annual Charges

Annual charges for water, sewer and waste services to increase by the rate cap for the life of the plan.



Government Grants

Council is in the lower range of grants received for regional centers. It actively seeks grants. However, its major grant funding is from the NSW Grants Commission which Council is unable to influence to a large degree.

In broad terms, a 3.5% per annum increase has been allowed for operating grants reflecting the nature of this revenue type.

Capital grant funding will be received to complete:

- Water Treatment Plants at White Cliffs, Wilcannia and Ivanhoe

User Charges & Fees

Fees and charges have been increased by inflation, however a number of fees are set by legislation and are not under Council's control e.g. Planning Permits.

Interest on Investments

Interest on investments has been based upon year-end cash and investment balances. It has been assumed an average 3.5% return on funds over the life of the model.

Employee Benefits

Increases in labour and oncosts are composed of two elements. The elements are Enterprise Agreement increments and movements within bandings as part of the annual review process. Council's negotiated Enterprise Agreement increase has been 3.5% per annum, so given this and movements within banding levels, plus additional funded positions, a 3.74% average increase in total employee benefits has been factored into the Plan. This also highlights Council's continued reliance on external contractors to complete works.

Materials & Contracts

The broad assumption in materials and contracts is for an increase by inflation per annum based on our CPI assumptions.

Depreciation and Amortisation

Depreciation estimates have been based on the projected capital works outlays contained within this LTFP document. Future asset revaluations, levels of developer contributed infrastructure and unanticipated externally funded capital upgrade and expansion expenditure may further influence depreciation estimates. Additional depreciation will be charged in the 2025 year as the new water treatment plant comes online, and the Pooncarie Road Project is completed.

Gross Written Down Value (WDV) of Non-Current Assets Sold

All written down values relate to plant items disposed as part of the plant replacement program. No asset sales are predicted for the life of the plan.



Borrowing Cost Expenses

Interest costs have been assessed on the basis of Council not having any new borrowings over the life of the plan. Also included in borrowing costs is the discount adjustments relating to movements in the Provision for Landfill Rehabilitation.

Key Information Relayed by Statement

One of Councils first goals must be to achieve an operational surplus without the inclusion of any capital income (against which there is no matching expenditure in the Operating Statement) and abnormal items such as gifted assets. The LTFP as provided achieves this result.

Water Services

Central Darling Shire Council Projected Water Income Statement Year Ending 30 June										
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
	Budget									
	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
INCOME										
Annual Charges										
Water	682	706	731	756	779	798	814	831	847	864
Total Annual Charges	682	706	731	756	779	798	814	831	847	864
User Charges & Fees	275	284	294	302	309	317	323	330	336	343
Interest & Investment Revenue	24	25	26	26	27	28	28	29	29	30
Capital Grants	5,000	4,500	2,500	1,000	-	-	-	-	-	-
Total income	5,981	5,515	3,550	2,084	1,115	1,143	1,166	1,189	1,213	1,237
EXPENSES										
Materials & Contracts	755	764	772	781	789	798	807	815	824	834
Depreciation	591	759	770	782	793	805	817	829	842	855
Total expenses	1,346	1,522	1,542	1,562	1,582	1,603	1,624	1,645	1,666	1,688
Surplus(deficit) from Operation	4,634	3,993	2,008	522	(467)	(460)	(458)	(456)	(454)	(451)
Less CAPITAL FUNDING										
Capital Grants	5,000	4,500	2,500	1,000	-	-	-	-	-	-
	5,000	4,500	2,500	1,000	-	-	-	-	-	-
Net Surplus(deficit)	(366)	(507)	(492)	(478)	(467)	(460)	(458)	(456)	(454)	(451)

Annual Charges

Council has the power to levy a service rate or service charge or combination service rate and charge to fund the provision of water supply, sewerage or waste services. Council need not necessarily use property value as the basis for levying a service rate or charge and could use some other criteria. However, this method is the most commonly used, council therefore, applies an annual charge based on property values.

The annual charge for water increases by the rate cap for the life of the plan.

Government Grants

Represent capital grants to provide water infrastructure. The \$12.0 million to be received for the 2024-25 to 2027-28 years is to fund a new water treatment plant for the White Cliffs community, and the upgrading of the water treatment plants at Wilcannia and Ivanhoe.



User Charges & Fees

Fees and charges generally represent excess water usage by consumers, as this is difficult to predict a conservative approach has been adopted, but in broad terms the increase will be in line with inflation.

Materials & Contracts

The broad assumption is materials and contracts will increase in line with inflation per annum based on our CPI assumption. However additional maintenance costs for the new White Cliffs water treatment plant, have been factored in from the 2022-23 year.

Depreciation and Amortisation

The anticipated increase in depreciation for the White Cliffs water treatment plant has been factored in from the 2025-26 year. However, it is acknowledged that this figure is conservative.

Key Information Relayed by Statement

One of Council’s first goals must be to achieve an operational surplus without the inclusion of any capital income (against which there is no matching expenditure in the Operating Statement) and abnormal items such as gifted assets.

The Projected Income Statement for the Water Fund does not achieve this objective over the life of this plan. This is mainly attributable to the increase in maintenance and depreciation for the new water treatment plants, the water pricing policies of the Council prior to the 2014/15 year, and Council’s decision to be conservative with any increase to the Annual Charge for Water.

Sewer Services

Central Darling Shire Council										
Projected Sewer Income Statement										
Year Ending 30 June										
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
	Budget									
	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
INCOME										
Annual Charges										
Sewer	294	304	315	326	336	344	351	358	365	373
Total Annual Charges	294	304	315	326	336	344	351	358	365	373
User Charges & Fees	4	4	4	4	4	5	5	5	5	5
Interest & Investment Revenue	3	3	3	3	3	3	3	4	5	5
Operating Grants	125	127	129	131	133	135	137	139	141	143
Capital Grants	-	-	-	-	-	-	-	-	-	-
Total income	426	438	451	464	476	486	495	506	516	525
EXPENSES										
Materials & Contracts	190	192	195	198	201	204	207	210	214	217
Depreciation	138	140	142	144	146	149	151	153	155	158
Total expenses	328	332	337	343	348	353	358	364	369	375
Surplus(deficit) from Operations	98	106	114	122	128	134	137	142	147	151
Less CAPITAL FUNDING										
Capital Grants	-	-	-	-	-	-	-	-	-	-
Net Surplus(deficit)	98	106	114	122	128	134	137	142	147	151



Annual Charges

Council has the power to levy a service rate or service charge or combination service rate and charge to fund the provision of water supply, sewerage or waste services. Council need not necessarily use property value as the basis for levying a service rate or charge and could use some other criteria. However, this method is the most commonly used, council therefore, applies an annual charge based on property values.

The annual charge for sewer increases by the rate cap for the life of the plan.

Government Grants

Represent grants provided under the Aboriginal Sewer Scheme. It is expected this grant will continue for the life of the plan.

User Charges & Fees

Fees and charges in broad terms will increase in line with our estimates for inflation.

Materials & Contracts

The broad assumption in materials and contracts is for an increase in line with our estimates for CPI.

Depreciation and Amortisation

Depreciation of sewer infrastructure, no major capital works programs for the sewer system are expected for the life of the plan.

Key Information Relayed by Statement

One of Council's first goals must be to achieve an operational surplus without the inclusion of any capital income (against which there is no matching expenditure in the Operating Statement) and abnormal items such as gifted assets.

The Projected Income Statement for the Sewer Fund achieves this objective for the life of the plan and can be attributed to the increase in annual charges.



Balance Sheet Projections

The following table shows the balance sheet result for 2025-2034. Explanations on the major components of the statements are included below.

Central Darling Shire Council Projected Balance Sheet As At 30 June											
	Actual 2023	2024/25 Budget	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
ASSETS											
Current Assets											
Cash & Cash Equivalents	12,154	2,405	2,742	4,854	5,987	7,986	10,292	11,869	13,870	17,130	19,802
Receivables	15,357	5,497	5,384	5,407	5,436	5,470	5,496	5,523	5,555	5,840	5,771
Inventories	654	400	393	386	378	371	364	357	357	357	357
	28,165	8,302	8,519	10,646	11,801	13,827	16,152	17,749	19,782	23,327	25,930
Non-current Assets											
Investment in JO	867	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Property, plant and equipment	223,740	250,795	258,637	261,865	266,306	267,934	269,867	272,233	274,660	275,323	277,697
Receivables	188	188	188	188	188	188	188	188	188	188	188
Right of use assets	109	109	250	300	250	200	110	250	300	250	110
	224,904	252,232	260,215	263,493	267,884	269,462	271,305	273,811	276,288	276,901	279,135
Total assets	253,069	260,534	268,734	274,139	279,685	283,289	287,457	291,560	296,070	300,228	305,065
LIABILITIES											
Current Liabilities											
Payables	5,064	993	1,075	1,215	1,437	1,667	1,886	2,163	2,208	2,264	2,333
Contract liabilities	2,094	2,000	1,500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Lease Liabilities	118	118	258	208	258	208	118	208	258	208	208
Income received in advance	168	88	88	88	88	88	88	88	88	88	88
Employee benefits provisions	1,222	1,030	1,056	1,105	1,028	1,117	1,086	1,092	1,092	1,092	1,092
	8,666	4,229	3,977	3,616	3,811	4,080	4,179	4,551	4,646	4,652	4,721
Non-current Liabilities											
Lease liability	12	133	133	133	133	133	133	133	133	133	133
Employee benefits provisions	29										
Provisions	524	700	736	763	790	819	866	896	914	946	977
	776	833	869	896	923	952	999	1,029	1,047	1,079	1,110
Total liabilities	9,442	5,062	4,846	4,511	4,734	5,032	5,178	5,581	5,694	5,731	5,832
Net Assets	243,627	255,472	263,889	269,628	274,951	278,258	282,280	285,980	290,377	294,498	299,234
EQUITY											
Accumulated Surplus	172,670	184,124	192,351	197,901	203,033	206,150	209,982	213,492	217,699	221,630	226,187
Plant Replacement Reserve	10	25	49	74	100	125	150	175	200	225	239
Waste Management Reserve	155	320	485	650	815	980	1,145	1,310	1,475	1,640	1,805
Asset Revaluation Reserve	71,003	71,003	71,003	71,003	71,003	71,003	71,003	71,003	71,003	71,003	71,003
Total Equity	243,838	255,472	263,889	269,628	274,951	278,258	282,280	285,980	290,377	294,498	299,234

Cash Assets and Cash Equivalents

Cash funds improve throughout the ten-year period. No overdraft requirements are planned.

Receivables

A conservative approach has been taken on this item as reviews of previous years' activity reveals fluctuations in these balances.



Inventories

Although inventory levels have remained relatively constant in recent years, modelling assumptions are such that purchase prices will increase in line with CPI and this is reflected in the future asset values.

Property, Plant and Equipment

The fixed asset balance is the outcome of projected levels of capital expenditure, depreciation, gifted assets and asset disposals shown in the Income Statement.

Accounts Payable

A lack of a discernible trend has resulted in a conservative approach taken to accounts payable and a CPI inflation factor applied.

Provisions

It has been assumed in the model that the trend for employee provisions (Annual leave and Long Service Leave) will basically increase as staff wages increase.

Accumulated Surplus & Reserves

The accumulated equity of Council (including Reserve funds) continues to increase during the life of the LTFP in line with projected stable reserves and operating surpluses.

Funds are to be allocated to two Reserves from the 2025 financial year.

- Plant Replacement Reserve
 - To be based on one percent of the pro, from the previous financial year, generated from private works and works completed for RMS. The funds to be transferred into this reserve are not to have an adverse effect on the working capital of Council. This reserve is to be used for the long-term replacement of Council plant.
- Waste Management Reserve
 - A loan was taken out during the 2013 financial year to fund the purchase of three garbage trucks and other operational expenditure. The loan was with the Westpac Banking Corporation and the loan balance as at the year ended 30 June 2013 was \$1,249,000. Council had been paying interest and principal payments of \$13,750 per month to service the loan for the garbage trucks. These payments were being funded by the Annual Charge levied for waste management. Council will now allocate these funds, into a waste reserve for the future funding for various waste management projects.

Key Information Relayed by Statement

The Balance Sheet highlights a number of key points:

- Council has no long term debt.
- Council continues to grow its equity and fixed asset levels.
- No use of Council's overdraft facility for the life of the plan.



Cash Flow Projections

The Statement of Cash Flows illustrated below is drawn directly from the cash-based transactions shown in the Income Statement and Balance Sheet.

Central Darling Shire Council Cashflow Projections Year Ending 30 June										
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
	Budget									
	'000s \$	'000s \$	'000s \$	'000s \$	'000s \$	'000s \$	'000s \$	'000s \$	'000s \$	'000s \$
Cash Flows from Operating Activities										
Receipts										
Rates & Annual Charges	2,362	2,153	2,236	2,323	2,405	2,484	2,557	2,633	2,711	2,792
User Charges & Fees	6,782	7,146	7,292	7,475	7,742	8,175	8,339	8,625	9,141	9,374
Investment and interest Revenue Received	97	100	104	107	109	112	114	116	119	121
Grants & Contributions	24,406	22,054	19,431	19,432	17,722	19,562	19,715	20,732	20,609	21,664
Payments										
Employee Benefits & Oncosts	(7,070)	(7,602)	(7,598)	(7,707)	(7,819)	(7,726)	(7,841)	(7,898)	(7,977)	(7,983)
Materials and Contracts	(8,353)	(12,613)	(12,672)	(13,303)	(13,818)	(15,017)	(16,599)	(17,241)	(16,461)	(17,189)
Borrowing Costs	(15)	(15)	(16)	(16)	(16)	(16)	(16)	(16)	(16)	(16)
Cash flow from Operations	18,209	11,223	8,778	8,309	6,325	7,572	6,268	6,951	8,126	8,763
Cash Flows from Investing Activities										
Receipts										
Proceeds from sale of non-current assets	-	-	-	-	-	-	-	-	-	-
Payments										
Purchase of Assets	(18,099)	(10,415)	(6,220)	(6,710)	(3,860)	(4,800)	(4,225)	(4,485)	(4,400)	(5,625)
Cash flow from investing activities	(18,099)	(10,415)	(6,220)	(6,710)	(3,860)	(4,800)	(4,225)	(4,485)	(4,400)	(5,625)
Cash Flows from Financing Activities										
Payments										
Leasing payments	(450)	(450)	(466)	(466)	(466)	(466)	(466)	(466)	(466)	(466)
Cash flow from financing activities	(450)	(450)	(466)	(466)	(466)	(466)	(466)	(466)	(466)	(466)
Net Increase/(Decrease) in Cash and Cash Equivalents	(340)	358	2,092	1,133	1,999	2,306	1,577	2,000	3,260	2,672
Plus Cash and Cash Equivalents - Beginning of Year	2,745	2,405	2,763	4,855	5,988	7,987	10,293	11,870	13,871	17,131
Plus Cash and Cash Equivalents - End of Year	2,405	2,763	4,855	5,988	7,987	10,293	11,870	13,871	17,131	19,803
Less Employee Provisions	(1,030)	(1,056)	(1,105)	(1,028)	(1,117)	(1,286)	(1,122)	(1,092)	(1,092)	(1,092)
Less Tip Rehabilitation:	(700)	(736)	(763)	(790)	(819)	(866)	(896)	(914)	(946)	(977)
Available cash reserves	675	971	2,987	4,170	6,051	8,141	9,852	11,864	15,094	17,734

Key Information Relayed by this Statement

The cash flow statement shows Council's cash reserves fluctuate throughout the life of the plan. Highlighting Council's reliance on grant funding and RMS works.

It needs to be noted that for a number of years prior to this plan council has accrued liabilities for employee entitlements and landfill rehabilitation. These liabilities have mostly remained unfunded. Council's intention is that these liabilities will now be funded.



Capital Works

Level and Nature of Capital Works

The Capital Works Program is based on what is considered to be known and required expenditure. The program is based upon the fundamental elements of asset renewal, asset upgrade and asset expansion.

The table below sets out the proposed level and nature of capital works in the LTFP 2025-2034, based on Council’s activities.

Central Darling Shire Council Projected Capital Works Program As At 30 June										
<i>Capital Works Program</i>	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
	Budget									
	'000s \$	'000s \$	'000s \$	'000s \$	'000s \$	'000s \$	'000s \$	'000s \$	'000s \$	'000s \$
Renewal										
Roads	7,435	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Water Infrastructure	300	300	300	300	300	300	300	300	300	300
Sewer Infrastructure		100		50		50		50		50
Outdoor Infrastructure	378	150	150	150	150	150	150	150	150	150
Buildings	130	150	150	150	150	150	150	150	150	150
Stormwater Management	75	75	75			75	75	75	75	
Swimming Pools	165	75	75	150	75	75	150	75	75	150
Waste Management	-	75		75		75		75		75
Total Renewal	8,483	3,425	3,250	3,375	3,175	3,300	3,325	3,375	3,250	3,375
New Assets										
Water Infrastructure	95	100	100	100	-	-	-	-	-	-
Sewer Infrastructure		-	-	-	-	-	-	-	-	-
Stormwater Management		150								
Outdoor Infrastructure	96		100		100		100		100	
Buildings	450			550			650			750
Plant	575	240	270	685	585	500	150	110	1,050	500
Total Asset Expansion	1,216	490	470	1,335	685	500	900	110	1,150	1,250
Upgrade Assets										
Outdoor Infrastructure	1,150	1,000								
Water Infrastructure	5,000	4,500	2,500	1,000						
Roads	2,250	1,000		1,000		1,000		1,000		1,000
Total Upgrade	8,400	6,500	2,500	2,000	-	1,000	-	1,000	-	1,000
Total	18,099	10,415	6,220	6,710	3,860	4,800	4,225	4,485	4,400	5,625

Apart from the current year forecast, the table shows a degree of variation over time, but this correlates generally with the level of projects and renewal expenditure proposed.



Capital Funding Sources

In achieving the above capital works program, capital funding is a critical component and variations in this type of funding will have an immediate impact (positive or negative) on the level of works that can be performed. The table below highlights the capital funding sources.

Central Darling Shire Council Projected Funding for Capital Works As At 30 June										
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Capital Works Program	Budget									
	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s	'000s
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
External										
Grants	12,109	8,180	5,180	4,680	2,580	3,080	2,580	3,080	2,580	3,080
Contributions	3,294	3,409	3,529	3,617	3,707	3,800	3,876	3,953	4,033	4,113
Total External	15,403	11,589	8,709	8,297	6,287	6,880	6,456	7,033	6,613	7,193
Internal										
Accumulated Funds	2,696	(1,174)	(2,489)	(1,587)	(2,427)	(2,080)	(2,231)	(2,548)	(2,213)	(1,568)
Total Internal	2,696	(1,174)	(2,489)	(1,587)	(2,427)	(2,080)	(2,231)	(2,548)	(2,213)	(1,568)
TOTAL	18,099	10,415	6,220	6,710	3,860	4,800	4,225	4,485	4,400	5,625

The importance of increased capital expenditure is crucial to establishing a position of long-term sustainability.

Long Term Borrowing Strategies

There are currently no plans to undertake long term borrowings

Other Scenarios

Council’s small rate base, limited ability to generate revenue and the reliance on government funding somewhat limits the influence Council can exert on its financial plan, when you consider the main financial aim of Central Darling Shire Council is to remain financially sustainable in the long-term. However, council management did model a number of different scenarios with a view to relieving some financial stress to its residents particularly in the area of provision of water services.



Risks to The Financial Plan

Long term financial plans have a level of uncertainty as they are based on a number of assumptions that relate to income, expenditure, capital works and population growth. Some of these assumptions have a relatively minor impact if incorrect; others may have a major impact on future financial plans. By assessing risks associated with assumptions made within the plan, sensitivity scenarios can be considered. The LTFP is updated annually to ensure the assumptions and projections are based upon the latest information.

Changes in Economic Conditions

Changes in inflation will impact revenue and expenditure.

Changes in Employee Costs and Liability Conditions

Forecast employee costs have been adjusted to reflect any identified changes in staff numbers, as well as growth in staff numbers required to satisfy increased service levels. Council re-calculates its provision for leave entitlements on an annual basis. Over the past several years Council's provisions for employee leave entitlements have increased significantly. This is mainly due to Council having a relatively small workforce, which limits the ability to backfill positions as staff take leave. It is predicted that this liability will continue to increase, and may not be able to be funded in the future.

Rate Pegging

Changes in rate pegging will impact revenue forecasts however rate pegging is aligned with the CPI (rate pegging is aligned to the Local Government Cost Index development by IPART each year) therefore any fluctuation in rate pegging will have the opposite effect on the expected expenditure forecast

Grant Funding

Due Council's limited ability to generate its own revenue there is a reliance on government grants to fund Council operations. Any significant reduction in unrestricted government funding would seriously affect the operations of Council.

Further to this, the provision of capital funding for major works, will place pressure on future year budgets as Council will need to fund maintenance and depreciation out of its own source revenue.

Loss of Road Maintenance Contracts

Council is able to generate income from the provision of roads maintenance services to RMS. Loss of these contracts would affect council's sustainability.

Conditions of Infrastructure Assets and Aging

The identified shortfall in infrastructure renewal expenditure and a substantial backlog in infrastructure spending is a major issue facing local government.

The development of asset management plans has confirmed that Council's infrastructure continues to deteriorate, and that current levels of maintenance and renewal fall short of that required to maintain some assets in a satisfactory condition. This infrastructure challenge may place pressure on Council's ability to remain financially sustainable in the long term.



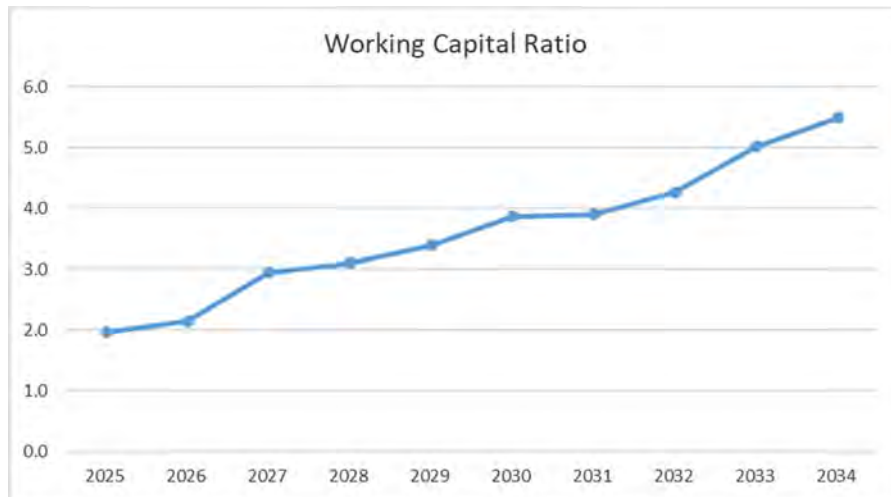
Landfill Rehabilitation

Council owns a number of landfill sites. These landfill sites will need to be rehabilitated sometime in the future. Council has maintained a provision for landfill rehabilitation, but as future costs are difficult to estimate, there is a risk that Council’s current provision may not be adequate.

Financial Ratio Analysis of Central Darling Shire Council

It is important that Council regularly assesses its financial performance and position against the projections contained in the LTFP. The planned model has been developed so that its implementation will meet a set of financial indicators:

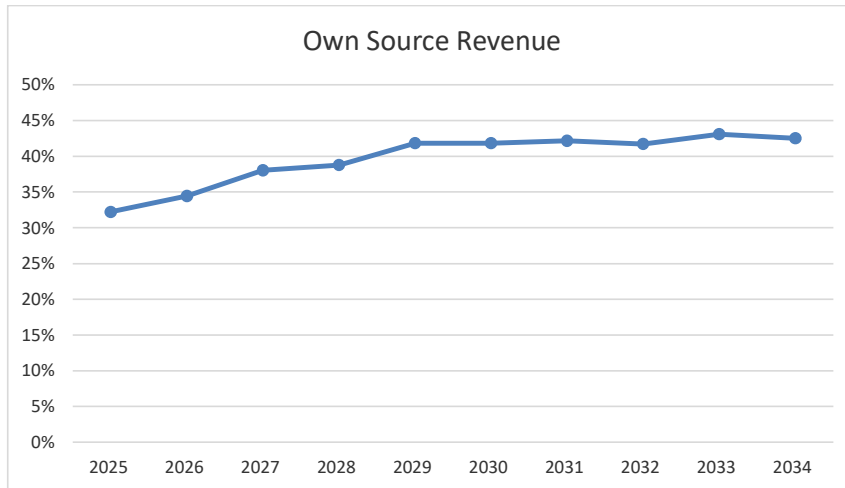
Working Capital Ratio



This ratio measures Council’s ability to pay its debts as they fall due. A ratio of 1.5 is a key threshold for testing liquidity issues, and is the benchmark set by the Local Government Accounting Code for NSW. Council’s working capital ratio remains above this level for the life of the plan. This ratio may be influenced by any external restrictions placed on Council funds.

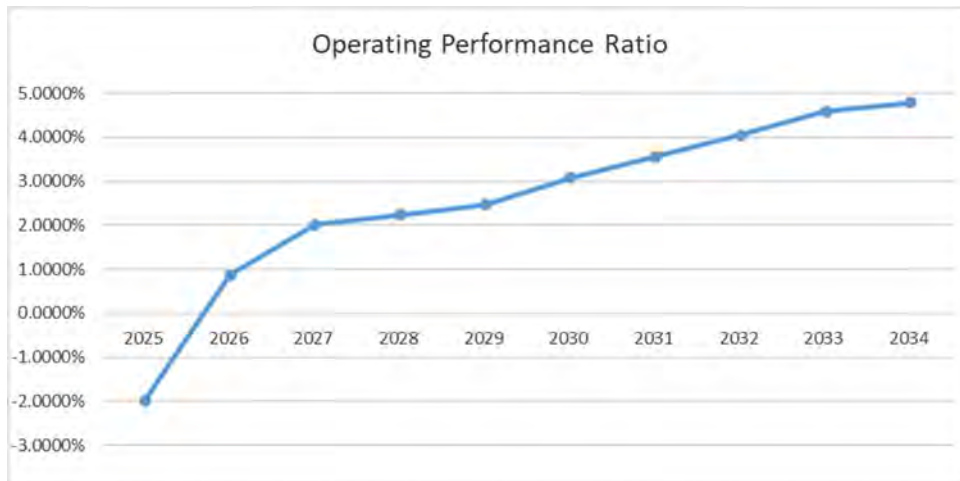


Own Source Revenue Ratio



This ratio shows the degree of reliance on external funding sources such as operating grants and contributions and its ability to generate own-source revenue. The benchmark for this ratio is >60% . Apart from year2025 when a number of large grants are expected to be received, Council has a relatively static Own Source Revenue Ratio which reflects a number of issues including, reliance on government grants, a static population base and a reliance on RMS works to drive income other that rates and charges.

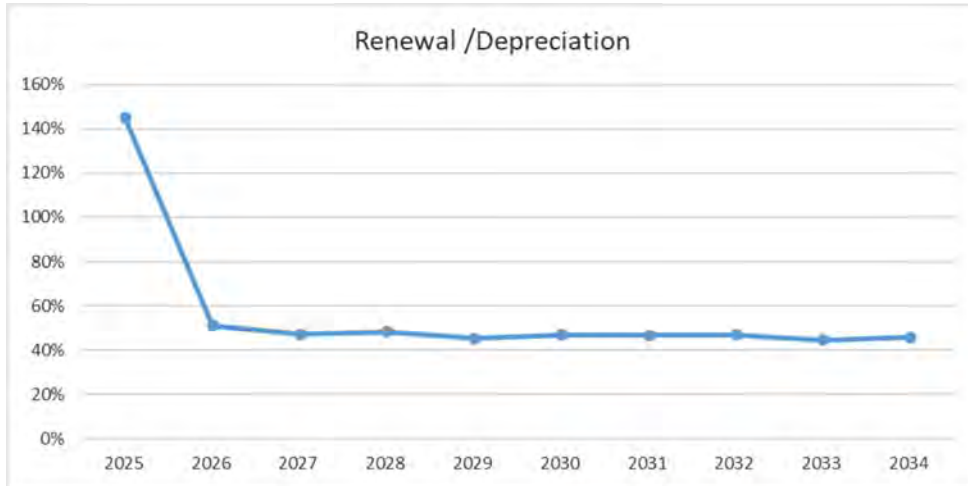
Operating performance Ratio



This ratio indicates Council’s ability to contain operating expenditure within operating revenue. The benchmark for this ratio is 0.00. Council falls below this benchmark from 2025 due to reduced RMS income.



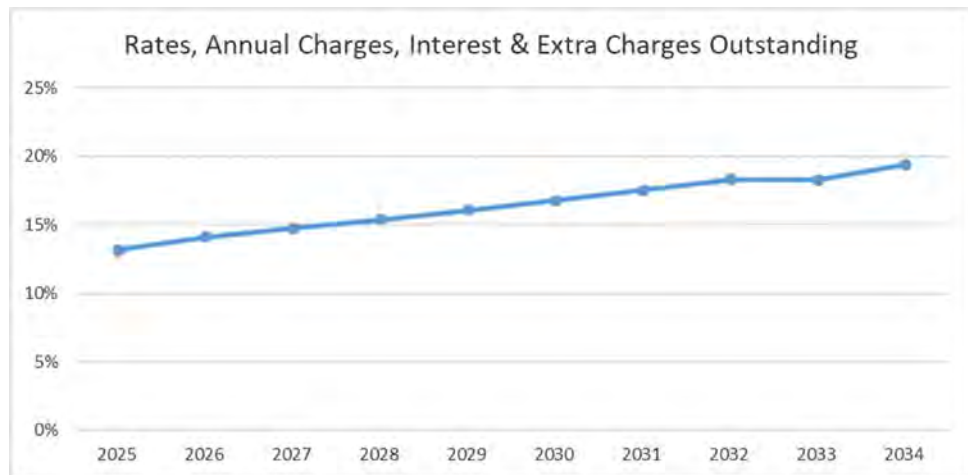
Renewal/Depreciation Ratio



The Renewal/Depreciation Ratio compares capital expenditure on renewal to depreciation. The threshold for this ratio is 100%. A ratio of less than 100% indicates that the capital being consumed in an accounting sense exceeds the capital being replaced into the asset base.

Council forecasted expenditure on renewal is not adequate, due to funding constraints. Also any unidentified backlog in renewal expenditure is not currently addressed in this plan.

Rates, Annual Charges, Interest & Extra Charges Outstanding

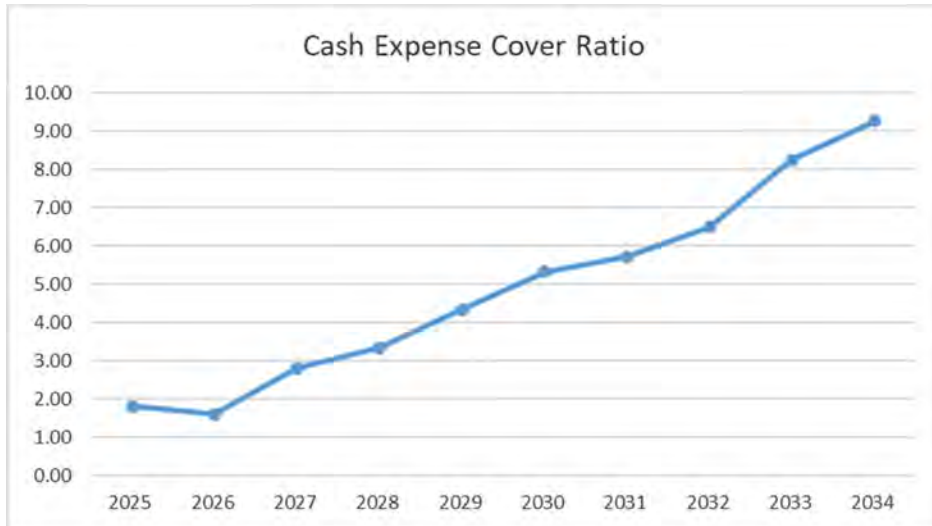


The rates and annual charges outstanding percentage is a measure of the impact of uncollected rates and annual charges on liquidity and the adequacy of recovery efforts. The benchmark for this ratio is <5%. The ratio indicates Council's ongoing issues with debt recovery due to a number of economic factors associated with smaller councils.



Cash Expense Cover Ratio

This ratio shows the number of months Council can continue to pay its immediate expenses without additional cashflow. The benchmark for this ratio is >3 months. Council remains below this benchmark for the life of the plan, which is not unusual for a Council that has a small rate base.



