muswellbrook shire council

Muswellbrook Shire Council

ORDINARY COUNCIL MEETING

BUSINESS PAPER

29 JUNE 2021



ORDINARY COUNCIL MEETING, 29 JUNE 2021

MUSWELLBROOK SHIRE COUNCIL

P.O Box 122

MUSWELLBROOK

24 June, 2021

Councillors,

You are hereby requested to attend the Ordinary Council Meeting to be held in the CHAMBERS, Administration Centre, Muswellbrook on **29 June, 2021** commencing at 6.00pm.

Fiona Plesman
GENERAL MANAGER

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19.1 2020-2021-0471-TENDER-SANDY HOLLOW POCKET PARK

Item 19.1 is classified CONFIDENTIAL under the provisions of Section10A(2)(d)(I) of the local government act 1993, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it, and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

19.2 POTENTIAL CIVIC SQUARE PURCHASE

Item 19.2 is classified CONFIDENTIAL under the provisions of Section10A(2)(c) of the local government act 1993, as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business, and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

19.3 FUTURE FUND COMMITTEE MINUTES

Item 19.3 is classified CONFIDENTIAL under the provisions of Section10A(2)(c) of the local government act 1993, as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or

proposes to conduct) business, and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

19.4 UPPER HUNTER ECONOMIC DEVELOPMENT CORPORATION OPERATIONAL PLAN 2021/2022

Item 19.4 is classified CONFIDENTIAL under the provisions of Section10A(2)(d)(I) of the local government act 1993, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it, and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

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MUSWELLBROOK SHIRE COUNCIL
ORDINARY COUNCIL MEETING

AGENDA

TUESDAY 29 JUNE 2021

1 ACKNOWLEDGEMENT OF COUNTRY

2 CIVIC PRAYER

3 APOLOGIES AND LEAVE OF ABSENCE

Moved: _____ **Seconded:** _____

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDATION

That the Minutes of the Ordinary Meeting held on **25 May 2021**, a copy of which has been distributed to all members, be taken as read and confirmed as a true record.

Moved: _____ **Seconded:** _____

5 DISCLOSURE OF ANY PECUNIARY AND NON-PECUNIARY INTEREST

Section 451 of the Local Government Act requires that if a councillor or member of a council or committee has a pecuniary interest in any matter before the council or committee, he/she must disclose the nature of the interest to the meeting as soon as practicable and must not be present at, or in sight of, the meeting, when the matter is being discussed, considered or voted on.

A pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of financial gain or loss (see sections 442 and 443 of the Local Government Act).

A non-pecuniary interest can arise as a result of a private or personal interest which does not involve a financial gain or loss to the councillor or staff member (eg friendship, membership of an association, or involvement or interest in an activity). A councillor must disclose the nature of the interest to the meeting as soon as practicable.

Council's Model Code of Conduct now recognises two forms of non-pecuniary conflict of interests:

- Significant
- Less than significant

A Councillor must make an assessment of the circumstances and determine if the conflict is significant.

If a Councillor determines that a non-pecuniary conflict of interests is less than significant and does not require further action, they must provide an explanation of why it is considered that the conflict does not require further action in the circumstances.

If the Councillor has disclosed the existence of a significant non-pecuniary conflict of interests at a meeting they must not be present at, or in sight of, the meeting, when the matter is being discussed, considered or voted on.

6 PUBLIC PARTICIPATION

7 MAYORAL MINUTES

8 GENERAL BUSINESS

9 BUSINESS ARISING

Nil

10 ENVIRONMENTAL SERVICES

10.1 DA 1/2011 - SECTION 4.55 MODIFICATION OF APPLICATION FOR LIDDELL ASH DAM TO ESTABLISH AN ADDITIONAL BORROW PIT

Responsible Officer:	**Derek Finnigan - Deputy General Manager**
Author:	**Hamish McTaggart - Co-Ordinator - Development**
Community Plan Issue:	***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***
Community Plan Goal:	***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***
Community Plan Strategy:	***Provide efficient and effective Development Application, Complying Development Certificate, Construction Certificate and Occupational Certificate assessment services.***
Attachments:	**A. S4.55(2) Modification of DA 1/2011 - Assessment Report⇩** **B. S4.55(2) Modification of DA 1/2011 - Recommended Conditions of Consent⇩** **C. Notice of Determination of issued by Council DA 1/2011 (31 October 2011)⇩** **D. S4.55(2) Modification of DA 1/2011 Statement of Environmental Effects - Under Separate Cover** **E. S4.55(2) Modification of DA 1/2011 - Applicant's response to Council RFI - Under Separate Cover**

APPLICATION DETAILS

Applicant:	**AGL Macquarie Pty Ltd**
Owner:	**AGL Macquarie Pty Ltd**
Proposal:	**Modification of development application 1/2011 to include an additional borrow pit for material for use in the construction and capping of the Liddell Ash Dam.**
Location:	**Part Lot 2 DP 774681, Lot 162 DP 752486, Lot 2 DP 1095515 & Part Lot 19 DP 247944**
Permissibility:	**The proposed development is permissible as development ancillary to the special purpose of a 'power station' within the SP2 Infrastructure land use zone.**

PURPOSE

The report relates to a section 4.55(2) modification application lodged with Council to amend the development application DA 2011/1. This development application involved the extension of the Liddell Power Station Ash Dam and was approved at the 31 October 2011 extraordinary Council Meeting.

The Section 4.55(2) modification seeks Council consent to obtain mine spoil material from an existing emplacement to be used for wall construction and capping of the Liddell Ash Dam.

As a development application involves an energy generating industry the determination of the development is outside of the function delegated to Council Officers. The application requires determination by the elected Council.

The matter was reported to the 31 May 2021 State Significant Development Committee where the application and report was noted by the Committee.

RECOMMENDATION

Council approves the s4.55(2) application for the modification of DA 1/2011 subject to the recommended conditions of consent as modified contained in Attachment B.

(Note: new conditions and recommended modifications to the existing conditions of consent have been included in red for ease of reference for Councillors when reviewing the recommended modified conditions)

Moved: _____ **Seconded:** _____

☐ Cr J. Ledlin	☐ Cr B.N. Woodruff	☐ Cr S. Ward
☐ Cr J. Foy	☐ Cr M. Bowditch	☐ Cr M.L. Rush
☐ Cr S. Reynolds	☐ Cr G. McNeill	
☐ Cr J.F. Eades	☐ Cr R. Scholes	

DESCRIPTION OF THE PROPOSED MODIFICATION

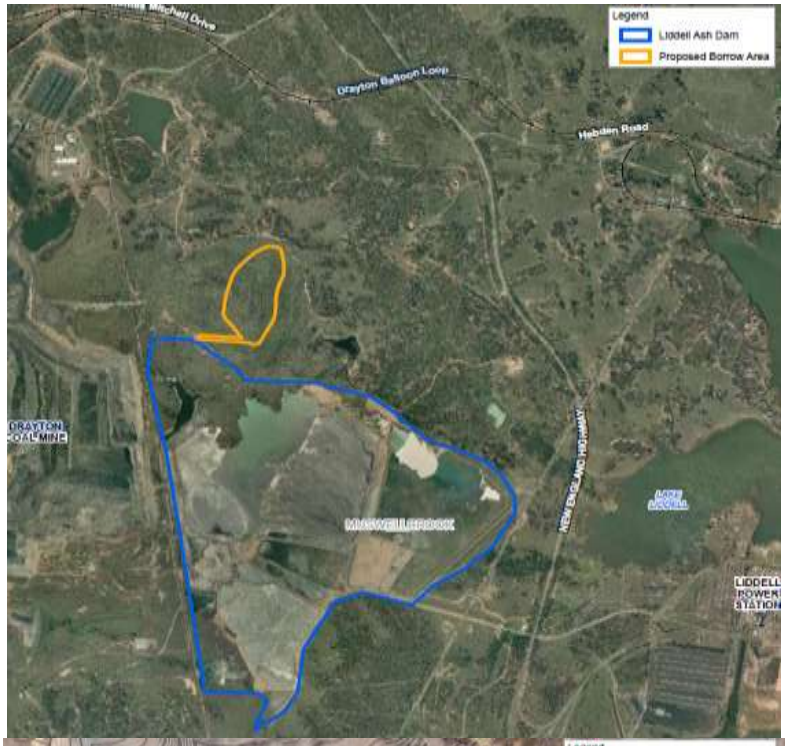
This s.4.55(2) modification relates to a development application (DA 1/2011) for the extension of the Liddell Power Station Ash Dam. DA 1/2011 was approved by Council on 31 October 2011. A copy of this determination has been attached for reference.

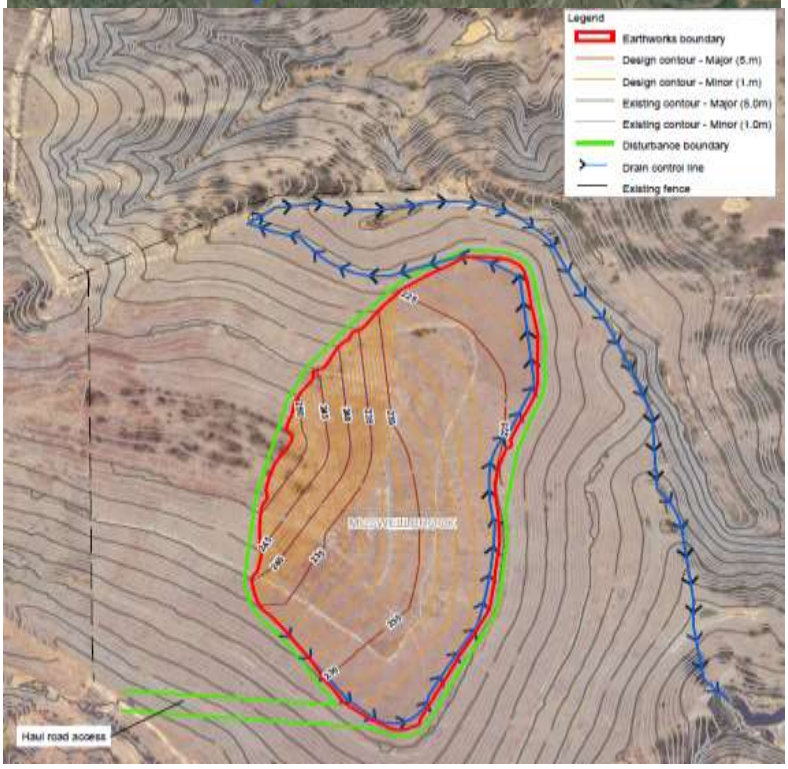
This s.4.55(2) application is seeking approval to obtain mine spoil material from an emplacement to be used for wall construction and capping of the Liddell Ash Dam.

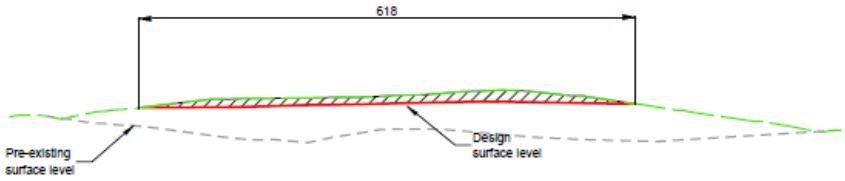
The Statement of Environmental Effects accompanying this modification indicates that the stockpile of existing material approved for use in the dam construction and management is nearing exhaustion (will run out within the next 6-12 months) and is not of a sufficient quantity to complete the wall construction and capping of the ash dam.

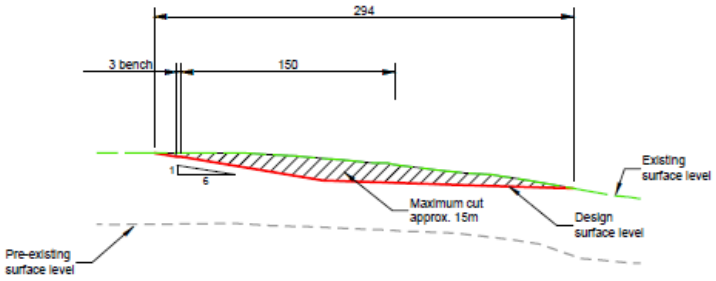
To obtain the material required, the applicant is seeking approval to win material from a new borrow pit. The proposed borrow pit area is located on an emplacement area used by the former Drayton Coal Mine. The emplacement has been shaped into a terraced grassy mound.

The proposal seeks to extract 1.5 million cubic metres of material. The images below identify the location of the proposed borrow pit in relation to the ash dam and provide details of the site contours and extraction profile.


Legend
Liddell Ash Dam
Proposed Borrow Area
Drayton Balloon Loop
Hebden Road
DRAYTON COAL MINE
NEW ENGLAND HIGHWAY
LIDDELL POWER STATION


Legend
Earthworks boundary
Design contour - Major (5.m)
Design contour - Minor (1.m)
Existing contour - Major (5.0m)
Existing contour - Minor (1.0m)
Disturbance boundary
Drain control line
Existing fence
Haul road access





ASSESSMENT SUMMARY

Council Officers have assessed the application under the relevant heads of consideration under Section 4.55 and 4.15 of the *Environmental Planning and Assessment Act 1979* (see Attachment A). Council Staff recommend that the development application be approved subject to the recommended conditions of consent provided in Attachment B.

Key considerations and findings of the assessment report include:

- Council Officers are satisfied that the modification before Council relates to a development which is 'substantially the same' as the development for which development consent was previously granted. Further commentary related to this issue and reasoning that has informed this conclusion has been included in the Attachment A: Assessment Report.

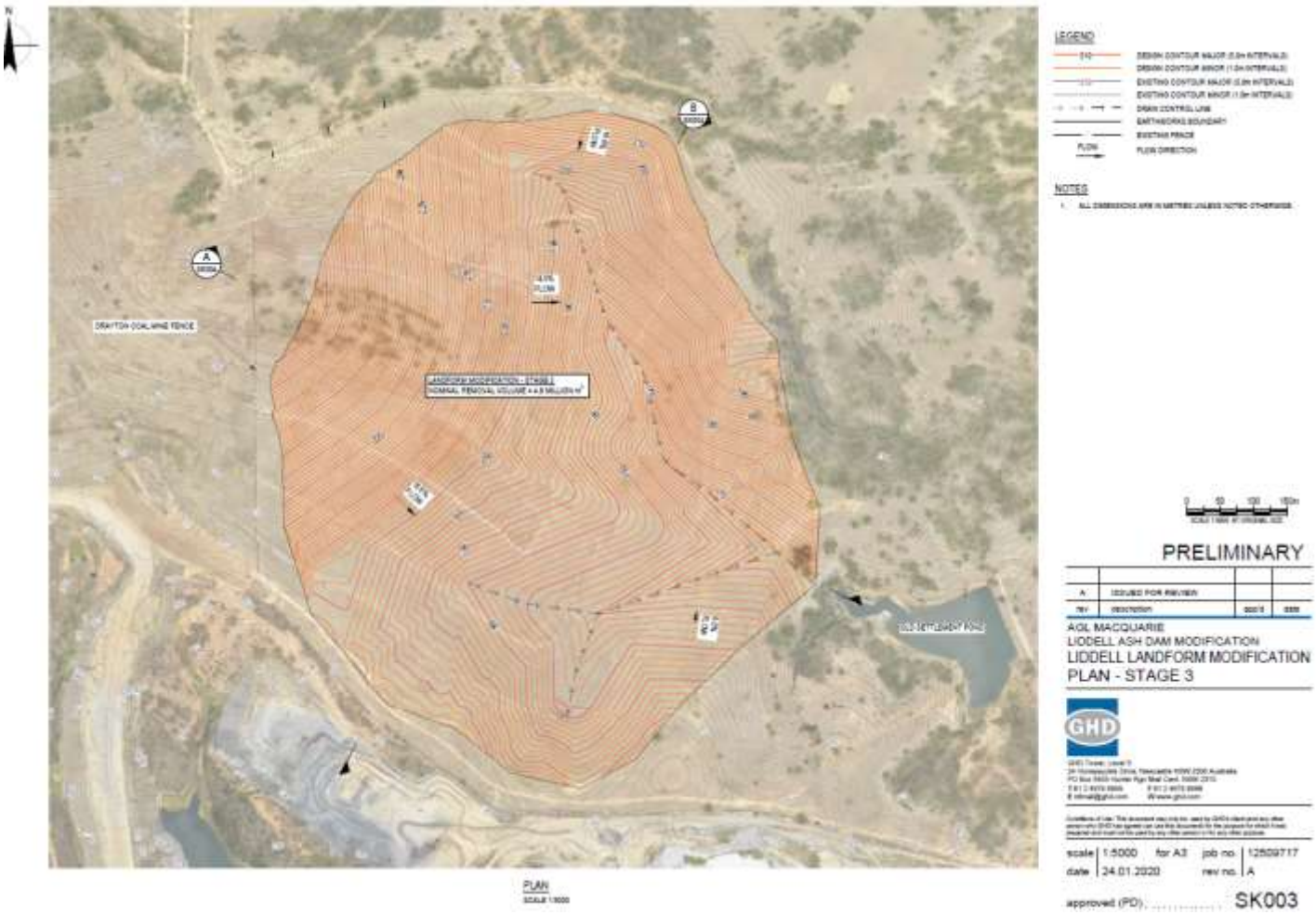
- The proposed modification was referred to:
  - NSW Environmental Protection Authority (EPA) provided a response indicating that they had no objection to the proposed modification and advising that a Licence Variation would need to be obtained from them in relation to the site's Environment Protection Licence. These requirements have been communicated to the applicant and have informed the recommended amended conditions of consent.
  - Dams Safety NSW provided a referral response which indicated that they had no objection to the proposed modification.

- Council Officers are satisfied that the proposed modification would be compatible with the relevant Section 4.15 heads of consideration.

- Condition 22 of the Notice of Determination requires a Closure Plan to be prepared and submitted to Council. The revision of the plan remains the subject of further discussions between Council and AGL.

Through the assessment of the development application Council Officers were advised that AGL is undertaking planning for closure/rehabilitation of the Power Station (known as the Liddell Project and which will be subject to a separate SSD application). The Liddell Project will seek approval to take a further 15 million cubic metres (m3) from the same emplacement as this modification. Subject to determination, the borrow proposed under the Liddell Project would increase the area of the Borrow Pit proposed under this modification application from 21 hectares (ha) up to 62 ha.

The concept landforms and section drawings associated with the proposed larger borrow are shown below. These are preliminary drawings and may change during the further refinement and assessment of the Liddell Project SSD application – the intention is to change the final landform to be a more naturalistic form than the current emplacement has been shaped to.



CONSULTATION

The proposed modification was notified in accordance with Council's Community Participation Plan between 10 February 2021 and 25 February 2021.

No public submissions were received by Council in relation to the proposed modification.

The proposal was reviewed and noted by the State Significant Development Committee on 31 May 2021.

OPTIONS

Council may:

A. Approve the proposed modification of DA 1/2011 subject to the recommended conditions of consent.

B. Approve the proposed modification of DA 1/2011 subject to amended conditions of consent.

C. Refuse the proposed modification of DA 1/2011 and nominate reasons for refusal.

LEGAL IMPLICATIONS

This matter relates to the determination of a Section 4.55(2) modification. Where the application is determined and the applicant is dissatisfied with that determination, they have an opportunity under the provisions of the *Environmental Planning and Assessment Act 1979* to appeal the determination at the Land and Environment Court.

CONCLUSION

Council Officers have completed an assessment of the proposed modification against the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979* and consider the proposed development to be in accordance with the relevant policy and legislation.

Council Officers recommend that Council approves the proposed amendment subject to the recommended conditions of consent contained in Attachment B.

MUSWELLBROOK SHIRE COUNCIL REPORT

SECTION 4.55 (2) ASSESSMENT REPORT

Attached:

REPORT TO THE GENERAL MANAGER

ADDRESS:	Part Lot 2 DP 774681 LOT 162 DP 752486, LOT 2 DP 1095515 Part Lot 19 DP 247944, New England Highway Muswellbrook, Savoy Parish County Durham
APPLICATION NO:	1/2011
PROPOSAL:	Pursuant to section 4.55(2) of the EP & A Act 1979, to modify a consent - liddell ash dam - additional borrow area
PLANS REF:	Drawings numbered , dated , drawn by , and received by Council on 18/01/2021
OWNER:	AGL Macquarie Pty Ltd
OWNER ADDRESS:	Private Mail Bag 2 New England Highway MUSWELLBROOK NSW 2333
APPLICANT:	AGL Macquarie Pty Ltd
ADDRESS:	Private Mail Bag 2 MUSWELLBROOK NSW 2333
AUTHOR:	Report of Mr H A McTaggart
DATE OF THIS ASSESSMENT:	16 May 2021
DATE OF REPORT TO COUNCIL:	31 October 2011
DATE LODGED:	14 January 2021

SUMMARY

SUBMISSIONS:	Nil
RECOMMENDATION:	Approval Subject to Conditions

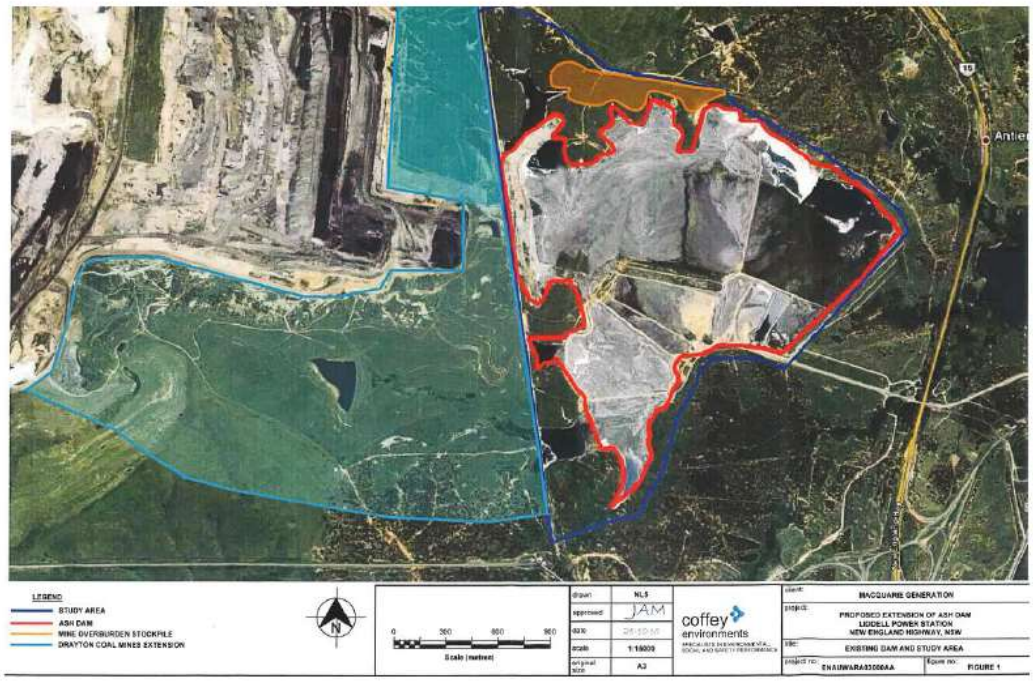
BACKGROUND

This Section 4.55(2) modification relates to a development application that resulted in an extension of the Liddell Power Station Ash Dam, which was approved by Council on 31 October 2011. A copy of the Notice of Determination issued for the approval of the original development has been attached for reference.

This 2011 approval permitted the use of mine overburden material to raise the height of the eastern dam wall and the extension of the western dam wall.

The approval permitted 2,084m^3 of mine overburden for use on the eastern wall and 2,018,000m^3 on the western wall.

The images below identify the extent of the dam wall and location of soil stockpiles approved for use by the initial approval for DA 2011/1.





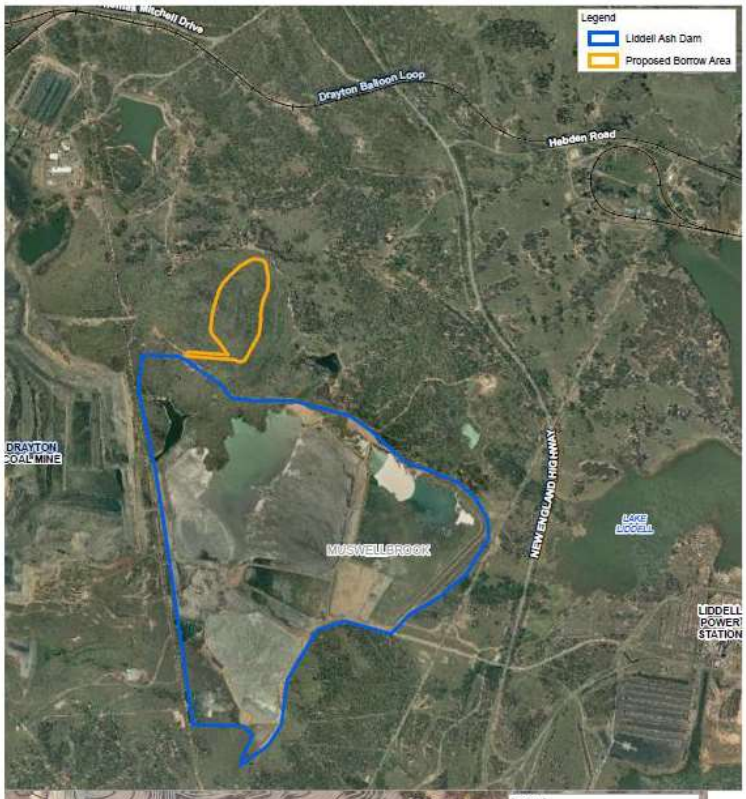
Both images have been taken from the SoEE for the initial development application.

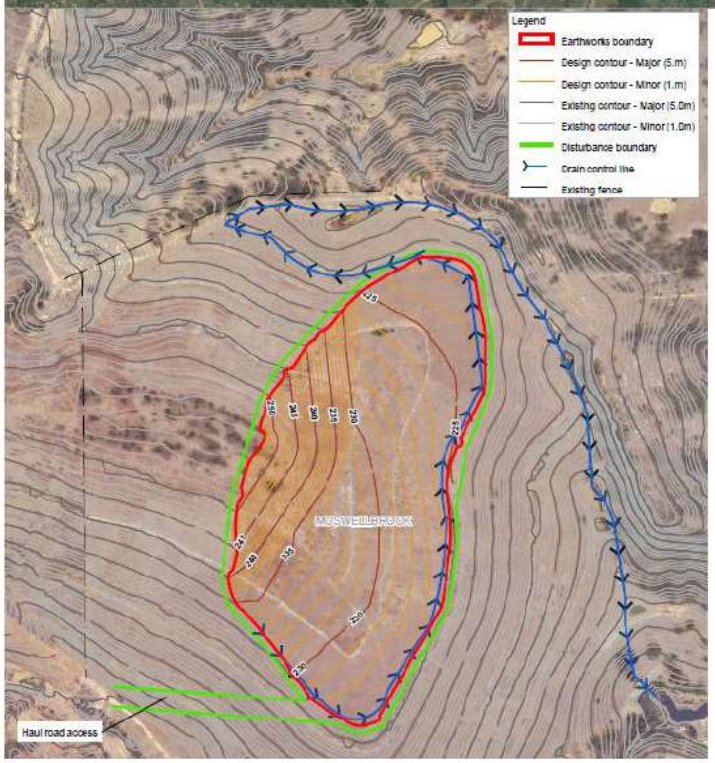
PRROPOSED MODIFICATION

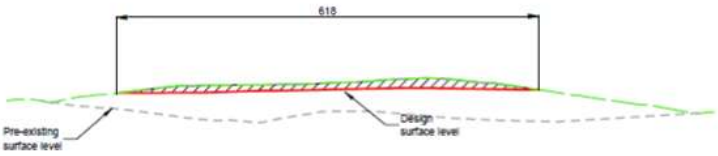
This Section 4.55(2) is seeking approval to obtain additional mine spoil material for used for the wall construction and capping of the Liddell Ash Dam. The Statement of Environmental Effects indicates that the stockpile of existing mine overburden material for use in the Dam construction and management is nearing exhaustion and not of a sufficient quantity to complete the wall construction and capping of the approved ash dam.

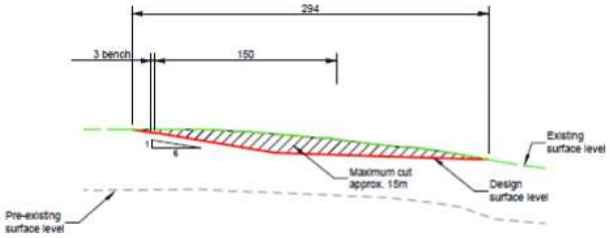
The applicant is seeking approval to win material from a new borrow pit. The proposed borrow pit area is located on a mine spoil dump used by the former Drayton Coal Mine that has been shaped into a terraced grassy mound.

The proposal seeks to extract 1.5 million m^3 of material from this area for use constructing walls and capping the approved Liddell Ash Dam. The images below identify the location of the proposed borrow pit in relation to the ash dam and provide details of the site contours and extraction profile.


Legend
Liddell Ash Dam
Proposed Borrow Area
Drayton Balloon Loop
Hebden Road
DRAYTON COAL MINE
MUSWELLBROOK
NEW ENGLAND HIGHWAY
LAKE LIDDELL
LIDDELL POWER STATION


Legend
Earthworks boundary
Design contour - Major (5.m)
Design contour - Minor (1.m)
Existing contour - Major (5.0m)
Existing contour - Minor (1.0m)
Disturbance boundary
Drain control line
Existing fence
MUSWELLBROOK
Haul road access





As part of the preparation of the development application the applicant undertook geotechnical investigates of the material to be extracted. The conclusions of the sample analysis and geotechnical report are that the material would be suitable for use in the ash dam wall construction and capping.

REFERRALS

Internal Referrals

Community Infrastructure

Council's Community Infrastructure Officers are satisfied that the proposal is unlikely to have any substantive impacts related to Council road, stormwater or waste collection/management assets.

External Referrals

NSW Environmental Protection Authority

Liddell and Bayswater Power Stations hold Environmental Protection Licenses for their operation from the NSW Environmental Protection Authority (EPA) under the *Protection of the Environment Operations Act 1997*.

Accordingly, the proposed development was referred to the NSW EPA to review the proposed modification against the existing license and advise Council of any requirements to consider when determining the application.

On the 17 February 2021 the NSW EPA provided a response to this referral which advised

The EPA does not object to the proposal to modify the consent.

The EPA notes that surface water runoff from the proposed additional borrow area will report to an existing settling pond. If the modification is approved, the applicant will need to apply to the EPA to vary Environment Protection Licence 2122 to include monitoring conditions for discharges from the settling pond. The Licence Variation Application should include the following supporting information:

- *An updated plan of the premises that clearly illustrates the location for monitoring discharges from the settling pond*
- *The classification of the soil "texture" group (i.e. Type C, D or F) of the primary soils in the additional borrow area in accordance with Managing Urban Stormwater: Soils and construction - Volume 1, 4th edition (the 'Blue Book', Landcom 2004)*
- *The area reporting to the settling pond*
- *The size of the settling pond*
- *Details of the settling pond's design capacity in accordance with the Blue Book.*

Dams Safety NSW

The proposed modification was referred to Dams Safety NSW to provide advice to Council to consider when assessing the development application. A response to this referral was received on the 25 February 2021 which advised that Dam Safety NSW had no objection to the proposed works provided that Dams Safety NSW is notified of any future modifications to declared dam (Liddell Ash Disposal Dam).

SUBMISSIONS

The proposed modification was notified and electronically advertised in accordance with Council' Community Participation Plan between the 10 February 2021 and the 25 February 2021. No submissions were received.

SECTION 4.55 CONSIDERATIONS

The application lodged with Council is a Section 4.55(2) modification application. When considering whether to grant consent to a Section 4.55(2) modification application a consent authority must take the following matters into consideration:

4.55 (2)(a) *whether it is satisfied that the development the consent as modified relates to is substantially the same development for which consent was originally granted.*

Planning comment:
Council Officers are satisfied that the modification relates to a development which is substantially the same as the development for which development consent was previously granted. In forming this view Council Officers have observed that:

- The existing approval endorses the use of mine spoil material from the Drayton coal mine for use on the construction and management of the Liddell Ash Dam.
- The proposed modification seeks approval for the use of additional mine spoil material and the establishment of a borrow pit for its extraction. The material is to be used on-site similar manner for the material previously approved for use.
- This application does not seek to alter the approved scale of the approved ash dam.

4.55(2)(b) *Comments from any approval body, public authority or the Minister where any such authority is required to be notified of the development application and provide approval or concurrence in relation to that application.*

Planning Comment:

The proposed development was notified to the NSW EPA and NSW Dam Safety Commission. Comments from these Government Agencies have informed the assessment of this development application.

4.55(2)(c) *Whether it has notified the development application in accordance with any requirements of the Regulations or a DCP.*

Planning Comment:
The proposal has been notified in accordance with the Muswellbrook Community Participation Plan, which establishes the notification requirements for developments in the Muswellbrook Local Government Area. No submissions were received from the public in relation to the proposed modification.

4.55(2)(d) *Matters raised by any submissions received through the notification of the development application.*

Planning Comment:
No submissions were received in relation to this modification application.

4.55(3) *General development assessment requirements referred to in Section 4.15 of the Environmental Planning and Assessment Act 1979 so far as they are relevant to the proposed modification.*

Planning Comment:
Section 4.15 of the Environmental Planning and Assessment Act 1979 prescribes matters for consideration when determining a development application. Council Officers have reviewed these matters in relation to the modified development.

Council Officers are satisfied that the changes to the proposed development put forward by this modification application would not compromise the development's compatibility with the relevant heads of consideration.

In reviewing the proposed development Council Officers have reviewed the relationship of the proposed borrow pit with the relevant heads of consideration and observed the following:

- A site survey was undertaken by a GHD Ecologist to review the borrow pit area and identify potential ecological impacts. This survey is included as Appendix C to the Statement of Environmental Effects. The site is used for grazing following its former at present. Although it was identified that the proposal would affect an area of approximately 0.7ha of narrow leaved ironbark – grey box – spotted gum shrub – grass woodland, the balance of the area (20.3ha) was identified to predominately comprise exotic vegetation. The report concluded that the proposal did not trigger any Biodiversity Off-set Scheme entry requirements of the Biodiversity Conservation Act 2016 and could proceed in accordance with this and other ecological legislation.

- The proposed borrow pit would not conflict with the requirements of a State Environmental Planning Policy.

- The land is zoned SP2 Infrastructure under the Muswellbrook Local Environmental Plan (MLEP) 2009. The proposed modification is permitted with consent as a

development ancillary to the special purpose of 'power station' referenced by the MLEP 2009 land use zone map.

- The proposed modification is compatible with the other requirements of the MLEP 2009 and Muswellbrook Development Control Plan (DCP) 2009.

- Likely environmental impacts associated with the borrow pit have been taken into consideration through the assessment of the application. Recommended conditions of consent have been put forward around:
  - the operation of the borrow pit and use of dust suppression. Similar conditions were imposed on the previous approved use of spoil material, however conditions have been updated or adjusted to relate to the borrow pit operation.
  - The preparation of a rehabilitation management plan and rehabilitation of the borrow pit area following the conclusion of its use.

- Condition 22. of the Notice of Determination requires a Closure Plan to be prepared and submitted to Council. A closure plan was submitted to Council per this condition. The Closure Plan is the subject of further discussions between Council and AGL.

- Through the assessment of the proposed modification Council Officers sought clarification regarding how the proposed modification and works would relate to potential future works and closure/rehabilitation strategies being considered by the applicant for the closure of the Liddell Power Station. In an RFI dated 22 March 2021 Council Officers requested the following additional information:
  - A general overview of rehabilitation strategies being considered by AGL for the entire Bayswater and Liddell sites including any wildlife corridors being examined and how this development/modification may relate to AGL's overall rehabilitation objectives.
  - Plans of any future intention to expand the borrow pit on the site. This should include some preliminary information about the location, size, final landform/rehabilitation remediation being considered for the expanded borrow pit proposal.
  - Provides a preliminary strategy for the rehabilitation of the borrow pit. This strategy should provide information regarding erosion management and site revegetation objectives for the site. Noting that the final landform installed may be altered by the SSD application a preliminary level of detail would be acceptable.

  The applicant provided a response to this request for additional information on the 12 May 2021. The response has been attached for Councillors information.

  The response indicates that the proponent is mindful of their responsibilities for the preparation of a comprehensive strategy for the demolition and decommissioning of the Liddell Power Station and related infrastructure and working toward that objective. The applicant has provided an overview of measures being considered and developed for the closure and rehabilitation for the part of the site which this application relates to. To ensure that appropriate plans are developed for the rehabilitation of the proposed borrow pit area, Council Officers have recommended a condition of consent regarding the preparation of a rehabilitation management plan for the Liddell and Bayswater site.

CONCLUSION

The section 4.55(2) modification has been assessed under the relevant provisions of Section 4.55 of the EP&A Act 1979 and the alterations to the approved development considered against the relevant considerations prescribed by Section 4.55 and 4.15 of the EP&A Act 1979.

As the application relates to Liddell Power Station determination is outside the authority delegated to Council Officers. Accordingly, Council Officers recommend the State Significant Development Assessment Committee recommend the application to Council for approval.

Recommended Conditions of Consent – Section 4.55(2) Modification DA 1/2011

Note: Schedule 1 has been included as a summary of the recommended modifications to previously endorsed conditions of consent.

Recommended modifications and new conditions of consent have been included in red for ease of reference – a black font with be used for all conditions of consent in the final Notice of Determination issued by Council.

Schedule 1
Summary of New and modified conditions

This Schedule includes a summary of the changes to the conditions of consent from those imposed on the original determination of this development application. This Schedule should not be relied on to identify the full details of the consent and is provided as a reference document only to assist a person reviewing or acting with this consent to identify changes from the consent previously issued by Council. The current conditions of consent are listed in full in Schedule 2.

The dot points below provide a brief summary of changes to the conditions of consent imposed by Council in its previous determination of this development application:

- Condition (2), amended to reference the documentation approved as part of this Section 4.55(2) modification
- Condition (8), amended to permit the use of mine spoil from approved borrow pit the updated approved plans lodged as part of this modification application.
- Condition (11), amended to include a requirement for a New Dust and Air Quality Management Plan.
- New condition (28), requiring the submission of a rehabilitation management plan for the borrow pit
- New condition (29), requiring compliance with the NSW Environmental Protection Authority requirements and the submission of a License Variation Application for the sites Environmental Protection Licence.
- New condition (30), requiring compliance with Dam Safety NSW requirement to be notified regarding any future proposed modifications to Liddell Ash Dam (a declared dam under the Dams Safety Regulation 2019).

Schedule 2
Development Consent Conditions

This Schedule sets out the conditions of consent for the development.

The conditions of consent are as follows:

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

1. The Proponent must implement all reasonable and feasible measures to prevent and/or minimise any material harm to the environment that may result from the construction, operation, or rehabilitation of the development.

TERMS OF CONSENT

2. The Proponent must carry out the development in accordance with the:

   a) Application;

   b) Site locality plan showing the proposed new embankment prepared by Coffey Environments and dated December 2010 (received by Council on 4 January 2011);

   c) Statement of Environmental Effects prepared by Coffey Environments and dated 18 July 2011 (received by Council August 2011);

   d) The Statement of Environmental Effects dated February 2021 accompanying the 18 January 2021 Section 4.55(2) modification application; and

   e) conditions of this consent.

3. If there is any inconsistency between the conditions of this consent and any of the documents set out in 2(a), 2(b), 2(c), or 2(d), the conditions of this consent prevail to the extent of that inconsistency.

4. Except where condition 3 applies, if there is any inconsistency between any of the documents set out in 2(a), 2(b), 2(c) or 2(d), the most recent document prevails to the extent of that inconsistency.

5. The Proponent must comply with any reasonable requirement/s of the Council arising from the Council's assessment of:

   a) any reports, strategies, plans, programs, reviews, audits or correspondence that are submitted by the Proponent in accordance with this consent; and

   b) the implementation of any actions or measures contained in any of the documents set out in condition 5(a).

6. The Proponent must reimburse Council for any reasonable expense incurred by Council in the assessment of the matters set out in condition 5.

LIMITS ON CONSENT

7. Ash emplacement for the Project may take place until 30 June 2032

8. The Proponent must not:

   a) emplace more than 1,600,000 tonnes of ash each year into the Ash Dam;

   b) Except as amended by the approved Section 4.55(2) modification emplace compacted mine overburden of more than 2,084,000 cubic metres in raising the height of the Eastern Wall Embankment;

   c) Raise the height of the Eastern Wall Embankment to an elevation which exceeds RL201m AHD;

   d) Except as amended by the approved Section 4.55(2) modification emplace compacted mine overburden of more than 2,018,000 cubic metres in extending the Western Wall Embankment.

9. The Proponent must not haul overburden or ash on any Council local road.

10. The Proponent must ensure that the dust emissions generated by the development do not exceed those predicated in the Statement of Environmental Effects.

DUST AND AIR QUALITY MANAGEMENT PLAN

11. The Proponent must prepare and implement a Dust and Air Quality Management Plan for the development to the satisfaction of Council. The Plan must:

   a) be submitted to the Council for approval by the end of March 2012.

   b) make provision for measures which ensure compliance by the Proponent with the relevant conditions of this consent and includes a real-time air quality management system that employs reactive and proactive mitigation measures.

   c) make provision for best practice air quality management, including all reasonable and feasible measures to minimise dust emission by the development.

   d) make provision for minimising visible off-site air pollution.

   e) make provision for minimising the area of the Ash Dam surface prone to dust generation.

   f) make provision for the regular assessment of real-time air quality monitoring and meteorological forecasting and the relocation, modification and/or cessation of operations on-site to ensure compliance with the relevant conditions of this consent.

   g) make provision for the co-ordination of air quality management on-site with the air quality management at nearby mining operations so as to minimise the cumulative air quality impact.

h) Include dust minimisation and management procedures for the operation of the approved borrow pit

i) Include dust management procedures including the operation of water karts along haul roads operated by the borrow pit.

An updated Dust and Air Quality Management Plan is to be submitted for the development to the satisfaction of Council within 6 months of the approval of the Section 4.55(2) of this application and prior to the extraction of any material from the approved borrow pit for use in the ash dam construction or management.

WATER MANAGEMENT PLAN

12. The Proponent must prepare and implement a Water Management Plan for the development to the satisfaction of the Council. This plan must:

a) be prepared in consultation with NOW and DECCW, and be submitted to the Council for approval by the end of March 2012; and

b) include:

(i) a Site Water Balance;
(ii) an Erosion and Sediment Control Plan;
(iii) a Surface Water Monitoring Program;
(iv) a Groundwater Monitoring Program; and
(v) a Surface and Ground Water Response Plan.

13. The Site Water Balance must include details of:

a) sources and security of water supply;

b) water use on site;

c) water management on site;

d) any off-site water transfers;

e) reporting procedures; and

f) investigate and implement all reasonable and feasible measures to minimise water use by the development.

14. The Erosion and Sediment Control Plan must:

a) be consistent with the requirements of *Managing Urban Stormwater: Soils and Construction, Volume 1, 4th Edition, 2004* (Landcom);

b) identify activities that could cause soil erosion, generate sediment or affect flooding;

c) describe measures to minimise soil erosion and the potential for the transport of sediment to downstream waters, and manage flood risk;

d) describe the location, function, and capacity of erosion and sediment control structures and flood management structures; and

e) describe what measures would be implemented to maintain the structures over time.

PROTECTION OF PUBLIC INFRASTRUCTURE

15. Unless the Proponent and the applicable authority agree otherwise, the Proponent must:

a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and

b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

For the purposes of this clause, "public infrastructure" does not include any infrastructure owned or operated by the Proponent.

OPERATION OF PLANT AND EQUIPMENT

16. The Proponent must ensure that all plant and equipment used on site is:

a) maintained in a proper and efficient condition; and

b) operated in a proper and efficient manner.

STAGED SUBMISSION OF PLANS

17. With the approval of the Council, the Proponent may submit any strategy, plan or program required by this consent on a progressive basis.

18. The Proponent must continue to implement any existing strategies, plans or programs that apply to the development on site until they are replaced by an equivalent strategy, plan or program approved under this consent.

DAM STRUCTURAL ADEQUACY

19. Prior to the emplacement of ash in the Dam:

a) a Construction Report – including an Engineer's certification as to adequacy, the specifications, Works as Executed Drawings and construction photographs must be submitted to Council and the Dam Safety Committee; and

b) An updated Dam Safety Emergency Plan must be prepared and a copy submitted to Council and the Dam Safety Committee.

VEGETATION MANAGEMENT PLAN

20. The Proponent must prepare a vegetation management plan to the satisfaction of Council by March 2013 which:

a) enhances the extent and composition of any threatened ecological community found on the site and, in particular, the Central Hunter Grey Box - Ironbark Woodland;

b) avoids the use of insecticides and herbicides within the subject site and, where possible, retains the integrity of the surrounding habitat for insectivorous bats and amphibian species; and

c) includes planting of salt tolerant species as part of the proposed saline discharge rehabilitation works.

REHABILITATION MANAGEMENT PLAN

21. The Proponent must prepare and implement a Rehabilitation Management Plan for the development to the satisfaction of Muswellbrook Shire Council. This plan must:

a) be prepared in consultation with the CCC;

b) be submitted to the Council for approval by the end of March 2012;

c) be prepared in accordance with any relevant DRE guideline and any applicable Council policy;

d) integrate, to the maximum extent practicable, with the other management plans required under this consent; and

e) address all aspects of rehabilitation of the Ash Dam – including progressive rehabilitation, station closure (to the extent relevant to rehabilitation of the Ash Dam), final landform including final land use assessment, rehabilitation objectives, domain objectives, completion criteria and rehabilitation monitoring, and include a life of station ash management strategy, including an environmental risk assessment demonstrating that the emplacements can be designed, managed and rehabilitated appropriately.

CLOSURE PLAN

22. The Proponent must prepare, to the satisfaction of Council, a Closure Plan by June 2020 which describes the steps which the Proponent proposes to take to mitigate the adverse socio-economic effects associated with the cessation of the use of the Ash Dam by making best use of the rehabilitated final land form the subject of this consent.

COMMUNITY CONTRIBUTION

23. The Proponent must make a contribution to Council pursuant to s94A of the Environmental Planning and Assessment Act.

GENERAL TERMS OF APPROVAL PURSUANT TO SECTION 91A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

NSW Office of Environment and Heritage

24. The Proponent must comply with the National Parks and Wildlife Act 1974 (NPW Act) as amended, prior to commencing any ground disturbance or development works which is the subject of the development application.

25. In the event that surface disturbance identifies a new Aboriginal site, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitable

qualified archaeologist and representatives of the local Aboriginal community must be contacted to determine the significance (cultural and scientific) of the object(s). The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) (managed by OEH). The proponent will consult with the Aboriginal community representatives, the archaeologist and OEH to development and implement management strategies for all objects/sites. Prior to recommencing works in that area, the proponent will ensure they have the necessary approvals.

26. If human remains are located in the event that surface disturbance occurs, all works must halt in the immediate area to prevent any further impacts to the remains. The NSW Police are to be contacted immediately. No action is to be undertaken unless the NSW Police provide written notification to the proponent stating otherwise. If the skeletal remains are identified as Aboriginal, the proponent must contact OEH's Enviroline on 131 555. NO works are to continue until OEH provided written notification to the proponent.

27. All reasonable efforts are to be made for the development to avoid impacting Aboriginal cultural heritage. If impacts are unavoidable, mitigation measures are to be negotiated with the local Aboriginal community and the required legislative approvals. All sites impacted must have an OEH Aboriginal Site Impact Recording (ASIR) form completed and submitted to OEH AHIMS unit within three (3) months of completion of the Aboriginal cultural heritage works.

BORROW PIT REHABILITATION

28. Within six (6) months of the determination of this Section 4.55 modification application a Rehabilitation Management Plan is to be developed to the satisfaction of Council for the borrow pit approved as part of the Section 4.55 Modification of this application. This plan must:

a) Relate to the rehabilitation and management of the borrow pit area.
b) Be prepared by a suitably qualified and experienced person.
c) Be prepared in accordance with industry best practice, Codes of Practice and Guidelines for the preparation of Rehabilitation Management Plans
d) Build upon the site rehabilitation and land use outcomes expressed for the approved development in the Statement of Environmental Effects and response to Council's request for additional information dated 12 May 2021 or put forward an alternate rehabilitation strategy agreeable to Council.
e) Identify any potential future land uses (where applicable) for the borrow pit area and advise how this part of the site would integrate (to the extent possible at the time the report is prepared) with other proposed, existing or new land uses across the Liddell and Bayswater site.
f) Describe the measures to be implemented to ensure that the land is rehabilitated to the standard required to support its future use
g) Include a weed management strategy to control the spread of weeds within the site, and particularly in relation to rehabilitated areas.
h) Include details where applicable regarding the relationship of the borrow pit area and rehabilitation management plan with the operational requirements of the Bayswater and Liddell Power Station and the closure and rehabilitation planning for this infrastructure.

The Rehabilitation Management Plan is to be reviewed every 3 years from the date of the previous management plan approval and provided to Council for approval, until the

time that all required rehabilitation measures are fully implemented to Council's satisfaction.

PUBLIC AUTHORITY REQUIREMENTS – BORROW PIT MODIFICATION

29. The applicant is to apply to the NSW Environmental Protection Authority for the variation of their Environmental Protection License (No.2122) in accordance with the requirements of the NSW Environmental Protection Authorities letter dated 17 February 2021. Any License Variation Application should include the following supporting information:
    - An updated plan of the premises that clearly illustrates the location for monitoring discharges from the settling pond.
    - The classification of the soil "texture" group (i.e. Type C, D or F) of the primary soils in the additional borrow area in accordance with *Managing Urban Stormwater: Soils and construction - Volume 1, 4th edition* (the 'Blue Book', Landcom 2004)
    - The area reporting to the settling pond
    - The size of the settling pond
    - Details of the settling pond's design capacity in accordance with the Blue Book.

    Details demonstrating compliance with NSW Environmental Protection Authority requirements and that the relevant license variation has been obtained should be provided to Council prior to the commencement of the operation of the borrow pit.

30. Liddell Ash Dam is a declared Dam under the Dams Safety Regulation 2019. In accordance with this Regulation the owner of a declared dam must notify Dams Safety NSW in writing before any significant change is made to the configuration of a declared dam.

    Accordingly, Dam Safety NSW should be notified regarding any future modifications to Liddell Ash Disposal Dam.

Ben Oliver
02 6549 3772
DA 1/2011

MUSWELLBROOK SHIRE COUNCIL

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION
Issued under the Environmental Planning and Assessment Act 1979 (Section 81)

DEVELOPMENT APPLICATION:	1/2011
APPLICANT NAME:	MACQUARIE GENERATION
APPLICANT ADDRESS:	34 GRIFFITHS ROAD LAMBTON 2299
LAND TO BE DEVELOPED:	PORTION 2 DP 774681 LOT 162 DP 752486, LOT 2 DP 1095515 PORTION 19 DP 247944 NEW ENGLAND HIGHWAY LIDDELL, NEW
PROPOSED DEVELOPMENT:	EXTENSION OF ASH DAM (LIDDELL POWER STATION)
DETERMINATION MADE ON:	31 October 2011
DETERMINATION:	Consent granted subject to conditions described below.
CONSENT TO OPERATE FROM:	31 October 2011
CONSENT TO LAPSE ON:	31 October 2016 if work has not commenced.

DETAILS OF CONDITIONS:

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

1. The Proponent must implement all reasonable and feasible measures to prevent and/or minimise any material harm to the environment that may result from the construction, operation, or rehabilitation of the development.

TERMS OF CONSENT

2. The Proponent must carry out the development in accordance with the:

   a) Application;

   b) Site locality plan showing the proposed new embankment prepared by Coffey Environments and dated December 2010 (received by Council on 4 January 2011);

   c) Statement of Environmental Effects prepared by Coffey Environments and dated 18 July 2011 (received by Council August 2011); and

   d) conditions of this consent.

3. If there is any inconsistency between the conditions of this consent and any of the documents set out in 2(a), 2(b) or 2(c), the conditions of this consent prevail to the extent of that inconsistency.

4. Except where condition 3 applies, if there is any inconsistency between any of the documents set out in 2(a), 2(b) or 2(c), the most recent document prevails to the extent of that inconsistency.

5. The Proponent must comply with any reasonable requirement/s of the Council arising from the Council's assessment of:

   a) any reports, strategies, plans, programs, reviews, audits or correspondence that are submitted by the Proponent in accordance with this consent; and

   b) the implementation of any actions or measures contained in any of the documents set out in condition 5(a).

6. The Proponent must reimburse Council for any reasonable expense incurred by Council in the assessment of the matters set out in condition 5.

LIMITS ON CONSENT

7. Ash emplacement for the Project may take place until 30 June 2032

8. The Proponent must not:

   a) emplace more than 1,600,000 tonnes of ash each year into the Ash Dam;

   b) emplace compacted mine overburden of more than 2,084,000 cubic metres in raising the height of the Eastern Wall Embankment;

   c) Raise the height of the Eastern Wall Embankment to an elevation which exceeds RL201m AHD;

d) Emplace compacted mine overburden of more than 2,018,000 cubic metres in extending the Western Wall Embankment.

9. The Proponent must not haul overburden or ash on any Council local road.

10. The Proponent must ensure that the dust emissions generated by the development do not exceed those predicated in the Statement of Environmental Effects.

DUST AND AIR QUALITY MANAGEMENT PLAN

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a) be submitted to the Council for approval by the end of March 2012.

b) make provision for measures which ensure compliance by the Proponent with the relevant conditions of this consent and includes a real-time air quality management system that employs reactive and proactive mitigation measures.

c) make provision for best practice air quality management, including all reasonable and feasible measures to minimise dust emission by the development.

d) make provision for minimising visible off-site air pollution.

e) make provision for minimising the area of the Ash Dam surface prone to dust generation.

f) make provision for the regular assessment of real-time air quality monitoring and meteorological forecasting and the relocation, modification and/or cessation of operations on-site to ensure compliance with the relevant conditions of this consent.

g) make provision for the co-ordination of air quality management on-site with the air quality management at nearby mining operations so as to minimise the cumulative air quality impact.

WATER MANAGEMENT PLAN

12. The Proponent must prepare and implement a Water Management Plan for the development to the satisfaction of the Council. This plan must:

a) be prepared in consultation with NOW and DECCW, and be submitted to the Council for approval by the end of March 2012; and

b) include:

(i) a Site Water Balance;
(ii) an Erosion and Sediment Control Plan;
(iii) a Surface Water Monitoring Program;

(iv) a Groundwater Monitoring Program; and
(v) a Surface and Ground Water Response Plan.

13. The Site Water Balance must include details of:

a) sources and security of water supply;

b) water use on site;

c) water management on site;

d) any off-site water transfers;

e) reporting procedures; and

f) investigate and implement all reasonable and feasible measures to minimise water use by the development.

14. The Erosion and Sediment Control Plan must:

a) be consistent with the requirements of *Managing Urban Stormwater: Soils and Construction,Volume 1, 4th Edition, 2004* (Landcom);

b) identify activities that could cause soil erosion, generate sediment or affect flooding;

c) describe measures to minimise soil erosion and the potential for the transport of sediment to downstream waters, and manage flood risk;

d) describe the location, function, and capacity of erosion and sediment control structures and flood management structures; and

e) describe what measures would be implemented to maintain the structures over time.

PROTECTION OF PUBLIC INFRASTRUCTURE

15. Unless the Proponent and the applicable authority agree otherwise, the Proponent must:

a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and

b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

For the purposes of this clause, "public infrastructure" does not include any infrastructure owned or operated by the Proponent.

OPERATION OF PLANT AND EQUIPMENT

16. The Proponent must ensure that all plant and equipment used on site is:

a) maintained in a proper and efficient condition; and

b) operated in a proper and efficient manner.

STAGED SUBMISSION OF PLANS

17. With the approval of the Council, the Proponent may submit any strategy, plan or program required by this consent on a progressive basis.

18. The Proponent must continue to implement any existing strategies, plans or programs that apply to the development on site until they are replaced by an equivalent strategy, plan or program approved under this consent.

DAM STRUCTURAL ADEQUACY

19. Prior to the emplacement of ash in the Dam:

a) a Construction Report – including an Engineer's certification as to adequacy, the specifications, Works as Executed Drawings and construction photographs must be submitted to Council and the Dam Safety Committee; and

b) An updated Dam Safety Emergency Plan must be prepared and a copy submitted to Council and the Dam Safety Committee.

VEGETATION MANAGEMENT PLAN

20. The Proponent must prepare a vegetation management plan to the satisfaction of Council by March 2013 which:

a) enhances the extent and composition of any threatened ecological community found on the site and, in particular, the Central Hunter Grey Box - Ironbark Woodland;

b) avoids the use of insecticides and herbicides within the subject site and, where possible, retains the integrity of the surrounding habitat for insectivorous bats and amphibian species; and

c) includes planting of salt tolerant species as part of the proposed saline discharge rehabilitation works.

REHABILITATION MANAGEMENT PLAN

21. The Proponent must prepare and implement a Rehabilitation Management Plan for the development to the satisfaction of Muswellbrook Shire Council. This plan must:

a) be prepared in consultation with the CCC;

b) be submitted to the Council for approval by the end of March 2012;

c) be prepared in accordance with any relevant DRE guideline and any applicable Council policy;

d) integrate, to the maximum extent practicable, with the other management plans required under this consent; and

e) address all aspects of rehabilitation of the Ash Dam – including progressive rehabilitation, station closure (to the extent relevant to rehabilitation of the Ash Dam), final landform including final land use assessment, rehabilitation objectives, domain objectives, completion criteria and rehabilitation monitoring, and include a life of station ash management strategy, including an environmental risk assessment demonstrating that the emplacements can be designed, managed and rehabilitated appropriately.

CLOSURE PLAN

22. The Proponent must prepare, to the satisfaction of Council, a Closure Plan by June 2020 which describes the steps which the Proponent proposes to take to mitigate the adverse socio-economic effects associated with the cessation of the use of the Ash Dam by making best use of the rehabilitated final land form the subject of this consent.

COMMUNITY CONTRIBUTION

23. The Proponent must make a contribution to Council pursuant to s94A of the Environmental Planning and Assessment Act.

GENERAL TERMS OF APPROVAL PURSUANT TO SECTION 91A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

NSW Office of Environment and Heritage

24. The Proponent must comply with the National Parks and Wildlife Act 1974 (NPW Act) as amended, prior to commencing any ground disturbance or development works which is the subject of the development application.

25. In the event that surface disturbance identifies a new Aboriginal site, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitable qualified archaeologist and representatives of the local Aboriginal community must be contacted to determine the significance (cultural and scientific) of the object(s). The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) (managed by OEH). The proponent will consult with the Aboriginal community representatives, the archaeologist and OEH to development and implement management strategies for all objects/sites. Prior to recommencing works in that area, the proponent will ensure they have the necessary approvals.

26. If human remains are located in the event that surface disturbance occurs, all works must halt in the immediate area to prevent any further impacts to the remains. The NSW Police are to be contacted immediately. No action is to be undertaken unless the NSW Police provide written notification to the proponent stating otherwise. If the skeletal remains are identified as

Aboriginal, the proponent must contact OEH's Enviroline on 131 555. NO works are to continue until OEH provided written notification to the proponent.

27. All reasonable efforts are to be made for the development to avoid impacting Aboriginal cultural heritage. If impacts are unavoidable, mitigation measures are to be negotiated with the local Aboriginal community and the required legislative approvals. All sites impacted must have an OEH Aboriginal Site Impact Recording (ASIR) form completed and submitted to OEH AHIMS unit within three (3) months of completion of the Aboriginal cultural heritage works.

RIGHT OF APPEAL:

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979 gives you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.

APPROVED AT EXTRAORDINARY COUNCIL MEETING HELD 31 OCTOBER 2011

BEN OLIVER
PLANNING SERVICES MANAGER

Date / /

10.2 S4.55 (2) DA 2020-22 INDUSTRIAL - HARDSTAND STORAGE PREMISE - 38-40 ENTERPRISE CRESCENT MUSWELLBROOK

Responsible Officer: **Derek Finnigan - Deputy General Manager**

Author: **Alisa Evans - Projects Planner**

Community Plan Issue: ***Diversify the economy, facilitate the development of intensive agricultur and other growth industries, make the Shire a more attractive place to invest and do business***

Community Plan Goal: ***Facilitate the diversification of the Shire's economy and support growth of existing industry and business enterprise.***

Community Plan Strategy: ***Apply strategic planning and development assessment planning advice to support Council's economic diversification goals.***

Attachments:

A. DA 2020-22 S4.55.2 Modification Assessment⇩

B. DA 2020-22 - Notice of Determination 22 September 2020⇩

C. DA 2020-22 - Stamped Approved Plans⇩

D. DA 2020-22 S 4.55 (2) - Applicant's submission supporting the modification of DA 2020-22⇩

Documents referred to in assessment not attached:

- **Local Environmental Plan 2009**
- **Development Control Plan 2009**

APPLICATION DETAILS

Applicant: **Willfab Superannuation Fund**

Owner: **Willfab Superannuation Fund**

Proposal: **S4.55 (2) Modification to Design for Industrial**

Location: **Lot 20 DP 1119843 38-40 Enterprise Crescent Muswellbrook**

Permissibility: **The proposed development is permissible as Storage Premise within the IN1 General Industrial**

Recommendation: **Refusal**

PURPOSE

This report has been prepared to inform Council in the determination of an application to modify a development application under Section 4.55(2) of the Environmental Planning and Assessment (EP&A) Act 1979.

The development application involves the construction of an Industrial Storage Premise at Lot 20 DP 1119843 38-40 Enterprise Crescent Muswellbrook.

The requested modification is being reported to Council for determination as the applicant is objecting to conditions regarding stormwater and erosion & sediment controls that were required by Council Officers.

RECOMMENDATION

Council refuses the request for section 4.55(2) modification of Development Application No. 2020/22 and supports the previous determination of the application included as Attachment B.

BACKGROUND

On the 22 September 2020 Council Officers approved a development application for a hard stand storage area at 38-40 Enterprise Crescent (Lot 20 DP 1119843). The determination of the application

was informed by referral comments from Council Community Infrastructure Engineers. These comments included requirements related to stormwater management, erosion and sediment controls.

Condition 5 of the Notice of Determination required the applicant to obtain an approval under Section 68 of the Local Government Act 1993 prior to the carrying out of any stormwater works on the site. Through the course of the development application assessment and prior to the Section 68 approval additional information requirements and improvements to the stormwater drainage design were required from the applicant. A Section 68 approval was issued by Council Engineers on the 22 September 2020.

In March 2021 the applicant advised Council Engineers that the works required by the Section 68 stormwater approval had been completed and requested an inspection of the works. The applicant provided correspondence from RHM Consulting Engineers that made the following observations:

- *The constructed gravel hardstand as noted in photograph 1.0 appeared flat and compacted with the pad falling in a southerly direction toward the detention basin.*

- *The concrete crossover and access ramp have been altered to reflect the revised hardstand levels. The concrete driveway extends to the boundary gates, as noted in photograph 2.0. the observed grades would suggest that heavy vehicle access from the subject lot onto Enterprise Crescent can occur.*

- *The on-site earth detention basin has been constructed with dimensions reflective of the documentation prepared….The outlet pit to the eastern end has been installed to the size as documented. The outlet pipe discharge from the basin to the existing kerb pit in Enterprise Crescent has been installed as documented.*

- *Vegetation works has commenced.*

These comments are best reviewed in context with the approved plans in Attachment C which show the basin, vehicle access and stormwater work required.

The premises and works were inspected by Council Engineers who identified a number of outstanding stormwater works and sent correspondence requiring their completion prior to the finalisation of the development.

It is understood that key works outstanding include:

- The sealed driveway crossover had only been partially constructed.

- A trench grate had not been provided.

- An earthen bund at the crest of the levelled hardstand area required to direct the flow of stormwater had not been constructed.

- The drainage pit within the detention basin had not been correctly constructed.

- An overflow outlet for the detention basin had not been constructed.

Meetings and discussions were held with the applicant and this application has been lodged requesting that Council reconsider the stormwater requirements imposed through the consent and accept the stormwater works completed to date as being acceptable for the development.

It remains the position of Council Engineers that the stormwater works required under the Section 68 approval have not been adequately completed and must be completed for the development to progress.

Accordingly, Council Officers recommend that this Section 4.55(2) modification is refused, and the previous determination of the consent is confirmed. Attached to assist Council in reviewing this matter are:

- A brief Section 4.55(2) assessment report.
- The Notice of Determination previously issued for the development.

- The approved plans for the development.
- The statement and documentation supplied by the applicant to support the modification of the application. This includes a statement from the applicant dated 7 June 2021 regarding the works, report from RHM consulting Engineers dated 19 March 2021 regarding their inspection of the works.

OPTIONS

Council may:

A. Amend the determination of DA 2020/22 in accordance with the request made by the applicant. This is not the recommended option as the works completed do not provide a satisfactory stormwater and erosion & sediment control outcome.

B. Resolve to determine the S4.55 (2) modification request subject to different conditions of consent.

C. Resolve not to change the current determination of DA 2020/22. This is the option recommended by staff as the applicant has not provide sufficient information to indicate that the works that have been completed provides as good a result as the approved plans.

LEGAL IMPLICATIONS

Where the Applicant is dissatisfied with the determination of the development application, they have an opportunity under the provisions of the Environmental Planning and Assessment Act 1979 to appeal that determination at the Land and Environment Court.

CONCLUSION

This Section 4.55 (2) Modification of DA 2020/22 has been reported to Council for determination. Council Officers do not consider the modification adequately addresses stormwater management and erosion and sediment controls and recommend refusal of the modification

SECTION 4.55 (2) ASSESSMENT REPORT

Attached:

REPORT TO THE GENERAL MANAGER

ADDRESS:	Lot: 20 DP 1119843, 38-40 Enterprise Crescent Muswellbrook
APPLICATION NO:	22/2020
PROPOSAL:	Pursuant to section 4.55(2) of the EP & A Act 1979, to modify a consent for s4.55(2) modification to finished levels and required stormwater
PLANS REF:	Drawings numbered , dated , drawn by , and received by Council on 12/06/2021
OWNER:	Willfab Pty Limited
OWNER ADDRESS:	Po Box 136 LAMBTON NSW 2299
APPLICANT:	Willfab Superannuation Fund
ADDRESS:	22 Cowlishaw Street REDHEAD NSW 2290
AUTHOR:	Report of Alisa Evans
DATE OF REPORT:	18 June 2021
DATE LODGED:	12 June 2021

SUMMARY

ISSUES:	Section 4.55(2) of the Environmental Planning and Assessment Act, 1979 to amended design to what was constructed instead of the approved plans for the DA.

RECOMMENDATION: Refusal

DESCRIPTION OF PROPOSAL

The proposal involves the modification of Development Application No. 22/2020 seeking approval to amended design of the approved works to match the actual works undertaken.

This involves:

- Reduction to the boundary earthmounds;
- No internal driveway layback; and
- Redesign of stormwater management and diversion paths.

RELEVANT HISTORY

The Development Application 2020-22 was approved under delegated authority on 22 September 2020 with

REFERRALS

Internal Referrals

The application was referred to Council's Community Infrastructure Section.

The advice from CI .

> Generally this development has not met a number of criteria for proper functionality, safety and impact to Council's assets. These are:
>
> - Construction of a driveway and connection to stormwater without either the permit or Council inspections taking place, no photos of constructed drainage
> - The stormwater basin has not been constructed as per drawings, missing, critically – a spill weir to control overflows, stormwater pit not in accordance with design plans for flow control (no orifice) and silt control functionality of the basin has not been constructed properly, increasing opportunity for sediment and pollutants to enter Council's stormwater system
> - Driveway construction only partially completed, with opportunity for sediment to be tracked onto the roadway and into Councils drains
> - Top of proposed driveway also missing trench drain into basin to control sediment entering roadway
> - Batters adjacent to driveway not constructed in accordance with design plans, and grade directly towards roadway and driveway without erosion controls
> - Grass protection to basin and disturbed areas not properly developed to manage erosion risks, spillway risks or maintained to ensure establishment (no watering)
> - No grass turf strip provided on disturbed footway area
> - Some areas of the site have been planted for landscaping into gravel materials instead of topsoil
> - Grass coverage of the site / plantings have been changed without prior consent or information to Council
> - Advice from consultant that the partial construction of site is generally in accordance with the design plans is inaccurate based on the above
>
> The development therefore fails to meet the requirements under *DCP 25 Stormwater Management* as well as associated legislation/policy requirements of the *Water Management Act 2000, Protection of the Environmental Operations Act 1997, The Hunter-Central Rivers Catchment Action Plan 2013-2023.*

More specifically, the development does not meet the following requirements from DCP 25:

DCP 25 - Stormwater Management

25.1.1 Aims
The aims of this section of the DCP are to:

- *Ensure stormwater is controlled in a way that minimises nuisances and damage to the adjoining properties*
- *Mitigate pollutants from entering waterways*

25.2.1 Applications
Objectives

a) To ensure that stormwater discharges do not cause poor environmental outcomes or nuisance to adjoining or neighbouring lands.

25.2.3 Flooding and Runoff Regimes
Objectives

a) To ensure that post development runoff reflects pre-development conditions
b) To ensure that development does not result in environmental damage within existing drainage courses and receiving waters

25.2.4 Overflow disposal
Where site discharge controls are used in accordance with this section, overflows will be discharged from those controls from time to time.
In any case, Council has a traditional role in ensuring that discharges are managed appropriately so that they do not cause excessive nuisance to others.