Ongoing Performance Measurement

The annual budgets are set to meet the financial indicator benchmarks. Consequently, budget control and monitoring is paramount for Council achieving the outcomes of this plan. Budgets are monitored internally via Quarterly Budget Reviews.

Conclusion

In the past Council has endured a number of financial difficulties, but with responsible financial management and strong leadership a clear plan for the ongoing financial stability has been developed.

The Council will continue to operate within the principle of a balanced budget and strive to provide excellent services to its community.

Central Darling Shire Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Report by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

31 March 2024

It is my opinion that the Quarterly Budget Review Statement for Central Darling Shire Council for the quarter ended 31/03/24 indicates that Council's projected financial position at 30/6/24 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: _____



date: 15/5/24

Kevin Smith
Acting Responsible Accounting Officer

Central Darling Shire Council

Quarterly Budget Review Statement

for the period 01/01/24 to 31/03/24

Income & Expenses Budget Review Statement

Budget review for the quarter ended 31 March 2024

Income & Expenses - Council Consolidated

(\$000's)	Original Budget 2023/24	Approved Changes					Revised Budget 2023/24	Variations for this Mar Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRs	Sep QBRs	Dec QBRs	Mar QBRs					
Income											
Rates and Annual Charges	2,572			(51)			2,521			2,521	2,512
User Charges and Fees	9,451			5			9,456			9,456	6,509
Interest and Investment Revenues	87			25			112			112	70
Other Revenues	383						383			383	561
Grants & Contributions - Operating	9,836				6,532		16,368	2,923		19,291	13,632
Grants & Contributions - Capital	23,514			(3,500)			20,014			20,014	4,900
Net gain from disposal of assets	-						-			-	5
Total Income from Continuing Operations	45,842	-	-	(3,521)	6,532	-	48,853	2,923		51,776	28,189
Expenses											
Employee Costs	6,869			(50)			6,819			6,819	5,654
Borrowing Costs	40						40			40	11
Materials & Contracts	8,645			16	4,219		12,880	3,116	1	15,996	11,842
Depreciation	4,329						4,329			4,329	3,246
Other Expenses	2,424						2,424			2,424	2,468
Total Expenses from Continuing Operations	22,307	-	-	(34)	4,219	-	26,492	3,116		29,608	23,221
Net Operating Result from Continuing Operations	23,535	-	-	(3,487)	2,313	-	22,361	(193)		22,168	4,968
Net Operating Result from All Operations	23,535	-	-	(3,487)	2,313	-	22,361	(193)		22,168	4,968
Net Operating Result before Capital Items	21	-	-	13	2,313	-	2,347	(193)		2,154	68

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBRs report

Central Darling Shire Council

Quarterly Budget Review Statement

for the period 01/01/24 to 31/03/24

Income & Expenses Budget Review Statement

Budget review for the quarter ended 31 March 2024

Income & Expenses - Council Consolidated

(\$000's)	Original Budget 2023/24	Approved Changes					Revised Budget 2023/24	Variations for this Mar Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRs	Sep QBRs	Dec QBRs	Mar QBRs					
Income											
Rates and Annual Charges	2,572			(51)			2,521			2,521	2,512
User Charges and Fees	9,451			5			9,456			9,456	6,509
Interest and Investment Revenues	87			25			112			112	70
Other Revenues	383						383			383	561
Grants & Contributions - Operating	9,836				6,532		16,368	2,923		19,291	13,632
Grants & Contributions - Capital	23,514			(3,500)			20,014			20,014	4,900
Net gain from disposal of assets	-						-			-	5
Total Income from Continuing Operations	45,842	-	-	(3,521)	6,532	-	48,853	2,923		51,776	28,189
Expenses											
Employee Costs	6,869			(50)			6,819			6,819	5,654
Borrowing Costs	40						40			40	11
Materials & Contracts	8,645			16	4,219		12,880	3,116	1	15,996	11,842
Depreciation	4,329						4,329			4,329	3,246
Other Expenses	2,424						2,424			2,424	2,468
Total Expenses from Continuing Operations	22,307	-	-	(34)	4,219	-	26,492	3,116		29,608	23,221
Net Operating Result from Continuing Operations	23,535	-	-	(3,487)	2,313	-	22,361	(193)		22,168	4,968
Net Operating Result from All Operations	23,535	-	-	(3,487)	2,313	-	22,361	(193)		22,168	4,968
Net Operating Result before Capital Items	21	-	-	13	2,313	-	2,347	(193)		2,154	68

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBRs report

Central Darling Shire Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Income & Expenses Budget Review Statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
1	<p>Grants & Contributions - Operating Additional grant income to the budget of \$2.923 million for storm and flood emergency works. These funds are claimed back from the funding body after works are completed.</p> <p>Total adjustment to Grants & Contributions - \$2.923 million increase</p>
2	<p>Materials and Contracts Additional funds to be allocated to Parks & Gardens to address over-expenditure: \$112,000</p> <p>Reduction in expenditure, Ancillary Works - (\$106,000)</p> <p>Additional expenditure for Street Cleaning/Bins - \$40,000</p> <p>Additional expenditure for Swimming pools - \$48,600</p> <p>Additional expenditure for Domestic Waste - \$97,500 (Funded from Waste Reserve, however effect of the additional expenditure needs to be shown through the Income & Expense Statement)</p> <p>Additional expenditure for storm and flood emergency repair works, as per note 1 above.</p> <p>Total adjustment to Materials and Contracts - \$3.116 million increase</p>

Central Darling Shire Council

Quarterly Budget Review Statement

for the period 01/01/24 to 31/03/24

Capital Budget Review Statement

Budget review for the quarter ended 31 March 2024

Capital Budget - Council Consolidated

(\$000's)	Original Budget 2023/24	Approved Changes					Revised Budget 2023/24	Variations for this Mar Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRs	Sep QBRs	Dec QBRs	Mar QBRs					
Capital Expenditure											
New/Upgrade Assets											
- Roads	13,100			(1,000)					12,100	6,828	
- Water Infrastructure	7,050			(2,500)					4,550	3,081	
- Buildings	665								665	-	
- Stormwater Infrastructure	90								90	-	
- Outdoor Infrastructure	1,239								1,239	1,529	
- Plant & Equipment	1,000						(465)		535	145	
Renewal Assets (Replacement)											
- Roads	4,050								4,050	2,689	
- Water Infrastructure	300								300	-	
- Buildings	246								246	788	
- Stormwater Infrastructure	75								75		
- Outdoor Infrastructure	461								461	6	
Total Capital Expenditure	28,276	-	-	(3,500)	-	-	(465)		24,311	15,066	
Capital Funding											
Rates, Reserves & Other Untied Funding	1,974						(465)		1,509	10,166	
Grants & Contributions	26,302			(3,500)					22,802	4,900	
Total Capital Funding	28,276	-	-	(3,500)	-	-	(465)		24,311	15,066	
Net Capital Funding - Surplus/(Deficit)	(0)	-	-	-	-	-	(0)	-	(0)	-	

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBRs report

Central Darling Shire Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Capital Budget Review Statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
	<p>Council allocated \$1M for plant replacement in the 2023-24 budget. The items budgeted for included:</p> <ul style="list-style-type: none"> -Jetpatcher \$385,000 (remaining payment) -Loader – Menindee \$500,000 -Bore Boss \$115,000 (Roadworks) <p>It is proposed to reduce the capital plant replacement budget this year to \$535,000 and purchase the following items:</p> <ul style="list-style-type: none"> -Jetpatcher \$385,000 (remaining payment) -Large Car Trailer \$12,500 -Survey Drone \$13,000 -Bobcat Mulcher attachment \$68,000 -Underborer and Compressor \$26,500 -Water Tank Trailer Units \$18,000 -Septic Tank Pump Out Skid \$12,000 <p>Adjustment to the Capital Works Budget for Plant & Equipment: \$475,000 Decrease</p>

Central Darling Shire Council

Quarterly Budget Review Statement

for the period 01/01/24 to 31/03/24

Cash & Investments Budget Review Statement

Budget review for the quarter ended 31 March 2024

Cash & Investments - Council Consolidated

(\$000's)	Original Budget 2023/24	Approved Changes					Revised Budget 2023/24	Variations for this Mar Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRS	Sep QBRS	Dec QBRS	Mar QBRS					
Externally Restricted ⁽¹⁾											
Specific purpose unexpended grants	200					200	6,000		6,200	12,516	
Water supplies	350					350			350	-	
Sewerage services	545					545			545	178	
Domestic waste management	445					445			445	471	
Total Externally Restricted	1,540	-	-	-	-	1,540	6,000		7,540	13,165	
(1) Funds that must be spent for a specific purpose											
Internally Restricted ⁽²⁾											
Employees Leave Entitlements	800					800			800	935	
Other waste management										117	
Plant and vehicle replacement	50					50			50	8	
Total Internally Restricted	850	-	-	-	-	850	-		850	1,060	
(2) Funds that Council has earmarked for a specific purpose											
Unrestricted (ie. available after the above Restrictions)	1,337	-	-	-	-	1,337	(6,000)		(5,990)	(6,562)	
Total Cash & Investments	3,727					3,727	-		2,400	7,663	

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended xx/xx/xx and should be read in conjunction with the total QBRS report

Central Darling Shire Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Cash & Investments Budget Review Statement

Comment on Cash & Investments Position

Not Applicable

Investments

Investments have been invested in accordance with Council's Investment Policy.

Cash

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of this bank reconciliation is 31/03/23

Reconciliation Status

The YTD Cash & Investment figure reconciles to the actual balances held as follows:

\$ 000's

Cash at Bank (as per bank statements)		1,873
Investments on Hand		5,790
less: Unpresented Cheques	(Timing Difference)	-
add: Undeposited Funds	(Timing Difference)	-
less: Identified Deposits (not yet accounted in Ledger)	(Require Actioning)	
add: Identified Outflows (not yet accounted in Ledger)	(Require Actioning)	
less: Unidentified Deposits (not yet actioned)	(Require Investigation)	
add: Unidentified Outflows (not yet actioned)	(Require Investigation)	
Reconciled Cash at Bank & Investments		7,663
Balance as per Review Statement:		7,663
Difference:		-

Central Darling Shire Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Key Performance Indicators Budget Review Statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 March 2024

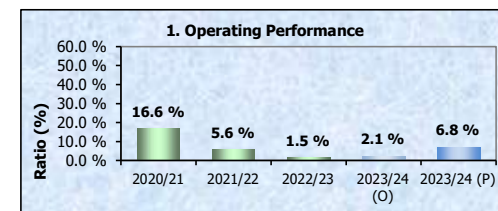
(\$000's)	Current Projection		Original Budget 23/24	Actuals Prior Periods	
	Amounts	Indicator		22/23	21/22
	23/24	23/24			

NSW Local Government Industry Key Performance Indicators (OLG):

1. Operating Performance

Operating Revenue (excl. Capital) - Operating Expenses	2154	6.8 %	2.1 %	1.5 %	5.6 %
Operating Revenue (excl. Capital Grants & Contributions)	31,762				

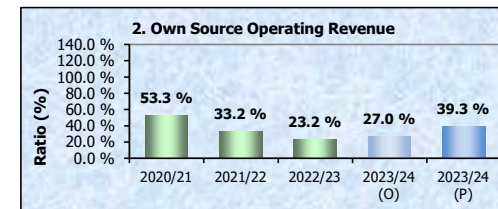
This ratio measures Council's achievement of containing operating expenditure within operating revenue. Benchmark is >0%



2. Own Source Operating Revenue

Operating Revenue (excl. ALL Grants & Contributions)	12,471	39.3 %	27.0 %	23.2 %	33.2 %
Total Operating Revenue (incl. Capital Grants & Cont)	31,762				

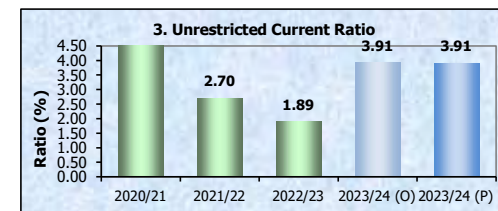
This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants & contributions. Benchmark is >60.00%



3. Unrestricted Current Ratio

Current Assets less all External Restrictions	9,061	3.91	3.91	1.89	2.70
Current Liabilities less Specific Purpose Liabilities	2,319				

To assess the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council. Benchmark >1.50%



Central Darling Shire Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Key Performance Indicators Budget Review Statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 March 2024

(\$000's)	Current Projection		Original Budget 23/24	Actuals Prior Periods	
	Amounts	Indicator		22/23	21/22
	23/24	23/24			

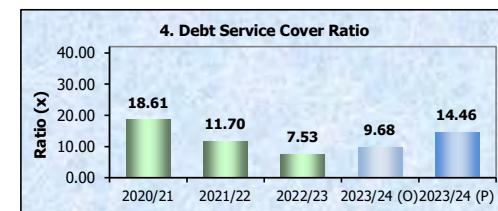
NSW Local Government Industry Key Performance Indicators (OLG):

4. Debt Service Cover Ratio

Operating Result before Interest & Dep. exp (EBITDA)	6,523	14.46	9.68	7.53	11.70
Principal Repayments + Borrowing Interest Costs	451				

This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.

Benchmark >2.00

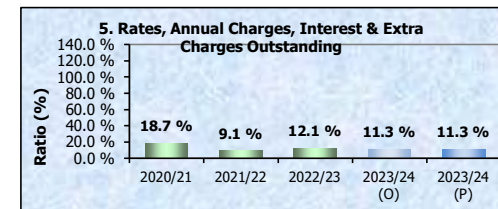


5. Rates, Annual Charges, Interest & Extra Charges Outstanding

Rates, Annual & Extra Charges Outstanding	340	11.3 %	11.3 %	12.1 %	9.1 %
Rates, Annual & Extra Charges Collectible	3,018				

To assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts.

Benchmark 10.00%

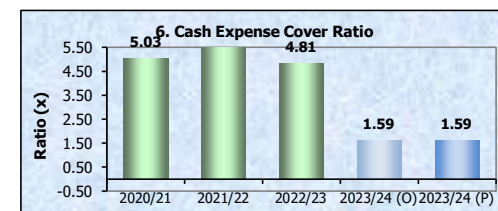


6. Cash Expense Cover Ratio

Current Year's Cash & Cash Equivalents (incl. Term Deposits)	3,727	1.59	1.59	4.81	7.46
Monthly Operating & financing activities Cash Flow payment	2,338				

This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow.

Benchmark >3.00 months



Central Darling Shire Council

Quarterly Budget Review Statement
for the period 01/01/24 to 31/03/24

Consultancy & Legal Expenses Budget Review Statement

Consultancy & Legal Expenses Overview

Expense	YTD Expenditure (Actual Dollars)	Budgeted (Y/N)
Consultancies	5,609	Y
Legal Fees	1,518	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Comments

Expenditure included in the above YTD figure but not budgeted includes:

Details

N/A



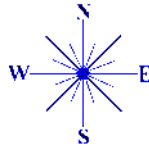
CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarwinling.nsw.gov.au
Website: www.centraldarwinling.nsw.gov.au

PLEASE ADDRESS ALL
CORRESPONDENCE TO:
THE GENERAL MANAGER
P. O. BOX 165
WILCANNIA NSW 2836



PHONE (08) 8083 8900
FAX (08) 8091 5994

COUNCIL CHAMBERS
21 REID STREET
WILCANNIA NSW 2836

Ability of Local Governments to fund infrastructure and services.

Invitation to make a submission.

Executive Summary:

Central Darling Shire Council (CDSC) is the largest in NSW, covering an area of 53,511 square kilometres, yet it has the smallest (and slowly declining) population of less than 2,000. The shire is economically disadvantaged, due to small and low household income, the geographical area challenges needed to be covered by the Council and the duplication of assets, required to service numerous smaller communities.

In the financial year 2023/24, CDSC total income for 2023/24 for continuing operations was \$45.7M. Council only received \$2.4 million from rates and annual charges, with most of its income from grants. Council 2022/23 Audit Statements, assets valuation for infrastructure, property, plant and equipment valued at \$223.7M.

Central Darling Shire Council is not in a financial position, based on the current model of revenue collected from users to operate and maintain services. Historically, any capital improvements to infrastructure assets have been funded by other tiers of governments, due to Councils' inability to raise revenue. Example is Council water charges would be the highest priced currently in New South Wales; prices are at saturation point where it has become unaffordable by residents.

Council is seeking an alternative model for Council water assets. To dispose of all Council owned water assets to the State Government to rid the financial burden. However, continue to operate and maintain these water assets on behalf of the State Government on a contractual arrangement.

Council will continue to source funding for the upgrade and renewal of its infrastructure from State and Federal governments. However, financial support is needed for Central Darling Shire Council for operational expenses, to ensure ongoing operational and maintenance of these assets are maintained to the service levels expected by its communities.

Background:

The Central Darling Shire encompasses the communities of Wilcannia, Menindee, Ivanhoe, Tilpa, White Cliffs, Darnick, Sunset Strip, Copi Hollow and Mossgiel. The Shire is bounded by the Shires of Bourke, Cobar, Carrathool, Balranald, Wentworth and the Unincorporated Far West area surrounding Broken Hill. The principal economic activities in the Shire are

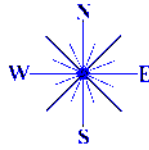
CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarling.nsw.gov.au
Website: www.centraldarling.nsw.gov.au

PLEASE ADDRESS ALL
CORRESPONDENCE TO:
THE GENERAL MANAGER
P. O. BOX 165
WILCANNIA NSW 2836



PHONE (08) 8083 8900
FAX (08) 8091 5994

COUNCIL CHAMBERS
21 REID STREET
WILCANNIA NSW 2836

agriculture, pastoral grazing, opal mining and remote area tourism. Large pastoral properties are the dominant land use with rural grazing properties representing the largest land use within the Shire, accounting for 97% of the entire area.

Central Darling Shire population would be considered as low social economic. Household Median weekly income for the shire is \$988 (2021 Census), in comparison to NSW \$1,829 and Australia \$1,746.

Council has many assets classes duplicated across the entire shire, which is expensive to maintain and operate. Council income from rates and charges is limited due to a small population across a large area. In comparison to neighbouring Councils, which have little duplication of assets, only comprising of one major centre and have a larger population to support the operations and maintenance of their assets.

Central Darling's sparse and declining population is significantly impacting on its rate base. The Shire's small rates base results in significant financial constraints, not only limit the range of services and infrastructure that Council is able to provide to its communities, but also the level of expertise that it can acquire from an organisational capability perspective. Both of those weaknesses result in the Shire being operationally and financially unsustainable, always needing to ration its available resources to deliver a minimum service outcome for the community, rather than a wholistic 'best in class' outcome. CDSC is heavily reliant on grant-to grant and project-to-project funding, as opposed to putting in place sustainable systems that coalesces with a long-term approach to financial planning.

The Shire's major infrastructure assets include transport (roads and bridges), water supply facilities, buildings and airstrips, and these have regional importance. The overall asset value is high compared to the size of the local population, thereby imposing a higher cost burden per rate payer than would otherwise be the case. The Shire is unable to maintain the required levels of service, depreciation costs, repairs and maintenance across its asset base from its rate revenue and from Financial Assistance Grants (FAGs) from the Commonwealth.

Central Darling Shire and the adjoining Unincorporated Area (along with much of the Far West) are facing growing challenges associated with a fragile environment, rangeland management, climate change and increased risk of natural disasters including droughts, bushfires and floods. The recent severe drought, floods and Covid 19 pandemic, demonstrated the serious economic, social and environmental issues that are likely to emerge, including loss of employment, health impacts, shortages of drinking water, fish kills and increased risk of bushfires.

CENTRAL DARLING SHIRE COUNCIL

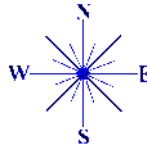
CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarling.nsw.gov.au
 Website: www.centraldarling.nsw.gov.au

PHONE (08) 8083 8900
 FAX (08) 8091 5994

PLEASE ADDRESS ALL
 CORRESPONDENCE TO:
 THE GENERAL MANAGER
 P. O. BOX 165
 WILCANNIA NSW 2836



COUNCIL CHAMBERS
 21 REID STREET
 WILCANNIA NSW 2836

Central Darling Shire Council staffing numbers as budgeted for 2023/24 is 71 FTE's. The current occupied FTE is at 53, with vacancies at 12. The difficulties in attracting and retaining qualified and experienced staff to CDSC is proven more difficult, due to the remoteness of the area, and the lack of services provided to support people, which are not accustomed working in remote rural environments. Council limited own financial resources, remuneration of staff is paid at minimum award rates, with very little incentives paid to attract and retain staff. Council offers senior, professional, and technical staff subsidised housing and unit accommodation: seven houses and 10 units owned by Council, purely for staff accommodation.

Council level of staffing is the bare minimum to achieve legislative functions required of Council. The low level of staff numbers and lack of Council financial ability, inhibits growth and community support to promote industry, employment, and essential services, expected by the community. Council desperately needs additional funding to engage the following support staff:

- Tourism Officer
- Disaster Response and Support Officer
- Economic Officer
- Indigenous Community Liaison Officer
- Technical Officer (Airstrips)

Whilst neighbouring Councils are struggling with growth and attraction of professional resources to their areas and regions, CDSC struggles to maintain the essentials in providing services and infrastructure, never alone the ability to promote economic growth for the shire.

Report:

Roads, Bridges, and footpaths -CDSC Road network length is 2400km, comprises of regional, shire and local roads, has estimated replacement value of \$108,798,241. Council roads consist of 500km sealed and 1,900km of unsealed. Unsealed roads represent 95% of the road network, and is not all weather access, with less than 10mm of rain. Not all the major towns within the shire are connected by a sealed road, Wilcannia to Menindee to Ivanhoe is an example. This restricts the movement of Council staff, resources, and plant/equipment to provide services and maintenance activities. 10% of Sealed road network has substandard width and 5% of Sealed road network has substandard pavement. The road network has 23 bridges and major culverts, valued at \$19,510,000. There are 444 minor culverts, estimated replacement value \$4,871,877. Footpaths -12km, estimated replacement value \$1,861,049, Kerb and Channel- 17kms estimated replacement value \$3,466,926.

CENTRAL DARLING SHIRE COUNCIL

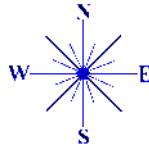
CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarling.nsw.gov.au
 Website: www.centraldarling.nsw.gov.au

PHONE (08) 8083 8900
 FAX (08) 8091 5994

PLEASE ADDRESS ALL
 CORRESPONDENCE TO:
 THE GENERAL MANAGER
 P. O. BOX 165
 WILCANNIA NSW 2836



COUNCIL CHAMBERS
 21 REID STREET
 WILCANNIA NSW 2836

Central Darling Shire Council is contracted to Transport for NSW for its road maintenance and renewal programs for roads within the shire. The average income received by the Council from TfNSW Order Works is valued at \$3-4M/year. This excludes any major capital roadworks on TfNSW network. The council is paid on-cost as part of the contractual arrangement, 14% administration fee and stores and 50% for staff wages. The on cost appears to be a standardized figure across all NSW LGA's contracts. TfNSW does not consider Central Darling Shire Council costs in having to do business in a rural remote location.

Council Federal Assistance Grants (Fags) in 2023/24 was \$4.55M, \$3.35M General and \$1.1M Roads. The Council Regional Block grant was \$2.8M. The Council in this financial year, did receive \$8.2M for TfNSW order works for maintenance and capital works.

Aerodromes- CDSC owns and operates 6 airstrips at White Cliffs, Wilcannia, Tilpa, Menindee, Ivanhoe and Emmdale. Five of the airstrips are sealed and one unsealed, estimated replacement of \$13,750,516. Three of the sealed airstrips are CASA licenced. The main purposes of the airstrips are for medical retrieval used by the RFDS, (Royal Flying Doctor Service), with some use by local pastoralist and infrequent recreation flights. Council doesn't charge landing fees, as this only imposes cost on local aviators (businesses) and discourage any potential tourism. No landing fees or income is sourced from RFDS, as they are considered emergency services and provides a vital health service to our communities.

Buildings, Landfills & Swimming Pools - Council owns various types of buildings and structures across the entire shire. These vary from public halls and amenities, caravan parks, sporting and recreational grounds, emergency services housing for SES and RFS assets, operational structures like administration offices and work depots. Across the four major centres in the shire, there are duplications of a majority of assets classes in each of these towns to provide the necessary services to these communities. The above category of assets has a replacement value of \$40M, which vary from being fair to poor condition. Over the next 20 years, it is forecasted Council will need to spend on average \$2.2M/year on maintenance and operational functions, this excludes the cost of renewals of any of these assets.

Wilcannia Weir- NSW DPIE Water has changed the design of the Wilcannia Weir after extensive community consultation and agreement on the preferred design is very disappointing. The new redesigned weir will be a fixed crest steel pile and concrete construction. The original proposed height of the weir 66.71 AHD (Australian Height Datum) has now been reduced by one metre, to 65.71 AHD. This is a reduction of maximum volume from 5,654 ML (Megalitre) to 2,577 ML (-3,077ML) storage of accessible water for Wilcannia residents.

CENTRAL DARLING SHIRE COUNCIL

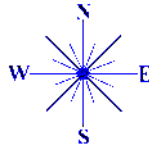
CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarling.nsw.gov.au
 Website: www.centraldarling.nsw.gov.au

PHONE (08) 8083 8900
 FAX (08) 8091 5994

PLEASE ADDRESS ALL
 CORRESPONDENCE TO:
 THE GENERAL MANAGER
 P. O. BOX 165
 WILCANNIA NSW 2836



COUNCIL CHAMBERS
 21 REID STREET
 WILCANNIA NSW 2836

The existing old weir has a storage capacity of 2,173ML of water. DPIE Water proposed redesign of the weir will only provide 404ML of additional water storage, compared to 3,077ML storage what the Wilcannia community originally agreed to in 2022 for a weir design. The redesign will exclude gates and the bespoke concrete castellated ridge fishway, and will be a manual vertical slot fishway, which the community believes is more dangerous and is unattractive. The existing and proposed new weir will be owned by NSW DPIE and operated by NSW Water. However, the decision by the State Government departments by not listening to Wilcannia community, will be detrimental to the towns water security during future droughts.

Water and Sewer-Central Darling Shire Council provides a water service to the towns of Wilcannia, Ivanhoe and White Cliffs. The town of Menindee has a water service; however, it is provided by another authority; Essential Water.

The town of Wilcannia sources its water from the Darling River. The raw untreated water is filtered and treated at Council's water treatment plant, prior to reticulation to the community. Bore water is utilised during drought and when the river runs dry.

The town of Ivanhoe sources its water supply from the Willandra Creek, 30km south of town, when available it is pumped into a storage dam. Bore water is utilised during drought and when the creek runs dry.

White Cliffs sources water from overland storage dams, from which water is pumped into the town. Each household has a piped water supply, however, the water is classified as non-potable because of limited treatment infrastructure and class of reticulation pipes. The old poly pipes providing reticulation system, are classified as not suitable for potable water.

The village of Tilpa has a supply of raw water by main to households from the Darling River or bore when the river is dry. Council major Water Assets are:

- 3 Water Treatment plants.
- 7 intake pumping stations.
- 35 km's potable water mains
- 72 km's raw water mains
- 8 Bores
- 6 Dams

Wilcannia Sewage Assets are:

- 14.2km's Reticulations system
- 40 manholes
- 260 Household pumps

CENTRAL DARLING SHIRE COUNCIL

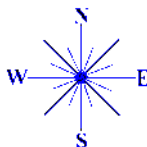
CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarling.nsw.gov.au
 Website: www.centraldarling.nsw.gov.au

PHONE (08) 8083 8900
 FAX (08) 8091 5994

PLEASE ADDRESS ALL
 CORRESPONDENCE TO:
 THE GENERAL MANAGER
 P. O. BOX 165
 WILCANNIA NSW 2836



COUNCIL CHAMBERS
 21 REID STREET
 WILCANNIA NSW 2836

- 2 Treatment plants (pump stations)
- Evaporation pond

Note: Council does not provide a sewage disposal to any other towns or villages in the shire.

2022/23 Water infrastructure assets have an estimated total replacement value of \$43,426,000 and Sewage network \$6,786,000. Council total asset value is \$301,259,000.

Council own source operating revenue ratio 2022/23 was 23%, well under 60% Benchmark set by the Audit Office.

2022/23 income from Rates and annual charges \$2,439,000.

Water supply charges \$673,000 & Sewage Charges \$278,000.

2022/23 Depreciation and amortisation for water assets:

- \$591,000 -Water supply network
- \$138,000 -Sewage Network

Council does not allocate enough budget to sustain these services at the proposed standard or to provide all new services being sought. Works and services that cannot be provided under present funding levels are:

- Renew all assets at the optimal time or before they reach end of life.
- Renew rising and trunk mains that are nearing end of useful life without grant funding.

Council has received \$11.5m for the upgrade of 3 Water Treatment Plants, White Cliffs, Ivanhoe, and Wilcannia. Work has commenced on White Cliffs WTP and new reticulation system. Council is seeking additional \$10m to complete Ivanhoe and Wilcannia WTP's.

The service is provided to supply both filtered and raw water to residents in the township of **Ivanhoe** and a rural water supply.

Service Charge	Charge Unit	2023/24	No Services	Income
Filtered Water connection	Connection	\$300	136	\$40,800
Non- Potable/Raw Water Connected	Connection	\$503	137	\$68,911
Filtered Water Availability	Property	\$224	40	\$8,960
Non Potable/Raw Water Availability	Property	\$224	41	\$9,184

CENTRAL DARLING SHIRE COUNCIL

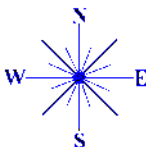
CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarling.nsw.gov.au
 Website: www.centraldarling.nsw.gov.au

PHONE (08) 8083 8900
 FAX (08) 8091 5994

PLEASE ADDRESS ALL
 CORRESPONDENCE TO:
 THE GENERAL MANAGER
 P. O. BOX 165
 WILCANNIA NSW 2836



COUNCIL CHAMBERS
 21 REID STREET
 WILCANNIA NSW 2836

Filtered Water Usage	Kilolitre (kL)	\$4.08		
Non Potable/Raw Water Usage – Rateable Properties	Kilolitre (kL)	\$1.77		
Filtered Water Usage – Metered Non Rateable Properties	Kilolitre (kL)	\$4.91		
Non Potable/Raw Water Usage – Metered Non Rateable Properties	Kilolitre (kL)	\$4.08		

The Service is provided to supply both filtered and raw water to residents in the township of **Wilcannia** and a rural water supply. Raw water connections to rateable properties are unmetered.

Service Charge	Charge Unit	2023/24	No Services	Income
Filtered Water connection	Connection	\$271	271	\$69,647
Non- Potable/Raw Water Connected	Connection	\$1011	250	\$252,750
Filtered Water Availability	Property	\$169	102	\$17,238
Non Potable/Raw Water Availability	Property	\$169	104	\$17,576
Filtered Water Usage	Kilolitre (kL)	\$3.66		
Non Potable/Raw Water Usage – Rateable Properties	Kilolitre (kL)	N/A		
Filtered Water Usage – Metered Non Rateable Properties	Kilolitre (kL)	\$3.66		
Non Potable/Raw Water Usage – Metered Non Rateable Properties	Kilolitre (kL)	\$3.66		

Council is working towards bringing the **White Cliffs** water supply up to a potable standard.

Service Charge	Charge Unit	2023/24	No Services	Income
Non- Potable/Raw Water Connected	Connection	\$974	169	\$164,606
Non Potable/Raw Water Availability	Property	\$852	32	\$27,264
Non Potable/Raw Water Usage – Rateable Properties	Kilolitre (kL)	\$3.98		
Non Potable/Raw Water Usage – Metered Non Rateable Properties	Kilolitre (kL)	\$3.98		

Sewerage Services – Wilcannia

CENTRAL DARLING SHIRE COUNCIL

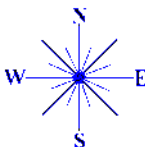
CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarling.nsw.gov.au
 Website: www.centraldarling.nsw.gov.au

PHONE (08) 8083 8900
 FAX (08) 8091 5994

PLEASE ADDRESS ALL
 CORRESPONDENCE TO:
 THE GENERAL MANAGER
 P. O. BOX 165
 WILCANNIA NSW 2836



COUNCIL CHAMBERS
 21 REID STREET
 WILCANNIA NSW 2836

Service Charge	Charge Unit	2023/24	No Services	Income
Sewerage Service Charge	Property up to 2 connections	\$915	253	\$231,495
Sewerage Service Additional Charge	Property up to 2 connections	\$315	146	\$45,990

Comparison of charges to neighbouring Councils

Service Charge	Charge Unit	2023/24
Bourke Shire Council -Raw water 20mm	Connection	\$559
Bourke Shire Council -Filtered water 20mm	Connection	\$222
Bourke Shire Council Metred Filtered Water	Kilolitre (kL)	\$2.40
Cobar Shire Council -Filtered water 20mm	Connection Residential	\$665
Cobar Shire Council -Filtered water 20mm	Kilolitre (kL) 0-550Kl	\$3.50
Cobar Shire Council -Filtered water 20mm	Kilolitre (kL) over 550Kl	\$7.00
Essential Water -Menindee-Filtered water 20mm	Connection	\$385.61
Essential Water -Menindee-Filtered water	Kilolitre (kL)	\$2.12
Essential Water -Menindee-raw water	Kilolitre (kL)	\$1.38

Below is a summary from tables above for water charges:

- Central Darling Shire Council filtered water charge at Ivanhoe is \$4.91/Kl
- Central Darling Shire Council filtered water charge at Wilcannia is \$3.66/Kl
- Essential Water filtered water charge at Menindee is \$2.12/Kl
- Bourke Shire Council filtered water charge is \$2.40/Kl
- Cobar Shire Council filtered water charge up to 550Kl is \$3.50/Kl
- Cobar Shire Council filtered water charge over 550Kl is \$7.00/Kl

Summary of Water and Sewer:

Council 2022/23 audited Statement of Performance Measures -Rates and Annual Charges outstanding percentage was 12.12%, above the benchmark of 10%. This reflects a low social economic community, and any increase of fees and charges are now at saturation point.

The increase in fees and charges to recover cost for water services would only increase Council's Rates and Annual Charges outstanding percentage, as consumers wouldn't be able to pay. This is a realistic possibility of going backwards in debt collection and less revenue received by Council.

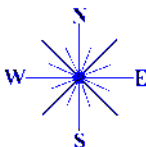
CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarling.nsw.gov.au
Website: www.centraldarling.nsw.gov.au

PLEASE ADDRESS ALL
CORRESPONDENCE TO:
THE GENERAL MANAGER
P. O. BOX 165
WILCANNIA NSW 2836



PHONE (08) 8083 8900
FAX (08) 8091 5994

COUNCIL CHAMBERS
21 REID STREET
WILCANNIA NSW 2836

Council ability to renew and upgrade water assets is solely dependent on grant funding from State and Federal governments, as Council does not have the financial capacity with its own revenue.

Water infrastructure assets represents 15% of all assets owned and maintain by Council. This has a considerable impact to raise revenue and the depreciation which is needed to be found by Council.

Council would like to dispose all water assets to the State Government to rid the financial burden. However, continue to operate and maintain these water assets on behalf of the State Government on a contractual arrangement. This solution would be like the partnership which Council has with Transport NSW in maintaining their road network in the shire.

Department of Climate Change, Energy, the Environment and Water



Our ref: OUT24/5426

Mr Greg Hill
General Manager
Central Darling Shire Council
PO Box 165
WILCANNIA NSW 2836
Email: greg.hill@centraldarling.nsw.gov.au

Subject: Commonwealth 'Clean Water, Healthy Community and River Project' \$10m funding to Central Darling Shire Council

Dear Greg,

The Department of Climate Change, Energy, the Environment and Water - NSW (The Department) is pleased to advise the Commonwealth Government's 'Clean Water, Healthy Community and River Program' has allocated \$10 million (ex GST) to Central Darling Shire Council (CDSC).

The Department will undertake a variation to the current CDSC and Safe and Secure Water Program's Funding Deeds to incorporate the additional funds. Design works must comply or be easily adapted to current health-based targets associated with the new Wilcannia Weir. We will communicate any further requirements to be met and/or necessary documentation to be submitted.

Variation to the current Safe and Secure Water Program (SSWP) funding deeds will be required to reflect the new Commonwealth funding and update to milestone completion dates. I understand that these have been negotiated but cannot be finalised until NSW execute a funding agreement with the Australian Government.

Please note that the Department, along with the Australian Government, will recognise commitments and works undertaken from the date of this letter, to enable CDSC to commence activities in accordance with the project application.

For further information please contact Kirsty Fenton, Manager Grants Management on 0417 014 673 or via kirsty.fenton@dpie.nsw.gov.au

Yours Sincerely,

A handwritten signature in black ink that reads 'Lisa Hingerty'.

Lisa Hingerty
Executive Director Infrastructure Development
Water Group
24 April 2024



CONTROL OF ACCESS TO RESTRICTED LOCATIONS POLICY

Document Reference No:	PL007	Version:	1
Service Unit:	All Staff		
Author:	WHS/Risk Officer		
Responsible Director:	General Manager		
Authorisation Date:		Review Date:	
Minute No:			
TRIM			

Printing Disclaimer

If you are viewing a printed copy of this document, it may not be current. Printed copies of this document are not controlled.

Before using a printed copy of this document, verify that it is the most current version by referencing Council's Document Management System.



1 OVERVIEW

Central Darling Shire Council (CDSC) is responsible for ensuring the health and safety of all workers conducting work for Council and to ensure that the health and safety of other persons is not put at risk by the work being conducted.

In the workplace, workers are responsible for their own health and safety and for that of other persons, including being fit for work and being able to safely perform the inherent requirements and demands of their position or the work they were engaged to perform.

The policy describes how Central Darling Shire Council manages access to restricted locations in the workplace. It ensures that the legal and other obligations of the Work Health and Safety Act 2011 and Work Health and Safety Regulations 2017 are defined for managing the health and safety of all workers.

2 SCOPE

This policy applies to all personnel and visitors wishing to gain access to Central Darling Shire Council facilities and must be adhered to at all Central Darling Shire Council workplaces and other places where individuals covered by the policy may be working or representing Council. For example, when visiting a customer, client or supplier, field work, road work, and offices.

3 DEFINITIONS

Councillor Councillor refers to all elected representatives of Central Darling Shire Council as defined by the Local Government Act 1993. Councillors as a group direct and control Council's affairs, allocate resources, determine policy, and monitor Council's performance. As individuals, Councillors communicate Council Policy and decisions to the community, exercise community leadership and represent the views of residents and ratepayers to Council.

Council Workplaces are all workplaces where Council staff or contractors are expected to work. This extends to buildings, construction sites, parks, and reserves.

Staff A person who is directly employed by Council on a full time, part time, temporary, or casual basis.

4 RESPONSIBILITIES

General Manager: accepts overall responsibility for the effective management of workplace - health, safety, and welfare by endorsing and fully supporting the Control of Access to Restricted Locations Policy for all Council workers, contractors, volunteers, and visitors.

Directors/Managers: are accountable, within the scope of their authority, for ensuring that the objectives of this policy are integrated into work practices.

Workers: are responsible for ensuring that access to the council chambers, mayor's office remain securely locked during business hours except during business hours for meetings; to ensure that internal doors connecting staff spaces connected to public spaces remain closed at all times; and to ensure all internal depot gates are closed to limit the access to the depot during business hours.

Printing Disclaimer

If you are viewing a printed copy of this document, it may not be current. Printed copies of this document are not controlled.

Before using a printed copy of this document, verify that it is the most current version by referencing Council's Document Management System.



5 ACCESS

General Access: Central Darling Shire Council's access control strategy, operations and hardware are managed by the Customer Service Team to provide safety and security to people and assets.

The general principles in relation to access control systems and hardware are:

- Central Darling Shire Council facilities will be open and accessible to staff and members of the community where suitable, subject to the safety and security of people and assets.
- Access control points (locked doors) will be established within facilities based on consideration of operations, functions, and associated environments.

The following conditions or environments lead to an access control point:

- Staff spaces connected to public spaces, where staff and/or assets within the staff space are required to be protected.
- Spaces with plant/equipment that present a safety risk.
- Spaces where hazardous tasks are undertaken or that produce a hazardous environment.
- Spaces with a high confidentiality requirement.
- Spaces with easily removable attractive equipment (high theft risk)
- Spaces or infrastructure that are important to business continuity.
- Space under the control of external parties such as commercial tenancies.

No member of the public has access to any work areas; staff work areas or depot yards for their safety and confidentiality reasons, unless supervised by a Central Darling Shire Council staff member.

If a member of the public needs to meet with any staff member, this shall be done at reception or in a dedicated meeting room with the door closed, and not in shared spaces of the work area.

Contractors, consultants, and other government officials entering Council worksites will must always be supervised by a Central Darling Shire Council staff member.

All visitors are to sign in and out of the facilities via the visitor log.

Electronic access control is preferred to key access due to the benefits such as ease of management of access fobs, movement monitoring and flexibility of control.

Printing Disclaimer

If you are viewing a printed copy of this document, it may not be current. Printed copies of this document are not controlled.

Before using a printed copy of this document, verify that it is the most current version by referencing Council's Document Management System.



Councillor Access to Council Buildings: Councillors are entitled to have access to the council chambers, mayor's office (subject to availability), and public areas of Council's buildings during normal business hours for official business. Councillors requiring access to these facilities at other times must obtain approval from the General Manager.

Councillors must not enter staff-only areas of Council buildings without the approval of the General Manager.

Access to Council Depots: As part of Council's continuous improvements in Work Health and Safety and Public Safety, council has identified that community members accessing the Wilcannia, Menindee, White Cliffs and Ivanhoe Depot and Yard are potentially at risk from the operations conducted within the depot including the regular movement of plant and equipment. In an effort to ensure the safety of workers and contractors, Central Darling Shire Council have developed additional risk mitigation strategies that must be complied with by the public at all times for the Wilcannia Depot and yard, which are as follows:

1. During business hours the front gate it to remain opened to allow the public to have access to the depot office. The internal gate into the depot yard is to remain closed unless staff are entering and exiting. Contractors and Freight Services are not to have access through the internal gate unless accompanied by the Store Person.

2. Delivery and Pickup of freight – Delivery and Pick up of freight from the Wilcannia Depot is by prior arrangement with the Storeperson under the following conditions:

a. The minimum PPE requirements are for high visibility clothing or vest is to be worn and closed in footwear must also be worn at all times:

b. Comply with the 10km/h speed limit, enter, and exit in a safe manner and maintain vigilance especially for pedestrians and plant movement. Entry and Exit is via Front Gate located on Myers Street.

c. Parking is strictly limited to the stores area where the goods are being collected from.

3. When Visiting Council Staff - when visiting any council staff member, the visitor must not drive into the depot or yard areas. The visitor is to enter through the front door of the Administration Building only, sign in on the visitor register and will be attended to by council staff who will arrange for access to any specific staff member and / or Council areas. Under no circumstances are visitors to enter other areas of council premises such as, but not limited to the workshop or yard areas unless being escorted by council staff.

4. Other Council depots - Community members are strictly prohibited from accessing other council depots and storage yards in Ivanhoe, Menindee and White Cliffs unless escorted by an authorised council staff member. The layout of each of these Depots is such that one must pass through a gated area to enter the office to be escorted. Each of the Depots do not have a communication system at the gate. Menindee has two gates to enter the office. Ivanhoe has one gate some distance from the gate.)

Printing Disclaimer

If you are viewing a printed copy of this document, it may not be current. Printed copies of this document are not controlled.

Before using a printed copy of this document, verify that it is the most current version by referencing Council's Document Management System.



Access to Council Water Treatment Plants: As part of Council's continuous improvements in Work Health and Safety and Public Safety, council has identified that community members may have access to the Wilcannia, White Cliff and Ivanhoe Water Treatment Plants and are potentially at risk from the operations conducted within the treatment plants including the regular movement of plant and equipment. In an effort to ensure the safety of workers and contractors, council have developed additional risk mitigation strategies that must be complied with by the public at all times, which are as follows:

1. Gates are to be kept locked at all times.
2. All Contractors must be inducted and signed in and out of the Treatment Plants.
3. Comply with the 10km/h speed limit, enter, and exit in a safe manner and maintain vigilance especially for pedestrians and plant movement.
4. The minimum PPE requirements are for high visibility clothing or vest is to be worn and closed in footwear must also be worn at all times.

6 LEGISLATIVE REQUIREMENTS

General employer/worker obligations in relation to workplace occupational health and safety laws exist under

- *The Work Health and Safety Act 2011 (NSW), and*
- *The Work Health and Safety Regulations 2017 (NSW)*

7 RELATED POLICIES

- Payment of expenses and provision of facilities to the Administrator, Councillors and Mayor Policy
- Councillor and Staff Interaction
- Public Access to Council Meetings

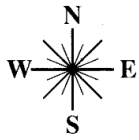
8 REFERENCES

- *The Work Health and Safety Act 2011 (NSW)*
- *The Work Health and Safety Regulations 2017 (NSW)*

Printing Disclaimer

If you are viewing a printed copy of this document, it may not be current. Printed copies of this document are not controlled.

Before using a printed copy of this document, verify that it is the most current version by referencing Council's Document Management System.



CENTRAL DARLING SHIRE COUNCIL

Constituted 1 May 1959

COMMUNITY GRANTS APPLICATION

APPLICANT'S DETAILS

Applicant: Ivanhoe Central School

Address: Columbus ST Ivanhoe

Telephone: 6995 1108

Email: Ivanhoe-c.school@det.nsw.edu.au

ABN: 82 135 498 230

Bank Account Name: N/A

BSB: _____

Account Number: _____

PROJECT/ACTIVITY DETAILS

Name of Project/Activity: NAIDOC day

Amount of Funding Requested: \$2000

Brief Description of Project/Activity:

Funds will be used to engage presenters and provide meals for NAIDOC day.

NAIDOC will run for two days, day 1 being the opening of the schools Bush Kitchen at the block and then the day continues for students with a sleep over campout with a movie night.

Funding will also be used to pay for meals for students and guests on day 2 of NAIDOC celebrations.

AUTHORISATION OF APPLICANTName: Greg EdwardsPosition: Principal

Signature:

Date: 30/04/2024**PRIVACY STATEMENT**

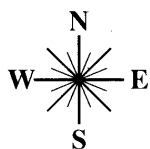
Council is collecting your personal information in accordance with the Privacy and Personal Information Protection Act 1998.

The purpose for collecting your personal information is to obtain and record details to assess your application. The intended recipients of the personal information collected includes Council officers, delegates or other agents contracted by Council. If necessary for reporting purposes, your name will be made publicly available on Council's website. Your contact details will not be made public on Council's website and will be removed from all applications and reports in Council's Business Papers.

The supply of your personal information is voluntary. If you cannot provide or do not wish to provide the information sought, Council may not be able to process your application.

You may make an application for access or amendment to information held by Council. Council will consider any such application in accordance with the Act. Enquiries concerning this matter can be directed to the Public Officer by email council@centraldarling.nsw.gov.au or addressed to Central Darling Shire Council, PO Box 165, Wilcannia NSW 2836.

Your information will be collected and stored by Central Darling Shire Council, 21 Reid Street, Wilcannia NSW 2836.



CENTRAL DARLING SHIRE COUNCIL

Constituted 1 May 1959

COMMUNITY GRANTS APPLICATION

APPLICANT'S DETAILS

Applicant: Outback Theatre for Young People on behalf Maari Ma Circus Group
(Muurpa Naariku Circus, Wilcannia)

Address: PO Box 1359, Deniliquin NSW 2710

Telephone: 0417 164 641

Email: sarah@outbacktheatre.com

ABN: 64 130 694 352

Bank Account Name: Outback Theatre for Young People

BSB: 032-870

Account Number: 172 056

PROJECT/ACTIVITY DETAILS

Name of Project/Activity: Wilcannia Runs Away with the Circus

Amount of Funding Requested: \$1000.00

Brief Description of Project/Activity:

35 young people from the Muurpa Naariku Circus community performance group from Wilcannia and 15 community members who support the troupe are going to see Cirque du Soleil, attend a Cirkidz workshop, go on the aerial course at West Beach and visit the Adelaide Zoo

We are requesting Central Darling Shire Council to fund the transport element, the expense of the coach (quote attached). If it is appropriate and administratively simpler, there is the option for CDS to pay the funds directly to the transport company (CDC Broken Hill)

It is a collaborative effort to enable this trip to happen. Currently we have commitments from Maari Ma, Outback Theatre for Young People, REDI.E

This opportunity has arisen due to the offer from Cirque du Soleil of 50 free tickets to the performance in Adelaide. These tickets are valued at \$4000. The offer of these free tickets was received in March this year, giving us a very short timeframe to secure the funds and organise all of the logistics.

This is an opportunity that will have a significant impact on the current young people involved in the Wilcannia Circus program. Each week they are practicing and learning skills. Suddenly they will get to see how those skills can be transformed onto a stage. They will get to see the magic of live performance delivered by an international performance company the calibre of Cirque du Soleil.

AUTHORISATION OF APPLICANTName: Sarah ParsonsPosition: Creative Producer/CEO, Outback Theatre for Young PeopleSignature: Date: 1 May 2024**PRIVACY STATEMENT**

Council is collecting your personal information in accordance with the Privacy and Personal Information Protection Act 1998.

The purpose for collecting your personal information is to obtain and record details to assess your application. The intended recipients of the personal information collected includes Council officers, delegates or other agents contracted by Council. If necessary for reporting purposes, your name will be made publicly available on Council's website. Your contact details will not be made public on Council's website and will be removed from all applications and reports in Council's Business Papers.

The supply of your personal information is voluntary. If you cannot provide or do not wish to provide the information sought, Council may not be able to process your application.

You may make an application for access or amendment to information held by Council. Council will consider any such application in accordance with the Act. Enquiries concerning this matter can be directed to the Public Officer by email council@centraldarling.nsw.gov.au or addressed to Central Darling Shire Council, PO Box 165, Wilcannia NSW 2836.

Your information will be collected and stored by Central Darling Shire Council, 21 Reid Street, Wilcannia NSW 2836.



QUOTATION

Phone (08) 8087 3311
 Email arvic@cdcbus.com.au
 Quotation date 18/04/2024
 Updated date 18/04/2024
 Quote expiry 02/05/2024

From ADRIAN ROUSE
 To CDC BROKEN HILL SUNDRY

BHL-SUNDRY
 Email:
 Phone:

QUOTATION REFERENCE VCQ-026384-6 DAY TOUR - MULTI MOVEMENT
 Adelaide

Your group's nominated contact is recorded as Luise Moriarty via email on for this request.
 Thank you for allowing CDC the opportunity to quote on your transport requirements. Please check to ensure the below details are in accordance with your original request

FORWARD JOURNEY 1 * CP_53_SEAT_COACH \$ 8853.18 (EX GST)

10/06/2024	9:00	PICKUP LOCATION	Wilcannia
10/06/2024	17:00	DROP LOCATION	West beach Caravan Park

RETURN JOURNEY

14/06/2024	10:00	PICKUP LOCATION	West beach Caravan Park
14/06/2024	16:00	DROP LOCATION	Wilcannia

* We have noted your maximum number of passengers as 48

TOTAL DISC. APPLIED	\$0.00
TOTAL (EX GST)	\$8853.18
GST	\$885.32
TOTAL COST	\$9738.50

BUS TO LEAVE BROKEN HILL THE DAY BEFORE TO GO TO WILCANNIA FOR DEPARTURE TUESDAY
 Tues arrive Arvo settle in West Beach caravan park
 Then to city to do Circus workshops and back to West Beach caravan park.
 Next day Wed staying nearby for high ropes course in the morning and then coach to soon in arvo and straight to
 Evening to Cirque du soleil performance in Bonython Park. then back to caravan park.
 Thurs leave to return home

EFT payments are preferred and can be made to BSB No 013-006 and ACC 838581435

This is a QUOTATION only and does not oblige CDC Broken Hill to provide the charter service. If you accept this quotation and wish to proceed with the charter, please contact CDC Broken Hill via phone or Email to confirm your booking.
 Any and all damages caused to CDC Broken Hill vehicles by the group will remain the responsibility of the hirer who will be liable for all costs incurred to return the vehicle to normal service. If a vehicle is left in an unacceptable manner at completion of the charter service, a cleaning fee will be added to your invoice.
 PLEASE NOTE: Strictly NO alcohol is to be brought and consumed on board CDC Broken Hill Victoria vehicles. It is the responsibility of the group organiser to advise all passengers.
 CANCELLATIONS: No fee will be charged for cancellations up to 24 hours prior to departure.
 For a copy of full Charter Terms and Conditions, please contact CDC Broken Hill.



Attachment A – Potential liability of the Council

Background

1. White Cliffs is an opal mining town in the local government area (**LGA**) of Central Darling Shire for which is the responsibility of the Central Darling Shire Council (**Council**). It is currently home to approximately 150 residents whose homes are located either wholly or partly below the natural ground level. These homes are commonly known as a 'Dugout' and are understood to have been created by mining or excavation methods, with some dating back to the late 1800s/early 1900s.
 2. There are at least 140 Dugouts known to Council in the area which are used for residential purposes. Some are also leased out on short term rental accommodation sites. They comprise rooms, access ways and associated structures. However, we understand that it is widely accepted and acknowledged that they do not comply with modern building, ventilation or fire safety standards.
 3. The Dugouts are located on the following 3 lots:
 - 3.1 Smiths Hill (CAD ID 172840286) – Lot 2 on DP1182315;
 - 3.2 The Blocks (CAD ID 172840277) – Lot 4 on DP1182315; and
 - 3.3 Turlevs Hill (CAD ID 172840285) – Lot 3 on DP1182315,
- (Dugout Land).**⁶
4. You have instructed us that the Dugout Land is Crown land. In NSW, Crown land is administered by the Minister for Crown Lands through the Crown Lands division of the Department of Planning, Housing and Infrastructure (**DPHI**), unless another party (like the Council) has been appointed as the Crown land manager. We understand the Council has not been appointed the Crown land manager for the Dugout Land.
 5. It is not clear how the use of the Dugouts has been historically authorised (if at all) under the planning framework. However, you have advised us that it is possible that they have a form of existing use rights.
 6. It is also not clear what tenure the Dugout occupants have historically held and whether this was in the form of leases or licences under the *Crown Lands Management Act 2016 (CLM Act)* or the *Mining Act 1992* (or one of their former iterations), or perhaps a common law right of some sort.
 7. We understand that the Crown Lands division within DPHI (**Crown Lands**) are currently in the process of preparing perpetual leases (i.e. ongoing leases) under the CLM Act for each of the Dugout occupants, although we have not seen copies of these leases. We expect that individual leases are being prepared between the Minister for Crown Lands and each Dugout occupant.
 8. In addition, the Dugout Land was recently the subject of a native title determination in *Barkandji Traditional Owners #8 v Attorney-General of New South Wales [2015] FCA 604 (Native Title Determination)* which determined native title rights to be held by the Barkandji

⁶ This is according to the list of Dugouts in the ILUA Extract. See Schedule 3 to the ILUA Extract.



Native Title Group Aboriginal Corporation (**Barkandji Corporation**) on trust for the native title holders.⁷

9. The Dugout Land is also subject to a body corporate Indigenous Land Use Agreement (**ILUA**) under the *Native Title Act 1993* (Cth) (**NTA**) called the 'Ongoing Tenures (including White Cliffs) ILUA' which was registered on 9 December 2021 (**ILUA Extract**).⁸ This sets out a process for authorising the grant of the perpetual leases noted above.

Legal advice

Is the Council obligated to take any particular action under the EP&A Act or otherwise, in relation to the Health and Safety Risks associated with occupying the Dugouts as residences?

1. In our view, the Council is not currently obligated to take any particular action under the EP&A Act or the LG Act in relation to the Health and Safety Risks. However, this position could change depending on whether Council has specific information and knowledge about the Health and Safety Risks and any actions it may have historically taken in respect of the Dugouts (if any).
2. As a result, given Council's concerns, it may be prudent for the Council to audit its own knowledge and information to see whether it is general or specific in nature and for Council to then consider whether there are any steps it should take in response to its concerns about the Health and Safety Risks.
3. The functions of local councils include responsibility for enforcement under the LG Act and numerous pieces of other legislation, which are designed to provide services for and protect local communities and the environment.⁹ This includes building safety and environmental planning functions.
4. Councils are given the power to exercise a range of functions under this suite of legislation, which generally occurs by the council making a decision relying on the specific legislative power relevant to that particular function.
5. Most of these provisions largely enable, rather than compel, a council to do certain things (i.e. the relevant council has a discretion about whether it performs or exercises that function). However, there may be circumstances under an Act, where a council is subject to duties (which it must perform).
6. In the current circumstances, we are of the view that the Council is not compelled to exercise its compliance and enforcement powers to address the current Health and Safety Risks. This is discussed in more detail below.
7. We note that the High Court, in the decision of *Stuart v Kirkland-Veenstra* [2009] HCA 15, said at paragraph 112 that:

There can be no duty to act in a particular way unless there is authority to do so. Power is therefore a necessary condition of liability, but it is not a sufficient condition. Statutory power to act in a particular way, coupled with the fact that, if action is not taken, it is reasonably foreseeable that harm will ensue, is not sufficient to establish a duty to take that action.
8. They also referred in the same paragraph to the earlier decision of the Court in *Graham Barclay Oysters Pty Ltd v Ryan* [2002] HCA 52, stating:

⁷ There was a further Federal Court case regarding the Barkandji Corporation determination but this is not relevant to the Dugout Land. This was *Barkandji Traditional Owners #8 (Part B) v Attorney-General of New South Wales* [2017] FCA 971.

⁸ Extract available at this [link](#).

⁹ See, for example, sections 21 and 22 if the LG Act.



The existence or otherwise of a common law duty of care owed by a statutory authority (or in this case the holder of statutory power) “turns on a close examination of the terms, scope and purpose of the relevant statutory regime”. Does that regime erect or facilitate “a relationship between the authority [here the holder of statutory power] and a class of persons that, in all the circumstances, displays sufficient characteristics answering the criteria for intervention by the tort of negligence”?

- 9. This position is now codified in s 46 of the *Civil Liability Act 2002 (CL Act)*, which provides that:

46 Exercise of function or decision to exercise does not create duty

In proceedings to which this Part applies, the fact that a public or other authority exercises or decides to exercise a function does not of itself indicate that the authority is under a duty to exercise the function or that the function should be exercised in particular circumstances or in a particular way.

- 10. Our conclusion is also supported by the fact that the Council would have no power to exercise its environmental planning functions in respect of the land independently unless it had the approval of the Minister under s 9.35(3) of the EP&A Act, given it is Crown land (see paragraph 30).

Duty of care in novel situations

- 11. In some relationships, there are clear established categories in which a duty of care will be presumed to exist. These usually arise in situations where a person or entity has a responsibility to take care to ensure the safety and wellbeing of another person who could be affected by their conduct. For example, teacher/student, doctor/patient, employer/employee, an occupier of private premises to a visitor, etc.
- 12. Outside of these established duty categories however, it is often more difficult in these novel cases, for a person to establish that another person or entity owes them a duty of care, to avoid things that could foreseeably cause that person harm.
- 13. The law relating to the liability of public authorities (which by its definition in the CL Act includes local councils) falls into the novel category. As a result, it is difficult to predict with any certainty the circumstances in which they might be held liable.
- 13.1 Generally speaking, however, a statutory authority which is under no statutory obligation to exercise a power also comes under no common law duty of care to do so. This principle was set out by the High Court in the case of *the Council of the Shire of Sutherland v Heyman* (1985) 157 CLR 424 at [23].
- 14. The principle was also the subject of further consideration by the High Court in 2022 in the recent case of *Electricity Networks Corporation v Herridge Parties* [2022] HCA 37 (**Herridge’s case**)¹⁰. In this case, the High Court considered in detail the issue of whether a statutory body will have a duty of care because of its legislative functions (for example, see [20] extracted below):

The starting point for analysis of any common law duty of care that might be owed by any statutory authority must always be the particular statutory framework within which the statutory authority operates:

“The existence or otherwise of a common law duty of care allegedly owed by a statutory authority turns on a close examination of the terms, scope and purpose of the relevant statutory regime. The question is whether that regime erects or facilitates a relationship between the authority and a class of persons that, in all the circumstances, displays sufficient characteristics answering the criteria for intervention by the tort of negligence.”

¹⁰ Herridge’s case



- 15. Another common test the Courts have used to determine whether a duty of care exists in novel situations is the ‘salient features’ approach, which seeks to determine if common features exist in a specific case, as if they do exist, this can be determinative of a duty of care.
- 16. As a result, in the current circumstance, for Council to have a duty of care to the residents of the Dugouts or the community in general, it would need to have either:
 - 16.1 exercised an environmental planning function in relation to the Dugouts, which will created a duty that it would exercise that function with reasonable care; or
 - 16.2 otherwise acted in a way in relation to the residents of the Dugouts or the Dugouts themselves that gives rise to the duty. For example:
 - 16.2.1 Council has created the danger by undertaking civil works above one of the Dugouts which has created structural instability, thereby subjecting itself to a duty of care for the safety of others which must be discharged by an exercise of its statutory powers or by giving a warning;¹¹
 - 16.2.2 sending out council inspectors to assess the structural integrity of the Dugouts, thereby essentially assuming some responsibility to exercise an environmental planning function or control over the risk;¹² or
 - 16.2.3 there is a connection between the Council and the claimant by reference to salient features of the relationship between them, including for example, the claimant’s vulnerability as a result of the Council’s direct knowledge of the risk to a particular Dugout.¹³

Can a duty of care be established in this case?

- 17. A duty of care is a duty to ‘take reasonable care to avoid acts or omissions which you can reasonably foresee would be likely to injure your neighbour’.¹⁴ This base concept has been the subject of many cases and is now codified in legislation. In this regard, we note that s 5B(1) of the CL Act provides:

A person is not negligent in failing to take precautions against a risk of harm unless:

- (a) the risk was foreseeable (that is, it is a risk of which the person knew or ought to have known), and
- (b) the risk was not insignificant, and
- (c) in the circumstances, a reasonable person in the person’s position would have taken those precautions.

- 18. The duty is expressed as a duty to take reasonable precautions or reasonable steps. The determination of what is reasonable in any case turns on factors such as the degree of risk, proximity or remoteness of harm, foreseeability and other factors. These common law concepts have also been codified by the CL Act, see in particular, s 5B(2) of the CL Act, which provides:

¹¹ Ibid

¹² *Pyrenees Shire Council v Day* (1998) 192 CLR 330, *Brodie v Singleton Shire Council* (2001) 206 CLR 512 and *Graham Barclay Oysters Pty Ltd v Ryan* (2002) 211 CLR 540

¹³ *Makawe Pty Limited v Randwick City Council* [2009] NSWCA 412

¹⁴ *Donoghue v Stevenson* [1952] AC 562 at 580.



In determining whether a reasonable person would have taken precautions against a risk of harm, the court is to consider the following (amongst other relevant things):

- (a) the probability that the harm would occur if care were not taken,
- (b) the likely seriousness of the harm,
- (c) the burden of taking precautions to avoid the risk of harm,
- (d) the social utility of the activity that creates the risk of harm.

19. In terms of determining whether a public authority like a council has a duty of care, however, the parties need to look at the facts and the circumstances of the case to determine whether, having regard to various 'salient features', a duty of care arises.¹⁵

20. This analysis will also need to take into account s 42 of the CL Act which provides:

42 Principles concerning resources, responsibilities etc of public or other authorities

The following principles apply in determining whether a public or other authority has a duty of care or has breached a duty of care in proceedings for civil liability to which this Part applies—

- (a) the functions required to be exercised by the authority are limited by the financial and other resources that are reasonably available to the authority for the purpose of exercising those functions,
- (b) the general allocation of those resources by the authority is not open to challenge
- (c) the functions required to be exercised by the authority are to be determined by reference to the broad range of its activities (and not merely by reference to the matter to which the proceedings relate),
- (d) the authority may rely on evidence of its compliance with the general procedures and applicable standards for the exercise of its functions as evidence of the proper exercise of its functions in the matter to which the proceedings relate.

21. In terms of the 'salient features' test and the facts we are being asked to consider in relation to the Council, the decision of the New South Wales Court of Appeal in *Makawe Pty Limited v Randwick City Council*¹⁶ (**Makawe**) is particularly relevant. In that case, the Court confirmed that, in cases of a novel relationship, a duty of care is to be determined according to a 'salient features' test.

22. The *Makawe* case involved a situation where a developer had obtained a building permit from the council for the development of a three-storey apartment building with a basement car park, to be constructed three metres below ground level. At the time of approving the building permit, the council was in possession of a report by geotechnical experts revealing that the car park was situated at almost the same level as the local water table and would be at risk of flooding as the table rose and fell.

22.1 The council did not however issue a development consent with conditions related to this issue. Construction was undertaken and completed at the end of 1996, and then the building was sold to Makawe Pty Ltd (**Plaintiff**) and the apartments were let to tenants. However, a year later, the car park flooded, causing damage such as staining to the walls and floor. The

¹⁵ See, for example, *Makawe v Randwick CC* (2009) 171 LGERA 165 (upheld on appeal by the Court of Appeal in *Makawe Pty Limited v Randwick City Council* [2009] NSWCA 412) and *Caltex Refineries (Queensland) Pty Limited v Stavar* [2009] NSWCA 258

¹⁶ [2009] NSWCA 412.