Objectives

a) To ensure that stormwater discharges do not cause excessive nuisance to adjoining or neighbouring lands

25.2.4 Pollutants
Objectives

a) To ensure that stormwater generated from development does not result in pollution of water courses or receiving waters

DCP 10 - Industrial Development

10.2 Environment
10.2.1 Drainage and Stormwater

Objectives:

a) To ensure adequate drainage facilities are provided within the site to collect and carry stormwater to external drainage systems.
b) To prevent the hazard of flooding and diversion or concentration of water onto adjoining properties or public areas.
c) To ensure that the public drainage systems can adequately accept additional runoff generated by developments.

Controls:

i) Storm water runoff from roofs and paved areas is to be collected on site and disposed of to the street drainage system, drainage easement, natural drainage course or infiltration trench or other means as determined by Council or in accordance with an engineering design.
ii) A concept site drainage plan and calculations for storm water drainage, wash down areas and any other trade waste prepared by an appropriately qualified and practising civil engineer shall be submitted with the Development Application for approval.
iii) Compliance with section 25 of this DCP.

10.2.2 Landscaping
Objectives

a) To improve the visual quality and general amenity of industrial developments through implementing effective low maintenance landscaping of industrial sites relative to the scale of buildings on the site.

Controls:

i) Landscaped area is to extend for the full frontage of the site (excluding driveway)
ii) The side and rear setback if visible from a public area

Council will require that the landscaping of the sites developed in accordance with this Plan be carried out and maintained for the life of the development.

The applicant may be required to lodge a cash bond or bank guarantee to Council to ensure the provision of effective landscaping and maintenance thereof. The amount will be determined at the development application stage.

CONSIDERATION

The proposal is required to be assessed having regard to the following matters.

Section 4.55(2) of the Environmental Planning and Assessment Act 1979 enables a consent authority to modify a development consent upon application being sought by the applicant or any person entitled to act on the consent, provided that the consent authority is satisfied as to certain matters.

Therefore, Council's assessment of the application to modify the subject development consent must consider the following issues:

Is the proposed development as modified substantially the same development approved by the Council originally?

The proposed modification is for the design of the proposal. The development is substantially the same as approved.

Whether the application required the concurrence of the relevant Minister, public authority or approval body in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval and any comments submitted by these bodies?

Concurrence is not required for the works.

Whether any submissions were made concerning the proposed modification?

No submissions were made in relation to the proposal.

Any relevant considerations under Section 4.15(1) of the Environmental Planning and Assessment Act 1979?

The proposed modification has been assessed against these provisions as follows:

the provisions of any environmental planning instrument that apply to the land?

The use is defined as storage premise and is permissible with the zone.

the provisions of any draft environmental planning instruments applying to the land?

Not applicable

the provisions of any development control plan applying to the land?

Muswellbrook Development Control Plan 2009 applies. The proposed modification fails to comply as detailed with Community and Infrastructure. The revised design is likely to cause impact to Councils stormwater management systems as well as providing no landscaping to stablise and address the amenity of the locality.

Is there any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4?

Not Applicable

Are there any regulations (to the extent that they prescribe matters for the purposes of this paragraph) that apply to the land to which the development application relates?

Not Applicable

What are the likely impacts of the modified development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality?

The modification design does not adequately address stormwater to protect Councils stormwater assests or road network. The proposed design is likely to be inadequate for conveying stormwater correctly and the removal of the internal driveway will lead

Is the site suitable for the development as modified?,

No the proposed changes are not adequate for the proposed use.

Is the modification in the public interest?

No, the works carried out are not adequate to protect Council's assets.

NSW Legislation
There is a number of applicable legislation that needs to be considered and referred to in the assessment of this application. The applicable legislation has been listed at the start of the report. The assessment has considered these pieces of legislation throughout the report in their relevant sections, however, the following legislation has not been discussed in detail elsewhere in the report.

Council Adopted and Draft Policies
The following policies have been adopted by Council and are required to be considered in the assessment of the application.

D7/1 Development Cost Estimating
D25/1 Rivers and Drainage Channel
S28/ Street Trading Policy
D6/1 Demolition Policy
C20/1 Contaminated Land Policy
S15/1 Building Over Existing Sewer Policy

The following polices are currently draft policies and are required to be considered in the assessment of the application.

Retaining wall

These issues must be addressed as relevant to the proposed modification in this section of the report.

ENVIRONMENTAL APPRAISAL	**CONSIDERED**
Statutory Controls	YES
Policy Controls	YES
Design in relation to existing building and natural environment	YES
Landscaping/Open Space Provision	YES
Traffic generation and Carparking provision	YES

ENVIRONMENTAL APPRAISAL	**CONSIDERED**
Loading and Servicing facilities	YES
Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.)	YES
Site Management Issues	YES
All relevant S4.15 considerations of Environmental Planning and Assessment (Amendment) Act 1979	YES
Section 89 LGA 93 including Clause 12 Consideration of Local Government (Approvals) Regulation 1993	YES

CONCLUSION

The proposed S 4.55(2) Modification is not compliant with the requirements of the relevant planning regulations and policies. It is not in the public interest to approve the modification.

RECOMMENDATION

That Council's, resolve to refuse the modification the consent dated 22 September 2020 in respect to a proposal to Industrial at Lot: 20 DP 1119843, 38-40 Enterprise Crescent Muswellbrook under the provisions of Section 4.55(2) of the Environmental Planning and Assessment Act only in so far as will provide for the following.

Disclosure of Political Donations and Gifts:

No disclosures of a political donations or gifts have been made in relation to this application.

SOCIAL IMPLICATIONS

The development as presented will not result in any specific social implications for Council.

FINANCIAL IMPLICATIONS

This development as presented has no direct financial impact upon Council's adopted budget or forward estimates.

POLICY IMPLICATIONS

The development as presented will not result in any specific policy implications for Council.

STATUTORY IMPLICATIONS

Statutory implications relating to assessment of the subject application have been addressed in the body of the report

LEGAL IMPLICATIONS

This matter has no specific legal implications for Council.

OPERATIONAL PLAN IMPLICATIONS

This matter has no specific Operational Plan implications for Council.

RISK MANAGEMENT IMPLICATIONS

This matter has no specific risk management implications for Council.

Enquiries
Please ask for Alisa Evans
Direct 020 6549 3770
Our reference DA 2020/22
Your reference

MUSWELLBROOK SHIRE COUNCIL

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION
Issued under the Environmental Planning and Assessment Act 1979 (Section 4.18)

DEVELOPMENT APPLICATION:	**2020/22**
APPLICANT NAME:	Mr G Ray
APPLICANT ADDRESS:	Cowlishan Street Redhead NSW 2290
LAND TO BE DEVELOPED:	LOT: 20 DP: 1119843 38-40 Enterprise Crescent MUSWELLBROOK
PROPOSED DEVELOPMENT:	Industrial - Hardstand Storage Premise

DETERMINATION MADE ON:	22 September 2020
DETERMINATION:	Consent granted subject to conditions described below.
CONSENT TO OPERATE FROM:	22 September 2020
CONSENT TO LAPSE ON:	22 September 2025 if work has not commenced in accordance with Section 4.53(4) of the Environmental Planning and Assessment Act 1979.

DETAILS OF CONDITIONS:

IDENTIFICATION OF APPROVED PLANS

1. **Development in Accordance with Plans**

The development being carried out in accordance with the development application and the drawings referenced below, and endorsed with Council's approval stamp, except where amended by the following conditions.

Drawing No.	Revision	Drawn by	Drawing Date	Received
19-027-C00	D	RHM Consulting Engineer	July 2020	5 August 2020
19-027-C01	A	RHM Consulting Engineer	December 2020	5 August 2020
19-27-C03 to C03.2	C	RHM Consulting Engineer	5 August 2020	5 August 2020
19-27-C04	A	RHM Consulting Engineer	10 January 2020	5 August 2020
19-027-C05	C	RHM Consulting Engineer	31 July 2020	5 August 2020
19-027-C06	D	RHM Consulting Engineer	5 August 2020	5 August 2020
19-027-C07	D	RHM Consulting Engineer	5 August 2020	5 August 2020
19-027-C08	D	RHM Consulting Engineer	5 August 2020	5 August 2020
19-027-C09	D	RHM Consulting Engineer	5 August 2020	5 August 2020
19-027-C10	B	RHM Consulting Engineer	4 February 2020	5 August 2020
19-027-C11	D	RHM Consulting Engineer	5 August 2020	5 August 2020
19-027-C13	C	RHM Consulting Engineer	5 August 2020	5 August 2020
19-027-C14	D	RHM Consulting Engineer	5 August 2020	5 August 2020
19-027-C15	B	RHM Consulting Engineer	5 August 2020	5 August 2020

2. **Approved Landscaping Plan**

Landscaping works on the site are to be undertaken in accordance with the landscaping plan endorsed with Council's approval stamp.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO COMMENCEMENT

3. **Sediment and Erosion Control**

All required erosion and sedimentation techniques are to be properly installed prior to the commencement of any site works and maintained in a functional and effective condition throughout the construction activities until the site is stabilised.

4. **Damage to Public Infrastructure**

The applicant shall bear the cost of all restoration works to Council property damaged during the course of this development. The applicant shall submit in writing and/or photographic record, of any existing damage to Council property before commencement of work.

Note: This documentation will be used to resolve any dispute over damage to infrastructure. If no documentation is received prior to commencement of work it will be assumed that the infrastructure was undamaged and the applicant will be required to restore all damaged infrastructure at their expense.

5. **Section 68 Local Government Act Approval**

Prior to the commencement of any works it shall be necessary for the applicant to obtain a Section 68 Local Government Act approval for all stormwater drainage works.

6. **Vehicle Entry**

Prior to commencing construction of the driveway/vehicle crossing/layback, within the road reserve, a permit for the work must be obtained from Council, under Section 138 of the Roads Act 1993.

CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

7. **Applicant's Cost of Work on Council Property**

The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

8. **Erosion and Sediment Control (Contaminated Land)**

Erosion and sediment control techniques are to be in accordance with Muswellbrook Shire Council guidelines on Erosion and Sediment Control. All remediation works shall be conducted in accordance with an erosion and sediment control plan that follows the brochure "Preparing an Erosion and Sediment Control Plan", published by the Department of Conservation and Land Management. The plan must be kept on-site and made available to Council officers on request (see also Council's leaflet "Erosion and Sediment Control for Urban Development").

Erosion and sediment control measures must be established prior to commencement of work. All erosion and sediment measures must be maintained in a functional condition throughout the remediation works.

Temporary stockpiles of contaminated materials must be kept in a secure area. Facilities must be installed for cleaning vehicles prior to leaving the site. Detailed designs for any pollution control system, including leachate collection and disposal, must be provided to the Council with notice of proposed work required under SEPP 55, Clause 16.

9. **Excavation/Demolition**

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

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

(c) Demolition work must be undertaken in accordance with the provisions of AS2601- Demolition of Structures.

(d) The builder is to ensure that persons working on the site comply with the WorkCover Authority's requirements.

10. **Erosion and Sediment Controls**

The approved Sediment & Erosion controls shall be reinstated daily prior to workers leaving the site where modified at any time. Any sediment that escapes from the allotment shall be cleaned, collected and disposed of to Council's waste management facility or the sediment shall be returned to the subject allotment on a daily basis.

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO FINAL COMPLETION

11. **Access Ramp to Lot 21 DP 1119843**

A shaker ramp/cattle grid is to be installed at the ramp to Lot 21 DP 1119843 to prevent gravel and sediments transferring from Lot 20 DP 1119843.

CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

12. **Loading Within Site**

All loading and unloading operations shall be carried out wholly within the confines of the site, at all times and within loading bays designated on the approved plans (turning circles).

13. **Landscaping and earth berm**

The landscaped and earth berm area of the development are to be maintained at all times in accordance with the approved plans.

14. **Vehicle Access and Egress**

All vehicles are to enter and exit the subject land in a forward direction. No goods are to be stored within the turning circles of vehicles ensuring the safe entry and exits of vehicles.

15. **Hazardous and Dangerous Goods**

No hazardous or dangerous goods are permitted to be stored on the site.

16. **Stormwater Detention Basin**

Stormwater detention basin should be maintained at all times to prevent discharge of pollutants into the Council's drainage system.

REASON FOR IMPOSITION OF CONDITIONS:

The reason for the imposition of the following conditions is to ensure, to Council's satisfaction, the objects of the *Environmental Planning and Assessment Act 1979* (as amended) are achieved:

(a) To encourage:

(i) The proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forest, minerals, water, cities, towns, and villages for the purpose of promoting the social and economic welfare of the community and a better environment;

(ii) The promotion and co-ordination of the orderly and economic use of development of land;

(iii) The protection, provision, and co-ordination of communication and utility services;

(iv) The provision of land for public purposes;

(v) The provision and co-ordination of community services and facilities;

(vi) The protection of the environment, including the protection and conservation of native animals and plants including threatened species, populations, and ecological communities and their habitats;

(vii) Ecologically Sustainable Development; and

(viii) The provision and maintenance of affordable housing.

(b) To promote the sharing of the responsibility for environmental planning between the different levels of government in the State.

(c) To provide increased opportunity for public involvement and participation in environmental planning and assessment.

ADVICE:

- Where indicated by specific reference in a condition above, approval is also granted for Section 68 of the Local Government Act 1993 to carry out sewer drainage, water supply work and stormwater drainage.

- You are advised that changes to the external configuration of the building, changes to the site layout, density and unit configuration or internal changes to the proposed building or any changes to the proposed operation of a use **MAY** require the submission of a modification under Section 96 of the Environmental Planning & Assessment Act, 1979. Any such changes may need to be the subject of a separate Development Application.
  Please bear this in mind before preparing documentation in support of a Construction Certificate application. Council staff would be pleased to assist in identifying such changes which may require the submission of a modification of a Development Application under Section 4.55 of the Environmental Planning & Assessment Act.

- This document is a development consent only, and does not authorise construction or subdivision works to commence. Prior to commencing any building, subdivision or associated construction works, the following provisions of the Environmental Planning and Assessment Act 1979 (the 'Act') are to be complied with:

(i) A Construction Certificate is to be obtained in accordance with Section 6.7 of the Act.
(ii) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 6.6(1) of the Act.
(iii) Council is to be notified at least two (2) days before the intention to commence building works, in accordance with Section 6.6(2) of the Act.

- The applicant may apply to the Council or an Accredited Certifier for the issuing of a Construction Certificate and to be the Principal Certifying Authority to monitor compliance with the approval and issue necessary documentary evidence or certificate/s.

- Failure to comply with any of the above requirements is an offence under the provisions of the Act, and may result in enforcement action being taken by Council if these requirements are not complied with.

RIGHT OF APPEAL:

Sections 8.2, 8.3, 8.4, 8.5 of the Environmental Planning and Assessment Act 1979 provide that the applicant may request the Council to review the determination. The request must be made in writing (or on the review application form) within six (6) months *after receipt of this Notice of Determination*, together with payment of the appropriate fees. It is recommended that the applicant discuss any request for a review of the determination with Council Officers before lodging such a request.

If you are dissatisfied with this decision, Section 8.7, 8.10 of the Environmental Planning and Assessment Act, 1979 give you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.

APPROVED UNDER DELEGATED AUTHORITY



Alisa Evans
Project Planner

Date: 22 September 2020

A1 SHEET

PROPOSED HARDSTAND AREA FOR WILLFAB SUPER FUND 38-40 ENTERPRISE CRESCENT MUSWELLBROOK, NSW 2333

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of
Council's Notice of Determination

DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS



LOCALITY PLAN
REFERENCE: SIXMAPS

PROPOSED HARDSTAND
TO SUBJECT LOT 20
DP: 1119843

DRAWING SCHEDULE:

DWG No	DRAWING TITLE	REV	DATE
19-027-C00	COVER SHEET, LOCALITY PLAN & INDEX SCHEDULE	D	05/08/20
19-027-C01	GENERAL NOTES SHEET 1 OF 1	A	10/01/20
19-027-C02	EXISTING SITE FEATURES	B	05/08/20
19-027-C03	SEDIMENTATION AND EROSION PLAN - STAGE 1.0 & 2.0 WORKS	C	05/08/20
19-027-C03.1	SEDIMENTATION AND EROSION PLAN - STAGE 3.0 - 4.0 WORKS	A	05/08/20
19-027-C03.2	SEDIMENTATION AND EROSION PLAN - STAGE 5.0 WORKS	A	05/08/20
19-027-C04	SEDIMENTATION AND EROSION CONTROL	A	10/01/20
19-027-C05	PROPOSED EARTHWORKS PLAN	C	05/08/20
19-027-C06	PROPOSED GRAVEL PLAN AND LEVELS	D	05/08/20
19-027-C06.1	HARDSTAND CROSS SECTIONS SHEET 1 OF 1	A	05/08/20
19-027-C06.2	HARDSTAND CROSS SECTIONS SHEET 1 OF 2	A	05/08/20
19-027-C07	PROPOSED HARDSTAND PLAN	D	05/08/20
19-027-C08	TYPICAL SECTIONS - SHEET 1	D	05/08/20
19-027-C08.1	TYPICAL SECTIONS - SHEET 2	A	05/08/20
19-027-C09	DRIVEWAY PLAN AND LONGSECTION	D	05/08/20
19-027-C10	TURNING TEMPLATE	B	04/02/20
19-027-C11	BASIN PLAN AND LONGSECTION	D	05/08/20
19-027-C12	BASIN CROSS SECTIONS SHEET 1 OF 1	C	05/08/20
19-027-C13	PIPE PLAN AND LONGSECTIONS	C	05/08/20
19-027-C14	PIPE DETAILS AND SECTIONS	D	05/08/20
19-027-C15	LANDSCAPE PLAN	B	05/08/20

REV	DESCRIPTION	DATE	BY
D	GENERAL AMENDMENTS	05/08/20	CH
C	GENERAL AMENDMENTS	16/06/20	CH
B	INCREASE HARDSTAND AREA	04/02/20	BC
A	ISSUED FOR APPROVAL.	10/01/20	CH

WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

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ABN 82 153 018 800

COVER SHEET, LOCALITY PLAN AND INDEX

Scale
Horizontal:

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	
Drawn	CH	Project Engineer/Director	05/08/20 Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C00	D

A1 SHEET

GENERAL

G1 IF IN DOUBT ASK.

G2 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS TO INCLUDE SURVEY & GEOTECHNICAL REPORTS AND SPECIFICATIONS AND SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

G3 MATERIAL & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT S.A.A. CODES AND RELEVANT AUTHORITIES.

G4 ALL DIMENSIONS AND REDUCED LEVELS MUST BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

G5 SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.

G6 UNLESS NOTED OTHERWISE ALL LEVELS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM. GRID LINES TO MGA. NOTE CORRECT FACTOR APPLY.

G7 SERVICE INFORMATION SHOWN IS BASED ON PLANS SUPPILED BY AUTHORITIES AND IS APPROXIMATE ONLY. PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND SERVICES AND COMPLY WITH ALL REQUIREMENTS OF THOSE AUTHORITIES.

G8 EXISTING SURFACE CONTOURS, WHERE SHOWN, ARE INTERPOLATED AND MAY NOT BE ACCURATE.

G9 PRIOR TO THE PLACEMENT OF ANY FILL, PAVEMENT OR BUILDING, THE EXPOSED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 100% STANDARD COMPACTION IN ACCORDANCE WITH TEST 'E1.1' OF A.S. 1289 FOR THE TOP 300MM. ANY SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH GRANULAR FILL TO THE ENGINEERS APPROVAL AND COMPACTED IN ACCORDANCE WITH THE COMPACTION REQUIREMENTS SET OUT BELOW.

G10 GRADE EVENLY BETWEEN FINISHED SURFACE SPOT LEVELS. FINISHED SURFACE CONTOURS ARE SHOWN FOR CLARITY. WHERE FINISHED SURFACE LEVELS ARE NOT SHOWN, THE SURFACE SHALL BE GRADED SMOOTHLY SO THAT IT WILL DRAIN AND MATCH ADJACENT SURFACES OR STRUCTURES.

G11 UNLESS NOTED OTHERWISE, ALL DOWNPIPES SHALL BE CONNECTED TO PITS OR MAIN STORMWATER DRAINS WITH UPVC PIPES OF THE FOLLOWING SIZES LAID AT A MINIMUM GRADE OF 1 IN 100:
A. 100 DIA. FOR DOMESTIC CONSTRUCTION.
B. 150 DIA. FOR COMMERCIAL / INDUSTRIAL CONSTRUCTION.
C. CONNECTION TO BE PRESSURISED.

G12 UNLESS NOTED OTHERWISE ALL MAIN STORMWATER DRAINS SHALL BE CONSTRUCTED USING ONE OF THE FOLLOWING TYPES OF PIPES WITH RUBBER RING JOINTS:
A. CLASS 2 RCP IN ACCORDANCE WITH A.S. 1342
B. UPVC IN ACCORDANCE WITH A.S. 1260
ANY OTHER TYPES OF PIPE MUST BE REFERRED TO COUNCIL FOR APPROVAL PRIOR TO USE. IF UPVC, OR OTHER PIPES ARE TO BE USED, APPROVAL MUST BE GIVEN BY THE ENGINEER FOR CLASS, BEDDING AND BACKFILL REQUIREMENTS.

G13 GENERALLY FOR TRENCHING WORKS THE CONTRACTOR MUST:
A. COMPLY WITH THE GENERAL PROVISIONS OF THE 'OCCUPATIONAL HEALTH SAFETY ACT 2000.
B. COMPLY WITH THE 'OCCUPATIONAL HEALTH & SAFETY CODE OF PRACTISE FOR SAFETY PRECAUTIONS IN TRENCHING OPERATIONS'.
C. FULFILL ALL WORK COVER REQUIREMENTS.

G14 ANY STRUCTURES, PAVEMENTS OR SURFACES DAMAGED, DIRTIED OR MADE UNSERVICABLE DUE TO CONSTRUCTION WORK SHALL BE REINSTATED TO THE SATISFACTION OF THE ENGINEER.

G15 AUSPEC SPECIFICATION TO APPLY

G16 MINIMUM BEARING PRESSURE TO SUBGRADE 100kPa

FILL TYPES

FT1 GENERAL FILL : WELL GRADED MATERIAL MAX PARTICLE SIZE 75MM
: PLASTIC INDEX LESS THAN OR EQUAL TO 55%
SELECT FILL : MAX PARTICLE SIZE 75MM
: PROPORTION PASSING 0.075 SIEVE 25% MAX
2% LESS THAN OR EQUAL TO PLASTIC INDEX
LESS THAN OR EQUAL TO 15%

FT2 TRENCHES OVER 1.5M DEEP SHALL ALWAYS BE CBR >30% SHORED. TRENCHES LESS THAN 1.5M DEEP SHALL BE SHORED IF UNSTABLE OR IF DEEMED NECESSARY BY RELEVANT AUTHORITY.

FT3 IF FILL PLACED ON SURFACE WHICH SLOPES MORE THAN 1.4 THEN THE NGL SHALL BE BENCHED

FT4 TOLERANCES: THE FINISHED SURFACE LEVELS SHALL HAVE THE FOLLOWING TOLERANCES:
- UNDER SLABS AND LOADBEARING ELEMENTS +0, -25MM
- OTHER GROUND SURFACES +10MM,-30MM PROVIDED THE AREA REMAINS FREE DRAINING AND MATCHES ADJACENT CONSTRUCTIONS

FT5 FILL SHALL BE PLACED IN LAYERS TO THICKNESS NOMINATED BY THE ENGINEER. EACH LAYER SHALL OBTAIN SPECIFIED COMPACTION BEFORE THE NEXT IS PLACED. DURING PLACEMENT OF FILL, THE SURFACE SHALL ALWAYS REMAIN FREE DRAINING

FT6 FILL AGAINST STRUCTURES SHALL BE PLACED AND COMPACTED SIMULTANEOULSY ON BOTH SIDES TO AVOID DIFFERENTIAL LOADING.

FT7 FILL SHALL NOT BE PLACED AGAINST CONCRETE FOR FOURTEEN DAYS AFTER CONCRETE PLACEMENT

FT8 FILL MOISTURE CONTENT SHALL BE BETWEEN 85-110% OF OPTIMUM MOISTURE

1. ALL EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
2. ALL EROSION CONTROL MEASURES MUST BE INSPECTED AFTER EACH RAINFALL EVENT. SILT SHALL BE REMOVED TO AN APPROVED LOCATION.
3. SEDIMENT FENCES, TRAPS & FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLANS PREPARED BY THE CONTRACTOR.
4. SEDIMENT FENCES, TRAPS & FILTERS SHALL BE MAINTAINED IN THE LOCATION SHOWN ON THE DRAWING UNTIL SUCH TIME THAT ALL WORK IS COMPLETED AND A SUITABLE GRASS COVER IS ESTABLISHED.

REINFORCED CONCRETE

RC1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

RC2 READYMIX CONCRETE SUPPLY SHALL COMPLY WITH AS 1379.

RC3 CONCRETE QUALITY - MINIMUM - REFER TO RELEVANT DRAWINGS.
ALL THE REQUIREMENTS OF THE ACSE CONCRETE SPECIFICATION DOCUMENT 1 (LATEST EDITION)SHALL APPLY TO THE FORMWORK, REINFORCEMENT AND CONCRETE UNLESS NOTED OTHERWISE.

ELEMENT	STRENGTH Grade(MPa)	SLUMP	MAX. AGG SIZE	CEMENT TYPE
FOUNDATION	32	80	20	Portland
PIERS	25	80	20	Portland

COMPRESSIVE STRENGTH
SAMPLE, TEST, AND ASSES TO AS 1379. ALL TESTING TO BE CONDUCTED BY A NATA REGISTERED LABORATORY.
THE MINIMUM FREQUENCY OF SAMPLING OF THE CONCRETE AT EACH STAGE SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

NO. OF BATCHES SUPPLIED TO THE PROJECT PER DAY	NO. OF SAMPLES TAKEN
1	1
2 to 5	2
6 to 10	3
11 to 20	4
For each additional 10 samples	1

A SAMPLE SHALL CONSIST OF FOUR CYLINDERS, TWO OF WHICH SHALL BE TESTED AT 28 DAYS ,ONE AT 7 DAYS AND ONE AT 4 DAYS. IF THE CONTRACTOR REQUIRES EARLY STREGTH RESULTS, ADDITIONAL CYLINDERS SHALL BE TAKEN IN THE SAMPLE AS REQUIRED AND AT THE COST OF THE CONTRACTOR.

OTHER QUALITY PARAMETERS
SAMPLE, TEST AND ASSES TO AS 1379 SECTION 5.
SLUMP: TEST NOT LESS THAN ONE SAMPLE FOR EACH BATCH BEFORE PLACING CONCRETE FROM THAT BATCH IN THE WORK. TAKE THE SAMPLES AT THE POINT OF DISCHARGE ON SITE.
DRYING SHRINKAGE: THE MAXIMUM TOTAL DRYING SHRINKAGE LIMIT FOR THE CONCRETE SHALL BE AN AVERAGE OF 0.070% AT 56 DAYS AND NO SINGLE RESULT SHALL EXCEED 0.075%. MEASUREMENT SHALL BE IN ACCORDANCE WITH AS1012 PART 13 AND BE CONDUCTED BY A NATA REGISTERED LABORATORY. REFER TO RELEVANT FLOOR DRAWINGS FOR SPECIFIC SHRINKAGE REQUIREMENT
REJECTION: REMOVE THE CONCRETE FROM THE SITE.

RC4 NO ADMIXTURES SHALL BE USED IN CONCRETE UNLESS APPROVED IN WRITING.

RC5 DEPTH OF BEAMS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESSES. SLABS AND BEAMS SHALL BE CAST TOGETHER UNLESS NOTED OTHERWISE.

RC6 CONCRETE SIZES DO NOT INCLUDE THICKNESSES OF APPLIED FINISHES.

RC7 NO HOLES, CHASES OR EMBEDMENTS OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT THE PROJECT ENGINEERS APPROVAL.

RC8 CONCRETE SHALL BE KEPT FREE OF SUPPORTING MASONRY WITH A PRE-GREASED GALVANISED STEEL SLIP JOINT, VERTICAL FACES SHALL BE SEPARATED BY 10MM JOINTEX (OR EQUAL).

RC9 CONSTRUCTION JOINTS SHALL BE LOCATED TO THE SATISFACTION OF THE PROJECT ENGINEER. THE BUILDER SHALL ALLOW FOR ALL NECESSARY CONSTRUCTION JOINTS.

RC10 SLABS WHERE NOTED ON PLANS. MAINTAIN SLAB AND BEAM DEPTHS AS SHOWN. PROVIDE 0MM PRECAMBER TO POST TENSIONED SLABS U.N.O. ON PLANS. 50MM COVER TO CONDUIT MINIMUM.

RC11 PROVIDE UPWARD CAMBER TO FORMWORK OF REINFORCED CONCRETE CANTILEVERS OF L/200 WHERE L IS THE PROJECTION BEYOND COLUMN OR WALL FACE, AND TO FORMWORK OF CONDUITS AND PIPES WHEN CAST IN SLABS OR WALLS ARE TO BE PLACED BETWEEN THE REINFORCEMENT LAYERS. WHERE THERE IS ONLY ONE LAYER OF REINFORCEMENT, PROVIDE

RC12 THE FINISHED CONCRETE SHALL BE A DENSE HOMOGENEOUS MASS, COMPLETELY FILLING THE FORMWORK THOROUGHLY EMBEDDING THE REINFORCEMENT AND FREE OF STONE POCKETS. ALL CONCRETE INCLUDING SLABS ON GROUND AND FOOTINGS SHALL BE COMPACTED WITH MECHANICAL VIBRATORS.

RC13 SLABS AND BEAMS SHALL BE CONSTRUCTED TO BEAR ONLY ON THE BEAMS, COLUMNS, WALLS ETC, SHOWN ON THE DRAWINGS. ALL OTHER BUILDING ELEMENTS SHALL BE KEPT 12MM MINIMUM CLEAR FROM SOFFITS OF STRUCTURE.

RC14 CURING OF ALL CONCRETE IS TO BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY WET FOR A PERIOD OF 3 DAYS, AND PREVENTION OF LOSS OF MOISTURE FOR A TOTAL OF 7 DAYS FOLLOWED BY A GRADUAL DRYING OUT. APPROVED SPRAYED ON CURING COMPOUNDS THAT COMPLY WITH AS 3799 MAY BE USED WHERE FLOOR FINISHES WILL NOT BE AFFECTED. (REFER MANUFACTURERS SPECIFICATION). POLYTHENE SHEETING OR WET HESSIAN MAY BE USED TO RETAIN MOISTURE WHERE PROTECTED FROM WIND AND TRAFFIC.

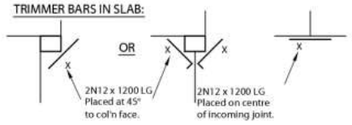
RC15 CONSTRUCTION SUPPORT PROPPING IS TO BE LEFT IN PLACE WHERE NEEDED TO AVOID OVERSTRESSING THE STRUCTURE DUE TO CONSTRUCTION LOADING. NO BRICKWORK OR PARTITION WALLS ARE TO BE CONSTRUCTED ON SUSPENDED LEVELS UNTIL ALL PROPPING IS REMOVED AND THE SLAB HAS ABSORBED ITS DEAD LOAD DEFLECTION.

1. NO EARTHWORKS SHALL BE CARRIED OUT DURING HIGH WINDS OR AS DIRECTED BY MID-COAST COUNCIL/ PROJECT MANAGER
2. DURING EARTHWORKS THE CONTRACTOR SHALL HAVE A WATER CART OR SIMILAR APPROVED ON SITE AND MUST PROGRESSIVELY WATER DOWN EXCAVATION AND FILL AREAS TO MINIMISE DUST.
3. ALL VEHICLE TRAVEL PATHS AND ROADS SHALL BE REGULARLY WATERED TO MINIMISE DUST AND DIRT ON ROAD SURFACES.

SLABS ON GRADE

SOG1 ALL RE-ENTRANT CORNERS AT PENETRATIONS FOR SUMPS, PITS, COLUMN BLOCKOUTS AND THE LIKE, TO HAVE N12 TRIMMER BARS PLACED AT 45 DEGREES TO CORNER OR IN EACH DIRECTION AT CORNERS UNLESS NOTED IN A DIFFERENT ARRANGEMENT ON PLAN.

TRIMMER BARS IN SLAB:



TRIMMER BARS TO BE TIED TO U/S OF SLAB MESH.

PROVIDE SUB-FLOOR DRAINAGE TO HYDRAULIC ENGINEERS DETAILS.

PRIOR TO PLACEMENT OF SLAB, SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD COMPACTION IN ACCORDANCE WITH TEST 'E1.1' OF AS 1289 FOR THE TOP 300MM. ANY SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH SITE WON MATERIAL TO THE ENGINEERS APPROVAL.

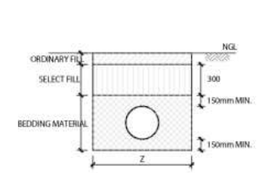
SOG2 ENSURE SLABS ARE CURED AS PER NOTE RC14.

SOG3 SAWJOINTS TO BE INSTALLED AS SHOWN WITHIN 12 HOURS OF POURING.

EARTHWORK NOTES

1. IF IN DOUBT, THEN ASK.
2. ALL WORKS IN ACCORDANCE TO AS 3798-2007 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS'.
3. MIN COMPACTION TO ALL FILLED AREAS TO BE 98% STD UNLESS NOTED OTHERWISE COMPACTION UNDER BUILDING PLATFORM TO BE 100% STD.
4. ALL CUT MATERIAL TO BE LAID IN ROW ON THE SITE FOR DRYING. THIS MATERIAL SHOULD BE INSPECTED AND ASSESSED BY THE GEOTECHNICAL ENGINEER TO DETERMINE IF THE MATERIAL IS SUITABLE FOR FILLING RE-LAID IN ACCORDANCE WITH AS 3798'
5. THE CONTRACTOR MUST ENSURE ADEQUATE TEMPORARY DRAINAGE DURING THE WORKS TO MINIMISE THE IMPACT OF WET WEATHER. SUCH METHODS AS THE INSTALLATION OF SUMP PITS, CROSS FALLS AND SEALING (COMPACTION) OF EXPOSED SURFACE FALLS PART OF THE EARTHWORKS CONTRACTOR RESPONSIBILITIES.
6. SEDIMENTATION AND EROSION CONTROL MUST BE PUT IN PLACE PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT THE WORKS.
7. ADOPTED BOXOUT DEPTHS ARE TABULATED BELOW.
8. FREQUENCY OF COMPACTION TESTING IN ACCORDANCE WITH AS 3798 TABLE & ASSOCIATED SPECIFICATION.
9. FINISHED SUB-GRADE SHOULD BE INSPECTED AND PROOF ROLLED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER WITH ALL SIGNIFICANT DEFLECTION TO BE OVER EXCAVATED AND REPLACED WITH SUITABLE FILL TO A MINIMUM DEPTH OF 300MM. REPLACE WITH CLEAN FILL GREATER THAN CBR-25% AND COMPACT TO 98% STD.
10. FINAL BATTER TO BE NO STEEPER THAN 4 IN 1 (HORIZONTAL TO VERTICAL)

SUPPORT FOR PLASTIC & PVC PIPES

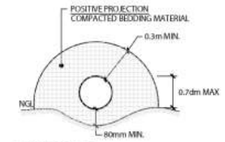


Z = dm + 0.2m OR 2dm WHICHEVER IS SMALLER
d = PIPE DIAMETER

- CONSTRUCTION TO BE IN ACCORDANCE WITH AS 2566.

DENSITY OF FILL MATERIAL	kg/m
SATURATED CLAY	2100
NORMAL CLAY	1900
SANDY CLAY	1800
CLAYEY SAND	1600
LOOSE GRANULAR MATERIAL	1500

- COMPACTION SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 150mm. FOR PIPES WITH DIAMETER < 250mm LAYER THICKNESS SHALL NOT EXCEED 80mm.



MINIMUM COVER

SITUATION	MIN DEPTH (METRES)
NOT SUBJECT TO VEHICLE LOADS	0.3
SUBJECT TO VEHICLE LOADS - NOT IN ROADWAYS	0.45
- IN SEALED ROADS	0.65
- UNDER UNSEALED ROADS	0.75
PIPES IN EMBANKMENT CONDITIONS OR SUBJECT TO CONSTRUCTION LOADS	0.75

SPECIFY BEDDING MATERIAL REFER TO CONCRETE PIPE NOTES.

COMPACTION

COHESIONLESS	60%*
COHESIVE	90%**

* DENSITY INDEX DETERMINED IN ACCORDANCE WITH AS 1289 E6.1
** DRY DENSITY RATIO DETERMINED IN ACCORDANCE WITH AS 1289 E4.1

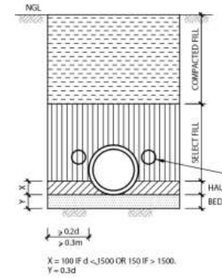
GRADING SPECIFICATION OF PIPE BACKFILL

BED & HAUNCH		SELECT	
SIEVE	WT PASSING %	SIEVE	WT PASSING %
19	100	19	100
2.36	100-50	9.50	100-50
0.60	90-20	2.36	100-30
0.30	60-10	0.60	50-15
0.15	25-0	0.075	25-0
0.075	10-0		

SUPPORT FOR CONCRETE PIPES

GRADING SPECIFICATION OF PIPE BACKFILL

BED & HAUNCH		SELECT	
SIEVE	WT PASSING %	SIEVE	WT PASSING %
19	100	19	100
2.36	100-50	9.50	100-50
0.60	90-20	2.36	100-30
0.30	60-10	0.60	50-15
0.15	25-0	0.075	25-0
0.075	10-0		



ZONE	COMPACTION
BED & HAUNCH	60%*
SIDE	COHESIONLESS 60%
	COHESIVE 90%

* DENSITY INDEX DETERMINED IN ACCORDANCE WITH AS 1289 E6.1
** DRY DENSITY RATIO DETERMINED IN ACCORDANCE WITH AS 1289 E4.1

X = 100 IF d <_1500 OR 150 IF > 1500.
Y = 0.3d

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination

DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS

REV	DESCRIPTION	DATE	BY
A	ISSUED FOR APPROVAL.	10/01/20	CH

WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

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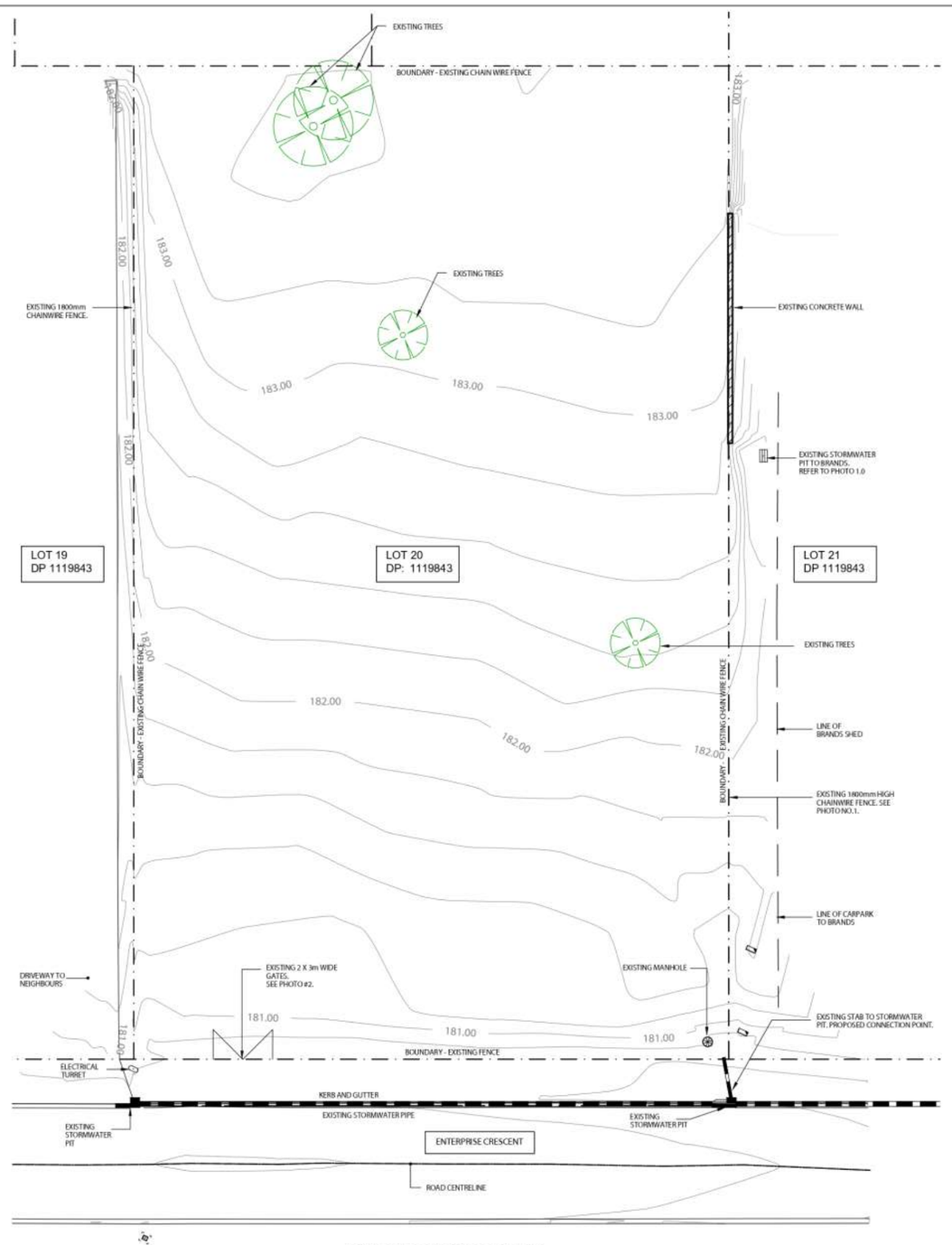
GENERAL NOTES SHEET
1 OF 1

Scale
Horizontal:

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	
Drawn	CH	Project Engineer/Director	10/01/20 Date
Datum	NIL	Drawing No:	Rev
Date	DEC 19	19-027-C01	A

A1 SHEET



EXISTING SITE FEATURES

SCALE 1:250 (A1)

NOTE: NO VEHICULAR CROSSOVER TO LOT



PHOTO 1.0 - Boundary Fence East and Stormwater Drainage to Brands



PHOTO 2.0 - Boundary Fence West and Front Gate

REV	DESCRIPTION	DATE	BY
B	GENERAL AMENDMENTS	05/08/20	CH
A	ISSUED FOR APPROVAL.	10/01/20	JP

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EXISTING SITE FEATURES

Scale
Horizontal:
0 2.5 5 7.5 10 12.5
SCALE 1:250 (A1)

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	05/08/20
Drawn	CH	Project Engineer/Director	Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C02	B

A1 SHEET

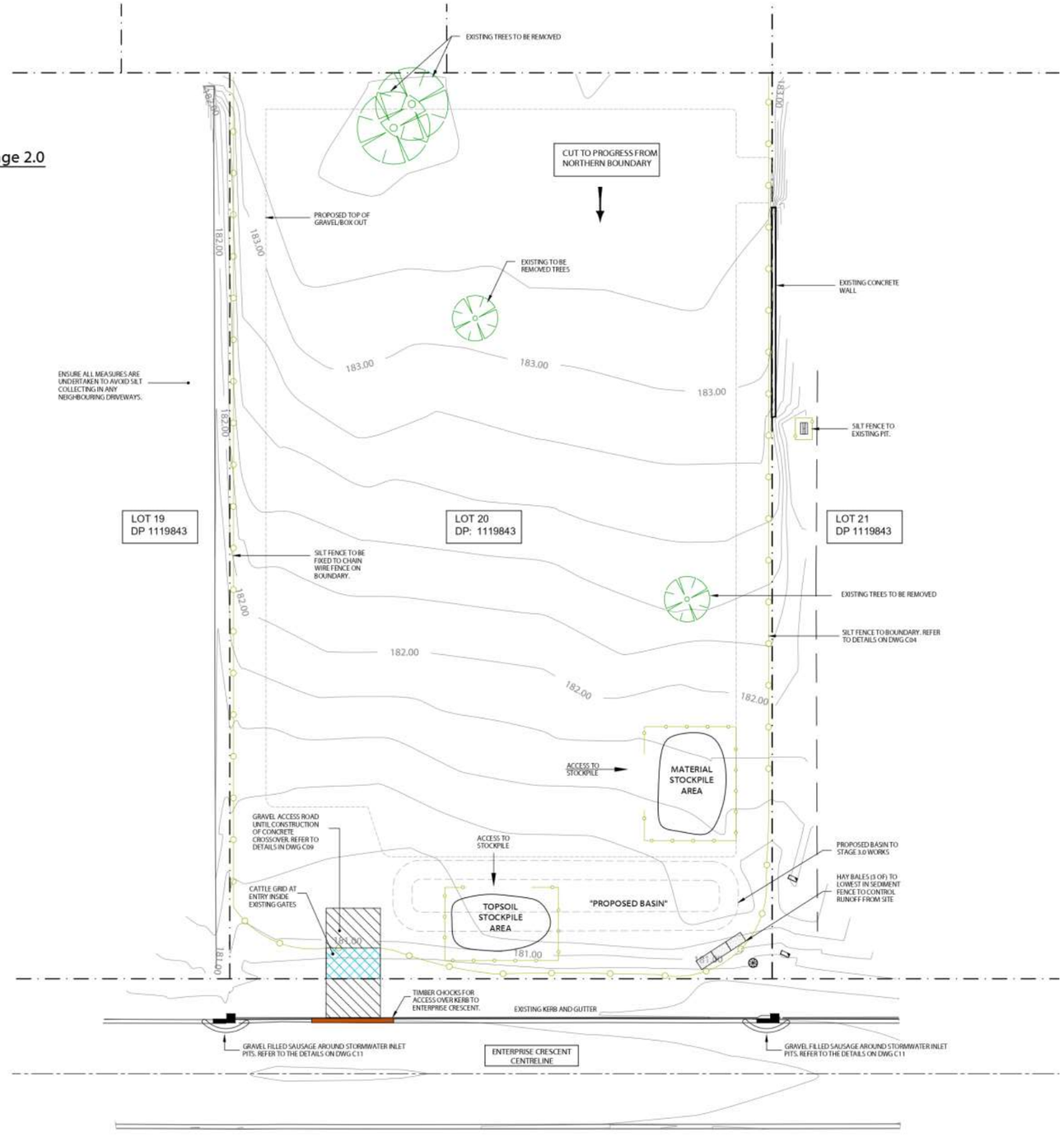
CONSTRUCTION PHASE - Stage 1.0 to Stage 2.0

SUGGESTED CONSTRUCTION PHASE TO INCLUDE

STAGE 1.0
a. CONSTRUCT TEMPORARY CROSSOVER WITH TIMBER BOARDS, KERB AT EXISTING ENTRY.
b. INSTALL TEMPORARY GRAVEL DRIVEWAY.
c. INSTALL CATTLE GRID AT ENTRY.
d. INSTALL SEDIMENTATION AND EROSION CONTROLS AS PER DRAWING.

STAGE 2.0
a. REMOVE TREES
b. CUT TOPSOIL TO STOCKPILE AS SHOWN ON C03.
c. CUT SITE TO FILL COMPACT IN 150mm LAYERS TO DETAILS. CUT TO COMMENCE AT NORTHERN END OF THE LOT.

MAINTAIN EXISTING 2x3m GATE AT CURRENT LOCATION UNTIL DRIVEWAY IS COMPLETED



LEGEND:

- DENOTES SILT FENCE. REFER TO DETAILS.
- DENOTES GRAVEL FILLED SOCKETS TO STORMWATER INLET PITS WITHIN ENTERPRISE CRESCENT.
- DENOTES TREES TO BE REMOVED

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
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DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS

REV	DESCRIPTION	DATE	BY
C	GENERAL AMENDMENTS	05/08/20	CH
B	INCREASED HARDSTAND AREA	04/02/20	BC
A	ISSUED FOR APPROVAL.	10/01/20	JP

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SEDIMENTATION AND EROSION PLAN
STAGE 1.0 - 2.0 WORKS

Scale
Horizontal:
0 2.5 5 7.5 10 12.5
SCALE 1:250 (A1)

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	05/08/20
Drawn	JP	Project Engineer/Director	Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C03	C

A1 SHEET

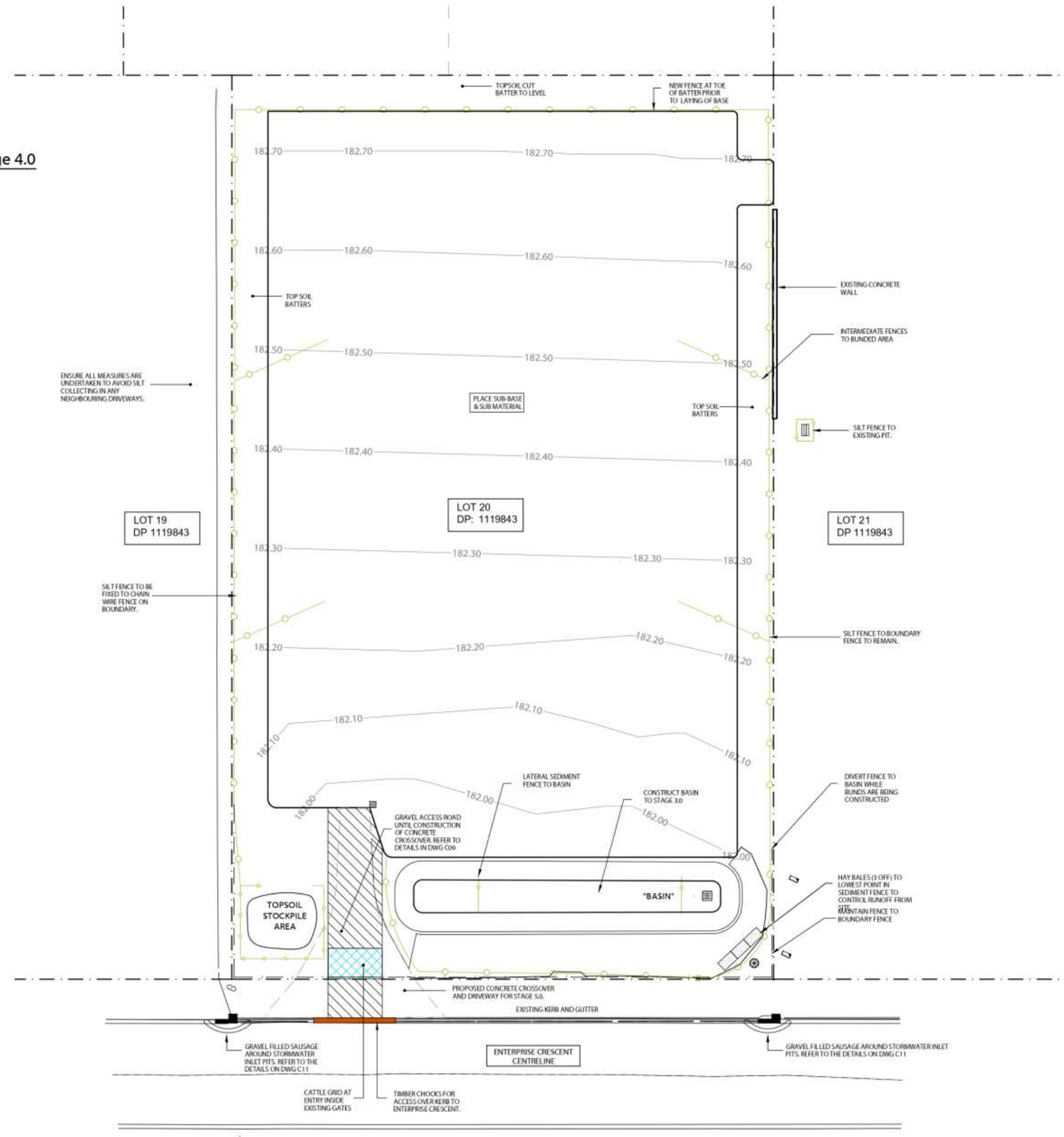
CONSTRUCTION PHASE - Stage 3.0 to Stage 4.0

SUGGESTED CONSTRUCTION PHASE TO INCLUDE

STAGE 3.0
a. REMOVE TOP SOIL FROM STOCKPILE AND PLACE ON BATTERS
b. RELOCATE TOP SOIL STOCKPILE AS SHOWN
c. LAY Ø225 OUTLET PIPE AND PIT AT BASIN
d. LAY Ø150 OUT PIPE, PIT AND TRENCH GRATE ACCESS DRIVEWAY.
e. CONSTRUCT DETENTION BASIN WITH SURPLUS CUT

STAGE 4.0
a. PLACE AND LAY SUB BASE AND BASE MATERIAL
b. INSTALL DRAINAGE PITS
c. CREATE BUNDS TO PERIMETER
d. REINSTATE SEDIMENTATION FENCES TO BASIN AS SHOWN

MAINTAIN EXISTING 2x3m GATE AT CURRENT LOCATION UNTIL DRIVEWAY IS COMPLETED



LEGEND:

: DENOTES SILT FENCE. REFER TO DETAILS.

: DENOTES GRAVEL FILLED SOCKETS TO STORMWATER INLET PITS WITHIN ENTERPRISE CRESCENT.

: CATTLE GRID

: TEMPORARY GRAVEL ACCESS FRIVEWAY

MUSWELLBROOK SHIRE COUNCIL
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SEDIMENTATION AND EROSION PLAN
STAGE 3.0 - 4.0 WORKS

Scale
Horizontal:
0 2.5 5 7.5 10 12.5
SCALE 1:250 (A1)

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	05/08/20
Drawn	CH	Project Engineer/Director	Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C03.1	A

A1 SHEET

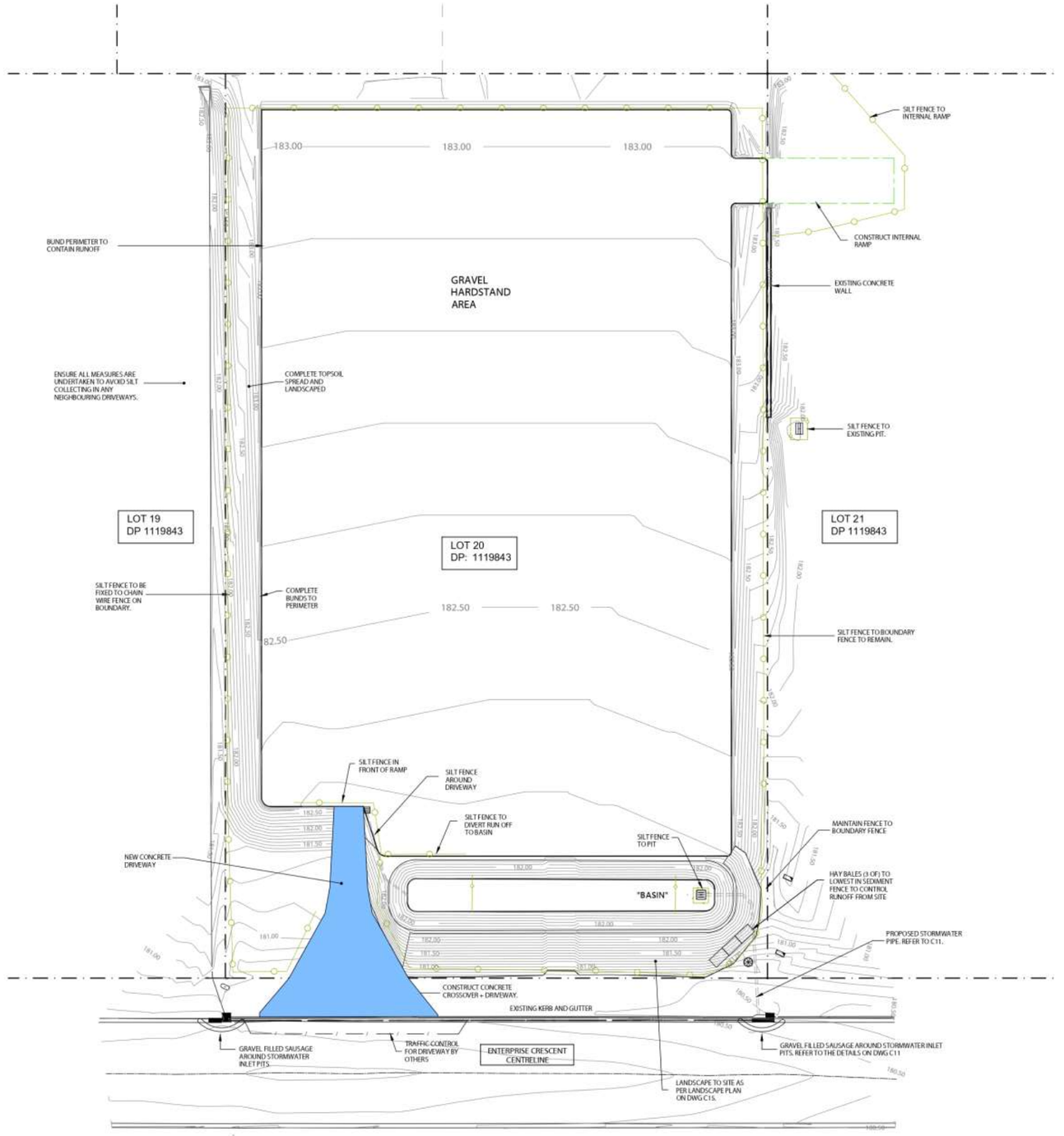
CONSTRUCTION PHASE - Stage 5.0

SUGGESTED CONSTRUCTION PHASE TO INCLUDE

STAGE 5.0
a. CONSTRUCT CONCRETE DRIVEWAY
b. CONSTRUCT CONCRETE CROSSOVER
c. SPREAD TOP SOIL TO DETENTION BATTERS
d. UNDERTAKE LANDSCAPING
e. CONSTRUCT INTERNAL RAMP

NOTE:

1. SEDIMENT FENCE TO REMAIN UNTIL LANDSCAPE IS ESTABLISHED



LEGEND:

: DENOTES SILT FENCE. REFER TO DETAILS.

: DENOTES GRAVEL FILLED SOCKETS TO STORMWATER INLET PITS WITHIN ENTERPRISE CRESCENT.

: DENOTES NEW DRIVEWAY SLAB

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SEDIMENTATION AND EROSION PLAN
STAGE 5.0 WORKS

Scale
Horizontal:
0 2.5 5 7.5 10 12.5
SCALE 1:250 (A1)

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	05/08/20
Drawn	CH	Project Engineer/Director	Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C03.2	A

A1 SHEET

GENERAL INSTRUCTIONS

1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.

2. THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.

3. ALL BUILDERS AND SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.

CONSTRUCTION SEQUENCE

4. THE SOIL EROSION POTENTIAL ON THIS SITE IS TO BE MINIMISED.
HENCE WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE :-
(A) INSTALL SEDIMENT FENCES
(B) CONSTRUCT OPEN SWALES AND CHANNELS AS NECESSARY AND DIRECTED BY THE SITE SUPERINTENDENT.
(C) CONSTRUCT STABILISED CONSTRUCTION ENTRANCE TO LOCATION AS DETERMINED BY SUPERINTENDENT.
(D) INSTALL SEDIMENT TRAPS AS SHOWN ON PLAN.
(E) UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS.
PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

EROSION CONTROL

5. DURING WINDY WEATHER, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.

6. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

SEDIMENT CONTROL

7. STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.

8. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.

9. WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.

10. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

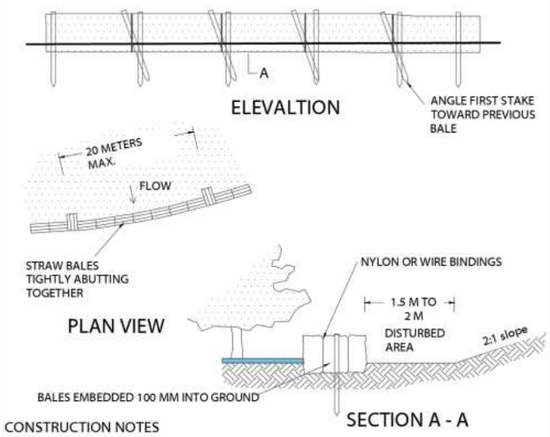
OTHER MATTERS

11. ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.

12. ANY EXISTING TREES WHICH FORM PART OF THE FINAL LANDSCAPING PLAN WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY:
(A) PROTECTING THEM WITH BARRIER FENCING OR SIMILAR MATERIALS INSTALLED OUTSIDE THE DRIP LINE.
(B) ENSURING THAT NOTHING IS NAILED TO THEM.
(C) PROHIBITING PAVING, GRADING, SEDIMENT WASH OR PLACING OF STOCKPILES WITHIN THE DRIP LINE EXCEPT UNDER THE FOLLOWING CONDITIONS.
(I) ENCROACHMENT ONLY OCCURS ON ONE SIDE AND NO CLOSER TO THE TRUNK THAN EITHER 1.5 METRES OR HALF THE DISTANCE BETWEEN THE OUTER EDGE OF THE DRIP LINE AND THE TRUNK, WHICH EVER IS THE GREATER.
(II) A DRAINAGE SYSTEM THAT ALLOWS AIR AND WATER TO CIRCULATE THROUGH THE ROOT ZONE (E.G. A GRAVEL BED) IS PLACED UNDER ALL FILL LAYERS OF MORE THAN 300 MILLIMETRES DEPTH.
(III) CARE IS TAKEN NOT TO CUT ROOTS UNNECESSARILY AND NOT TO COMPACT THE SOIL AROUND THEM.

SITE INSPECTION & MAINTENANCE

13. RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

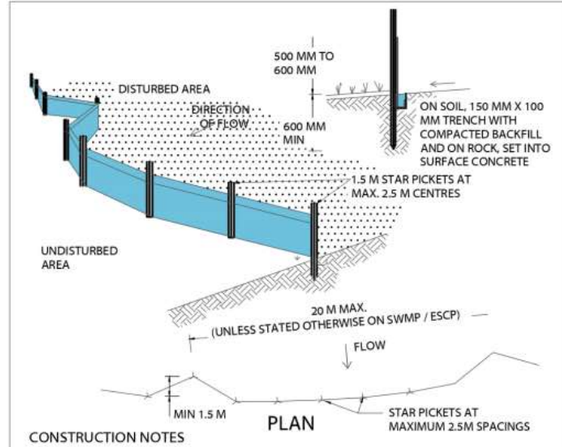


CONSTRUCTION NOTES

CONSTRUCT THE BALE FILTER AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE.

1. PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAP BETWEEN BALES. STREWS ARE TO BE PLACED PARALLEL TO GROUND.
2. ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE.
3. EMDED EACH BALE IN THE GROUND 75MM TO 100MM AND ANCHOR WITH TWO 1.2 METER STAR PICKETS OR STAKES. ANGLE THE FIRST STAR PICKET OR STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. DRIVE THEM 600MM INTO THE GROUND AND, IF POSSIBLE, FLUSH WITH THE TOP OF THE BALES. WHERE STAR PICKETS ARE USED AND THEY PROTRUDE ABOVE THE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS.
4. WHERE A STRAW BALE FILTER IS CONSTRUCTED DOWNSLOPE FROM A DISTURBED BATTER, ENSURE THE BALES ARE PLACED 1 TO 2 METERS DOWNSLOPE FROM THE TOE.
5. ESTABLISH A MAINTENANCE PROGRAM THAT ENSURES THE INTEGRITY OF THE BALES IS RETAINED - THEY COULD REQUIRE REPLACEMENT EACH TWO TO FOUR MONTHS.

STRAW BALE FILTER (TYPICAL)



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150-MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METER LONG STAR PICKETS INTO GROUND AT 2.5 METER INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE TO THE WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150-MM OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE (TYPICAL)

SEDIMENTATION AND EROSION CONTROL

SE1. LAND DISTURBANCE SHALL BE LIMITED TO THAT NECESSARY FOR IMPLEMENTATION OF THE PLANS OF WORK AND LANDS NOT TO BE DISTURBED SHALL BE CLEARLY MARKED WITH BARRIER FENCES. SEDIMENT FENCING AND STRAW BALE FILTER SHALL BE PLACED AT REGULAR INTERVALS IMMEDIATELY DOWN SLOPE OF ALL UNPROTECTED DISTURBED LANDS

SE2. INSTALL SEDIMENT FENCING AND STRAW BALE FILTER IN ACCORDANCE WITH DETAILS ABOVE AND LOCAL COUNCIL REQUIREMENTS.

SE3. THE LOCATION OF "SILT" FENCES, SEDIMENT FENCES STRAW BALE FILTER AND OTHER DEVICES SHALL BE DETERMINED ON SITE IN CONJUNCTION WITH THE SUPERINTENDENT. VARIATIONS ARE PERMITTED TO BEST SUIT THE CIRCUMSTANCES

SE4. INSTALL TEMPORARY CONSTRUCTION VEHICLE EXIT IN ACCORDANCE WITH TYPICAL DETAILS

SE5. STRIP VEGETATION FROM ALL CUT AREAS AND DISPOSE OFF SITE

SE6. STRIP TOPSOIL FROM ALL CUT AREAS AND STOCKPILE ON SITE

SE7. EXCAVATE ALL CUT AREAS AND PLACE COMPACTED FILL WHERE REQUIRED.

SE8. ALL ADJACENT LANDSCAPE AREAS ARE TO BE STABILISED AND VEGETATED WITHIN 20 DAYS OF COMPLETION.

SE9. EXCAVATE, LAY AND BACKFILL DRAINAGE LINES. OPEN TRENCH LENGTHS ARE NOT TO EXCEED 25 METRES. WHERE TRENCHES ARE OPEN OVER NIGHT, PLACE TEMPORARY TURF LINED SWALE ALONG HIGHER SIDE OF TRENCH AND DIVERT POTENTIAL SURFACE WATER TO A SAFE LOCATION.

SE10. CONSTRUCT DRAINAGE PITS AND INSTALL PIT PROTECTION MEASURES IN ACCORDANCE WITH DETAILS ABOVE, LOCAL COUNCIL AND ROADS AND TRAFFIC AUTHORITY STANDARDS.

NOTE: WHEREVER SEDIMENT AND EROSION CONTROL DEVICES ARE REMOVED EARLIER IN THE CONSTRUCTION SEQUENCE THAN AS SPECIFIED ABOVE, ENSURE THAT THE DISTURBED GROUND IS RE-VEGETATED TO REDUCE THE LIKELIHOOD OF EROSION AND SEDIMENT TRANSPORT FROM THE SITE. ENSURE ALSO THAT SEDIMENT LADEN WATER CAN STILL REACH SEDIMENTATION BASINS FOR TREATMENT.

SEDIMENT RUN-OFF CONTROL

RC1 THE CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROL MEASURES GENERALLY IN ACCORDANCE WITH THE GUIDELINES OF THE N.S.W. DEPT. OF CONSERVATION AND LAND MANAGEMENT AS NECESSARY TO PREVENT RUN-OFF FROM SITE OF SEDIMENT RESULTING FROM THESE WORKS. SUCH MEASURES SHALL ALSO COMPLY WITH REQUIREMENTS OF COUNCIL.

RC2. GRADE FINISHED SURFACE TO SHED WATER EVENLY WITHOUT CHANNELING (UNTIL PIPED STORMWATER SYSTEM IS ADDED IN LATER STAGE).