Plaintiff sued the council for the cost of installing a flood mitigation system which, it argued, should have been a condition of the council's original approval. At first instance the Court found that the council owed no duty of care to the plaintiff.

23. On appeal, the Court of Appeal also confirmed that there was no duty of care owed by the council to the Plaintiff. In making this decision, weight was given by the Court to the fact that the Plaintiff had not shown that the council actually knew of something seriously detrimental or potentially detrimental in the proposed development or that the developer/builder would not know of this risk. In addition, the relevant council officers did not have actual knowledge of the flooding problem and the council was sufficiently removed from the Plaintiff, in that there was no direct relationship between them (as the Plaintiff was a subsequent purchaser).
24. Ultimately, the Court found that, where a novel relationship exists, the question of whether a duty of care exists is to be determined based on the 'salient features' of the relationship. These features include the:
- 24.1 foreseeability of the harm;
 - 24.2 nature of the harm;
 - 24.3 extent of the person's control over the circumstances giving rise to the risk of harm;
 - 24.4 person's knowledge of a specific risk;
25. claimant's vulnerability; and
- 25.1 degree of reliance by the claimant upon the other party (this is not necessarily actual reliance but foreseeability or knowledge of that reliance by the other party).
26. The existence of these factors (except for reasonable foreseeability) is not however completely determinative of the existence of a duty of care in novel situations. In addition, the existence of reasonable foreseeability of harm alone is inadequate to find a conclusion of duty.¹⁷ Instead, what is necessary is for a person to point to the salient features of the matter and to then argue why, by analogy to the established categories of duty, the Courts should recognise the novel relationship is one where a duty of care is owed.
27. In our view, *Makawe* may be directly analogous to Council's situation. However, this depends on what is Council's actual knowledge of the Health and Safety Risks, which it is concerned about, and which formed the basis of seeking this advice. At this stage, this is not clear on the facts we have been provided with and it may be worthwhile for Council to do an audit of its knowledge in this regard. For example, if the audit established that Council's knowledge of the Health and Safety Risks is general in nature, *Makawe* is likely to be a precedent that Council can rely on as showing it does not have a duty of care in this situation.

Application to Council's present circumstances

28. Overall, however, applying these matters to our understanding of Council's present circumstances, we think that there is a strong argument that the Council **does not currently** owe a duty of care to those who reside in or otherwise use the Dugouts.
29. While the test of foreseeable harm can possibly be made out (given we understand that Council is aware of some safety issues and has introduced controls into its local environmental plan to regulate development on the Dugout Land), there is no direct relationship between the Council and those who reside in or otherwise use the Dugouts.

¹⁷ See for example, *Tame v New South Wales* (2002) 211 CLR 317 at [249] per Hayne J.



- 30. In addition, as far as we are aware, Council has not (to our knowledge) created the danger in respect of the Dugouts and, to the extent that a danger exists, Council does not appear to have any specific knowledge or information about this danger as it relates to each individual Dugout and has no control over the risk that could give rise to harm. There is also nothing that suggests that Council has taken any positive steps or put itself into a position where it has created an expectation with the Dugout’s occupants that they are relying on the Council to ensure their safety in the Dugouts.
- 31. This position could change, however, if it was discovered that Council had:
 - 31.1 specific knowledge and information about individual Dugouts which showed that there was a clear and present danger to a person inhabiting or visiting the Dugouts; or
 - 31.2 taken steps or otherwise put itself into a position where it has created an expectation with the Dugouts’ occupants or the community generally such that they are relying on the Council to ensure their safety in the Dugouts.
- 32. In our view, both of these matter could potentially form the basis of a duty of care on the part of Council to take some positive action like the issuing of an order under s 124 of the LG Act or s 9.34 of the EP&A Act, in relation to the ongoing use of the Dugouts.
- 33. However, even if this could be established, it is difficult to see how a positive action obligation could arise for Council in these circumstances for the reasons stated below.
- 34. For example, having reviewed the orders that are potentially available to Council under both the EP&A Act and the LG Act and their preconditions, most of them do not seem appropriate to address the current situation. This is because either:
 - 34.1 the function of the orders does not neatly align with what would be necessary to address the concern in relation to a Dugout; or
 - 34.2 the pre-conditions in which the order can be made are not met. For example:
 - 34.2.1 under s 124 of the LG Act, there are orders which Council can issue to:
 - (a) ‘demolish or remove a building’ or ‘to repair or make structural alterations to building’ (orders 1 and 3), however these orders can only be made ‘if the building is erected in a catchment district and cause or is likely to cause pollution to the supply of water’;
 - (b) ‘cease the use of premises or evacuate premises’ or ‘leave premises or not enter premises’ (orders 16 and 17), however these orders can only be issued if an order no. 15 (i.e. to not conduct or cease to conduct an activity) has been given to a person and that person has failed to comply with that order;
 - 34.2.2 under schedule 5 of the EP&A Act, there are orders which Council can issue to ‘stop a person from using premises or building’. However these orders can only be used where the appropriate approval has not been obtained, the building is being used inconsistently with its classification under the EP&A Act or the LG Act, or where it is being used for an activity which constitutes or likely to constitute a threat to public health or public safety (similar to order no. 15 under s 124 of the LG Act).
 - 34.3 The only possible orders that the Council might be able to issue are:



- 34.3.1 order 15 under s 124 of the LG Act, which allows a council to issue an order on a person 'not to conduct, or to cease to conduct, an activity on premises (whether or not the activity is approved under the Act). However, it must be an 'activity' and the 'activity must also constitute (or likely constitute) a threat to public health or public safety';
 - 34.3.2 order 21 under s 124 of the LG Act, which allows a council to issue an order 'to do or refrain from doing such things as are specified in the order to ensure that land is, or premises are, placed or kept in a safe or healthy condition'. However, it can only be issued 'where the land or premises are not in a safe or healthy condition', meaning Council would need to form such a view before it could exercise such a power;
 - 34.3.3 order 3 in Schedule 5 of the EP&A Act, which allows the Council to issue an order 'to demolish or remove a building'. However, this can only be issued if for example the building is likely to become a danger to the public or it is so dilapidated that it is prejudicial to persons or property in the neighbourhood (amongst other things), and can only be issued to the 'owner of the building'; and
 - 34.3.4 order 5 in Schedule 5 of the EP&A Act, which allows the Council to issue an order 'to repair or make structural alterations to a building'. However, this can only be issued where the building 'is likely to become a danger to the public or is so dilapidated that it is prejudicial to the occupants, persons or property in the neighbourhood', meaning Council would again need to form these views before it could exercise the power and it can only be issued to the 'owner of the building'.
- 34.4 In addition, although Council has general enforcement powers under the EP&A Act, these are discretionary in nature and do not give the Council the power to automatically take specific action or to direct the owner or occupier to take specific action to rectify any potential issues. This is because Council would first need to involve and obtain the consent of the Minister for Planning in order to issue either a development control order or an order under s 124 of the LG Act, given that the Dugout Land is Crown land (s 9.35(3) of the EP&A Act and s 126 of the LG Act).¹⁸
35. As such, Council's only real ability to control development or use of the Dugouts appears to be prospective, such as regulating development proposed in the Dugouts, if it requires consent under Council's local environmental plan.
36. Further, even in circumstances where development consent may have been granted by Council, its ability to act is not completely clear cut given that the Dugout Land is Crown land, and Council has no control over the construction or maintenance of the Dugouts. In any case, Council would need Ministerial approval to take steps that are available to it under the EP&A Act or the LG Act, like issuing a development control order under s 9.34 or an order under s 124 of the LG Act.
- Duty of care – failure to act or creating a duty from action*
37. Despite the position outlined above in relation to control, we have also considered whether this conclusion is affected by the case law where a council has failed to exercise a statutory power or otherwise have created a duty of care by their action.

¹⁸ Please note, for the purposes of this advice, we have not considered the enforcement powers that may be available to Council for a breach of the EP&A Act on the basis that a particular Dugout does not have appropriate approvals in place, given DPHI's advice that the Dugouts may have the benefit of existing use rights or some other authorisation.



38. In *Pyrenees Shire Council v Day* (1998) 192 CLR 330, the High Court held that a council owed the owners of a house that was destroyed by fire a duty of care to warn them of a defect in the chimney, which the council had identified in an inspection of the property many years earlier but had not informed the owners. In this case, the duty arose because of the council's statutory powers in respect of fire safety at premises.
39. Similarly, in the NSW Court of Appeal case *Timbs v Shoalhaven City Council* [2004] NSWCA 81 (*Timbs*), a council was held liable when a tree fell onto a house during strong winds and caused a bedroom roof to collapse killing the occupant (Mr Timbs) who was asleep. In this case, Mr Timbs had frequently petitioned the council to remove the subject tree, which killed him, because he believed it to be dangerous. However, Council decided not to remove the tree after one of its council officers had inspected it and formed the view that removal was not necessary because the tree was not dangerous.
40. Key to the Court's decision in *Timbs* was that although the council did not have any obligation to assess whether the tree was dangerous, by doing so, it had taken on the responsibility to undertake a proper assessment of it and the council officer's routine inspection that was undertaken was held to be insufficient to meet this obligation.
41. In another case, *Alex Finlayson Pty Ltd v Armidale City Council* (1994) 51 FCR 378, Burchett J in the Federal Court held that a council owed a duty of care to a subsequent purchaser of land which the council knew was contaminated, but which it recommended for rezoning and approved for subdivision for residential development anyway without making any attempt to clean up the contamination or warn the purchasers. The duty of care arose because the council took positive steps by its recommendation and approvals, and by doing so created a danger.
42. In respect of the Dugouts, although:
- 42.1 the Council has a regulatory role in respect of such structures under the EP&A Act; and
- 42.2 it has some knowledge that at least some of the Dugouts may not be safe,
- in our view, this does not create an obligation on the Council to exercise its regulatory functions to ensure that the Dugouts are safe for their use. This is similar to the position Shoalhaven City Council was in, prior to it inspecting the tree in *Timbs*.
43. We note however that the above assumes that Council has not, by its conduct, done something to date that has attracted a duty of care to ensure that the property is safe. At this stage, we do not have any information about how Council became aware of the Health and Safety Risks or whether it is general in nature. For example, has Council attended a Dugout and attended a safety inspection and formed a view that it in fact considers there may be a safety risk?¹⁹

If so, what are the potential liabilities/legal risks to the Council should it fail to take any actions in relation to the Health and Safety Risks?

1. Given our response to Question 1, this question does not arise.
2. However, given Council's concerns about the Health and Safety Risks (though we do not know how or the extent of Council's knowledge or level of awareness of these risks), it may wish to audit its knowledge of the Health and Safety Risks and any actions it has taken in

¹⁹ At the time of providing this advice, we have not been provided with any information about the Council's ongoing role in respect of the Dugouts or how it has obtained its knowledge about the Dugouts and their current structural integrity. However, we have assumed for the purpose of this advice that Council has not by its conduct done anything that would attract a duty of care.



relation to the Health and Safety Risks to date and then evaluate whether it should take any mitigation actions to respond to the Health and Safety Risks.

Given that some of the Dugouts will be rented as short-term rental accommodation, if a Dugout is used as a type of tourist or visitor accommodation, does this alter the position in relation to Council's obligations/potential liabilities identified in answering questions 1 and 2?

1. No, our views do not change if a Dugout is used for short term rental accommodation. This is because, the management of the risks of using the Dugout in this way is solely the responsibility of the owner/occupier of the Dugout in carrying out the development as exempt development.
2. To the extent there is any harm that occurs to a third party renting the Dugout this would be a matter for them to resolve with the owner/occupier of the Dugout. However, the Council does have role in enforcing non-compliance with any of the planning related requirements (this is discussed in more detail below).
3. The short-term rental accommodation framework allows for registered premises to be used for short term rental purposes as exempt development (i.e. without the need of any approval) provided that:
 - 3.1 where it is hosted (i.e. the host resides on the premises), it meets the general requirements; and
 - 3.2 where it is not hosted (i.e. the host does not reside on the premises), it:
 - 3.2.1 meets the general requirements; and
 - 3.2.2 for a dwelling located in a prescribed area²⁰— the dwelling is not used for non-hosted short-term rental accommodation for more than 180 days in a 365-day period.
4. The general requirements for short term rental accommodation are set out in s 113 of the Housing SEPP. They include that:
 - 4.1 the dwelling must have been lawfully constructed to be used for the purposes of residential accommodation (s 113(a));
 - 4.2 the types of residential accommodation that the dwelling comprises, must be permitted with or without development consent on the land (s 113©);
 - 4.3 the dwelling must be registered on the register established under the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPA DC&FS Reg)*, which includes a requirement that the person registering the property confirms that they meet the fire safety standard (s 113(d));²¹
 - 4.4 the dwelling is not a moveable dwelling within the meaning of the LG Act (s 113(h)).

²⁰ These areas include the Greater Sydney Region, Ballina, Clarence Valley and Muswellbrook. While in other areas, non-hosted short term rental accommodation can take place 365 days a year.

²¹ It is not clear whether the fire safety standards in EPA DC&FS Reg apply to the Dugouts because Part 13A is said to apply to specific classes of building. However, for the current purposes the Dugouts would simply appear to need smoke alarms and an evacuation diagram to meet the fire safety standards.



5. There are also obligations imposed upon 'short-term rental accommodation participants'²² in the Code of Conduct, which provides that hosts must:
 - 5.1 ensure that the short-term rental accommodation premises are in a state that is consistent with any representations made when advertising or listing the premises for rent, or otherwise in communications made to guests (cl 2.4.2); and
 - 5.2 hold insurance that covers their liability for third party injuries and death on short-term rental accommodation premises. This insurance must be valid for the occupancy period (cl 2.4.3).
6. Where these requirements are satisfied, in our view, dealing with structural integrity issues and any fire safety standards would be the responsibility of the owner/occupier who is renting out the Dugout as opposed to being obligations of Council.
7. However, where the planning requirements are not satisfied, the Council, as the relevant enforcement authority, would have a range of options available to it under the EP&A Act in relation to enforcing the requirements.
8. Again, whether Council takes any enforcement action in those circumstances is a discretionary decision for the Council, and it may include the Council determining that enforcement action is not warranted in the circumstances.
9. For the reasons set out in question 1 above, in our view, this decision will not in and of itself create a duty of care on the part of the Council, provided the Council has given proper consideration to the question of whether or not it should exercise its enforcement powers.
10. However, this is a separate issue to the issue of liability for taking (or not taking action) in respect of the Health and Safety Risks.
11. In addition, like our views in relation to Questions 1 and 2, even if a duty of care could be established on the part of Council, it is difficult to see how a positive action obligation could arise for Council in the circumstances given that the enforcement powers available to it under the EP&A Act and LG Act do not neatly fit the circumstances (except for perhaps order 15 under s 124 of the LG Act. However, even if they were available for use, the land tenure arrangements still mean that Council does not really have any ability to act unilaterally without approval from the Minister for Planning and the Minister for Crown Lands.

²² This includes 'a person who, pursuant to a short-term rental accommodation arrangement, gives another person the right to occupy the residential premises to which the arrangement relates' (s 54A(c) of the *Fair Trading Act 1987*)



13 May 2024

TfNSW Project No: P.0081653

Mr Greg Hall
The General Manager
Central Darling Shire Council
PO Box 165
Wilcannia NSW 2836

NSW DISASTER ASSISTANCE ARRANGEMENTS
Central Darling Shire Council
Essential Public Asset Reconstruction Works
AGRN 1034 - NSW Floods - September 2022
Funding Letter V.3

Dear Mr Greg Hall,

I refer to the submission of Council's claim and supporting documentation for the above event. Transport for NSW (TfNSW) has reviewed the submission and documentation provided by Council and has found the following:

- Council has submitted adequate documentation and supporting evidence in compliance with the '*Australian Government Disaster Recovery Funding Arrangements 2018*' and '*NSW Essential Public Asset Reconstruction Works Guidelines*'.
- Council's claim for AGRN 1034 is for **\$4,825,584.63** for Essential Public Asset Reconstruction Works.
- Council has 'Opted-in' under the new co-funding arrangements. Please refer to the completed Form 306 for further details regarding your co-funding arrangements for this event.

Upon review, TfNSW is pleased to confirm that Council's submission meets guideline requirements, therefore formally provides approval for funding.

A final Total Upper Limit Grant (TULG) of **\$4,825,584.63** is available to Council for Essential Public Asset Reconstruction Works. A summary is detailed in the table overleaf:

Transport for NSW
51-55 Currajong Street Parkes NSW, 2870
PO Box 334, Parkes NSW 2870

OFFICIAL

W transport.nsw.gov.au | ABN 18 804 239 602



Type of Work	Road Type	Project (WBS) Number	Total Upper Limit Grant (TULG)
Essential Public Asset Reconstruction Works	Local	P.0081653.01.001.001.003	\$4,825,584.63
Total			\$4,825,584.63
Council's Co-Contribution previously deducted from P.0081653.01.001.001.001			N/A
Total of Funding			\$4,825,584.63

Notes:

1. Natural disaster funding is in the form of an Upper Limit Grant and only actual expenditure up to the approved amount may be claimed.
2. Council's co-contribution is calculated in accordance with the requirements in the 'NSW Essential Public Asset Reconstruction Works Guidelines 2018'.
3. Council's co-contribution of \$6,525.00 has already been deducted from an Emergency Works claim reimbursement.

Please complete, sign and return the Acceptance of Funding (Attachment B) **within 2 weeks from the date of issue** advising of Council's acceptance of funding and associated conditions.

If you require any further information, please email your Disaster Recovery Coordinator at NDSouth@transport.nsw.gov.au.

Yours faithfully,

Andrea Mears
 Director, Disaster Recovery and Resilience
 Community and Place

ATTACHMENTS:

Attachment A – Conditions of Funding

Attachment B – Acceptance of Funding



Attachment A – Conditions of Funding

- COMPLIANCE TO POLICY – Council agrees to comply with the ‘Australian Government Disaster Recovery Funding Arrangements 2018’, NSW Disaster Assistance Guidelines 2021 and ‘NSW Essential Public Asset Reconstruction Works Guidelines 2018’.
- FUNDS ADMINISTRATION - Administration of the above funds is in accordance with TfNSW's Arrangements with Councils for Road Management. Council must complete the Project Status Report (PSR) submitted monthly to TfNSW to enable payment of the approved funding and provide confirmation of project completion. Natural Disaster Essential Public Asset Reconstruction (EPAR) Works require transaction listings to be submitted via email to support all monthly PSR claims. Council is required to provide transaction listings and associated evidence to TfNSW. These must be submitted in conjunction with the monthly PSR to enable sufficient time for assessment and approval. Failure to submit will result in non-payment within the month.
- PROJECT FINALISATION - Council is required to complete the work in accordance with ‘Australian Government Disaster Recovery Funding Arrangements 2018’, NSW Disaster Assistance Guidelines 2021 and ‘NSW Essential Public Asset Reconstruction Works Guidelines 2018’ and submit a Final Certificate of Expenditure within three (3) months of completion of the restoration work.

Notes: For works completed in June and not claimed in June, Council is required to submit date of completion of work and evidence that expenditure and completion of works were carried out prior to the end of June. Where satisfactory evidence is not submitted, funding may not be provided.

- REPORTING - Council must provide detailed commentary and project delivery milestones through the monthly report. Council must complete the Monthly Report submitted to TfNSW to enable payment of the approved funding and provide confirmation of project completion.
- AUDITING – Audits regarding council expenditure may be conducted by the Commonwealth, the Audit Office of NSW, State Agencies or their contractors either during or after finalisation of the project. Councils must retain all evidentiary documentation in the event of an audit for a minimum of seven (7) years from the end of the financial year in which the expenditure is claimed and provide the requested documentation within three (3) weeks of the request. Council is responsible for any costs associated with such activities.
- MEDIA COMMUNICATIONS – Council must advise TfNSW prior to making any public announcement regarding the above project(s).
- WORK HEALTH AND SAFETY – Council will comply with the *Work Health and Safety Act 2011* and *Work Health and Safety Regulation 2017*. Council acknowledges that under WHS Laws, it is a primary duty of care to ensure, as far as practicable:
 - the health and safety of workers; and
 - the health and safety of others is not put at risk as a result of the works.

Council acknowledges and agrees to consult, cooperate and coordinate with the relevant parties regarding matters relating to shared risks and the health, safety and welfare of workers.



- SCOPE CHANGES / VARIATIONS – Any change of scope including time or cost for projects, MUST be discussed as soon as possible with the TfNSW Natural Disaster Recovery Program team. Council must formally request and provide details in writing of the proposed scope changes to the TfNSW Natural Disaster Recovery Program team. Note that scope changes may result in a revised funding allocation and/or additional assessment requirements.

It is agreed that:

- Council will complete all necessary planning, design, road safety audit, public engagement, WHS considerations and environmental assessment for each project.
- Council will submit a monthly status report.
- All claim submissions for Restoration of Essential Public Assets funding must be certified by the council and include: Claim certification letter from the council, Form 306, general ledger and mandatory evidence documentation (pre-disaster condition, asset damage and completion of works)
- Upon request, the council must be able to provide auditable records, including breakdown of normal use of Day Labour (incl. internal plant and equipment) values (Sections 4.9 & 5.2 *NSW Natural Disaster Essential Public Asset Guidelines 2018*).
- Council will provide a completion report (including before and after site photos) to certify that the approved scope of work has been completed and the final costs incurred.
- The project is to be completed within the allowable time limit in line with the guidelines and/or subsequently approved requests for extension. The final tax invoice and Post Completion Report are to be submitted as soon as practicable after completion. Note that any approved allocated funding not spent within the allowable time limits will lapse.



Attachment B – Acceptance of Funding

Central Darling Shire Council
Essential Public Asset Reconstruction Works
AGRN 1034 - NSW Floods – September 2022
Funding Letter V.3

Council hereby accepts the funding for the following projects for Essential Public Asset Reconstruction Works.

Type of Work	Road Type	Project (WBS) Number	Total Upper Limit Grant (TULG)
Essential Public Asset Reconstruction Works	Local	P.0081653.01.001.001.003	\$4,825,584.63
Total			\$4,825,584.63
Council’s Co-Contribution previously deducted from P.0081653.01.001.001.001			N/A
Total of Funding			\$4,825,584.63

Notes:

1. Natural disaster funding is in the form of an Upper Limit Grant and only actual expenditure up to the approved amount may be claimed. Council will be responsible for any project costs above the revised upper limit.
2. Council’s co-contribution is calculated in accordance with the requirements in the ‘NSW Essential Public Asset Reconstruction Works Guidelines 2018’.
3. Council’s co-contribution of \$6,525.00 has already been deducted from an Emergency Works claim reimbursement.

Council confirms acceptance of funding based on the terms and conditions of the Funding Letter including the Conditions of Funding.

General Manager / CEO signature: _____

General Manager / CEO name: _____

Date: _____

Please retain a copy of this funding acceptance letter for Council records.

Central Darling Shire Council

Draft Central Darling Development Control Plan 2024

 Table of Contents

Chapter 1: Introduction 9

 1.1. Name of Plan 9

 1.2. Land to which this plan applies 9

 1.3. Date of Commencement 9

 1.4. Relationship to other plans and policies..... 9

 1.5. Aims of this Plan 9

 1.6. Definitions 9

Chapter 2: Information Requirements 9

 2.1. Introduction..... 9

 2.2. SEPP Building Sustainability Index 2004 10

 2.3. Statement of Environmental Effects 10

 2.4. Plans and Reports..... 10

 2.4.1 Site Plans 10

 2.4.2 Floor Plans, Elevations & Sections 10

 2.4.3 Landscape Plans..... 10

 2.5. Potential Site Contamination..... 10

 2.6. Development Notification 10

 2.6.1. Development that must be notified 10

 2.6.2. Development that must be Advertised..... 11

Chapter 3: Natural Hazards 12

 3.1. Introduction..... 12

 3.2. Flooding..... 12

 3.2.1. Flood Affected Land..... 12

 3.2.2. Access..... 12

 3.2.3. On-site Sewer Management 12

 3.2.4. General Development Requirements 12

 3.2.5. Residential Development..... 13

 3.2.6. Commercial / Retail / Industrial Development 13

 3.2.7. Subdivision..... 13

 3.2.8. Landfilling 13

 3.2.9. Non-residential rural buildings 13

 3.3. Bushfire 14

 3.4 Council recommends..... 14

Chapter 4: Development Types 14

 4.1. Introduction..... 14

 4.2. Objectives..... 14

4.3.	General Housing and Ancillary Structures	15
4.3.1.	Building Setbacks	15
4.3.2.	Design	15
4.3.3.	Building Height	15
4.3.4.	Utilities	15
4.3.5.	Site Coverage	15
4.3.6.	Solar Access	16
4.3.7.	Privacy	16
4.3.8.	Parking	16
4.3.9.	Access	16
4.3.10.	Fencing	16
4.3.11.	Outbuildings and Detached Garages	16
4.3.12.	Temporary Accommodation during dwelling construction	16
4.3.13.	Relocated Dwellings	16
4.3.14.	Ridgelines	17
4.3.15.	Pools	17
4.3.16.	Water tanks	17
4.3.17.	Car Ports	17
4.4.	Residential Dual Occupancy	17
4.4.1.	Building Setbacks	17
4.4.2.	Density	17
4.4.3.	Design	17
4.4.4.	Building Height	18
4.4.5.	Utilities	18
4.4.6.	Site Coverage	18
4.4.7.	Solar Access	18
4.4.8.	Privacy	18
4.4.9.	Parking	18
4.4.10.	Access	19
4.4.11.	Landscaping	19
4.4.12.	Private Open Space	19
4.4.13.	Fencing	19
4.4.14.	Outbuildings and Detached Garages	19
4.4.15.	Ridgelines	20
4.4.16.	Pools	20
4.4.17.	Water tanks	20
4.4.18.	Car Ports	20
4.4.19.	Facilities	20

4.4.20.	Utilities and Services.....	20
4.4.21.	Future Subdivision	20
4.5.	Residential Multi-Dwelling Development	20
4.5.1.	Building Setbacks	20
4.5.2.	Density.....	21
4.5.3.	Design	21
4.5.4.	Building Height	21
4.5.5.	Utilities	21
4.5.6.	Site Coverage.....	21
4.5.7.	Solar Access	21
4.5.8.	Privacy	21
4.5.9.	Parking.....	21
4.5.10.	Access	22
4.5.11.	Landscaping	22
4.5.12.	Private Open Space.....	22
4.5.13.	Outdoor Lighting.....	22
4.5.14.	Adaptability	22
4.5.15.	Facilities	22
4.5.16.	Utilities and Services.....	23
4.5.17.	Storage	23
4.5.18.	Fencing	23
4.5.19.	Outbuildings and Detached Garages	23
4.5.20.	Ridgelines	23
4.5.21.	Pools.....	23
4.5.22.	Water tanks	23
4.6.	Subdivision	23
4.6.1.	Lot size.....	23
4.6.2.	Servicing Strategy	23
4.6.3.	Sewer.....	24
4.6.4.	Water.....	24
4.6.5.	Stormwater Drainage	24
4.6.6.	Telecommunications.....	24
4.6.7.	Electricity	24
4.6.8.	Battle-axe shaped lots	24
4.6.9.	Industrial lots.....	24
4.6.10.	Road Network Design	24
4.6.11.	Culs-de-sac.....	25
4.6.12.	Landscaping	25

4.6.13.	Site Access	25
4.6.14.	Lot Orientation	25
4.6.15.	Open Space.....	25
4.6.16.	Vegetation	25
4.6.17.	Garbage collection.....	25
4.6.18.	Community Title Subdivision	25
4.6.19.	Contamination	25
4.6.20.	Road Widths	25
4.7.	Industrial Development.....	27
4.7.1.	Building Setbacks.....	27
4.7.2.	Design.....	72
4.7.3.	Utilities and Services.....	27
4.7.4.	Landscaping	27
4.7.5.	Fencing	27
4.7.6.	Traffic and Access	28
4.7.7.	Parking.....	28
4.7.8.	Loading / unloading Facilities	29
4.7.9.	Outdoor Signage.....	29
4.7.10.	Outdoor lighting	29
4.7.11.	Noise.....	29
4.8.	Commercial & Retail Development	29
4.8.1.	Building Setbacks.....	29
4.8.2.	Height	29
4.8.3.	Outdoor Lighting.....	29
4.8.4.	Outdoor Signage.....	29
4.8.5.	Design.....	30
4.8.6.	Post supported verandahs and balconies.....	30
4.8.7.	Utilities and Services.....	30
4.8.8.	Traffic and Access	30
4.8.9.	Parking.....	31
4.8.10.	Brothels and Restricted Premises	32
4.8.11.	Landscaping	32
4.9.	Heritage.....	32
4.9.1.	Heritage Items	32
4.9.2.	Subdivision.....	32
4.9.3.	Alterations and/or additions to existing heritage items	33
4.9.4.	Change of Use of a Heritage Item	33

4.9.5.	Fencing of Heritage Items.....	33
4.9.6.	New Development.....	33
4.9.7.	New Ancillary Structures.....	33
4.10.	Animal Boarding or Training Establishment.....	34
4.10.1.	Building Setbacks.....	34
4.10.2.	Noise.....	35
4.10.3.	Waste and Water Management.....	35
4.10.4.	Transport and Access.....	35
4.10.5.	Landscaping.....	35
4.11.	Land Forming Development.....	35
4.11.1.	Definition.....	35
4.11.2.	Consideration of Development.....	36
4.11.3.	Design of Land forming.....	36
4.11.4.	Plans.....	36
4.11.5.	Levels.....	36
4.12.	Intensive Livestock Agriculture.....	37
4.12.1.	Siting and Setbacks.....	37
4.12.2.	Noise, odour and dust.....	37
4.12.3.	Soil and Water Management.....	37
4.12.4.	Transport and Access.....	38
4.12.5.	Landscaping.....	38
4.13.	Intensive Plant Agriculture.....	38
4.13.1.	Siting and Setbacks.....	38
4.13.2.	Controlled Environment Structures.....	39
4.13.3.	Noise and Odour.....	39
4.13.4.	Soil, Waste and Water Management.....	39
4.13.5.	Pest Management.....	40
4.13.6.	Transport and Access.....	40
4.13.7.	Landscaping.....	40
Chapter 5: General Development controls – White Cliff Dugouts - TBA.....		41
Chapter 6: General Development Specifications.....		42
6.1.	Introduction.....	42
6.2.	Other Development Types.....	42
6.2.1.	Parking.....	42
6.2.2.	Landscaping.....	42
6.2.3.	Outdoor Lighting.....	42
6.2.4.	Outdoor Advertising / Signage.....	43

6.2.5. Wilcannia, White Cliffs, Menindee, Ivanhoe, Tilpa and Emmdale Aerodromes 43

6.2.6. rural land use conflict 44

APPENDIX 1 - Flood mapping

- a. Wilcannia
- b. Menindee
- c. Tilpa

APPENDIX 2- Buffer distances

APPENDIX 3 - Information required for all development applications,
Complying Development applications and Section 68 applications

Central Darling Development Control Plan 2024

Chapter 1: Introduction

1.1. Name of Plan

This plan is known as Central Darling Development Control Plan 2024

1.2. Land to which this plan applies.

This plan applies to all land within the Central Darling Shire Council Local Government Area

1.3. Date of Commencement

This plan was adopted by Council on [date] and came into effect on [date].

Subsequent amendments have occurred as described in the Schedule of Amendments in the following table.

Amendment Number	Nature of Amendment	Adopted by Council	Date it became Effective
1	xxxx	xxx	xxx

1.4. Relationship to other plans and policies

This plan is made pursuant to the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*, and the *Central Darling Local Environmental Plan 2012*.

1.5. Aims of this Plan

The aims of this plan are as follows:

- a) Define development standards and controls to achieve the outcomes desired by the community of Central Darling Shire Council local government area.
- b) Provide clear and concise development guidelines for various forms of development.
- c) Encourage innovation in design and development by the provision of clearly stated development controls and standards.
- d) Provide certainty of development outcomes for applicants and the community.
- e) Provide development controls in relation to flood control lots subject to flooding from the Darling Baaka River.

1.6. Definitions

Definitions used in this DCP are derived from and are included in the *Environmental Planning and Assessment Act 1979*; the *Environmental Planning and Assessment Regulation 2000*; the *Central Darling Local Environmental Plan 2012*; and the *Flood Risk Management Manual*.

Chapter 2: Information Requirements

Central Darling Development Control Plan 2024

2.1. Introduction

This section of the DCP outlines the matters that have to be submitted with the Development Application.

2.2 State Environmental Planning Policy (Sustainable Buildings) 2022

A BASIX certificate must be submitted with a development application as required by State Environmental Planning Policy (Sustainable Buildings 2022).

2.3 Statement of Environmental Effects

A Statement of Environmental Effects is required to be lodged with all development applications through the NSW Planning Portal at <https://apps.planningportal.nsw.gov.au>. All development applications must meet the development standards outlined in this development control plan.

2.4 Plans and Reports

2.4.1 Site Plans

A detailed site plan is required with all applications for residential development. In preparing this plan, an analysis of the range of environmental factors that will influence the proposed development is required. These factors may be both internal and external to the site. The level of site analysis varies with the complexity of the project.

For small alterations and additions, a simple plan/diagram outlining key site characteristics, such as: -

- a) Refer to the registered survey drawing (by a registered land surveyor).
- b) North point.
- c) Location and size of any other buildings or structures on the subject lot:
- d) Location of trees, boundaries, buildings and streets.
- e) Location of sewer and water lines and septic.
- f) Location of any drainage line or natural waterways.
- g) Location of any easements.

2.4.2 Site location Plans / Floor Plans / Elevations / Sections / construction or engineering details.

Detailed floorplans and elevation along with sections of the building are to be supplied drawn to scale 1:1000, 1:500, 1:200 for site / location plans.

For Floor plans elevations and sections drawn to scale – 1:100, 1:50, 1:20 as required.

For details – construction and structural drawings – 1:20 or 1:10.

2.4.3 Landscape Plans

A landscape plan is to accompany all development applications which involve residential, commercial, tourist or industrial buildings.

2.5 Potential Site Contamination

A statement must be included providing a history of the site to ascertain if it is potentially contaminated. In this regard, expert advice should be sought as to the requirements for detailed investigations and remediation measures required by Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021.

2.6 Development Notification

2.6.1 Development that must be notified

All development applications that involve alteration to the external configuration of a building, the erection of a new building, or variation to an adopted building line are to be exhibited or notified to adjoining landowners and the

Central Darling Development Control Plan 2024

community upon the Central Darling Shire Council website.

The types of development that will be exhibited or notified comprise:

- a) Single storey dwelling house.
- b) Installation of one or more manufactured dwellings,
- c) Single storey additions to a house.
- d) Minor dwelling additions such as: open car port, pergola, veranda.
- e) Private swimming pool.
- f) Detached garage or shed associated with a dwelling.
- g) New commercial, tourism or industrial buildings
- h) Any building on land within RU1 Primary Production,
- i) Subdivision creating additional lots.
- j) Commercial or industrial development within a business or industrial zone.
- k) Farm buildings over 200m
- l) Rural Industrial development.

Note: Only complying development or exempt development is not exhibited or notified on the Central Darling Shire Council website.

Written notice to adjoining landowners shall contain the following minimum information:

- a) Real property description and address of the land.
- b) Applicant's name.
- c) Description of the proposal for which consent is sought.
- d) The period in which submissions must be made.
- e) A notification plans.

2.6.2 Development that must be advertised

The following kinds of development will be advertised:

- a) All residential development including new buildings, installation of manufactured dwellings, modification or additions to a dwelling,
- b) New commercial, tourist or industrial or rural industrial development,
- c) Modification or alterations to commercial, tourist or industrial or rural industrial development,
- d) Demolition of a building identified as a heritage item in Schedule 5 to the *Central Darling Local Environmental Plan 2012*.
- e) Use of a heritage item for a purpose prohibited within the zone, as provided for by clause 5.10(10) of the *Central Darling Local Environmental Plan 2012*.
- f) Major Council projects (not including utility service infrastructure) with a value exceeding \$1,000,000, or likely to be of significant community interest.
- g) Non-residential uses in or adjacent to the R5 Large Lot Residential, and RU5 Village Land use Zones.
- h) Subdivisions creating more allotments.
- i) Within the R5 Large Lot Residential or, RU5 Village Land use Zones, development applications for the purposes of:
 - i. semi-detached dwellings; dual occupancies; attached dwellings; multi dwelling housing; residential flat buildings; seniors housing; hostels; boarding houses; group homes; tourist and visitor accommodation; boarding houses; caravan parks; exhibition homes; exhibition villages.
- j) Any development identified by Senior Council staff that should be advertised in the public interest.

These developments will be advertised by:

- a) Notice of the development in a local newspaper, containing the same information as is required to be given in the written notice.
- b) Written notice of the proposal to be given to all adjoining landowners.
- c) Period of exhibition to comprise a minimum of 28 days from the date notice is published (plus an

Central Darling Development Control Plan 2024

additional 7 days of exhibition where the period of exhibition coincides with Public School Holidays, or additional day/s for a Public Holiday).

Chapter 3: Natural Hazards

3.1. Introduction

A number of site constraints and hazards can exist when developing or building in the Shire. These hazards can include bushfire, land slip and flooding.

The aim of this section of the DCP is to -

- a) To advise the community of the approach that Council will take in considering development applications for residential development proposals within the Shire on land the subject of natural hazards.
- b) To ensure that acceptable standards of safety to life and property are applied when Council considers proposals for development on a flood control lot, flood liable and bushfire prone land.
- c) To ensure that development that is approved in flood liable areas is structurally capable of withstanding the effects of flowing floodwaters including debris and buoyancy forces.
- d) To ensure that development is not permitted on a flood control lot or flood liable and bushfire prone areas where that development would result in unnecessary risk of life to occupants or rescuers or unwarranted public costs.
- e) To inform the community of Council's requirements in relation to the development and use of a flood control lot or flood liable and bushfire prone land.
- f) To encourage development and construction that is compatible with a flood control lot or flood and bushfire hazard control measures.

3.2. Flooding

3.2.1. Flood Affected Land – Land adjacent to the Darling Baaka River

- a) A significant amount of land along the Darling Baaka River and its tributaries is now mapped as being flood control lots or flood prone land.
- b) Development (dwellings or ancillary development or structures) will not be permitted within the 20m setback from the Darling Baaka River edge, in accordance with NSW Water and NSW Environment Guidelines. Areas subject to flood may require a minimum setback of 40m from the Darling/ Baaka River edge.
 - i. Note: Land adjacent to the Darling Baaka River is Crown Land or land owned by NSW Water. Development is not permitted on Crown Land or the Darling Baaka River.

3.2.2. Access

- a) Flood free vehicle access is required for all dwellings on a flood control lot.
- b) For development of lots with existing development, where flood free vehicle access is not possible, the development must be able to achieve safe wading criteria as specified in Figure L1 of the [Flood Risk Management Manual](#).
- c) Note: Central Darling Shire Council directions must be followed for the use of roads during and after flood or rain events, particularly on unsealed roads.

3.2.3. On-site Sewer Management


Onsite sewer management facilities must be sited and designed to withstand flooding conditions (including consideration of structural adequacy, avoidance of inundation, and flushing/leaking into flowing flood waters). Tank and trench style of systems are not permitted on land affected by the Flood Planning Level.

All sewer fixtures must be located above the 1% AEP Flood.

3.2.4. General Development Requirements

- a) Clause 5.21 of the *Central Darling Local Environmental Plan 2012* provides that the Council must consider certain specified matters for development proposed in a floor planning area.

Central Darling Development Control Plan 2024

- b) The required finished floor levels for new habitable buildings in designated parts of the Menindee, Tilpa and Wilcannia townships are identified by the Maps at Attachment ## to this DCP.
- c) No building or work (including land filling, fencing, excavation) shall be permitted on flood control lots or flood affected land where, in the opinion of Council, such a building or work will obstruct the movement of floodwater or cause concentration or diversion of floodwaters.
- d) A development application must be accompanied by a flooding report by a qualified professional that demonstrates the building or structure can withstand the force of flowing floodwaters, including debris and buoyancy forces as appropriate.
- e) A survey plan prepared by a registered surveyor is required to be lodged with a development application showing existing ground levels, finished ground levels, finished floor levels, flood levels and location of existing/proposed buildings and safe evacuation path on the site relative to AHD. This survey plan is to have regard to the flood planning level of the 1:100 ARI flood.
- f) All materials used in construction shall be flood compatible.
- g) Development must be designed in accordance with the d Control manual (a copy can be located on the Central Darling Shire Council website).

3.2.5. Residential Development

- a) Floor levels of all habitable rooms, or rooms with connection to sewer infrastructure shall not be less than the flood planning level which is 500mm (freeboard) above the level of the highest known flood.
- b) Upon completion and prior to occupation (where relevant), a certificate by a registered surveyor showing the finished ground and floor levels conform to approved design levels shall be submitted to Council.
- c) Additions to existing buildings will only be permitted, with limitations, as follows:
 - a. where the floor level of the proposed addition is located below the flood standard the maximum increase in floor area is not to exceed 10% of the floor area of the existing dwelling; or
 - b. where the floor level of the proposed addition is located above the flood standards the maximum increase in habitable floor space shall not exceed 100m².
- d) Where additions are below the 500mm “freeboard” (the flood planning level) Council must be satisfied that the addition will not increase risk to inhabitants in the event of a flood.
- e) Rebuilding part of a dwelling may be permitted provided the building maintains the same dimensions which result in the same impact on flood behaviour.

3.2.6. Commercial / Retail / Industrial Development

- a) Development shall incorporate measures to seal or flood proof buildings, to avoid activities or fittings susceptible to flood damage, and/or to store the contents of buildings above the flood planning level.

3.2.7. Subdivision

- a) Residential subdivision will not be permitted where any lot to be created will be fully inundated by flood higher than the flood planning level event and the creation of such lot will result in the potential for increased intensity of development on flood control lots or flood liable land.

3.2.8. Landfilling


Where a development application is lodged which involves landfilling:

- a) a survey plan prepared by a registered surveyor is required, showing the contour levels of the natural surface, any existing fill and the designed contour levels for the finished work;
- b) A report certified by a consulting engineer is required to detail the impact of the proposed fill on adjoining properties and, where levee banks are proposed, and the methods of internal drainage.

Development applications shall be accompanied by a construction management plan to show:

- a) source of fill, including contamination assessment
- b) an assessment of the impact of haulage vehicles on roads
- c) precondition report of all haulage routes
- d) details of method of compaction of fill and associated impacts: control of dust, sedimentation, water quality impacts, noise and vibration
- e) contingency for containment of fill in the event of a flood during placement.

3.2.9. Non-residential rural buildings

- a) Are not permitted in “floodways”.
- b) r areas of non-residential rural buildings shall be located above the flood planning level.

Central Darling Development Control Plan 2024

Definitions are as per the Flood Risk Management Manual (NSW Government)

3.3. Bushfire

The publication *Planning for Bushfire Protection* was developed by the NSW Rural Fire Service in collaboration with the Department of Planning. This Guideline provides the necessary planning considerations when developing areas for residential use in residential, rural residential, rural and urban areas when development sites are in close proximity to areas likely to be affected by bushfire events. This Guideline is adopted for the purposes of this DCP and is available from the Rural Fire Service website www.rfs.nsw.gov.au.

All development in land identified as being Bushfire prone land must be in accordance with the requirements of the *Environmental Planning and Assessment Act, 1979* and "Planning for Bushfire Protection". Council requires a report by a professional person qualified to issue a report on development within a bushfire affected area to the effect that that all residential development located within identified high bushfire risk areas is in accordance with the recommendations of publication "Planning for Bushfire Protection".

3.4 Council recommends

- a) Prior to the submission of a development application for residential development, contact should be made with Council to ascertain whether or not the proposed development will be located within a flood planning area.
- b) Prior to the submission of a development application for residential development, contact should be made with Council to ascertain whether or not the proposed development will be located within a high-risk bushfire area;
- c) Where the development is located within a high-risk bushfire area, preliminary discussions should also be convened with the NSW Rural Fire Service to ascertain the Department's likely requirements;
- d) Prior to the submission of a development application for residential development, contact should be made with Council to ascertain whether a threatened species (flora & fauna) or biodiversity assessment is required.

Chapter 4: Development Types

4.1. Introduction

This chapter provides controls for all of the development types that are anticipated within the Shire. These include the following:

- a) Housing (including dual occupancy and multi-unit development – more than 2 dwellings per lot)
- b) Manufactured dwellings
- c) Land Subdivision
- d) Industrial
- e) Commercial
- f) Tourism
- g) Community and public buildings
- h) Intensive livestock
- i) Intensive plant agriculture

4.2. Objectives

- a) To ensure that all development is compatible with the surrounding development.
- b) To ensure that development does not impact on the surrounding development by way of overshadowing or privacy.
- c) To ensure that development has adequate access to services and utility infrastructure.

Central Darling Development Control Plan 2024

4.3. General Housing and Ancillary Structures

4.3.1. Building Setbacks

The building setbacks are related to the RU5 village zone and R5 large lot residential zone in the Central Darling Local Environmental Plan. They are set out in the following table.

Zone	Street Frontage	Side / Rear Boundary	Outbuildings	
			Size	Cumulative Outbuildings
Primary Production (RU1)	20 m	10m	Not specified	
Village (RU5)	4.5 m	1.5m side boundary 4.5m rear boundary	50 m ²	100 m ²
Large Lot Residential (R5) 2 ha	6 m	Side boundary 2m. rear boundary 6m	100 m ²	100 m ²

4.3.2. Design

- a) The front façade of a residential dwelling/ manufactured dwelling must have a front door and window facing the primary street frontage. The garage and or carport must be set back at least 1m behind the front building line (RU5 Village zone - building line is the mandatory front setback i.e. at least 6m from the front boundary line).

4.3.3. Building Height

Measured from natural ground level to:

- a) Topmost roof ridge: maximum 8.5m.

4.3.4. Utilities

- a) Buildings and structures are to be located 1.5m clear of any utility infrastructure.
- b) For sewer mains, structures are to be located a minimum of one and half metres or the equivalent invert depth, whichever is greater, from the centreline of the main.
- c) Stormwater runoff must not exceed infrastructure capacity.

4.3.5. Site Coverage

The maximum site coverage for all buildings is set out in the following table.

Zone	Cumulative site Coverage
Primary Production (RU1)	Not Specified
Village (RU5)	60%

Central Darling Development Control Plan 2024

Large Lot Residential (R5) 2 ha	30%
------------------------------------	-----

4.3.6. Solar Access

- a) Two storey development >2m from the boundary does not require a shadow diagram or notification.
- b) Two storey dwellings <2m from the boundary shall ensure habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am-3pm on 21st June (winter solstice).

4.3.7. Privacy

- a) Single storey development must be set back at least 1.5m from side boundary and must not louvres to enable privacy for the adjoining dwelling.
- b) Development of more than one storey require privacy louvres to restrict overlooking of adjoining dwellings.

4.3.8. Parking

- a) Provision for parking of two vehicles at least 1m behind the front building line either in a garage or carport of parking hardstand must be provided upon the lot.

4.3.9. Access

- a) All weather vehicular access is required for all new or altered dwellings.

4.3.10. Fencing

- a) Street fencing shall be open or combination of open panels and masonry columns to a maximum height of 1.2 metres above ground level existing, for front fences and fences to the front building line.
- b) All side and rear fences maximum height of 1.8 m above ground level existing, behind the front building line.
- c) Where a street fence is proposed, the section of side boundary fencing located in front of the front building line shall be open or combination of open panels and masonry columns to match front fence with a maximum height of 1.2m above ground level existing.
- d) Street fencing details are required with a DA for dwelling.
- e) No barb wire on front or side fences is permitted.
- f) For corner lots the front fence must not obstruct site lines therefore the fence in front of the front building line has a maximum height of 1.2m above ground level existing.

4.3.11. Outbuildings and Detached Garages and car ports.

- a) Not within front building line (must be located minimum 1m behind front building line or 6m from front boundary lot line).
- b) Not in front of main dwelling, must be located at least 1m behind the front building line (6m +1m from front building line for RU5 Village zone).
- c) Maximum height of 6m to peak of roof or not greater than the maximum roof ridge of dwelling house.

4.3.12. Temporary Workers Accommodation during dwelling construction

- a) Permitted in Village (RU5) zones. This applies to the Primary Production RU1 Zone
- b) Written evidence that finance is available for erection of the proposed permanent dwelling within a period not exceeding 12 months.
- c) Maximum period of occupation is 12 months.
- d) Cannot be situated in front of the proposed dwelling.
- e) Footings of the main dwelling must be constructed and inspected before occupation of the temporary accommodation.
- f) Occupation of the temporary accommodation by the owner and immediate family only.

4.3.13. Relocated Dwellings

- a) Dwelling not to be moved onto site before development consent issued and no work is to commence on the erection of the dwelling until the Construction Certificate is approved by Council or the Principal Certifying Authority.
- b) The DA must include:
- c) A comprehensive report prepared by an accredited Building Surveyor or Structural Engineer certifying the

Central Darling Development Control Plan 2024

- soundness of the building; and
 d) Photographic evidence of the dwelling supported by a description of its condition.

4.3.14. Pools

- a) Must be located in the rear yard.
- b) Must comply with the requirements under the swimming pool act with accompanying statutory pool fencing and childproof gates.
- c) Any associated retaining walls or decks are not to exceed 1.0 metres above natural surface level.
- d) Pool pump enclosure must have a sound-proof enclosure.

4.3.15. Water tanks

- a) Located behind the street setback of the existing dwelling.
- b) Maximum height of 3.2 metres
- c) Suitably screened where visible from a public place or street

4.3.16. Car Ports

- a) Must be located 1m behind the front building line of the dwelling (at least 7m from front boundary line).

4.4. Residential Dual Occupancy

4.4.1. Building Setbacks

The building setbacks are set out in the following table.

Zone	Single Storey			2 Storeys		
	Street Frontage	Side Boundary	Rear boundary	Street Frontage	Side Boundary	Rear boundary
Village (RU5)	4.5 m	1.5 m	4.5m	6m	2m	6m
Large Lot Residential (R5)	6 m	2m	6m	6 m	2m	6m

- a) Setback for a secondary frontage/ corner lot minimum of 2m setback.
- b) A side boundary wall of a residential dwelling must contain windows and opening for at least 30% and the maximum length of an unbroken wall is 10m.

4.4.2. Maximum site coverage of all development

- a) The site coverage of a new dwelling house and all ancillary development on a lot in Zone RU5 must not be more than 60% or R5 large lot residential that has an area of less than 4,000m² must not be more than 30 per cent.

Maximum floor area for new dwelling houses

- a) The floor area of a new dwelling house on a lot in Zone RU5 Village zone must not be more than 300 m² or R5 large lot residential that has an area of less than 4,000m² must not be more than 430m².

Maximum floor area for new outbuildings

- a) The floor area of a new outbuilding on a lot in Zone RU5 Village zone 50 m², or R5 Large Lot residential zone that has an area of less than 4,000m² must not be more than the following—
 - (a) 500m², if the only purpose of the outbuilding is for agricultural use,
 - (b) 100m², in any other case.

Central Darling Development Control Plan 2024

Setbacks and maximum floor area for balconies, decks, patios, terraces and verandahs

- a) The total floor area of all balconies, decks, patios, terraces and verandahs on a lot must not be more than 12m² if—
 - i. any part of the structure is within 6m from a side or the rear boundary, and
 - ii. the structure has any point of its finished floor level more than 2m above ground level (existing).
- b) A balcony, deck, patio, terrace or veranda must not have any point of its finished floor level—
 - i. if it is located within 3m of a side or the rear boundary—more than 2m above ground level (existing), or
 - ii. if it is located more than 3m but not more than 6m from a side or the rear boundary—more than 3m above ground level (existing), or
 - iii. if it is located more than 6m from a side or the rear boundary—more than 4m above ground level (existing).
- c) Any detached balcony, deck, patio, terrace or verandah (including any alterations or additions to the detached balcony, deck, patio, terrace or verandah) must not have a floor level that is more than 600mm above ground level (existing).
- d) This clause does not apply to a balcony, deck, patio, terrace or verandah that is located on the front elevation of a dwelling house unless the dwelling house is located on a battle-axe lot.

Design

- a) For corner lots, dwellings shall be designed to present to and have vehicle access from alternate frontages, unless one street is a collector road or greater, where both shall be accessed from the lesser street classification.

4.4.3. Building Height

Measured from natural ground level to:

- a) 8.5 m above ground level existing for the maximum ridge point of the dwelling.
- b) Basements are permitted if 2/3 of the floor to ceiling height of the basement is excavated below existing ground level.
- c) Note: basements are not permitted on flood control lots as identified in the Central Darling flood mapping.

4.4.4. Utilities

- a) Buildings and structures are to be located not less than 2m clear of utility infrastructure.
- b) For sewer mains, structures are to be located a minimum of two metres or the equivalent invert depth, whichever is greater, from the centreline of the main.
- c) Stormwater runoff must not exceed infrastructure capacity.

4.4.5. Site Coverage

- a) Residential zones: Maximum site coverage of 75% (includes all hardstand areas).

4.4.6. Solar Access

- a) Two storey development >2m from the boundary does not require a shadow diagram or notification.
- b) Two storey dwellings <2m from the boundary shall ensure habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am-3pm on 21st June (winter solstice).

4.4.7. Privacy

- a) Development of more than one storey must locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.

4.4.8. Parking

Parking is to meet the requirements set out in the following table:

Central Darling Development Control Plan 2024

Number of beds in each dwelling	Parking spaces per dwelling
1	1
2	1
3	2
4 or more	2

- a) Rooms capable of occupation as a bedroom (eg study) are treated as a bedroom for the purpose of calculating parking requirements.
- b) 1 visitor space must be provided onsite where on-street parking within the property’s street frontage is not available.

4.4.9. Access

- a) All weather 2WD access is required to the dwelling.
- b) Dimensions to meet Australian Standard AS2890.1 Parking Facilities.
- c) All parking and manoeuvring areas to be hardstand (pavers or concrete).
- d) Onsite turning areas must be provided onsite where fronting a major road.

4.4.10. Landscaping

- a) Minimum of 50m² of landscaping for each dwelling

4.4.11. Private Open Space

- a) Private open space must be provided in accordance with the following table in relation to its position relative to the dwelling for solar access.

Private Open Space Location	Minimum Amount	Minimum Dimension
North	16 m ²	4 m x 4 m
East	16 m ²	4 m x 4 m
South	16 m ²	4 m x 4 m
West	16 m ²	4 m x 4 m

- b) Must be directly accessible from a living area.
- c) Area calculation does not contain intrusions such as drying areas, electricity substation, water tanks, hot water systems, retaining walls.

4.4.12. Fencing

- a) Street fencing shall be open or combination of open panels and masonry columns to a maximum height of 1.8 metres.
- b) Where a street fence is proposed, the section of side boundary fencing located in front of the building setback shall be open or combination of open panels and masonry columns to match front fence.
- c) Street fencing details are required with DA for dwelling.

4.4.13. Outbuildings and Detached Garages

- a) Not within front building line setback.
- b) Not in front of main dwelling if <4,000m² lot.
- c) Maximum height of 3.2m to eave, 3.6m to peak of roof or match house roof pitch for, Large Lot

Central Darling Development Control Plan 2024

- Residential (R5) or Village (RU5)
 d) Not specified for Primary Production zone

4.4.14. Ridgelines

- a) Development roofline must not project above the ridgeline where visible from any public road or place.

4.4.15. Pools

- a) Where visible from a public place or road, details of screening are to be supplied.
 b) Any associated retaining walls or decks are not to exceed 1.0 metres above natural surface level.
 c) Pool pump enclosure to be placed greater than 5 metres from a habitable room in a dwelling on adjoining property or within a sound-proof enclosure.

4.4.16. Water tanks

- a) Located behind the street setback of the existing dwelling.
 b) Maximum height of 3.2 metres
 c) Suitably screened where visible from a public place or street

4.4.17. Car Ports

- a) Must be located at least 1m behind the front building line setback.

4.4.18. Facilities

- a) Letterboxes to be provided at the front property boundary in accordance with Australia Post requirements. Strata developments require an additional letter box for the Body Corporate.
 b) Clothes drying facilities are required to be free of access ways. Clothes lines and hoists shall be located at the rear of development and adequately screened from adjoining roads.

4.4.19. Utilities and Services

- a) Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale of development.

4.4.20. Future Subdivision

- a) Dual occupancy development must consider potential future subdivision and locate buildings with adequate access to and clearance from utilities.

4.5. Residential Multi-Dwelling Development

4.5.1. Building Setbacks - greater than 2 dwellings per lot

The building setbacks are set out in the following table.

Zone	Single Storey		2 Storeys	
	Street Frontage	Side / Rear Boundary	Street Frontage	Side / Rear Boundary
Village (RU5)	4.5 m, 5.5 m to garage	1 m (675 mm [#]) side boundary (terrace housing does not require side setback from the adjoining dwelling) 4 m rear boundary	4.5 m, 5.5 m to garage	2m side boundary Except for terrace housing which requires no setback. 6 m rear boundary
Large Lot residential (R5)	6 m, 7 m to garage	2 m side boundary (terrace housing does not require side setback)	6 m, 7 m to garage	3m side boundary Except for terrace housing which

Central Darling Development Control Plan 2024

		from the adjoining dwelling) 6 m rear boundary		requires no setback. 6 m rear boundary
--	--	---	--	---

roof eaves, sunhoods, gutters, downpipes, chimney flues, light fittings, electricity and gas metres, and aerials.

- a) No concession to secondary frontage.

4.5.2. Density

- a) Minimum lot size for a dwelling 300 m² in the Village (RU5) Zone (must include area for a holding tank or septic tank)
- b) Minimum lot size for a dwelling 300 m² in the Large lot Residential (R5) Zone (must include area for a holding tank or septic tank)

Design

- a) For corner lots, dwellings be designed to present to and have vehicle access from alternate frontages, unless one street is a collector road or greater, where access shall be obtained from the lesser street classification.
- b) No continuous section of wall built on a side boundary shall exceed 50% of the length of the boundary up to a maximum of 10m.

4.5.3. Building Height

Measured from natural ground level to:

- a) Topmost ceiling: maximum 8.5m
- b) Top of the ridge: maximum 10m

4.5.4. Utilities

- a) Buildings and structures are to be located clear of utility infrastructure.
- b) For sewer mains, structures are to be located a minimum of two metres or the equivalent invert depth, whichever is greater, from the centreline of the main.
- c) Stormwater runoff must not exceed infrastructure capacity.

4.5.5. Site Coverage

- a) Residential zones: Maximum site coverage of 75% (includes all hardstand areas).

4.5.6. Solar Access

- a) Shadow diagrams are required for developments of ≥ 2 storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am-3pm on 21st June (winter solstice).

4.5.7. Privacy

- a) Multi-storey development must locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.

4.5.8. Parking

Parking is to meet the requirements set out in the following table:

Number of beds in each dwelling	Parking spaces per dwelling	Visitor Spaces
1	1 (enclosed)	1 per 5 dwellings *
2	1 (enclosed)	
3	2 (both enclosed)	1 per 3 dwellings*

Central Darling Development Control Plan 2024

4 or more	2 (both enclosed)	1 per 2 dwellings*
-----------	-------------------	--------------------

* This is the minimum requirement

- a) Rooms capable of occupation as a bedroom (eg study) are treated as a bedroom for the purpose of calculating parking requirements.

4.5.9. Access

- a) All weather 2WD access is required to the dwelling.
- b) Dimensions to meet Australian Standard AS2890.1 Parking Facilities.
- c) Stack parking is not deemed to satisfy parking requirements.
- d) • All parking and manoeuvring areas to be hardstand (pavers or concrete).
- e) Developments requiring 4 or more car spaces are to provide adequate turning dimensions to allow all vehicles to enter and leave the site in a forward direction.

4.5.10. Landscaping

- a) Landscaping shall be provided on the basis of 50m² per dwelling for the development site.
- b) Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions.
- c) Landscaping shall comprise only native, drought and frost tolerant species.
- d) Landscaping shall allow solar access to windows, solar collectors, living areas and drying areas in winter and shade to buildings and outdoor spaces in summer.
- e) Minimum width of 2m required for all landscaped areas.

4.5.11. Private Open Space

Private open space must be provided in accordance with the following table in relation to its position relative to the dwelling for solar access.

Private Open Space Location	Minimum Amount	Minimum Dimension
North	16 m ²	4 m x 4 m
East	16 m ²	4 m x 4 m
South	16 m ²	4 m x 4 m
West	16 m ²	4 m x 4 m

- a) Must be directly accessible from a living area.
- b) Area calculation does not contain intrusions such as drying areas, electricity substation, water tanks, hot water systems, retaining walls.

4.5.12. Outdoor Lighting

- a) Must provide certification of compliance with AS4282 Control of Obtrusive Effects of Outdoor Lighting if >10 dwellings proposed.

4.5.13. Adaptability

- a) Development of 5 or more units must provide 1 in 5 units capable of conversion to adaptable housing in accordance with AS4299, Class C level.

4.5.14. Facilities

- a) Screened garbage storage required inside front property boundary, at the rear of each unit or within garages. Storage locations to be included in landscape plan.
- b) Letterboxes provided at the front property boundary in accordance with Australia Post requirements. Strata developments require an additional letter box for the Body Corporate.

Central Darling Development Control Plan 2024

-
- c) Clothes drying facilities required free of access ways. Clothes lines and hoists shall be located at the rear of development and adequately screened from adjoining roads.

4.5.15. Utilities and Services

- a) Multi- dwellings must provide adequate holding tank or septic tanks for all dwellings on the lot.
- b) Servicing strategy is required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale of development.

4.5.16. Storage

- a) Must provide a minimum of 5m³ of dedicated storage area per dwelling in addition to the standard internal storage provision (e.g. wardrobes, kitchen cupboards, pantry, linen press).

4.5.17. Fencing

- a) Street fencing shall be open or combination of open panels and masonry columns to a maximum height of 1.8 metres.
- b) Where a street fence is proposed, the section of side boundary fencing located in front of the building setback shall be open or combination of open panels and masonry columns to match front fence.
- c) Street fencing details are required with DA for dwelling.

4.5.18. Outbuildings and Detached Garages

- a) Not within building setback.
- b) Not in front of main dwelling if <4,000m² lot.
- c) Maximum height of 3.2m to eave, 3.6m to peak of roof or match house roof pitch for Large Lot Residential (R5) or Village (RU5)

4.5.19. Ridgelines

- a) Development roofline must not project above the ridgeline where visible from any public road or place.

4.5.20. Pools

- a) Where visible from a public place or road, details of screening are to be supplied.
- b) Any associated retaining walls or decks are not to exceed 1.0 metres above natural surface level.
- c) Pool pump enclosure to be placed greater than 15 metres from a habitable room in a dwelling on adjoining property or within a sound-proof enclosure.

4.5.21. Water tanks

- a) Located behind the front building line of the new or existing dwelling.
- b) Maximum height of 3.2 metres
- c) Suitably screened where visible from a public place or street

4.6. Subdivision

4.6.1. Lot size

- a) "Lot size map" and Clause 4.1 of LEP 2012 of the Central Darling LEP 2012 prescribe the minimum lot sizes for all new allotments.
- b) Minimum lot sizes do not apply to Strata and Community Title Subdivisions.
- c) Residential lots must be able to accommodate a rectangle suitable for building purposes behind the street setback (note there is no concession to a second street frontage for setbacks).
- d) Easements are not to encumber more than 10% of the total area of the lot.

4.6.2. Servicing Strategy

- a) All development applications shall provide a servicing strategy (water, sewer, septic tank, stormwater, telecommunications and electricity) to demonstrate that it is feasible for the subdivision to be serviced in accordance with the requirements of Council's Engineering Guidelines for Subdivision and Developments.
- b) The strategy shall include evidence that the developer has consulted with Council's Manager of Water and

Central Darling Development Control Plan 2024

Wastewater in relation to the availability and capacity of the existing water and sewer networks consistent with the likely future use of the land.

- c) For new estates this shall include nomination of a maximum number of equivalent tenements that will be serviced by the infrastructure.

4.6.3. Sewer

- a) The servicing strategy shall identify the method of providing sewer to the proposed lots in accordance with the Council's Engineering Guidelines for Subdivision and Development.
- b) Residential lots are to be serviced by gravity sewer. Detail of any lot filling required to achieve minimum grade shall be provided.
- c) The area within proposed lots shall be capable of being serviced by gravity sewer (unless located within an estate where an alternate sewer or septic tank system is established).
- d) Reticulated sewer is required where the Lot Size Map specifies a minimum lot size of up to and including 4000m².
- e) On-site sewer management facilities will be required when developing lots where the Lot Size Map specifies a minimum area of 1 hectare or greater.