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination

DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS

REV	DESCRIPTION	DATE	BY
A	ISSUED FOR APPROVAL.	10/01/20	CH

WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

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ABN 82 153 018 800

SEDIMENTAION AND EROSION CONTROL NOTES

Scale
Horizontal:
0 1 2 3 4 5
SCALE 1:100 (A1)

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	10/01/20
Drawn	CH	Project Engineer/Director	Date
Datum	NIL	Drawing No:	Rev
Date	DEC 19	19-027-C04	A

A1 SHEET

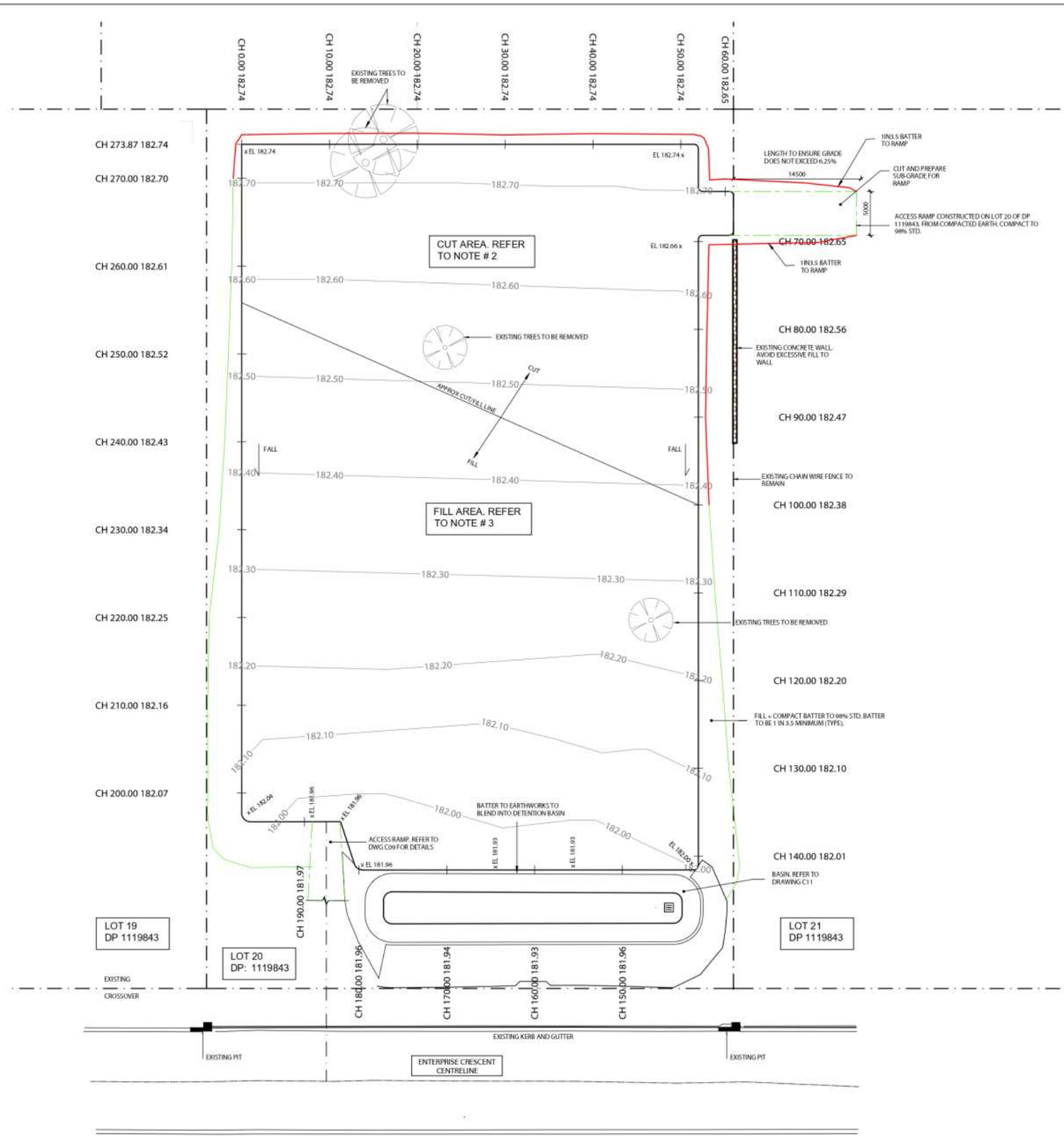
EARTHWORK NOTES:
1. LEVELS SHOW REFLECT BOXOUT LEVEL. REFER TO DRAWING C07 FOR HARDSTAND DETAILS.
2. FOR CUT AREA, SCARIFY EXISTING SUB-GRADE TO A DEPTH OF 100mm PROOF ROLL TO REMOVE SOFT SPOTS, MOISTURE CONDITIONS AND COMPACT TO 98% STD. REFER TO DRAWING C07.
3. FOR FILL AREAS, PLACE CUT IN 250mm LAYERS (LOOSE), MOISTURE CONDITION AND COMPACT TO 98% STD. REFER TO DRAWING C07. TOPSOIL TO BE REMOVED PRIOR WITH SUB-GRADE PREPARATION AS PER ITEM 2.0.
4. BATTERS TO BE 1 IN 3.5 UNLESS NOTED OTHERWISE.
5. VEGETATE BATTERS AS REQUIRED. REFER TO LANDSCAPE PLANS.

EARTHWORKS QUANTITIES

1. EXISTING SURFACE TO SUB-GRADE INCLUDES BATTER, BASIN AND ACCESS RAMP.
   CUT = 530m³
   FILL= 300m³
   (NO BULKING FACTORS)
2. SUB-GRADE TO TOP OF GRAVEL.
   IMPORTED GRAVEL MATERIAL = 1275m³
   (AREA = 4250m²)
   (NO BULKING FACTORS)

NOTE: QUANTITIES ARE ESTIMATES ONLY AND MAY VARY SLIGHTLY.

NOTE: BASED IN 1IN3.5 BATTENS



LEGEND:

- DENOTES TREES TO BE REMOVED
- 182.50 — DENOTES EARTHWORKS CONTOURS
- DENOTES PROPOSED INTERNAL ACCESS RAMP CHANGE IN GRADE 6.25%
- DENOTES APPROX EXTENT OF FILL BATTER. BATTER 1IN3.5
- DENOTES APPROX EXTENT OF CUT BATTER. BATTER 1IN3.5

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination

DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS

REV	DESCRIPTION	DATE	BY
C	GENERAL AMENDMENTS	31/07/20	CH
B	INCREASED HARDSTAND AREA	04/02/20	BC
A	ISSUED FOR APPROVAL.	10/01/20	JP

WILLFAB SUPERFUND
c/o GRAEME RAY
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LAMBTON, NSW, 2099

PROPOSED HARDSTAND
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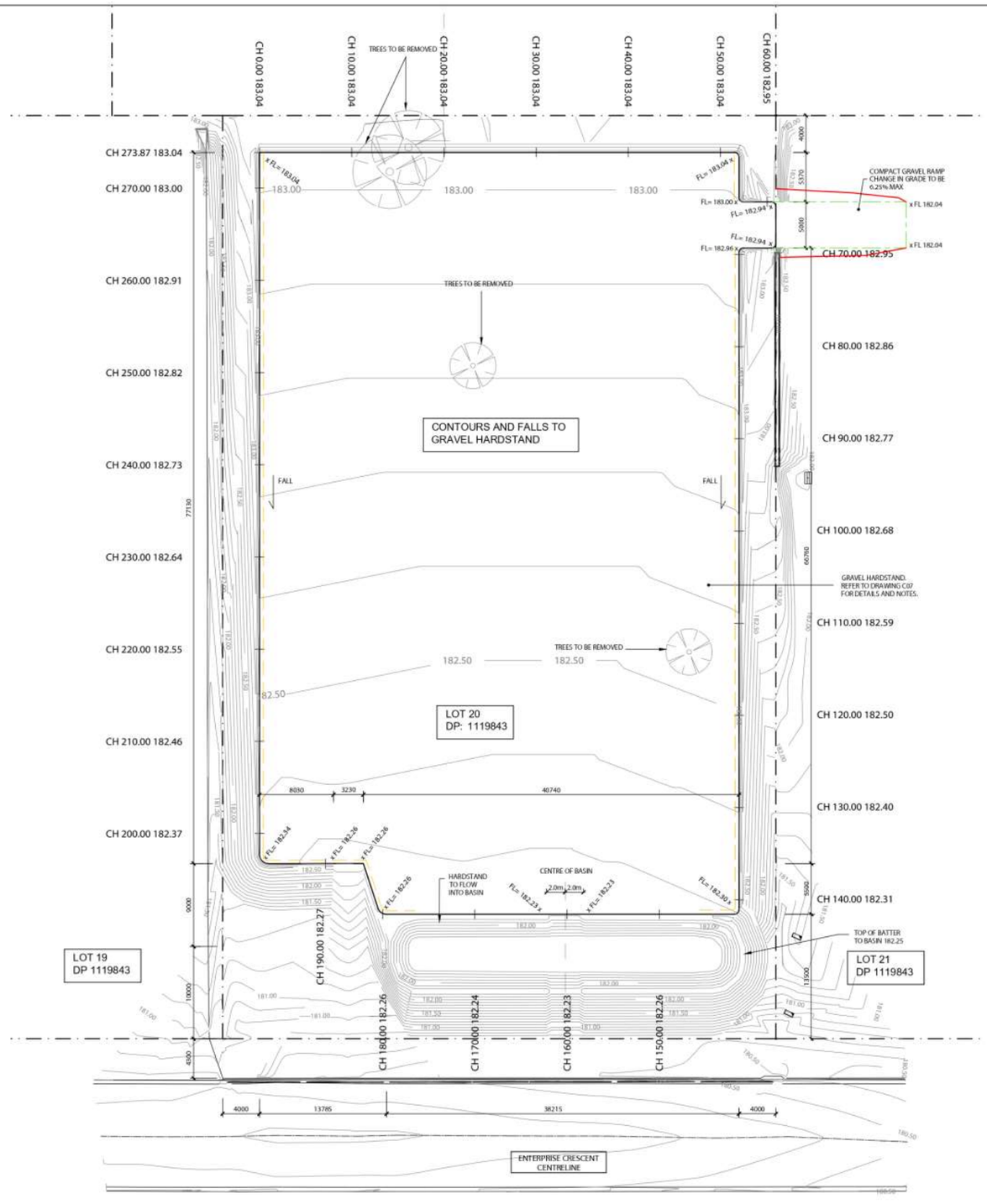
PROPOSED EARTHWORKS PLAN

Scale
Horizontal:
0 2.5 5 7.5 10 12.5
SCALE 1:250 (A1)

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	
Drawn	CH	Project Engineer/Director	31/07/20 Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C05	C

A1 SHEET



MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination

DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS

REV	DESCRIPTION	DATE	BY
D	GENERAL AMENDMENTS	05/08/20	CH
C	GENERAL AMENDMENTS	16/06/20	CH
B	INCREASED HARDSTAND AREA.	04/02/20	BC
A	ISSUED FOR APPROVAL.	10/01/20	JP

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LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

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ABN 82 153 618 800

PROPOSED GRAVEL PLAN AND LEVELS

Scale
Horizontal:
0 2.5 5 7.5 10 12.5
SCALE 1:250 (A1)

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	05/08/20
Drawn	BC	Project Engineer/Director	Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C06	D

A1 SHEET

NOTE: ROUND OFF
PERMANENT BUND

LEGEND

: DENOTES FINISH SURFACE LEVEL TO HARDSTAND

: DENOTES EXISTING SURFACE LEVEL

Centreline Data
X=299987.79
Y=6424528.201
Z=183.04

Datum182

DESIGN BASIN SURFACE	183.34		183.04
EXISTING SURFACE LEVEL	183.34		183.34
FINAL DESIGN SURFACES	183.34		183.04
OFFSET	-1.07		0

CHAINAGE 30.000

Centreline Data
X=300012.4
Y=6424527.272
Z=182.95

Datum182

DESIGN BASIN SURFACE	183.29		183.15	183.25	182.95
EXISTING SURFACE LEVEL	183.29	183.29	183.29	183.29	183.3
FINAL DESIGN SURFACES	183.29	183.15	183.25	182.95	
OFFSET	-1.21	-0.75	-0.4	0	

CHAINAGE 70.000

Centreline Data
X=300029.01
Y=6424490.883
Z=182.59

Datum182

DESIGN BASIN SURFACE	182.46		182.79	182.89	182.59
EXISTING SURFACE LEVEL	182.46	182.46	182.48	182.48	182.49
FINAL DESIGN SURFACES	182.46	182.79	182.89	182.59	
OFFSET	-1.88	-0.75	-0.4	0	

CHAINAGE 110.000

Centreline Data
X=299999.04
Y=6424446.543
Z=182.27

1 in 3.5

Datum181

DESIGN BASIN SURFACE	181.21		182.47	182.57	182.27
EXISTING SURFACE LEVEL	181.21	181.21	181.32	181.33	181.34
FINAL DESIGN SURFACES	181.21	182.47	182.57	182.27	
OFFSET	-5.14	-0.75	-0.4	0	

CHAINAGE 190.000

Centreline Data
X=299978.69
Y=6424524.049
Z=183.04

Datum182

DESIGN BASIN SURFACE	183.4		183.04		
EXISTING SURFACE LEVEL	183.4	183.4	183.41		
FINAL DESIGN SURFACES	183.4	183.04			
OFFSET	-1.27	0			

CHAINAGE 20.000

Centreline Data
X=300012.82
Y=6424533.721
Z=182.95

Datum182

DESIGN BASIN SURFACE	183.36		182.95
EXISTING SURFACE LEVEL	183.36		183.36
FINAL DESIGN SURFACES	183.36		182.95
OFFSET	-1.43		0

CHAINAGE 60.000

Centreline Data
X=300024.86
Y=6424499.981
Z=182.68

Datum182

DESIGN BASIN SURFACE		182.75	182.88	182.98	182.68
EXISTING SURFACE LEVEL		182.75	182.75	182.75	182.75
FINAL DESIGN SURFACES		182.75	182.88	182.75	182.68
OFFSET		-1.22	-0.75	-0.4	0

CHAINAGE 100.000

Centreline Data
X=300041.47
Y=6424463.592
Z=182.31

1 in 3.5

Datum181

DESIGN BASIN SURFACE	181.42		182.51	182.61	182.31
EXISTING SURFACE LEVEL	181.42	181.42	181.47	181.47	181.47
FINAL DESIGN SURFACES	181.42	182.51	182.61	182.31	
OFFSET	-5.59	-0.75	-0.4	0	

CHAINAGE 140.000

Centreline Data
X=299969.59
Y=6424519.897
Z=183.04

Datum182

DESIGN BASIN SURFACE	183.39		183.04		
EXISTING SURFACE LEVEL	183.39	183.39	183.4		
FINAL DESIGN SURFACES	183.39	183.04			
OFFSET	-1.24	0			

CHAINAGE 10.000

Centreline Data
X=300005.98
Y=6424536.506
Z=183.04

Datum182

DESIGN BASIN SURFACE	183.37		183.04
EXISTING SURFACE LEVEL	183.37	183.37	183.36
FINAL DESIGN SURFACES	183.37	183.04	
OFFSET	-1.14	0	

CHAINAGE 50.000

Centreline Data
X=300020.71
Y=6424509.078
Z=182.77

Datum182

DESIGN BASIN SURFACE	182.99		182.97	183.07	182.77
EXISTING SURFACE LEVEL	182.99	182.99	182.99	182.99	182.99
FINAL DESIGN SURFACES	182.99	182.97	183.07	182.77	
OFFSET	-0.82	-0.75	-0.4	0	

CHAINAGE 90.000

Centreline Data
X=300037.32
Y=6424472.689
Z=182.4

1 in 3.5

Datum181

DESIGN BASIN SURFACE	181.83		182.6	182.7	182.4
EXISTING SURFACE LEVEL	181.83	181.83	181.82	181.82	181.82
FINAL DESIGN SURFACES	181.83	182.6	182.7	182.4	
OFFSET	-5.46	-0.75	-0.4	0	

CHAINAGE 130.000

Centreline Data
X=299960.5
Y=6424515.745
Z=183.04

Datum182

DESIGN BASIN SURFACE	183.35		183.04		
EXISTING SURFACE LEVEL	183.35	183.35	183.35		
FINAL DESIGN SURFACES	183.35	183.04			
OFFSET	-1.09	0			

CHAINAGE 0.000

Centreline Data
X=299996.89
Y=6424532.354
Z=183.04

Datum182

DESIGN BASIN SURFACE	183.39		183.04
EXISTING SURFACE LEVEL	183.39	183.39	183.39
FINAL DESIGN SURFACES	183.39	183.04	
OFFSET	-1.22	0	

CHAINAGE 40.000

Centreline Data
X=300016.56
Y=6424518.175
Z=182.86

Datum182

DESIGN BASIN SURFACE		183.13	183.06	183.16	182.86
EXISTING SURFACE LEVEL		183.13	183.13	183.14	183.15
FINAL DESIGN SURFACES		183.13	183.06	183.16	182.86
OFFSET		-0.98	-0.75	-0.4	0

CHAINAGE 80.000

Centreline Data
X=300033.17
Y=6424481.786
Z=182.5

1 in 3.5

Datum181

DESIGN BASIN SURFACE	182.14		182.7	182.8	182.5
EXISTING SURFACE LEVEL	182.14	182.14	182.12	182.12	182.11
FINAL DESIGN SURFACES	182.14	182.7	182.8	182.5	
OFFSET	-2.71	-0.75	-0.4	0	

CHAINAGE 120.000

REV	DESCRIPTION	DATE	BY	REV	DESCRIPTION	DATE	BY
A	ISSUED FOR APPROVAL.	05/08/20	CH				

WILLFAB SUPERFUND
c/o GRAEME RAY
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LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

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Email rhmce@rhmce.com.au www.rhmce.com.au
ABN 82 153 018 800

HARDSTAND
CROSS SECTIONS
SHEET 1 OF 2

Scale
Horizontal:
0 1 2 3 4 5
SCALE 1:100 (A1)
Vertical:
0 0.5 1 1.5 2 2.5
SCALE 1:50 (A1)

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	
Drawn	CH	Project Engineer/Director	05/08/20 Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C06.1	A

A1 SHEET

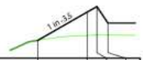
NOTE: ROUND OFF
PERMANENT BUND

LEGEND

: DENOTES FINISH SURFACE LEVEL TO HARDSTAND

: DENOTES EXISTING SURFACE LEVEL

Centreline Data
X=299978.72
Y=6424475.831
Z=182.64



Datum182

DESIGN BASIN SURFACE		182.32		182.84	182.94	182.64
EXISTING SURFACE LEVEL		182.32		182.41	182.42	182.42
FINAL DESIGN SURFACES		182.32		182.84	182.94	182.64
OFFSET	-2.66		-0.75	-0.4	0	

CHAINAGE 230.000

Centreline Data
X=299962.11
Y=6424512.22
Z=183

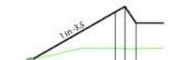


Datum182

DESIGN BASIN SURFACE		183.26		183.2	183.3	183
EXISTING SURFACE LEVEL		183.26		183.28	183.3	183.33
FINAL DESIGN SURFACES		183.26		183.2	183.3	183
OFFSET	-0.06		-0.75	-0.4	0	

CHAINAGE 270.000

Centreline Data
X=299982.87
Y=6424466.734
Z=182.55



Datum181

DESIGN BASIN SURFACE		181.91		182.75	182.65	182.55
EXISTING SURFACE LEVEL		181.91		182.08	182.08	182.08
FINAL DESIGN SURFACES		181.91		182.75	182.65	182.55
OFFSET	-3.7		-0.75	-0.4	0	

CHAINAGE 220.000

Centreline Data
X=299966.26
Y=6424503.123
Z=182.91

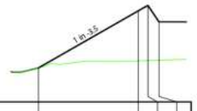


Datum182

DESIGN BASIN SURFACE		183		183.11	183.21	182.91
EXISTING SURFACE LEVEL		183		183.03	183.06	183.08
FINAL DESIGN SURFACES		183		183.11	183.21	182.91
OFFSET	-1.13		-0.75	-0.4	0	

CHAINAGE 260.000

Centreline Data
X=299987.02
Y=6424457.637
Z=182.46



Datum181

DESIGN BASIN SURFACE		181.62		182.66	182.76	182.46
EXISTING SURFACE LEVEL		181.62		181.75	181.75	181.76
FINAL DESIGN SURFACES		181.62		182.66	182.76	182.46
OFFSET	-4.38		-0.75	-0.4	0	

CHAINAGE 210.000

Centreline Data
X=299970.41
Y=6424494.025
Z=182.82



Datum182

DESIGN BASIN SURFACE		182.81		183.02	183.12	182.82
EXISTING SURFACE LEVEL		182.81		182.82	182.83	182.85
FINAL DESIGN SURFACES		182.81		183.02	183.12	182.82
OFFSET	-1.51		-0.75	-0.4	0	

CHAINAGE 250.000

Centreline Data
X=299991.17
Y=6424448.539
Z=182.37



Datum181

DESIGN BASIN SURFACE		181.45		182.57	182.67	182.37
EXISTING SURFACE LEVEL		181.45		181.44	181.44	181.44
FINAL DESIGN SURFACES		181.45		182.57	182.67	182.37
OFFSET	-4.06		-0.75	-0.4	0	

CHAINAGE 200.000

Centreline Data
X=299974.56
Y=6424484.928
Z=182.73



Datum182

DESIGN BASIN SURFACE		182.59		182.93	183.03	182.73
EXISTING SURFACE LEVEL		182.59		182.62	182.63	182.64
FINAL DESIGN SURFACES		182.59		182.93	183.03	182.73
OFFSET	-1.94		-0.75	-0.4	0	

CHAINAGE 240.000

Centreline Data
X=299960.5
Y=6424515.744
Z=183.04



Datum182

DESIGN BASIN SURFACE		183.33		183.24	183.34	183.04
EXISTING SURFACE LEVEL		183.33		183.34	183.35	183.35
FINAL DESIGN SURFACES		183.33		183.24	183.34	183.04
OFFSET	-1.05		-0.75	-0.4	0	

CHAINAGE 273.874

REV	DESCRIPTION	DATE	BY	REV	DESCRIPTION	DATE	BY
A	ISSUED FOR APPROVAL	05/08/20	CH				

WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

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ABN 82 153 018 800

HARDSTAND
CROSS SECTIONS
SHEET 2 OF 2

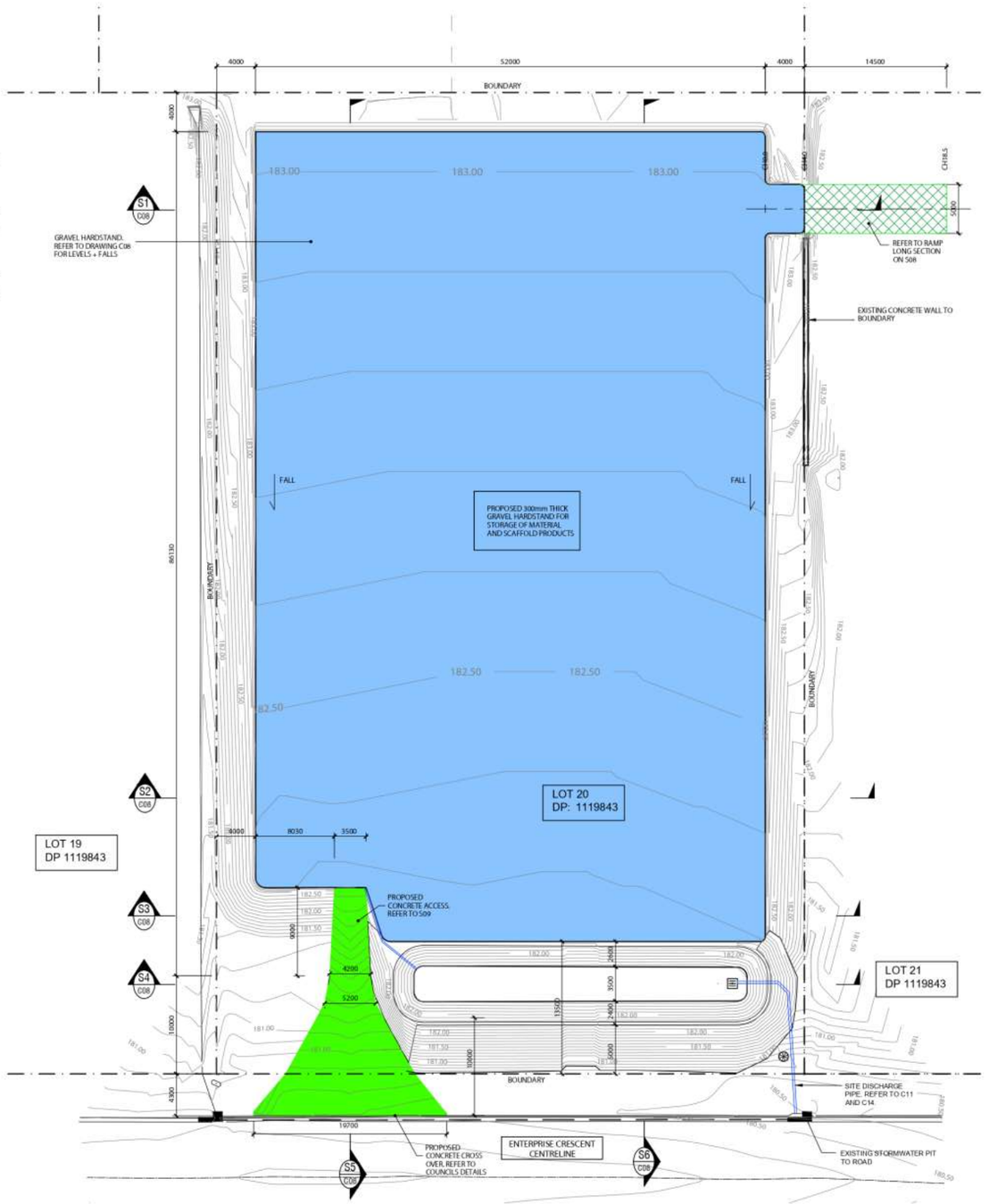
Scale
Horizontal: 0 1 2 3 4 5 SCALE 1:100 (A1)
Vertical: 0 0.5 1 1.5 2 2.5 SCALE 1:50 (A1)

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers 05/08/20
Drawn	CH	Project Engineer/Director Date
Datum	NIL	Drawing No: 19-027-C06.2 Rev A
Date	JULY 20	

A1 SHEET

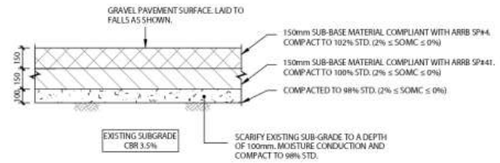
NOTES:
1. ASSUMED CBR = 3.5% (SOAKED). CBR STRENGTH TO BE DETERMINED ON SITE.
2. SUB-BASE MATERIAL AS NOTED TO HAVE AS A MINIMUM:
   - GRADING: IN ACCORDANCE WITH ARRB SPECIAL REPORT #41
   - CBR STRENGTH: GREATER THAN 40% (SOAKED)
   - STONE SIZE = 20mm
   - PI LESS THEN 12%
3. DESIGNED ESA's 1.42 x 10^4 ESA's OVER A 5 YEAR DESIGN LIFE
4. SUB - GRADE PREPARATION WORKS TO INCLUDE:
   - REMOVE TOPSOIL AND BUND TO FRONTAGE AS SHOWN
   - REMOVE ANY ORGANIC MATTER AND TREE ROOTS WHERE APPLICABLE
   - PROOF ROLL SUB - GRADE TO ENSURE NO UNSUITABLE OR SOFT MATERIAL EXISTS. IF SO, REMOVE AND REPLACE WITH CLEAN APPROVED FILL
   - SCARIFY TO A DEPTH OF 150mm, MOISTURE CONDITION AND COMPACT TO 98% STD



GENERAL HARDSTAND
SCALE 1:250 (A1)

LEGEND:

- GENERAL HARDSTAND AREA: PAVEMENT BASED ON SUB-GRADE STRENGTH OF CBR=3.5%, TOTAL PAVEMENT THICKNESS 300mm. REFER TO DETAILS BELOW
- MAIN ENTRY TO SITE: CONCRETE THICKNESS BASED ON SUB-GRADE STRENGTH OF CBR = 3.5%. TOTAL PAVEMENT THICKNESS 170mm. REFER TO DETAILS ON C09. MAXIMUM GRADIENT OF PAVEMENT TO ENTRY 6.25%.
- PROPOSED ACCESS RAMP TO LOT 20 OF DP 1119843

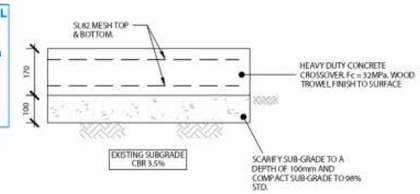


GENERAL HARDSTAND
SCALE 1:20 (A1)

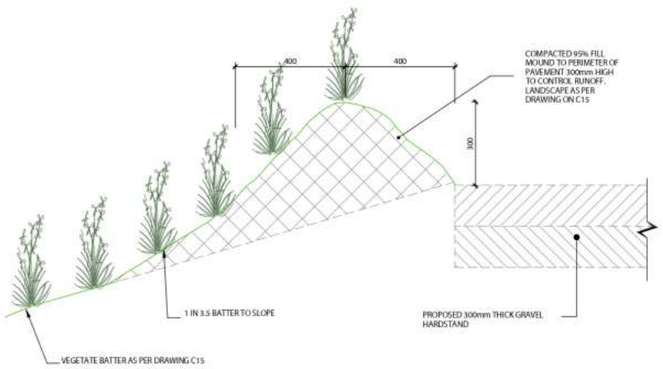
MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination

DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS



CONCRETE DRIVEWAY DETAILS
SCALE 1:10 (A1)
NOTE: IF THE EXISTING SUB-GRADE IS NOT SMOOTH, LEVEL WITH SAND.



BOUNDING TREATMENT TO PERIMETER
SCALE 1:10 (A1)

REV	DESCRIPTION	DATE	BY
D	GENERAL AMENDMENTS	05/08/20	CH
C	GENERAL AMENDMENTS	16/06/20	CH
B	INCREASED HARDSTAND AREA.	04/02/20	BC
A	ISSUED FOR APPROVAL.	10/01/20	JP

WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

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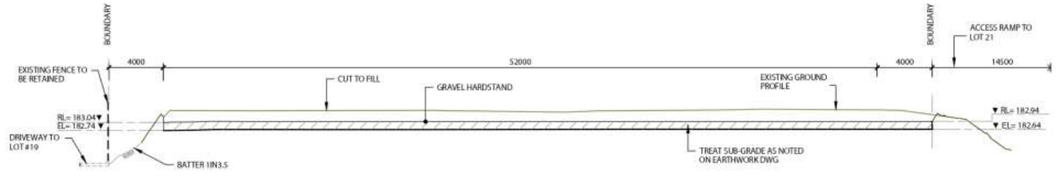
PROPOSED HARDSTAND PLAN

Scale
Horizontal: 0 2.5 5 7.5 10 12.5
SCALE 1:250 (A1)

CIVIL DRAWING

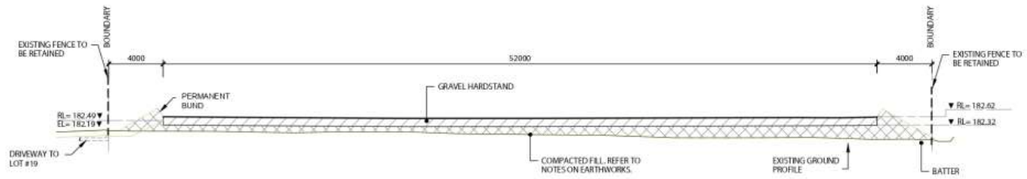
Designed	BH	Approved on behalf of RHM Consulting Engineers	
Drawn	CH	Project Engineer/Director	05/08/20 Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C07	D

A1 SHEET



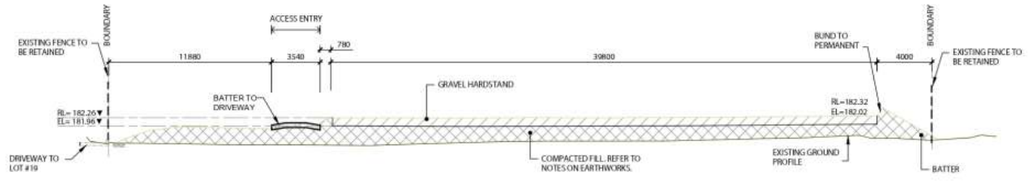
SECTION S1 - HARDSTAND AREA

SCALE:
HORIZONTAL 1:200 (A1)
VERTICAL 1:100 (A1)



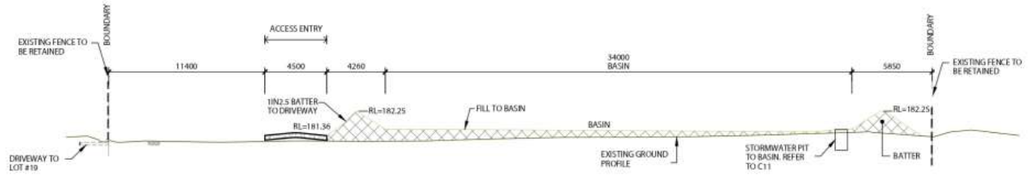
SECTION S2 - HARDSTAND AREA

SCALE:
HORIZONTAL 1:200 (A1)
VERTICAL 1:100 (A1)



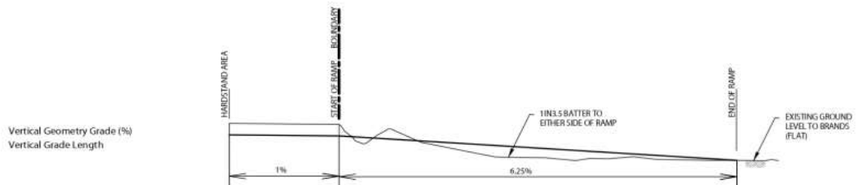
SECTION S3 - HARDSTAND AREA

SCALE:
HORIZONTAL 1:200 (A1)
VERTICAL 1:100 (A1)



SECTION S4 - HARDSTAND AREA

SCALE:
HORIZONTAL 1:200 (A1)
VERTICAL 1:100 (A1)



DESIGN LEVELS ON RAMP CENTERLINE	180.97	182.84	182.04
EXISTING SURFACE LEVELS	183.40	182.36 182.93	182.04
CHAINAGE TO RAMP	0	4.00	18.50

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination

DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS

REV	DESCRIPTION	DATE	BY
D	ISSUED FOR APPROVAL.	05/08/20	CH
C	GENERAL AMENDMENTS	16/06/20	CH
C	INCREASED HARDSTAND AREA	04/02/20	BC
A	ISSUED FOR APPROVAL.	10/01/20	CH

WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

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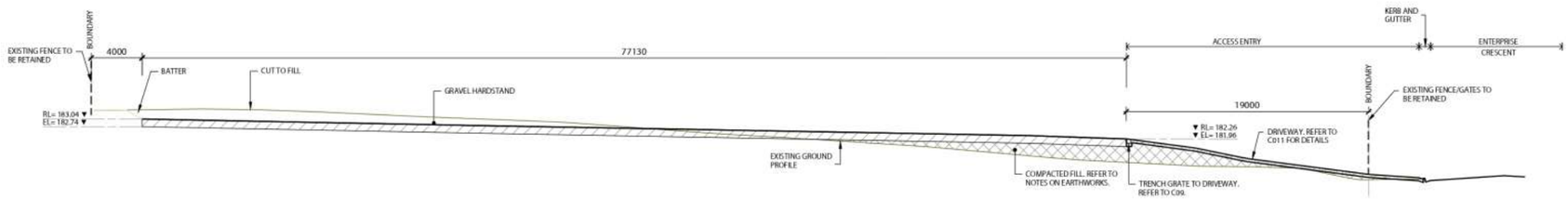
TYPICAL SECTIONS
SHEET 2

Scale
Horizontal:
0 2 4 6 8 10
SCALE 1:200 (A1)

CIVIL DRAWING

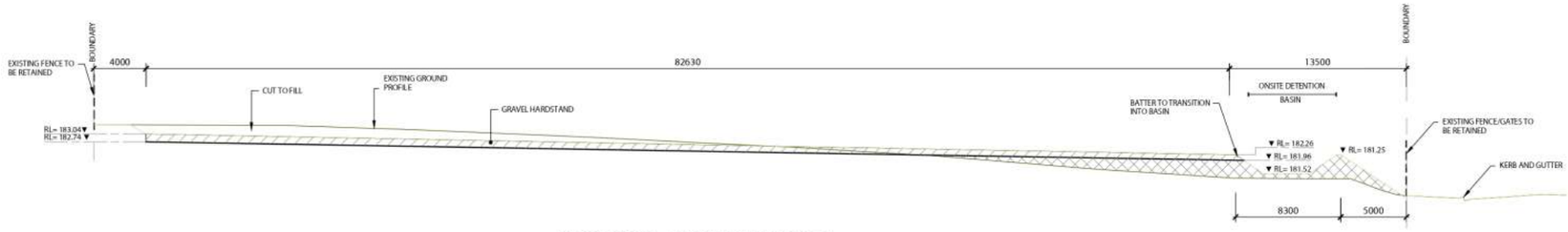
Designed	BH	Approved on behalf of RHM Consulting Engineers	05/08/20
Drawn	CH	Project Engineer/Director	Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027- C08	A

A1 SHEET



SECTION S5 - HARDSTAND AREA

SCALE:
HORIZONTAL 1:200 (A1)
VERTICAL 1:100 (A1)



SECTION S6 - HARDSTAND AREA

SCALE:
HORIZONTAL 1:200 (A1)
VERTICAL 1:100 (A1)

REV	DESCRIPTION	DATE	BY
A	ISSUED FOR APPROVAL.	05/08/20	CH

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PO BOX 136
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PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
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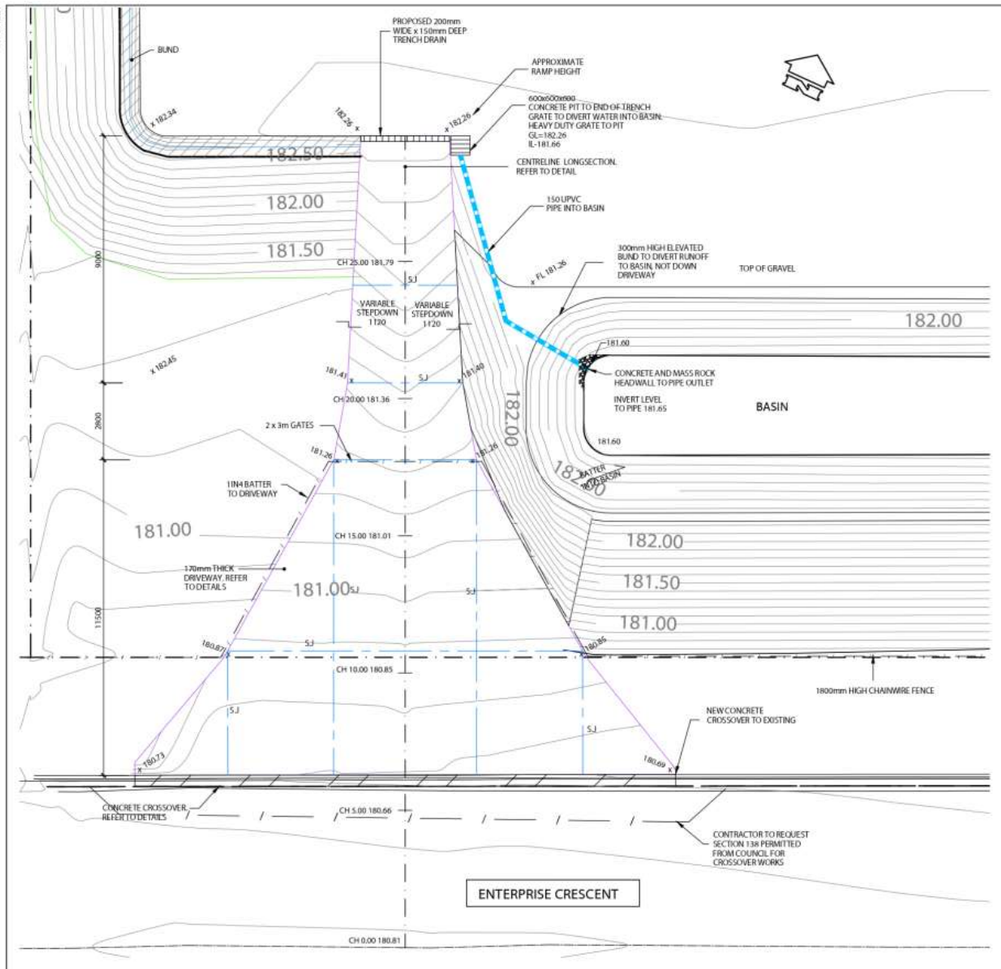
TYPICAL SECTIONS
SHEET 2

Scale
Horizontal:
0 2 4 6 8 10
SCALE 1:200 (A1)

CIVIL DRAWING

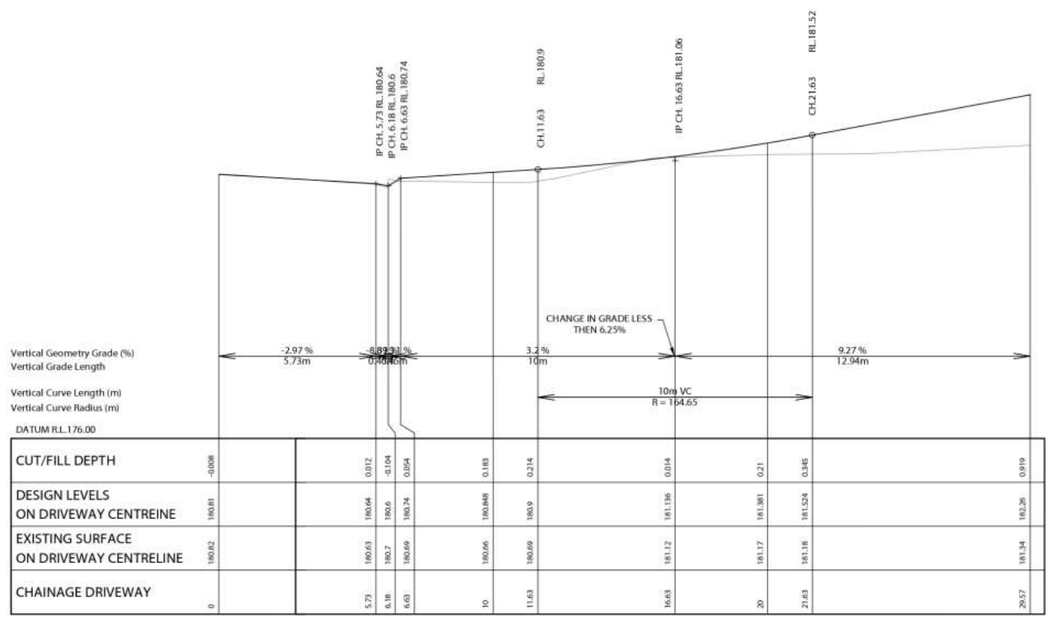
Designed	BH	Approved on behalf of RHM Consulting Engineers	
Drawn	CH	Project Engineer/Director	05/08/20 Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027- C08.1	A

A1 SHEET



ACCESS ENTRY PATH

SCALE 1:100 (A1)



CUT/FILL DEPTH	-0.008				0.012		-0.104		0.054		0.183		0.214		0.014		0.21		0.345				0.919		
DESIGN LEVELS ON DRIVEWAY CENTREINE	180.81				180.64		180.6		180.74		180.888		180.9		181.186		181.381		181.524				182.26		
EXISTING SURFACE ON DRIVEWAY CENTRELINE	180.82				180.63		180.7		180.69		180.66		180.69		181.12		181.17		181.18				181.34		
CHAINAGE DRIVEWAY	0				5.73		6.18		6.63		10		11.63		16.63		20		21.63				29.57		

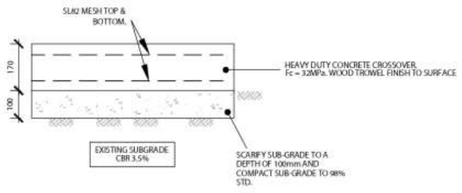
LONGSECTION CENTRELINE OF DRIVEWAY

HORIZONTAL SCALE 1:100
VERTICAL SCALE 1:50

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination

DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS



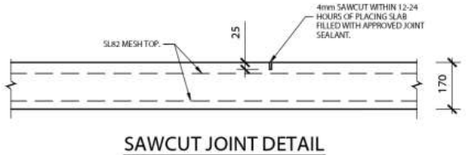
CONCRETE DRIVEWAY DETAILS

SCALE 1:10 (A1)
NOTE: IF THE EXISTING SUB-GRADE IS NOT SMOOTH, LEVEL WITH SAND.

LEGEND:

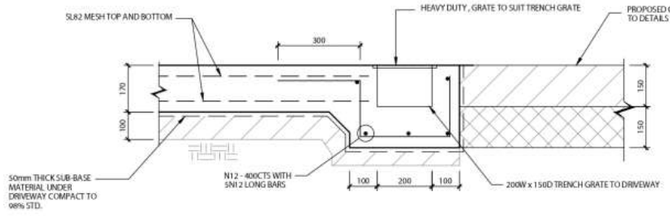
- DENOTES 300mm HIGH x 800mm WIDE GRAVEL BUND TO AREA OF GRAVEL HARDSTAND TO DIVERT RUNOFF AWAY FROM DRIVEWAY

- DENOTES SAW CUT JOINTS. REFER TO DETAILS



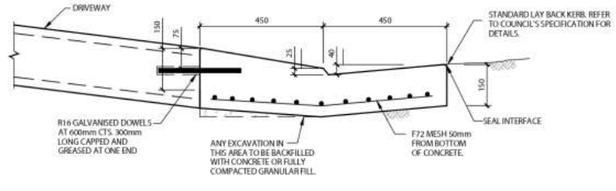
SAWCUT JOINT DETAIL

SCALE 1:10 (A1)



DETAIL A - TRENCH GRATE TO DRIVEWAY DETAIL

SCALE 1:10 (A1)



TYPICAL CROSSOVER DETAIL

SCALE 1:10 (A1)
- CONCRETE STRENGTH TO BE 32MPa AT 28 DAYS.

REV	DESCRIPTION	DATE	BY
D	GENERAL AMENDMENTS	05/08/20	JP
C	GENERAL AMENDMENTS	16/06/20	CH
B	INCREASED HARDSTAND AREA.	04/02/20	BC
A	ISSUED FOR APPROVAL.	10/01/20	CH

WILLFAB SUPERFUND
c/o GRAEME RAY
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PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
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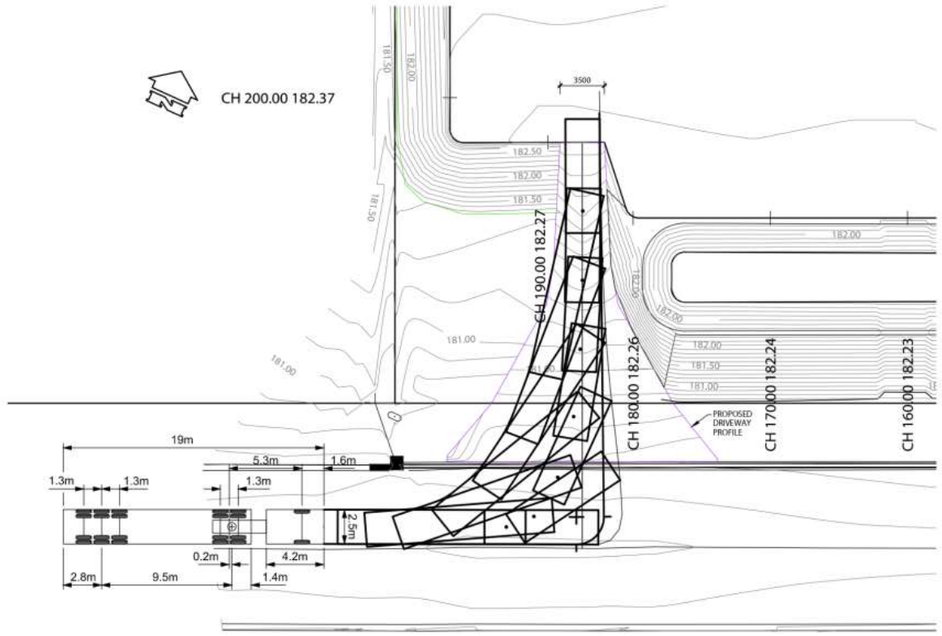
DRIVEWAY PLAN AND LONGSECTION

Scale
Horizontal: 0 1 2 3 4 5
SCALE 1:100 (A1)

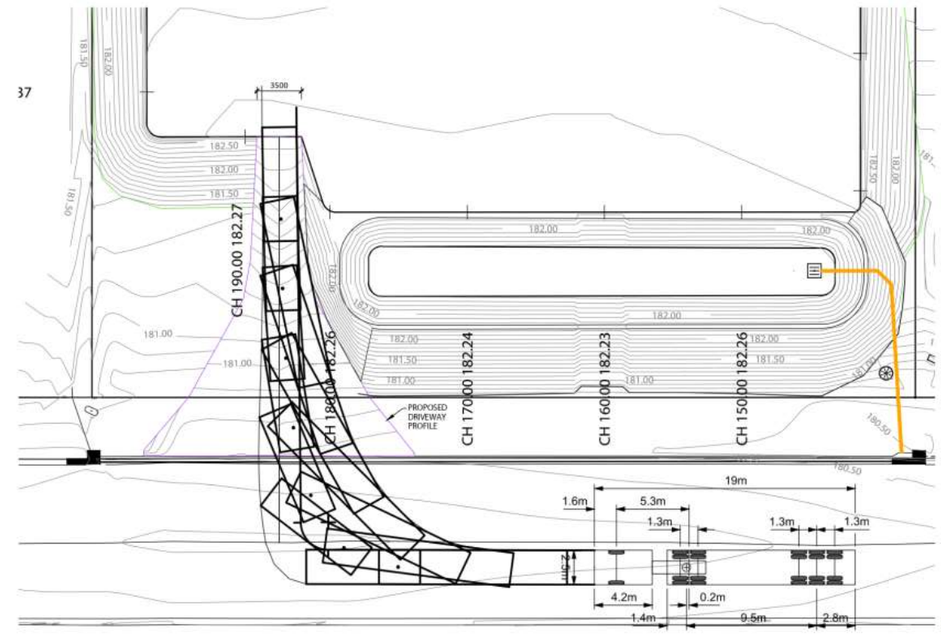
CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	
Drawn	JP		05/08/20
		Project Engineer/Director	Date
Datum	NIL	Drawing No:	Rev
Date	JUNE 20	19-027-C09	D

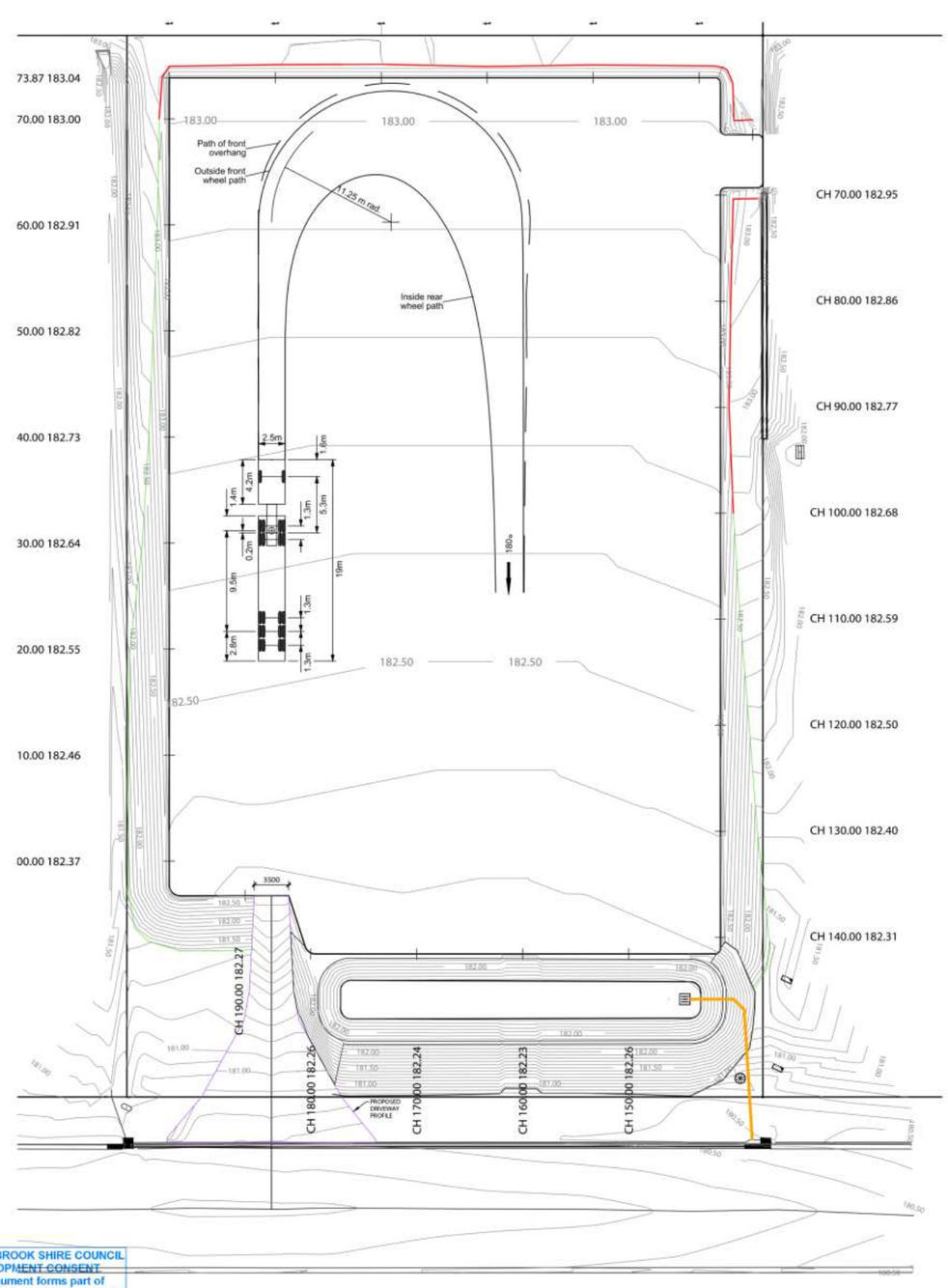
A1 SHEET



TURNING TEMPLATE - LEFT IN
SCALE: 1:200 (A1)



TURNING TEMPLATE - RIGHT IN
SCALE: 1:200 (A1)



TURNING TEMPLATE - U-TURN
SCALE: 1:250 (A1)

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
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DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS

REV	DESCRIPTION	DATE	BY
B	INCREASE HARDSTAND AREA	04/02/20	BC
A	ISSUED FOR APPROVAL.	10/01/20	CH

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c/o GRAEME RAY
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ABN 82 153 618 800

TURNING TEMPLATE

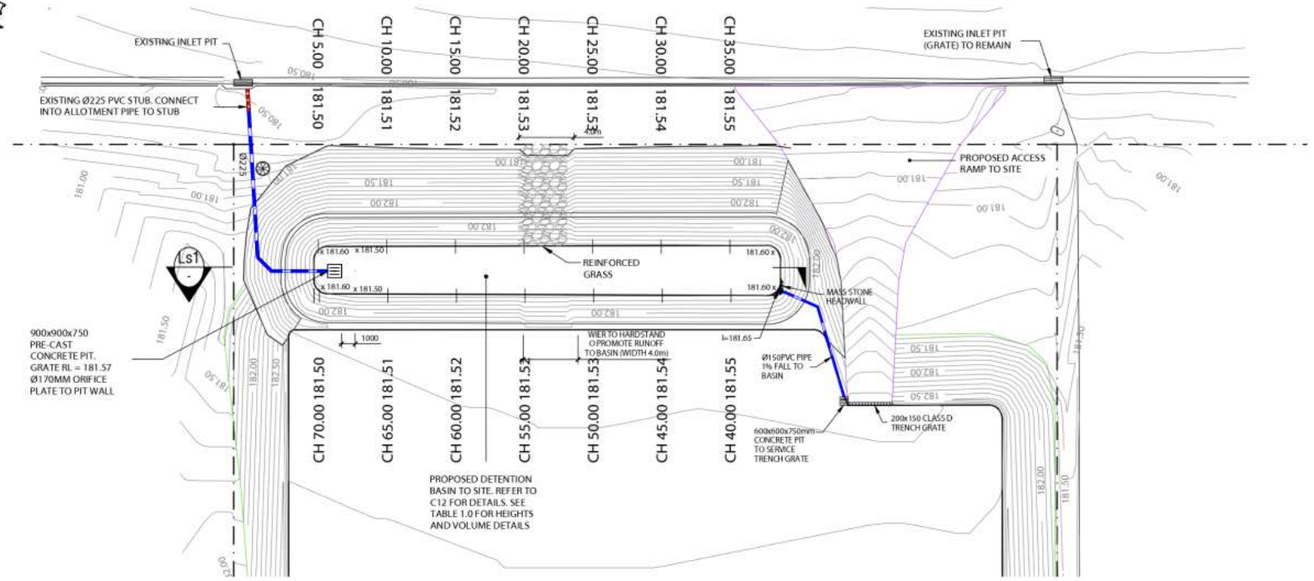
Scale
Horizontal:

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	
Drawn	BC	Project Engineer/Director	04/02/20 Date
Datum	NIL	Drawing No:	Rev
Date	DEC 19	19-027-C10	B

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of
DA 2020-22
Approval Date: 22-Sep-20
Delegated Officer: ALISA EVANS

A1 SHEET



BASIN PLAN
SCALE: 1:200 (A1)

BASIN VOLUME		
RL	AREA (m²)	VOLUME (m³)
181.50	0	0
181.60	118.35	8.35
181.70	139.27	21.23
181.80	160.68	36.22
181.90	182.57	53.38
182.00	204.95	72.75
182.10	227.81	94.38
182.20	250.61	118.32
182.25	261.85	131.13

TABLE 1.0: BASIN VOLUME

STORMWATER CALCULATION

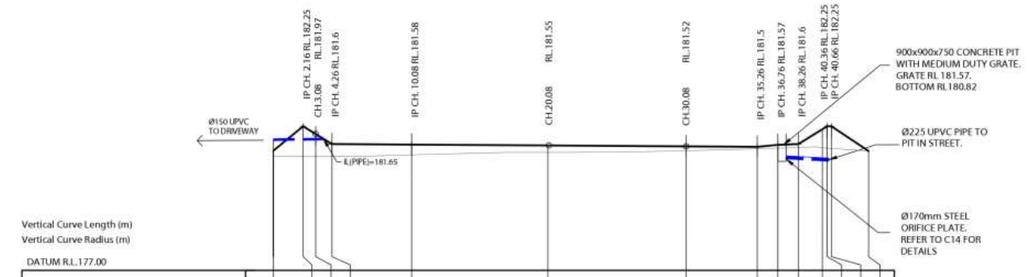
1. TOTAL SITE AREA = 6008m²
2. PERVIOUS AREA = 2108m² (35%)
3. IMPERVIOUS AREA = 3900m² (65%)
4. PERMISSIBLE SITE DISCHARGE: 106m³/sec/hec
   = 0.106 x 0.6008
   = 0.0063m³ hec
   = 63.6 litre/sec
5. PROPOSED BASIN VOLUME: REFER TO TABLE 1.0
6. STORAGE AND WATER LEVELS IN BASIN WITH Ø170 ORIFICE OUTLET TO ENSURE PSD IS NOT EXCEEDED. SHOWN IN TABLE 2.0.
7. FOR STORMS IN EXCESS OF 100 ARI, A WEIR HAS BEEN PROVIDED. THE HEIGHT OF THE WEIR IS RL 182.15 I.E AT THE 100 ARI WATER LEVEL.
8. THE PROPOSED WEIR AND OPEN CHANNEL DOWN STREAM OF THE WEIR HAS BEEN DESIGNED FOR 0.244 m³/sec.
   WEIR DESIGN:
   - Q_{100} = 0.244
   - W =4.0 (BASED ON 1 IN 3)
   - COEFF = 2.0
   - REQUIRED HEAD (H) = 95mm (182.25 TOP OF BANK)
   - WEIR HEIGHT = 182.15
   - WATER HEIGHT = 182.245

STORM EVENT	OUTLET FLOW (m³/SEC)	REQUIRED VOLUME	CRITICAL STORM EVENT	WATER LEVEL	GENERATED FLOWRATE POST DEVELOPMENT (m³/SEC)	PRE-DEVELOPMENT FLOWRATE (m³/SEC)
100 ARI	0.063	105m³	25min	182.16	0.253	0.179
50 ARI	0.061	84m³	25min	182.07	0.218	0.143
20 ARI	0.06	43m³	25min	181.87	0.197	0.118
10 ARI	0.059	38m³	25min	181.85	0.165	0.085
5 ARI	0.058	34m³	25min	181.81	0.138	0.064

TABLE 2.0: STORMWATER CHARACTERISTICS

LEGEND

- DENOTES EXISTING GRATE AND PIT TO ENTERPRISE CRESCENT
- DENOTES EXISTING GRATED INLET PIT WITH ENTRY TO ENTERPRISE CRESCENT. PIT HAS AN EXISTING Ø225 PVC STUB.