Water

- a) The Servicing Strategy shall identify the method of providing water to the proposed lots in accordance with the Council's Engineering Guidelines for Subdivision and Development.
- b) On-site water storage requirements will be applied when future development occurs on lots where the Lot Size Map specifies a minimum area of 20 hectares or greater.

4.6.4. Stormwater Drainage

- a) The servicing strategy shall include consideration of flows up to the 1:100 ARI flood event or existing natural flow, existing developed flow and post developed flow.
- b) Minor flows are to be piped to a 1:5 ARI flood event.
- c) Location of major flows are to be defined to a designated overland flow path up to a 1:100 ARI flood event and are to be dedicated as a drainage reserve.
- d) Measures to control stormwater flow and water quality are required.
- e) Where drainage is required to the rear of the lot, inter-allotment drainage shall be located in easements in favour of the upstream properties benefitted by the easement.
- f) Lot layout and easements are to be established so that no future development will rely upon pump-out, infiltration systems or any other method other than connection to the gravity piped system.

4.6.5. Telecommunications

- a) Telecommunications are to be provided underground.

4.6.6. Electricity

- a) For subdivision of land in the Primary Production Zone electricity supply is required and may be overhead.

4.6.7. Battle-axe shaped lots

- a) Minimum area for battle-axe shaped lot is 800m² excluding the access handle.
- b) Access handles shall be of a minimum width of 4.5 metres, of which 3 metres is to be constructed and sealed with asphaltic concrete or interlocking pavers at the time of subdivision.
- c) The topography of the site may require installation of kerbing to manage overland stormwater.
- d) Battle-axe lots must also share a common boundary with a public reserve of at least 15 metres in length.
- e) Only 1 Torrens title lot is to use battle-axe handle access.

4.6.8. Industrial lots

- a) Industrial lots shall have a minimum street frontage and square width of 24m and an area of 1,000m².
- b) Industrial subdivision cannot be serviced by cul-de-sac road formation.

4.6.9. Road Network Design

- a) The road hierarchy shall be defined.

Central Darling Development Control Plan 2024

-
- b) Roads to be all weather sealed 6m wide pavement with table drains and entry culvert.
 - c) Residential subdivision must incorporate appropriate facilities and opportunities for pedestrian and bicycle movement.
 - d) The alignment, width and design standard for all roads shall be in accordance with the expected traffic volume, type of traffic and desired speed in accordance with the Council's Engineering Guidelines for Subdivision and Development.
 - e) Kerb and gutter are required for subdivision where the Lot Size Map specifies a minimum lot size of up to and including 2 ha.
 - f) The road pavement requirement will be determined based on vehicle movements (both current and future) and with consideration to the existing development and character of the locality. Generally, sealed pavement will be required where the Lot Size Map specifies a minimum lot size of up to and including 10 hectares.
 - g) A road within a residential subdivision servicing 15 lots or more must include a constructed pedestrian footpath.
 - h) Subdivision layouts shall make provision for road connection to adjoining undeveloped land.
 - i) Subdivision design shall ensure that individual allotments are within 400 metres walking distance of a collector road.
 - j) Roads to be designed having regard to topographic contours to minimise cut and fill.

4.6.10. Culs-de-sac

- a) Radius of a cul-de-sac bowl in a residential subdivision shall not be less than 12.5 metres.
- b) The design must accommodate stormwater drainage overland flow paths.
- c) Alternate cul-de-sac configuration is not permitted, such as "hammerhead" or "Y" shapes.

4.6.11. Landscaping

- a) Subdivision involving new road construction shall include street tree planting of suitable species.
- b) Landscape plans shall be provided for all dual use drainage reserves to enhance recreational opportunities and visual amenity without compromising drainage function.

4.6.12. Site Access

- a) Public road access is required to all lots.
- b) Commercial or industrial subdivision shall include provision of a kerb layback which is -
 - i. located at either end of the property frontage.
 - ii. not closer than 6m to an intersecting road or break in a traffic island; and
 - iii. located so that sight distance is adequate.
 - iv. No direct access to arterial or sub-arterial roads shall be permitted where alternatives are available.

i. Lot Orientation

- a) Where residential subdivision involves a road running north-south, allotments are to be designed to provide solar access for future development.
- b) Orientation shall minimise potential overshadowing impacts of existing and future buildings.

4.6.13. Open Space

- a) Open space provision within residential subdivision will be determined compliance with the provisions of the Site-Specific Design Criteria.
- b) Where required, subdivision design must provide open space achieving the following criteria:
 - i. Minimum area of 0.5ha;
 - ii. Buffered from main roads and identified hazards for improved safety.
 - iii. Safely accessible by pedestrian and cycleway links.
 - iv. Connectivity maximised between open space.
 - v. Walkable access to highest number of the population.
 - vi. High passive surveillance opportunities.
 - vii. Minimum slope; and
 - viii. Provide complimentary uses of open space (drainage, conservation, cycleways etc.) that ensures ongoing usability.

4.6.14. Vegetation

- a) The design shall accommodate the retention of any significant trees and vegetation.
-

Central Darling Development Control Plan 2024

4.6.15. Garbage collection

- a) Road design must accommodate the legal movement of garbage collection vehicles.
- b) Allotments are to allow for placement of garbage receptacles for collection within the alignment of that lot.
- c) Temporary turning facilities shall be provided to facilitate garbage collection services.

4.6.16. Community Title Subdivision

- a) Community title subdivision must include community facilities that are shared between the residents of the development. It is not appropriate that this form of development be used as an alternative to strata title where the only shared component is a driveway.

4.6.17. Contamination

- a) All subdivision development applications are to include consideration of potential land contamination.

4.6.18. Road Widths

Road widths are determined based on the road category, in accordance with the table below.

Road Category	Indicative Traffic Volume (vehicles per day)	Road Width (metres)				
		Road Reserve	Traffic Lane	Parking Lane	Median	Verge (footway)
1. Arterial	> 10,000	34	4 x 3.5	2 x 3.0	1 x 5.0	2 x 4.5
2. Sub-Arterial (divided)	6,000 - 10,000	32	4 x 3.5	2 x 3.0	1 x 5.0	2 x 3.5
3. Distributor	4,000 - 6,000	20	2 x 3.5	2 x 3.0	Nil	2 x 3.5
4. Collector	2,000 - 4,000	20	2 x 3.5	2 x 3.0	Nil	2 x 3.5
5.1 Local Serving > 15 lots	500 - 2,000	18	2 x 3.5	2 x 3.0	Nil	2 x 3.5
5.2 Culs-de-sac and short loops	150 - 500	15	2 x 4.0	Nil	Nil	2 x 3.5
5.3 Minor culs-de-sac	0 - 150	13	1 x 6.0	Nil	Nil	2 x 3.5
5.4 Local Access street (laneway)	0 - 50	13	1 x 6.0	2.5 (parking bays)	Nil	2 x 3.5
6. Industrial	NA	25	2 x 3.5	2 x 5.5	Nil	2 x 3.5

Central Darling Development Control Plan 2024

4.7. Industrial Development

4.7.1. Building Setbacks

- a) Street setback must be a minimum of 5m.
- b) No concession for secondary frontage.
- c) Street setback must be landscaped.
- d) Side and rear setbacks to meet BCA requirements.

4.7.2. Design

- a) Building elevations to the street frontage or where visible from a public road, reserve, railway or adjoining residential area are to incorporate variations in façade treatments, roof lines and building materials.
- b) Low scale building elements such as display areas, offices, staff amenities are to be located at the front of premises and constructed in brick or finished concrete.
- c) Roofing materials should be non-reflective where roof pitch is greater than 17 degrees or not visible from a public road.

4.7.3. Utilities and Services

- a) Servicing strategy is required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development.
- b) Applications must demonstrate adequate provision for storage and handling of solid wastes.
- c) Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to Council's sewerage system.
- d) Onsite stormwater capture and reuse shall be provided for maintenance of landscaping. Storage tanks shall be appropriately located and screened.
- e) Buildings and structures are to be located clear of utility infrastructure.
- f) For sewer mains, structures are to be located a minimum of one metre or the equivalent invert depth, whichever is greater, from the centreline of the main.

4.7.4. Landscaping

- a) Landscaping is required:
- b) in the front 5m of street setback;
 - i. side and rear setbacks where visible from public place or adjoining residential area; and
 - ii. areas adjacent to building entrances and customer access points.
- c) Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces.
- d) Landscaping shall comprise only low maintenance, drought and frost tolerant species.

4.7.5. Fencing

- a) Open work or storage areas visible from a public place or street must be fenced by masonry materials or pre-coloured metal cladding of minimum 2m height. Fencing to be located behind the building setback.
- b) Security fencing must be also located behind the building setback area except when of a decorative nature to be integrated in the landscaped area.

Central Darling Development Control Plan 2024

4.7.6. Traffic and Access

- a) The Traffic Assessment is required to demonstrate the adequacy of:
 - i. road network,
 - ii. site access,
 - iii. loading/unloading facilities, and
 - iv. safe on-site manoeuvring for largest design vehicle
 - v. wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle.
- b) Unsealed vehicle movement areas are not acceptable due to environmental management impacts.
- c) All vehicles must be able to enter and exit the site in forward direction.
- d) Site access not permitted:
 - i. Close to traffic signals, intersection or roundabouts with inadequate sight distances;
 - ii. Opposite other large developments without a median island;
 - iii. Where there is heavy and constant pedestrian movement on the footpath;
 - iv. Where right turning traffic entering the site may obstruct through traffic.
- e) Separate signposted entrance and exit driveways are required for developments requiring more than 50 parking spaces or where development generates a high turnover of traffic.
- f) The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress.
- g) Driveways must be provided in accordance with Australian Standard AS2890.1 Parking Facilities.

4.7.7. Parking

The parking requirements are set out in the following table.

Land Use	Parking Requirement
Industrial retail	1 space per 45m ² GFA
Industrial	1 space per 75m ² GFA or 1 space per 2 employees. Whichever is Greater
Transport / Truck Depot	space for each vehicle present at peak time onsite and driver parking
Vehicle Body Repair Workshop or Repair Station	1 per 40m ² GFA or 3 spaces per workshop bay. Whichever is Greater
Warehouses	1 space per 300m ² GFA or 1 space per employee. Whichever is Greater
Other	Based on predicted

Central Darling Development Control Plan 2024

peak vehicle use

- a) A Portion of customer parking to be provided convenient to the public entrance.

4.7.8. Loading / unloading Facilities

- a) Adequate space and facilities are required to be provided wholly within the site.
- b) Loading and delivery bays must be designed to allow vehicles to enter and exit the site in a forward direction.
- c) Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be linemarked and signposted.

4.7.9. Outdoor Signage

- a) Single occupant industrial site:
 - i. one free standing advertisement within the 5m landscaped setback; and
 - ii. one advertisement integrated within the facade of the building, but no higher than the building roof line.
- b) Multiple unit industrial site:
 - i. one index board near site entrance or within the 5m landscaped setback; and
 - ii. one advertisement integrated within the facade of each unit, but no higher than the building roof line.
- c) Signage must comply with SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria.

4.7.10. Outdoor lighting

- a) Must comply with Australian Standard AS4282 Control of Obtrusive Effects of Outdoor Lighting.

4.7.11. Noise

- a) Windows, doors and other wall openings shall be arranged to minimise noise impacts on residences where proposed within 400m of a residential zone.
- b) External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance where adjoining residential area.

4.8. Commercial & Retail Development

4.8.1. Building Setbacks

- a) No minimum setbacks are specified.
- b) Side and rear setbacks must meet BCA requirements.

4.8.2. Height

- a) Maximum Building height 15m
- b) Maximum structure height (communications tower or antennae 150m)

4.8.3. Outdoor Lighting

- a) Demonstrate compliance with AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Lighting.

4.8.4. Outdoor Signage

- a) A single business premises is permitted to have:
 - i. one under awning sign,
 - ii. one top hamper sign, and
 - iii. one fascia sign,
 - iv. that do not project above or beyond that to which it is attached. One of which may be illuminated, but not flashing, moving or floodlit.
- b) Design and location of signage must be shown on plans with DA.
- c) Where there is potential for light spill from signage to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off the light by 11pm each night.
- d) Signage must comply with SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria.

Central Darling Development Control Plan 2024

4.8.5. Design

- a) Building facades shall be articulated by use of colour, arrangement of elements or by varying materials.
- b) Large expansive blank walls not permitted unless abutting a building on an adjoining allotment.
- c) Plans must show the location of all external infrastructure (including air conditioning units, plant rooms, ducting) and demonstrate how it will be screened from view from a public place or road.
- d) Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as landmark feature of the street.

4.8.6. Post supported verandahs and balconies

- a) Set back a minimum of 600 mm from the back of the kerb.
- b) Must complement the style, materials and character of the building being altered.
- c) Public liability insurance to Council requirements, and a Council license is required for verandah or balcony awning over the public footpath.
- d) Not to interfere with operation of or access to utility infrastructure.

4.8.7. Utilities and Services

- a) Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development. Evidence of consultation with the Council is to be provided.
- b) Applications must demonstrate adequate provision for storage and handling of solid wastes.
- c) Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to Council's sewerage system.
- d) Buildings and structures are to be located clear of utility infrastructure.
- e) For sewer mains, structures are to be located a minimum of one metre or the equivalent invert depth, whichever is greater, from the centreline of the main. See Council Policy "Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains" for further detail.

4.8.8. Traffic and Access

- a) All vehicles must be able to enter and exit the site in a forward direction.
- b) Design must demonstrate no conflict between pedestrian, customer vehicles and delivery vehicles.
- c) Wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle.
- d) Unsealed vehicle movement areas are not acceptable due to environmental management impacts.
- e) Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be linemarked and signposted.
- f) Site access not permitted:
 - i. Close to traffic signals, intersection or roundabouts with inadequate sight distances;
 - ii. Opposite other large developments without a median island;
 - iii. Where there is heavy and constant pedestrian movement on the footpath;
 - iv. Where right turning traffic entering the site may obstruct through traffic.
- g) Separate, signposted entrance and exit driveways are required for developments requiring more than 50 parking spaces or where development generates a high turnover of traffic.
- h) The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress.
- i) Driveways must be provided in accordance with AS 2890.1 Parking Facilities.

Central Darling Development Control Plan 2024

4.8.9. Parking

Land Use	Parking Requirements
Bulky Goods	1 space per 45 m ² GFA
Business	1 space per 25 m ² GFA
Brothels	1 space per staff working at any one time plus 1 space per room where sexual services are provided
Childcare Centre	1 space per every 5 children (based on maximum allowed)
Drive-in takeaway food shop	1 space per 8.5 m ² GFA plus 1 space per 3 seats
Health Consulting Rooms	3 spaces per practitioner plus 1 space per employee
Hotel	1 space per hotel unit plus 1 space per 3.5 m ² licensed public floor area
Major Retail Premises	Refer to RTA Guidelines
Medical Centres	1 space per 25 m ² GFA or 3 spaces per practitioner plus 1 space per employee whichever is greater
Motel	1 space per accommodation unit plus 1 space per 2 employees
Restricted Premises	1 space per 23 m ² GFA (leasable)
Retail Premises shops < 1,000 m GFA	1 space per 25 m ² GFA
Retail Premises shops > 1,000 m GFA	2 spaces per 16 m ² GFA
Retail Premises video	3 spaces per 16 m ² GFA

Central Darling Development Control Plan

NB. Other land use requirements are provided in Parking Schedule of the Discretionary Development Standards

4.8.10. Brothels and Restricted Premises

- a) Landscaping Must be located at least 150m from any of the following:
 - i. Existing dwelling;
 - ii. Residential zone;
 - iii. Place of worship;
 - iv. Any place designated for and utilised by children (e.g. childcare centre, community facility, educational establishment, entertainment facility, recreation area/facility);
 - v. Any other sex services premises.

4.8.11.

- a) Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces.
- b) Edging to be provided to retain mulch and protect the landscaping from damage from vehicles.
- c) Landscaping shall comprise only low maintenance, drought and frost tolerant species.

4.9. Heritage

4.9.1. Heritage Items

There are a number of buildings and sites within the Shire which have heritage significance. They are listed in the heritage schedule 5 of the *Central Darling LEP 2012*.

- a) The following objectives are in the *Central Darling LEP 2012* and are repeated here to provide context to the issue:
 - i. to conserve the environmental heritage of Central Darling Shire Council, and*
 - ii. to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views,*
 - iii. to conserve archaeological sites,*
 - iv. to conserve Aboriginal objects and Aboriginal places of heritage significance.*

When carrying out development on the same lot as a heritage item or on lots in the vicinity, it is necessary to carry out an assessment of the impact of the development on the heritage item.

4.9.2. Subdivision

- a) Subdivision proposals must be consistent with the prevailing subdivision pattern.
- b) Subdivision of a property containing a heritage item must:
 - i. Maintain existing building curtilage;
 - ii. Provide for outbuildings and garaging; and
 - iii. Ensure significant landscape features and vegetation are retained.

Central Darling Development Control Plan

4.9.3. Alterations and/or additions to existing heritage items

- a) Destruction of important elements such as chimneys, windows and gables will not be permitted.
- b) Original details such as panelling, ceilings, skirtings, architraves or remaining door and window furniture, must be retained.
- c) Fire safety upgrading of buildings must be undertaken in accordance with the NSW Heritage Office manual titled "Heritage on Fire".
- d) In relation to siting of alterations and additions, the following criteria apply –
 - i. Basement additions are not permitted at the front elevation
 - ii. Extensions or alterations to heritage items should not project beyond the front building line.
 - iii. Side additions should not compromise the ability for driveway access to the rear of the block
 - iv. Front and side setbacks should be typical of the spacing between buildings located in the vicinity of the new development.
 - v. Extensions or additions to a building on a heritage listed site must only occur at the rear of the existing building or where not visible from the street.
- e) In relation to roofing -
 - i. Original roof material must be matched in material and colour.
 - ii. Skillion roofs of additions must be pitched rather than flat and should be of a depth which is secondary to that of the main building.
 - iii. Roof pitch of additions must match existing.
 - iv. Roofing must maintain the scale and massing of the existing roof form.
 - v. All roof openings must be located on the rear pitch of the roof and not be visible from the street.
- f) In relation to size and scale -
 - i. Building bulk and large expanses of solid masonry should be avoided through the use of recesses, bays, vertical elements and/or the use of additional surface treatments/materials.
- g) In relation to materials and colours -
 - i. Extensions or alterations must retain existing materials and finishes and use compatible materials for new work.
 - ii. New face brickwork should match the existing brick in colour and texture, and type of jointing and mortar colour.
 - iii. Unpainted face brick or stone must remain unpainted and unrendered.
 - iv. Original timber windows must be retained, repaired or reconstructed in existing buildings. New doors and windows must be of materials consistent with the existing building.
 - v. Colour schemes must match the period of the building.
 - vi. Mock historical details must not be applied.

4.9.4. Change of Use of a Heritage Item

- a) Adaptive reuse of a building must:
 - i. Retain all significant fabric of the heritage listed building.
 - ii. Retain the general appearance of the building so that its original role can be readily interpreted

4.9.5. Fencing of Heritage Items

- a) Original fences must be retained and maintained unless they are beyond repair.
- b) Fences must be of a scale comparable with the street and the building.
- c) Front fences must be of materials characteristic to the surrounding area, particular to the street and suitable to the era of the house. Examples include timber picket, low masonry, palisade and hedges.
- d) Plain or colour treated metal fences are not permitted on any street frontage or side boundary in front of the street setback or heritage item.

4.9.6. New Development

- a) Design shall give consideration to the following -
 - i. New development must have a hipped or gabled roof without unnecessary secondary projections.
 - ii. New development must use materials which are consistent with the overall character of the streetscape, as defined by reference to the original older buildings in the immediate locality.
 - iii. Openings in visible frontages must retain a similar ratio of solid to void as to that established by the original older buildings.
 - iv. If a large area of glass is required, vertical mullions must be used to suggest vertical orientation. A large

Central Darling Development Control Plan

4.10.2. Noise

- a) Must comply with the Industrial Noise Policy of the Environment Protection Authority and any relevant policy.
- b) Sound-proofed holding sheds for all distressed animals must be provided.

4.10.3. Waste and Water Management

- a) Must demonstrate that waste can be managed without detriment to the environment.
- b) Stormwater must be disposed of in a manner that does not interfere with adjoining land uses.
- c) Stormwater and wastewater generated from the cleaning of structures and yard areas will require treatment to remove pathogens prior to being reused on-site for irrigation purposes.
- d) Applications are to demonstrate that an adequate water supply (reticulated water, rainwater tanks and surface waters) is available to support the proposed development.
- e) Applications must not solely rely on reticulated water supply to service the needs of the development and must demonstrate an integrated approach to water management using alternate water sources in conjunction with reticulated water.
- f) Stormwater drains are to be wide, gently sloping open drains that are well vegetated to minimise erosion potential and facilitate filtering of solid particles contained in the runoff.
- g) In addition to the controls above, the following apply to animal boarding and training establishments for the purpose of dog kennels:
 - i. The flooring of kennels must be constructed from concrete to facilitate ease in cleaning and must be a minimum of 75mm thick.
 - ii. Concrete flooring must have a graded fall to the front opening and must be serviced by a catchment drain that is integrated into the on-site wastewater management system prior to any reuse on-site.
 - iii. Yard areas must be designed to allow cleansing and removal of refuse and must be fully turfed or concreted. Brick, asphalt or earth yard areas are not permitted.

4.1.2. Transport and Access

- a) Internal access roads must be of all-weather design constructed and have turning areas adequate for large articulated vehicles where required.
- b) The location of roads, parking and turning areas must recognise potentially sensitive areas such as neighbouring houses.
- c) The timing and manner of transport activities associated with the development including the frequency, times, routes and number of animal deliveries and pick-ups, feed deliveries and clean-outs must take into consideration the impact on adjoining neighbours.
- d) Car parking and manoeuvring areas for vehicles must be constructed in accordance with Council's Design Specifications.

4.1.3. Landscaping

- a) Where native vegetation is limited in its capacity to provide visual screening then the following vegetation design controls apply:
 - i. Site boundaries – vegetative screen. Rows of vegetation to be established and maintained
 - ii. Site boundaries – vegetative windbreak (where provided). 3 rows of vegetation to be established and maintained
 - iii. Around Site Structures Grassed areas are to be kept maintained
 - iv. Open Stormwater Drains Grassed areas are to be kept maintained
- b) All plantings are to be in groups, consist of advanced stock and are to be a minimum of 12m from buildings to allow adequate air movements. In bushfire prone areas, fire retardant species must be utilised and separation from buildings must be consistent with the requirements of Planning for Bushfire Protection.
- c) The mature height of tall species should be sufficient to intercept a direct line of sight from a neighbouring dwelling or roadway (measured 2m above the natural ground level).
- d) Landscaping must not impede on any required area for on-site effluent disposal.

4.2. Land Forming Development

4.2.1. Definition

Central Darling Development Control Plan

- a) Land forming development means works associated with agriculture that involve the process of adjusting or altering the natural formation or surface of land, and includes the construction of levees, drains, channels and dams.

4.2.2. Consideration of Development

- a) When considering an application for land forming development, it shall take into consideration the following matters:
 - b) The effect of the development of the potential for wind erosion;
 - a) The effect of the development on the landscape and scenic quality of the land;
 - b) Whether any trees or other vegetation on the land should be preserved;
 - c) The topography of the site and adjoining land, in particular, the level of the land to be developed in relation to the surrounding land;
 - d) The flood liability of the land;
 - e) The likely effect of flooding on adjoining or other land in the locality as a result of the development of the land;
 - f) The risk of soil erosion and other land degradation;
 - g) The loss of important vegetation systems and natural wildlife habitats;
 - h) An estimation of natural peak discharge from the holding for a one in twenty, one in fifty and one in one-hundred-year rainfall pattern (based on Rational Method as set out in "Australian Rainfall and Run-off") or on such other method as the Council may agree to;
 - i) An estimation of peak discharge from the holding for a one in twenty, one in fifty and one in one-hundred-year rainfall pattern after the completion of the development; and
 - j) A whole farm plan indicating the proposed overall irrigation layout pattern including provisions for supply, drainage and on farm storage.

4.2.3. Design of Land forming

- a) The land forming design must be able to:
 - i. Maximise the distance of storm water travel to the discharge point of the holding;
 - ii. Maximise time concentration by slowing the rate of stormwater run-off;
 - iii. Minimise the volume of overland flow per unit area; and
 - iv. Provide buffers such as retention basins and vegetation plots to increase the time of concentration.

4.2.4. Plans

The following details are to be included on land forming development plans:

- a) *Site Plans* are recommended to be a scale to fit on an A3 or A1 sheet and should show existing and proposed lot boundaries, extent of works, features, vegetation, drainage lines, contours, existing buildings, flood prone land, existing and proposed roads, land capability, areas of special significance and any hazard land.
- b) *Survey Plans* are recommended to be a suitable scale to fit on an A1 or A3 sheet. These plans should indicate detailed locations of all lots and the balance of title, dimensions and areas lots.
- c) *Detail Plans* are required to show the following:
 - i. Existing vegetation and trees on the land;
 - ii. Existing levels and topographical details of the land including contour lines drawn at suitable intervals;
 - iii. The natural pattern of rainfall run-off;
 - iv. Divert stormwater away from or around critical features such as steep slopes or unstable soil;
 - v. Provide for zero net increase in peak discharge from the holding and direct such discharge to the natural discharge point; and
 - vi. Preserve natural drainage lines through the property or make provision for adequate alternative drainage lines.

4.2.5. Levels

- a) All plans should indicate falls for surface run-off. This may be done using ratios of percentage slope, i.e. 1 in 80 or 3%.
- b) Levels should also be indicated as spot levels or contour lines.
- c) Where changes of level are being incorporated into the design, both new and existing levels should be

Central Darling Development Control Plan

shown.

4.3. Intensive Livestock Agriculture

4.3.1. Siting and Setbacks

- a) Development for the purposes of intensive livestock agriculture, are required to comply with the minimum buffer’s distances outlined below

	Intensive livestock agriculture (except poultry farms)	Poultry farms
Front building setback	175 m	50 m
Side or rear building setback	150 m	50 m
Dwelling on same property	100 m	50 m
Any dwelling on a neighbouring property	150 m	150 m
All residential zones	500 m	500m

- b) Development must be in accordance with the “Blue Book” Code of Practice for Animal Care produced by the Department of Primary Industries.
- c) Sites with a slope greater than 5% must not be used for intensive livestock agriculture.
- d) Sites that have residual chemicals in the soil such as organochlorides and arsenic must not be used for intensive livestock agriculture.
- e) Development must be located having regard to the topography and microclimate of the area to ensure concentration of odours cannot occur.

4.3.2. Noise, odour and dust

- a) Where possible, buildings and facilities are to be located out of the line of sight of adjoining neighbours.
- b) Locate all stationary noise generating machinery within sheds and where practical away from property boundaries.
- c) Ensure that feed grain is stored in a dry storage area to prevent fermentation.
- d) Prevent entry of drainage/seepage water into site sheds and storage facilities through the construction of earth contour banks and drainage.
- e) Feeding troughs and self-feeders must be designed to minimise any spillage that could potentially contribute to odour emissions.
- f) Appropriately silenced forklifts should be utilised to reduce night noise generation.
- g) Noise levels generated must not exceed the requirements of the NSW Industrial Noise Policy (NSW EPA, 2000).
- h) Industry Best Practice Management measures developed to eliminate or reduce odour are to be employed.
- i) Where practical, major truck deliveries and produce transport should be scheduled for
- j) reasonable hours of the day.
- k) In addition to the above, the following controls apply to poultry sheds:
 - i. All poultry sheds are to be appropriately cleaned out after every batch.
 - ii. Sheds or structures must be adequately ventilated.
 - iii. Shed curtains or shutters must be utilised during shed clean outs (to minimise the impact of dust on adjoining land users). As far as practicable, dust generated must stay within property boundaries.
 - iv. The type of litter material chose for shed floors must have regard to its propensity to produce dust.

4.3.3. Soil and Water Management

- a) Local drainage patterns are to be maintained and stormwater flows effectively managed.

Central Darling Development Control Plan

- b) Development must incorporate the construction of stormwater diversion banks, sedimentation ponds and the installation of a wastewater treatment system to divert and treat wastewater and run-off.
- c) Suitable impermeable sedimentation pond structures must be constructed that will not contaminate surface and ground waters.
- d) Development must provide appropriate methods for the adequate management and handling of litter, manure, composting and removal of dead animals.
- e) Runoff from feeding pens and site buildings (sealed or compacted) is to be collected in sedimentation ponds prior to any irrigation on-site. Contaminated waters must be suitably treated before reuse on the farm.
- f) All sedimentation ponds are to be de-sludge to remove build-up of solid effluent when their storage capacity is reduced by more than 25%.
- g) Loads of litter, manure and feed being transported to the property are to be adequately covered.
- h) Prompt and safe disposal of feed by-products is to be arranged where recycling is not
- i) possible to avoid the harbouring of pests and vermin.
- j) Diversion banks may need to be constructed to intercept and divert runoff away from manure stockpile and carcass disposal area.
- k) Runoff from shed roofs, access tracks and hard stands (sealed or compacted) is to be collected and stored on site.

4.3.4. Transport and Access

- a) Internal access roads must be of all-weather design constructed and have turning areas adequate for large articulated vehicles where required.
- b) The location of roads, parking and turning areas must recognise potentially sensitive areas such as neighbouring houses.
- c) The timing and manner of transport activities associated with the development including the frequency, times, routes and number of animal deliveries and pick-ups, feed deliveries and clean-outs must take into consideration the impact on adjoining neighbours.
- d) Car parking and manoeuvring areas for vehicles must be constructed in accordance with Council's Design Specifications.

4.3.5. Landscaping

- a) Where native vegetation is limited in its capacity to provide visual screening then the following vegetation design controls apply:
 - i. Site boundaries – vegetative screen. Rows of vegetation to be established and maintained
 - ii. Site boundaries – vegetative windbreak (where provided). 3 rows of vegetation to be established and maintained
 - iii. Around Site Structures - Grassed areas are to be kept maintained
 - iv. Earth dam banks - Grassed areas are to be kept maintained
 - v. Open Stormwater Drains - Grassed areas are to be kept maintained
- b) Landscaping must incorporate a mixture of trees, shrubs and groundcovers, and where practicable utilise species that are endemic to the Central Darling Shire.
- c) All plantings are to be in groups, consist of advanced stock and are to be a minimum of 12m from sheds to allow adequate air movements. In bushfire prone areas, fire retardant species must be utilised and separation from buildings must be consistent with the requirements of Planning for Bushfire Protection.
- d) The mature height of tall species should be sufficient to intercept a direct line of sight from a neighbouring dwelling or roadway (measured 2m above the natural ground level).
- e) Tree planting must not impede on the available area for on-site effluent disposal.

4.4. Intensive Plant Agriculture

4.4.1. Siting and Setbacks

- a) Development for the purposes of intensive plant agriculture, are required to comply with the minimum buffer's distances outlined below

Central Darling Development Control Plan

	Horticulture (field based)	Controlled environment structures (igloos)	Viticulture
Front building setback	Nil	20 m	40 m
Side or rear building setback	Nil	20 m	40 m
All residential zones	200 m	200 m	200 m
Dwelling on same property	20 m	20 m	20 m
Any other dwelling	50 m	50 m	50 m

- b) Development for the purposes of intensive plant agriculture must accommodate future expansion of the farm while maintaining recommended buffer distances.
- c) Must not be located on visually prominent locations such as ridgelines and highly exposed areas.
- d) Must, where possible, be sited in locations that maximise opportunities for cooperative packing and labour pooling.
- e) Must, where practical, be sited in locations that minimise impact to the amenity of surrounding land uses.
- f) Sites with a slope greater than 5% must not be used for intensive plant agriculture, other than for the purposes of viticulture, which may be located on slopes up to 20%.
- g) Sites that have residual chemicals in the soil such as organochlorides and arsenic must not be used for intensive plant agriculture.

4.4.2. Controlled Environment Structures

- a) All controlled environment structures, including covering materials, are to be kept well maintained and in good condition.
- b) The orientation of controlled environment structures must be determined in accordance with the direction of prevailing winds to take advantage of cooling summer breezes.
- c) Where possible, controlled environment structures are to be a minimum of 4 metres in height to encourage adequate ventilation, provide optimal growing environment and increase the overall efficiency.
- d) Development must include the planting and maintenance of vegetative screens and windbreaks.
- e) Controlled environment horticulture structures are to be raised to facilitate the drainage of stormwater away from structures.