Vertical Curve Length (m)
Vertical Curve Radius (m)
DATUM RL.177.00

CUT/FILL DEPTH	0.202		1.099	0.617	0.446		0.374			0.253				0.156			0.07	0.117	0.125	0.675	0.797	0.805	0.001
DESIGN LEVELS ON BASIN CENTRELINE	181.362		182.25	181.967	181.6		181.382			181.55				181.517			181.5	181.57	181.6	182.138	182.25	182.25	181.349
EXISTING SURFACE ALONG BASIN CENTRELINE	181.16		181.15	181.15	181.15		181.21			181.3				181.36			181.43	181.45	181.48	181.46	181.65	181.44	181.35
CHAINAGE ALONG BASIN CENTRELINE	0		2.16	3.08	4.26		10.08			20				30.08			35.26	36.76	38.26	40	40.36	40.66	43.37

LONGSECTION CENTRELINE OF DETENTION BASIN
HORIZONTAL SCALE 1:200 (A1)
VERTICAL SCALE 1:100 (A1)

REV	DESCRIPTION	DATE	BY
D	GENERAL AMENDMENTS	05/08/20	CH
C	GENERAL AMENDMENTS	16/06/20	CH
B	INCREASED HARDSTAND AREA.	04/02/20	BC
A	ISSUED FOR APPROVAL.	10/01/20	CH

WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

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ABN 82 153 018 800

BASIN PLAN
AND LONGSECTION

Scale
Horizontal:

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	
Drawn	CH	Project Engineer/Director	05/08/20 Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C11	D

A1 SHEET

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of
Council's Notice of Determination

DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS

LEGEND

- GRAVEL HARDSTAND AREA
- EXISTING SURFACE LEVELS
- FLOOR TO DETENTION BASIN



CHAINAGE 60.000



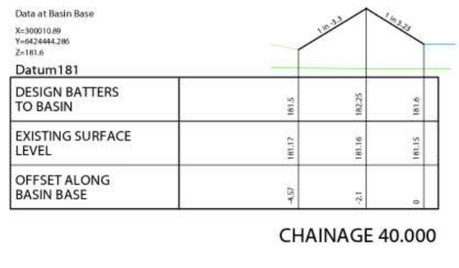
CHAINAGE 20.000



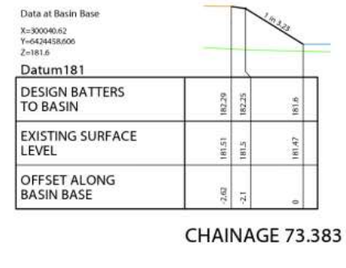
CHAINAGE 50.000



CHAINAGE 10.000



CHAINAGE 40.000



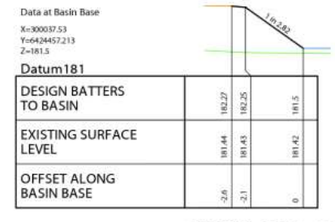
CHAINAGE 73.383



CHAINAGE 0.000



CHAINAGE 30.000



CHAINAGE 70.000

REV	DESCRIPTION	DATE	BY
C	ISSUED FOR APPROVAL.	05/08/20	CH
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WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

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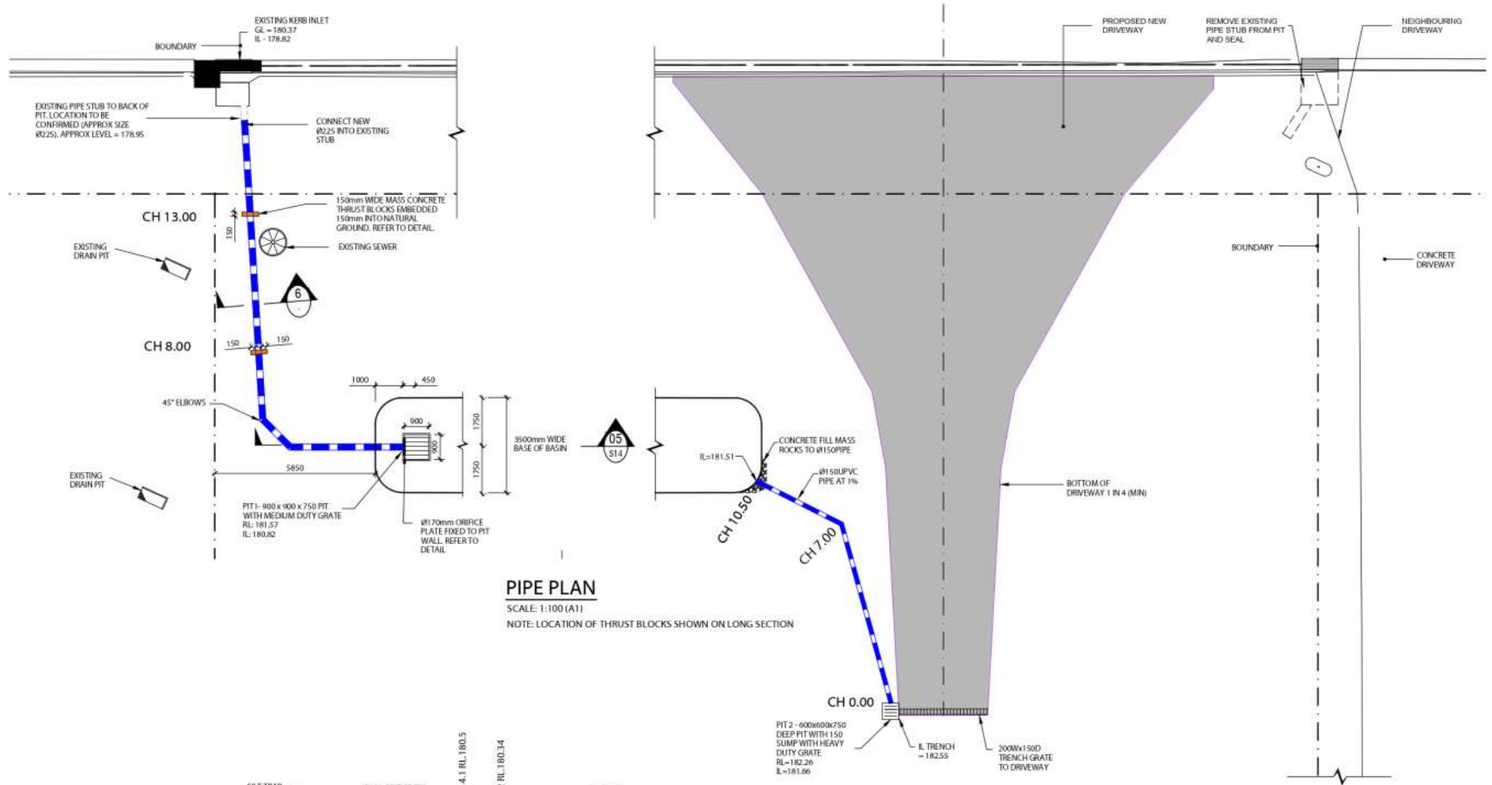
BASIN CROSS SECTIONS
SHEET 1

Scale
Horizontal: 0 1 2 3 4 5 SCALE 1:100 (A1)
Vertical: 0 0.5 1 1.5 2 2.5 SCALE 1:50 (A1)

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	05/08/20
Drawn	CH	Project Engineer/Director	Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C12	C

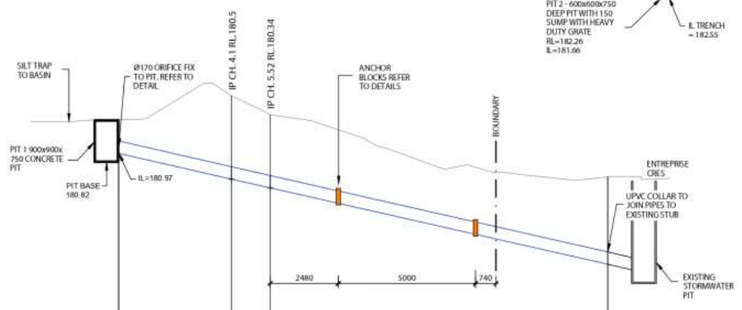
A1 SHEET



PIPE PLAN

SCALE: 1:100 (A1)

NOTE: LOCATION OF THRUST BLOCKS SHOWN ON LONG SECTION

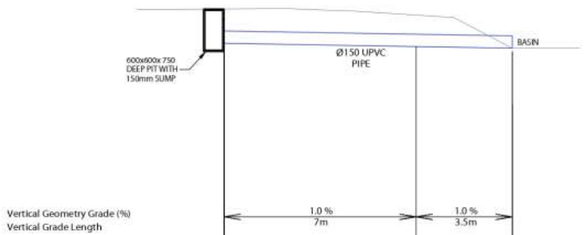


DATUM R.L.176.00

DEPTH BELOW DESIGN	-0.61	-1.52	-1.33			-1.6
DESIGN LEVELS ON OUTLET PIPE CENTRELINE	180.97	180.5	180.34			178.95
DESIGN SURFACE ON OUTLET PIPE CENTRELINE	181.58	182.02	181.67			180.55
CULVERT CHAINAGE	0	4.104	5.52	8.00	13.00	17.82

LONGSECTION: Outlet Pipe (Ø225mm) From Basin

HORIZONTAL SCALE 1:100 (A1)
VERTICAL SCALE 1:50 (A1)



DATUM R.L.177.00

DESIGN LEVELS ON OUTLET PIPE CENTRELINE	181.66	181.56	181.31
CULVERT CHAINAGE	0	7.00	10.50

LONGSECTION: Outlet Pipe (Ø150mm) From DRIVEWAY

HORIZONTAL SCALE 1:100 (A1)
VERTICAL SCALE 1:50 (A1)

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination

DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS

REV	DESCRIPTION	DATE	BY
C	ISSUED FOR APPROVAL.	05/08/20	CH
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PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

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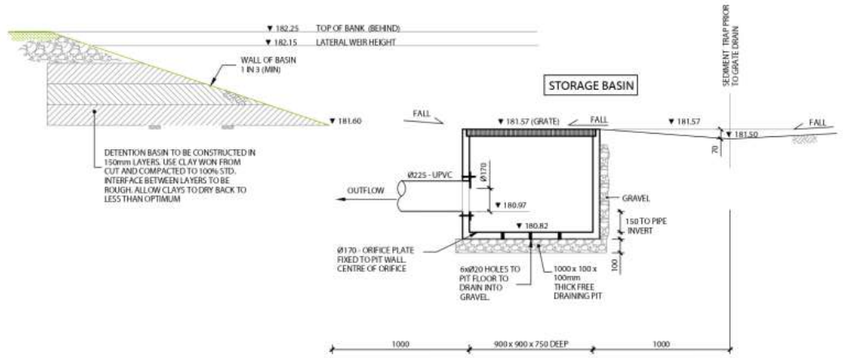
PIPE PLAN AND LONGHSECTIONS

Scale:
SCALE 1:100 (A1)
Vertical:
SCALE 1:50 (A1)

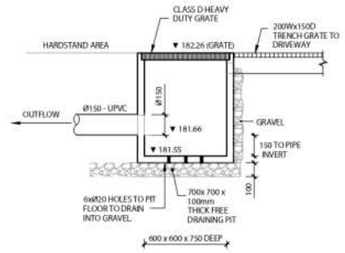
CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	05/08/20
Drawn	CH	Project Engineer/Director	Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C13	C

A1 SHEET



SECTION 05
1:20 (A1) S13

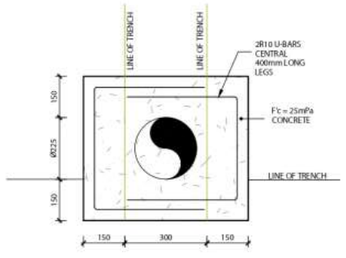


PIT 2 DETAIL
SCALE 1:20 (A1)

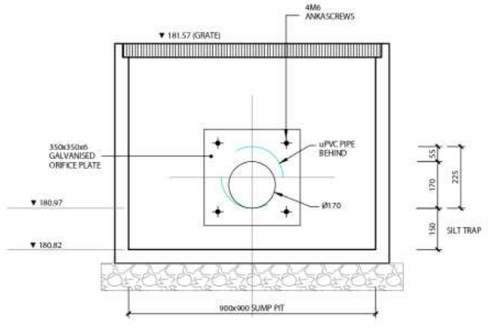
MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
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DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS



SECTION 6 - ANCHOR BLOCK DETAIL
SCALE 1:10 (A1)
NOTE:
1. *DIMENSIONS MAY CHANGE TO REFLECT COLLAR LAYOUT AS ANCHOR BLOCK SHOULD BE INSTALLED AROUND COLLAR FOR GREATER STRENGTH.
2. ANCHOR BLOCKS AT CH 8.0 AND CH 13.0



ORIFICE PLATE DETAIL
SCALE 1:10 (A1)

REV	DESCRIPTION	DATE	BY
D	GENERAL AMENDMENTS	05/08/20	CH
C	GENERAL AMENDMENTS	16/06/20	CH
B	INCREASED HARDSTAND AREA.	04/02/20	BC
A	ISSUED FOR APPROVAL.	10/01/20	JP

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PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
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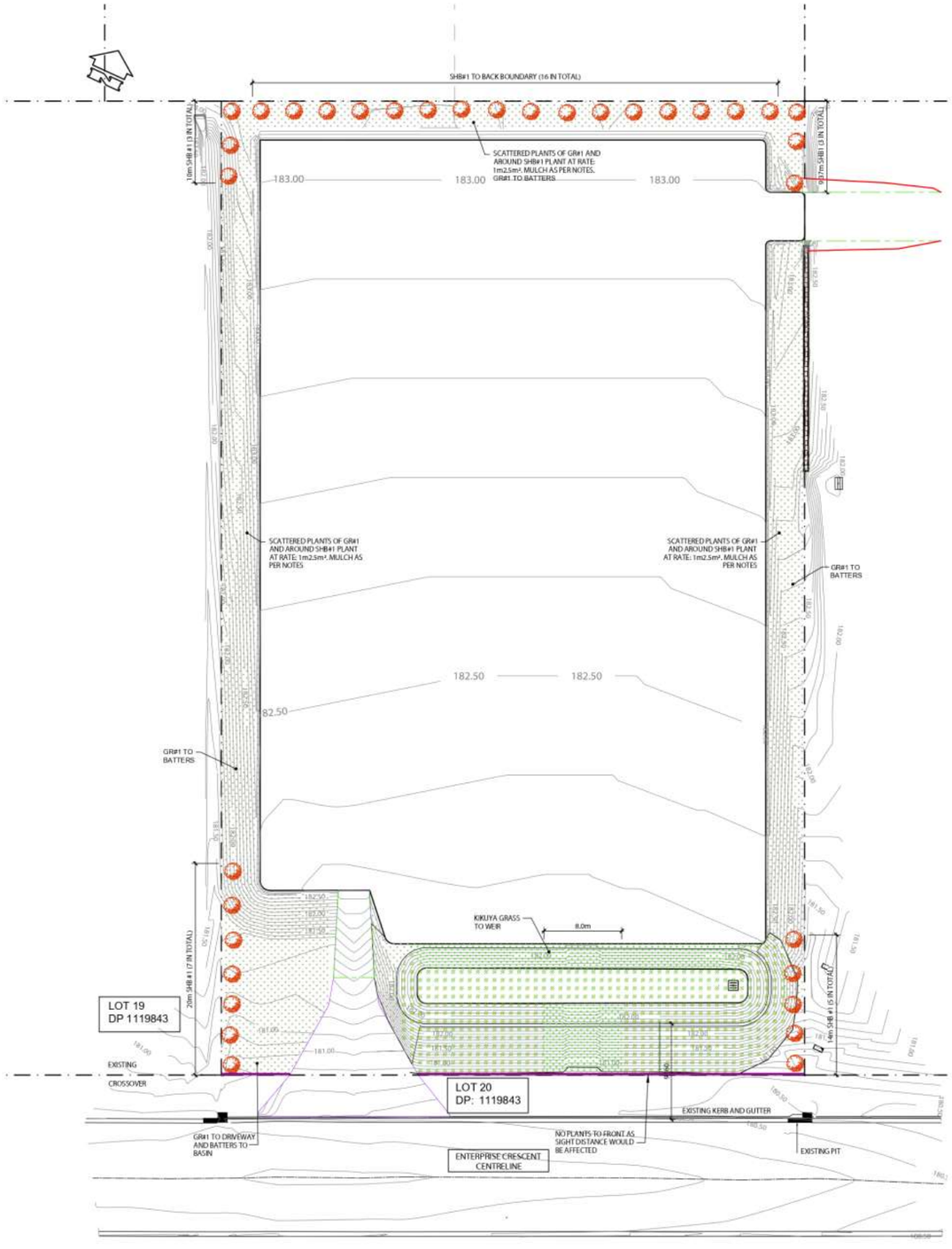
PIPE SECTIONS AND DETAILS

Scale
Horizontal:

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	05/08/20
Drawn	CH	Project Engineer/Director	Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C14	D

A1 SHEET



NOTES:

1. PRIOR TO PLANNING, THE LAYER TOPSOIL (SOIL FROM STOCKPILE) MUST BE WEEDED AND RAKED TO ENSURE MATERIAL IS NOT COMPACTED.
2. AT LEAST 75MM OF ORGANIC MULCH (E.G. PINE BARK) MUST BE LAID OVER THE EXPOSED TOP SOIL MATERIAL. THIS MULCH IS CRITICAL FOR WEED CONTROL.
3. MULCH AND TOPSOIL TO BE PRE-WATERED PRIOR TO PLANTING. MULCH SHOULD BE KEPT AWAY FROM THE BASE OF ALL PLANTS.
4. THE HOLES FOR THE PLANTS SHOULD BE OVER EXCAVATED TO TWICE THE DIAMETER OF THE POT AND AT LEAST 100MM SURPLUS IN DEPTH. THE ORGANIC FILL SHOULD BE FIRMLY PLACED THE PLANT. WATERING UPON COMPLETION SHOULD OCCUR.
5. PLANT ROOT BALL SHOULD BE WATERED PRIOR TO AND UPON COMPLETION OF PLANTING. ROOT BALL MAY NEED TO BE DISTRIBUTED. REFER TO PLANTING RECOMMENDATIONS AS SUPPLIED.
6. REGULARLY WATER (TWICE WEEKLY IN SPRING) SHOULD OCCUR TO ESTABLISH THE PLANTS. TYPICALLY IS SUGGESTED THAT AT LEAST 1 TO 2 LITRES OF WATER PER PLANT SHOULD BE APPLIED TO THE PLANTS IN THE FIRST 12 WEEKS OR UNTIL ESTABLISHMENT HAS OCCURRED. THIS MAY NEED TO INCREASE IF PLANTING OCCURS IN SUMMER.
7. WEEDING WITHIN FOUR (4) WEEK OF PLANTING IS SUGGESTED. ONGOING WEEDING THEREAFTER IS RECOMMENDED TO ENSURE WEED DENSITY DOES NOT EXCEED 10%.
8. SMALLER SHRUBS SHOULD BE STAKED.
9. PRUNING BI-ANNUAL MAY BE REQUIRED DEPENDING UPON PLANTING GROWTH.
10. DETAILS RELATING TO IMPORTED SOILS TO GARDENS AND TURF AREAS TO REFLECT RECOMMENDATIONS AS NOTED IN AS4419.
11. FERTILISING ON ESTABLISHMENT AND DURING SPRING IS RECOMMENDED. RATES OF APPLICATION TO MANUFACTURES DETAILS.
12. PLANT SURVIVAL RATE SHOULD EXCEED 80%. IF THE SURVIVAL RATE IS LESS THAN THIS, ADDITIONAL PLANTING AT THE APPROPRIATE SEASON WILL BE REQUIRED.

LEGEND:

- DENOTES KIKUYA GRASS TO WEIR
- DENOTES SHB#1 SCREENING SHRUBS CALLISTEMON VIMINALIS "SLIM" BOTTLE BRUSH. PLACES 1.5m INSIDE BOUNDARY FENCE SPACED AT 3m CENTERS
- DENOTES GR#1 EREMOPHILA GLABRA "KALBARRI CARPET" TO BE PLANTED TO ALL BATTERS AS SHOWN SUGGESTED PLANTING RATE TO BE 1 PLANT PER 2.5m² MULCH AS NOTED IN NOTE #2
- DENOTES NATIVE GRASSES TO BASIN BATTER AND FLOOR AS SHOWN
- DENOTES 100mm HIGH H4 PINE KICKER BOARD FIXED TO FENCE TO RESTRAIN MULCH



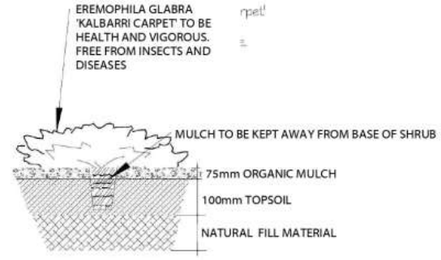
CALLISTEMON VIMINALIS "SLIM"



KIKUYA GRASS



EREMOPHILA GLABRA "KALBARRI CARPET"

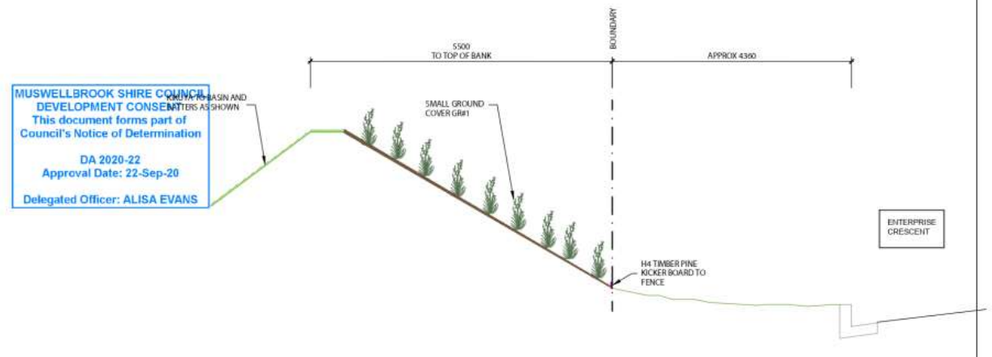


PLANT DETAIL

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination

DA 2020-22
Approval Date: 22-Sep-20

Delegated Officer: ALISA EVANS



BANK LANDSCAPE DETAIL

NTS

REV	DESCRIPTION	DATE	BY
B	ISSUED FOR APPROVAL	05/08/20	CH
A	GENERAL AMENDMENTS	16/06/20	CH

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c/o GRAEME RAY
PO BOX 136
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PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

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LANDSCAPE PLAN

Scale
Horizontal:
0 2.5 5 7.5 10 12.5
SCALE 1:250 (A1)

CIVIL DRAWING

Designed	BH	Approved on behalf of RHM Consulting Engineers	05/08/20
Drawn	CH	Project Engineer/Director	Date
Datum	NIL	Drawing No:	Rev
Date	JULY 20	19-027-C15	B

WILLFAB Pty Ltd ABN 88 071 255 402
22 Cowlishaw St
Redhead NSW 2290
Telephone: Office (02) 4952 1399 Mobile 0418 653 818

7 June 2021

APPLICATION TO MODIFY DA CONSENT
38 -40 ENTERPRISE CRESCENT MUSWELLBROOK NSW 2333

Attn Muswellbrook Council

Re : Application to Modify Development Consent Under Section 4.55
Summary of Marked Up Drawing Notes and Documents Submitted

- Muswellbrook Shire Council form – Application Modify Development Consent under Section 4.55 – form filled out and signed .
- Report from RHM Consulting reviewing and commenting on the completed Hardstand including photos to support comments.
- Various photos of the hardstand during construction.
- Drg No 19-027-C00 Rev D This is a legend showing drawings that have a comment on them relating to the drawing content
- Drg No 19-027- C03 Rev C explanation for the basis for changing levels versus the proposed construction method which involved multiple material handing and reduced area to work.
- Drg No 19-027-C03.1 The retention basin has been installed as per the design intent
- Drg No 19-027-C03.2 The drive access across the footpath and the layback have been installed to the property boundary. The rest of the concrete drive has not been installed as the approach angle for vehicles has been reduced by half plus this was an opportunity to save on some costs.
- Drg No 19-027-C05 Comments around removal of fill from the site instead of employing the cut and fill method. By reducing finished levels by approx. 1 m the entry from next door no longer required a ramp and the front access the street was improved significantly.
- Drg No 19-027-C06 – Reduced levels negated the need for retention berm on the east side of the block but it was installed on the west side of the block to catch any run off.
- Drg No 19-027-C06.1 Relative profile height differences are unchanged
- Drg No 19-027-C06.2 Relative profile height differences are unchanged
- Drg No 19-027-C07 Overall hardstand plan has not changed it just not as high out of the ground.
- Drg No 19-027-C08 Long sections remain the same but are at a reduced level.
- Drg No 19-027-C08.1 Long sections remain the same but are at a reduced level.
- Drg No 19-027-C09 The changed extent of the drive on the block is explained as well as the significantly reduced change in grade. Layback and concrete drive across the footpath is as per the design.

- Drg No 19-027-C10 Turning circle area remains as per design
- Drg No 19-027-C11 All relative levels remain unchanged with the overall design philosophy being maintained. The drain discharge line from the water retention basin has been installed as per design.
- Drg No 19-027-C13 Only drive and layback across the footpath have been installed.
- Drg No 19-027-C12 All relative levels remain unchanged Ie The overall design philosophy has been maintained.
- Drg No 19-027-C15 Landscaping has been installed as per design. Front batter plant selection has been changed after advise from horticulturalist due to local weather conditions.

Please do not hesitate to contact the under signed should you require further information or discussion in relation to this Drawing Comment Summary.

Yours faithfully

Name - Graeme Ray Willfab Pty Ltd

Signature - 7/6/21

Ph 0418 653 818 Email willfab1@bigpond.com

RHM Consulting Engineers

Civil & Structural Consulting Engineers
ABN 82 153 018 800
PO Box 312, Scone NSW 2337
Ph: 02 6545 2800
www.rhmce.com.au

19 March 2021

Job Number: 19-027
Reference: 2021-03-19 bh

Mr Graeme Ray
PO Box 136
LAMBTON NSW 2299

Attention: Mr Graeme Ray
Email: willfab1@bigpond.com

Dear Sir,

PROPOSED HARDSTAND AREA AT 38-40 ENTERPRISE CRESCENT, MUSWELLBROOK.
LOT 20 OF DP 1119843.

Further to your request, RHM consulting Engineer (RHMCE) senior design engineer Mr Brett Hails inspected the constructed works on the March 2021 for the purpose of:

1. Assess the constructed works to include the hardstand area and stormwater for compliance with respect to the documentation prepared by this office.

2. To review amendments to the access ramp and associated driveway that provides vehicular access directly off Enterprise Crescent.

Observations at the time of the inspection were as follows:

- The constructed gravel hardstand as noted in Photograph 1.0, appeared flat and compacted, with the pad falling in a southerly direction toward the detention basin.

- The concrete crossover and access ramp have been altered to reflect the revised hardstand levels. The concrete driveway extents to the boundary gates, as noted in Photograph 2.0. The observed grades would suggest that heavy vehicle access from the subject lot onto Enterprise Crescent can occur.

- The on-site earth detention basin has been constructed with dimensions reflective of the documentation prepared. Refer to Photograph 3.0 and 4.0. The outlet pit to the eastern end has been installed to the size as documented. The outlet pipe discharge from the basin to the existing kerb pit in Enterprise Crescent has been installed as documented. Refer to Photograph 5.0.

- Vegetation works has commenced.

Our observations of the constructed works, particular the works associated with the stormwater detention basin and the access ramp, would suggest that the works generally complies with the design intent as documented by RHM Consulting in our drawings 19-027 C00 to C15 Rev D dated 12 August 2020 and the proposed site usage.

Should you have any queries, in relation to the above, please do not hesitate to contact the undersigned.

Yours faithfully

On Behalf of RHM Consulting Engineers Pty Ltd

Brett Hails
MIEAust CPEng, NPER
Director – Engineer



Photograph 1.0 – Constructed Hardstand



Photograph 2.0 – Access Driveway & Ramp off Enterprise Crescent



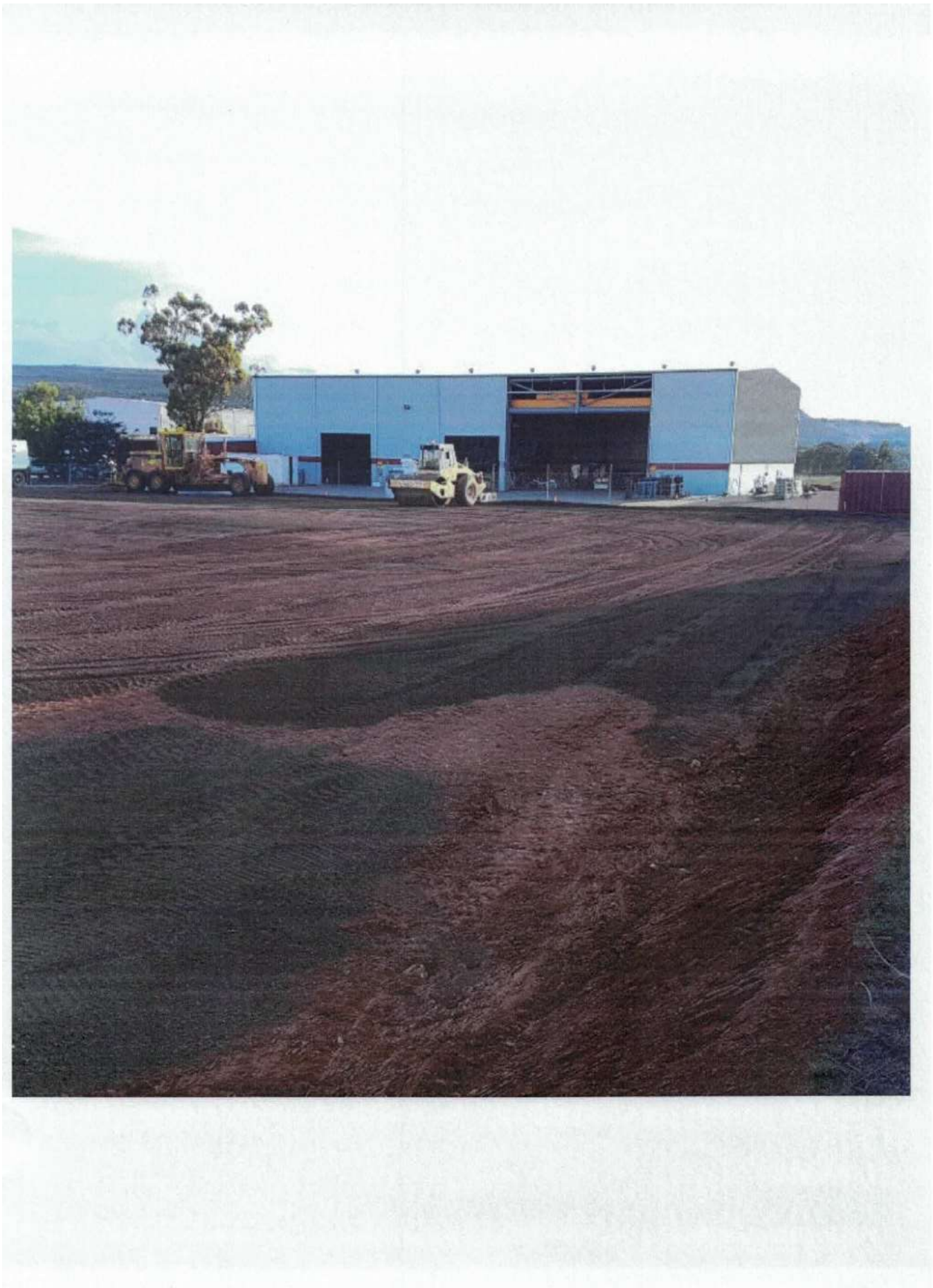
Photograph 3.0 – Constructed Detention Basin



Photograph 4.0 – Grated Pit Outlet to the Detention Basin

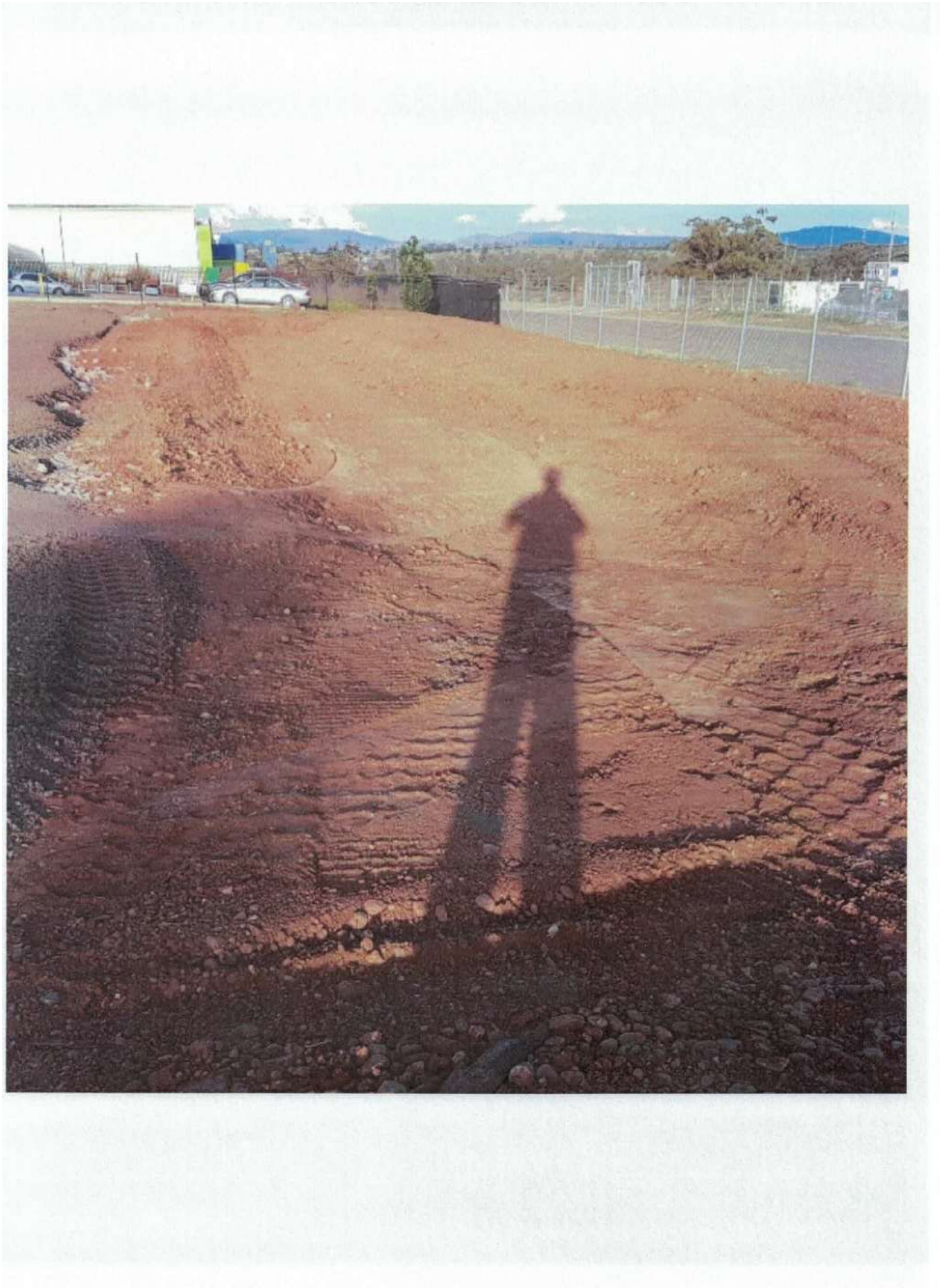


Photograph 5.0 – Site Outlet Pipe Connected into Existing Street Pit

















PROPOSED HARDSTAND AREA FOR WILLFAB SUPER FUND 38-40 ENTERPRISE CRESCENT MUSWELLBROOK, NSW 2333

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination
DA 2020-22
Approval Date: 22-Sep-20
Delegated Officer: ALISA EVANS

NOTES HAVE BEEN MADE ON DRAWINGS WITH ARROW AGAINST ON THE LIST

LOCALITY PLAN
REFERENCE: SIXMAPS

DRAWING SCHEDULE:

DWG No	DRAWING TITLE	REV	DATE
19-027-C00	COVER SHEET, LOCALITY PLAN & INDEX SCHEDULE	D	05/08/20
19-027-C01	GENERAL NOTES SHEET 1 OF 1	A	10/01/20
19-027-C02	EXISTING SITE FEATURES	B	05/08/20
19-027-C03	SEDIMENTATION AND EROSION PLAN - STAGE 1.0 & 2.0 WORKS	C	05/08/20
19-027-C03.1	SEDIMENTATION AND EROSION PLAN - STAGE 3.0 - 4.0 WORKS	A	05/08/20
19-027-C03.2	SEDIMENTATION AND EROSION PLAN - STAGE 5.0 WORKS	A	05/08/20
19-027-C04	SEDIMENTATION AND EROSION CONTROL	A	10/01/20
19-027-C05	PROPOSED EARTHWORKS PLAN	C	05/08/20
19-027-C06	PROPOSED GRAVEL PLAN AND LEVELS	D	05/08/20
19-027-C06.1	HARDSTAND CROSS SECTIONS SHEET 1 OF 1	A	05/08/20
19-027-C06.2	HARDSTAND CROSS SECTIONS SHEET 1 OF 2	A	05/08/20
19-027-C07	PROPOSED HARDSTAND PLAN	D	05/08/20
19-027-C08	TYPICAL SECTIONS - SHEET 1	D	05/08/20
19-027-C08.1	TYPICAL SECTIONS - SHEET 2	A	05/08/20
19-027-C09	DRIVEWAY PLAN AND LONGSECTION	D	05/08/20
19-027-C10	TURNING TEMPLATE	B	04/02/20
19-027-C11	BASIN PLAN AND LONGSECTION	D	05/08/20
19-027-C12	BASIN CROSS SECTIONS SHEET 1 OF 1	C	05/08/20
19-027-C13	PIPE PLAN AND LONGSECTIONS	C	05/08/20
19-027-C14	PIPE DETAILS AND SECTIONS	D	05/08/20
19-027-C15	LANDSCAPE PLAN	B	05/08/20

NO	DESCRIPTION	DATE	BY
D	GENERAL AMENDMENTS	05/08/20	CH
C	GENERAL AMENDMENTS	31/46/20	CH
B	INCREASE HARDSTAND AREA	04/02/20	RC
A	ISSUED FOR APPROVAL	10/01/20	CH

WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

RHM Consulting Engineers

COVER SHEET, LOCALITY PLAN AND INDEX

Scale: Horizontal:

CIVIL DRAWING

Designed: BH
Drawn: CH
Datum: AHD
Date: 10/01/20

Approved on behalf of RHM Consulting Engineers
Project Engineer/Director
Date

Drawing No: 19-027-C00
Rev: D

A1 SHEET

GENERAL

G1 IF IN DOUBT ASK.

G2 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS TO INCLUDE SURVEY & GEOTECHNICAL REPORTS AND SPECIFICATIONS AND SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

G3 MATERIAL & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT S.A.A. CODES AND RELEWANT AUTHORITIES.

G4 ALL DIMENSIONS AND REDUCED LEVELS MUST BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

G5 SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.

G6 UNLESS NOTED OTHERWISE ALL LEVELS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM. GRID LINES TO MGA. NOTE CORRECT FACTOR APPLY.

G7 SERVICE INFORMATION SHOWN IS BASED ON PLANS SUPPLIED BY AUTHORITIES AND IS APPROXIMATE ONLY. PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND SERVICES AND COMPLY WITH ALL REQUIREMENTS OF THOSE AUTHORITIES.

G8 EXISTING SURFACE CONTOURS, WHERE SHOWN, ARE INTERPOLATED AND MAY NOT BE ACCURATE.

G9 PRIOR TO THE PLACEMENT OF ANY FILL, PAVEMENT OR BUILDING, THE EXPOSED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 100% STANDARD COMPACTION IN ACCORDANCE WITH TEST 5.1.1 OF A.S. 1289 FOR THE TOP 300MM. ANY SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH GRANULAR FILL TO THE ENGINEERS APPROVAL AND COMPACTED IN ACCORDANCE WITH THE COMPACTION REQUIREMENTS SET OUT BELOW.

G10 GRADE EVENLY BETWEEN FINISHED SURFACE SPOT LEVELS. FINISHED SURFACE CONTOURS ARE SHOWN FOR CLARITY. WHERE FINISHED SURFACE LEVELS ARE NOT SHOWN, THE SURFACE SHALL BE GRADED SMOOTHLY SO THAT IT WILL DRAIN AND MATCH ADJACENT SURFACES OR STRUCTURES.

G11 UNLESS NOTED OTHERWISE, ALL DOWNPIPES SHALL BE CONNECTED TO PITS OR MAIN STORMWATER DRAINS WITH UPVC PIPES OF THE FOLLOWING SIZES LAID AT A MINIMUM GRADE OF 1 IN 100.
A. 100 DIA. FOR DOMESTIC CONSTRUCTION.
B. 150 DIA. FOR COMMERCIAL / INDUSTRIAL CONSTRUCTION.
C. CONNECTION TO BE PRESSURISED.

G12 UNLESS NOTED OTHERWISE ALL MAIN STORMWATER DRAINS SHALL BE CONSTRUCTED USING ONE OF THE FOLLOWING TYPES OF PIPES WITH RUBBER RING JOINTS:
A. CLASS 2 RCP IN ACCORDANCE WITH A.S. 1342
B. UPVC IN ACCORDANCE WITH A.S. 1260
ANY OTHER TYPES OF PIPE MUST BE REFERRED TO COUNCIL FOR APPROVAL PRIOR TO USE. IF UPVC, OR OTHER PIPES ARE TO BE USED, APPROVAL MUST BE GIVEN BY THE ENGINEER FOR CLASS, BEDDING AND BACKFILL REQUIREMENTS.

G13 GENERALLY FOR TRENCHING WORKS THE CONTRACTOR MUST:
A. COMPLY WITH THE GENERAL PROVISIONS OF THE 'OCCUPATIONAL HEALTH SAFETY ACT 2000.
B. COMPLY WITH THE 'OCCUPATIONAL HEALTH & SAFETY CODE OF PRACTISE FOR SAFETY PRECAUTIONS IN TRENCHING OPERATIONS'.
C. FILL/FILL ALL WORK COVER REQUIREMENTS.

G14 ANY STRUCTURES, PAVEMENTS OR SURFACES DAMAGED, DIRTIED OR MADE UNSERVICABLE DUE TO CONSTRUCTION WORK SHALL BE REINSTATED TO THE SATISFACTION OF THE ENGINEER.

G15 AUSPEC SPECIFICATION TO APPLY

G16 MINIMUM BEARING PRESSURE TO SUBGRADE 100KPa

FILL TYPES

FT1 GENERAL FILL : WELL GRADED MATERIAL MAX PARTICLE SIZE 75MM
: PLASTIC INDEX LESS THAN OR EQUAL TO 15%
SELECT FILL : MAX PARTICLE SIZE 75MM
: PROPORTION PASSING 0.075 SIEVE 25% MAX
2% LESS THAN OR EQUAL TO PLASTIC INDEX
LESS THAN OR EQUAL TO 15%

FT2 TRENCHES OVER 1.5M DEEP SHALL ALWAYS BE CBR >30% SHORED. TRENCHES LESS THAN 1.5M DEEP SHALL BE SHORED IF UNSTABLE OR IF DEEMED NECESSARY BY RELEVANT AUTHORITY.

FT3 IF FILL PLACED ON SURFACE WHICH SLOPES MORE THAN 1:4 THEN THE NGL SHALL BE BENCHED

FT4 TOLERANCES: THE FINISHED SURFACE LEVELS SHALL HAVE THE FOLLOWING TOLERANCES:
- UNDER SLABS AND LOADBEARING ELEMENTS +0, -25MM
- OTHER GROUND SURFACES +100MM, -30MM PROVIDED THE AREA REMAINS FREE DRAINING AND MATCHES ADJACENT CONSTRUCTIONS

FT5 FILL SHALL BE PLACED IN LAYERS TO THICKNESS NOMINATED BY THE ENGINEER. EACH LAYER SHALL OBTAIN SPECIFIED COMPACTION BEFORE THE NEXT IS PLACED. DURING PLACEMENT OF FILL, THE SURFACE SHALL ALWAYS REMAIN FREE DRAINING

FT6 FILL AGAINST STRUCTURES SHALL BE PLACED AND COMPACTED SIMULTANEOUSLY ON BOTH SIDES TO AVOID DIFFERENTIAL LOADING.

FT7 FILL SHALL NOT BE PLACED AGAINST CONCRETE FOR FOURTEEN DAYS AFTER CONCRETE PLACEMENT

FT8 FILL MOISTURE CONTENT SHALL BE BETWEEN 85-110% OF OPTIMUM MOISTURE

1. ALL EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.

2. ALL EROSION CONTROL MEASURES MUST BE INSPECTED AFTER EACH RAIN FALL EVENT. SILT SHALL BE REMOVED TO AN APPROVED LOCATION.

3. SEDIMENT FENCES, TRAPS & FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLANS PREPARED BY THE CONTRACTOR.

4. SEDIMENT FENCES, TRAPS & FILTERS SHALL BE MAINTAINED IN THE LOCATION SHOWN ON THE DRAWING UNTIL SUCH TIME THAT ALL WORK IS COMPLETED AND A SUITABLE GRASS COVER IS ESTABLISHED.

REINFORCED CONCRETE

RC1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

RC2 READYMIX CONCRETE SUPPLY SHALL COMPLY WITH AS 1379.

RC3 CONCRETE QUALITY - MINIMUM - REFER TO RELEVANT DRAWINGS.
ALL THE REQUIREMENTS OF THE ACSE CONCRETE SPECIFICATION DOCUMENT 1 (LATEST EDITION) SHALL APPLY TO THIS FORMWORK, REINFORCEMENT AND CONCRETE UNLESS NOTED OTHERWISE.

ELEMENT	STRENGTH Grade(MPa)	SLUMP	MAX AGG SIZE	CEMENT TYPE
FOUNDATION	32	80	20	Portland
PIERS	25	80	20	Portland

COMPRESSIVE STRENGTH
SAMPLE, TEST, AND ASSES TO AS 1379. ALL TESTING TO BE CONDUCTED BY A NATA REGISTERED LABORATORY.
THE MINIMUM FREQUENCY OF SAMPLING OF THE CONCRETE AT EACH STAGE SHALL BE IN ACCORDANCE WITH THE FOLLOWING.

NO. OF BATCHES SUPPLIED TO THE PROJECT PER DAY	NO. OF SAMPLES TAKEN
1	1
2 to 5	2
6 to 10	3
11 to 20	4
For each additional 10 samples	+1

A SAMPLE SHALL CONSIST OF FOUR CYLINDERS, TWO OF WHICH SHALL BE TESTED AT 28 DAYS ,ONE AT 7 DAYS AND ONE AT 4 DAYS. IF THE CONTRACTOR REQUIRES EARLY STREGTH RESULTS, ADDITIONAL CYLINDERS SHALL BE TAKEN IN THE SAMPLE AS REQUIRED AND AT THE COST OF THE CONTRACTOR.
OTHER QUALITY PARAMETERS
SAMPLE, TEST AND ASSES TO AS 1379 SECTION 3.
SLUMP: TEST NOT LESS THAN ONE SAMPLE FOR EACH BATCH BEFORE PLACING CONCRETE FROM THAT BATCH IN THE WORK. TAKE THE SAMPLES AT THE POINT OF DISCHARGE ON SITE.
DRYING SHRINKAGE: THE MAXIMUM TOTAL DRYING SHRINKAGE LIMIT FOR THE CONCRETE SHALL BE AN AVERAGE OF 0.075% AT 56 DAYS AND NO SINGLE RESULT SHALL EXCEED 0.075%. MEASUREMENT SHALL BE IN ACCORDANCE WITH AS1012 PART 13 AND BE CONDUCTED BY A NATA REGISTERED LABORATORY. REFER TO RELEVANT FLOOR DRAWINGS FOR SPECIFIC SHRINKAGE REQUIREMENT
REJECTION: REMOVE THE CONCRETE FROM THE SITE.

RC4 NO ADMIXTURES SHALL BE USED IN CONCRETE UNLESS APPROVED IN WRITING.

RC5 DEPTH OF BEAMS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESSES. SLABS AND BEAMS SHALL BE CAST TOGETHER UNLESS NOTED OTHERWISE.

RC6 CONCRETE SIZES DO NOT INCLUDE THICKNESSES OF APPLIED FINISHES.

RC7 NO HOLES, CHASES OR EMBEDMENTS OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT THE PROJECT ENGINEERS APPROVAL.

RC8 CONCRETE SHALL BE KEPT FREE OF SUPPORTING MASONRY WITH A PRE-GREASED GALVANISED STEEL SLIP JOINT. VERTICAL FACES SHALL BE SEPARATED BY 10MM JOINTEX (OR EQUAL).

RC9 CONSTRUCTION JOINTS SHALL BE LOCATED TO THE SATISFACTION OF THE PROJECT ENGINEER. THE BUILDER SHALL ALLOW FOR ALL NECESSARY CONSTRUCTION JOINTS.

RC10 SLABS WHERE NOTED ON PLANS, MAINTAIN SLAB AND BEAM DEPTHS AS SHOWN. PROVIDE 6MM PRECAMBER TO POST TENSIONED SLABS (U.N.O. ON PLANS. 50MM COVER TO CONDUIT MINIMUM.

RC11 PROVIDE UPWARD CAMBER TO FORMWORK OF REINFORCED CONCRETE CANTILEVERS OF L/200 WHERE L IS THE PROJECTION BEYOND COLUMN OR WALL FACE, AND TO FORMWORK OF CONDUITS AND PIPES WHEN CAST IN SLABS OR WALLS ARE TO BE PLACED BETWEEN THE REINFORCEMENT LAYERS, WHERE THERE IS ONLY ONE LAYER OF REINFORCEMENT, PROVIDE

RC12 THE FINISHED CONCRETE SHALL BE A DENSE HOMOGENEOUS MASS, COMPLETELY FILLING THE FORMWORK THOROUGHLY EMBEDDING THE REINFORCEMENT AND FREE OF STONE POCKETS. ALL CONCRETE INCLUDING SLABS ON GROUND AND FOOTINGS SHALL BE COMPACTED WITH MECHANICAL VIBRATORS.

RC13 SLABS AND BEAMS SHALL BE CONSTRUCTED TO RISK ONLY ON THE BEAMS, COLUMNS, WALLS ETC. SHOWN ON THE DRAWINGS. ALL OTHER BUILDING ELEMENTS SHALL BE KEPT 10MM MINIMUM CLEAR FROM SOFFITS OF STRUCTURE.

RC14 CURING OF ALL CONCRETE IS TO BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY WET FOR A PERIOD OF 3 DAYS, AND PREVENTION OF LOSS OF MOISTURE FOR A TOTAL OF 7 DAYS FOLLOWED BY A GRADUAL DRYING OUT. APPROVED SPRAYED ON CURING COMPOUNDS THAT COMPLY WITH AS 3799 MAY BE USED WHERE FLOOR FINISHES WILL NOT BE AFFECTED. BEFORE MANUFACTURERS SPECIFICATIONS. POLYTHENE SHEETING OR WET HESSIAN MAY BE USED TO RETAIN MOISTURE WHERE PROTECTED FROM WIND AND TRAFFIC.

RC15 CONSTRUCTION SUPPORT PROPPING IS TO BE LEFT IN PLACE WHERE NEEDED TO AVOID OVERSTRESSING THE STRUCTURE DUE TO CONSTRUCTION LOADING. NO BRICKWORK OR PARTITION WALLS ARE TO BE CONSTRUCTED ON SUSPENDED SLABS UNTIL ALL PROPPING IS REMOVED AND THE SLAB HAS ABSORBED ITS DEAD LOAD DEFLECTION.

1. NO EARTHWORKS SHALL BE CARRIED OUT DURING HIGH WINDS OR AS DIRECTED BY MID-COAST COUNCIL/ PROJECT MANAGER

2. DURING EARTHWORKS THE CONTRACTOR SHALL HAVE A WATER CART OR SIMILAR APPROVED ON SITE AND MUST PROGRESSIVELY WATER DOWN EXCAVATION AND FILL AREAS TO MINIMISE DUST.

3. ALL VEHICLE TRAVEL PATHS AND ROADS SHALL BE REGULARLY WATERED TO MINIMISE DUST AND DIRT ON ROAD SURFACES.

SLABS ON GRADE

SOG1 ALL RE-ENTRANT CORNERS AT PENETRATIONS FOR SUMPS, PITS, COLUMN BLOCKOUTS AND 'THE LIKE, TO HAVE N12 TRIMMER BARS PLACED AT 45 DEGREES TO CORNER OR IN EACH DIRECTION AT CORNERS UNLESS NOTED IN A DIFFERENT ARRANGEMENT ON PLAN.

TRIMMER BARS IN SLAB:



TRIMMER BARS TO BE TIED TO U/S OF SLAB MESH.

PROVIDE SUB-FLOOR DRAINAGE TO HYDRAULIC ENGINEERS DETAILS.

PRIOR TO PLACEMENT OF SLAB, SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD COMPACTION IN ACCORDANCE WITH TEST 5.1.1 OF AS 1289 FOR THE TOP 300MM. ANY SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH SITE WON MATERIAL TO THE ENGINEERS APPROVAL.

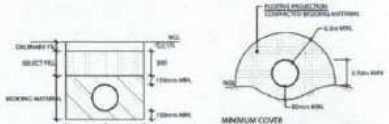
SOG2 ENSURE SLABS ARE CURED AS PER NOTE RC14.

SOG3 SAWJOINTS TO BE INSTALLED AS SHOWN WITHIN 12 HOURS OF POURING.

EARTHWORK NOTES

1. IF IN DOUBT, THEN ASK.
2. ALL WORKS IN ACCORDANCE TO AS 3798-2007 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS".
3. MIN COMPACTION TO ALL FILLED AREAS TO BE 98% STD UNLESS NOTED OTHERWISE COMPACTION UNDER BUILDING PLATFORM TO BE 100% STD.
4. ALL CUT MATERIAL TO BE LAID IN ROW ON THE SITE FOR DRYING. THIS MATERIAL SHOULD BE INSPECTED AND ASSESSED BY THE GEOTECHNICAL ENGINEER TO DETERMINE IF THE MATERIAL IS SUITABLE FOR FILLING RE-LAID IN ACCORDANCE WITH AS 3798
5. THE CONTRACTOR MUST ENSURE ADEQUATE TEMPORARY DRAINAGE DURING THE WORKS TO MINIMISE THE IMPACT OF WET WEATHER. SUCH METHODS AS THE INSTALLATION OF SUMP PITS, CROSS FALLS AND SEALING COMPACTIONS OF EXPOSED SURFACE FALLS PART OF THE EARTHWORKS CONTRACTOR RESPONSIBILITIES.
6. SEDIMENTATION AND EROSION CONTROL MUST BE PUT IN PLACE PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT THE WORKS.
7. ADOPTED BOXOUT DEPTHS ARE TABULATED BELOW.
8. FREQUENCY OF COMPACTION TESTING IN ACCORDANCE WITH AS 3798 TABLE 8 ASSOCIATED SPECIFICATION.
9. FINISHED SUB-GRADE SHOULD BE INSPECTED AND PROOF ROLLED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER WITH ALL SIGNIFICANT DEFLECTION TO BE OVER EXCAVATED AND REPLACED WITH SUITABLE FILL TO A MINIMUM DEPTH OF 300MM. REPLACE WITH CLEAN FILL GREATER THAN CBR=25% AND COMPACT TO 98% STD.
10. FINAL BATTER TO BE NO STEEPER THAN 4 IN 1 (HORIZONTAL TO VERTICAL)

SUPPORT FOR PLASTIC & PVC PIPES



Z = dm + 0.2m OR 2dm WHICHEVER IS SMALLER
d = PIPE DIAMETER

CONSTRUCTION TO BE IN ACCORDANCE WITH AS 2566.

DENSITY OF FILL MATERIAL	kg/m³
SATURATED CLAY	1700
NORMAL CLAY	1900
SANDY CLAY	1800
CLAYEY SAND	1600
LOOSE SAND (LOW BEARING)	1500

- COMPACTION SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 150mm, FOR PIPES WITH DIAMETER < 150mm LAYER THICKNESS SHALL NOT EXCEED 80mm.

MINIMUM COVER

SITUATION	MIN DEPTH (METRES)
NOT SUBJECT TO VEHICLE LOADS	0.3
SUBJECT TO VEHICLE LOADS NOT IN ROADWAYS	0.45
-IN SEALED ROADS	0.60
-UNDER UNSEALED ROADS	0.75
PIPES IN EMBANKMENT CONDITIONS OR SUBJECT TO CONSTRUCTION LOADS	0.75

HEAVY VEHICULAR MATERIAL NOTES TO CONCRETE PIPE NOTES.

COMPACTION

CONDITION	
COHESIONLESS	65%*
COHESIVE	98%**

* DENSITY INDEX DETERMINED IN ACCORDANCE WITH AS 1289 5.8.1
** DRY DENSITY RATIO DETERMINED IN ACCORDANCE WITH AS 1289 5.4.1

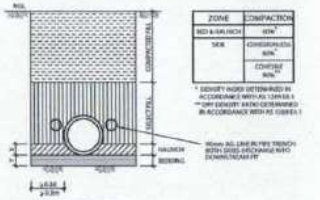
GRADING SPECIFICATION OF PIPE BACKFILL

BED & HAUNCH		SELECT	
SIEVE	WT PASSING %	SIEVE	WT PASSING %
19	100	19	100
2.36	100-50	2.36	100-50
0.60	90-20	2.36	100-20
0.30	60-10	0.30	50-10
0.15	20-0	0.075	25-0
0.075	10-0		

SUPPORT FOR CONCRETE PIPES

GRADING SPECIFICATION OF PIPE BACKFILL

BED & HAUNCH		SELECT	
SIEVE	WT PASSING %	SIEVE	WT PASSING %
19	100	19	100
2.36	100-50	9.50	100-50
0.60	90-20	2.36	100-20
0.30	60-10	0.60	50-10
0.15	20-0	0.075	25-0
0.075	10-0		



* DENSITY INDEX DETERMINED IN ACCORDANCE WITH AS 1289 5.8.1
** DRY DENSITY RATIO DETERMINED IN ACCORDANCE WITH AS 1289 5.4.1

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination
DA 2020-22
Approval Date: 22-Sep-20
Delegated Officer: ALISA EVANS

NOV	DESCRIPTION	DATE	BY	NOV	DESCRIPTION	DATE	BY
A	ISSUED FOR APPROVAL	10/07/20	CH				

WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

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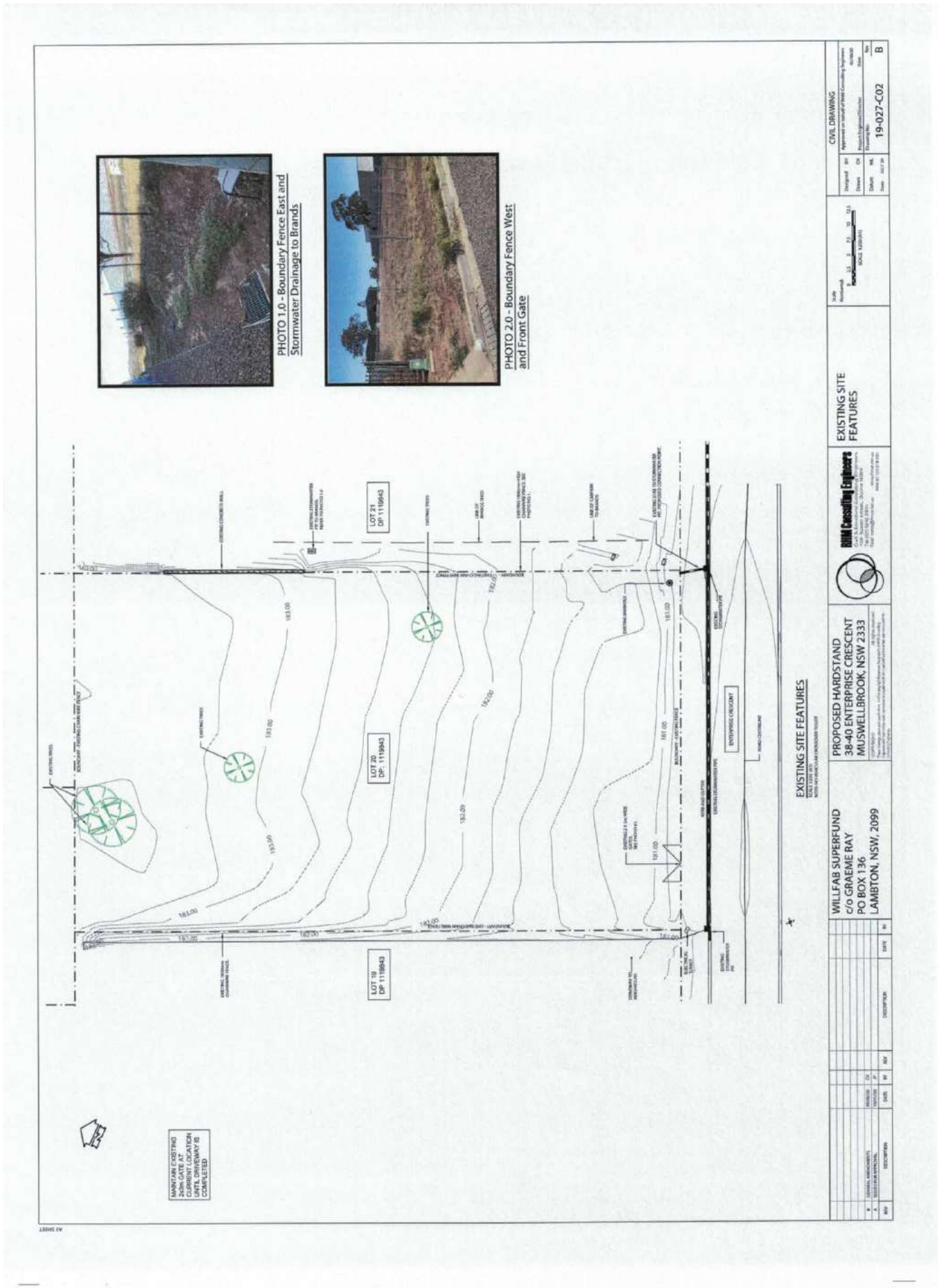
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Tel (07) 4632 7800
Email: mail@rhm.net.au
ABN 82 121 678 830

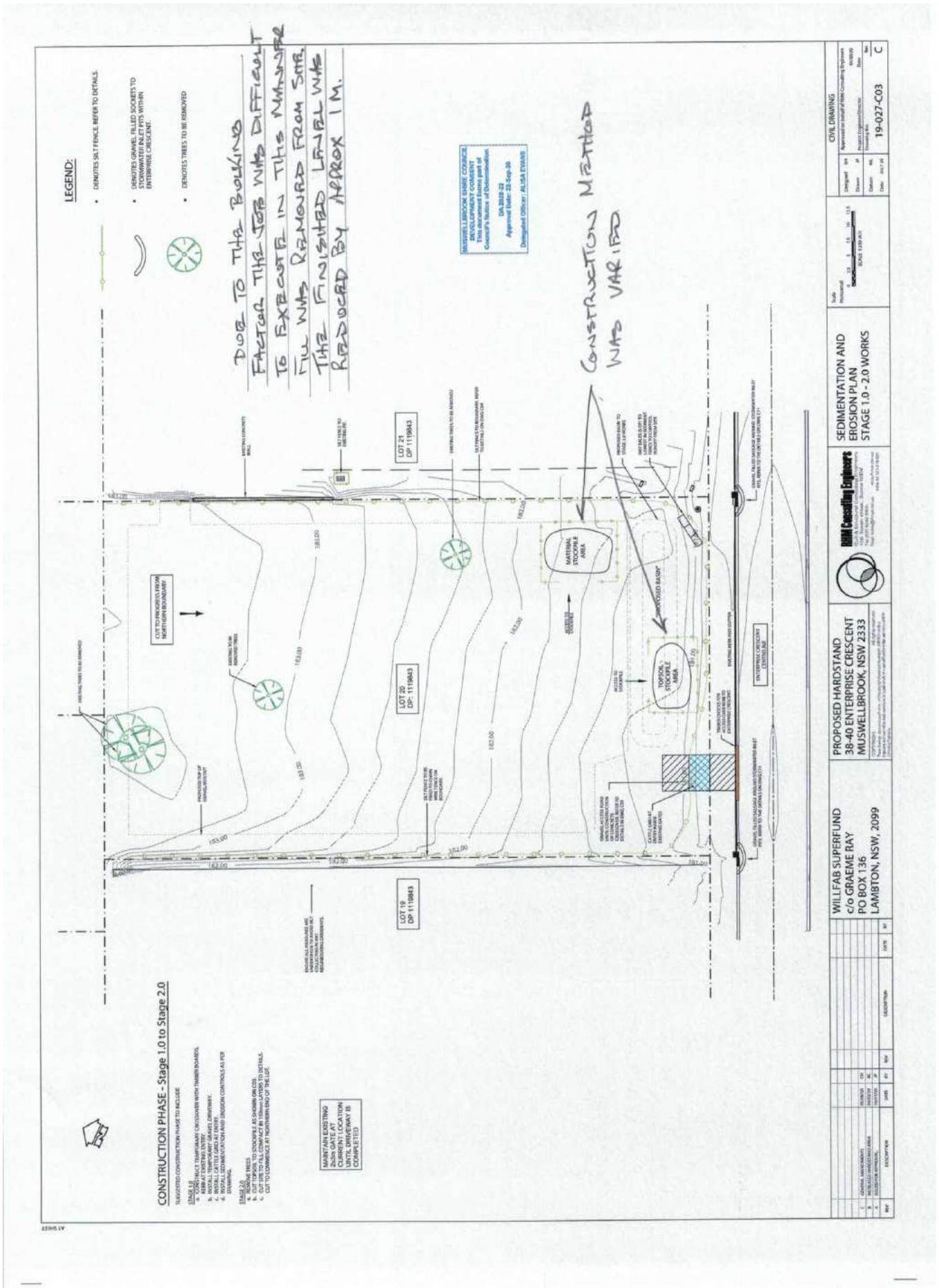
GENERAL NOTES SHEET
1 OF 1

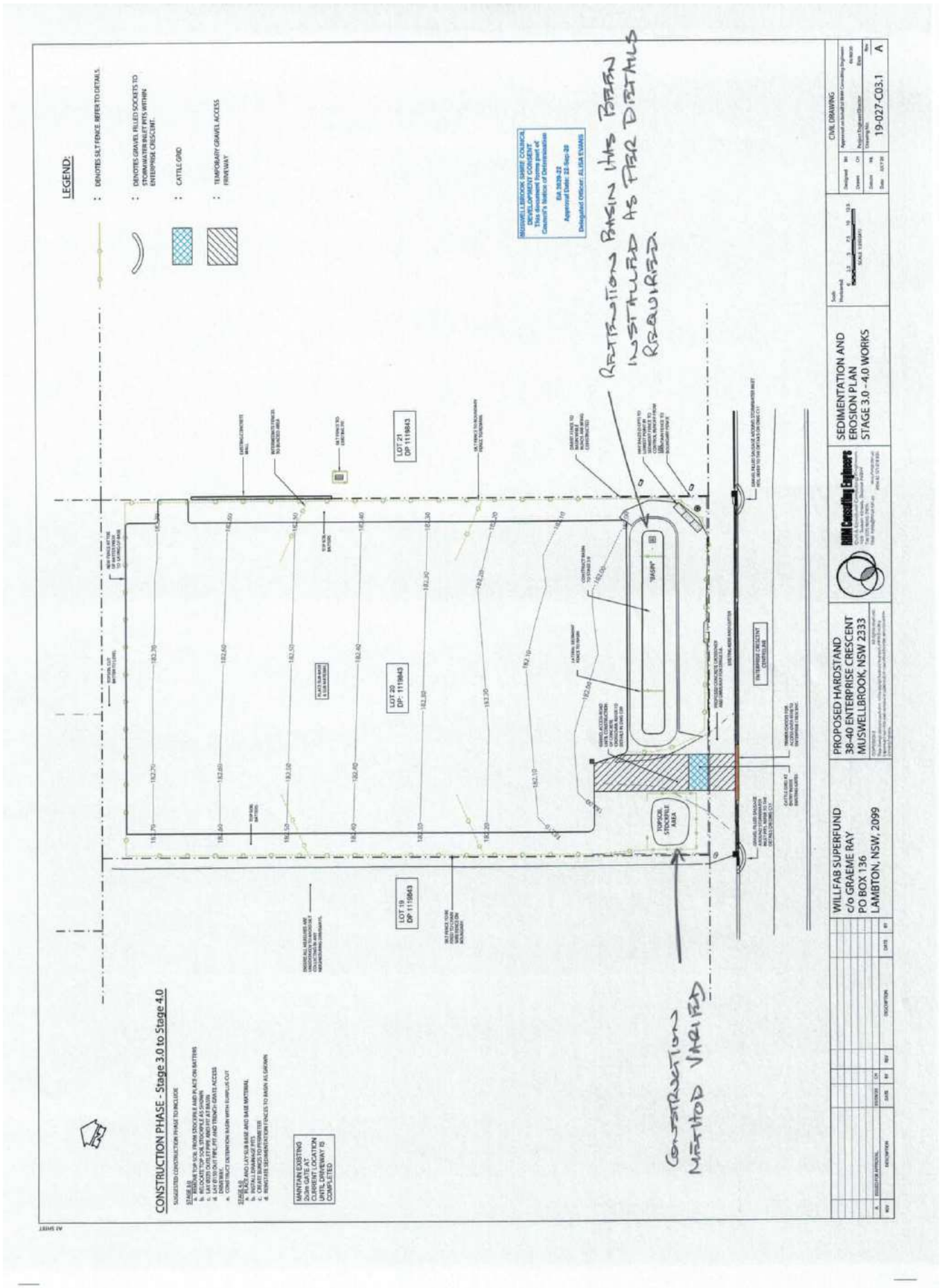
Scale
Horizontal:

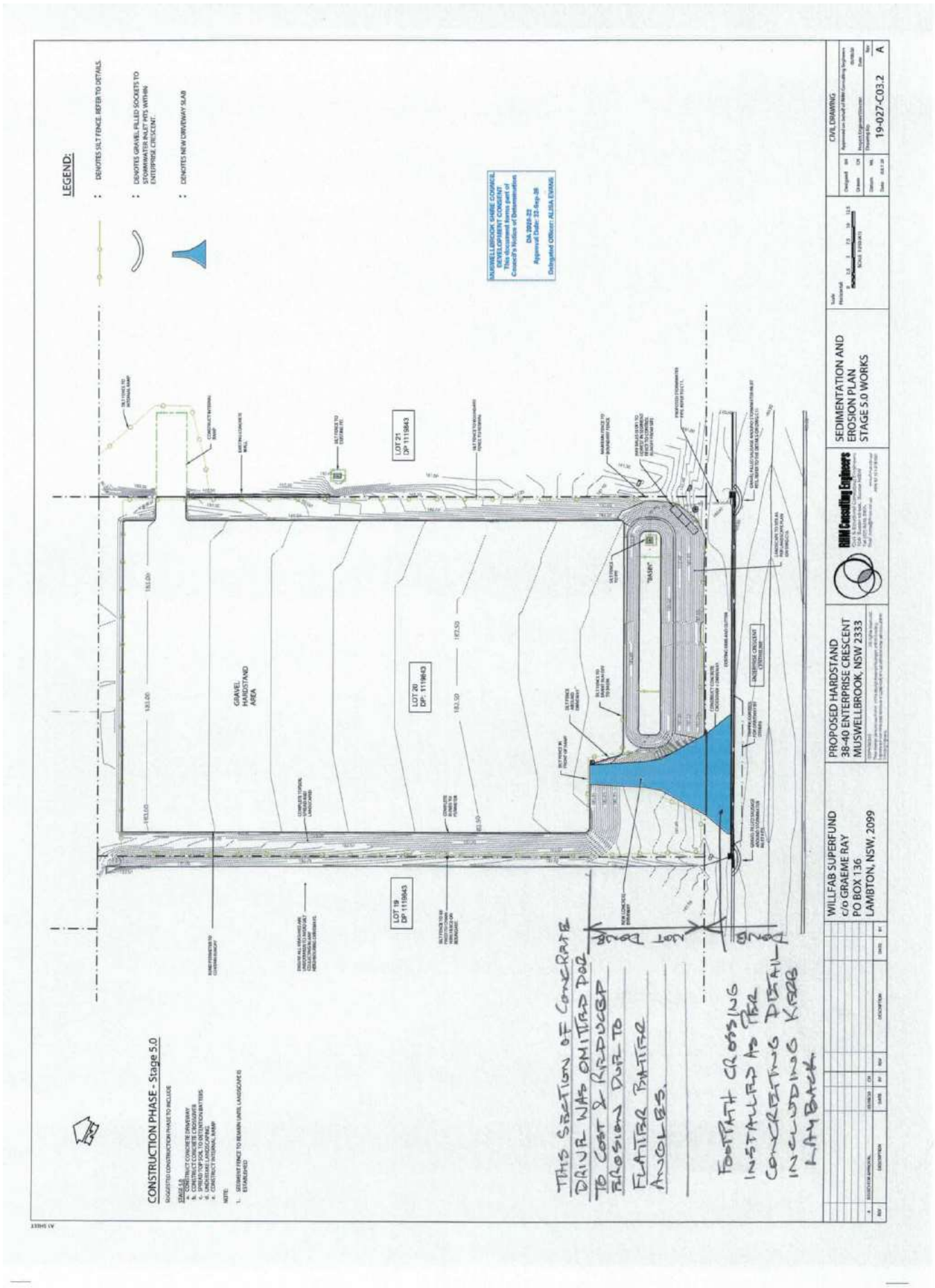
CIVIL DRAWING

Designed	RH	Approved on behalf of RHM Consulting Engineers	
Drawn	CH	Project Engineer/Director	Date
Datum	MSL	Drawing No.	Rev
Date	DEC 19	19-027-C01	A


PHOTO 1.0 - Boundary Fence East and Stormwater Drainage to Brands
PHOTO 2.0 - Boundary Fence West and Front Gate
EXISTING SITE FEATURES
PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333
WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099
CIVIL DRAWING
19-027-C02
B
LOT 19 DP 1119843
LOT 20 DP: 1119843
LOT 21 DP 1119843
ENTERPRISE CRESCENT
MAINTAIN EXISTING 3m(W) GATE AT CURRENT LOCATION UNTIL DRIVEWAY IS COMPLETED


LEGEND:
DENOTES SILT FENCE. REFER TO DETAILS.
DENOTES GRAVEL FILLED SOCKETS TO STORMWATER INLET PITS WITHIN ENTERPRISE CRESCENT.
DENOTES TREES TO BE REMOVED
DUE TO THE BOULDERS FACTOR THE JOB WAS DIFFICULT TO EXECUTE IN THIS MANNER. FILL WAS REMOVED FROM SITE. THE FINISHED LEVEL WAS AGREED BY APPROX 1M.
CONSTRUCTION METHOD WAS VARIED
CONSTRUCTION PHASE - Stage 1.0 to Stage 2.0
SUGGESTED CONSTRUCTION PHASE TO INCLUDE
STAGE 1.0
STAGE 2.0
MAINTAIN EXISTING 2x3m GATE AT CURRENT LOCATION UNTIL DRIVEWAY IS COMPLETED
CUT TO PROVIDED FROM NORTHERN BOUNDARY
MATERIAL STOCKPILE AREA
PROPOSED BASIN
TOPSOIL STOCKPILE AREA
ENTERPRISE CRESCENT CENTRELINE
LOT 19 DP 1119843
LOT 20 DP: 1119843
LOT 21 DP 1119843
WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099
PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333
RDM Consulting Engineers
SEDIMENTATION AND EROSION PLAN
STAGE 1.0 - 2.0 WORKS
CIVIL DRAWING
19-027-C03
C


LEGEND:
: DENOTES SILT FENCE. REFER TO DETAILS.
: DENOTES GRAVEL FILLED SOCKETS TO STORMWATER PITS WITHIN ENTERPRISE CRESCENT.
: CATTLE GRID
: TEMPORARY GRAVEL ACCESS FIRMWAY
CONSTRUCTION PHASE - Stage 3.0 to Stage 4.0
SUGGESTED CONSTRUCTION PHASE TO INCLUDE
MAINTAIN EXISTING 20m GATE AT CURRENT LOCATION UNTIL DRIVEWAY IS COMPLETED
LOT 19 DP 1119843
LOT 20 DP- 1119843
LOT 21 DP 1119843
"BASIN"
TOPSOIL STOCKPILE AREA
ENTERPRISE CRESCENT EXTENSION
WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099
PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333
SEDIMENTATION AND EROSION PLAN
STAGE 3.0 -4.0 WORKS
CIVIL DRAWING
19-027-C03.1
A
RETENTION BASIN HAS BEEN INSTALLED AS PER DETAILS REQUIRED
CONSTRUCTION METHOD VARIED


LEGEND:
: DENOTES SILT FENCE, REFER TO DETAILS.
: DENOTES GRAVEL FILLED SOCKETS TO STORMWATER INLET PITS WITHIN ENTERPRISE CRESCENT.
: DENOTES NEW DRIVEWAY SLAB
CONSTRUCTION PHASE - Stage 5.0
GRAVEL HARDSTAND AREA
LOT 21 DP 1119843
LOT 20 DP 1119843
LOT 19 DP 1119843
"BASIN"
ENTERPRISE CRESCENT
MUSWELLBROOK SHIRE COUNCIL DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination
DA 2020-22
Approval Date: 23-Sep-20
Delegated Officer: ALISA EVANS
WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099
PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333
RDM Consulting Engineers
SEDIMENTATION AND EROSION PLAN
STAGE 5.0 WORKS
CIVIL DRAWING
19-027-C03.2
A
THIS SECTION OF CONCRETE DRIVE WAS OMITTED DUE TO COST & REDUCED RUN TO FLATTER BATTER ANGLES.
FOOTPATH CROSSING INSTALLED AS PER CONCRETING DETAIL INCLUDING KERB & GUTTER

A1 SHEET

GENERAL INSTRUCTIONS

1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.

2. THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.

3. ALL BUILDERS AND SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.

CONSTRUCTION SEQUENCE

4. THE SOIL EROSION POTENTIAL ON THIS SITE IS TO BE MINIMISED.
HENCE WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE :-
(A) INSTALL SEDIMENT FENCES
(B) CONSTRUCT OPEN SWALES AND CHANNELS AS NECESSARY AND DIRECTED BY THE SITE SUPERINTENDENT.
(C) CONSTRUCT STABILISED CONSTRUCTION ENTRANCE TO LOCATION AS DETERMINED BY SUPERINTENDENT.
(D) INSTALL SEDIMENT TRAPS AS SHOWN ON PLAN.
(E) UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS.
PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

EROSION CONTROL

5. DURING WINDY WEATHER, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.

6. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

SEDIMENT CONTROL

7. STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.

8. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.

9. WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.

10. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

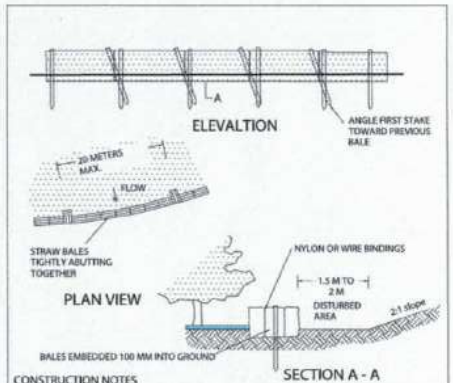
OTHER MATTERS

11. ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.

12. ANY EXISTING TREES WHICH FORM PART OF THE FINAL LANDSCAPING PLAN WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY:
(A) PROTECTING THEM WITH BARRIER FENCING OR SIMILAR MATERIALS INSTALLED OUTSIDE THE DRIP LINE.
(B) ENSURING THAT NOTHING IS NAILED TO THEM.
(C) PROHIBITING PAVING, GRADING, SEDIMENT WASH OR PLACING OF STOCKPILES WITHIN THE DRIP LINE EXCEPT UNDER THE FOLLOWING CONDITIONS.
(i) ENCROACHMENT ONLY OCCURS ON ONE SIDE AND NO CLOSER TO THE TRUNK THAN EITHER 1.5 METRES OR HALF THE DISTANCE BETWEEN THE OUTER EDGE OF THE DRIP LINE AND THE TRUNK, WHICH EVER IS THE GREATER.
(ii) A DRAINAGE SYSTEM THAT ALLOWS AIR AND WATER TO CIRCULATE THROUGH THE ROOT ZONE (E.G. A GRAVEL BED) IS PLACED UNDER ALL FILL LAYERS OF MORE THAN 300 MILLIMETRES DEPTH.
(iii) CARE IS TAKEN NOT TO CUT ROOTS UNNECESSARILY AND NOT TO COMPACT THE SOIL AROUND THEM.

SITE INSPECTION & MAINTENANCE

13. RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

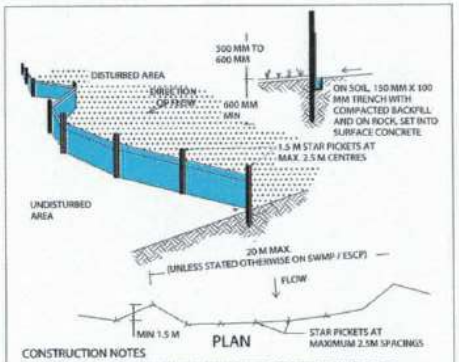


CONSTRUCTION NOTES

CONSTRUCT THE BALE FILTER AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE.

1. PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAP BETWEEN BALES. STREWS ARE TO BE PLACED PARALLEL TO GROUND.
2. ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE.
3. EMDED EACH BALE IN THE GROUND 75MM TO 100MM AND ANCHOR WITH TWO 1.2 METER STAR PICKETS OR STAKES. ANGLE THE FIRST STAR PICKET OR STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. DRIVE THEM 600MM INTO THE GROUND AND, IF POSSIBLE, FLUSH WITH THE TOP OF THE BALES. WHERE STAR PICKETS ARE USED AND THEY PROTRUDE ABOVE THE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS.
4. WHERE A STRAW BALE FILTER IS CONSTRUCTED DOWNSLOPE FROM A DISTURBED BATTER, ENSURE THE BALES ARE PLACED 1 TO 2 METERS DOWNSLOPE FROM THE TOE.
5. ESTABLISH A MAINTENANCE PROGRAM THAT ENSURES THE INTEGRITY OF THE BALES IS RETAINED - THEY COULD REQUIRE REPLACEMENT EACH TWO TO FOUR MONTHS.

STRAW BALE FILTER (TYPICAL)



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150-MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METER LONG STAR PICKETS INTO GROUND AT 2.5 METER INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE TO THE WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150-MM OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE (TYPICAL)

SEDIMENTATION AND EROSION CONTROL

SE1. LAND DISTURBANCE SHALL BE LIMITED TO THAT NECESSARY FOR IMPLEMENTATION OF THE PLANS OF WORK AND LANDS NOT TO BE DISTURBED SHALL BE CLEARLY MARKED WITH BARRIER FENCES. SEDIMENT FENCING AND STRAW BALE FILTER SHALL BE PLACED AT REGULAR INTERVALS IMMEDIATELY DOWN SLOPE OF ALL UNPROTECTED DISTURBED LANDS

SE2. INSTALL SEDIMENT FENCING AND STRAW BALE FILTER IN ACCORDANCE WITH DETAILS ABOVE AND LOCAL COUNCIL REQUIREMENTS.

SE3. THE LOCATION OF "SILT" FENCES, SEDIMENT FENCES STRAW BALE FILTER AND OTHER DEVICES SHALL BE DETERMINED ON SITE IN CONJUNCTION WITH THE SUPERINTENDENT. VARIATIONS ARE PERMITTED TO BEST SUIT THE CIRCUMSTANCES

SE4. INSTALL TEMPORARY CONSTRUCTION VEHICLE EXIT IN ACCORDANCE WITH TYPICAL DETAILS

SE5. STRIP VEGETATION FROM ALL CUT AREAS AND DISPOSE OFF SITE

SE6. STRIP TOPSOIL FROM ALL CUT AREAS AND STOCKPILE ON SITE

SE7. EXCAVATE ALL CUT AREAS AND PLACE COMPACTED FILL WHERE REQUIRED.

SE8. ALL ADJACENT LANDSCAPE AREAS ARE TO BE STABILISED AND VEGETATED WITHIN 20 DAYS OF COMPLETION.

SE9. EXCAVATE, LAY AND BACKFILL DRAINAGE LINES. OPEN TRENCH LENGTHS ARE NOT TO EXCEED 25 METRES. WHERE TRENCHES ARE OPEN OVER NIGHT, PLACE TEMPORARY TURF LINED SWALE ALONG HIGHER SIDE OF TRENCH AND DIVERT POTENTIAL SURFACE WATER TO A SAFE LOCATION.

SE10. CONSTRUCT DRAINAGE PITS AND INSTALL PIT PROTECTION MEASURES IN ACCORDANCE WITH DETAILS ABOVE, LOCAL COUNCIL AND ROADS AND TRAFFIC AUTHORITY STANDARDS.

NOTE: WHEREVER SEDIMENT AND EROSION CONTROL DEVICES ARE REMOVED EARLIER IN THE CONSTRUCTION SEQUENCE THAN AS SPECIFIED ABOVE, ENSURE THAT THE DISTURBED GROUND IS RE-VEGETATED TO REDUCE THE LIKELIHOOD OF EROSION AND SEDIMENT TRANSPORT FROM THE SITE. ENSURE ALSO THAT SEDIMENT LADEN WATER CAN STILL REACH SEDIMENTATION BASINS FOR TREATMENT.

SEDIMENT RUN-OFF CONTROL

RC1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROL MEASURES GENERALLY IN ACCORDANCE WITH THE GUIDELINES OF THE N.S.W. DEPT. OF CONSERVATION AND LAND MANAGEMENT AS NECESSARY TO PREVENT RUN-OFF FROM SITE OF SEDIMENT RESULTING FROM THESE WORKS. SUCH MEASURES SHALL ALSO COMPLY WITH REQUIREMENTS OF COUNCIL.

RC2. GRADE FINISHED SURFACE TO SHED WATER EVENLY WITHOUT CHANNELING (UNTIL PIPED STORMWATER SYSTEM IS ADDED IN LATER STAGE).

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination
DA 2020-22
Approval Date: 22-Sep-20
Delegated Officer: ALISA EVANS

REV	DESCRIPTION	DATE	BY
A	ISSUED FOR APPROVAL	15/07/20	CH

WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

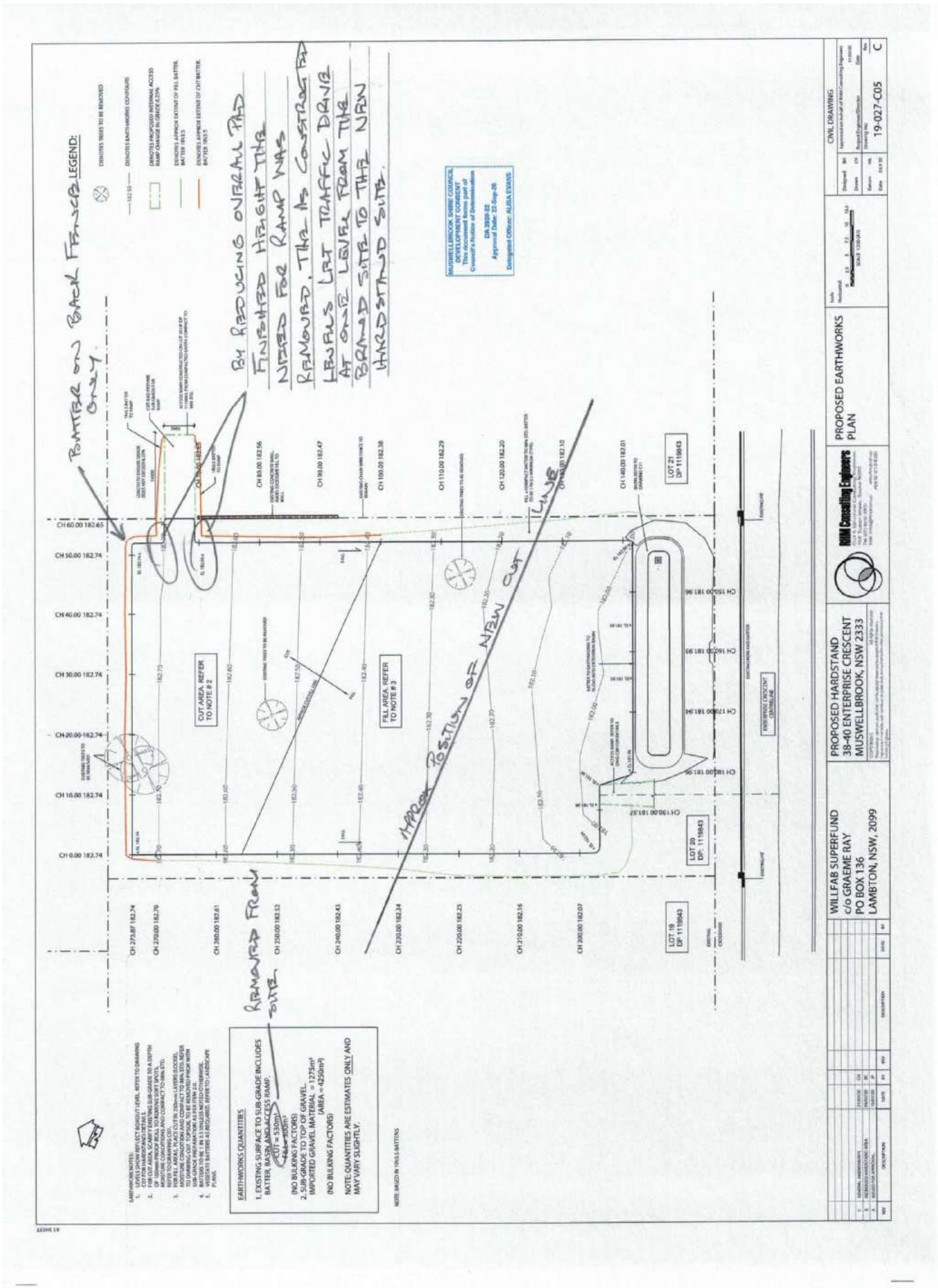
RRM Consulting Engineers
Civil & Structural Consulting Engineers
108 Vincent Street, Cessnock NSW
Tel (02) 4990 9901
Email rrm@rrm.net.au
ABN 92 151 010 830

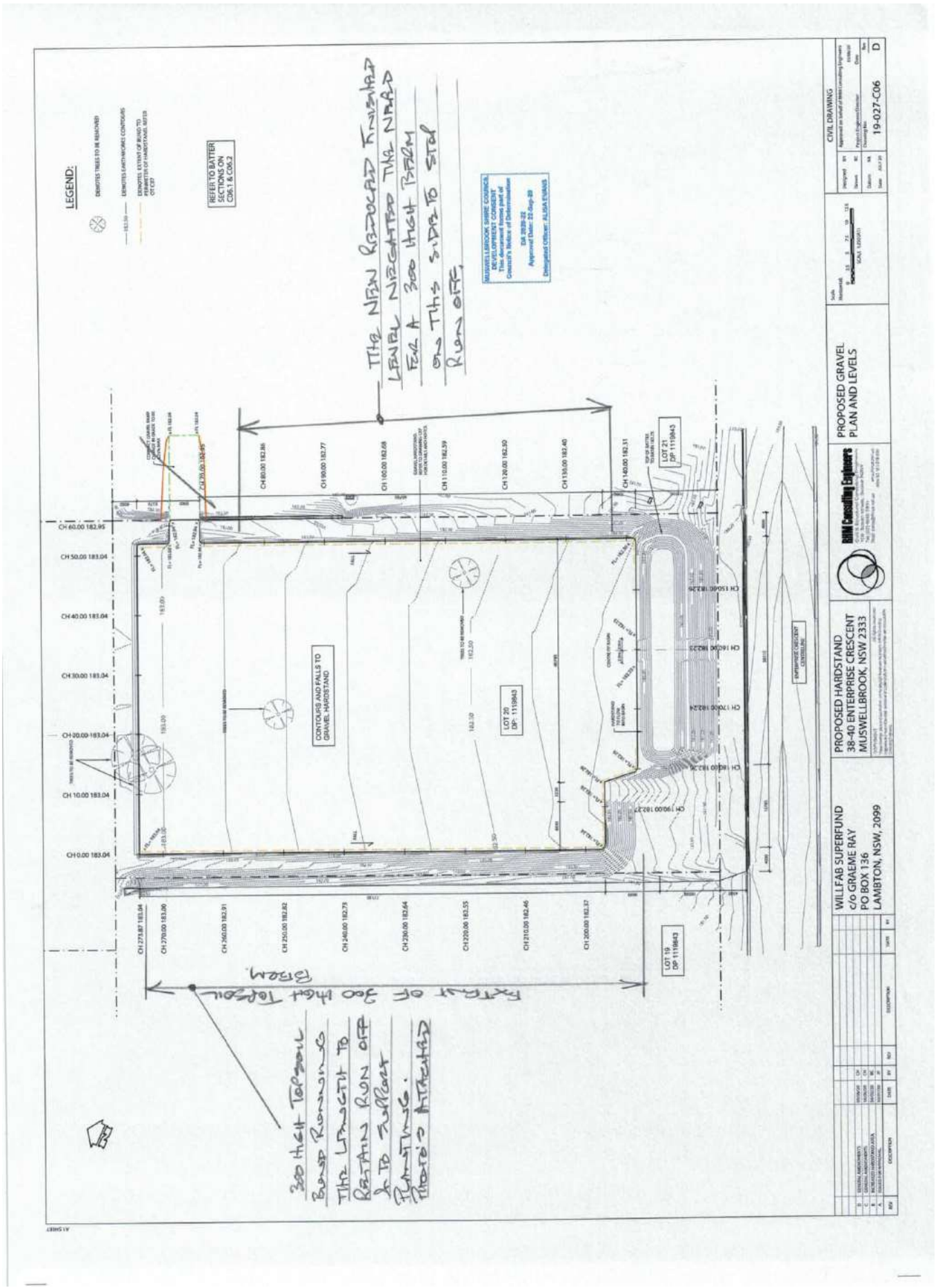
SEDIMENTAION AND EROSION CONTROL NOTES

Scale: Horizontal 0 1 2 3 4 5 — SCALE 1:100 (A1)

CIVIL DRAWING

Designed	BH
Drawn	CH
Datum	ML
Date	DEC'19
Approved on behalf of RRM Consulting Engineers	MIKH CH
Project Engineer/Director	Date
Drawing No.	19-027-C04
Rev	A


BATTER ON BACK FENCE ONLY.
BY REDUCING OVERALL PAD FINISHED HEIGHT THE NEED FOR RAMP WAS REMOVED, THIS AS CONSTRUCTED LEAVES LOT TRAFFIC DRIVE AT GRADE LEVEL FROM THE BRAND SITE TO THE NEW HARDSTAND SITE.
REMOVED FROM SITE.
APPROX POSITION OF NEW CUT
CUT AREA, REFER TO NOTE # 2
FILL AREA, REFER TO NOTE # 3
EARTHWORKS QUANTITIES:
1. EXISTING SURFACE TO SUB-GRADE INCLUDES BATTER, BASIN AND ACCESS RAMP.
(CUT = 530m³
FILL = 300m³
(NO BULKING FACTORS)
2. SUB-GRADE TO TOP OF GRAVEL.
IMPORTED GRAVEL MATERIAL = 1275m³
(AREA = 4250m²)
(NO BULKING FACTORS)
NOTE: QUANTITIES ARE ESTIMATES ONLY AND MAY VARY SLIGHTLY.
WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2299
PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333
PROPOSED EARTHWORKS PLAN
CIVIL DRAWING
19-027-C05
C


LEGEND:
REFER TO BATTER SECTIONS ON CDR1.8, CDR2.2
CONTOURS AND FALLS TO GRAVEL HARDSTAND
LOT 20 DP 1119843
LOT 21 DP 1119843
LOT 19 DP 1119843
PROPOSED GRAVEL PLAN AND LEVELS
PROPOSED HARDSTAND 38-40 ENTERPRISE CRESCENT MUSWELLBROOK, NSW 2333
WILLFAB SUPERFUND c/o GRAEME RAY PO BOX 136 LAMBTON, NSW, 2099
CIVIL DRAWING
19-027-C06
D

A1 SHEET

NOTE: ROUND OFF
PERMANENT BUND

RELATIVE PROFILE HEIGHT DIFFERENCES ARE UNCHANGED

LEGEND

: DENOTES FINISH SURFACE LEVEL TO HARDSTAND

: DENOTES EXISTING SURFACE LEVEL

CHAINAGE 30.000

CHAINAGE 70.000

CHAINAGE 110.000

CHAINAGE 190.000

CHAINAGE 20.000

CHAINAGE 60.000

CHAINAGE 100.000

CHAINAGE 140.000

CHAINAGE 10.000

CHAINAGE 50.000

CHAINAGE 90.000

CHAINAGE 130.000

CHAINAGE 0.000

CHAINAGE 40.000

CHAINAGE 80.000

CHAINAGE 120.000

REV	DESCRIPTION	DATE	BY
A	ISSUED FOR APPROVAL	03/08/20	CH

WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

RHM Consulting Engineers

HARDSTAND
CROSS SECTIONS
SHEET 1 OF 2

Scale:
Horizontal: SCALE 1:100 (A1)
Vertical: SCALE 1:50 (A1)

CIVIL DRAWING

Designed	BR	Approved on behalf of RHM Consulting Engineers
Drawn	CH	Project Engineer/Director
Checked	MA	Drawing No. 19-027-C06.1
Date	JULY 20	Rev A

NOTE: ROUND OFF PERMANENT BUND

RELATIVE PROFILE HEIGHT DIFFERENCE ARE UNCHANGED

LEGEND

:DENOTES FINISH SURFACE LEVEL TO HARDSTAND

:DENOTES EXISTING SURFACE LEVEL

CHAINAGE 230.000

CHAINAGE 270.000

CHAINAGE 220.000

CHAINAGE 260.000

CHAINAGE 210.000

CHAINAGE 250.000

CHAINAGE 200.000

CHAINAGE 240.000

CHAINAGE 273.874

REV	DESCRIPTION	DATE	BY
A	ISSUED FOR APPROVAL	03/08/20	CH

WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

RHM Consulting Engineers

HARDSTAND
CROSS SECTIONS
SHEET 2 OF 2

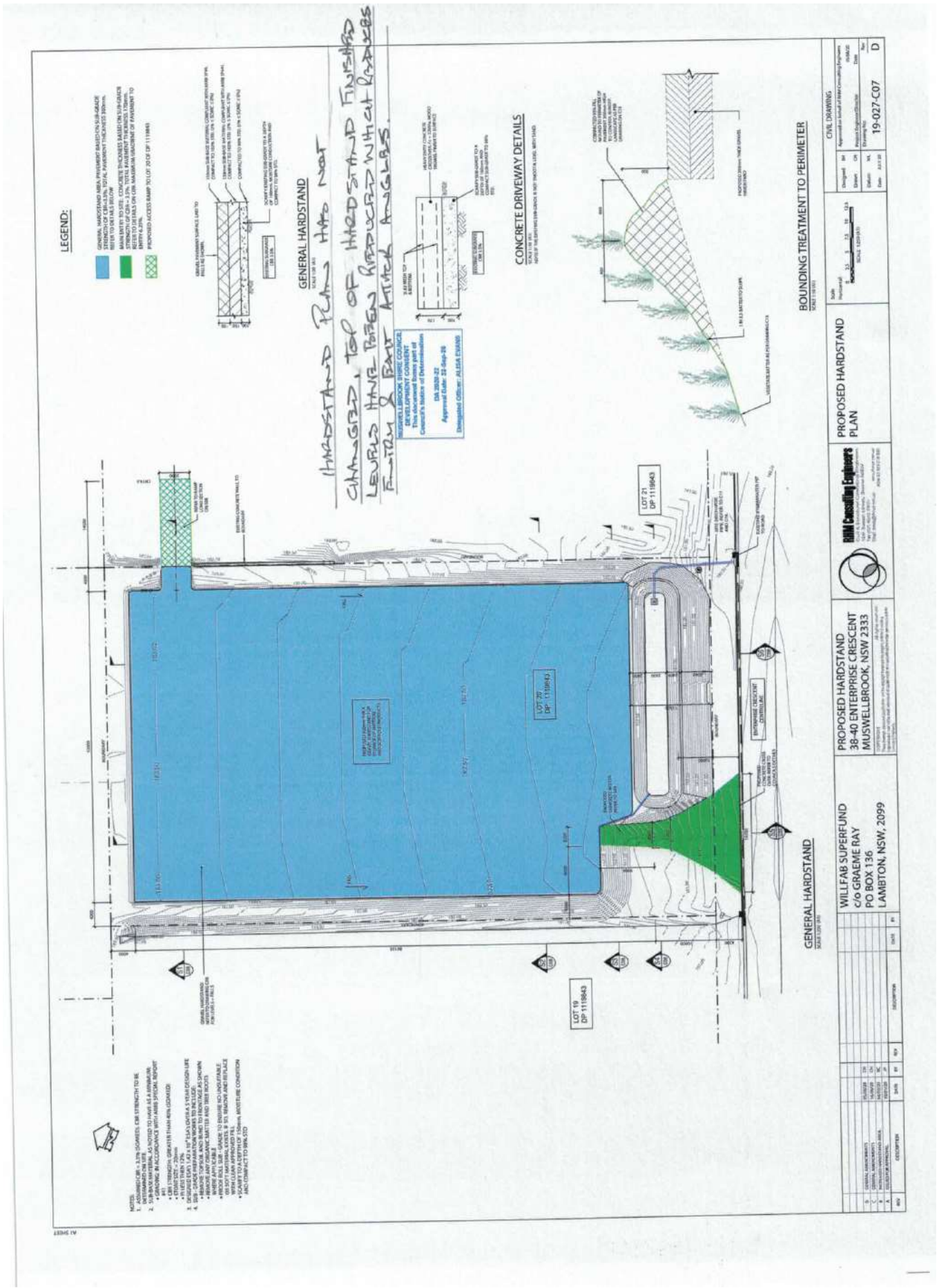
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CIVIL DRAWING

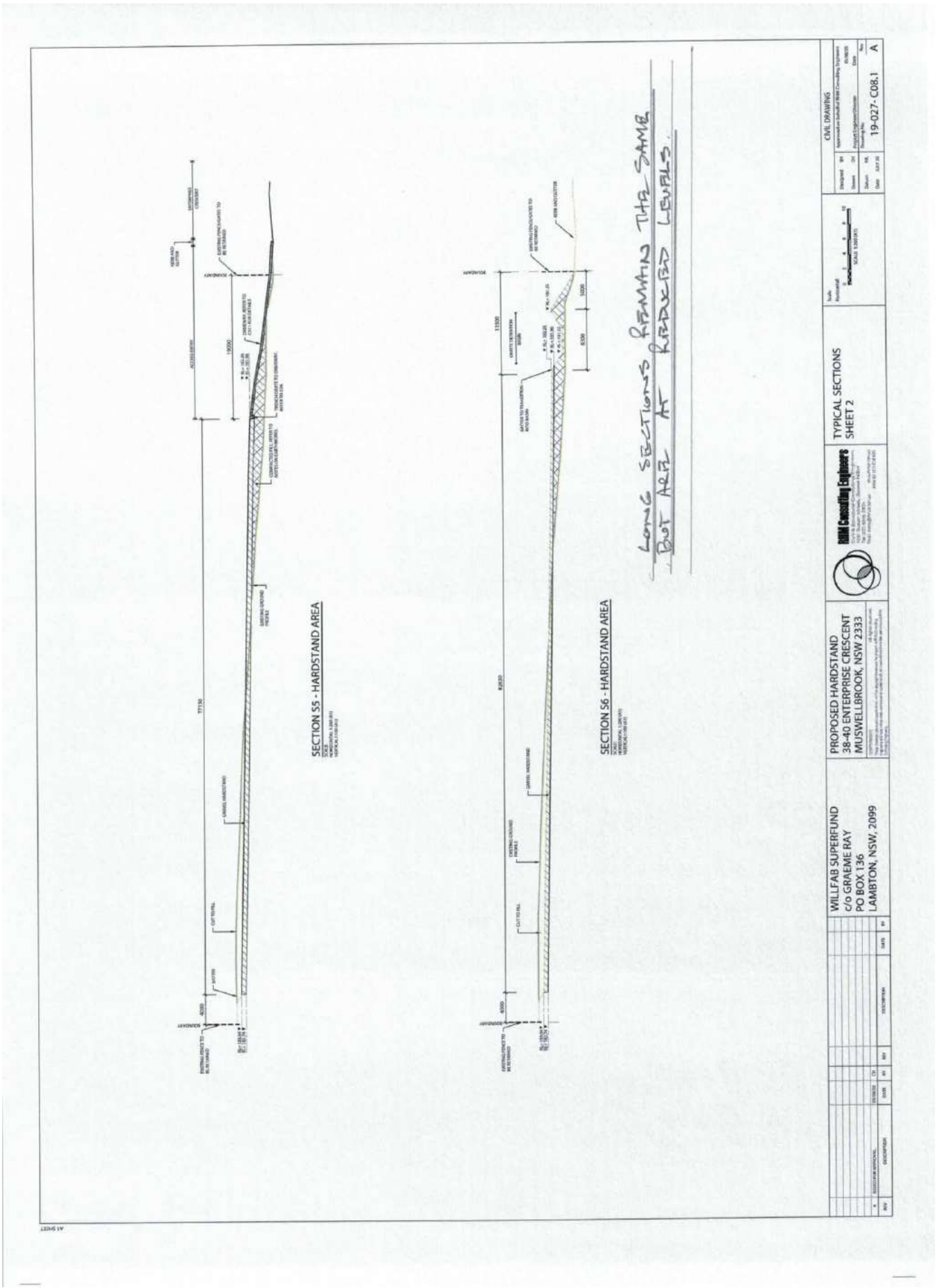
Designed: BW
Drawn: CH
Datum: MB
Date: JULY 20

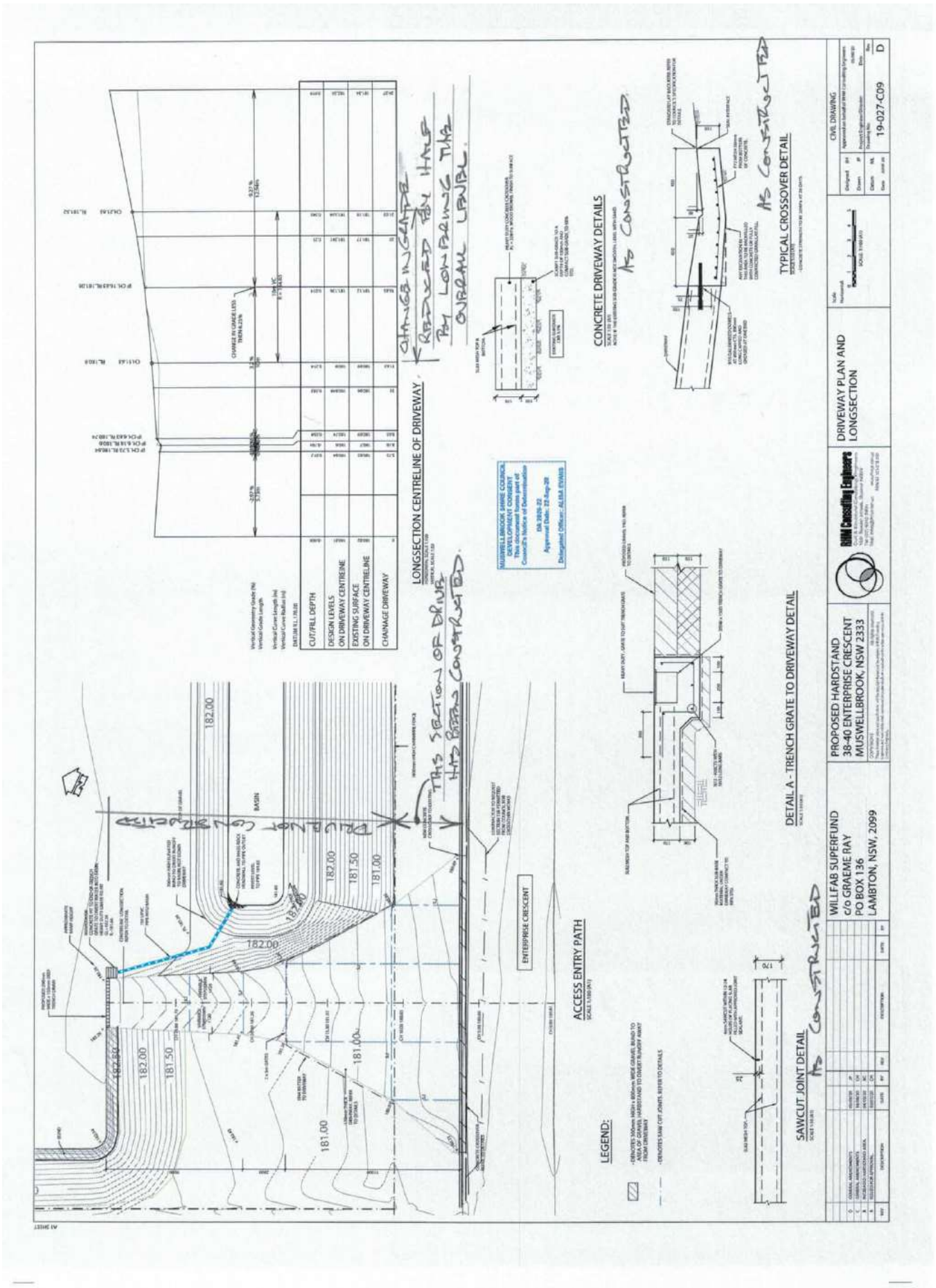
Approved on behalf of RHM Consulting Engineers
Project Engineer/Director
Date

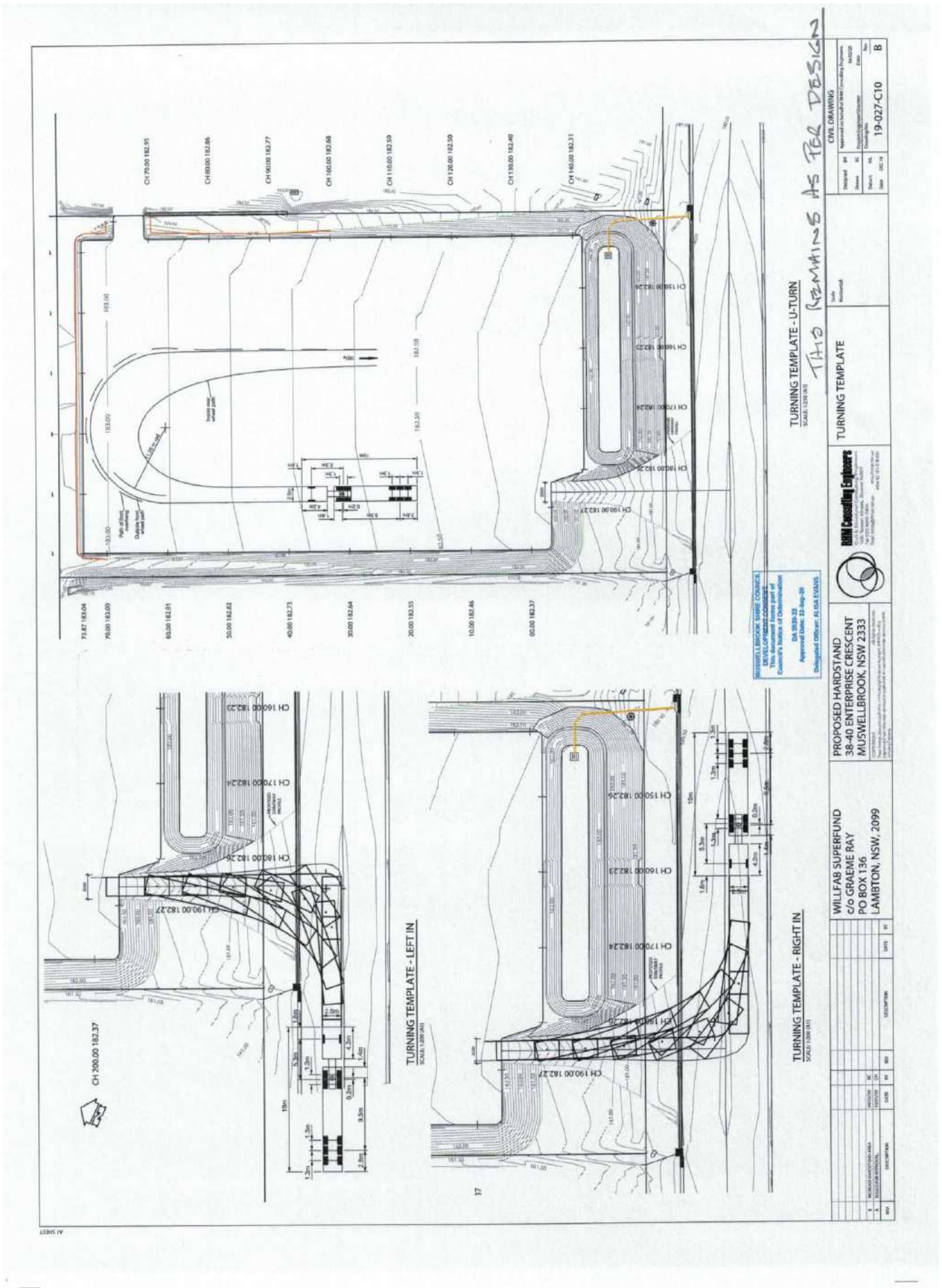
Drawing No. 19-027-C06.2
Rev A

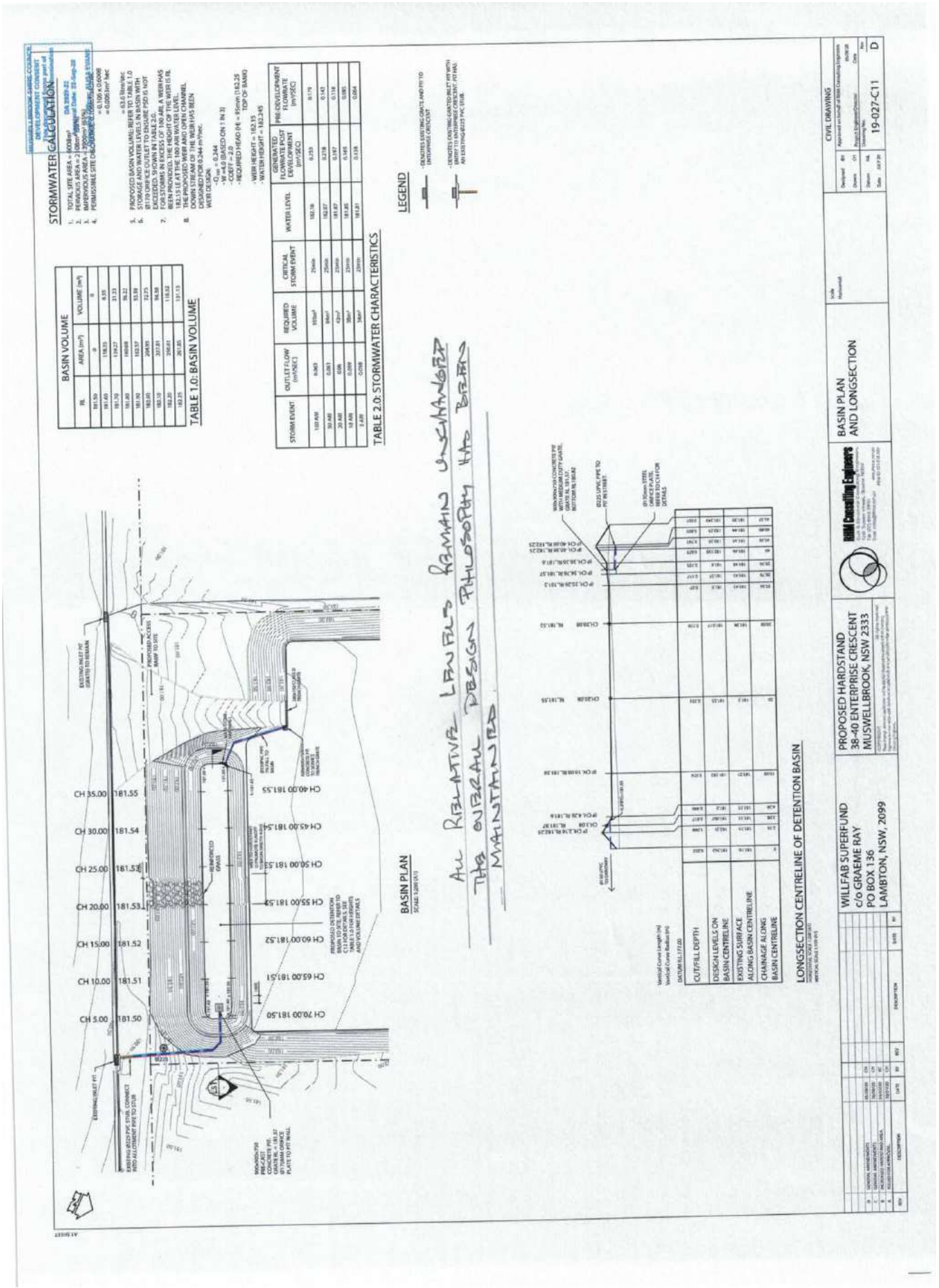

LEGEND:
GENERAL HARDSTAND AREA, PAVEMENT BASED ON SUBGRADE CBR 3% OR GREATER, TOTAL PAVEMENT THICKNESS 350mm, REFER TO DETAILS BELOW
MAIN ENTRY TO SITE, CONCRETE THICKNESS BASED ON SUBGRADE STRENGTH OF CBR = 3.0%, TOTAL PAVEMENT THICKNESS 170MM (EQUIVALENT TO 5.5 MPA CBR MARGINAL MACERAL OF PAVEMENT TO ENTRY 4.25%
PROPOSED ACCESS RAMP TO LOT 20 OF DP 1119843
GENERAL HARDSTAND
CONCRETE DRIVEWAY DETAILS
BOUNDING TREATMENT TO PERIMETER
GENERAL HARDSTAND
LOT 19 DP 1119843
LOT 20 DP 1119843
LOT 21 DP 1119843
WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099
PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333
PROPOSED HARDSTAND PLAN
CIVIL DRAWING
19-027-C07
D

SECTION S1 - HARDSTAND AREA
SECTION S2 - HARDSTAND AREA
SECTION S3 - HARDSTAND AREA
SECTION S4 - HARDSTAND AREA
DESIGN LEVELS ON RAMP CENTERLINE
EXISTING SURFACE LEVELS
CHAINAGE TO RAMP
MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination
DA 2020-22
Approval Date: 23-Sep-20
Delegated Officer: ALISA EVANS
LONG SECTIONS REMAIN THE SAME BUT ARE AT REDUCED LEVEL.
WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099
PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333
RHM Consulting Engineers
TYPICAL SECTIONS
SHEET 2
CIVIL DRAWING
19-027-C08
A


SECTION S5 - HARDSTAND AREA
SECTION S6 - HARDSTAND AREA
LONG SECTIONS REMAIN THE SAME
BUT AREA AT REDUCED LEVELS.
WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099
PROPOSED HARDSTAND
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TYPICAL SECTIONS
SHEET 2
CIVIL DRAWING
19-027-C08.1
A


LONGSECTION CENTRELINE OF DRIVEWAY
CUT/FILL DEPTH
DESIGN LEVELS ON DRIVEWAY CENTRELINE
EXISTING SURFACE ON DRIVEWAY CENTRELINE
CHAINAGE DRIVEWAY
CHANGED IN GRADE REDUCED BY HALF BY LOW PARKING TRAP CURRENT LAYOUT
AS CONSTRUCTED
CONCRETE DRIVEWAY DETAILS
TYPICAL CROSSOVER DETAIL
AS CONSTRUCTED
DRIVEWAY PLAN AND LONGSECTION
PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
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WILLFAB SUPERFUND
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CIVIL DRAWING
19-027-C09
D
DETAIL A - TRENCH GRATE TO DRIVEWAY DETAIL
ACCESS ENTRY PATH
ENTERPRISE CRESCENT
LEGEND:
SAWCUT JOINT DETAIL
AS CONSTRUCTED
182.00
181.50
181.00
BASIN


TURNING TEMPLATE - U-TURN
TURNING TEMPLATE - LEFT IN
TURNING TEMPLATE - RIGHT IN
TURNING TEMPLATE
PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333
WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099
CIVIL DRAWING
19-027-C10
B
THIS REMAINS AS PER DESIGN


STORMWATER CALCULATION
TABLE 1.0: BASIN VOLUME
TABLE 2.0: STORMWATER CHARACTERISTICS
LEGEND
BASIN PLAN
LONGSECTION CENTRELINE OF DETENTION BASIN
PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333
WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099
BASIN PLAN AND LONGSECTION
CIVIL DRAWING
19-027-C11
D

A1 SHEET

LEGEND

- GRAVEL HARDSTAND AREA
- EXISTING SURFACE LEVELS
- FLOOR TO DETENTION BASIN

MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination
DA 2020-22
Approval Date: 23-Sep-20
Delegated Officer: ALISA EVANS

Data at Basin Base
X=390028.42
Y=6424450.095
Z=181.24

Datum181

DESIGN BATTERS TO BASIN	182.27	182.25	181.24
EXISTING SURFACE LEVEL	181.92	181.87	181.87
OFFSET ALONG BASIN BASE	0.34	0.1	0

CHAINAGE 60.000

Data at Basin Base
X=390019.51
Y=6424448.98
Z=181.07

Datum181

DESIGN BATTERS TO BASIN	182.24	182.05	181.07
EXISTING SURFACE LEVEL	181.3	181.05	181.07
OFFSET ALONG BASIN BASE	1.02	0.1	0

CHAINAGE 50.000

ALL RELATIVE LEVELS REMAIN UNCHANGED. IE THE OVERALL DESIGN PHILOSOPHY HAS BEEN MAINTAINED.

Data at Basin Base
X=390025.09
Y=6424444.920
Z=181.34

Datum180

DESIGN BATTERS TO BASIN	180.25	182.03	181.34
EXISTING SURFACE LEVEL	180.19	181.9	181.9
OFFSET ALONG BASIN BASE	0.2	0.1	0

CHAINAGE 20.000

Data at Basin Base
X=390017.51
Y=6424433.220
Z=181.51

Datum180

DESIGN BATTERS TO BASIN	180.04	182.03	181.51
EXISTING SURFACE LEVEL	180.66	181.96	181.97
OFFSET ALONG BASIN BASE	1.18	0.1	0

CHAINAGE 10.000

Data at Basin Base
X=390030.80
Y=6424444.280
Z=181.6

Datum181

DESIGN BATTERS TO BASIN	181.6	182.05	181.6
EXISTING SURFACE LEVEL	181.19	181.14	181.22
OFFSET ALONG BASIN BASE	0.41	0.1	0

CHAINAGE 40.000

Data at Basin Base
X=390040.02
Y=6424458.096
Z=181.6

Datum181

DESIGN BATTERS TO BASIN	182.28	182.22	181.6
EXISTING SURFACE LEVEL	181.31	181.5	181.47
OFFSET ALONG BASIN BASE	0.42	0.1	0

CHAINAGE 73.383

Data at Basin Base
X=390043.43
Y=6424455.606
Z=181.8

Datum181

DESIGN BATTERS TO BASIN	181.88	182.03	181.8
EXISTING SURFACE LEVEL	181.81	181.9	181.47
OFFSET ALONG BASIN BASE	0.05	0.1	0

CHAINAGE 0.000

Data at Basin Base
X=390019.95
Y=6424444.90
Z=181.38

Datum180

DESIGN BATTERS TO BASIN	180.54	182.05	181.38
EXISTING SURFACE LEVEL	180.64	181.2	181.22
OFFSET ALONG BASIN BASE	0.23	0.9	0

CHAINAGE 30.000

Data at Basin Base
X=390037.53
Y=6424457.213
Z=181.6

Datum181

DESIGN BATTERS TO BASIN	182.27	182.03	181.6
EXISTING SURFACE LEVEL	181.84	181.45	181.42
OFFSET ALONG BASIN BASE	0.3	0.1	0

CHAINAGE 70.000

REV	DESCRIPTION	DATE	BY
C	ISSUED FOR APPROVAL	05/08/20	DR
B	INCREASED HARDSTAND AREA	04/03/20	RC
A	ISSUED FOR APPROVAL	10/07/20	DR

WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099

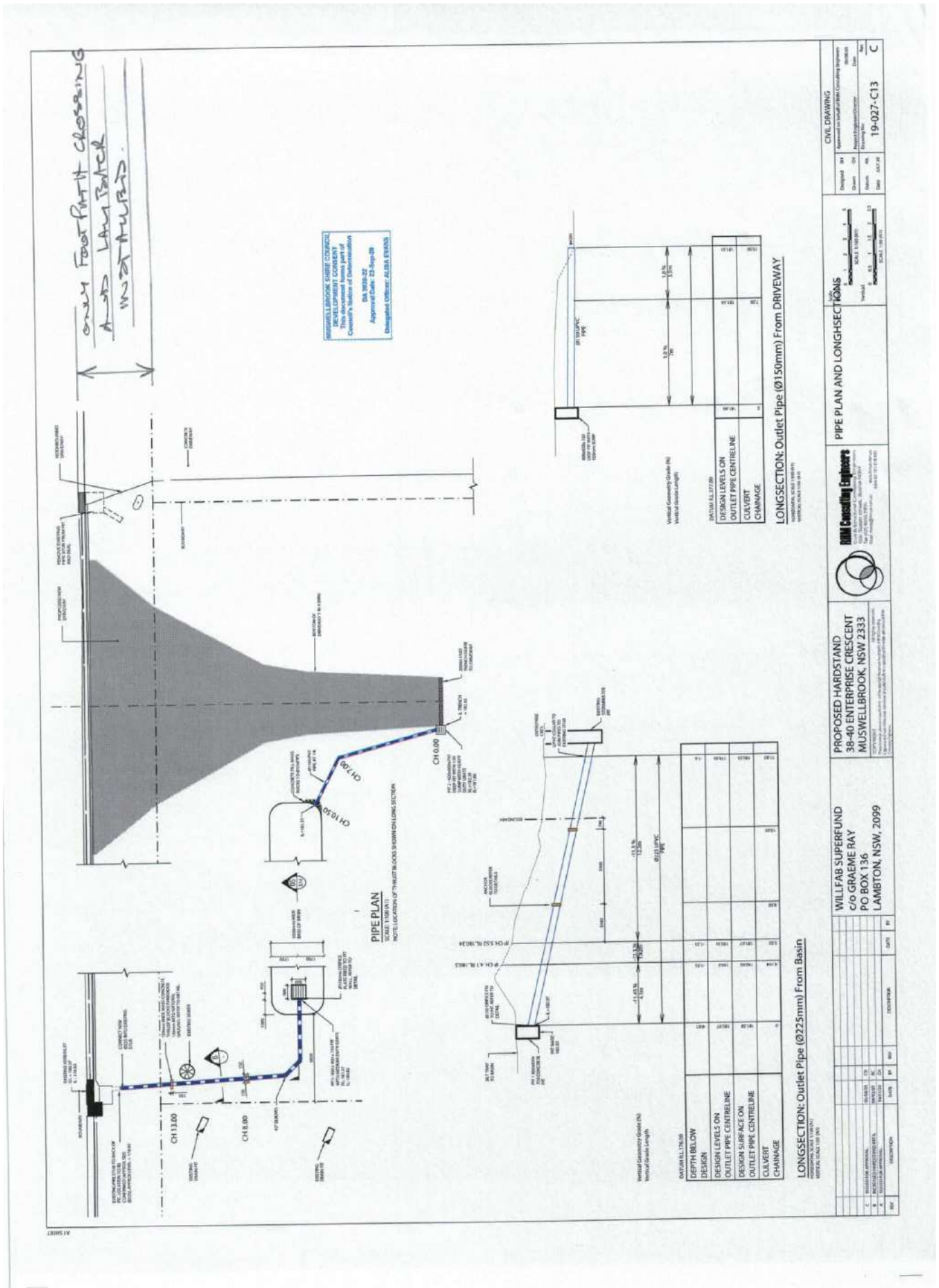
PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333

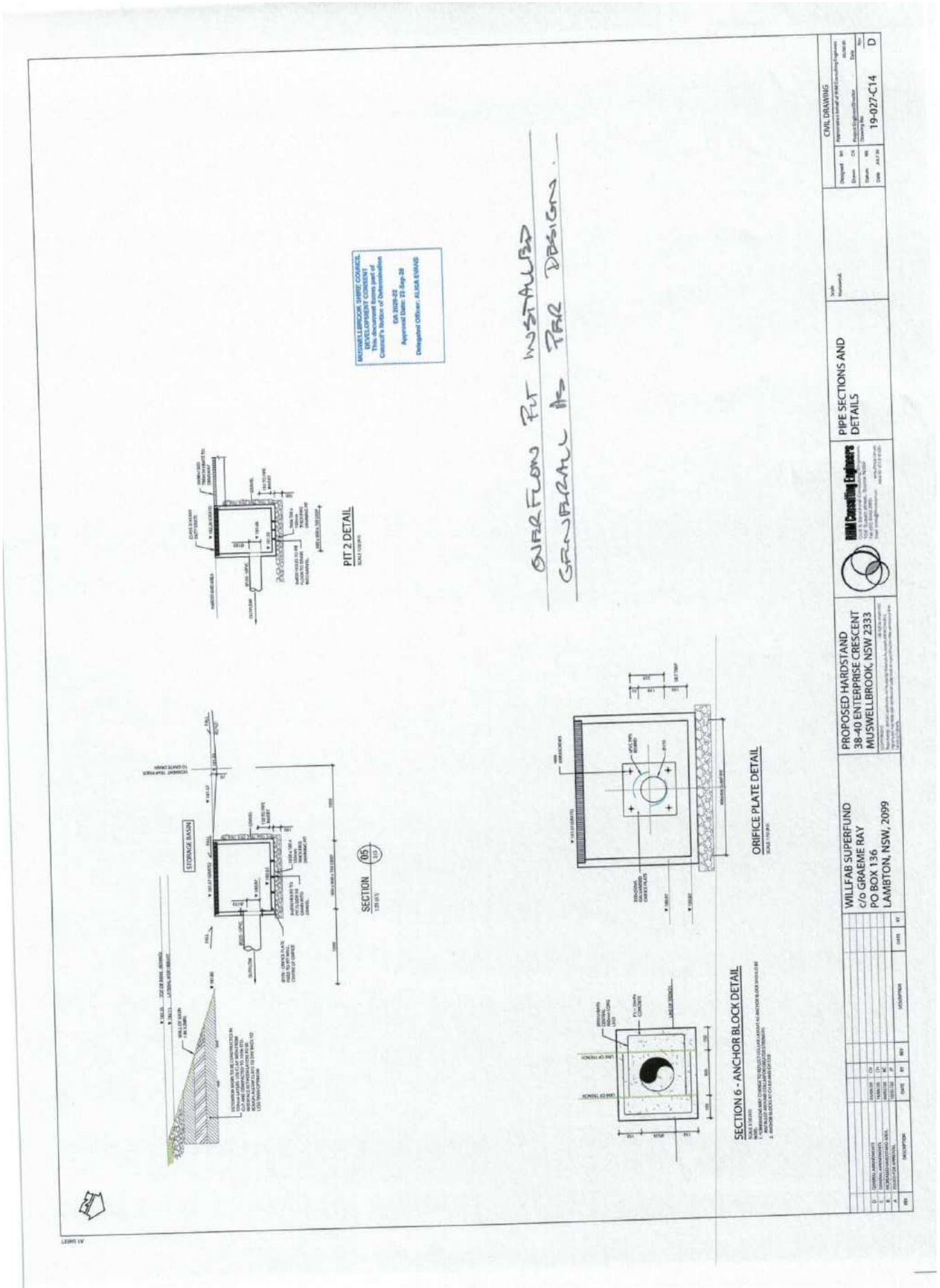
RHM Consulting Engineers
Civil & Structural Consulting Engineers
109 Sussex Street, Sydney NSW
Tel (02) 9262 9900
Email rhm@rhm-consult.com.au
www.rhm-consult.com.au
ABN 92 151 512 438

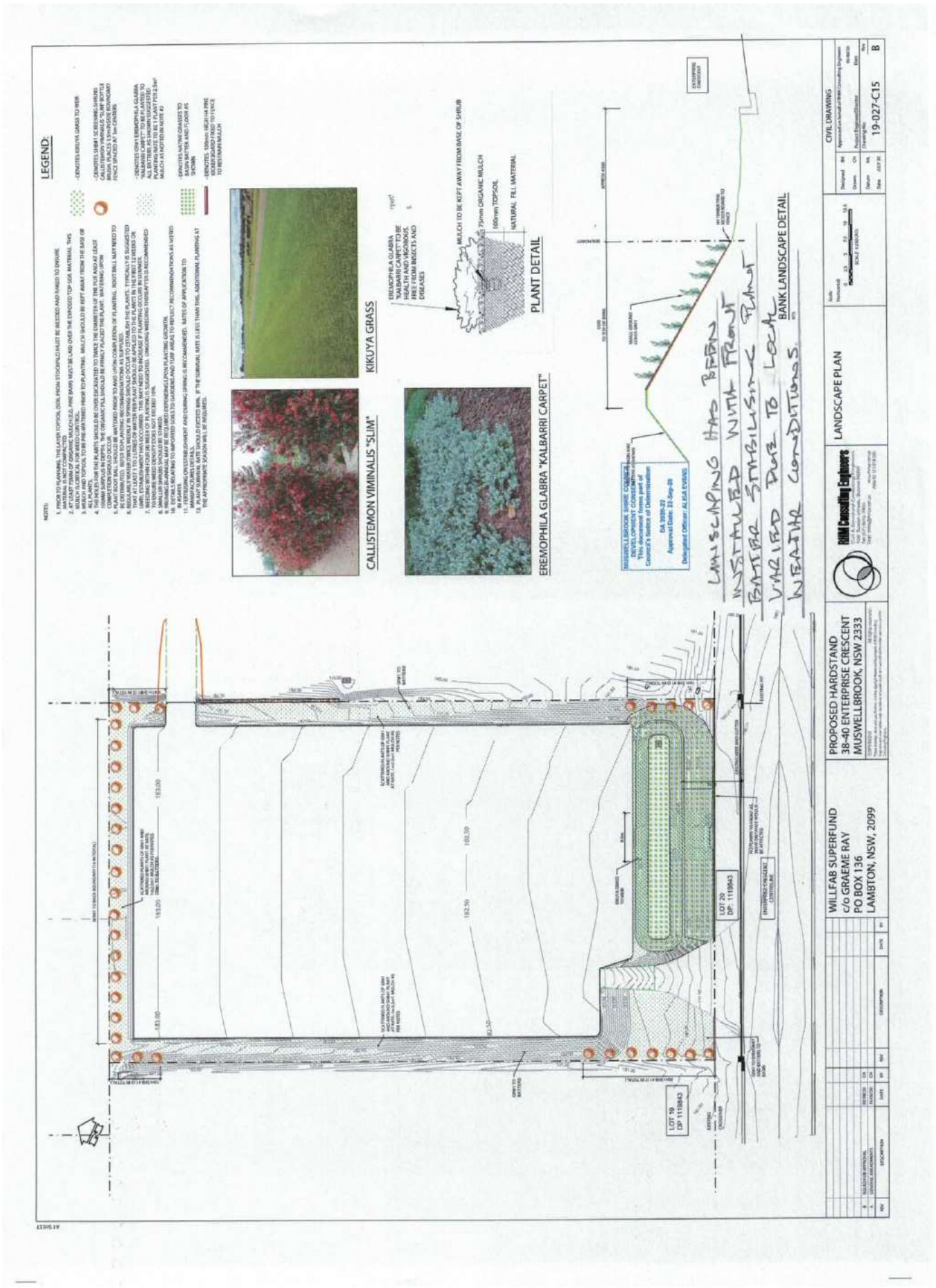
BASIN CROSS SECTIONS
SHEET 1

Scale
Horizontal 0 1 2 3 4 5
SCALE 1:100 @A1
Vertical 0 0.5 1 1.5 2 2.5
SCALE 1:50 @A1

CIVIL DRAWING
Designed BR
Drawn CH
Datum mAHD
Date 05.08.20
Approved on behalf of RHM Consulting Engineers
Project Engineer/Director
Date 05/08/20
Drawing No. 19-027-C12
Rev C


PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333
WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099
PIPE PLAN AND LONGSHECTIONS
CIVIL DRAWING
19-027-C13
C
PIPE PLAN
LONGSECTION: Outlet Pipe (Ø225mm) From Basin
LONGSECTION: Outlet Pipe (Ø150mm) From DRIVEWAY
DESIGN LEVELS ON OUTLET PIPE CENTRELINE
CULVERT
CHAINAGE
DEPTH BELOW DESIGN
DESIGN SURFACE ON OUTLET PIPE CENTRELINE
CH 13.00
CH 8.00
CH 0.00
CH 1.00
CH 1.50
MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This document forms part of Council's Notice of Determination
DA 2020-22
Approval Date: 22-Sep-20
Designated Officer: ALISA EVANS.


MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT CONSENT
This Development Consent forms part of
Council's Notice of Determination
DA 2020-22
Approved Date: 23-Sep-20
Delegated Officer: ALISA EVANS
AMENDED PIT INSTALLED
GRATE AS PER DESIGN.
PIT 2 DETAIL
STORAGE BASIN
SECTION 05
ORIFICE PLATE DETAIL
SECTION 6 - ANCHOR BLOCK DETAIL
WILLFAB SUPERFUND
C/O GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099
PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333
PIPE SECTIONS AND DETAILS
CIVIL DRAWING
19-027-C14
D


LEGEND:
CALLISTEMON VIMINALIS "SLIM"
KIKUYA GRASS
EREMOPHILA GLABRA "KALBARRI CARPET"
PLANT DETAIL
LANDSCAPE PLAN
BANK LANDSCAPE DETAIL
PROPOSED HARDSTAND
38-40 ENTERPRISE CRESCENT
MUSWELLBROOK, NSW 2333
WILLFAB SUPERFUND
c/o GRAEME RAY
PO BOX 136
LAMBTON, NSW, 2099
CIVIL DRAWING
19-027-C15
B
LOT 19
DP 1119843
LOT 20
DP 1119843

10.3 DA 2021-26 - NOTICE OF APPEAL - POLVERE -V- MUSWELLBROOK SHIRE COUNCIL

Attachments:
- **A. DA 2021-26 Proposed Plans⇩**
- **B. DA 2021-26 - Request for Information⇩**
- **C. Polvere v Muswellbrook Shire Council 7 June 2021 Court Order⇩**
- **D. Polvere v Muswelbrook Shire Council - Muswellbrook Shire Council Statement of Facts and Contentions⇩**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Hamish McTaggart - Co-Ordinator - Development**

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Provide efficient and effective Development Application, Complying Development Certificate, Construction Certificate and Occupational Certificate assessment services.***

PURPOSE

The purpose of this report is to inform Council of:

- A Class 1 deemed refusal appeal for which Council is the respondent, which was commenced at the Land and Environment Court by the applicant of DA 2021/26, and
- To seek direction from Council on the approach to a Section 34 conciliation conference scheduled for 27 July 2021.

OFFICER'S RECOMMENDATION

Council

Moved: _____ **Seconded:** _____

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The development application subject to this Report and Land and Environment Court appeal is DA 2021/26. The development application relates to 59 Tindale Street, Muswellbrook (Lot 2 DP 1070178).

The development application seeks consent for a change in use of the existing thirty-six bed (36) aged care facility to a boarding house including associated alterations and additions consisting of:

- 44 boarding rooms
- Communal Living Room
- Communal Kitchen
- Communal Laundry
- Gym
- 24 park spaces
- 9 motorcycle spaces
- 9 bicycle spaces
- Bin Area

All 44 boarding rooms are proposed to be fully self-contained with kitchen and bathroom facilities and furnished with single beds, chair, wardrobe and television. The existing building is proposed to be

equipped with air-conditioning to all rooms and security cameras in common areas. Proposal includes common laundry facilities and additional shared bathroom/water closets.

The development application also seeks consent for a change in use of the existing fourteen (14) independent seniors living units to dual occupancy dwellings consisting of:

- 2 x 1-bedroom dwellings
- 12 x 2-bedroom dwellings
- 14 car park spaces
- Provision of additional eight (8) car parking spaces, two (2) disabled parking spaces and
- motorcycle and bicycle parking area; and
- Provision of waste storage area.

Plans of the proposal are provided in Attachment A.

DEVELOPMENT ASSESSMENT SUMMARY

Key actions taken so far as part of the assessment of the development application are:

- The development application was publicly notified between the 16 April 2021 and 3 May 2021. Eleven (11) submissions objecting to the application were received by Council.
- The application was referred to the NSW Police, a submission was received from the NSW Police on the 26 April 2021.
- The development application was referred internally to Council's Water and Waste Division, Community Infrastructure Roads and Drainage Division, Senior Environmental Health Officer and Building Surveyor. Comments were received from all internal referrals by the 12 May 2021.
- A request for additional information was issued to the applicant on the 19 May 2021 (see Attachment B).

APPEAL PROCEEDINGSCONCILIATION CONFERENCE

On the 7 May 2021 an application for a Class 1 Appeal was filed by the applicant of DA 2021/26 with the Land and Environment Court in relation to the deemed refusal of that development application.

The deemed refusal period for DA 2021/26 is 40 days. DA 2021/26 was lodged with Council on the 26 March 2021 and the appeal lodged on the 7 May 2021, 42 days after the lodgement of the application. As the consent authority for the proposed development Council is the respondent to the appeal.

Legal firm Moray & Agnew has been engaged to represent Council in the Land and Environment Court proceedings. A Statement of Facts and Contentions was filed with the Court in relation to the matter. The Statement of Facts and Contentions includes contentions as to why the development application should be refused. A copy of the Statement of Facts and Contentions is provided in Attachment C.

A Directions hearing was held on the 7 June to decide procedural steps for the matter to appear before the Court. The Court Order is provided in Attachment C, however the key dates/requirements are summarised below:

1. A Section 34 site inspection and conciliation conference will take place on the 27 July 2021.
2. The respondent (Council) had to file a Statement of Facts and Contentions by the 11 June 2021 (completed, see attachment D).
3. The applicant must file a Statement of Facts and Contentions by the 25 June 2021.
4. Any amended documents or additional information proposed by the applicant, including a response to the request for information sent by Council on 19 May 2021, are to be provided to Council 14 days before the conciliation conference.
5. Council is to provide the applicant with any response to any amended documentation or additional information, and draft without prejudice conditions of approval (if applicable) 7 days before the conciliation conference.

6. If no agreement is reached at or after the conciliation conference a second directions hearing is to take place on 3 August 2021.

CONCILIATION CONFERENCE

Section 34 of the Land and Environmental Court Act 1979 establishes provisions for a Conciliation Conference which effectively provides an opportunity for agreement to be reached between opposing parties as to how a matter should be dealt with prior to being heard by the Court.

Prior to the conciliation conference it is anticipated that the applicant will provide Council with additional and/or amended documentation in relation to the application in response to Council's request for additional information and Statement of Facts and Contentions. Any information received in response to the issues previously raised will allow Council Officers to complete a s4.15 Assessment and inform our approach to the conciliation conference. Given the Court's timeframe, it will not be possible for Councillors to be further consulted around any revised plans or additional information provided ahead of the conciliation conference.

A key issue flagged in the Statement of Facts and Contentions is how tenancy of the Boarding House will be managed to ensure that only people with low incomes reside on the premises, and the Boarding House does not default to a serviced apartment style development for contractors and workers of, say, the mines and power generating activities in the Region.

Accordingly, this report has been prepared to give Councillors the opportunity to consider the matter and provide direction on the approach to the conciliation conference.

The report recommends that Council:

> *Authorise the General Manager to enter into an agreement (should such an agreement be reached) through the course of the Section 34 conciliation conference related to the Tony Polvere v Muswellbrook Shire Council matter before the Land and Environment Court Appeal regarding the deemed refusal of DA 2021/26.*

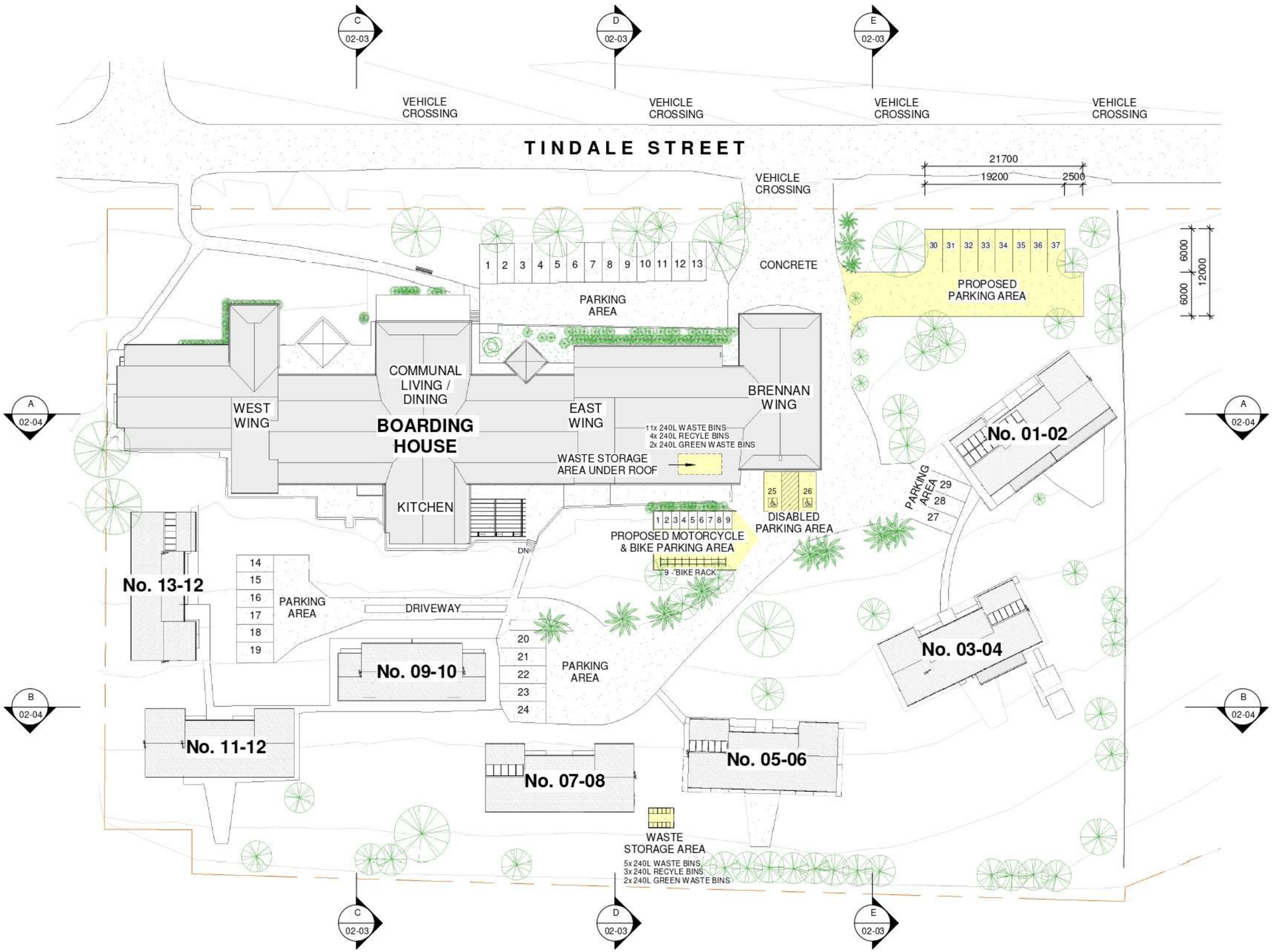
Should Councillors have particular minimum requirements that they wish to see included in any agreement or condition set related to the matter this detail may be provided in an alternate resolution motioned by Council.