4.4.3. Noise and Odour

- a) Where possible, site building and facilities are to be located out of the line of visual impact of neighbouring dwellings.
- b) Ensure that feed grain is stored in a dry storage area to prevent fermentation.
- c) Prevent entry of drainage/seepage water into site sheds and storage facilities through the construction of earth contour banks and drainage.
- d) Appropriately silenced forklifts should be utilised to reduce night noise generation.
- e) Noise levels generated must not exceed the requirements of the NSW Industrial Noise Policy (NSW EPA, 2000).
- f) Where practical, major truck deliveries and produce transport should be scheduled for reasonable hours of the day. Council acknowledges that farmers need to access markets early in the morning therefore requiring nighttime vehicle movements.
- g) Locate all stationary noise generating machinery within sheds and where practical away from property boundaries.

4.4.4. Soil, Waste and Water Management

- a) Intensive plant or horticultural operations are to incorporate grassed inter-row areas or cover crops between production areas crop rows in order to:
 - i. reduce erosion potential,
 - ii. improve soil organic matter,
 - iii. provide trafficable areas in wet weather,
 - iv. act as biological filters for water run-off, and

Central Darling Development Control Plan

- v. reduce pest and disease levels.
- b) The existing soil moisture content must be assessed prior to undertaking any cultivation practices to avoid damage to the soil structure from cultivating when too dry or moist.
- c) Cultivation between crop rows must be minimised and only undertaken for moisture retention and ground preparation.
- d) Viticulture farms are to incorporate cover crops in their overall farm management practices to reduce erosion potential, improve soil organic matter and reduce pest and disease levels.
- e) Any cultivation of the site must follow the natural contour lines to increase soil water retention and to minimise erosion potential.
- f) Applications are to demonstrate that an adequate water supply is available to support the proposed development.
- g) Water quality tests must be performed to demonstrate that levels of salts, minerals, and pH are suited for horticultural use.
- h) Stormwater drains are to be wide, gently sloping open drains that are well vegetated to minimise erosion potential and facilitate filtering of solid particles contained in the runoff.
- i) Local drainage patterns are to be maintained and stormwater flows effectively managed.
- j) Development must incorporate the construction of stormwater diversion banks, sedimentation ponds and the installation of a wastewater treatment system to divert and treat wastewater and run-off.
- k) Runoff from site buildings (sealed or compacted) is to be collected in sedimentation ponds prior to any irrigation on-site. Contaminated waters must be suitably treated before reuse on the farm.
- l) Diversion banks may need to be constructed to intercept and divert runoff away from any composting areas.
- m) Viticulture farms must consider soil types and their suitability for the production of grapes over the proposed development site.

4.4.5. Pest Management

- a) Pesticide use must meet the requirements of any relevant pesticide legislation (currently being the *NSW Pesticides Act 1999* and associated regulations such as the *Pesticides Regulation 2009*, *Pesticides Amendment (Records) Regulation 2001* and the *Pesticides Amendment (User Training) Regulation*, administered through the NSW Department of Environment, Climate change and Water).
- b) The storage, transport, and keeping of records for all pesticides used in intensive plant agriculture farms are to be in accordance with any relevant legislation (currently being the *NSW Pesticides Regulation 1995*).

4.4.6. Transport and Access

- a) Internal access roads must be of all-weather design constructed and have turning areas adequate for large articulated vehicles where required.
- b) The location of roads, parking and turning areas must recognise potentially sensitive areas such as neighbouring houses.
- c) The timing and manner of transport activities associated with the development including the frequency, times, routes and number of deliveries and pick-ups must take into consideration the impact on adjoining neighbours.

4.4.7. Landscaping

- a) Where native vegetation is limited in its capacity to provide visual screening then the following vegetation design controls apply:
 - i. Site boundaries – vegetative screen. Rows of vegetation to be established and maintained
 - ii. Site boundaries – vegetative windbreak (where provided). 3 rows of vegetation to be established and maintained
 - iii. Around Site Structures - Grassed areas are to be kept maintained
 - iv. Earth dam banks - Grassed areas are to be kept maintained
 - v. Open Stormwater Drains - Grassed areas are to be kept maintained
- b) All plantings are to be in groups, consist of advanced stock and are to be a minimum of 12m from structures to allow adequate air movements. In bushfire prone areas, fire retardant species must be utilised and separation from

Central Darling Development Control Plan

- buildings must be consistent with the requirements of Planning for Bushfire Protection.
- c) The mature height of tall species should be sufficient to intercept a direct line of sight from a neighbouring dwelling or roadway (measured 2m above the natural ground level).
 - d) Landscaping must not impede on the available area for on-site effluent disposal.
 - e) The mature height of tall species must not impede or shade the available growing area for horticultural crops.
 - f) Landscaping must incorporate a mixture of shrubs and groundcovers, and where practical utilise species that are endemic to the Central Darling Shire.

Chapter 5: General Development Controls – White Cliff Dugouts

5.1. Introduction

This chapter covers the dugouts at White Cliffs.

Central Darling Development Control Plan

Chapter 6: General Development Specifications

6.1. Introduction

This chapter covers the development specifications for a number of developments associated types like parking, landscaping, outdoor lighting and advertising and signage that has not been discussed in the previous chapter.

6.2. Other Development Types

6.2.1. Parking

- a) Parking must be provided as per the Schedule in Appendix 1.
- b) Where calculation of parking spaces required results in a fraction of a space, the total required number of spaces will be the next highest whole number.
- c) Parking and traffic requirements will be based on consideration of:
 - i. likely peak usage times;
 - ii. the availability of public transport;
 - iii. likely demand for off street parking generated by the development;
 - iv. existing traffic volumes on the surrounding street network; and
 - v. efficiency of existing parking provision in the location.
- d) Comply with Australian Standard AS2890.1 Parking Facilities.
- e) Where existing premises are being redeveloped or their use changed, the following method of calculation shall apply: -
 - i. Determine the parking requirements of the previous or existing premises in accordance with Appendix A;
 - ii. Determine the parking requirement of the proposed development in accordance with Appendix I to these Guidelines;
 - iii. Subtract the number of spaces determined in (a) above from the number of spaces calculated in (b) above;
 - iv. The difference calculated in (c) above represents the total number of parking spaces to be provided either in addition to the existing on-site car parking or as a cash-in-lieu contribution to Council where applicable.

6.2.2. Landscaping

- a) Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions.
- b) Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces.
- c) Landscaping shall comprise low maintenance, drought and frost tolerant species.

6.2.3. Outdoor Lighting

- a) All developments shall demonstrate compliance with Australian Standard AS4282 Control of Obtrusive Effects of Outdoor Lighting.
- b) Sweeping lasers or searchlights or similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal is prohibited.

Central Darling Development Control Plan

6.2.4. Outdoor Advertising / Signage

- a) Where there is potential for light spill to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off by 11pm each night.
- b) Signage must comply with SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria.
- c) Advertising in Primary Production zones may only:
 - i. advertise a facility, activity or service located on the land; or
 - ii. direct travelling public to a tourist facility or building or place of scientific, historical or scenic interest within the area. Cannot include names of proprietary products or services or sponsoring businesses. Each sign must be sited a minimum distance of 1km from each other.
 - iii. External illumination to signs must be top mounted and directed downwards.
- d) The following types of signs are not acceptable:
 - i. Portable signs on public footways and road reserves including A Frame and Sandwich Boards;
 - ii. Electronic trailer mounted road signs used for promotional or advertising purposes;
 - iii. Outdoor furniture (including chairs, bollards and umbrellas) advertising products such as coffee, alcohol or soft drink;
 - iv. A roof sign or wall sign projecting above the roof or wall to which it is affixed;
 - v. Flashing or intermittently illuminated signs;
 - vi. Advertisements on parked motor vehicles or trailers (whether or not registered) for which the principal purpose is for advertising;
 - vii. Signs fixed to trees, lights, telephone or power poles;
 - viii. Signs which could reduce road safety by adversely interfering with the operation of traffic lights or authorized road signs;
 - ix. Any sign which would in the opinion of Council, be unsightly, objectionable or injurious to the amenity of the locality, any natural landscape, public reserve or public place;
 - x. Numerous small signs and advertisements carrying duplicate information; and
 - xi. Overhead banners and bunting, except in the form of temporary advertisement.

6.2.5.

Wilcannia, White Cliffs, Menindee, Ivanhoe, Tilpa and Emmdale Aerodromes

The aerodromes at White Cliffs, Menindee, Ivanhoe, Tilpa and Emmdale are on Crown Reserves and are operational land.

Wilcannia aerodrome is on Central Darling Shire Council operational land.

3.1 OBJECTIVES:

The objectives of this plan relating to the Central Darling Shire Councils Aerodromes are:

- a) to specifically outline the type of development which can be carried out on the land,
- b) to maintain the efficiency and safety of the Aerodromes,
- c) to ensure that any new use and development of the site does not prejudice the operation of the Aerodromes
- d) to ensure that the operation of the Aerodromes is not detrimental to any use or development permitted on the site
- e) to promote the development of this land for rural living having an association with aviation and the need for access to aerodrome for private flights
- f) to ensure that the density of development is compatible with the land capability, and any natural physical constraint.

AIRCRAFT HANGARS

- a) Aircraft hangar sites should be set back 15 m from the rear boundaries of each lot. Care should be taken to ensure that hangars do not project through the obstacle height limitation surface. Ideally hangars should be grouped in pairs on alternate lot boundaries to minimise their visual impact.
- b) Council seeks to limit the use of zincalume and/or corrugated iron materials on aircraft hangars as the bulk and scale of such structures can impeded on the safety of approaching and departing aircraft from the aerodrome due to excessive glare. Replacement of similar materials may be considered by Council and nonetheless it is discouraged.

AERODROME SECURITY

- a) Aerodrome security must be maintained at all times. The boundaries between the airfield are to be
-

Central Darling Development Control Plan

fenced with a stock proof fence which should be maintained in good order.

- b) Perimeter fencing should abut the private hangars and provide unimpeded access for aircraft. Any personal access gates onto the airfield should be fitted with self closers and maintained to the satisfaction of Council.

OUTDOOR LIGHTING

- a) All outdoor lighting is to be baffled so that the proper operation of the aerodrome is not comprised.

6.2.6.

Rural land use conflict

Objectives

To ensure that rural development occurs in such a way as to minimise land use conflict.

Controls

Buffer distances

- a) Rural dwellings and proposed dwelling envelopes are to be separated from other rural land uses. This is to minimise negative impacts on rural dwellings from agriculture and rural industry by way of dust, fumes, odour, and spray drift, light and noise.
- b) Failure to ensure adequate setbacks can lead to land use conflict, which has the potential to significantly impact on rural production, with resultant adverse effects on local employment and economic activity. As a general principle, all required buffers are to be provided on the land subject of the development proposal.
- c) Agriculture, forestry and associated rural industry are significant sources of economic activity and employment. Because of this, rural dwelling development is a secondary, or ancillary, use of rural land and should not adversely impact on the continuing viability of these industries, including their ability to adapt to changing market and environmental circumstances, through new techniques, approaches and crops. On this basis, Council will not accept the imposition of restrictions on the use of adjoining rural lots in lieu of appropriate buffers within the designated large lot residential areas.
- d) In the case of major recreation facilities (e.g. motor racing tracks), dwellings proposed closer than the recommended buffer distance, at a minimum should comply with industry best noise insulation standards.

6.3. Environmental Controls

6.3.1. Environmental Effects

The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated.

These impacts may relate to:

- a. Traffic
- b. Flood liability
- c. Slope
- d. Construction impacts
- e. Solid and Liquid Waste
- f. Air quality (odour and pollution)
- g. Noise emissions
- h. Water quality
- i. Sustainability

6.3.2. Soil and Erosion Control

- a) Runoff shall be managed to prevent any land degradation including offsite sedimentation.
-

Central Darling Development Control Plan

- b) Cut and fill will be minimised, and the site stabilised during and after construction.
- c) Arrangements in place to prompt revegetation of earthworks to minimise erosion.

6.3.3. Vegetation

- a) Development design shall accommodate the retention of any significant trees and vegetation.

6.3.4. Waste Management

- a) General waste storage and collection arrangements shall be specified.

6.3.5. Noise

- a) Where relevant, applications are to contain information about likely noise generation and the method of mitigation.

6.3.6. Geology

- a) The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.

Central Darling Development Control Plan

APPENDIX 1 Flood mapping

- a. Wilcannia
- b. Menindee
- c. Tilpa

Central Darling Development Control Plan

APPENDIX 2 BUFFER DISTANCES

TYPE OF PRODUCTION, USE OR STORAGE (PURPOSE)	THRESHOLD DISTANCE (METRES)	NOTES
Food, Beverages & Tobacco		
Abattoir:	500	
Smallgoods production	100	
Manufacture of milk products:	300	
Production of vegetable oils and fats using solvents:	300	
Flour mill:	300	
Bakery (other than one ancillary to a shop):	100	
Seafood processor:	500	
Maltworks:	300	
Tobacco and cigarette production:	500	
Poultry processing works	100	
Freezing and cool storage	150	
Milk depot	100	
Food or beverage production other than above:		Note 1
Textiles		
Dyeing or finishing of cotton, linen and woollen yarns and textiles:	300	
Carpet backing with latex:	300	
Production of artificial fibres & textiles:		
• cellulose nitrate or viscose fibre, cellophane or artificial rubber	1,000	Note 2
• other synthetic fibres and textiles	500	Note 2
Treatment or production of textiles:		
• using carbon disulphide	500	Note 2
• using other substances		Note 1
Rope, cordage and twine production:	100	
Wool scouring:	200	
Wood, Wood Products & Furniture		
Sawmill:	500	
Charcoal production:		
• by the retort process	500	
• other than by the retort process	1,000	
Wood preservation plant:	100	
Wood-fibre or wood-chip products:	1,500	
Joinery:	100	
Paper & Paper Products:		
Paper or paper pulp production:		
• involving combustion of sulphur or sulphur containing materials	5,000	Note 2
• from semi-processed materials	100	
• from prepared cellulose & rags	200	
• by other methods than above		Note 1

Central Darling Development Control Plan

Chemical, Petroleum & Coal Products		
Chemical Fertiliser production:	1,000	Note 2
Industrial gases production:	1,000	Note 2
Polyester resins production	1,000	Note 2
Synthetic resins & rubber production other than above:	1,000	Note 2
Ammunition, explosives and fireworks production:	1,000	Note 2
Formaldehyde production:	300	Note 2
Paints and inks :		
• manufacture	1,000	Note 2
• blending and mixing only	300	
Pharmaceutical and veterinary production:	1,000	
Biocides production and storage:	1,000	
Soap and other detergents production:	300	
Cosmetics and toilet preparations production:	100	
Inks production:	300	
<hr/>		
Petroleum refinery:	2,000	Note 2
Briquette production:	300	
Other petroleum or coal production:	500	Note 2
Organic industrial chemicals production other than above:	1,000	Note 2
Inorganic industrial chemicals production other than above:	1,000	Note 2
Chemical products other than above:	300	Note 2
<hr/>		
Non-metallic Mineral Products		
Glass and glass production including glass wool:	500	
Rock wool manufacture:	500	
Clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes a year:	200	
Cement production in amounts:		
• up to 5,000 tonnes a year	300	
• between 5,000 & 150,000 tonnes a year	500	
• exceeding 150,000 tonnes a year	1,000	
Concrete batching plant:	300	
Bitumen batching plant:	500	
Concrete article or stone article production:	100	
Plaster or plaster articles production:	100	

Central Darling Development Control Plan

Basic Metal Products		
Works producing iron or steel products in amounts:		
• up to 1,000,000 tonnes a year	100	
• exceeding 1,000,000 tonnes a year	1,000	
Production of non-ferrous metals as:		
• aluminium by electrolysis	2,000	
• other non-ferrous metals in amounts:		
. up to 100 tonnes a year	100	
. between 100 & 2,000 tonnes a year	300	
. exceeding 2,000 tonnes a year	500	
Fabricated Metal Products		
Structural or sheet metal production:	500	
Works producing iron or steel products in amounts:		
• up to 1,000,000 tonnes per year	100	
• exceeding 1,000,000 tonnes per year	1,000	
Boiler makers	100	
Abrasive blast cleaning:		Note 1
Miscellaneous Manufacturing		
Rendering and casings works:	1,000	
Leather tanning and dressing:	300	
Leather and artificial leather goods production:	300	
Rubber production, using either organic solvents or carbon black:	300	Note 2
Fibreglass production:	200	
Printing and coating works with heated curing ovens:	500	
Transport and Storage		
Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity:		
• with fixed roofs	300	Note 2
• with floating roofs	100	
Grain elevators:	300	
Storage of wet-salted or unprocessed hides:	300	
Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes:		
	1,000	Note 2
Sanitary and garbage disposal in:		
• Landfill		Note 1
• Recycling and composting centre	200	
Sanitary and garbage storage and treatment in transfer station	300	
Depot for refuse collection vehicles	100	
Temporary storage of industrial wastes:	300	Note 2
Treatment of aqueous waste:	200	Note 2
Treatment of organic waste:	500	Note 2

Central Darling Development Control Plan

Waste incinerator for:		
• Woodwaste	300	
• Plastic or rubber waste	500	Note 2
• Chemical, biomedical or organic waste		Notes 1, 2
Recreation, Personal & Other Services		
Industrial dry cleaning:	100	Note 2
Industrial laundry:	100	
Other Premises		
Panel beating:	100	
Composting:		Note 1
Rural industry handling, processing or packing agricultural produce:	300	

Note 1 of the Table: The threshold distance / buffer are variable, dependent on the processes to be used and materials to be processed or stored.

Note 2 of the Table: An assessment of risk to the safety of people located off the land may be required.

General Note: If a land use is not listed in the above listing, please consult with Council Planning Unit as to the appropriate classification of that land use comparatively to one of the land use listed.

Central Darling Development Control Plan

APPENDIX 3

Information required for all development applications, Complying Development applications and Section 68 applications

Development Plans

- a) Dimensioned development plans, at a scale of 1:200. The development plans must be in A3 or A1 size and must include in the case of building construction all floor plans, elevations and sections. This control applies to all development types.
- b) Elevations of the building as viewed from the street for multi-dwelling housing, residential flat buildings and mixed use development must also show existing buildings located on either side of the land subject to the development. Included also shall be a schedule of external colours and finishes in colour. This control applies to all development types.
- c) Also any shadow diagrams are to be included showing the length of shadow at 9am, 12 noon and 3pm on 21 June, the location of all buildings on adjoining sites, and all north facing windows in dwellings on sites adjoining to the south. This control does not apply to commercial and industrial developments in the exception to those developments adjoining residential dwellings.

BASIX Certificate

A BASIX certificate identifies the sustainability features required to be incorporated in the building design. A BASIX certificate is needed for all types of residential development. Commencement dates and details of the types of development are available at www.basix.nsw.gov.au. This control does not apply to commercial and industrial developments

Drainage plan

This plan must be prepared at a scale of 1:200 and detail the proposed method of connection to the drainage system and identify the proposed method of stormwater detention within the development or subdivision.

Landscape plan

The submission of a landscape plan at a scale of 1:200 for residential and at a scale of 1:100 for commercial and industrial development is required for all development applications involving

- a. more than one dwelling on a lot or
- b. commercial development or
- c. industrial development or
- d. dwelling development on a floodplain

This landscape plan must be prepared by a suitably qualified / experienced person. The Landscape plan must indicate:

- a. Existing site information, north point, site boundaries and dimensions;
- b. Proposed buildings/structures, services, easements, rights-of-way, roadways, car parks and footpaths;
- c. Trees to be retained and the means of protection and trees to be removed (WHERE APPLICABLE);
- d. Location and construction materials of external building structures including retaining walls, fences, materials, heights and finishes;
- e. Basic design levels to AHD of both hard and soft landscape areas including existing and proposed contours, spot heights, areas of cut and fill and finished levels;
- f. Proposed surface treatment of all landscape and hardstand areas – courtyards, paving, lawn, water and gravel, driveways, parking areas;
- g. Each plant species identified and catalogued in a plant schedule describing the height and spread, quality, size and staking. The plant schedule should be divided into trees, shrubs and ground covers;
- h. Construction drawings for outdoor structures, garden beds and planting, paving, edging, tree protection and retaining walls;
- i. Design details for special situations including erosion control or bank stabilisation. This is a compulsory requirement for development of new dwellings with dual frontage onto the Darling / Baaka River;
- j. Irrigation layout, tap locations and details of sprinkler systems to be used;
- k. Location and details of lighting (FOR INDUSTRIAL & COMMERCIAL DEVELOPMENTS);

Central Darling Development Control Plan

- l. Location of proposed drainage (both surface and sub-surface). Note – landscape and drainage plans must be compatible;
- m. Specification notes for soil preparation, plant material, tree protection etc; and
- n. Details of minimum 6 months maintenance schedule (FOR INDUSTRIAL & COMMERCIAL DEVELOPMENTS).

Site analysis

A site plan prepared at 1:200 should include a site analysis.

Registered Survey Plan

Applications are to include the provision of a survey plan of the development site drawn by a registered surveyor at a suitable scale showing the legal boundaries of the allotment(s), all required easements for infrastructure services, natural ground levels along boundaries and existing natural features including trees and creek lines.

Site Management Plan

Applications that involve major site works must be accompanied by a Site Management Plan. The plan shall include the following information:

- a. Property details;
- b. Location of the property boundaries and adjoining roads;
- c. Location and type of all proposed erosion and sediment control measures;
- d. Location of stabilised all weather access point;
- e. Location of material stockpile areas and control methods;
- f. Location of rubbish collection and storage; and
- g. Erosion and sediment control plan.

For discussion on whether your proposal involves major site works, please contact Planning Unit staff for assistance.

Development Master plan

For developments involving more than 5 new residential allotments (including the cumulative total of all current development applications and any previous consent on the same land) a development master plan is to be submitted to Council. This master plan is to identify the following:

- a. compliance with the objectives and principles for subdivision set out in the Structure Plan;
- b. compliance with this DCP;
- c. the relationship of the development with surrounding development including consideration of traffic generation and management, social and community facilities provision, views and solar access, pedestrian and cycleway movements, and retention of trees;
- d. the distance of the development to any identified bus route and bus stop; and
- e. the proposed lot layout.

Statement of Environmental Effects (SEE)

A Statement of Environmental Effects is a report to accompany a development application which details the potential environmental effects of the proposed development and the steps that will be taken to minimise the impacts. The statement of environmental effects must detail the manner in which the proposal complies with the objectives and relevant standards that apply to a proposal.

For all other developments including commercial and industrial development, a more detailed Statement of Environmental Effects (SEE) is required to be submitted with a development application.

The Statement must:

- a. explain how the proposal has resolved relevant matters for consideration under S79C of the Environmental Planning and Assessment Act 1979; and
- b. explain how the project has responded to the information contained in the site analysis and set out the measures to mitigate impacts.

For commercial and industrial development, details of the hours of operation, the types, size and quantity of goods to be manufactured, stored, displayed or transported, the loading and unloading facilities, signage and advertising and the number of employees are to be provided.

In the case of commercial development, the SEE will need to include an assessment of design and aesthetics, the relationship to adjoining development, orientation and energy conservation, microclimate and weather protection, overlooking and overshadowing, landscaping, streetscape and visual interest, traffic access and parking, and waste removal.

Central Darling Development Control Plan

In the case of industrial development, the SEE will need to include an assessment of the plant to be used on site, processes to be used, noise, water and air pollutants likely to be generated, waste products and method of disposal of wastes, traffic generation and traffic movements.

Other development specific Information

Other reports and/or information that may be required to accompany a development application for subdivision and other development proposals depending on the nature of the development, the particular site and other Council requirements. A pre-application meeting with Planning Unit staff will facilitate this information gathering process.

Environment Management Plan

In conjunction with other reporting and assessments required for new development, Council may require for developments that are considered to have a significant impact on the natural environment, the preparation of an Environmental Plan having regard to AS/NZS ISO 14001:1996 Environmental Management Systems – Specification with guidance for use (consult with Department of Environment, Climate Change and Water).

An Environment Management Plan will need to address the planning, implementation, monitoring and review of environmental management and in conjunction with other specific related assessments may need to address the following key environmental issues:

- a. Stormwater protection;
- b. Salinity management;
- c. Stockpiles and materials storage;
- d. Soil erosion and sedimentation;
- e. Construction traffic management;
- f. Potential soil contamination from past land uses and its remediation;
- g. Drainage;
- h. Water cycle management;
- i. Terrestrial and riparian habitats;
- j. Wildlife management;
- k. Feral and domestic predators;
- l. Weed management;
- m. Planting systems and maintenance;
- n. Heritage items;
- o. Utility services;
- p. Waste management;
- q. Air quality;
- r. Visual amenity;
- s. Noise;
- t. Hazardous materials; and
- u. Quality of materials.

Accessibility Report

For multi-dwelling developments, residential flat buildings, certain commercial developments and mixed use developments involving more than 6 dwellings a report must be provided to Council from an accredited Access Consultant certifying that the dwellings can satisfy the pre-adaptation requirements of AS 4299-1995.

Aboriginal Heritage assessment

Council has a long history with Aboriginal people and as a result particular land within the shire has the potential as having archaeological potential or cultural significance. Mapping of sites with the potential to contain archaeological or cultural significance have been mapped through a heritage assessment of the shire by the National Parks and Wildlife Services.

In the event land is located within such an area, an independent Aboriginal Heritage Assessment is to be undertaken in accordance with the requirements of the Department of Environment, Climate Change and Water .

Following completion of the report it will be considered by the appropriate organisations including DECCW and the Council.

Contamination report

In accordance with the provisions of State Environmental Planning Policy No 55, an assessment of the likely

Central Darling Development Control Plan

contamination of the land is to be completed in accordance with the relevant guidelines under this policy.

Site rehabilitation plan will be included as a condition of development consent.

For proposals involving the development of land for dwelling where the lot exists on the commencement of **Central Darling Local Environmental Plan 2012** and no subdivision is proposed, a localised contamination report is required to make discovery of any land contamination within the boundaries.

Flood report

Where land has been identified as being subject to flooding a flood study is to be prepared in accordance with Council's requirements addressing the impacts of flooding and any measures to mitigate these impacts.

A Flood Planning Area Map is on the Council website and Council has prepared flood mapping for land identified as flood control lots.

for the area of shire affected by this DCP Council has prepared maps indicating flood levels and the floor level required above the maximum flood level.

The Council flood mapping and the Central Darling Development Control mapping shows the extent of flooding with the floodway that follows the Darling River and shows the flood storage areas of both low and high hazard adjoining the floodway.

Geotechnical report

A geotechnical report including a foundation classification for later buildings for proposed subdivisions is to be provided to Council. This report must identify problem soils/conditions, level of water table, soil saturation levels and any saline issues within the development site. Measures to address any relevant geotechnical issues are to be included within this report.

Heritage impact assessment

A Heritage Impact Statement prepared by a suitably qualified heritage architect must be submitted to Council where the land, building or site is an identified heritage item, in the vicinity of a heritage item or within a heritage conservation area.

Services assessment

A separate services assessment report is to be provided. This report is to address stormwater retardation/infiltration and any measures to implement stormwater collection on individual lots or within the proposed development.

Threatened species assessment

On land that has been identified as being environmentally sensitive an assessment of the environmental impact of the development is to be completed in accordance with Part 5A of the Environmental Planning and Assessment Act 1979.

In particular allotments adjoining the Darling River or having direct access to the river foreshore environs will be inspected for potential impacts on threatened species especially those threatened and/or endangered species in aquatic habitat.

Consultation will be made with Industry and Investment (Fisheries) and Department of Environment, Climate Change and Water where a potential detrimental impact may occur as a result of the proposed development.

Traffic Report

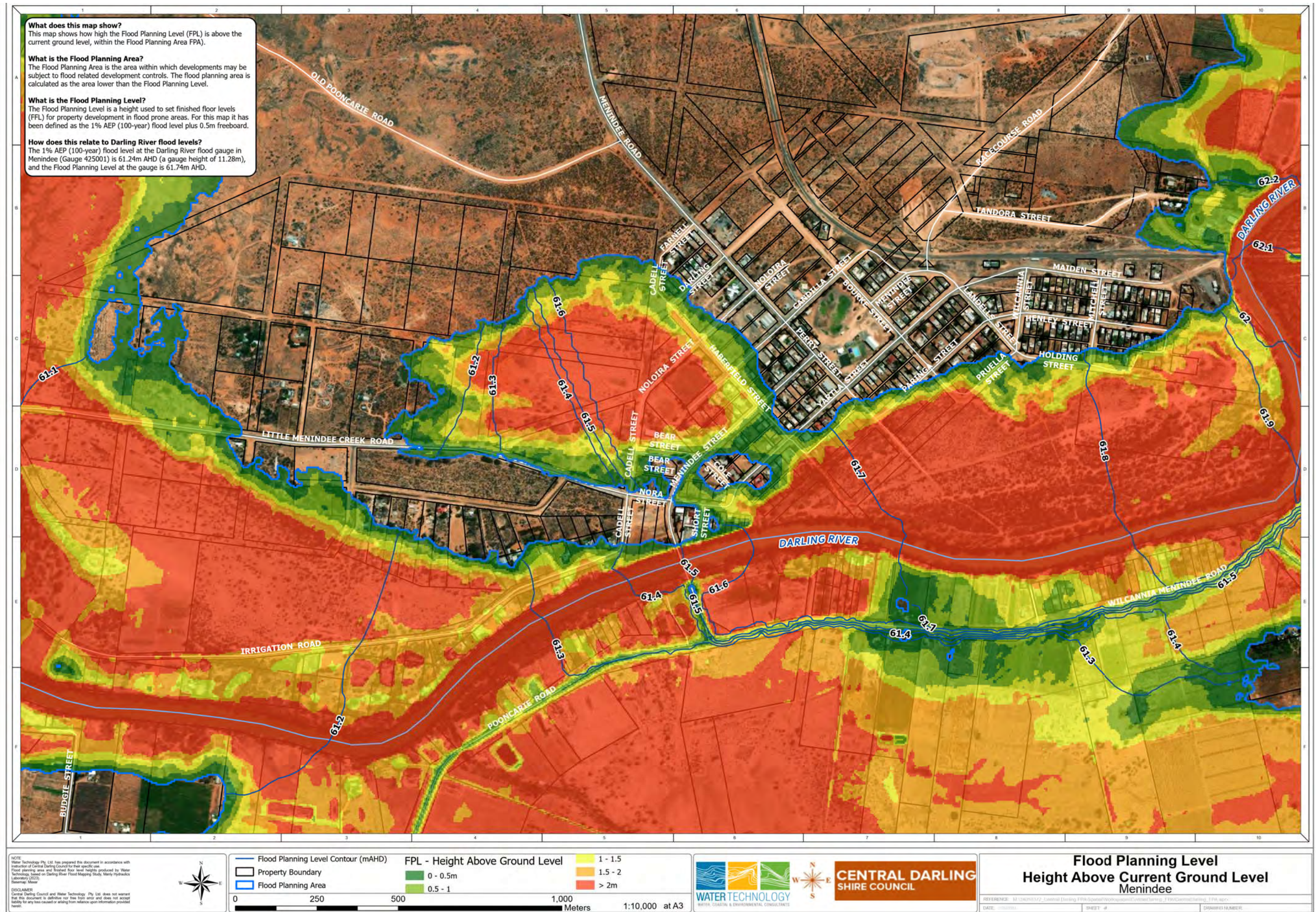
A traffic report must be provided to Council for all commercial developments, industrial developments and residential developments and subdivision (in excess of 5 lots) and mixed use developments and other forms of development that are likely to significantly impact on surrounding traffic flows.