NOTE:

SEE SHEET 05-01 FOR DETAILS OF ROOMS, ENSUITES & KITCHENETTE FLOOR AREA OF BOARDING HOUSE

BOARDING HOUSE	
GFA	1417.68 m²

VILLAS	
VILLA	GFA
NO. 01	61.29 m²
NO. 02	61.29 m²
NO. 03	61.40 m²
NO. 04	61.40 m²
NO. 05	61.54 m²
NO. 06	61.54 m²
NO. 07	59.89 m²
NO. 08	59.90 m²
NO. 09	51.50 m²
NO. 10	51.50 m²
NO. 11	59.89 m²
NO. 12	59.67 m²
NO. 13	56.91 m²
NO. 14	56.82 m²
	824.54 m²



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59 Tindale St., Musswellbrook
NOT FOR CONSTRUCTON

CLIENT
Tindale Property Investment Pty. Ltd.

DRAWING: PROPOSED - SITE PLAN

DWG NUMBER: 02-01

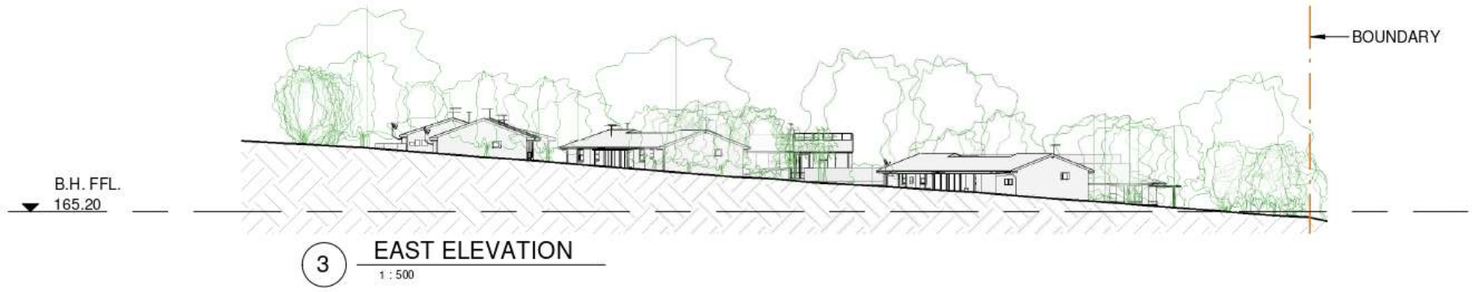
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Schematic Design	G	Client Issue	18.03.2021	1 : 500



1 NORTH ELEVATION
1 : 500



2 SOUTH ELEVATION
1 : 500



3 EAST ELEVATION
1 : 500



4 WEST ELEVATION
1 : 500

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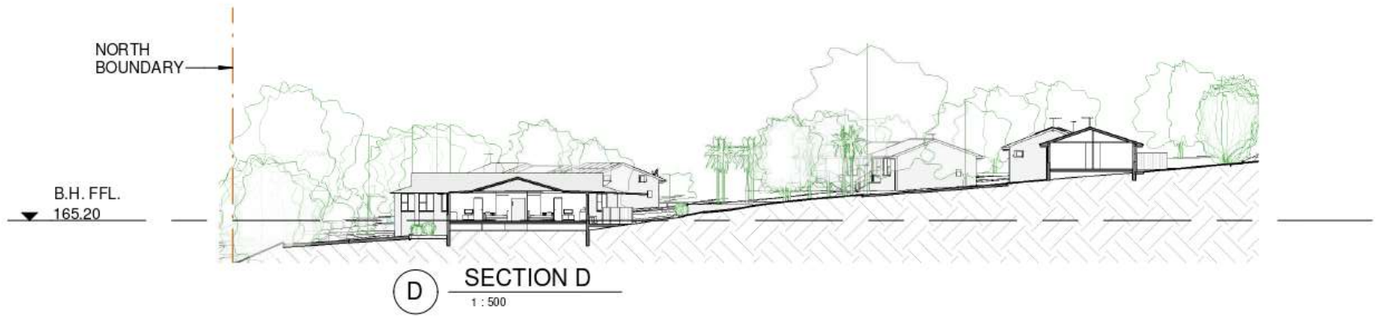
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DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 500

DWG NUMBER 02-02



C SECTION C
1 : 500



D SECTION D
1 : 500



E SECTION E
1 : 500

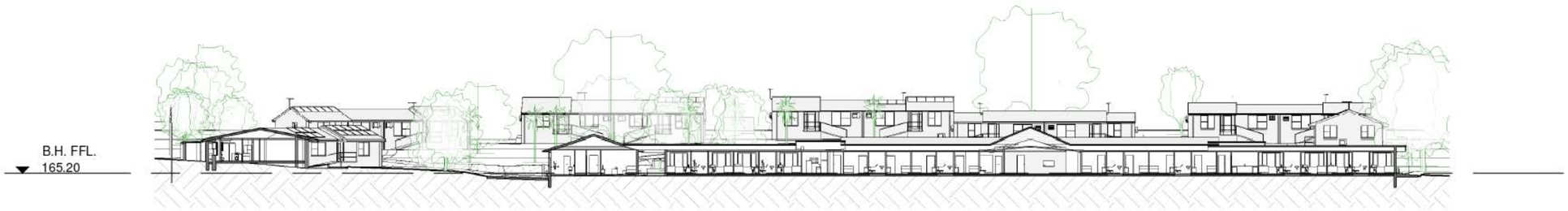
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Tindale Property Investment Pty. Ltd.

DRAWING PROPOSED SITE SECTIONS

02-03

DESCRIPTION	REV NUM	REVISION	DATE	SCALE
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1 : 500



B SECTION B
1 : 500

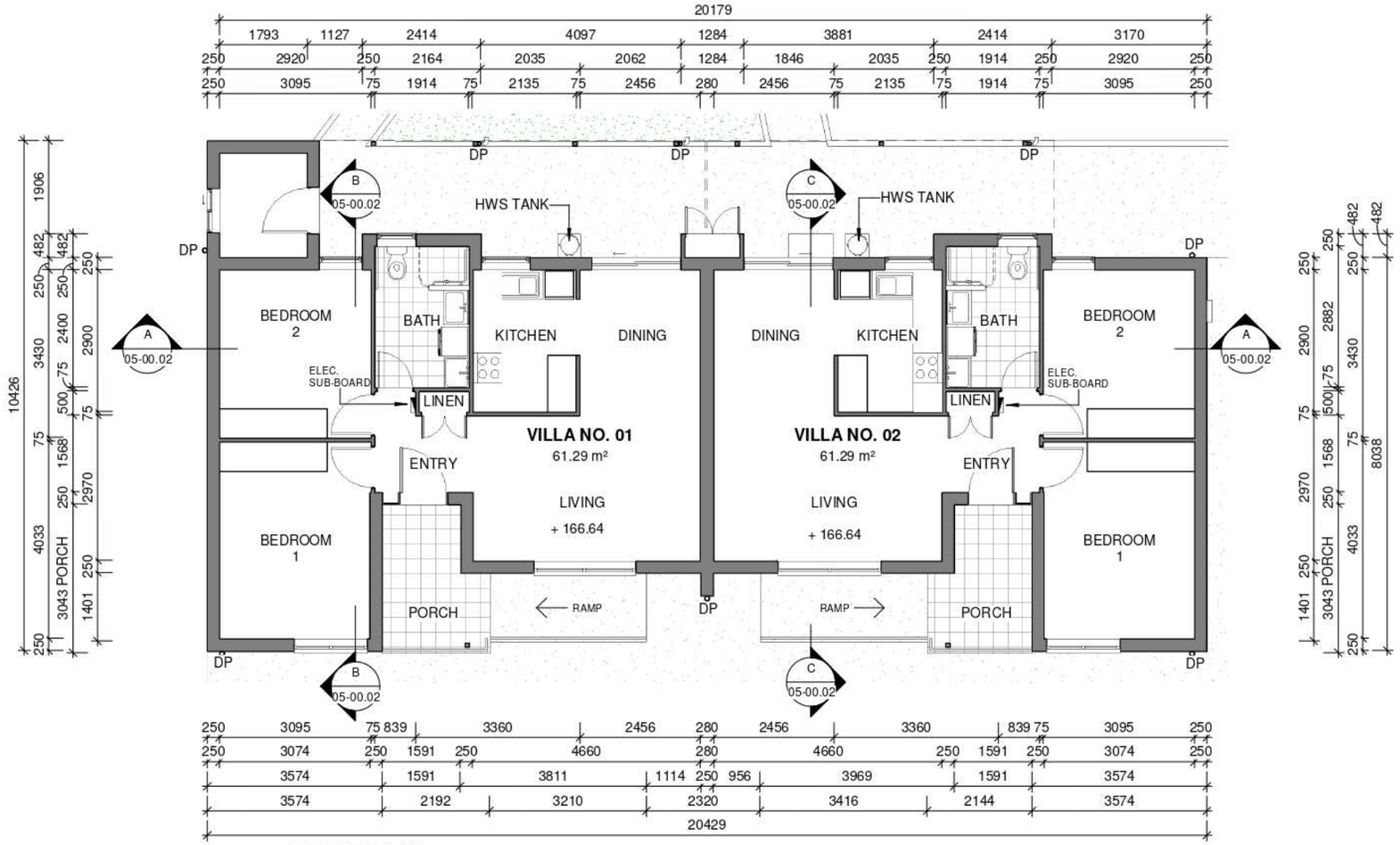
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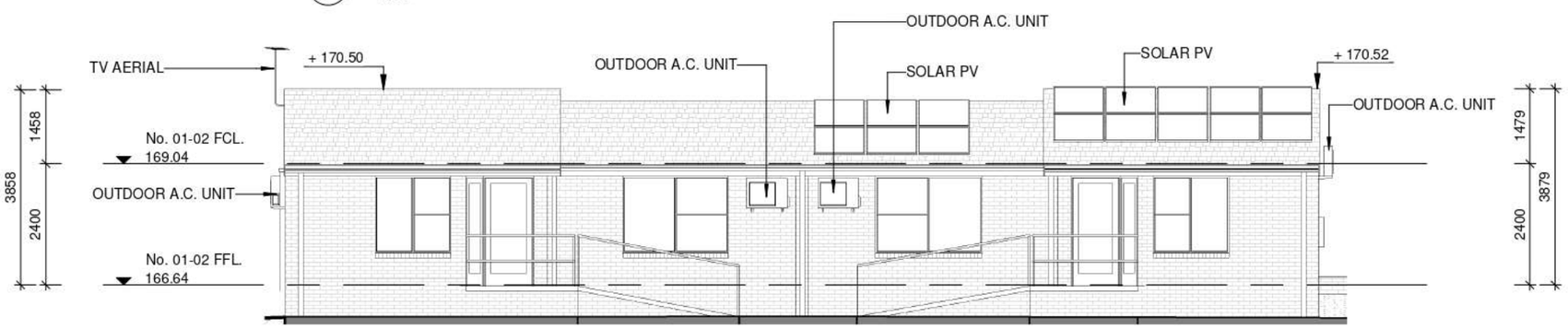
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DWG NUMBER 02-04



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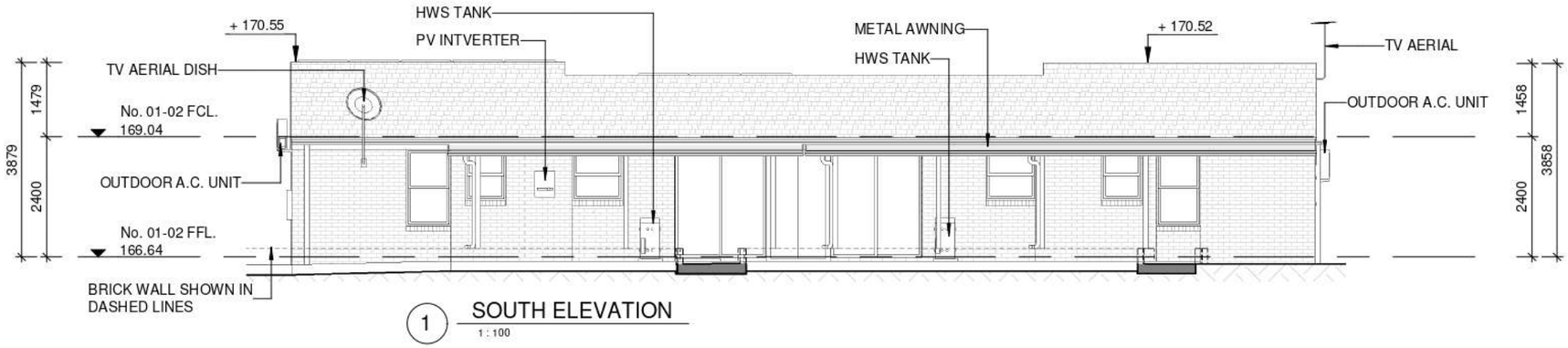
2 NORTH ELEVATION
1 : 100

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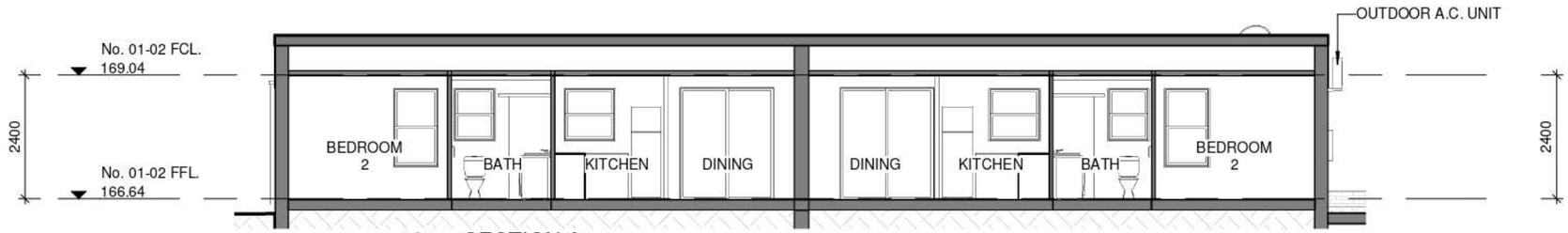
59 Tindale St., Musswellbrook
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CLIENT
Tindale Property Investment Pty. Ltd.

DRAWING VILLA NO. 01-02
DWG NUMBER 05-00.01

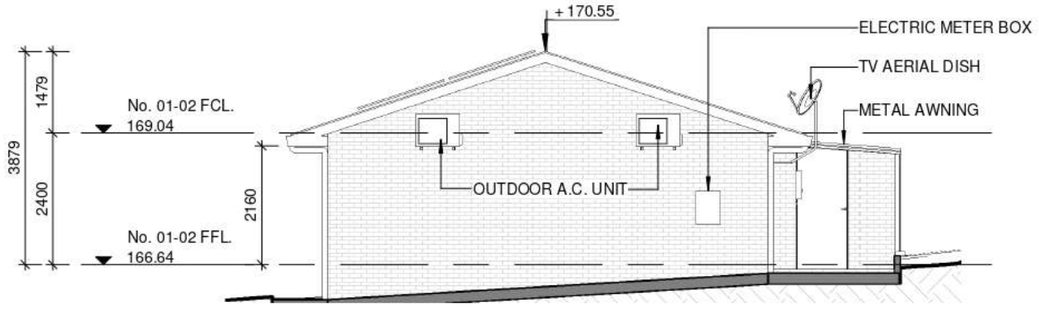
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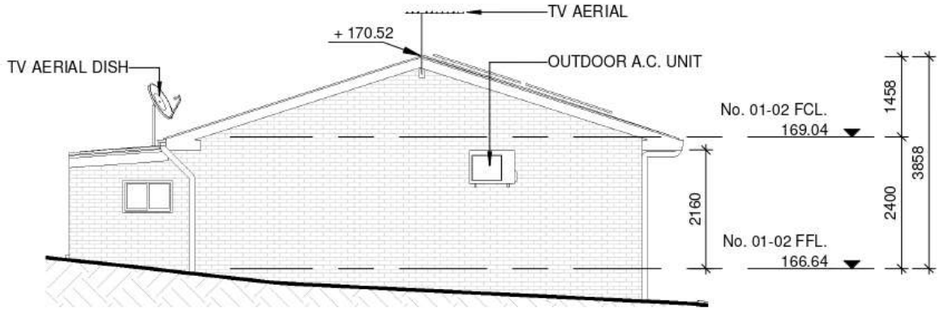
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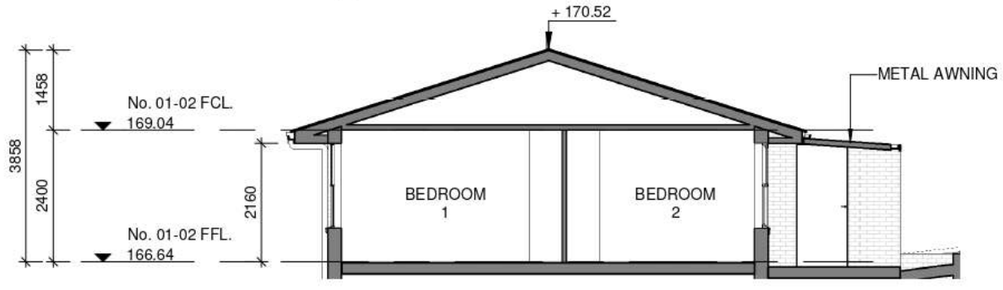
A SECTION A
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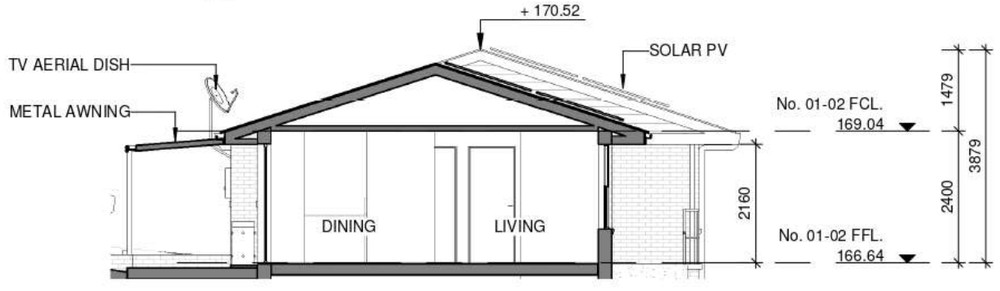
2 WEST ELEVATION
1 : 100



3 EAST ELEVATION
1 : 100



B SECTION B
1 : 100



C SECTION C
1 : 100

05-00.02

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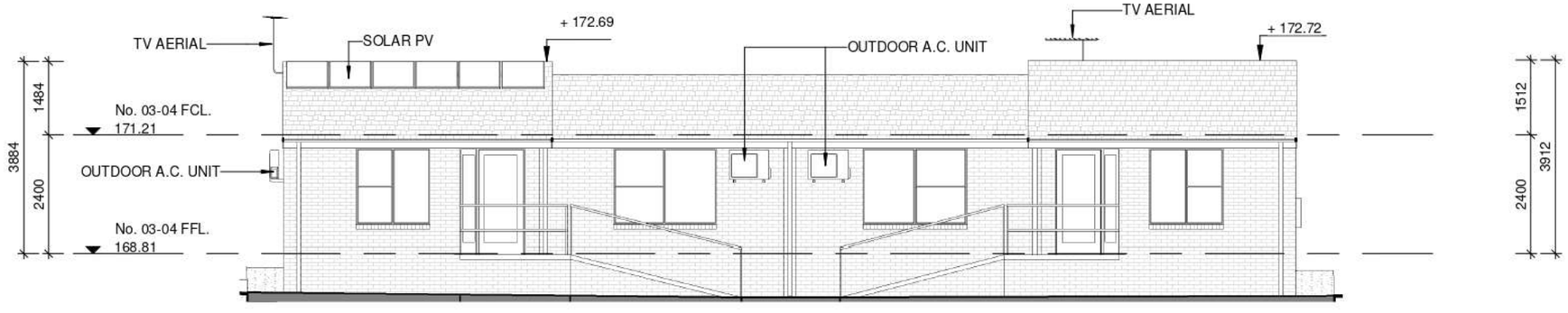
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DESCRIPTION	REV NUM	REVISION	DATE	SCALE
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DWG NUMBER



1 FLOOR PLAN
1 : 100



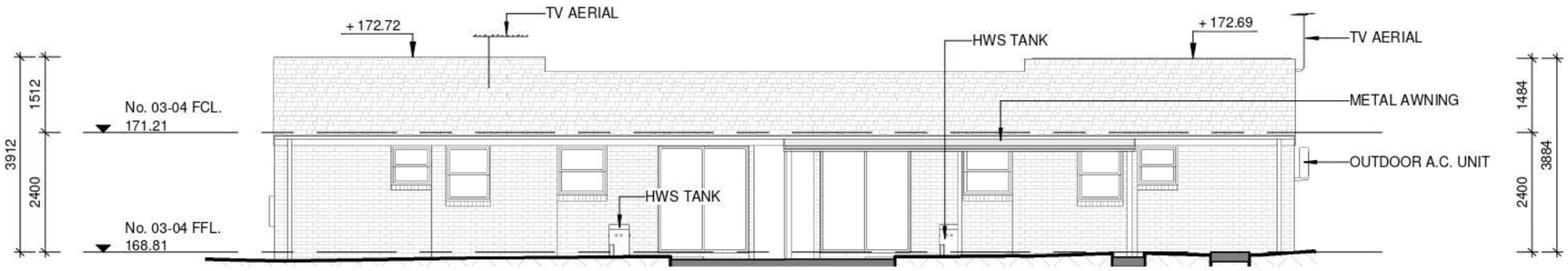
2 NORTH ELEVATION
1 : 100

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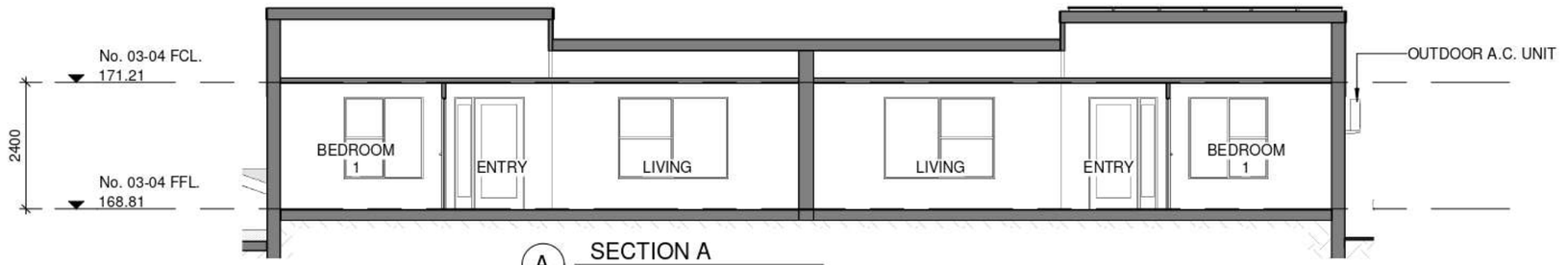
59 Tindale St., Musswellbrook
NOT FOR CONSTRUCTON
CLIENT
Tindale Property Investment Pty. Ltd.

DRAWING VILLA NO. 03-04
DWG NUMBER 05-00.03

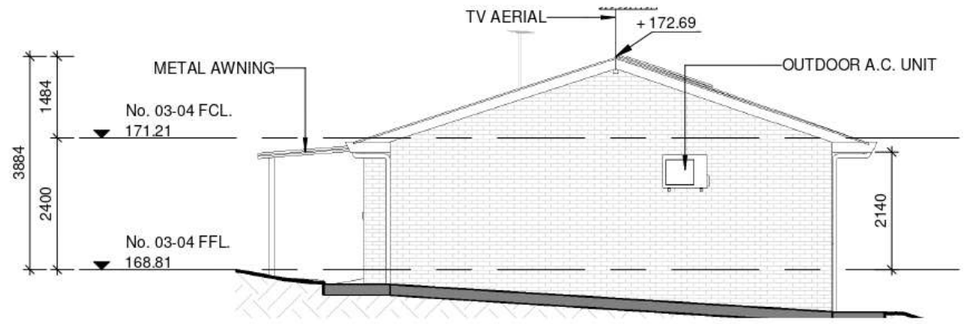
DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100



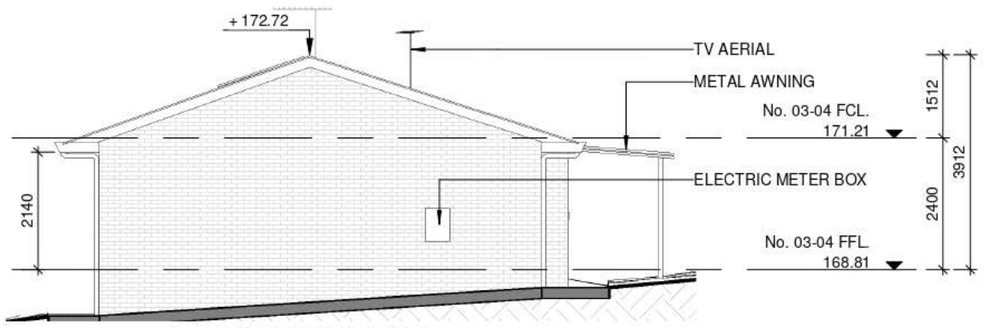
1 SOUTH ELEVATION
1 : 100



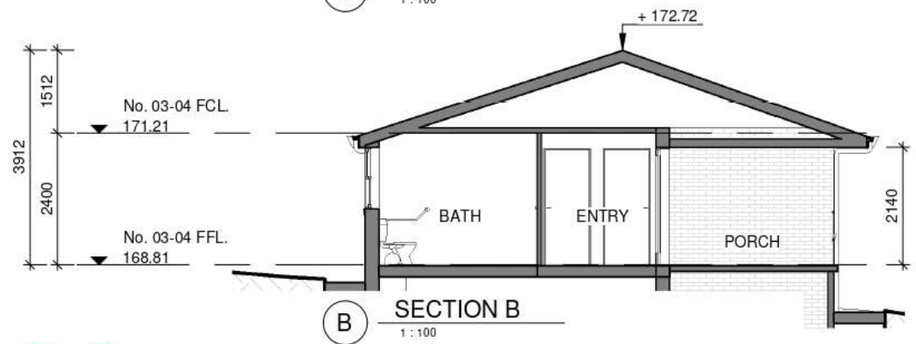
A SECTION A
1 : 100



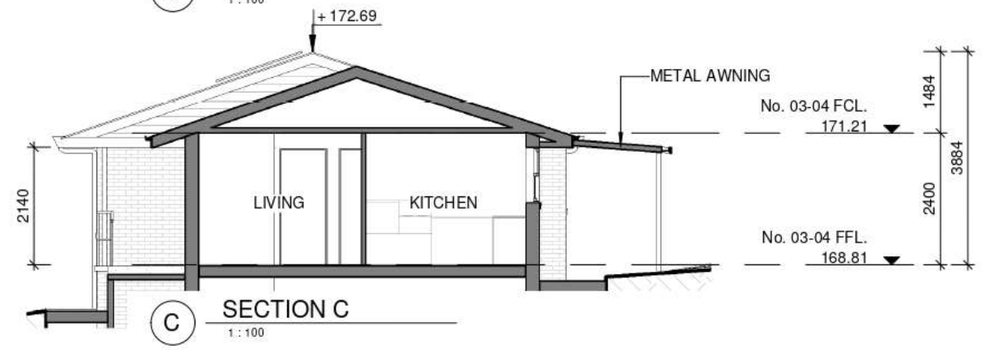
2 EAST ELEVATION
1 : 100



3 WEST ELEVATION
1 : 100



B SECTION B
1 : 100



C SECTION C
1 : 100

05-00.04

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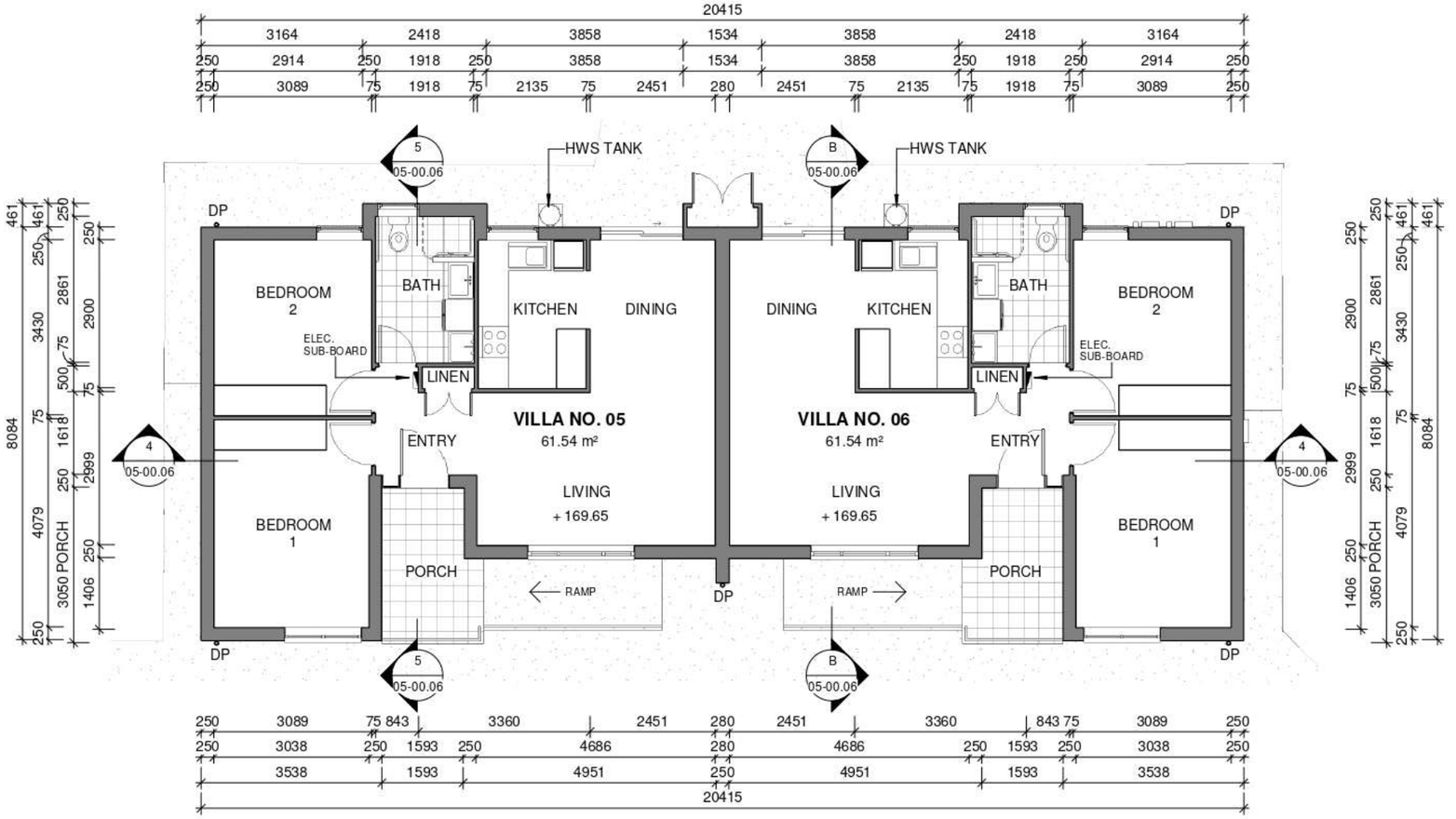
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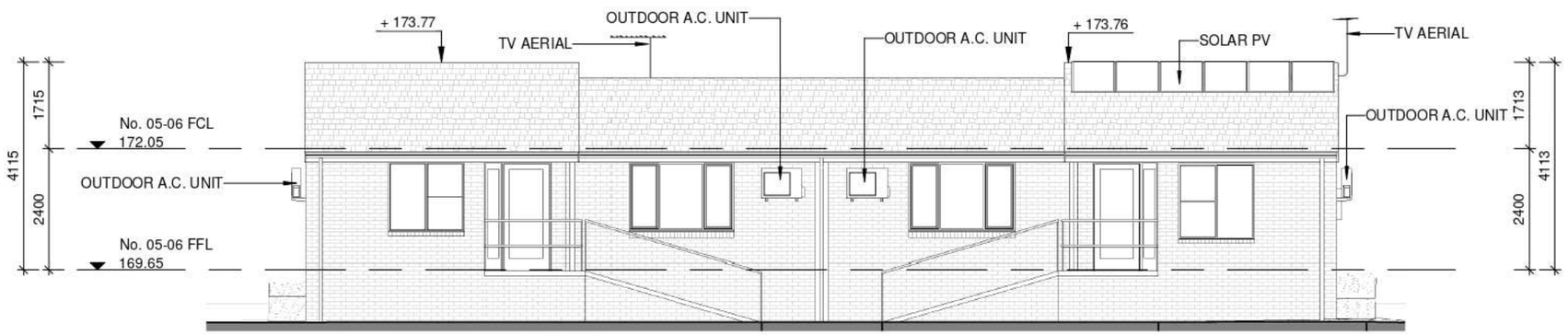
DRAWING VILLA NO. 03-04

DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100

DWG NUMBER



1 FLOOR PLAN
1 : 100



2 NORTH ELEVATION
1 : 100

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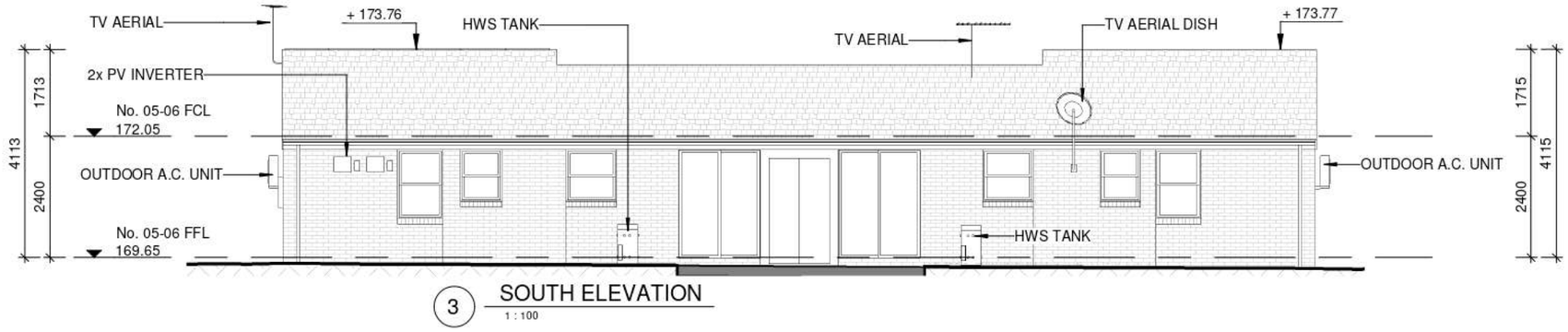
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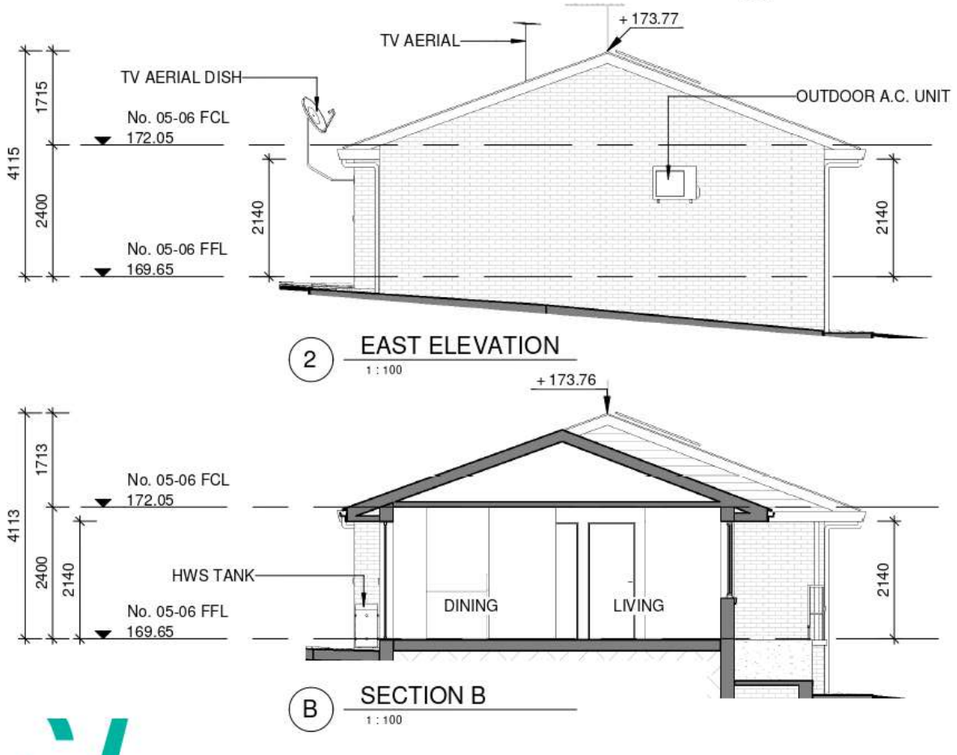
CLIENT
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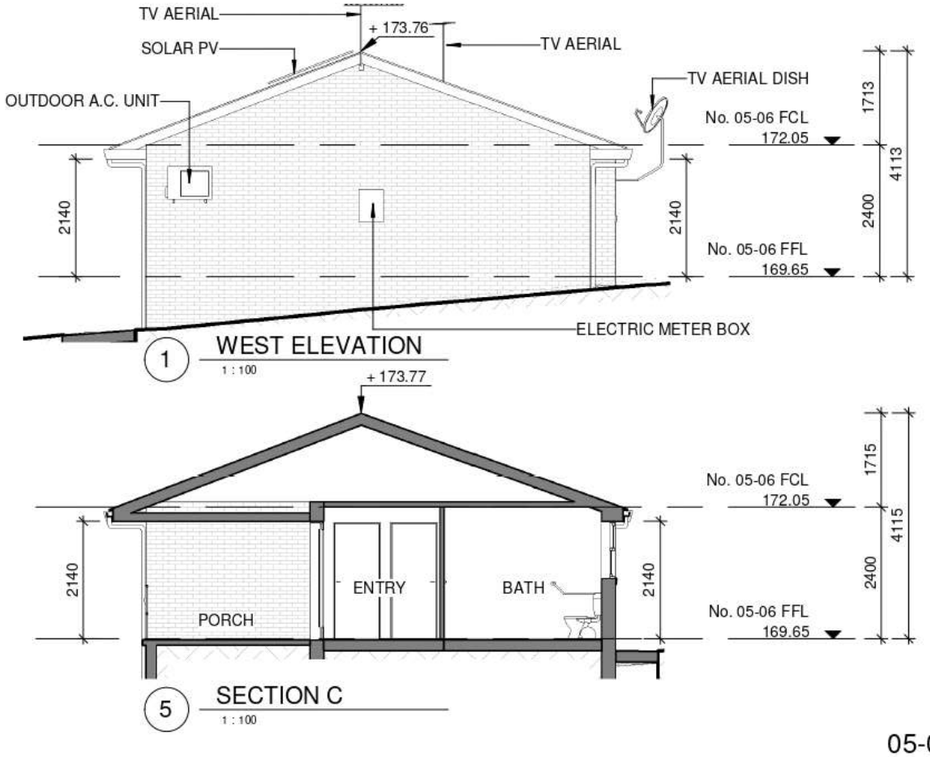
DRAWING VILLA NO. 05-06

DWG NUMBER 05-00.05

DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100







05-00.06

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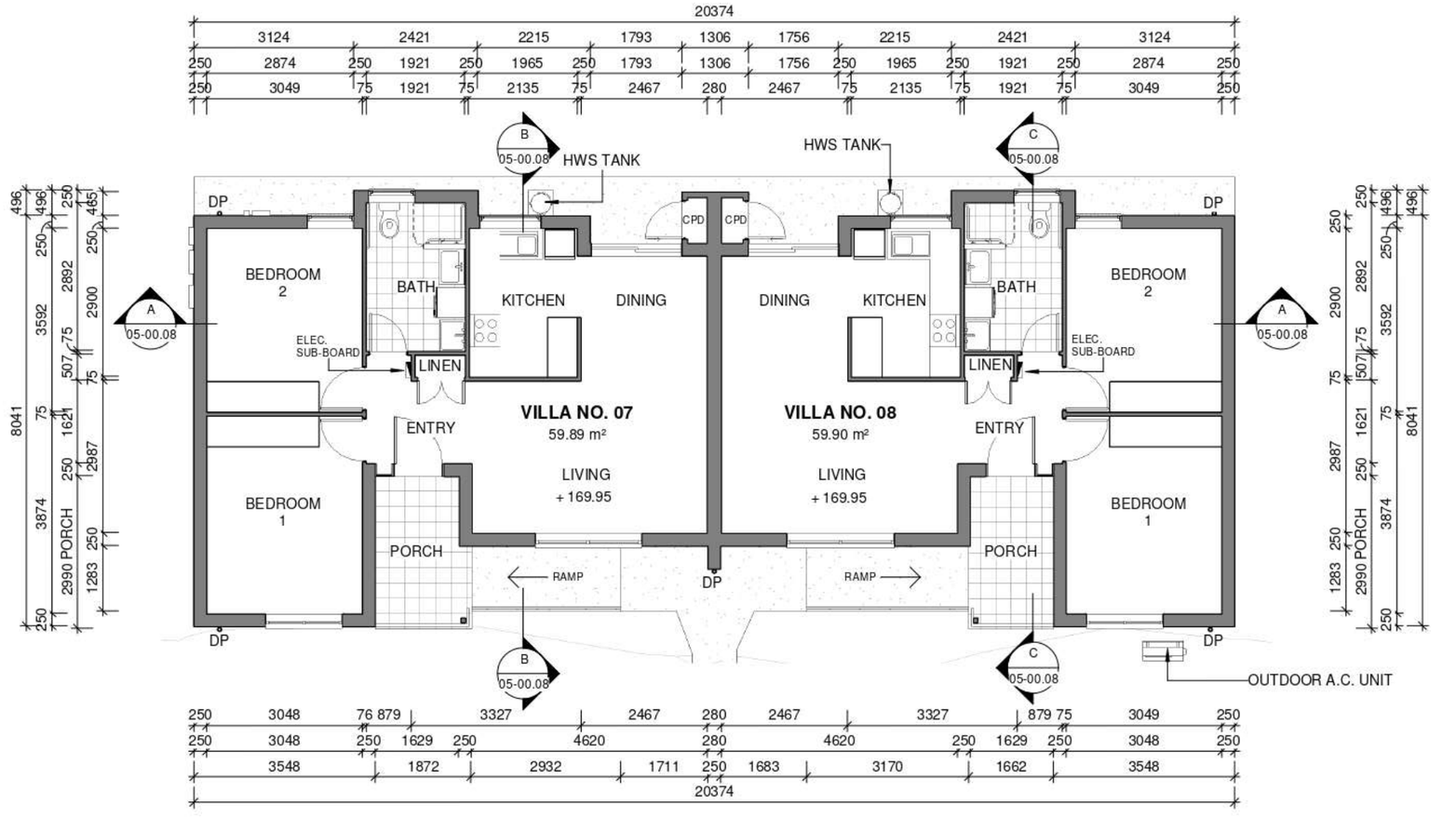
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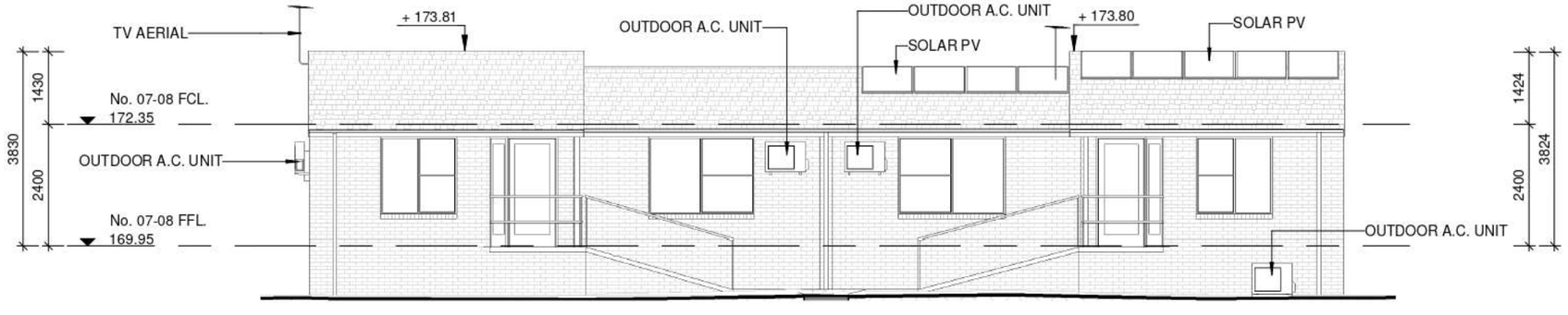
CLIENT
Tindale Property Investment Pty. Ltd.

DRAWING VILLA NO. 05-06

DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100

DWG NUMBER





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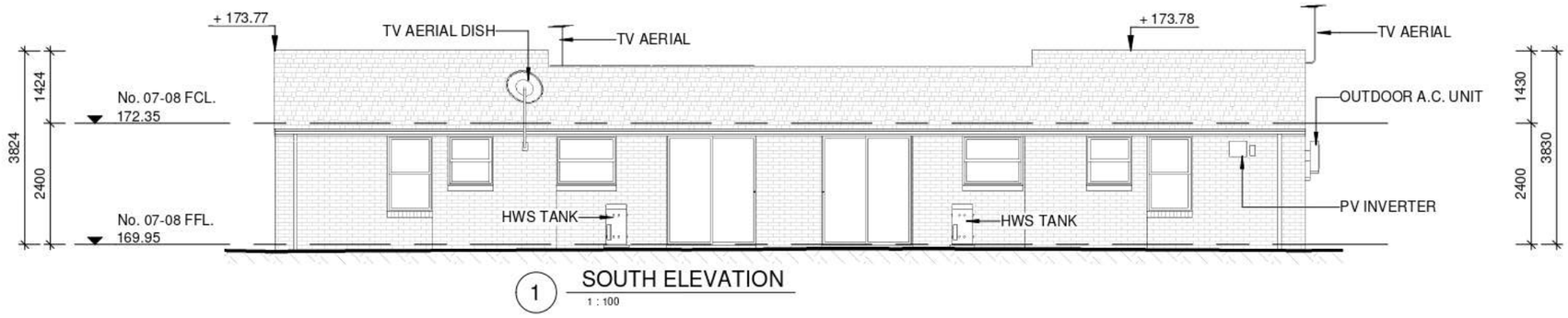
59 Tindale St., Musswellbrook
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CLIENT: Tindale Property Investment Pty. Ltd.

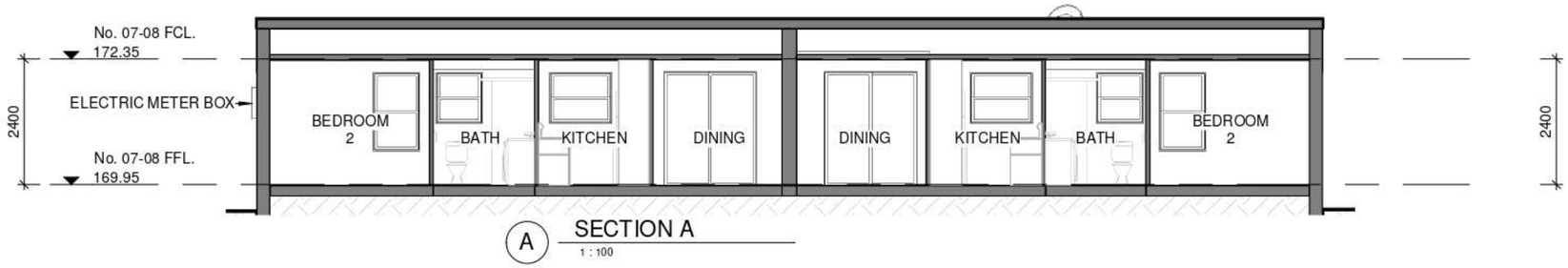
DRAWING: VILLA NO. 07-08

DWG NUMBER: 05-00.07

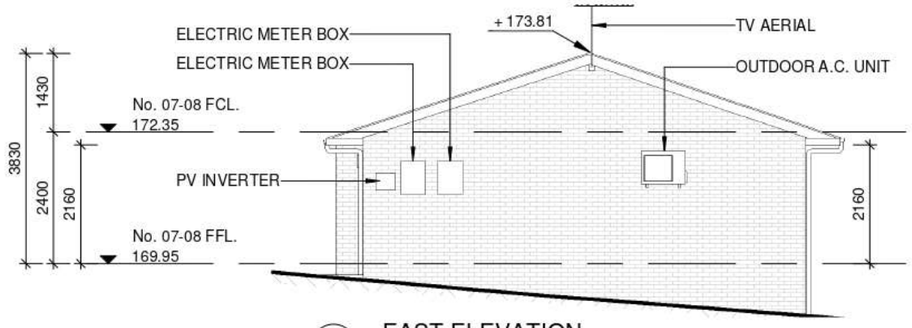
DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100



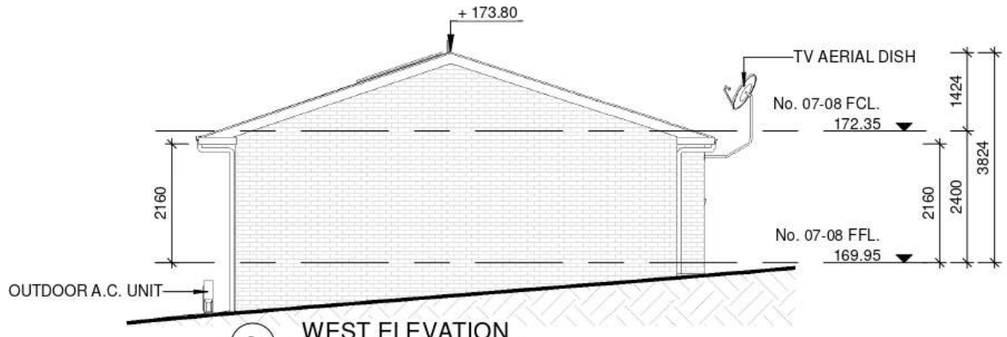
1 SOUTH ELEVATION
1 : 100



A SECTION A
1 : 100



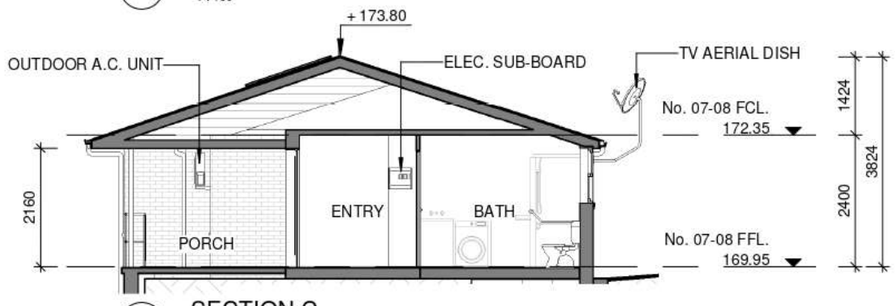
2 EAST ELEVATION
1 : 100



3 WEST ELEVATION
1 : 100



B SECTION B
1 : 100



C SECTION C
1 : 100

05-00.08

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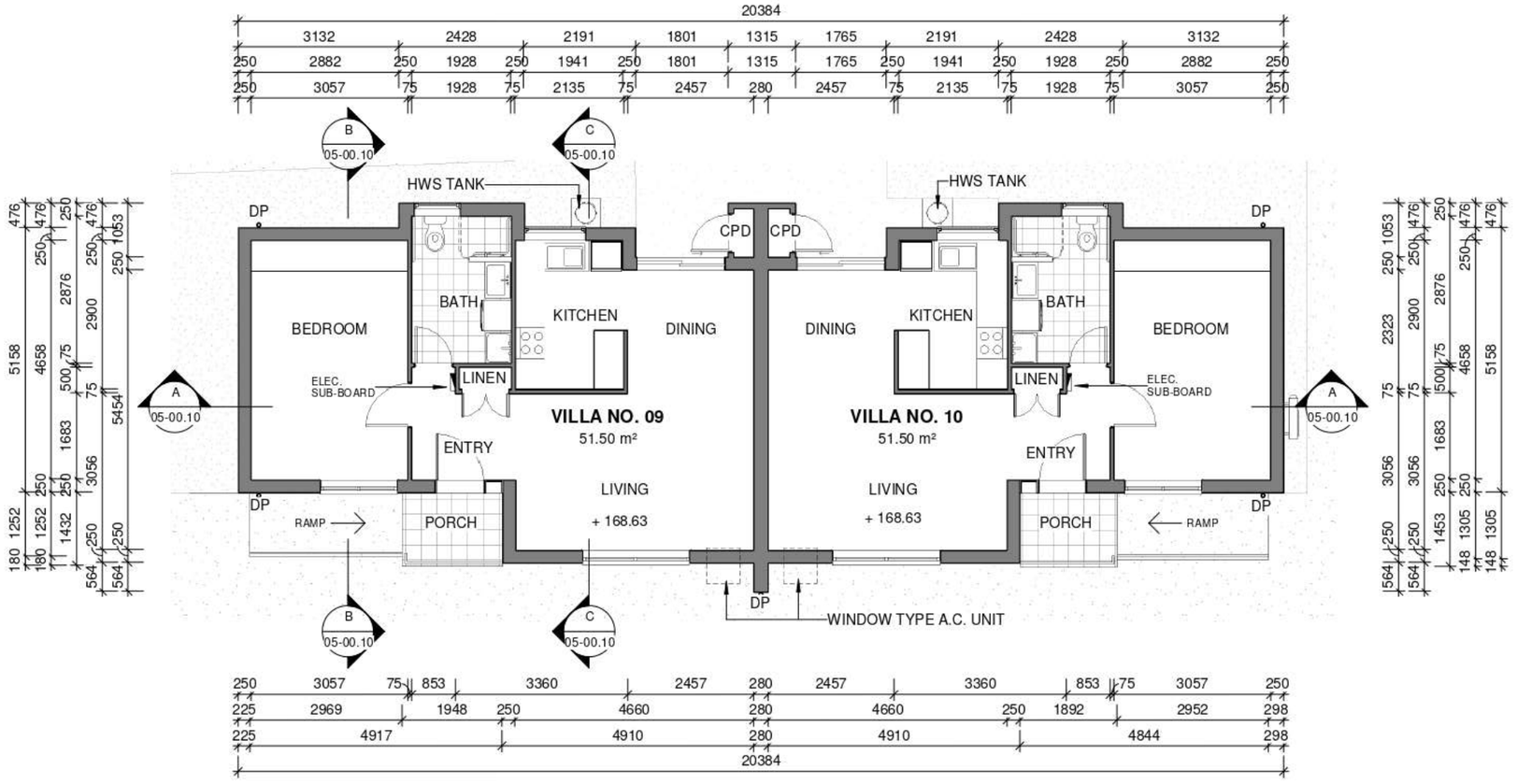
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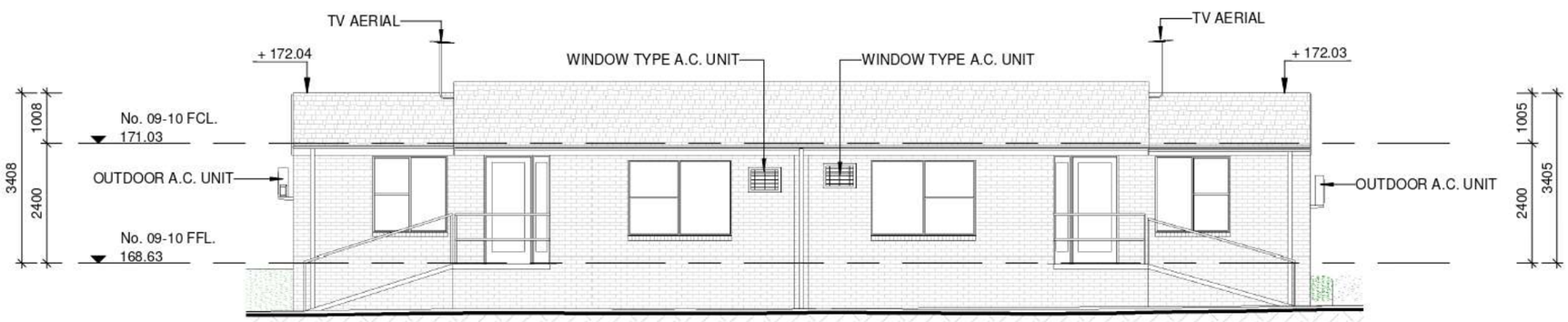
DRAWING VILLA NO. 07-08

DWG NUMBER

DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100



1 FLOOR PLAN
1 : 100



2 NORTH ELEVATION
1 : 100

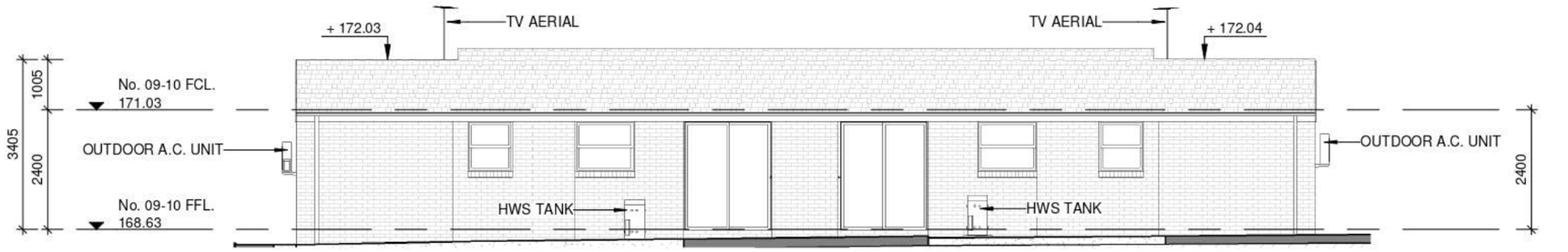
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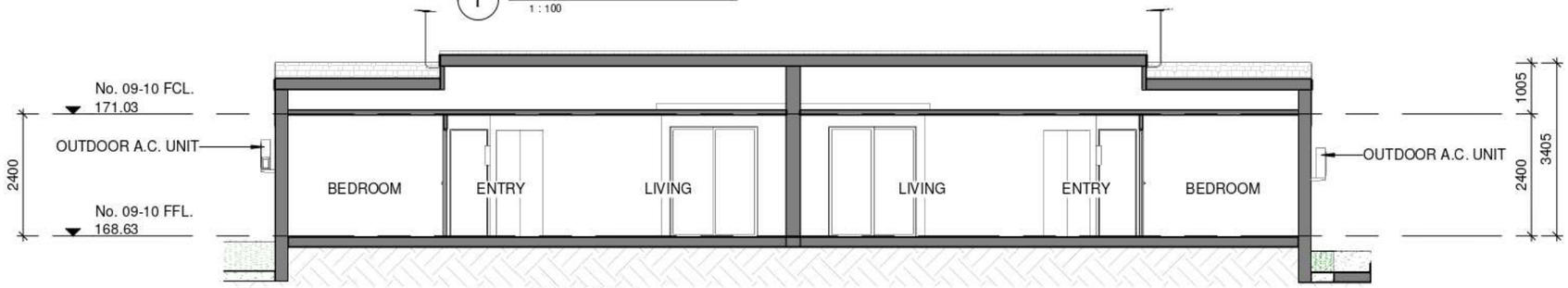
DRAWING VILLA NO. 09-10

DWG NUMBER 05-00.09

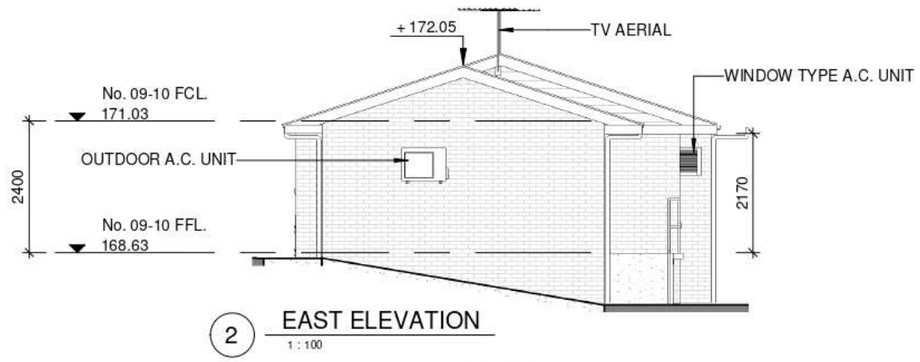
DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100



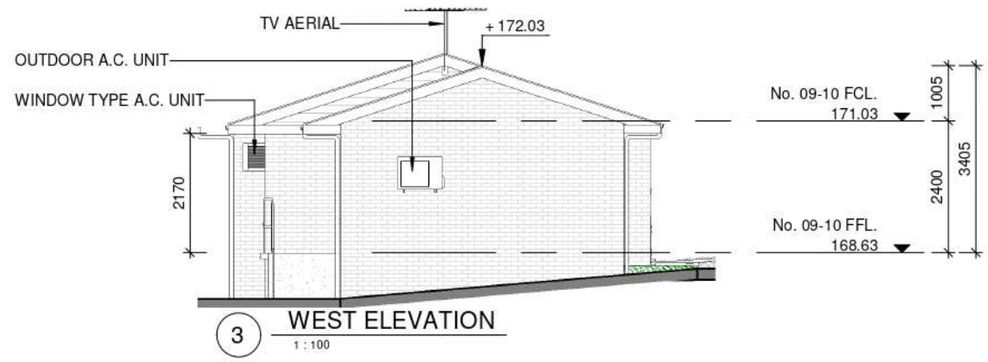
1 SOUTH ELEVATION
1 : 100



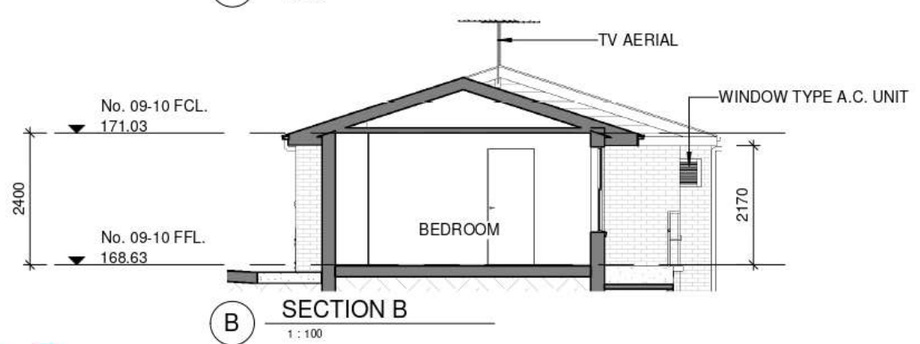
A SECTION A
1 : 100



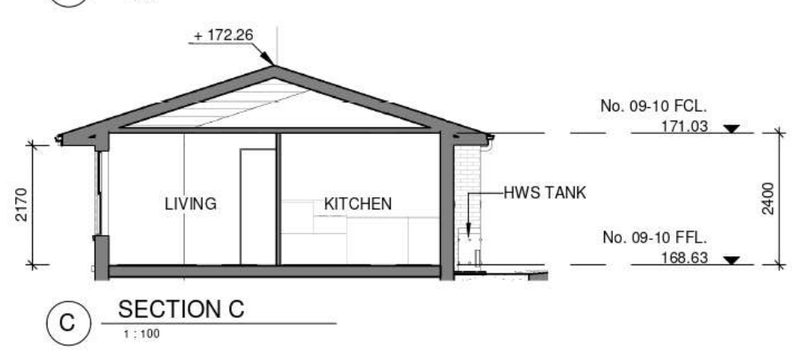
2 EAST ELEVATION
1 : 100



3 WEST ELEVATION
1 : 100



B SECTION B
1 : 100



C SECTION C
1 : 100

05-00.10

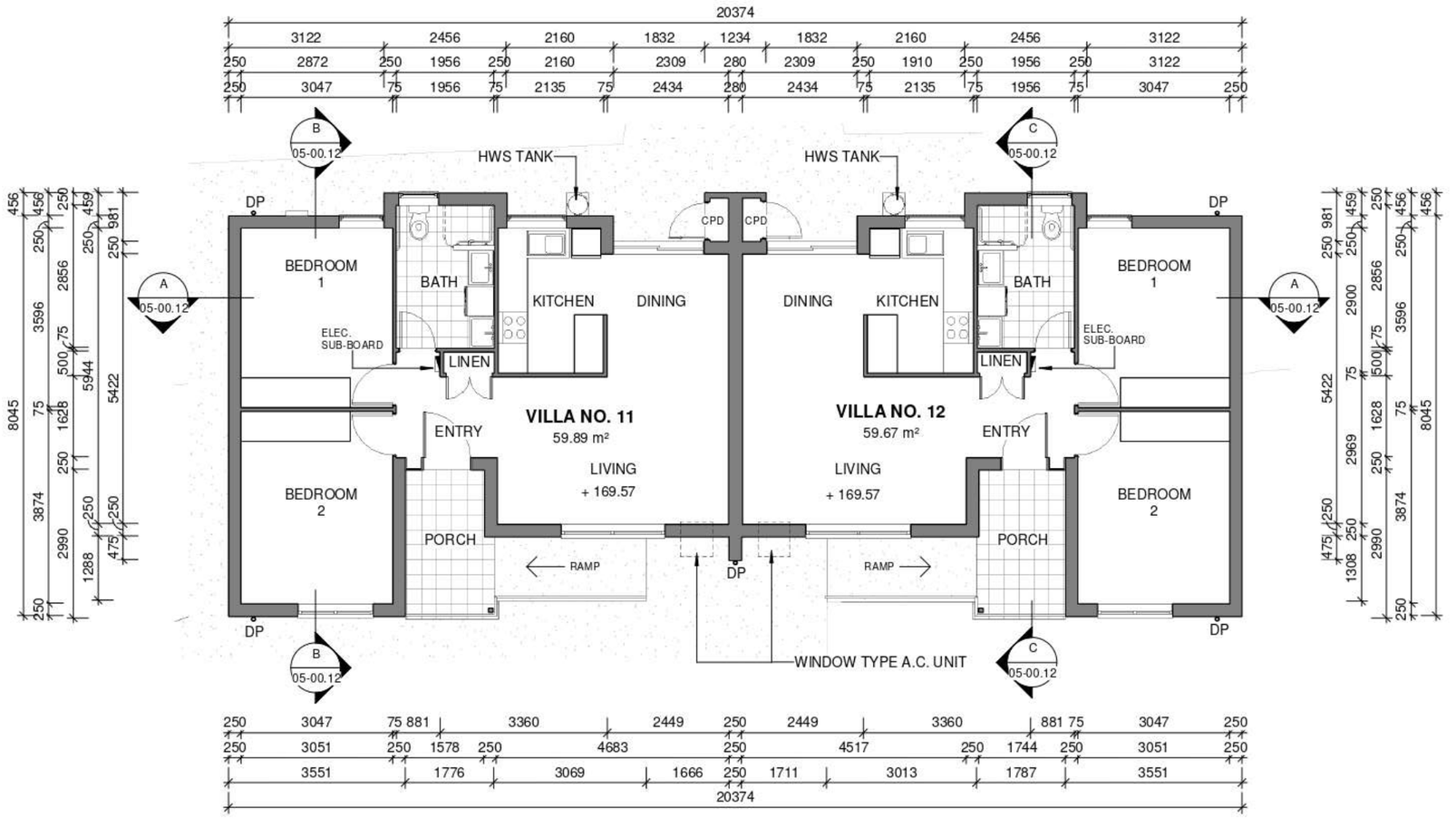
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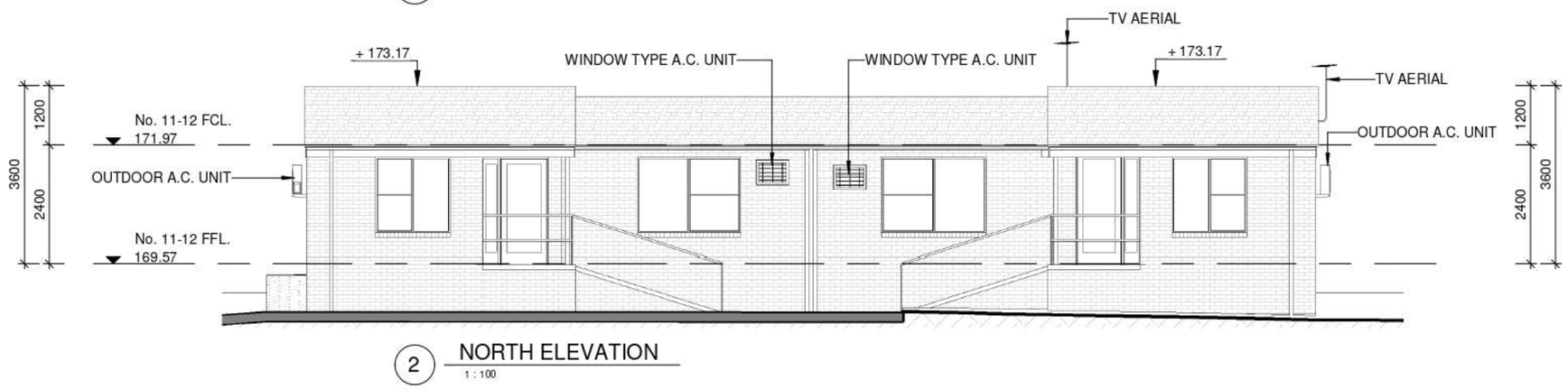
DRAWING VILLA NO. 09-10

DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100

DWG NUMBER



1 FLOOR PLAN
1 : 100



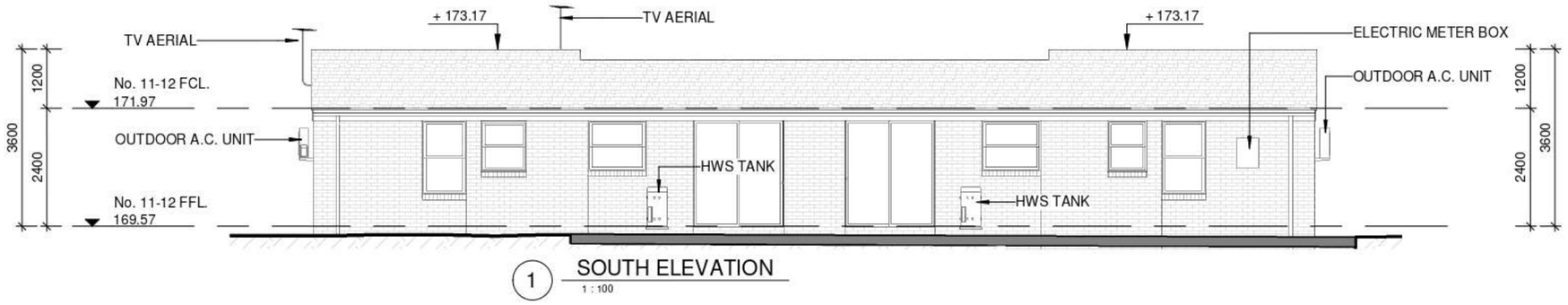
2 NORTH ELEVATION
1 : 100

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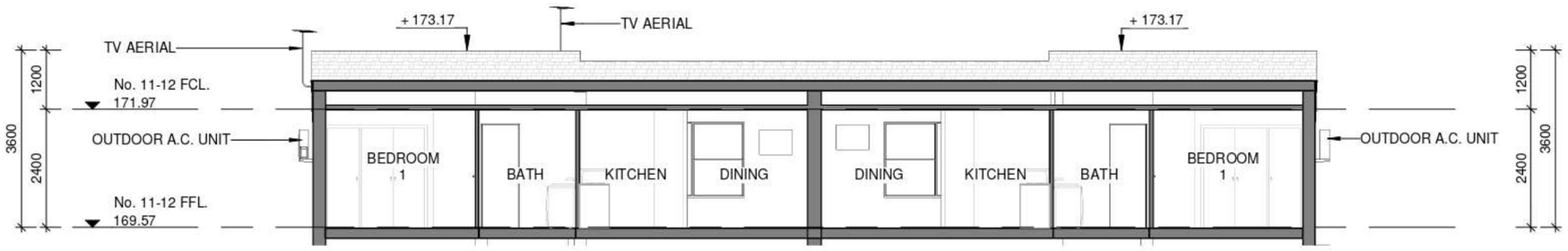
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DRAWING VILLA NO. 11-12
DWG NUMBER 05-00.11

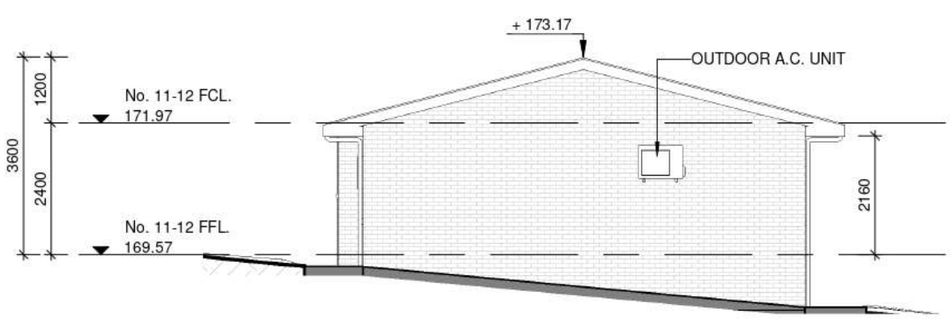
DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100



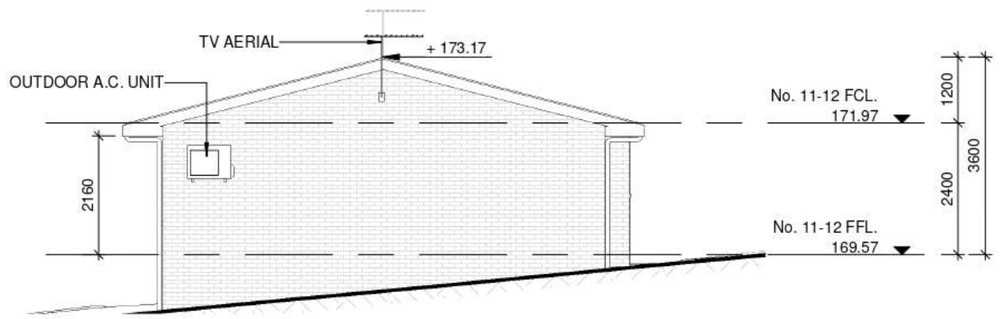
1 SOUTH ELEVATION
1 : 100



A SECTION A
1 : 100



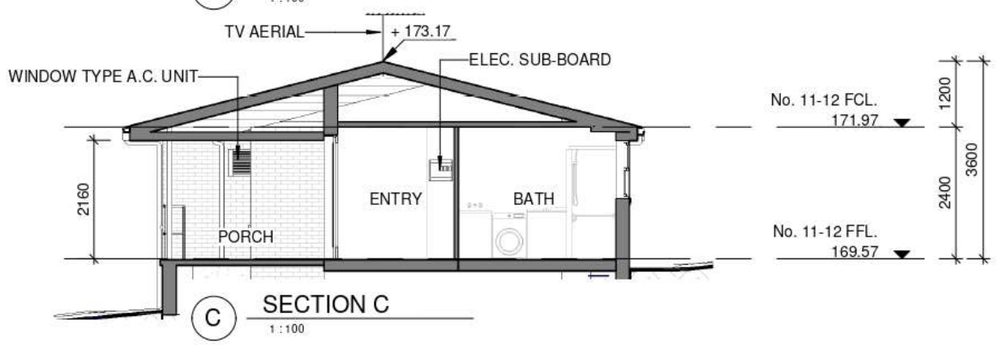
2 WEST ELEVATION
1 : 100



3 EAST ELEVATION
1 : 100



B SECTION B
1 : 100



C SECTION C
1 : 100

05-00.12

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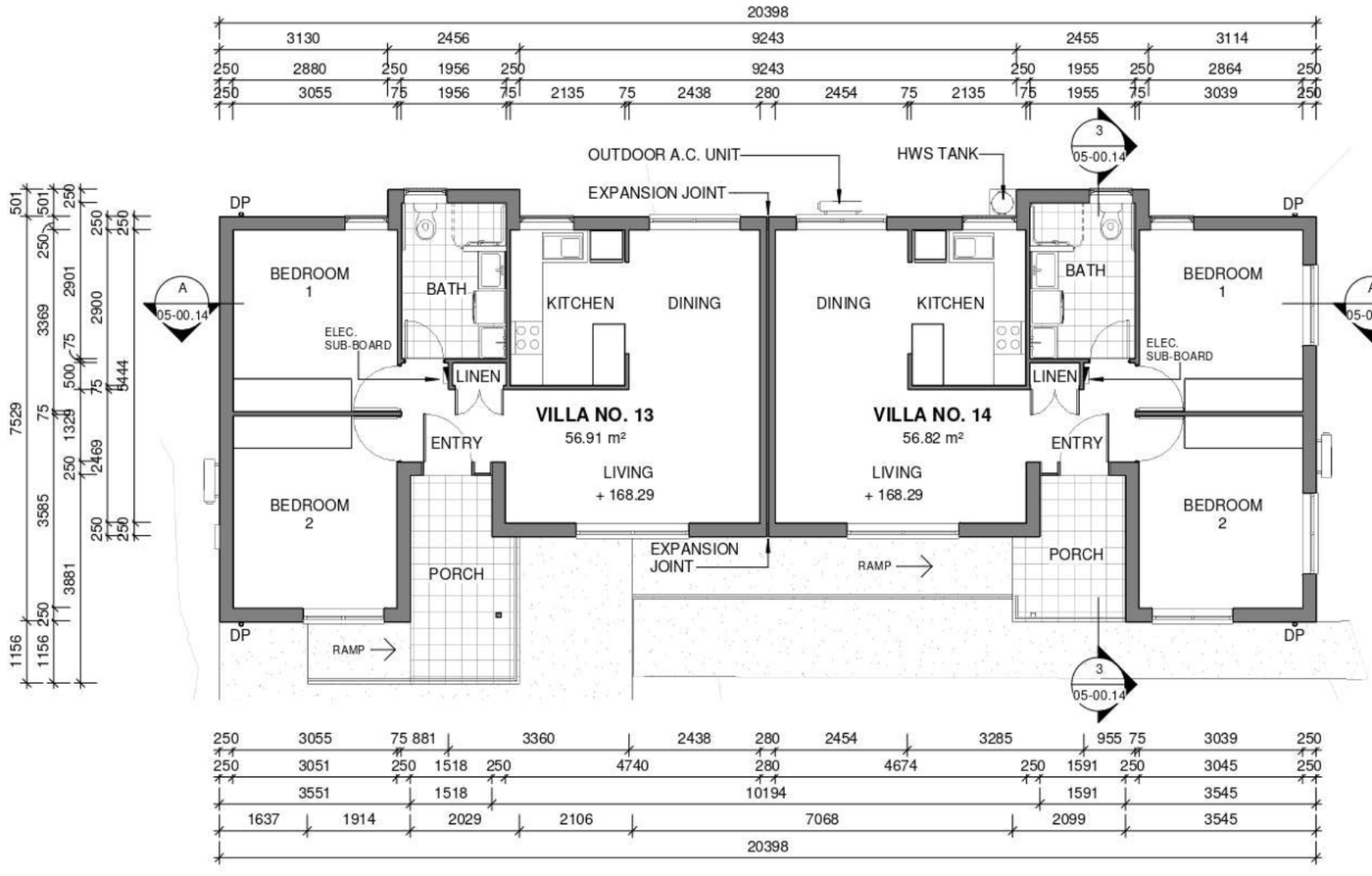
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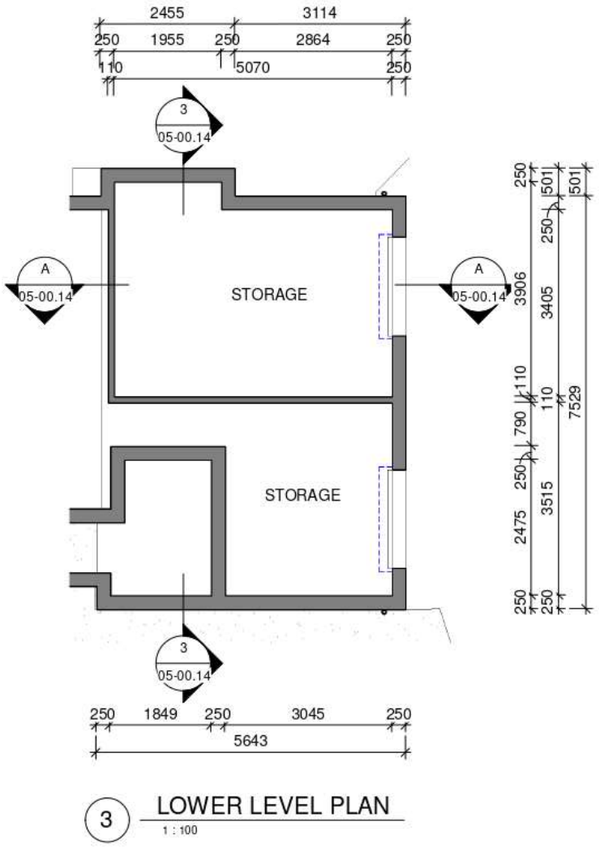
DRAWING VILLA NO. 11-12

DWG NUMBER

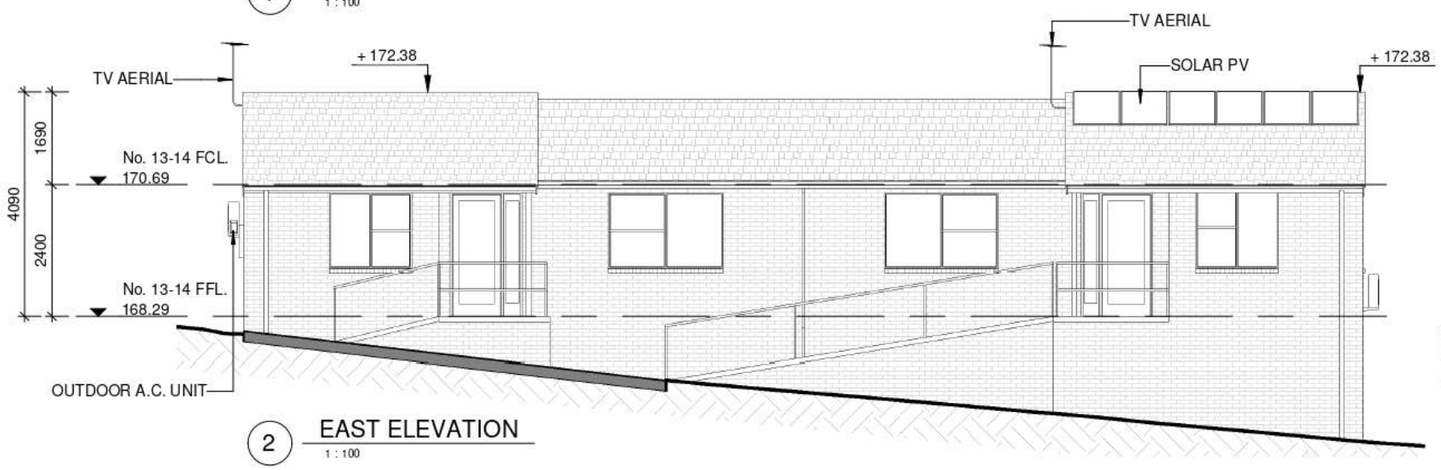
DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100



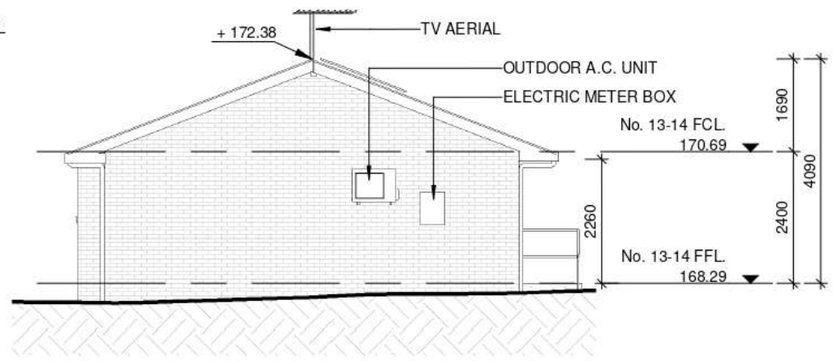
1 FLOOR PLAN
1 : 100



3 LOWER LEVEL PLAN
1 : 100



2 EAST ELEVATION
1 : 100



4 SOUTH ELEVATION
1 : 100

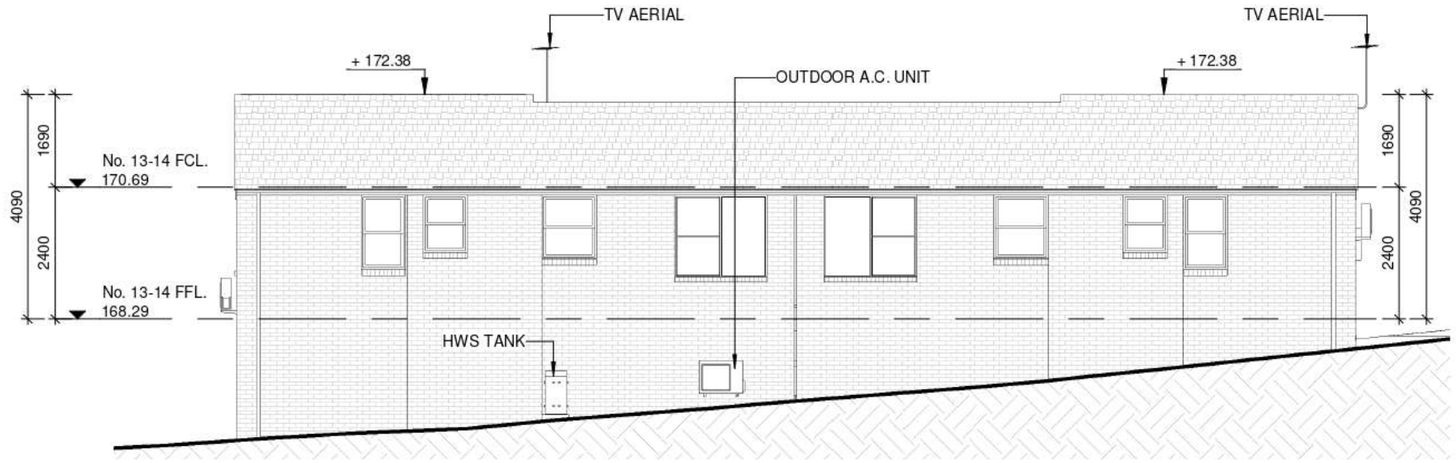
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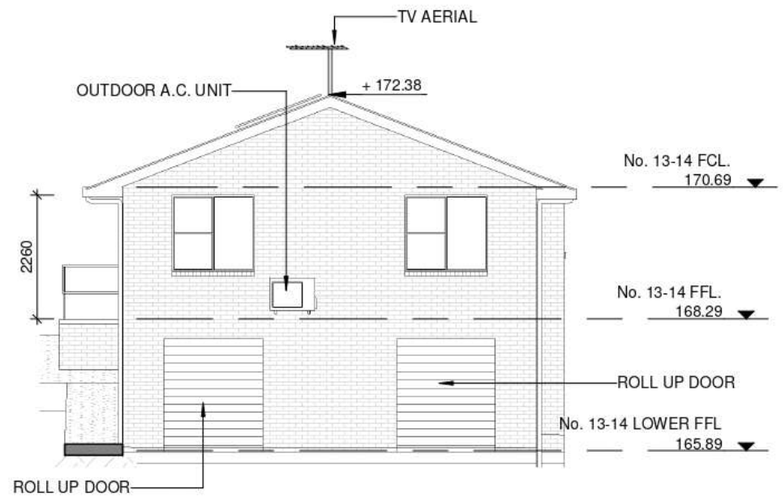
DRAWING VILLA NO. 13-14

DWG NUMBER 05-00.13

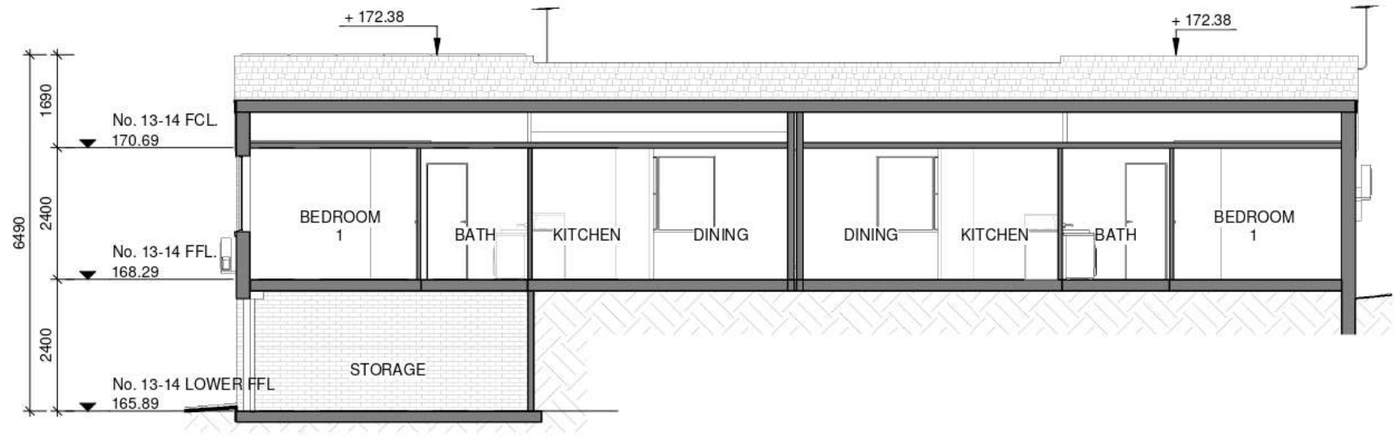
DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100



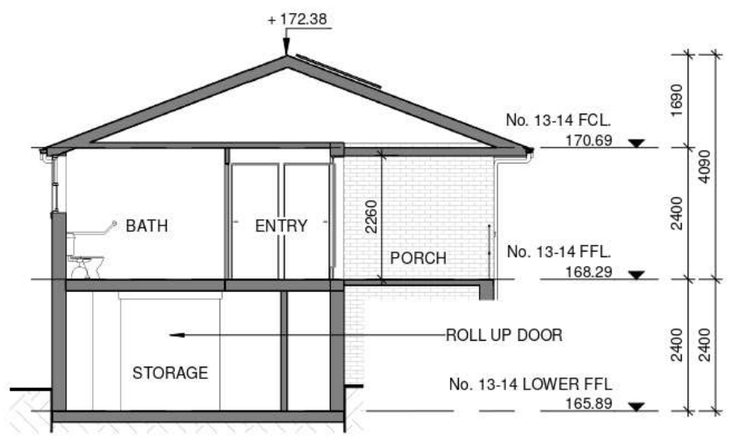
1 WEST ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100



A SECTION A
1 : 100



3 SECTION B
1 : 100

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DRAWING VILLA NO. 13-14

DESCRIPTION: Schematic Design | REV NUM: G | REVISION: Client Issue

DWG NUMBER: 05-00.14

DATE: 18.03.2021 | SCALE: 1 : 100

BOARDING HOUSE	
GFA	1417.68 m²

GFA INCLUDES ROOMS
AND COMMON AREAS

NOTE:

DIMENSIONS & DETAILS REFLECTED
ON 1:100 SCALE PLANS

ROOM AREAS ARE EXCLUSIVE OF BATHROOM / ESNUITES AND KITCHENETTES ON EXISTING & AMENDED ROOMS

ROOM NO.	BED AREA	ENS. AREA	KITCHENETTE	TOTAL AREA
ROOM 1	12.53 m²	3.54 m²	0.72 m²	16.79 m²
ROOM 2	19.56 m²	3.57 m²	0.78 m²	23.91 m²
ROOM 3	14.74 m²	5.35 m²	0.84 m²	20.93 m²
ROOM 4	12.18 m²	4.32 m²	0.85 m²	17.35 m²
ROOM 5	14.00 m²	4.32 m²	1.19 m²	19.51 m²
ROOM 6	15.21 m²	4.14 m²	0.87 m²	20.22 m²
ROOM 7	19.67 m²	4.56 m²	1.21 m²	25.44 m²
ROOM 8	14.26 m²	3.57 m²	1.62 m²	19.45 m²
ROOM 9	14.19 m²	3.59 m²	1.62 m²	19.39 m²
ROOM 10	14.33 m²	3.57 m²	1.62 m²	19.51 m²
ROOM 11	14.31 m²	3.59 m²	1.62 m²	19.51 m²
ROOM 12	14.28 m²	3.57 m²	1.62 m²	17.85 m²
ROOM 13	14.26 m²	3.59 m²	1.62 m²	19.47 m²
ROOM 14	14.31 m²	3.57 m²	1.62 m²	21.12 m²
ROOM 15	14.29 m²	3.59 m²	1.62 m²	19.49 m²

ROOM NO.	BED AREA	ENS. AREA	KITCHENETTE	TOTAL AREA
ROOM 16	15.94 m²	3.65 m²	1.44 m²	21.02 m²
ROOM 17	14.34 m²	3.43 m²	1.26 m²	19.03 m²
ROOM 18	14.00 m²	3.53 m²	1.62 m²	19.15 m²
ROOM 19	13.96 m²	3.45 m²	1.60 m²	19.01 m²
ROOM 20	14.00 m²	3.59 m²	1.62 m²	19.20 m²
ROOM 21	14.03 m²	3.66 m²	1.62 m²	19.31 m²
ROOM 22	14.18 m²	3.35 m²	1.62 m²	19.15 m²
ROOM 23	14.04 m²	3.59 m²	1.62 m²	19.25 m²
ROOM 24	13.84 m²	3.77 m²	1.64 m²	19.25 m²
ROOM 25	14.02 m²	3.48 m²	1.62 m²	19.11 m²
ROOM 26	14.27 m²	3.48 m²	1.63 m²	19.38 m²
ROOM 27	14.10 m²	3.43 m²	0.96 m²	18.49 m²
ROOM 28	14.22 m²	3.64 m²	1.62 m²	19.48 m²
ROOM 29	13.84 m²	3.46 m²	1.62 m²	18.91 m²
ROOM 30	14.26 m²	3.55 m²	1.60 m²	19.40 m²

ROOM NO.	BED AREA	ENS. AREA	KITCHENETTE	TOTAL AREA
ROOM 31	13.82 m²	3.43 m²	1.62 m²	18.87 m²
ROOM 32	14.30 m²	3.69 m²	1.60 m²	19.59 m²
ROOM 33	13.78 m²	3.49 m²	1.62 m²	18.90 m²
ROOM 34	23.74 m²	3.85 m²	1.44 m²	29.03 m²
ROOM 35	13.86 m²	3.49 m²	0.79 m²	18.14 m²
ROOM 36	24.05 m²	4.86 m²	1.50 m²	30.41 m²
ROOM 37	14.25 m²	3.63 m²	1.63 m²	19.51 m²
ROOM 38	13.79 m²	3.49 m²	1.62 m²	18.89 m²
ROOM 39	14.28 m²	3.63 m²	1.62 m²	19.53 m²
ROOM 40	13.78 m²	3.44 m²	1.62 m²	18.84 m²
ROOM 41	14.25 m²	3.63 m²	1.62 m²	19.51 m²
ROOM 42	13.73 m²	3.45 m²	1.62 m²	18.80 m²
ROOM 43	14.28 m²	3.63 m²	1.62 m²	19.53 m²
ROOM 44	13.77 m²	3.44 m²	1.62 m²	18.84 m²
GRAND TOTALS	650.84 m²	162.60 m²	64.04 m²	877.49 m²



05-01

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59 Tindale St., Musswellbrook
NOT FOR CONSTRUCTON

CLIENT
Tindale Property Investment Pty. Ltd.

DRAWING
PROPOSED - BOARDING HOUSE FLOOR PLAN

DESCRIPTION
Schematic Design

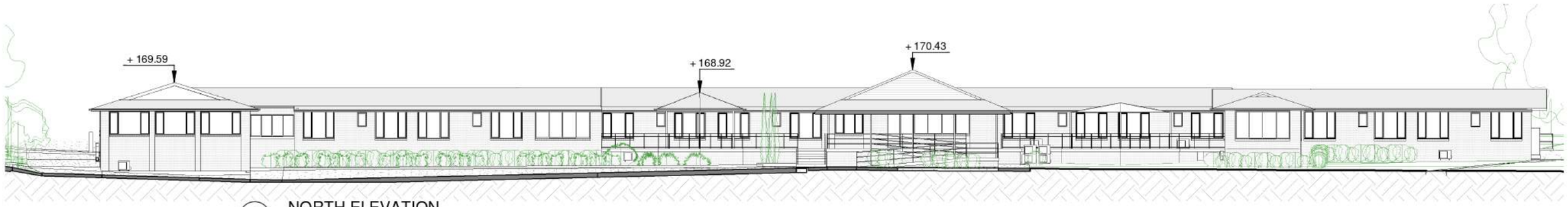
REV NUM
G

REVISION
Client Issue

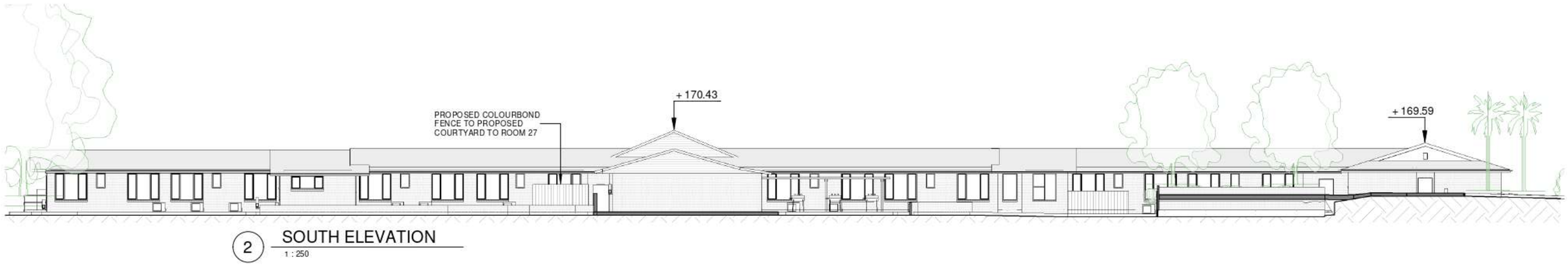
DWG NUMBER

DATE
18.03.2021

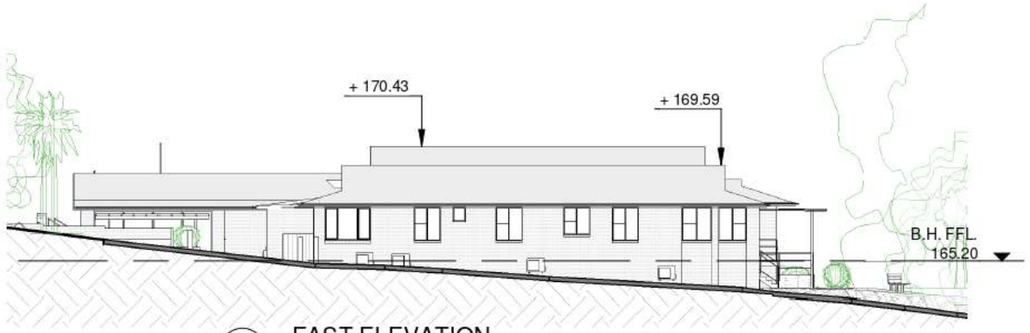
SCALE
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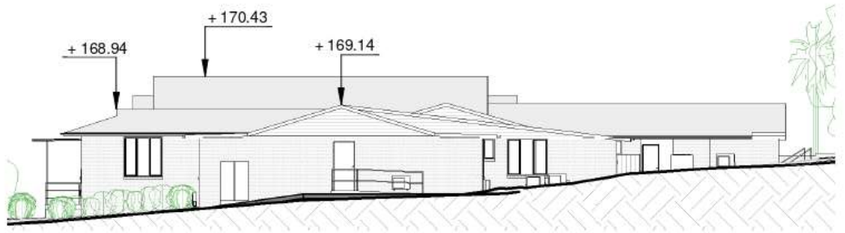
1 NORTH ELEVATION
1 : 250



2 SOUTH ELEVATION
1 : 250



3 EAST ELEVATION
1 : 250



4 WEST ELEVATION
1 : 250

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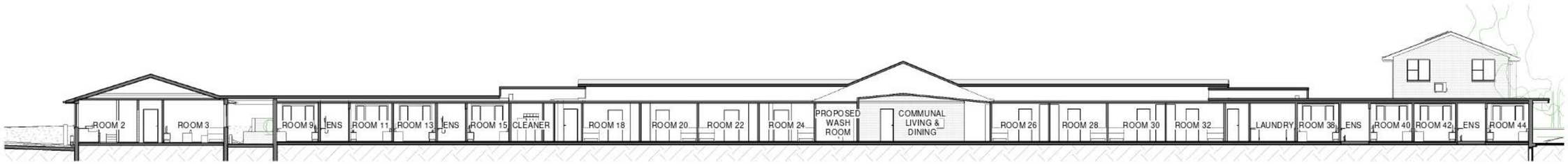
CLIENT
Tindale Property Investment Pty. Ltd.

DRAWING
PROPOSED BOARDING HOUSE ELEVATIONS

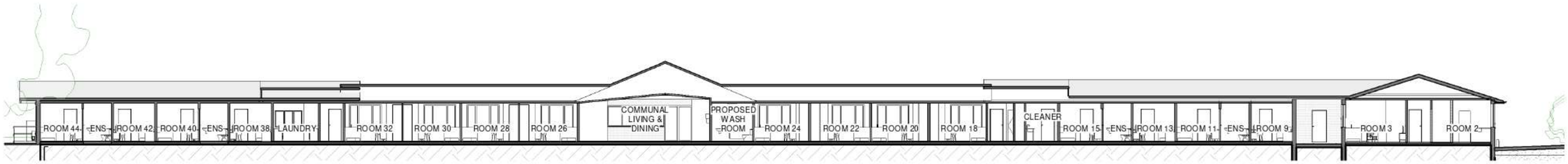
DESCRIPTION | REV NUM | REVISION
Schematic Design | G | Client Issue

DWG NUMBER
05-01.1

DATE | SCALE
18.03.2021 | 1 : 250



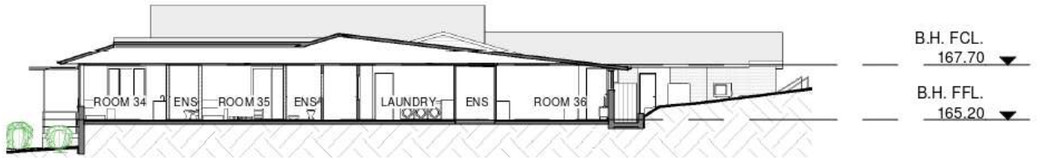
A LONGITUDINAL SECTION A
1 : 250



B LONGITUDINAL SECTION B
1 : 250



C CROSS SECTIONS C
1 : 250



D CROSS SECTIONS D
1 : 250

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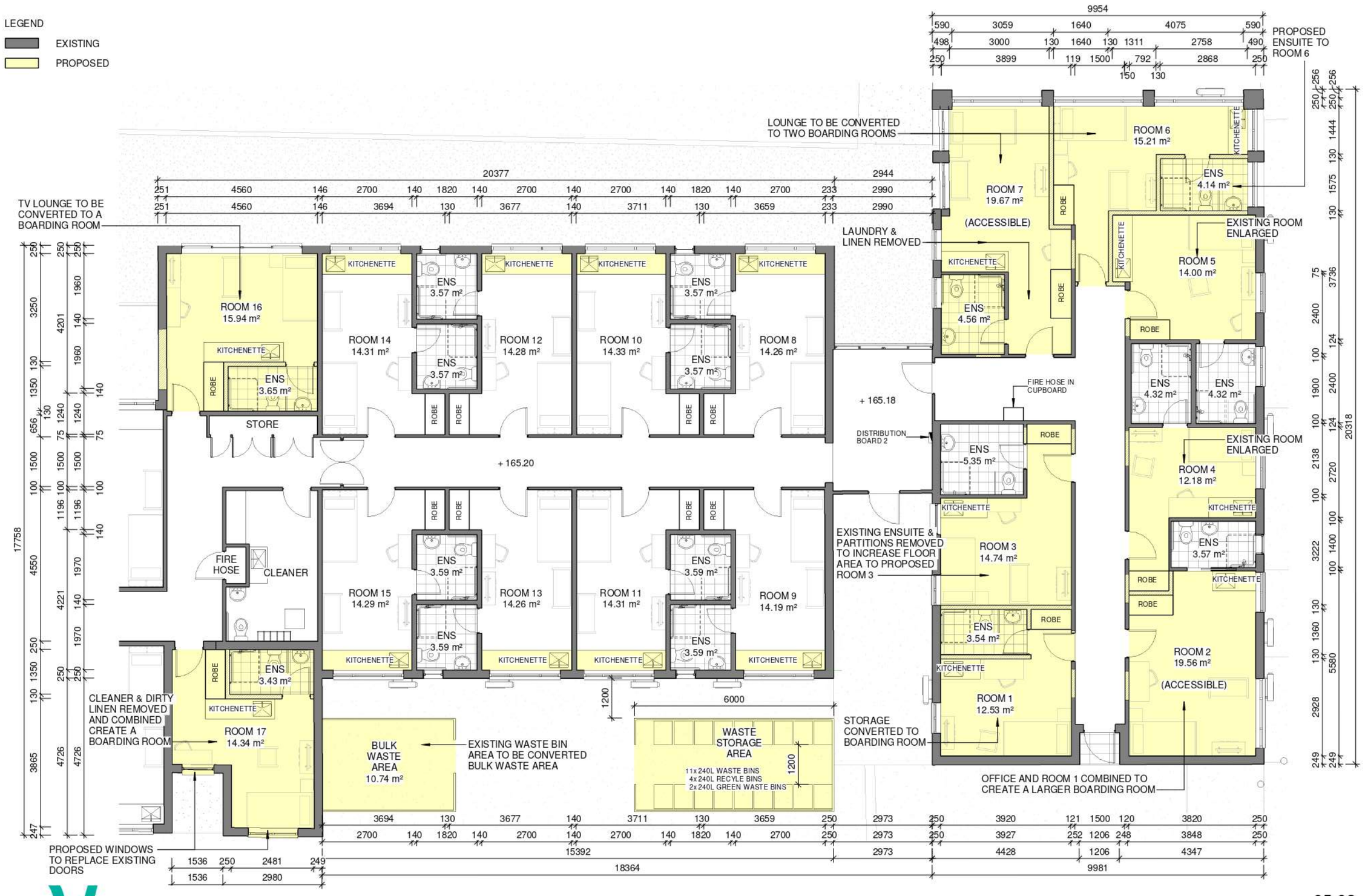
59 Tindale St., Musswellbrook
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DRAWING
PROPOSED BOARDING HOUSE SECTIONS

DWG NUMBER
05-01.2

DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 250



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59 Tindale St., Musswellbrook

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CLIENT: Tindale Property Investment Pty. Ltd.

DRAWING: PROPOSED - BRENNAN & PORTION OF EAST WING PLAN

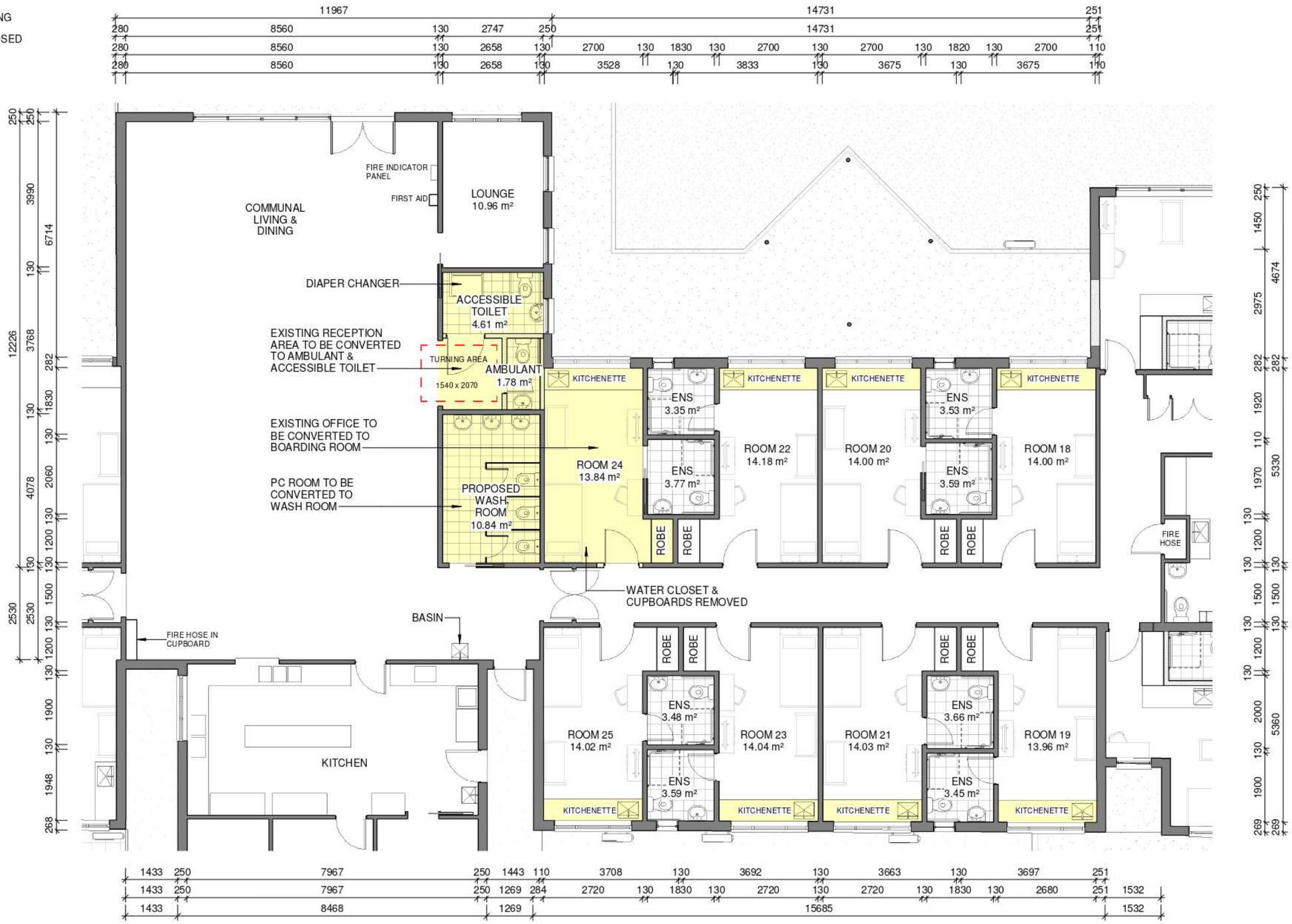
DWG NUMBER: 05-02

DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100

LEGEND

EXISTING

PROPOSED



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59 Tindale St., Musswellbrook

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DRAWING
PROPOSED - COMMUNAL LIVING & DINING + PORTION OF EAST WING

DESCRIPTION
Schematic Design

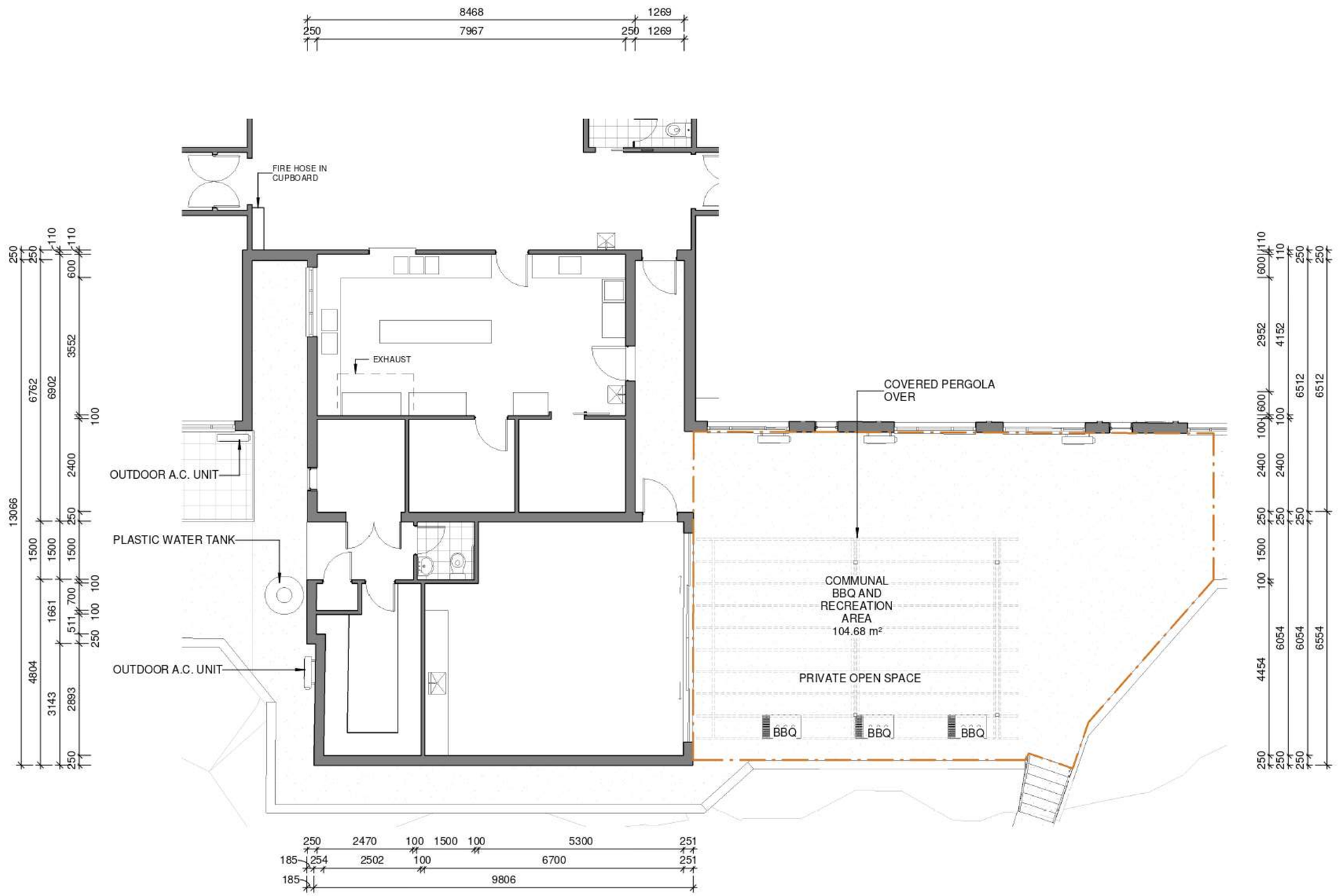
REV NUM
G

REVISION
Client Issue

DWG NUMBER
05-03

DATE
18.03.2021

SCALE
1 : 100



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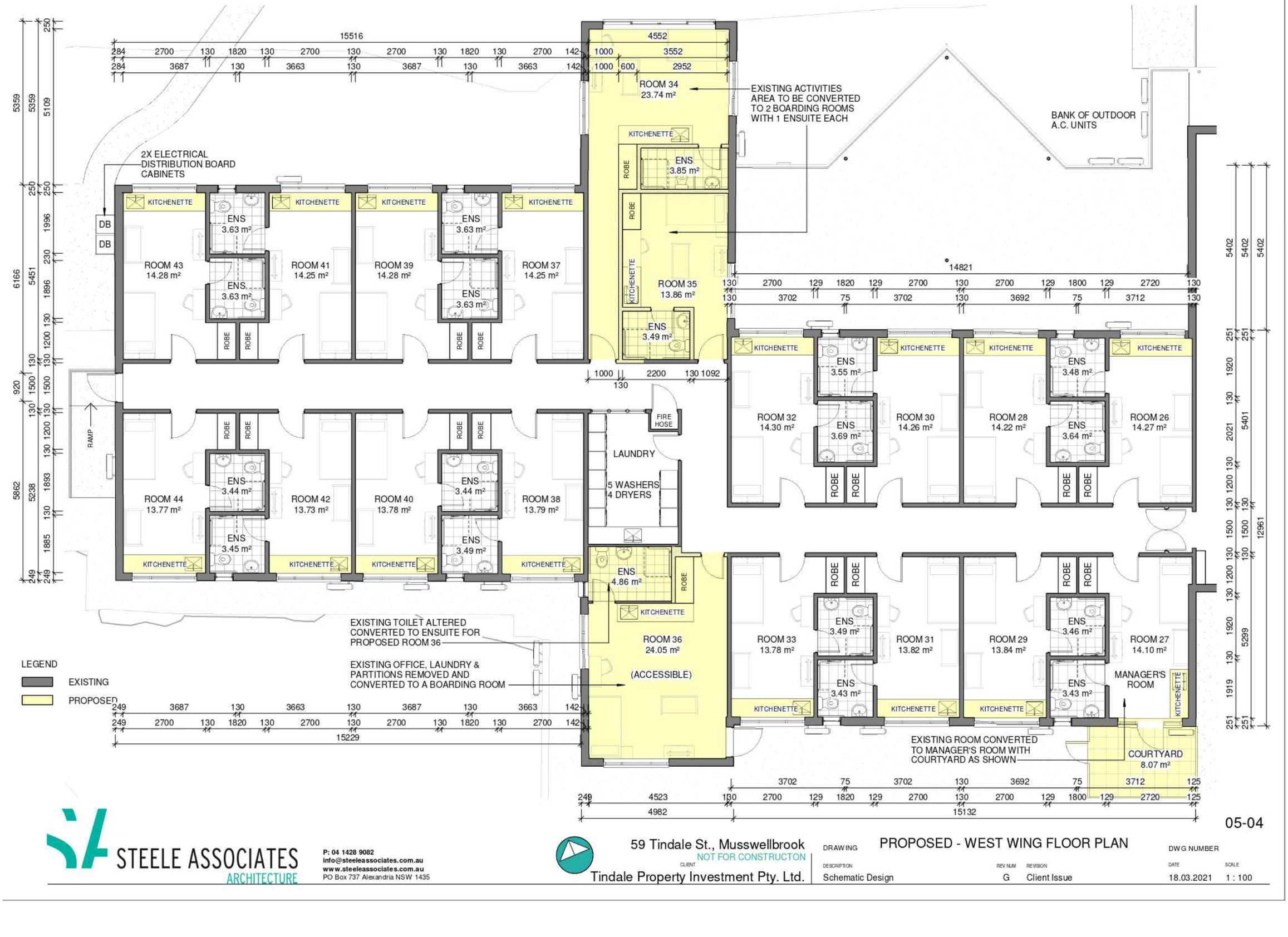
59 Tindale St., Musswellbrook
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DRAWING KITCHEN & GYM FLOOR PLAN

DWG NUMBER 05-03.1

DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	B	Client Issue	10.03.2021	1 : 100



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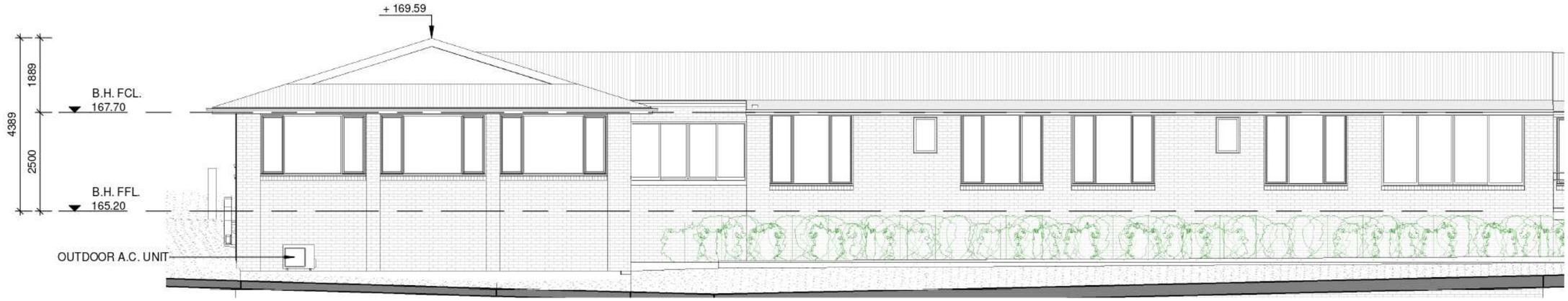
59 Tindale St., Musswellbrook
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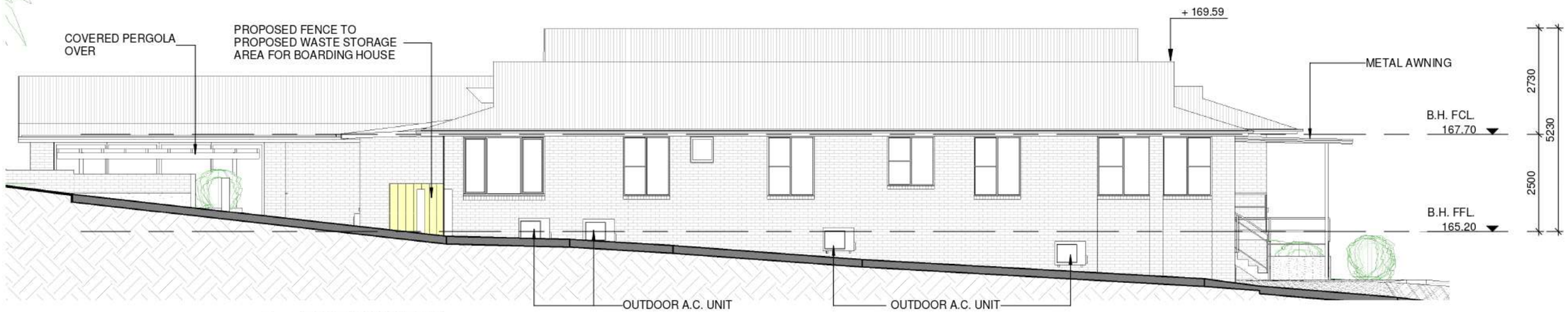
DRAWING
PROPOSED - WEST WING FLOOR PLAN

DWG NUMBER
05-04

DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100



1 BRENNAN & EAST WING - NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100

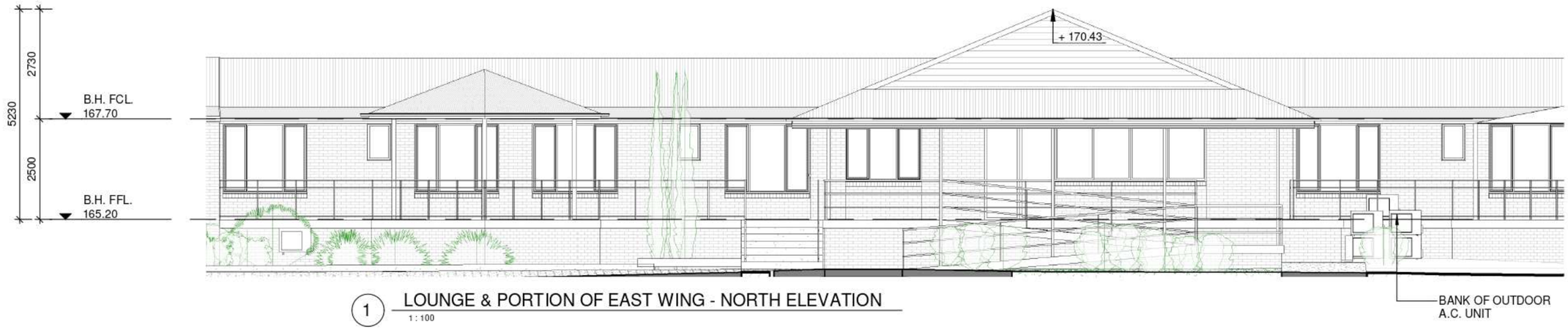


3 BRENNAN & PORTION OF EAST WING - SOUTH ELEVATION
1 : 100

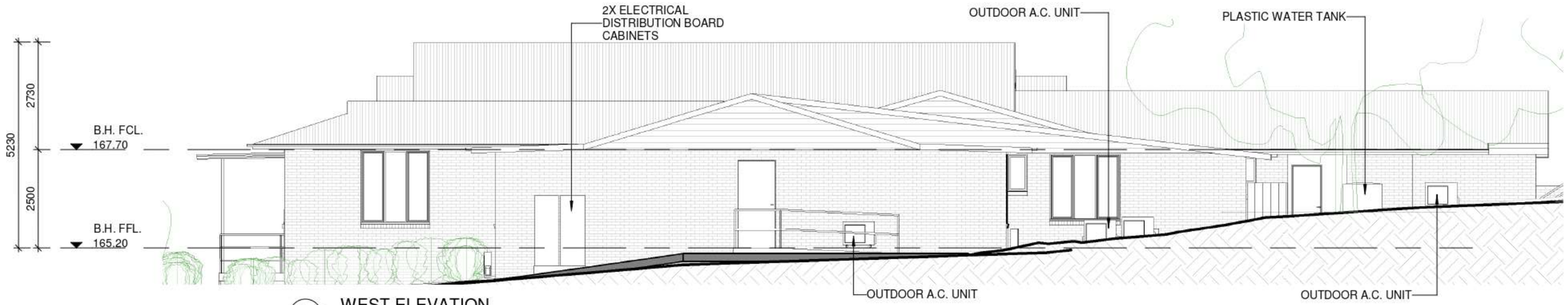
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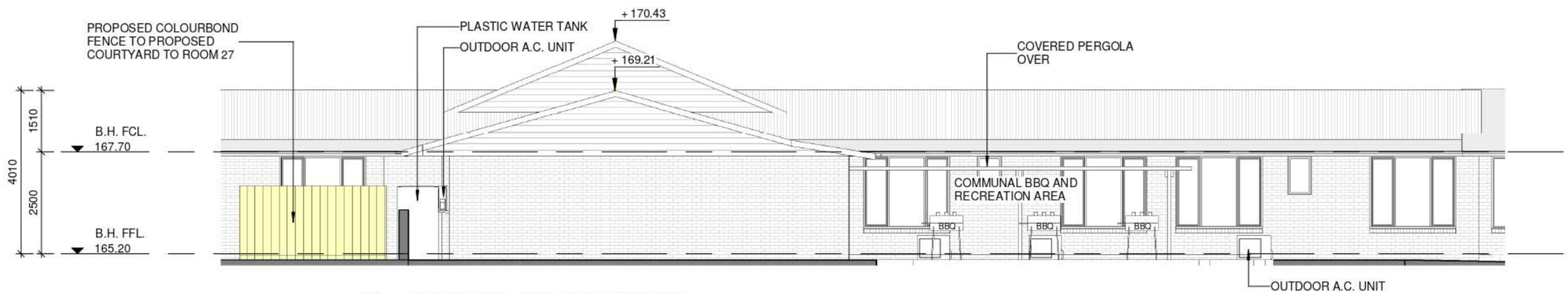
DRAWING: PROPOSED BOARDING HOUSE ELEVATIONS
DESCRIPTION: Schematic Design
REV NUM: G
REVISION: Client Issue
DWG NUMBER: 05-21
DATE: 18.03.2021
SCALE: 1 : 100



1 LOUNGE & PORTION OF EAST WING - NORTH ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100



3 EAST WING - SOUTH ELEVATION
1 : 100

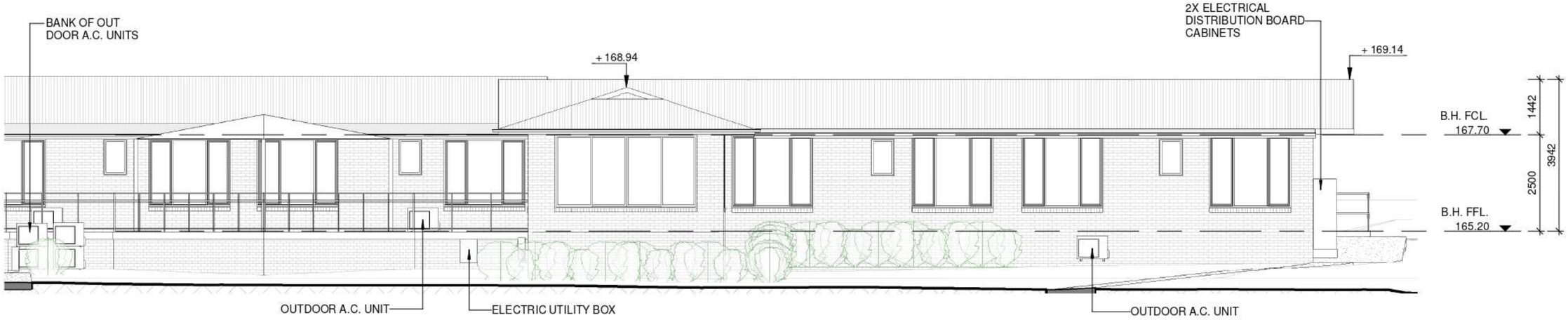
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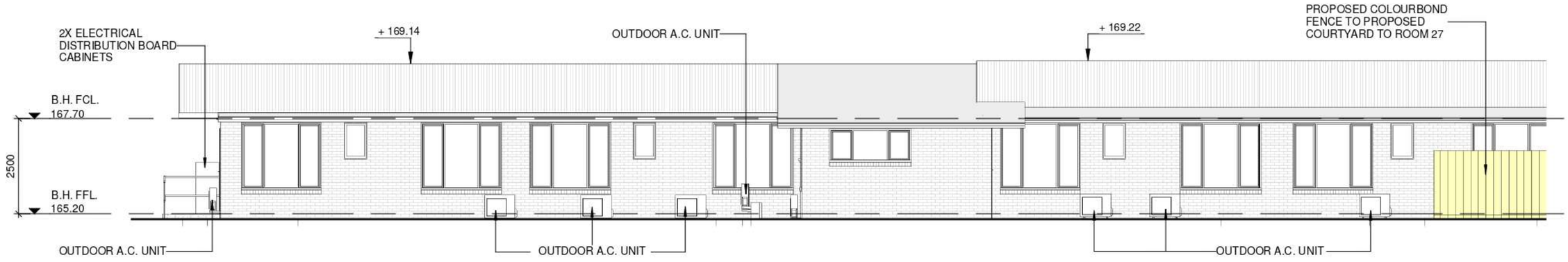
DRAWING
PROPOSED BOARDING HOUSE
ELEVATIONS

DWG NUMBER
05-22

DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100



1 WEST WING - NORTH ELEVATION
1 : 100



2 WEST WING - SOUTH ELEVATION
1 : 100

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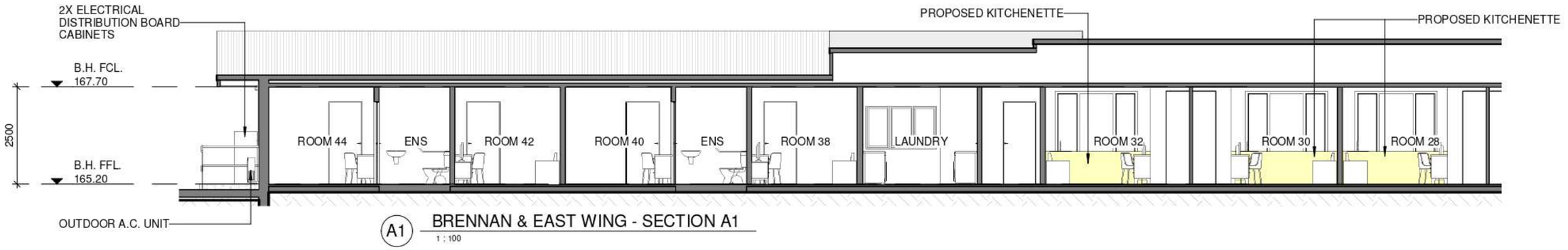
59 Tindale St., Musswellbrook
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CLIENT
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DRAWING
PROPOSED BOARDING HOUSE ELEVATIONS

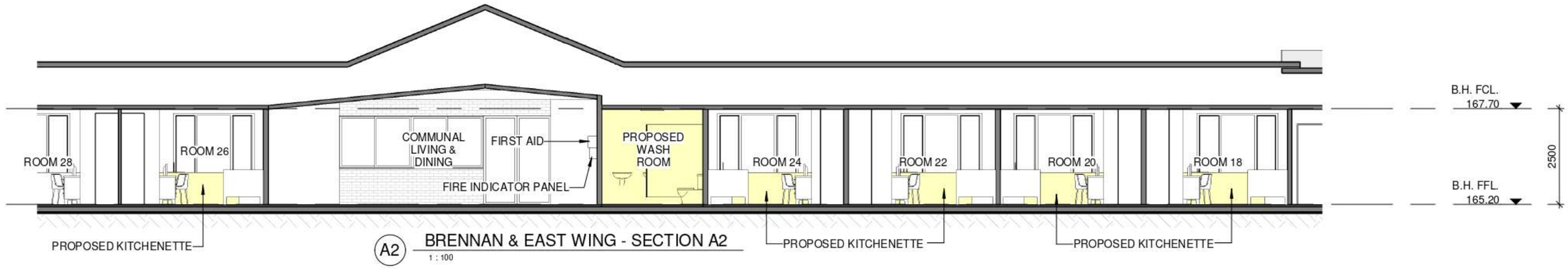
DESCRIPTION	REV NUM	REVISION
Schematic Design	G	Client Issue

DWG NUMBER
05-23

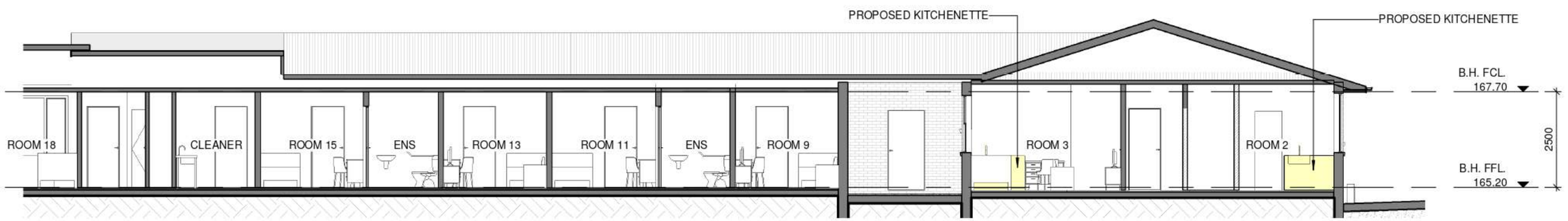
DATE	SCALE
18.03.2021	1 : 100



A1 BRENNAN & EAST WING - SECTION A1
1 : 100



A2 BRENNAN & EAST WING - SECTION A2
1 : 100



A3 WEST WING - SECTION A3
1 : 100

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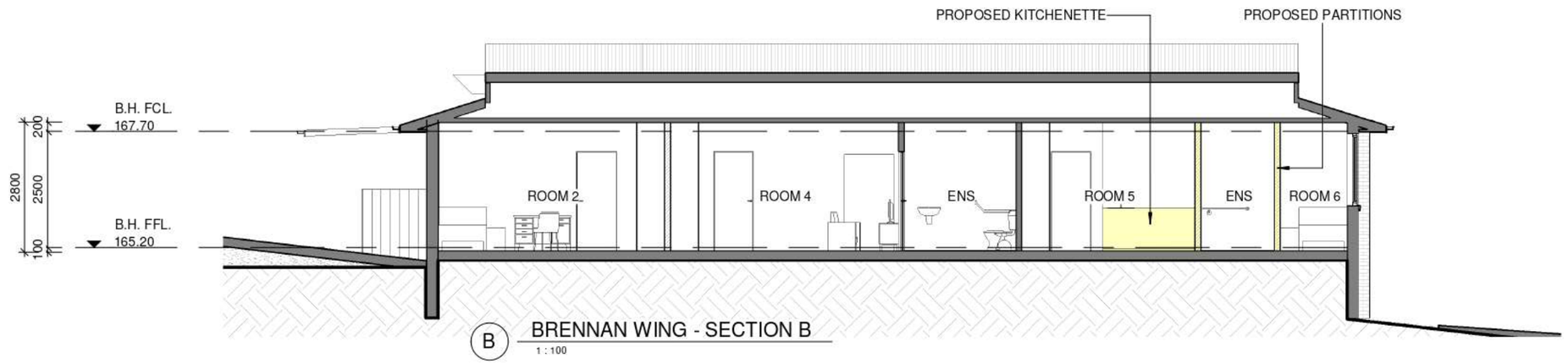
CLIENT
Tindale Property Investment Pty. Ltd.