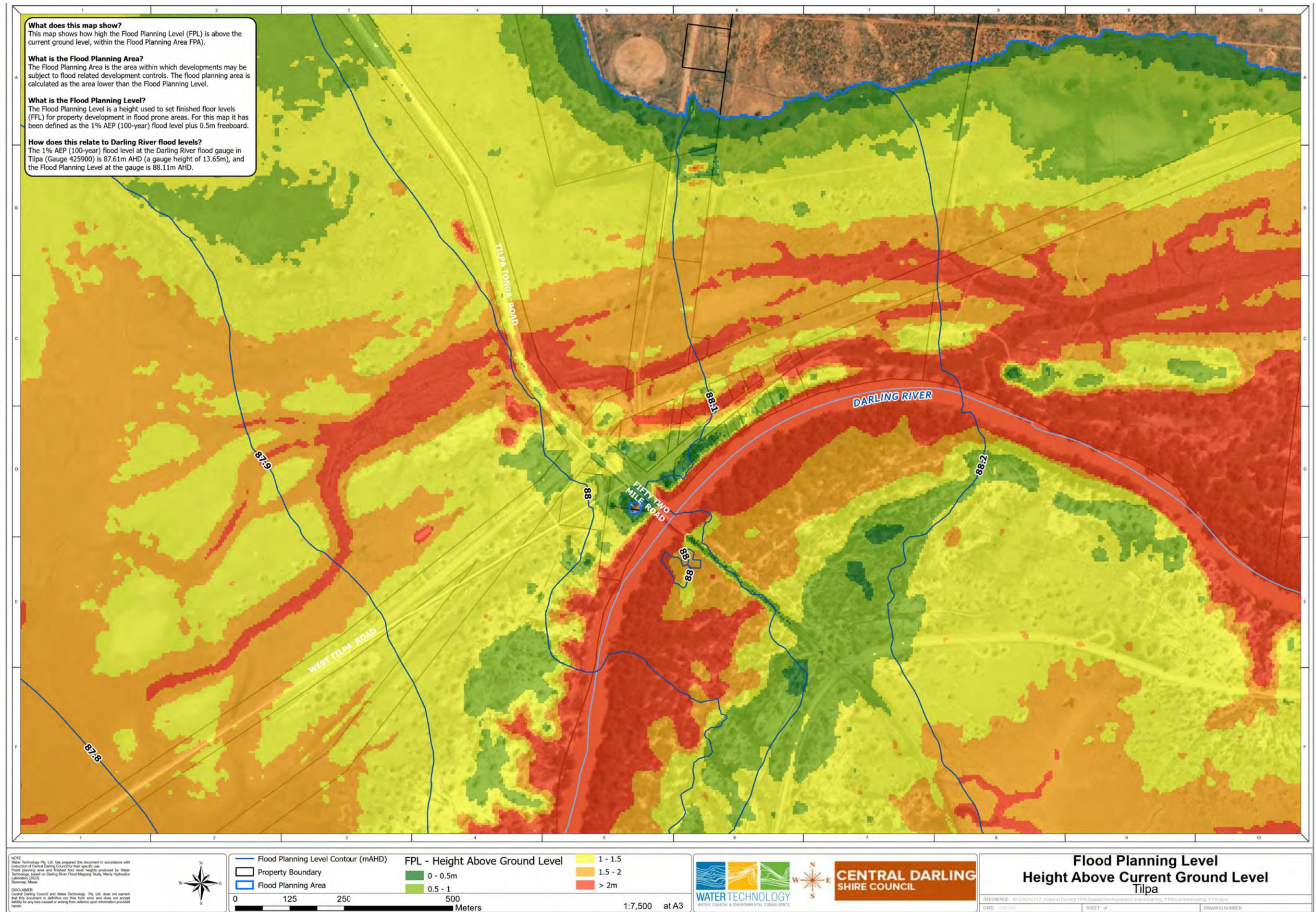
The traffic report must be prepared by an appropriately qualified engineering professional and shall detail:

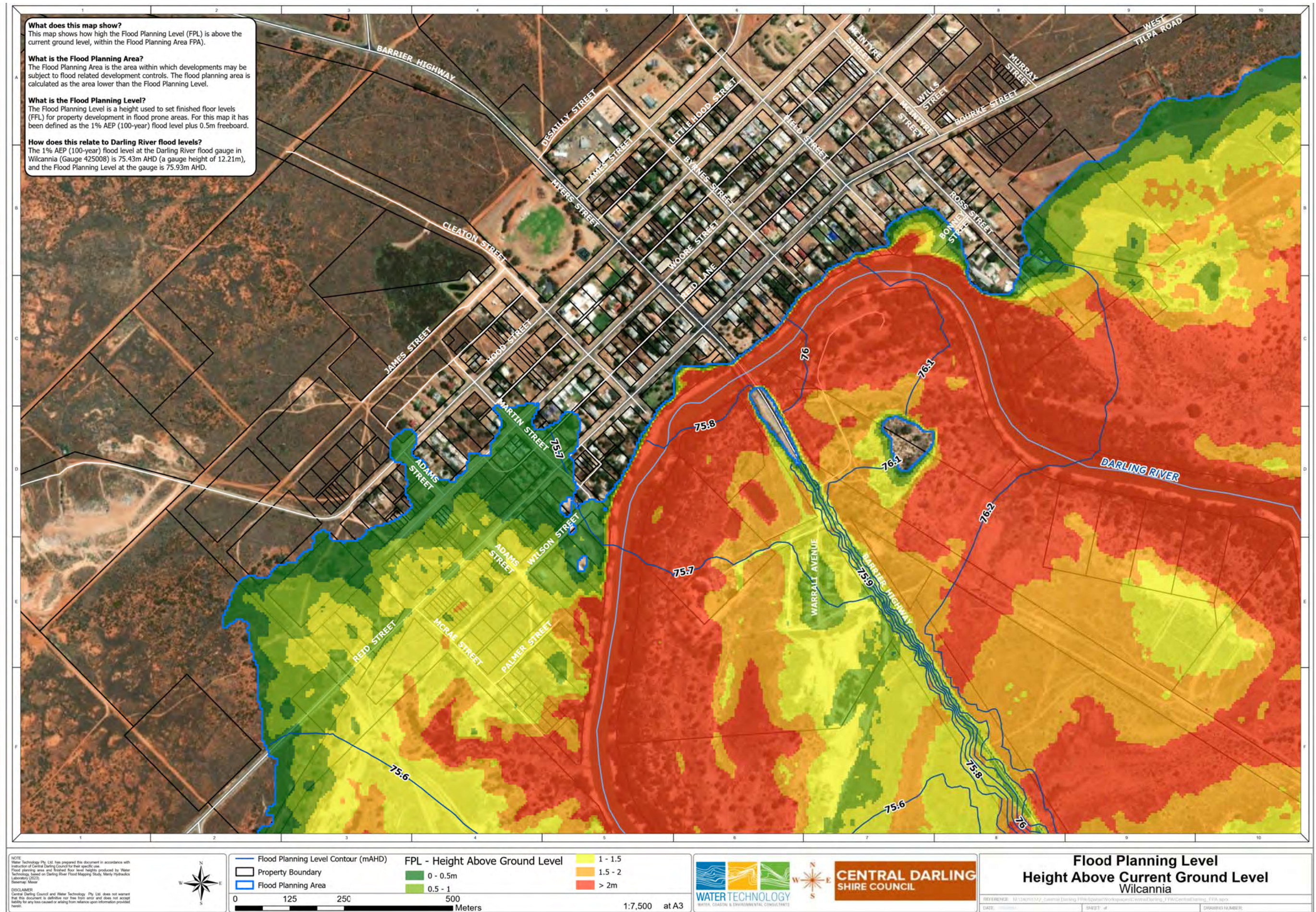
- a. The existing traffic movement;
 - b. The estimated number of traffic movements generated by the development;
 - c. The ability of the surrounding road system to accommodate the increased movements;
 - d. Sight distance and other safety issues;
 - e. The adequacy of car parking including visitor parking, and access; and
 - f. In the case of commercial and industrial development, the manoeuvring of vehicles into, within and out of the site.
-

Central Darling Development Control Plan

For certain developments including commercial and industrial development, Council may refer the application to the NSW Roads and Traffic Authority under the provisions of State Environmental Planning Policy (Infrastructure) 2008 for concurrence.









Guideline—compulsory acquisition of Crown land

*Acquisition of Crown land under the Land Acquisition
(Just Terms Compensation) Act 1991*

August 2020



NSW Department of Planning, Industry and Environment | dpie.nsw.gov.au

Published by NSW Department of Planning, Industry and Environment

dpie.nsw.gov.au

Title: Guideline—compulsory acquisition of Crown land

Subtitle: Acquisition of Crown land under the Land Acquisition (Just Terms Compensation) Act 1991

First published: August 2020

Department reference number: DOC19/226818

© State of New South Wales through Department of Planning, Industry and Environment 2020. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Industry and Environment as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (August 2020) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Industry and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

Contents

Overview	1
Assistance	1
Crown land	2
Indigenous land rights and interests	2
Compulsory acquisition of Crown land framework	2
Step 1 - Authority's pre-acquisition procedures.....	2
Step 2 – Enquiry and supporting information	4
Step 3 –.....	4
Step 4 – Proposed Acquisition Notice under Sec. 11.....	4
Step 5 - Notification in Government Gazette.....	4
Step 6 –Compensation determination or agreement.....	5
Step 7 – Compensation – Payment and Statutory Interest	5
PAN timeframes	6
Completion of an Acquisition Enquiry	6
Access to Crown land	6
Definitions	6
Related Documents	7

Overview

The *Land Acquisition (Just Terms Compensation) Act 1991* (Just Terms) is a statutory process for empowered authorities to acquire any interest in land for a public purpose. Section 11 of Just Terms provides for a Proposed Acquisition Notice (PAN) to be issued to parties who have a statutory right to be notified and a right to claim compensation when land is being compulsorily acquired. The Department of Planning, Industry & Environment, Crown Lands (the department) is responsible for the state's interest in land administered under the *Crown Land Management Act 2016*.

These guidelines do not apply to:

- an entity that is not an authority without acquisition powers
- the sale of Crown land in accordance with the *Crown Land Management Act 2016*
- vesting of land between Government entities.

Assistance

For assistance please contact the Department of Planning, Industry & Environment – Customer & Systems

Phone 1300 886 235 or email cl.acquisitions@crowland.nsw.gov.au

Crown land

The department administers Crown land on behalf of the State of New South Wales in accordance with the *Crown Land Management Act 2016*. This legislation came into force in 2018 and improves the way Crown land is managed now and into the future. It ensures decision making around Crown land encompasses environmental, social, cultural heritage and economic considerations and facilitates enhanced community engagement.

When Crown land is made subject to a proposed compulsory acquisition, the department's role is to represent the registered owner's interest in that land.

Due to the potential for multiple interests in Crown land beyond that of the registered owner, the acquiring authority must conduct detailed assessment and investigation of all interests as part of the pre-acquisition procedures of a compulsory acquisition. Potential interest holders in Crown land may include the following; Native Title holders, Aboriginal Land Councils, Crown Land Managers, Local Land Services, beneficiaries of easements and tenure holders.

Just Terms prescribes the method and statutory time frames for notification of all interest holders of proposed acquisitions.

Indigenous land rights and interests

Under both the *NSW Aboriginal Land Rights Act 1983* and the *Commonwealth Native Title Act 1993*, Aboriginal peoples may make claims over NSW Crown land. No acquisition of Crown land can progress until any Aboriginal land claim (ALC) or native title claim over the land are reconciled with the proposed acquisition.

The *Native Title Act 1993* is Commonwealth legislation and any claims made under that Act are assessed and determined by the National Native Title Tribunal (NNTT). Native title determinations primarily deal with whether indigenous rights and interests in Crown land exist or have been extinguished and involve extensive investigation and assessment. If native title is deemed to exist in an area, claims can be made over parts of that land.

ALCs are determined by the NSW minister responsible for the *Crown Land Management Act 2016*, and decisions are made based on whether the claim meets the criteria specified in the *NSW Aboriginal Land Rights Act 1983*. If an ALC is lodged over Crown land subject to a proposed acquisition at any time prior to gazettal, the acquisition is to be deferred pending finalisation or withdrawal of that claim.

Compulsory acquisition of Crown land framework

It is the department's preference for any acquisition of Crown land to be undertaken by compulsory process, that is, by the issue of a PAN in accordance with Section 11 of Just Terms to all potential interest holders. The department will consider proposals to reach agreements on altered PAN notice periods or agreement to compensation on a case by case basis.

A step by step guide to the compulsory acquisition process for Crown land using the provisions of Section 11 of Just Terms is outlined below.

Step 1 - Authority's pre-acquisition procedures

Pre-acquisition procedures of Just Terms requires the authority to be satisfied that all interests in the land have been identified. The department can assist in providing certain information from its data bases on some of the current users of Crown land however the authority should rely on its own enquiries to make sure it meets the requirements of the legislation.

The department requires the authority to demonstrate consideration of interests in Crown land before it will process the proposed acquisition of the Crown's interest.

Aboriginal Land Claims

Generally, the department will not process or provide comment on a proposed acquisition where land is subject to an existing undetermined Aboriginal Land Claim (ALC). When a claim is identified authorities should seek to contact the lodging Aboriginal Land Council (LALC) in the first instance.

The authority should make its own enquiries with the Office of the Registrar, Aboriginal Land Rights Act 1983 to establish if the land is subject to an Aboriginal Land Claim.

<https://www.oralra.nsw.gov.au/> .

Note - During the acquisition process, the authority should periodically check with the Office of the Registrar, *Aboriginal Land Rights Act 1983* that no new claims have been lodged during the acquisition process.

Written correspondence from the claimant land council confirming the withdrawal of the land claim must be provided to the department with the notification form for compulsory acquisition of Crown land.

Enquiries for land that is subject to a current incomplete ALC will be returned to the authority unprocessed.

Native title Claims

Pre-acquisition procedures will require the authority to identify where Crown land is affected by Native Title Claims, Native Title Determinations & Indigenous Land Use Agreements. A geospatial search report from the National Native Title Tribunal (NNTT) is useful to identify these interests.

https://www.nntt.gov.au/assistance/Geospatial/Pages/Geospatial_Searches.aspx

The report should be provided to the department as supporting documentation to the notification form.

Note - During the acquisition process, the authority should periodically check the NNTT that no new claims or agreements have been registered during the acquisition process.

Native title rights

All Crown land is considered to be subject to Native title rights unless a determination of Native title has been made by the Federal Court.

As part of pre-acquisition procedures and to inform their process, the authority must establish the Native title status of the land through a historic and current status review. Evidence of this status review is to be provided with the authority's notification form.

Further information on Native title is available on the department's website.

<https://www.industry.nsw.gov.au/lands/what-we-do/our-work/native-title#:~:text=Native%20title,to%20be%20recognised%20and%20protected.>

Step 2 – Notification and supporting information

A compulsory acquisition notification form must be completed in full and provided to the department together with supporting documentation for review. This is done via the web-based notification form accessed via the Compulsory Acquisition page of the Crown Lands website.

The complete notification package must include:

- Completed form;
- A detailed site plan, diagram or survey showing the location of the proposal;
- A detailed description of the proposal sufficient to understand its full extent and likely impacts;
- Agents Authority to Act (if applicable)
- Results of recent search of Office of the Registrar, *Aboriginal Land Rights Act 1983* showing that land is not affected by ALC (if applicable)
- Evidence of the concurrence to the acquisition and withdrawal of an ALC from the lodging Land Council (if applicable)
- Geospatial Search Report from National Native Title Tribunal
- Ownership Status Report

Step 3 – Department’s response to proposed acquisition

Upon receipt of a complete notification package from an authority, the department will record and acknowledge the notification and issue an invoice for the department’s administration fee. The fee must be paid within seven days of the invoice being received. The department will not progress a notification further until payment is made.

Payment of the administration fee will trigger the initial assessment of the information contained within the notification package by the department. Where appropriate, the department will provide to the acquiring authority within 6-8 weeks a letter of “no objection” to the receipt of a PAN in accordance with section 11 of Just Terms.

Step 4 – Proposed Acquisition Notice under Sec. 11

Once the authority is satisfied that it has concluded its pre-acquisition procedures and has the appropriate approval under the relevant enabling Act to continue with the acquisition, the authority must provide a Proposed Acquisition Notice (PAN) to the department for its interest in the land together with a notice to any and all other identified interest holders as per the requirements of Just Terms.

The PAN is to be accompanied by a claim for compensation form under section 39 of Just Terms. The department will complete the claim for compensation form for the registered owner’s interest in the land and return the completed form within 60 days.

Step 5 - Notification in Government Gazette

The publication of an acquisition notice in the NSW Government Gazette brings the land described in the notice into the ownership of the authority. The gazettal can be undertaken by the authority no less than 90 days but within 120 days from the date of issue of the PAN. The authority must advise the department in writing of its intention to lodge a notification 10 working days prior to gazettal.

Step 6 – Compensation determination or agreement

Compensation by agreement

The acquiring authority can make an offer of compensation to the department for the registered owner's interest. The offer must be supported by a recent valuation report compiled by an Australian Property Institute Certified Practising Valuer.

The authority is encouraged to contact the department in the first instance should it wish to consider compensation by agreement. Negotiation of compensation should commence prior to the issue of the PAN and can continue up to the date of gazettal.

The overarching object of Just Terms is to guarantee that when land is compulsorily acquired, the amount of compensation will be not less than the market value of the land. The department does not hold delegation to accept compensation that is less than market value for compulsorily acquired Crown land.

The total amount of compensation becomes due at the date of acquisition and must be paid to the department within 28 days of the acquisition being notified in the Government Gazette. Statutory interest will start to accrue after notification of the acquisition in the Government Gazette.

Should an agreement for compensation be reached, upon request the department can provide a tax invoice for payment at the date of the gazettal.

The authority is required to negotiate with all interest holders independently. Should an agreement not be reached with any one of the interest holders, compensation for the acquisition of all interests will be determined by the Valuer General.

Compensation by determination

Should the authority wish to have the value of compensation made by determination, they can engage the Office of Valuer General. The Valuer General will engage a registered valuer to provide a total of compensation in accordance with Section 55 of Just Terms or Treasury Directions for transfers of realty between government agencies.

The total amount of compensation becomes due at the date of acquisition and must be paid to the department within 28 days of the acquisition being notified in the Government Gazette. Statutory interest will start to accrue after notification of the acquisition in the Government Gazette.

When the determination is made by the Valuer General, the authority should seek to make payment to the department based on the Valuer General's Letter of Determination.

Tax invoices for compensation owed to the Crown cannot be issued by the department without prior arrangement and provision of the Valuer General's Letter of Determination.

Step 7 – Compensation – Payment and Statutory Interest

The total amount of compensation becomes due at the date of gazettal and must be paid to the department within 28 days of the acquisition being notified in the Government Gazette. Statutory interest will start to accrue after notification of the acquisition in the Government Gazette.

Statutory interest forms part of the compensation provisions of Just Terms. Payment of statutory interest when it accrues is mandatory to comply with Just Terms. In certain circumstances relating to the department's system/data/staff/processing discrepancies, agreement to a waiver or reduction in statutory interest will be considered in line with Annexure B of the departments Financial Concessions Policy (IND-O-254). Before the department can consider a waiver of Statutory Interest, the amount of determined or agreed compensation must be paid in full.

PAN timeframes

The acquisition must be gazetted between 90-120 days of the PAN being issued unless otherwise agreed. The PAN is considered withdrawn if the land is not gazetted within 120 days of the notice. Shorter or extended notice periods are available by negotiation.

Should an alteration to the PAN period be desired, all other PAN recipients must first agree before the request is made to the department.

Completion of an Acquisition Notification

The department considers an acquisition notification to be completed under the following circumstances:

1. Gazettal of the acquisition and payment in full of compensation and statutory interest (if applicable)
2. Lodgement of an ALC over the Crown land
3. Failure to provide the department with a PAN within 12 months of the notification form being received
4. Failure to gazette the acquisition in the required/agreed time frame post issue of the PAN.

If the land becomes subject to an ALC or the authorities does not issue a PAN within 12 months of the department’s acknowledgement, the account associated with the proposed acquisition will be closed and the administration fee will be forfeited.

Access to Crown land

The department acknowledges that the acquiring authority may require access to Crown land for the purposes of investigation prior to the completion of the acquisition process. Entry to, or use of Crown land will require the authority to obtain a tenure or written consent from the department. Further information on application for a tenure can be found on the department website: www.industry.nsw.gov.au/lands/what-we-do/fees-and-forms/forms

Definitions

Keywords used in these guideline are defined as below. Just Terms Act provides definitions in section 4, and where a contradiction exists, the Act will prevail.

Table 1: Definitions

Word	Meaning
Administration Fee	The department’s fee for processing the registered owner’s interest after notification of a proposed acquisition, as per Schedule 1 of the Crown Land Regulations 2018 http://classic.austlii.edu.au/au/legis/nsw/consol_reg/clmr2018290/sch1.html
Compulsory Acquisition	A statutory process under section 11 of the <i>Land Acquisition Just Terms Compensation Act 1991</i>
Due Diligence	A comprehensive appraisal of Crown land undertaken to establish entities or persons who may hold an interest in Crown land in accordance with a statute. .
Just Terms	The <i>Land Acquisition (Just Terms Compensation) Act 1991</i>

Guideline—compulsory acquisition of Crown land

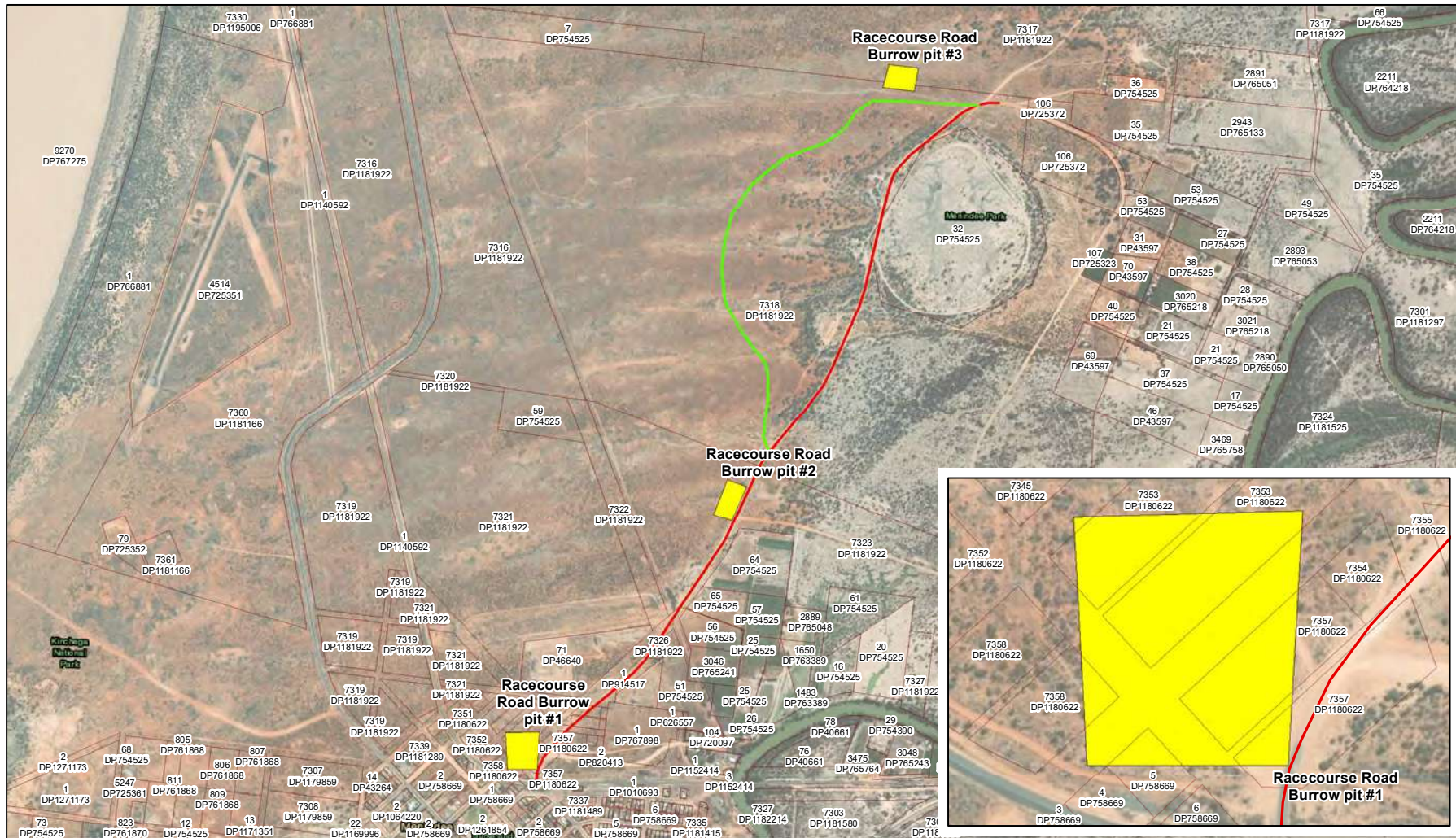
Gazette	The official Government Gazette is the permanent public record of official notices issued by the NSW Government
Gazettal	The action of a notification appearing in the Government Gazette
Indigenous Rights	A term used to reflect the rights of indigenous peoples under the <i>Native Title Act 1993</i> and the <i>Aboriginal Land Rights Act 1983</i>
PAN	Proposed Acquisition Notice is a notice of intention to acquire land by compulsory process and forms part of section 11 of Just Terms
Proposed Acquisition	Land that is the subject of a compulsory acquisition which is yet to be notified in the Government Gazette
Tenure	Occupation of Crown land usually in the form of a lease or licence.
Valuation	Defined by the Australian Property Institute as "an established, ethical and evidence-based process for assessing the monetary value of an asset at a specified date, that is legally defensible and undertaken by a qualified, professional Valuer."

Related Documents

- Compulsory Acquisition of Crown land Notification form
<https://www.industry.nsw.gov.au/lands/access/compulsory-acquisition/notification-of-proposed-compulsory-acquisition-of-crown-land>
- *Land Acquisition (Just Terms Compensation) Act 1991* Claim for Compensation for compulsory acquisition of land form
https://www.valuergeneral.nsw.gov.au/__data/assets/pdf_file/0006/219219/Claim_for_Compensation_form_Section_39.pdf
- Financial Concessions Policy (IND-O-254).
https://www.industry.nsw.gov.au/__data/assets/pdf_file/0004/172471/IND-O-254-Crown-land-financial-concessions-policy.pdf

Transactions involving Crown land may also be affected by and/or require compliance with other Legislation including but not limited to:

- *Land Acquisitions (Just Terms Compensation) Act 1991*
<https://www.legislation.nsw.gov.au/#/view/act/1991/22>
- *Aboriginal Land Rights Act 1983* <https://www.legislation.nsw.gov.au/#/view/act/1983/42>
- *Native Title Act 1993* <https://www.legislation.gov.au/Details/C2012C00273>
- *Conveyancing Act 1919* <https://www.legislation.nsw.gov.au/#/view/act/1919/6>
- *Real Property Act 1900* <https://www.legislation.nsw.gov.au/#/view/act/1900/25>
- *Valuation of Land Act 1916* <https://www.legislation.nsw.gov.au/#/view/act/1916/2>
- *Property NSW Act 2006* <https://www.legislation.nsw.gov.au/#/view/act/2006/40>
- *Local Government Act 1993*
http://www5.austlii.edu.au/au/legis/nsw/consol_act/lga1993182/
- *Crown Land Management Act 2016* <https://www.legislation.nsw.gov.au/#/view/act/2016/58>
- Crown Land Management Regulations 2018
<https://www.legislation.nsw.gov.au/#/view/regulation/2018/88>
- *Local Land Services Act 2016* <https://www.legislation.nsw.gov.au/#/view/act/2013/51/full>



greenedge
environmental

LEGEND
 — Bypass Road
 — Racecourse Road
 ■ Burrow Pit
 □ Cadastre

N
 0 250 500 750 1,000 m
 Scale 1:3,736 @ A4
 Coordinate System: GDA 1994 MGA Zone 54

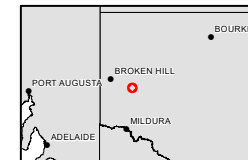


Figure 2
 REF- Racecourse Rd and Burrow Pits
 Site Map

Meeting	Sectio	Section	Item	Item Header	Resolution	Resolution	Responsible Officer	Resolution
19/10/2022	6	NOTICE OF MOTION	6.1	MENINDEE LANDFILL	03-10-22	<p>That a report on the Menindee Landfill be presented to a future Council Meeting detailing</p> <ol style="list-style-type: none"> 1. Requirements to address disposal, recycling, Fire control, windblown litter (including upgrade fencing) and signage to improve operations at the landfill. 2. Estimate to seal the existing gravel road to the landfill. 3. That Options be developed including costings for public consultation. 4. That a future Management Plan and Operational Procedures be developed. 	Reece Wilson;#29;#Greg Hill;#57	IN PROGRESS
22/02/2023	11	SHIRE SERVICES REPORT	11.2	PROPOSED ACCESS ROAD FOR THE NEW WILCANNIA WEIR AND COMMUNITY RIVER PLACE AT UNION BEND PARK	10-02-2023	<ol style="list-style-type: none"> 1. Receive the report 2. Note the status of the Wilcannia Weir project and proposed access road 3. Council staff continue negotiations with Department Planning and Environment – Regional Projects - Water, for Council preferred design and source of remuneration for ownership and ongoing maintenance for proposed access roads. 4. Council staff continue negotiations with Department Planning and Environment – Regional Projects - Water, with proposed Community River Place area at the Union Bend Park upgrade and the ongoing future maintenance of the Crown Reserve. 5. A report be provided to Council on the outcomes of discussion with Department Planning and Environment – Regional Projects- Water, on the proposed access road and Community River Place area at the Union Bend Park. 	Reece Wilson;#29	ONGOING
22/02/2023	11	SHIRE SERVICES	11.7	WASTE SERVICES, MENINDEE	15-02-2023	<p>Receive the report Bring a further report to implement all actions recommended by the Waste Facilities Operations Strategic Plan and the Menindee Waste Facility Long Term Plan of Management including time schedule, budget implications and the possibility of sealing the tip road.</p>	Reece Wilson;#29	IN PROGRESS
24/05/2023	11	SHIRE SERVICES REPORTS	11.1	PLANNING PROPOSAL – RECLASSIFICATION OF COUNCIL OWNED LAND FROM COMMUNITY LAND TO OPERATIONAL LAND	14-05-2023	<ol style="list-style-type: none"> 1. Endorse the submission of the Planning Proposal at Attachment 1 and supporting documentation to the Department of Planning and Environment through the Planning Portal to seek a Gateway Determination. 2. Endorse the preparation of a second Planning Proposal for Lot 8 DP1182315 (Beth Street, White Cliffs) as it may have been dedicated as a public reserve requiring the consent of the Minister to achieve reclassification. 3. Subject to the receipt of a gateway determination from the Department of Planning and Environment, proceed with both Planning Proposals and consultation is undertaken with the community and government agencies in accordance with Schedule 1, Division 1, Clause 4 of the Environmental Planning and Assessment Act 1979 and any directions of the Gateway Determination. 4. Endorse Council staff organising a Public Hearing pursuant to Section 29 of the Local Government Act 1993 at the end of the public exhibition period of both the Planning Proposals. 5. Should no objections be received, a copy of this report and any other relevant information (including the Planning Proposal(s)) is sent to the NSW Department of Planning and Environment and/or NSW Parliamentary Counsels Office, in accordance with the Environmental Planning & Assessment Act 1979 to request the Minister for Planning (or a delegate on their behalf) undertake the appropriate actions to secure the making of the Amendment to the Central Darling Local Environmental Plan 2012. 	Greg Hill;#57	IN PROGRESS
28/06/2023	11	SHIRE SERVICES REPORTS	11.2	URBAN AND RURAL ADDRESSING PROJECT	20-06-2023	<ol style="list-style-type: none"> 1. Receive the report 2. Endorse the adoption of the Urban and Rural Project street addresses and numbering for use on the councils rates and addressing systems as listed in the attachment report item 11.2 pages 159 - 220 3. Inform Commonwealth and State agencies of the new street addressing and numbering to assist the local community. (a) Endorse the submission of the new street addresses and numbering to the Geographic names board. 	Glenda Dunn;#100;#Reece Wilson;#29	IN PROGRESS
27/09/2023	11	SHIRE SERVICES REPORTS	11.8	WEEDS BIOSECURITY	OCM 20-09-2023	<ol style="list-style-type: none"> 1. Receive the report 2. Draft a Memorandum of Understanding between Broken Hill City Council and Central Darling Shire Council for the engagement of a Weeds Biosecurity Officer. 	Reece Wilson;#29	IN PROGRESS

25/10/2023	11 SHIRE SERVICES REPORTS	11.5 PARK, LOT 7315 DP 1181235 WILCANNIA	OCM 15-10-2023	1. Receive the report 2. Adopt the Draft Plan of Management for the Crown Reserve lot 85567 - Union Bend Park, with land use category as a "park" Lot 7315 DP 1181235, Wilcannia. (a) Send the Draft Plan of Management for the Crown Reserve lot 85567	Glenda Dunn;#100;#Reece Wilson;#29	IN PROGRESS
13/12/2023	11 SHIRE SERVICES REPORTS	11.6 DRAFT CENTRAL DARLING DEVELOPMENT CONTROL PLAN	OCM 20-12-2023	1. Receive the report 2. Endorse the commencement of consultation on the Draft Central Darling Development Control Plan 2024. (a) Note that the required exhibition period for the draft development control plan is 28 days. (i) Endorse the public exhibition of the Draft Central Darling Development Control Plan 2024 in February 2024.	Reece Wilson;#29	IN PROGRESS