DRAWING
PROPOSED BOARDING HOUSE SECTIONS

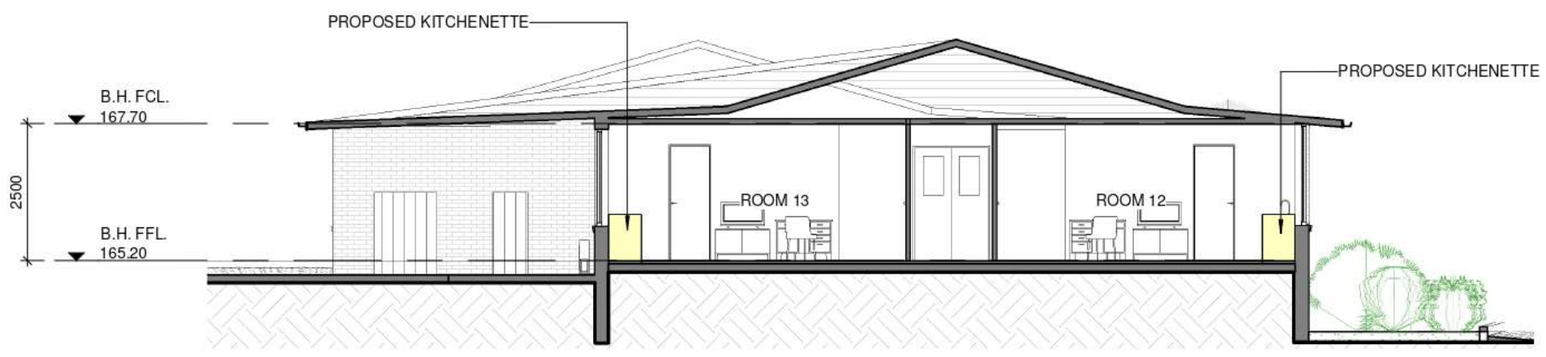
DESCRIPTION | REV NUM | REVISION
Schematic Design | G | Client Issue

DWG NUMBER
05-51

DATE | SCALE
18.03.2021 | 1 : 100



B BRENNAN WING - SECTION B
1 : 100



C EAST WING - SECTION C
1 : 100

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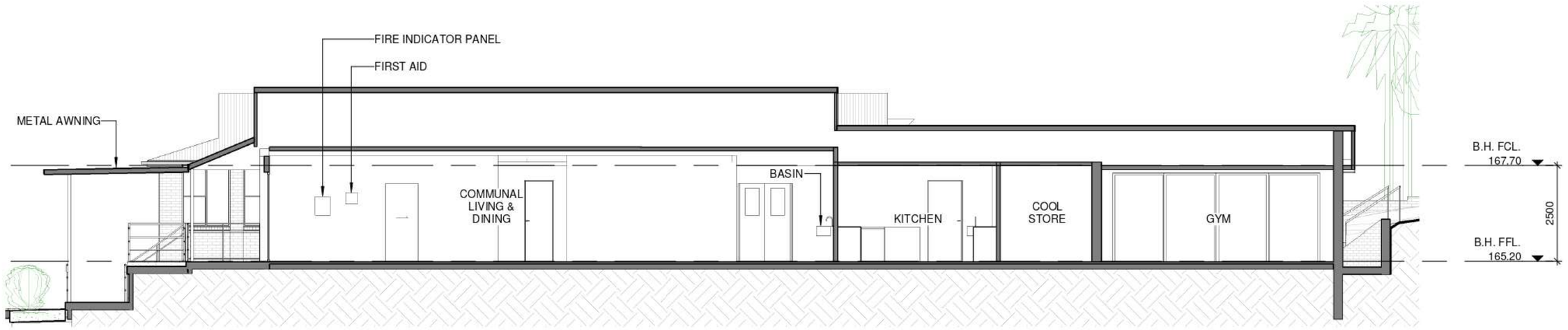
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CLIENT
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DRAWING
PROPOSED BOARDING HOUSE SECTIONS

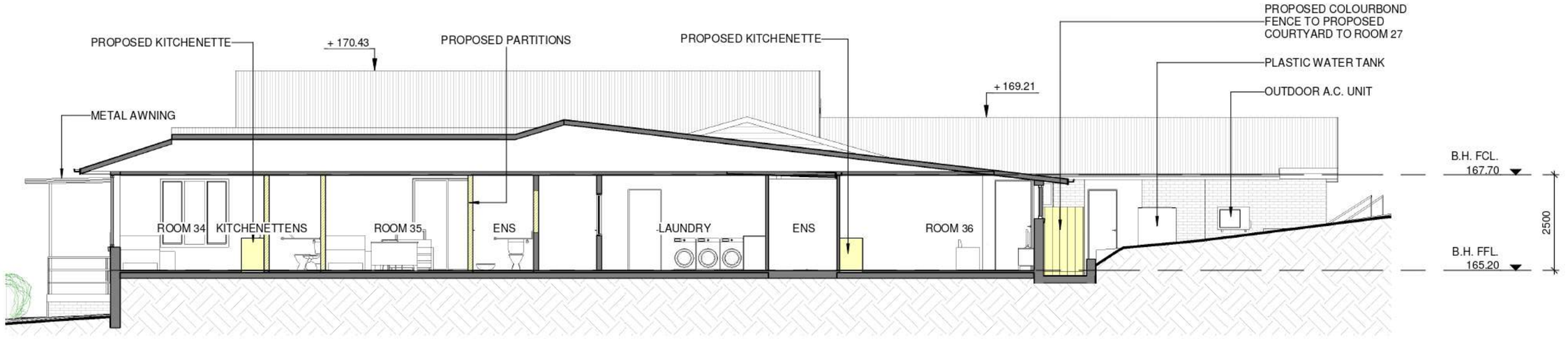
DESCRIPTION | REV NUM | REVISION
Schematic Design | G | Client Issue

DWG NUMBER
05-52

DATE | SCALE
18.03.2021 | 1 : 100



D LOUNGE & KITCHEN - SECTION D
1 : 100



E ACTIVITIES & LAUNDRY - SECTION E
1 : 100

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DRAWING
PROPOSED BOARDING HOUSE SECTIONS

DESCRIPTION	REV NUM	REVISION	DATE	SCALE
Schematic Design	G	Client Issue	18.03.2021	1 : 100

DWG NUMBER
05-53

muswellbrook shire council

Enquiries
Please ask for Hamish McTaggart
Direct 02 6549 3860
Our reference DA 2021/26

19 May 2021

Mr T Polvere
Unit 407, 5 Warayama Place
Rozelle, NSW 2039

tony@polvere.com.au

Dear Sir,

RE: Development Application 2021/26 – 59 Tindale Street, Muswellbrook – Boarding House and Dual Occupancies

I refer to your development application referenced above. The public notification of the proposed development has been completed. Comments have also been received from some of the internal and external parties.

From the review of the submitted plans, documentation and public and internal comments received to date, Council Officers have identified issues which require further consideration and/or the submission of additional information to inform the assessment of the proposed development. These matters are set-out below:

1. **Dual Occupancy Land Use clarification –** the proposed development and statement of environmental effects references the proposed development as being for a 'boarding house' and fourteen (14) 'dual occupancies'.

   In reviewing these proposed land use classifications Council Officers have had regard to the scope of the proposed development as set-out by the land use terminology included in the Muswellbrook LEP 2009.

   From this review Council Officers are of the view that sufficient information has not been provided for the buildings proposed as dual occupancies to be considered as such. It is the view of Council Officers that the proposed 'dual occupancies' would be more aptly categorised as a component of the proposed 'boarding house' rather than the independent land use of multiple 'dual occupancies' put forward. This view has been informed by the following:

   - In order for a building to be classified as a 'dual occupancy' it must comprise the only two (2) 'dwellings' located on the lot concerned. This would not be the case in this instance.
   - It has not been demonstrated to Council Officers that the proposed 'dwellings' comprising the 'dual occupancies' could be occupied independently of the proposed 'boarding house'. It appears that the proposed 'dual occupancies' would share services with the 'boarding house', with common access driveways, parking spaces, private open space and service connections.
   - The social impact statement and Plan of Management includes commentary around the proposed leasing arrangements for the 'two- and one-bedroom villas' which suggests these premises will be operated as a

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Fax 02 6549 3701 Email council@muswellbrook.nsw.gov.au Web www.muswellbrook.nsw.gov.au

component of the proposed 'boarding house' rather than independent 'dual occupancies'.

- Where these units are to be considered as 'dual occupancies' independently of the proposed 'boarding house' it would be necessary for their facilities and private open space to be comprehensively assessed against the dual occupancy/multi dwelling housing requirements of Section 6 of the Muswellbrook DCP. Sufficient information has not been included in the statement of environmental effects and accompanying documentation to inform this assessment. Any proposed dual occupancies would need to have regard to the Muswellbrook DCP requirements including (but not limited to) occupancy rates, private open space, visual and acoustic privacy and security and site services.

It is requested that you review this issue and provide a response. Where that response seeks to substantiate that the units can be considered as 'dual occupancies' information should be included to inform both the land use characterisation and assessment of the dual occupancies.

2. **Building Code of Australia consideration –** the proposed development and BCA Compliance Report has been considered by Council's Building Surveyor. This review of the proposal identified that the following additional information would need to be provided prior to the determination of the application:
   - Documentation prepared by a hydraulic consultant demonstrating that the street hydrant will be able to provide sufficient coverage to the proposed Class 3 building in accordance with Section E1.3 of Volume 1 of the Building Code of Australia. This documentation should be informed by pressure and flow tests from the reticulated water supply.
   - The BCA Report notes that the water closet in the accessible sole occupancy unit, the accessible unisex water closet in the common area and ambulant water closet in the common area do not comply with AS1428.1-2008. Further information must be provided as to how these non-compliances are to be addressed and either updated plans provided demonstrating how these water closets are to be reconfigured to comply with the relevant requirements or details provided of any Building Code alternate solution proposed.
   - Further details are required regarding the use of the storage space below proposed villa 14. Where this storage area is not wholly associated with and proposed to be used by the occupants of villa 14 it may be necessary for fire separation to be provided between the villa and storage space. Details of any such fire separation is to be provided.

3. **Affordable Housing Requirements –** As outlined in the development application the proposal involves a 'boarding house' which is a type of affordable housing subject to the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009.

   In determining previous development applications for 'boarding houses' Council has expressed a strong desire to ensure that these developments are operated to provide the type of affordable housing they propose in line with the SEPP (ARH) 2009. Council's concern is based on a significant demand for short-term accommodation by mining and itinerate workers in the region.

   The environmental impacts of the premises, where it is to be made available in part or fully to mining and itinerate workers would vary from the likely impacts of

the boarding house proposed. Council will require information about how the premises is to operated and who the tenants will be prior to determining this application.

As you would be aware the SEPP (ARH) 2009 references the EP&A Act 1979 definition for 'affordable housing' and includes a definition for 'very low and low income households', see clause 6 of the SEPP (ARH) 2009. Given the SEPP (ARH) 2009 provides for 'boarding houses' to be considered against more limited development standards to other types of residential development it is expected that these developments will in return deliver affordable social housing. In past determinations of 'boarding house' applications Council has included conditions of consent that limit the individuals who may occupy a boarding house and in doing so has used the SEPP (ARH) 2009 definitions of 'affordable housing and 'very low and low income households' as a baseline reference point.

To inform the consideration of this issue can you advise:

a) Wording for a potential condition of consent to limit the use of the boarding house to individuals that would qualify as low income or very low income households.
b) Consider and put forward a reporting mechanism to advise Council that the operators are complying with requirements related to the provision of housing to low or very low income households.
c) Where it is proposed for the development to have the option to lease rooms to transient workers from outside the Muswellbrook Local Government Area (LGA). e.g. itinerate or mining workers who require short term or intermittent accommodation and would not consider themselves permanent residents of the LGA, it is requested that details be provided around what percentage of development is to be made available for lease in this manner and whether it is intended for lease arrangements to be entered into with individual tenants or their employers.
d) Where there is no intention to lease rooms specifically to itinerate or mining workers would you object to conditions being imposed on the development where it is approved that restrict it from being leased to mining or itinerate workers or by individuals whose principal place of residence is provided as being outside of the Muswellbrook LGA.

4. **Safer by design considerations/NSW Police referral comments** – the proposed development was referred to the NSW Police for comment/consideration. NSW Police provided a detailed response with recommendations around the safety, security and operation of the premises. These comments have been included as a separate attachment and should be reviewed, and a response provided detailing safety and security measures to be incorporated into the development to address the issues and recommendations raised.

5. **Accessible parking –** Council Roads and Drainage Engineers have raised concerns regarding the potential for vehicle conflict between the proposed accessible parking spaces and the access driveway. Updated plans should be provided in relation to this issue. A turning circle plan should be provided to demonstrate that the access width is adequate to facilitate two-way vehicle movement without impinging on the accessible car parking spaces. Where this cannot be achieved the widening of the access or relocation of accessible parking spaces should be considered.

6. **Traffic Noise –** Where the premises would be made available to miners/shift workers there is potential for additional noise and amenity impacts. Council would be particularly interested with the potential for early morning impacts associated with vehicle movements to and from the site associated with shift changes. To inform the assessment of this issue it is requested that where the proposed development is progressed as a accommodation to be made available to mining workers additional information be provided from an acoustic consultant which considers the potential impact of traffic noise generated by vehicles entering and exiting the site in the early morning/late evening hours related to shift changes.

7. **Response to Submissions –** Council has received eleven (11) public submissions in relation to the proposed development during the public consultation period. These submissions have been attached for your information.

   It is requested that you review the submissions and provide a formal response regarding the matters raised in these submissions, including any measures proposed to address concerns raised.

   This application will need to be reported to the elected Council for determination.

Although not matters requiring additional information at this stage I have noted requirements put forward by Council's Community Infrastructure Department around improvements to roads and stormwater infrastructure in the immediate vicinity of the development site should the proposal be approved:

- The construction of kerb and gutter along the sites Tindale Street frontage and the formation and sealing of any unsealed road pavement between the kerb and existing roadway.
- Integration of the existing stormwater lintel pit along the site's street frontage into the new kerb and gutter alignment. This may require the carrying out of works to adjust the profile of this stormwater pit.
- The formation of a 2.0m wide footpath along the full frontage of the development site.
- Alterations/improvements to the existing trench drain that intersects the properties Tindale Street vehicle access.
- A section 138 permit will need to be obtained from Council as the Road Authority prior to the carrying out of any required work in the Tindale Street Road Reserve. It will be necessary for design and construction plans to be provided to Council with any permit application along with relevant public liability insurance details, safe work method statement and other relevant construction information.
- Council Community Infrastructure Officers did not raise an objection to the stormwater management plan provided, however Officers advised of a number of some stormwater management matters which that they were not yet satisfied with an requested be resolved through conditions of consent requiring updated stormwater management details prior to the issue of any Construction Certificate. Further information can be provided around these comments on request.

The parts of this correspondence which request additional information and/or the consideration of un-resolved issues will need to be considered and responded to prior to the determination of this development application. While a response is prepared the 'clock will be stopped' on the assessment of the development application. To ensure that the assessment and determination of this application can progress in accordance with the *Environmental Planning and Assessment Act 1979* requirements it is requested that

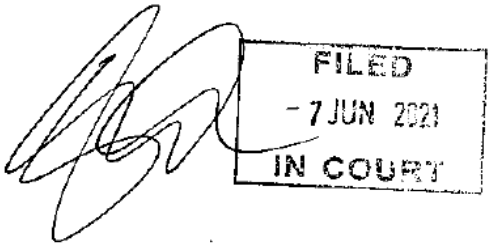
a response to the information requested is provided within 28 days of the date of this letter.

Where you have any questions about this correspondence or would like to discuss the development application further feel free to contact the undersigned via email at Hamish.mctaggart.@muswellbrook.nsw.gov.au or phone 6549 3860.

Yours faithfully

Hamish McTaggart
Development Coordinator

Attach – police – submissions



Form 44 (version 3)
UCPR 36.1A

SHORT MINUTES OF ORDER

COURT DETAILS

Court	Land and Environment Court of New South Wales
Class	1
Case number	128041 of 2021

TITLE OF PROCEEDINGS

Applicant	Tony Polvere
Respondent	**Muswellbrook Shire Council**

FILING DETAILS

Filed for	**Tony Polvere**, Applicant
Legal representative	Vasili Conomos, Conomos Legal
Legal representative reference	VC:CD:P10015
Contact name and telephone	Vasili Conomos, 9231 3221
Contact email	vc@conomoslegal.com.au

TERMS OF ORDER MADE BY THE COURT BY CONSENT

The Court directs that:

1. A conciliation conference under s34 of the *Land and Environment Court Act 1979* ('the Court Act') is arranged for **28 July 2021** commencing at 10.30am onsite and returning to Council Chambers.

2. The conciliation conference will not be adjourned to another time and place (fixed in consultation with the Registrar) by the Commissioner presiding over the conciliation conference unless the Commissioner is satisfied that there is good reason to do so (see s 34(6) of the Court Act).

3. The Respondent is to file and serve its statements of facts and contentions in accordance with the practice note by **11 June 2021.**

4. The Applicant is to file and serve its statements of facts and contentions in reply, if any, by **25 June 2021**.

5. The parties are to participate, in good faith, in the conciliation conference (see s 34(1A) of the Court Act), including preparing to be able to fully and meaningfully participate, having authority or the ready means of obtaining authority to reach agreement and genuinely endeavouring to reach agreement at the conciliation conference.

6. Any amended documents or additional information proposed by the applicant to be the subject of without prejudice discussions at a conciliation conference are to be provided to the respondent 14 days before the conciliation conference.

7. The respondent is to provide to the applicant any response to the amended documents or additional information, and draft without prejudice conditions of approval (if applicable), 7 days before the conciliation conference.

8. Any documents proposed to be relied upon by a party for the purposes of without prejudice discussions at a conciliation conference may be lodged with the Court in a sealed envelope and marked for the attention of the Commissioner who is to preside over the conciliation conference. Such documents should not be filed and will not be recorded in the Court's records.

9. A copy of any documents so lodged is also to be provided, at the time of lodgement, to the other party to the proceedings with the notation that it has been brought into existence for the purposes of, and proposed to be relied upon by a party at, the conciliation conference.

10. If no agreement is reached at or after the conciliation conference, the proceedings are listed for a second directions hearing on 2 August 2021.

11. Each party is to notify the other party in writing of the name of any expert upon which they propose to rely, the area of expertise of the expert and the issues to be addressed by each expert 2 business days prior to the second directions hearing.

SIGNATURES

Applicant

Signature of legal representative

Capacity Solicitor

Date of signature 3 / 6 / 2021

Respondent

Signature of legal representative

Capacity Solicitor

Date of signature 3 / 6 / 2021



Filed: 7 June 2021 10:27 AM



Statement of Facts and Contentions

COURT DETAILS	
Court	Land and Environment Court of NSW
Division	Class 1
Registry	Land and Environment Court Sydney
Case number	2021/00128041

TITLE OF PROCEEDINGS	
First Applicant	Tony Polvere
First Respondent	Muswellbrook Shire Council ABN 86864180944

FILING DETAILS	
Filed for	Muswellbrook Shire Council, Respondent 1
Legal representative	Mark Brothers
Legal representative reference	
Telephone	4911 5400
Your reference	MJB:443232

ATTACHMENT DETAILS

In accordance with Part 3 of the UCPR, this coversheet confirms that both the Lodge Document, along with any other documents listed below, were filed by the Court.

Statement of Facts and Contentions (Statement of Facts and Contentions.pdf)

[attach.]

kfrank1

Page 1 of 1

Filed: 07/06/2021 10:27 AM

STATEMENT OF FACTS AND CONTENTIONS

COURT DETAILS	
Court	Land & Environment Court of New South Wales
Registry	Sydney
Case number	2021/128041
TITLE OF PROCEEDINGS	
Applicant	**Tony Polvere**
Respondent	**Muswellbrook Shire Council**
FILING DETAILS	
Filed for	**Muswellbrook Shire Council**, Respondent
Legal representative	Mark Brothers, Moray & Agnew
Legal representative reference	MJB:443232
Contact name and telephone	**Mark Brothers**
Contact email	**02 4911 5400** **mbrothers@moray.com.au**

PART A– FACTS

A1. THE PROPOSAL

The Development Application (DA) seeks consent for:

- A change in use of the existing thirty-six bed (36) aged care facility to a forty-four (44) room boarding house including associated alterations and additions, of gross floor area 1,417.68m^2 consisting of:
  - 44 boarding rooms
  - Communal Living Room
  - Communal Kitchen
  - Communal Laundry
  - Gym
  - 24 park spaces
  - 9 motorcycle spaces
  - 9 bicycle spaces
  - Bin Area
- A change in use of the existing fourteen (14) independent seniors living units to dual occupancy dwellings of gross floor area 824.54m^2 consisting of:

- 2 x 1-bedroom dwellings
- 12 x 2-bedroom dwellings
- 14 car park spaces

- Provision of additional eight (8) car parking spaces, two (2) disabled parking spaces and motorcycle and bicycle parking area; and
- Provision of waste storage area.

All 44 boarding rooms are proposed to be fully self-contained with kitchen and bathroom facilities and furnished with single beds, chair, wardrobe and television. The existing building is proposed to be equipped with air-conditioning to all rooms and security cameras in common areas. Proposal includes common laundry facilities and additional shared bathroom/water closets.

A2. THE SITE

The site is Lot 2 in Deposited Plan 1070178, 59 Tindale Street, Muswellbrook (the site). The site is zoned R1 General Residential under the Muswellbrook Local Government Plan 2009.

The site has an area of 18,070 m^2 and has a 203.105 m (app.) frontage to Tindale Street, Muswellbrook.

The vehicle access to the site is off Tindale Street, Muswellbrook. That access is approximately 143 m east of the intersection of Tindale Street and Fitzgerald Avenue and is approximately 95 east of the intersection of Tindale Street and Nowland Street.

The site is currently occupied by the following structures:

- a vacant residential aged care facility building comprising a total of 36 beds and ancillary/back-of-house rooms; and
- 14 vacant independent seniors living units across 7 buildings, comprising 2 x one-bedroom dwellings and 12 x two-bedroom dwellings, all of which have a floor area less than 125m^2 in size each.

The eastern portion of the site, totalling approximately 5,000m^2, is vacant land.

The structures are currently vacant but have in the past been an aged care facility. There appear to be two past consents applicable to the site:

- An entry on Council's Interim Development Register records approval for a "32 bed hostel to house the aged" on part of the site dated about 18 December 1973.

- A letter dated 17 April 1978 indicates that approval appears to have been granted by Council to construct an additional *"fourteen self contained units, a ten bed nursing home and an activities centre"* on the site. The letter indicates that in approving the application to erect the fourteen units component, *"Council considered the development as part of the existing use of the land. It would therefore require that the units be used in conjunction with the overall concept of hostel accommodation and not be sold or subdivided into individual units which could be occupied by persons other than those using the facilities of the Retirement Centre."*

A3. THE LOCALITY

The site is located within a suburban residential setting. The closest dwellings to the site are:

- approximately 23 m to the north opposite the Tindale Street access to the site.
- approximately 13m from the eastern boundary of the site, and about 61m from existing structures on the site.
- approximately 3m from the western boundary of the site and about 8m from existing structures on the site.
- approximately 3m from the southern boundary of the site and about 35m from existing structures on the site.

Figure 1 below shows the location of the site in context with the surrounding development.



Figure 1 – Map showing Lot 2 DP 1070178 and its existing development. North is to the top of the map. (source - SixMaps)

A4. THE STATUTORY CONTROLS

The statutory controls at table 1 are applicable to the proposal.

Table 1-Relevant Statutory Controls And Provisions.

Environmental Planning Instruments	Applicable provisions
State Environmental Planning Policy (SEPP) No 55—Remediation of land	SEPP would only apply if contamination were discovered during works. Considered unlikely.
State Environmental Planning Policy (Affordable Rental Housing) 2009	Clause 6 Affordable housing Clause 26 Land to which Division applies Clause 27 Development to which Division applies Clause 28 Development may be carried out with consent Clause 29 Standards that cannot be used to refuse consent Clause 30 Standards for boarding houses Clause 30A Character of local area
Muswellbrook Local Environmental Plan 2009	Clause 2.3 Zone objectives and land use table Clause 2.7 Demolition requires development consent Clause 4.3 Height of buildings Clause 4.4 Floor space ratio Clause 4.5 Calculation of floor space ratio and site area Clause 5.10 Heritage conservation Clause 7.6 Earthworks
Development Controls	**Applicable provisions**
Muswellbrook Development Control Plan 2009	Clause 3.1. Overview Clause 3.2 Site Analysis Required Clause 3.3. Site Analysis Plan Clause 3.4 Site Analysis Statements Clause 6.1 Built Form Clause 6.2 Urban Landscape Clause 6.3 Environmental Clause 6.4 Site Operation Clause 16.1 Introduction Clause 16.2. Residential Development Clause 16.4 Design Guidelines for Offstreet Vehicular Parking Areas Clause 24.1 Site Waste Minimisation and Management Clause 24.2 Submission/Application

	Requirements Clause 25.1 Preamble Clause 25.2 All Development Clause 25.3 Residential Development
Statutes	**Applicable provisions**
Boarding Houses Act 2012	Part 2 Registration of boarding houses Part 3 Occupancy agreements and principles for registrable boarding houses
Standards	**Applicable provisions**
Building Code of Australia	Section E1.3 Volume 1

A5. ACTIONS OF THE RESPONDENT CONSENT AUTHORITY

Development Application DA 2021 - 26 was submitted to Muswellbrook Shire Council (MSC) on 26 March 2021.

A referral of the application to the NSW Police for comment was made on 13 April 2021 and a submission received from the NSW Police dated 22 April 2021 was received on 26 April 2021.

The application was placed on public notification for a period of 16 days between 16 April 2021 and 3 May 2021. During this period 11 written objection submissions were received.

Council wrote to the applicant on 19 May 2021 requesting additional information within 28 days (ie by 17 June 2021).

PART B – CONTENTIONS

B1 - Contentions that warrant the refusal of the application

1. The proposed 'dual occupancies' are in fact a component of the proposed 'boarding house' rather than an independent land as they share services with the 'boarding house', with common access driveways, parking spaces, private open space and service connections. There is insufficient information to comprehensively assesse them against the dual occupancy/multi dwelling housing requirements of Section 6 of the Muswellbrook DCP.
2. There is no evidence that the street hydrant will be able to provide sufficient coverage to the proposed Class 3 building in accordance with Section E1.3 of Volume 1 of the Building Code of Australia.

3. The water closet in the accessible sole occupancy unit, the accessible unisex water closet in the common area and ambulant water closet in the common area do not comply with AS1428.1-2008.
4. There is no provision for fire separation to be provided between the proposed villa 14 and adjacent storage space.
5. There is a significant local demand for short-term accommodation from mining and itinerate workers creating a significant risk of uptake of the proposed accommodation by such workers which will generate significantly different, and significantly adverse environmental impacts from the site from those envisaged by the Statement of Environmental Effects, predominantly in the form of noise and traffic impacts generated by vehicles entering and exiting the site in the early morning/late evening hours related to shift changes.
6. The NSW Police have raised safety and security measures that need to be addressed.

Further particulars of B1 can be found in the response to B3 below.

B2 – Matters that may be resolved by conditions of consent

Subject to the responses to B3 below, all of the matters set out in B1 above and B2 below may be capable of being resolved by appropriate conditions of consent.

B3 – Insufficient Information

1. Deficiencies in information

1.1 Dual Occupancy Land Use Clarification

Council is of the view that sufficient information has not been provided for the existing buildings proposed as dual occupancies to be considered as such.

Council considers that on the basis of the application, the proposed 'dual occupancies' would be more aptly categorised as a component of the proposed 'boarding house' rather than an independent land use of multiple 'dual occupancies'.

Particulars

- In order for a building to be classified as a 'dual occupancy' it must comprise the only two (2) 'dwellings' located on the lot concerned.
- There is no evidence that the proposed 'dwellings' comprising the 'dual occupancies' could be occupied independently of the proposed 'boarding

house'. They appear to share services with the 'boarding house', with common access driveways, parking spaces, private open space and service connections.

- The Social Impact Statement and Plan of Management include commentary around the proposed leasing arrangements for the 'two- and one-bedroom villas' which suggests these premises will be operated as a component of the proposed 'boarding house' rather than independent 'dual occupancies'.
- If the units are to be considered as 'dual occupancies' independent of the proposed 'boarding house' it would be necessary for their facilities and private open space to be comprehensively assessed against the dual occupancy/multi dwelling housing requirements of Section 6 of the Muswellbrook DCP. Sufficient information has not been included in the statement of environmental effects and accompanying documentation to inform this assessment including (but not limited to) occupancy rates, private open space, visual and acoustic privacy and security and site services.

1.2. Building Code of Australia

The following additional information is needed prior to the determination of the application:

- A report from a hydraulic consultant, including pressure and flow tests from the reticulated water supply, demonstrating that the street hydrant will be able to provide sufficient coverage to the proposed Class 3 building in accordance with Section E1.3 of Volume 1 of the Building Code of Australia.
- The BCA Report notes that the water closet in the accessible sole occupancy unit, the accessible unisex water closet in the common area and ambulant water closet in the common area do not comply with AS1428.1-2008. Further information to address the non-compliances or any alternate solution proposed is required.
- Further details are required regarding the use of the storage space below proposed villa 14. If this storage area is not wholly used by the occupants of villa 14 it may be necessary for fire separation to be provided between the villa and storage space.

1.3. Affordable Housing Requirements

In determining previous development applications for 'boarding houses' Council has expressed a strong desire to ensure that these developments are operated to provide the type of affordable housing they propose in line with the SEPP (ARH) 2009. Council's concern is based on a significant demand for short-term

accommodation by mining and itinerate workers in the region and the fact that any environmental impacts of the premises, where it is to be made available in part or fully to mining and itinerate workers, would vary significantly from the likely impacts of the boarding house proposed used as a boarding house in line with the SEPP (ARH) 2009.

To inform the consideration of this issue the following information is required:

- Wording for a potential condition of consent to limit the use of the boarding house to individuals that would qualify as low income or very low income households.
- Consider and put forward a reporting mechanism to advise Council that the operators are complying with requirements related to the provision of housing to low or very low income households.
- Where it is proposed for the development to have the option to lease rooms to transient workers from outside the Muswellbrook LGA. e.g. itinerate or mining workers who require short term or intermittent accommodation and would not consider themselves permanent residents of the LGA, what percentage of development is to be made available for lease in this manner and whether it is intended for lease arrangements to be entered into with individual tenants or their employers.

1.4. Safer by design considerations/NSW Police referral

Further information detailing safety and security measures to be incorporated into the development to address the issues and recommendations raised by the submission of the NSW Police.

1.5. Accessible parking

There are concerns regarding the potential for vehicle conflict between the proposed accessible parking spaces and the access driveway. Updated plans should be provided in relation to this issue and a turning circle plan should be provided to demonstrate that the access width is adequate to facilitate two-way vehicle movement without impinging on the accessible car parking spaces. Where this cannot be achieved the widening of the access or relocation of accessible parking spaces should be considered.

1.6. Traffic Noise

Where the premises would be made available to miners/shift workers there is potential for significant additional noise and amenity impacts, potentially in the early morning associated with vehicle movements to and from the site associated with

shift changes. Additional information from an acoustic consultant that considers the potential impact of traffic noise generated by vehicles entering and exiting the site in the early morning/late evening hours related to shift changes is required to inform any assessment.

B3 – Matters that may be resolved by conditions of consent

Subject to the information provided all of the matters set out in B2 may be capable of being resolved by conditions of consent.

SIGNATURE

Signature of Mark James Brothers 

Capacity Solicitor for the Respondent
Date of signature 7 June 2021

10.4 BUSINESS WAR ON WASTE GRANT PROGRAM UPDATE

Attachments: **Nil**

Responsible Officer: **Derek Finnigan - Deputy General Manager**

Author: **Michael Brady - Sustainability Officer**

Community Plan Issue: ***Support initiatives which reduce the community's impact on the environment***

Community Plan Goal: ***Carry out actions under the Sustainability Action Plan as it relates to air quaity, waste reuse and minimisation, electricy minimisation, Council's Renewable Energy Target and food waste minimisation.***

Community Plan Strategy: ***Support business and engage with the community in regard to waste minimisation and re-use..***

PURPOSE

At the 27 April 2021 Ordinary Council Meeting, Council resolved to publicly notify the recommendations for Business War on Waste grant funding for 28 days.

OFFICER'S RECOMMENDATION

Council:

1. **Notes that no submissions were received during the public notification period;**
2. **Approves the following allocation of funding for the Business War on Waste Program:**
   a. **Vines Restaurant Hollydene – Chicken Coop for reducing food waste - $6,000 ex GST**
   b. **Double Picc Café – Reusable Cup System - $6,000 ex GST**
   c. **United Pastoral Pty Ltd t/a Hollydene Wines – Glass Crushing Machine for Turning bottles into Sand - $4,000 ex GST; and**
3. **Declines the allocation of funding to Wild Engineering.**

Moved: _____ Seconded: _____

BACKGROUND

At the Ordinary Council Meeting Council on April 27, 2021 Council resolved to publicly notify the recommendations for grant funding for 28 days prior to considering a resolution to grant the funding under the Business War on Waste program. Recommendations for grant funding were publicly notified for a period of 28 days. One submission from the Company that is proposed to be unsuccessful was received.

Council's '*War on Waste*' program is aimed at diverting waste from landfill and reducing the amount of waste produced. This program is funded through the *NSW Better Waste and Recycling Fund*.

Small or medium business, as defined by the Australian Taxation Office (ATO), based in the Muswellbrook Shire Local Government Area were eligible to apply for funding to assist with a waste reduction project. Grants of up to $6,000 were available on a matched funding basis. In-kind support contributions such as donated goods, services or work to support a project could be considered.

Four applications were received and were assessed according to:

- the amount of waste reduction that is likely to occur as a result of the project, measured by the weight of waste likely to be diverted from landfill; and
- the level of awareness raising and education the project is likely to have, measured by the number of people likely to be impacted by the project.

CONSULTATION

Grant applications opened on 1 February and closed at 4pm on Monday, March 8, 2021. Notices appeared on Facebook and Councils website.

Internally the following staff have been consulted:

- Sustainability Team Leader
- Senior Coordinator Waste Operations
- Grants and Community Engagement Co-ordination Officer

The recommendations by staff were notified for 28 days from 29 April 2021.

REPORT

Council received 4 applications for the *Business War on Waste* grant program. Grants were assessed based on the following criteria and conditions:

1. Grant applications had to be from local small to medium sized businesses (as defined by the ATO) that operate within the Muswellbrook Shire Local Government Area.
2. Grants were applicable for any project for which the diversion of waste from landfill is the major objective.
3. Applications will be accessed by:
    a. the amount of waste reduction that is likely to occur due to the project. This can be measured by the weight of the waste likely to be diverted from landfill.
    b. the level of awareness raising and education the project is likely to have. This can be measured by the number of people likely to be impacted by the project.
    1. Note: The above requested information can be accurate estimates.

Officers assessed each application and determined an average rating between 1 = low rating 10 = high rating. Officers make the following recommendations:

Business War on Waste Grant Program (total funding pool $36,000).

Application	**Project**	**Average Rating**	**Officer's Recommendation**
1. Vines Restaurant – Hollydene	Chicken coop for reducing food waste.	7.4	Approve grant for $6,000 Ex GST.
2. Double Picc Cafe	Reusable cups system.	6.3	Approve grant for $6,000 Ex GST.
3. Wild Engineering	Establishing a recycling facility for construction and demolition waste.	NA	Do not approve grant. Decision not to approve application as there was not enough information on what the grant funds would be used for. Also, DA approval has not yet been granted. The project may not proceed in a reasonable timeframe.
4. United Pastoral Pty Ltd t/a Hollydene Wines	Glass crushing machine for turning bottles into sand.	6.2	Approve grant of $4,000 Ex GST. with the condition that they seek approval from NSW EPA on application of crushed glass and comply with directions.
Total Recommended Funding			$16,000 Ex GST.

During the public notification period one submission was received with the points below (received from Wild Quarries & Civil, which is the only applicant the previous report recommended not granting any funds to).

> *Firstly, Vines Restaurant and Hollydene Wines are the same enterprise. I am not sure that this is a fair and reasonable selection for all other applicants from that point of view.*
>
> *Secondly, my understanding is that any organisation proposing to process raw materials, such as glass, would in fact require an EPA Licence. Specifically, with regards to crushing and processing glass to make sand, it is not a straightforward process and carries with it significant legislative requirements, including but not limited to the management of silica dust, noise and waterways. Can you confirm Hollydene does in fact hold the correct EPA licence to allow them to crush glass as it is not an environmentally sound practice unless it is carried out according to the strict guidelines set out by the EPA.*

Council staff response:

> The grant relating to crushing glass comes with conditions that must be met within a certain timeframe.
>
> The grant program does not exclude 1 business submitting 2 applications.

CONCLUSION

Given the above considerations it is recommended that Council accept the recommendations contained in the original report and as outlined in the table above, titled Business War on Waste Grant Program (total funding pool $36,000).

10.5 PLANNING AND ENVIRONMENTAL SERVICES

Attachments: **Nil**

Responsible Officer: **Sharon Pope - Executive Manager - Environment and Planning**

Author: **Michelle Reichert - Administration Officer**
Chloe Wuiske - Administration Officer
Michael Brady - Sustainability Officer
Tracy Ward - Sustainability Officer
Jo Barker - Records Officer

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Appropriate matters are reported to Council in a timely manner in accordance with the Financial Control and Reporting Policy.***

PURPOSE

To provide an update on activities in the Planning and Environmental Services sections.

OFFICER'S RECOMMENDATION

The information contained in this report be noted.

Moved: _____ **Seconded:** _____

REPORT

PLANNING & ENVIRONMENTAL SERVICES

1. Statistical Information

Note: Statistics for Section 10.7 Planning Certificates, Development Applications, Construction Certificates and Complying Development Certificates are distributed separately to Councillors with whole of month data prior to the Council meeting. The statistics are also available on Council's website.

Schedule 1: Development Applications Approved (11 May to 15 June 2021)

DA No.	DESCRIPTION	PROPERTY	VALUE ($)
2019/90	S4.55(1) Modification - Subdivision of One (1) Lot into Twenty (20) Lots - Modification to Condition 40	9 Yarrawa Road Denman	$-
2021/51	Ancillary Development - Shed	20 Merton Street	$33,880.00
2021/50	Swimming pool and associated safety barriers	106b Maitland Street Muswellbrook	$39,300.00
2021/47	Dwelling	48 Stockyard Parade Muswellbrook	$468,109.00
2021/41	Swimming Pool	12 Brook Street Muswellbrook	$64,343.00
2021/37	Dwelling House	130 Bureen Road Denman	$542,930.00

DA No.	DESCRIPTION	PROPERTY	VALUE ($)
2021/28	Ancillary Development - Shed	16 Burgundy Street Muswellbrook	$19,843.00
2021/25	Ancillary Development - Shed	119 Ironbark Road Muswellbrook	$29,531.00
2021/16	Dwelling	29 Lou Fisher Place Muswellbrook	$375,000.00
2021/13	Educational establishment continuation of use (Demountable Classroom)	104 Hill Street Muswellbrook	$-
2020/36	Dwelling Addition	540 Sandy Creek Road Muswellbrook	$20,000.00
2020/20	Residential Shed	28 Silver Eye Road Muswellbrook	$25,000.00
2019/54	Subdivision One (1) Lot into Two (2) Lots	52 Palace Street Denman	$10,000.00

Schedule 2: Development Applications Currently Being Assessed

DA No.	DESCRIPTION	PROPERTY	RECEIVED	VALUE ($)
2021/62	Manufactured Dwelling & Verandah	124 Skellatar Stock Route Muswellbrook	16/06/2021	$ 471,700
2021/61	Alterations and additions to commercial	4 Lorne Street Muswellbrook	15/06/2021	$ 75,000
2020/22/2	S4.55(2) Modification to Finished Levels and required Stormwater Management methods of Industrial Hardstand Area	38-40 Enterprise Crescent Muswellbrook	12/06/2021	$ -
2021/60	Shed	11 Grey Gum Road Denman	11/06/2021	$ 33,000
2021/59	Home business - Beauty Salon	56 Sowerby Street Muswellbrook	11/06/2021	$ -
2019/30/2	S4.55(1a) Modification - Reducing Proposed additional Motel Units and increasing extension of Restaurant and incorporating conference room facilities	26 Maitland Street Muswellbrook	11/06/2021	$ -
2021/58	Organics Recycling Facility	Coal Road Muswellbrook	02/06/2021	$ 3,850,000
2021/57	Ancillary Development - Carport	1b Ironbark Road Muswellbrook	02/06/2021	$ 21,641
2021/56	Dwelling and Attached Secondary dwelling	16 Pendula Way Denman	01/06/2021	$ 480,000
2021/55	Waste Transfer Station	32-36 Glen Munro Road Muswellbrook	27/05/2021	$ 7,985,117
2021/54	Ancillary Development - Garage	5 Flanders Avenue Muswellbrook	24/05/2021	$ 20,000
2021/53	Dwelling and Attached Secondary Dwelling	14 Pendula Way Denman	21/05/2021	$ 480,000
2021/52	Ancillary Development - Carport	23 Palace Street Denman	19/05/2021	$ 19,187
2021/49	Dwelling	25 Babbler Crescent Muscle Creek	07/05/2021	$ 339,398

DA No.	DESCRIPTION	PROPERTY	RECEIVED	VALUE ($)
2021/48	Change of use to Beauty Salon Shop 12 and Shop 11	Bridge Street Muswellbrook	07/05/2021	$ 1,000
2019/94/2	S4.55(2) Modification - Removal of existing garage and addition of Carport	133 Hill Street Muswellbrook	07/05/2021	$ -
2021/46	Replacement of existing Retaining Wall	104 Victoria Street Muswellbrook	06/05/2021	$ 9,000
2021/45	Rural Fire Service Shed	20 Dorset Road Kayuga	05/05/2021	$ 800,000
2021/44	Manufactured Dwelling	299 Merriwa Road Denman	05/05/2021	$ 299,230.00
2021/43	Dwelling	Peberdys Road Sandy Hollow	05/05/2021	$ 158,550
2021/42	Secondary dwelling	35 Kingfisher Court Muscle Creek	03/05/2021	$ 246,474
2021/40	Ancillary Development - Shed	54 Cook Street Muswellbrook	30/04/2021	$ 21,000
2021/39	Ancillary Development - Shed	21 Kenilworth Street Denman	28/04/2021	$ 30,837
2021/36	Manufactured Dwelling and Verandah	55 Ford Street Muswellbrook	26/04/2021	$ 265,984
2021/35	Temporary Installation of Portable Building for Community Centre Office and Construction of new Community Centre	5 Jersey Place Muswellbrook	23/04/2021	$ 850,000
2021/34	Alterations and additions to dwelling and swimming pool	84 Palace Street Denman	16/04/2021	$ 170,000
2021/33	Continued Operation of Wind Monitoring Mast Development	Sandy Creek Road McCullys Gap	15/04/2021	$ 200,000
2021/32	Staged Development - Demolition, 23 Room Boarding House and Subdivision of One (1) lot in Two (2) Lots.	41 Maitland Street Muswellbrook	15/04/2021	$ 645,000
2021/31	Ancillary Development - Carport	1 Jeans Street Muswellbrook	15/04/2021	$ 11,148
2002/342/6	S4.55(2) Modification - Addition of 30,000tpa of Commercial and Demolition Waste sorting and processing (brick, tile, concrete, asphalt, glass). Recovered materials to be used as a substitute to quarry product for blending and concrete batching.	8440 New England Highway Muswellbrook	13/04/2021	$ -
2021/38	Dwelling	23 Pendula Way Denman	08/04/2021	$ 374,305
2021/30	Change of operation hours (McDonalds)	83-89 Maitland Street Muswellbrook	01/04/2021	$ -
2021/29	Subdivision (Boundary Adjustment), Relocation of an Existing Dwelling and Construction of a New Dwelling	49 Carl Street Muswellbrook	01/04/2021	$ 490,000
2021/27	Dwelling	11 Roger Street Muswellbrook	29/03/2021	$ 424,179

DA No.	DESCRIPTION	PROPERTY	RECEIVED	VALUE ($)
2021/26	Change of use from Aged Care Facility to Boarding House and Multiple Dual Occupancy Dwellings	59 Tindale Street Muswellbrook	26/03/2021	$ 435,160
2007/386/3	S4.55 (1A) Modification - Amend Condition 7 of Consent to extend period of temporary use of shed as dwelling	178 Beggary Creek Road Muswellbrook	19/02/2021	$ -
2021/10	Entertainment Facility (Muswellbrook Regional Entertainment and Conference Centre)	30 Brook Street Muswellbrook	02/02/2021	$26,998,400
2021/8	Ancillary Development - Shed	12 Octagonal Way Muswellbrook	02/02/2021	$ 18,400
2011/1/2	S4.55(2) Modification - Liddell Ash Dam - Additional Borrow Area	New England Highway Muswellbrook	18/01/2021	$ -
2020/136	Alterations and additions to a Heritage Item (Ellamara) and its use as Tourist Accommodation and a Function Centre	1831 Merriwa Road Sandy Hollow	17/12/2020	$ 1,500,000
2020/133	Backpackers Accommodation	14 Haydon Street Muswellbrook	08/12/2020	$ 679,975
2020/105	Ancillary Development - Shed with Attached Awning	15 Edinglassie Drive Muswellbrook	11/09/2020	$ 40,000
2020/102	Hotel Accommodation (Royal Hotel)	10 Ogilvie Street Denman	04/09/2020	$ 20,000
2020/82	Commercial Fitout (Upgrade to Kitchen), Outdoor Dining and Amendments to Car Park)	10-16 Bridge Street Muswellbrook	11/08/2020	$ 80,000
2020/83	Subdivision of one lot (1) into three (3)	60-62 Palace Street Denman	03/08/2020	$ 10,000
2020/49	Electricity Generating Works (Solar Farm)	Denman Road Muswellbrook	21/05/2020	$26,131,000
2020/7	Additions and Alterations to existing Hotel	184 Bridge Street Muswellbrook	24/01/2020	$ 110,000
2019/53	Subdivision of Two (2) Lots into Seventy Five (75) Lots	9027 New England Highway Muswellbrook	27/06/2019	$4,875,600
2019/2	The construction of multi dwelling housing comprising a total of Sixte en (16) units and the carrying out of associated site works, including internal private roads, stormwater drainage, landscaping and tree removal.	19 John Howe Circuit Muswellbrook	14/01/2019	$4,414,300
2017/58/2	S96 (1A) Modification - Modify Condition 8	Jerdan Street Denman	19/02/2018	$ -
2017/60	Change of Use - Building Materials Recycling Depot	7 Glen Munro Road Muswellbrook	23/06/2017	$ -

20.1.12 Inspect onsite wastewater sewerage systems to ensure they are installed and maintained in compliance with regulatory requirements.

On-site Wastewater Statistics - 13 Month Analysis (2020/2021)

	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Applications Received (new installation)	0	3	1	0	0	0	2	4	0	0	1	2	1
Applications Approved (new installation)	0	3	1	3	1	0	0	4	0	0	0	1	1
Inspections (new system)	1	0	1	1	1	2	0	1	0	0	1	1	0
Inspections (existing system)	0	0	0	0	0	6	0	1	0	1	3	14	6

24.1.5 Registration and inspection of regulated premises (caravan parks, food outlets, skin penetration premises, hairdressers, mortuaries, air handling systems) in accordance with regulatory requirements to ensure public health and safety is protected.

	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Applications Received (new businesses)	1	2	2	1	3	2	1	0	0	1	1	0	0
Inspections (new businesses)	1	0	2	1	2	2	0	0	0	0	0	1	0
Inspections (existing businesses)	1	35	3	0	0	0	5	2	2	1	4	9	5
Reinspections	0	0	0	0	0	0	0	0	3	3	0	0	0

4.01.01.1 Reduce the environmental impact of development on our community by carrying out regular inspection of building sites and monitoring waste.

Building Site Compliance Inspection Statistics – 13 Month Analysis (2020/2021)

	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Total Sites Inspected	5	4	4	5	4	4	3	4	2	5	4	4	
Total non-compliant and educated	1	0	0	0	2	0	1	1	0	1	0	1	
Total compliance after education	1	0	0	0	4	0	3	4	0	5	0	4	
Total Penalty Notices Issued	0	0	0	0	0	0	0	0	0	0	0	0	

14.1.11 Continue surveillance and regulation of illegal dumping on an ongoing basis through participation in the Hunter Central Coast Regional Illegal Dumping Squad

Illegal Dumping Statistics – 13 Month Analysis (2020/2021)

	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Total Investigations	4	6	7	3	0	3	2	3	2	4	5	2	6
Total Clean up by Council - insufficient evidence	1	5	2	1	0	3	2	3	2	4	5	0	6
Total Clean Up by individual	0	1	3	0	0	0	0	0	0	0	0	0	0

Total Penalty Notices Issued	0	0	0	0	0	0	0	0	0	0	1	0	0
Court Attendance Notice Issued	0	0	0	0	0	0	0	0	0	0	0	0	0
Still under investigation	0	0	1	0	0	0	0	0	0	0	0	0	0

24.1.8 Ensure statutory requirements under the Private Swimming Pools Program (Swimming Pool Act 1992) are implemented.

Swimming Pool Compliance Statistics – 13 Month Analysis (2020/2021)

	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Applications for Compliance Certs.	1	4	4	4	7	3	7	3	6	7	6	3	4
Total compliance inspections (not inc. Final Insp. for Occ. Certs)	6	8	5	8	10	2	6	5	8	17	24	20	15
Initial Inspections	5	8	2	6	9	1	4	3	6	14	23	13	8
Re-inspections	1	0	3	2	1	1	2	2	2	3	1	7	7
Compliance Certs / Occ. Certs issued	6	5	3	3	7	2	10	5	8	8	6	10	14

Total Pools in Council's SPR = 938

Compliancy as at 30 June 2017 = 63.7%
Compliancy as at 30 June 2018 = 65.7%
Compliancy as at 30 June 2019 = 43.0%
Compliancy as at 30 June 2020 = 26.7%

Current Compliancy = 20.7% (i.e. 194 out of 938 pools have a valid Compliance Certificate or Occupation Certificate. Note: Certificate is valid for 3 years)

Percentage of pools inspected during Financial Year 2020/2021 = 8.6%
That is, 81 out of 937 pools have had at least one inspection carried out during FY 2020/2021.

SUSTAINABILITY

Restoration of Muscle Creek Project – Stage 1 Completed

This work included contracting a local business to control weeds, especially Privet, over the 1.5ha site. Then the site was revegetated with over 1000 native species. The before (top) and after (bottom) photos show how much of the site was dominated by weeds. The next stage of this project is a series of workshops aimed at raising awareness in our community about the importance of this sort of work. The first workshop will be about the importance of native bees. Thanks to our supporters for making this project possible: Muswellbrook Golf Club, Muscle Creek Landcare, community volunteers and our funding partners. The project is supported by the NSW Government through the Environmental Trust.





Bird Education - linking the revegetation works we complete to the importance of local native fauna.

Liz from Hunter Bird Observers Club (HBOC) recently visited our shire. With support from Muswellbrook Shire Council she visited 6 groups including Martindale School, Tilly's, Richards Gill, Muswellbrook Childcare Centre, Goodstart and MOOSH to develop students interest in birds. In the morning Liz also led a group of locals on a bird walk around the former Town Common. We hope the students enjoyed the visit and will participate in The Great Aussie Backyard Bird Count in October.



Work Placement Student

The Sustainability Unit hosted a work placement student from Charles Sturt University. This is a good way of local people getting experience working for Council while providing the Sustainability Unit with much needed support.

Library holiday activity

Sustainability Staff worked with Library staff to run activities during the school holidays. These activities included a puppet show about sustainability and a habitat creation workshop. These activities were well attended and received.

Muswellbrook and Denman Libraries - launch new sustainability collection

The Muswellbrook and Denman libraries have some wonderful new books and resources from focusing on local environments, animals and plant life.

This collection will provide much needed information to community members within the Muswellbrook Shire. These books can be loaned by library members free of charge.



International Compost Awareness Week.

Composting and worm farming were promoted during this week with compost bins and worm farms available from Council for half price.

Garden at Retirement Village

With support from Council members of the Penguin Community Garden helped out some of the residents at Calvary Retirement Village with their food garden.



Seniors Week Event at Sustainability Hub

A Senior's Week event was held with the Penguin Community Garden group at the Sustainability Hub.

Mattress Recycling

A meeting was held with the Muswellbrook Men's Shed regarding a change to the current service they provide in recycling mattresses.

Cultural Heritage Training

Sustainability staff attended Cultural Heritage training to get skills and knowledge on what the requirements are.

Filmed Composting Process

A short video was posted online about green waste contamination. This video highlighted Council staff who need to pick the rubbish out of the green waste.

Community Recycling Station at the Muswellbrook Waste Facility



A new mini Community Recycling station was recently delivered to the Muswellbrook Waste Facility. Residents can take household quantities of household batteries, ink cartridges, mobile phones and smoke detectors to the Muswellbrook Waste Facility on Coal Road for free. These items can also be brought to the Denman Craft shop, Muswellbrook library and Campbell's Corner.

Reuse Shop MANEX Report

A report prepared by Waste and Sustainability staff went to MANEX regarding a proposal to seek EOI for a not for profit to share the running of the Reuse Shop at the Muswellbrook Waste Facility.

New Hub Community Meeting

A meeting was held with community members regarding planning for the new Sustainability Hub.



Scone Garden Club

Recently members of the Scone Garden Club paid a visit to the Sustainability Hub in Muswellbrook. They saw the work done at the Penguin Community Garden and by Muswellbrook Shire Council. We showed these visitors the great benefits from gardening, worm farming and composting.

Sustainable Futures – Muswellbrook

The popularity of the Sustainable Futures – Muswellbrook Facebook page continues to grow. It has now received 1,298 page likes and 1,379 page followers. On average this page sees about 30 new page likes and 30 new followers each month.

This page continues to be a great way for Council to engage with the community around a range of sustainability topics. This includes promoting the Community Recycling Centres, correct waste management practices, the Reuse Shop, soft plastic recycling, Sustainability Hub activities, reducing food waste, plastic free July, worm farms, composting, grant projects and more.

Rehabilitation Project

Work continues on investigating a way of getting the required weed control completed within the allocated budget. ARTC have agreed to provide a protection office for four days for the project. This stage of works will require more than four days.

Wood Smoke Promotion

Some posts were made on Facebook encouraging residents not to produce woodsmoke. A media release is to follow shortly.

Air Quality Monitoring Program

Weekly air quality monitoring continues.

Museums

Museums in a box continue to be a great way of engaging with educational groups with boxes on different themes being loaned out to groups each term. So far these museums have been used by 10 local educational groups.

Flying Foxes

The Grey Headed Flying Foxes were inspected at the Riverside Caravan Park. The numbers were considerably down at this count to about 200. This coincides with a massive flowering event on the Central Coast.

Streetlight LED Upgrade

The Sustainability Unit has begun investigating a mass replacement of all streetlights with Ausgrid.

Lighting Design Olympic Park

The Sustainability Unit aided the Properties and Buildings section to assist them in preparing a tender for the new lighting at Olympic Park.

Net Zero Emissions Pathway

The Sustainability Unit provided data to the consultants preparing Council's Net Zero Emissions Plan,

Urban Agriculture Webinar

The Sustainability Unit attended an Urban Agriculture Webinar that presented some very interesting ideas that could be implemented on land post mining.

11 COMMUNITY INFRASTRUCTURE

11.1 TOWN BUS SHELTER DESIGN

Attachments: **A. Bus Shelter Designs⇩**

Responsible Officer: **Derek Finnigan - Deputy General Manager**

Author: **Imelda Williams - Technical Officer - Traffic & Roads**

Community Plan Issue: ***Our community's infrastructure is planned well, is safe and reliable and provides required levels of service***

Community Plan Goal: ***Facilitate investment in high quality community infrastructure necessary to a regional centre.***

Community Plan Strategy: ***Investigate and recommend appropriate management treatments for road safety and traffic management.***

PURPOSE

To recommend the design of the Muswellbrook town bus shelters to be installed and to provide estimated costs to implement the recommended design for the purpose of seeking the funding from Council or other sources for the Project.

OFFICER'S RECOMMENDATION

That Council:

1. approves the Option 3 Design for bus shelters installed in Muswellbrook as outlined in the report; and

2. continues to seek additional funding of $160,000 to allow for the construction of the bus shelters before November 2022.

Moved: _____ Seconded: _____

BACKGROUND

A report was submitted to the September 2019 Ordinary meeting of Council with the following resolution:

1. Endorses the prioritised bus stop shelter upgrade and renewal programme as outlined in the report;
2. Approves the identified priorities for the application of funding under the 2019-2021 Country Passenger Transport Infrastructure Grants Scheme for the construction of 5 new bus shelters and 1 bus shelter upgrade;
3. Requests a further report to be prepared for Council's consideration of approved bus shelter design; and
4. Should Council's grant application be successful, a further report to Council will be submitted requesting contributory funding from the reserves identified in the report.

CONSULTATION

Local Bus operators, Penrith City Council, Blue Mountains Council, various bus shelter manufacturers, Council's Graffiti Officer

CONSULTATION WITH COUNCILLOR SPOKESPERSON

The draft concepts have been discussed with Council's Mayor, Councillor Rush, the Deputy Mayor Councillor Scholes, and the Councillor Spokesperson for Infrastructure, Councillor Woodruff.

A copy of the report has been forwarded to the Mayor, Councillor Rush, the Deputy Mayor, Councillor Scholes, and the Councillor Spokesperson for Infrastructure, Councillor Woodruff, for review.

REPORT

Council has been successful in securing funding under the 2019-2021 Country Passenger Transport Infrastructure Grants Scheme (CPTIGS) for the construction of 4 new bus shelters and the upgrade to 2 existing bus stop locations. (it should be noted in the September 2019 report to Council the recommendation endorsed by Council was incorrect as it referenced 5 new shelters and 1 upgrade).

The following locations, listed in priority order, were endorsed by Council:

1. Rutherford Road adjacent to Muswellbrook Fair - New Shelter;
2. Woollybutt Way adjacent to the Aldi Supermarket - New Shelter;
3. Tindale Street adjacent to Providence Living Facility - New Shelter;
4. Brecht Street adjacent to the cemetery - New Shelter;
5. Brook Street adjacent to the Brook Street Medical Centre - Upgrade to include additional seating;
6. Muswellbrook Marketplace - Upgrade to provide accessible boarding stop.

The available CPTIGS funding equates to $11,000 for each new shelter and $2,200 to upgrade each existing bus stop location. These were the maximum funding amounts available from the scheme for the respective works. This will leave Council to provide any additional funding for the construction of the shelters if needed, depending on the preferred shelter design. The funding conditions require grant expenditure by 02 November 2022.

In terms of the style and design of the bus shelters it has been identified through staff and Councillor spokesperson consultation that a preference be given for the provision of “climate adapted people shelters” as these bus shelters provide an improved level of comfort in the cooler and warmer times of the year. This would align to the climate needs in Muswellbrook, which often has very hot summers and cold winters. To assist in achieving this aim the key factors to be considered and included in the design are:

- roof angle and height;
- provide insulation in the roof and extend the width of the roof to provide greater shade;
- a self-ventilating structure including a perforated back wall to allow air flow; and
- planting of shade trees adjacent to the structure.

Unfortunately, it is not possible to purchase an ‘off the shelf bus shelter’ which provides these climate adaptation features and these products although adequate, are of a standard design only. Preferred examples of bus shelters which are of standard design options only are provided as Design 1 and Design 2 attached to this report.

The option to provide a ‘climate adapted people shelter’ would need to be custom build. An example of this is the attached Design 3. This option would not only ensure that the shelters are designed and constructed to provide a better level of climate protection, but they could be customised to suit Council’s individual aesthetic. The disadvantage would be that the additional considerations in this design would increase the cost of the shelter.

The average cost of the shelters has been estimated as follows:

Design 1: Standard design and typical of most bus shelters in urban areas. The rear panel could be replaced by perforated screens to allow for cross flow ventilation which would be at additional cost. Estimated Cost and installation of this style of shelter as shown is $36,000.00.

Design 2: More contemporary design. The rear panel could be replaced with perforated screens to allow for cross flow ventilation which would be at additional cost. Estimated Cost and installation of this shelter as shown is $40,000.00. This shelter has been installed at various locations in the metropolitan and Blue Mountains regions.

Design 3: This shelter has been installed adjacent to the Nepean Hospital in Penrith and was designed as part of a concept design challenge for Climate Adapted People Shelters (CAPS), which invited participants to come up with an innovative, smart, climate adapted design for bus shelters across four Council areas in Western Sydney, including Penrith. The estimated cost and installation of this shelter as shown is $65,000.00. The cost to manufacture and install this design could potentially be reduced to $51,000 if the 4 shelters were ordered and installed at the one time.

The attached Design 3 is based on a project which was a partnership between the then Penrith, Parramatta, Ashfield and Canterbury Councils, along with the University of Technology Sydney's Institute for Sustainable Futures, U.lab and Centre for Management & Organisation Studies, the NSW Climate Adaptation Research Hub and the Institute for Culture and Society at Western Sydney University. It has also been assisted by the NSW Office of Environment and Heritage and supported by Local Government NSW through the Building Resilience to Climate Change funding program. It is proposed that this design is customised to include cut out decorative panels which show endangered bird species from the area. The panels will be powder coated steel in a colour reflective of rusted corten metal or similar.

The effectiveness of Design 3 was explored as part of the overall Project with the following findings:

1. Shelter thermal performance was influenced by the surrounding environment with the placement of trees and buildings variably effecting solar radiation load (through shadows) and air movement throughout the day.
2. The aspect of the shelters with respect to the movement of the sun throughout the day was fixed by the existing streetscape. Positioning within the streetscape was also constrained by the need to comply with the safety requirements of transport operators (clearance, visibility etc.). A change in aspect would undoubtedly alter the thermal dynamics of the shelters and user behaviour, however this is not always achievable depending on the site of the shelter

Aspects of Design 3 which improve the thermal qualities of the shelter could also be incorporated into Design 1 and 2 but would be at additional cost and they would not be able to be purchased 'off the shelf'.

OPTIONS

Option 1: Additional budget contribution to install the 4 shelters shown as Design 1 is estimated at $100,000.00

Option 2: Additional budget contribution to install 4 shelters shown as Design 2 is estimated at $116,000.00

Option 3: Additional budget contribution to install 4 shelters shown as Design 3 is estimated at $216,000.00 or $160,000.00 if all 4 are ordered and installed at the one time.

CONCLUSION

The Option 3 Design would meet the preferred concept for a "climate" bus shelter although this option will incur a higher cost. All design options, however, will incur a higher cost than the currently funded amount for each new bus shelter. Option 3, which is the customised design, would provide added 'climate' comfort benefits to the user as opposed to a standard bus shelter design. These benefits would make the new shelters more resilient to the impacts of climate change both now and in the future and will contribute to improved liveability and sustainable transport options in the Shire.

SOCIAL IMPLICATIONS

All options put forward will provide a positive benefit to the community, however design option 3 will provide a greater level of wellbeing to users of this facility and perhaps encourage greater use of sustainable transport options in the future.

FINANCIAL IMPLICATIONS

Ongoing Operational and Maintenance Costs Implications Associated with Capital Project

1. Financial Implications – Capital
Grant funding from CPTIGS $48,400

Option 1: Additional budget contribution to install the 4 shelters shown as Design 1 is estimated at $100,000.00

Option 2: Additional budget contribution to install 4 shelters shown as Design 2 is estimated at $116,000.00

Option 3: Additional budget contribution to install 4 shelters shown as Design 3 is estimated at $216,000.00 or $160,000.00 if all 4 are ordered and installed at the one time.

POLICY IMPLICATIONS

Nil known.

STATUTORY IMPLICATIONS

Nil known

LEGAL IMPLICATIONS

Nil known.

OPERATIONAL PLAN IMPLICATIONS

Submission of this report aligns with objective 19.02.04 of the Operational Plan: 'Implement the funded components of the bus stop shelter upgrade and renewal program for Muswellbrook Shire'.

RISK MANAGEMENT IMPLICATIONS

Exact costings will not be known until the final design is chosen. Design 1 and 2 can also incorporate the "Cooling" aspects of Design 3. There may be different costs at the 4 locations due to the sites and the additional works required for the shelters to meet the Disability Standards for Accessible Passenger Transport. Council may be required to contribute additional money once the project is costed/tendered.

WASTE MANAGEMENT IMPLICATIONS

Nil.

COMMUNITY CONSULTATION/MEDIA IMPLICATIONS

Community information will be provided once the project is funded to commence construction of the bus shelters.

Design 1:



Design 2:



Design 3;



11.2 PROPOSED DEDICATION OF OVERTON ROAD AND PART OF LOGUES LANE

Attachments: **A. Logues Lane Map⇩**
B. Overton Road Map

Responsible Officer: **Derek Finnigan - Deputy General Manager**

Author: **Imelda Williams - Technical Officer - Traffic & Roads**

Community Plan Issue: ***Our community's infrastructure is planned well, is safe and reliable and provides required levels of service***

Community Plan Goal: ***Facilitate investment in high quality community infrastructure necessary to a regional centre.***

Community Plan Strategy: ***Investigate and recommend appropriate management treatments for road safety and traffic management.***

PURPOSE

To dedicate Overton Road and part of Logues Lane as Council Public Roads in accordance with Section 16 of the *Roads Act 1993*.

OFFICER'S RECOMMENDATION

Council approves the dedication of Overton Road and part of Logues Lane as Council Public Road in accordance with Section 16 of the Roads Act 1993, and action be taken to dedicate the roads by the placement of a notice in the NSW Government Gazette.

Moved: _____ Seconded: _____

BACKGROUND

A report was submitted to the 23 February 2021 meeting of Council endorsing the proposed closure and sale of a small portion of Logues Lane to MACH Energy as part of their Rail Overbridge Project. Council's resolution in relation to the report was:

11.2 PROPOSED ROAD CLOSURE PART LOGUES LANE

Disclosure of Interest

Cr M. Bowditch declared a pecuniary interest in this Item. Cr Bowditch advised Council that his employer undertakes work for the applicant. At 6.54pm Cr Bowditch left the Meeting and therefore took no part in discussion or voting on this item.

1 *RESOLVED on the motion of Crs McNeill and Reynolds that:*

Council:

1. *Approves, subject to the relevant statutory processes and negotiation of the relevant agreement(s), the closure and sale of a small section of Logues Lane as identified in the report;*
2. *Approves staff to proceed with the road closure process in accordance with Division 3 Part 4 of the Roads Act 1993 including advertising the proposal;*
3. *Deems that construction has taken place on Logues Lane and as such the land remains vested in Council upon closure, in accordance with s. 38E (2) (a) of the Roads Act 1993;*
4. *In accordance with s.43 Roads Act 1993 money received from the proceeds of the sale of the land is to be set aside and only used for acquiring land for public roads or for carrying*

out road works on public roads;

5. *Subject to resolution 1 above, delegates to the General Manager:*

   (a) the negotiation of the commercial terms of the contemplated sale of the roads; and

   (b) the execution of all relevant documents required to carry out the road closure and sale process.

An investigation of the various records available have disclosed that parts of Logues Lane (shown and numbered 3 on the attached Map) were found to have been provided for in an Old System Private subdivision known as the Original Overton subdivision, circa 1912 therefore they are not Council Public Road.

CONSULTATION

The Estate of the Late William Frederick Robey

CONSULTATION WITH COUNCILLOR SPOKESPERSON

A copy of the report has been forwarded to the Mayor, Councillor Rush, the Deputy Mayor, Councillor Scholes, and the Councillor Spokesperson for Infrastructure, Councillor Woodruff, for review.

REPORT

Council has the power to close roads that have formally been dedicated as Council Public Roads. Part of the road closure process investigates the status of the road to ensure that Council is the relevant roads authority, and under the *Roads Act 1993* has the power to close the road.

The road status search disclosed that no evidence could be found as to the formal resumption or dedication of parts of Logues Lane but were found to be provided for in an Old System Private Subdivision known as the Original Overton Subdivision circa 1912. The subdivision is partly defined in the diagram endorsed on Conveyance Book 1044 No. 983, the 1921 Edition of the Parish of Claricard and also DP39345. This road forms part of 2560 acres of the former Portion 9. On completion of the investigation it was found that the documentary title to these parts of Logues Lane remain comprised in Conveyance Book 969 No. 155 (and Reregistration Book 970 No. 447) standing in the name of William Frederick Robey.

It was also found that Overton Road (although not the subject of any road closure proposals yet within close proximity to Logues Lane) was also part of the same Old System Private Subdivision and holds the same status as outlined above for parts of Logues Lane.

The following provisions are made under section 16 and 17 of the *Roads Act 1993*

16 Council may dedicate certain land as a public road

(1) This section applies to land that is set aside for the purposes of a road left in a subdivision of land effected before 1 January 1907 (the date of commencement of the Local Government Act 1906) or in a plan of subdivision that was registered by the Registrar-General before 1 January 1920 (the date of commencement of the Local Government Act 1919).

(2) The council of the local government area within which such land is situated may, by notice published in the Gazette, dedicate the land as a public road.

(3) On the publication of the notice in the Gazette—

(a) the land described in the declaration becomes free of all trusts, restrictions, dedications, reservations, obligations and interests, and

(b) the land is dedicated as a public road.

(4) No compensation is payable to any person with respect to any loss or damage arising from the operation of this section.

(5) Land may not be dedicated as a public road under this section if the Land and Environment Court has made a declaration under section 17 to the effect that the land may not be so dedicated or if an application for such a declaration is pending before that Court.

17 *Application to Land and Environment Court against proposed dedication*

(1) Before dedicating land as a public road under section 16, the council must cause at least 28 days' notice of its intention to do so to be served on the owner of the land.

(2) During that period of 28 days, the owner of the land may, in accordance with rules of court, apply to the Land and Environment Court for a declaration that the land should not be dedicated as a public road.

(3) The Land and Environment Court may make such decision as it thinks fit with respect to the application.

Probate searches have been undertaken to trace any beneficiaries of the William Frederick Robey Estate. A Notice of Council's intention to dedicate Overton Road and part of Logues Lane under the Act has been issued to the Estate manager. The Trust Manger for the estate has advised Council that they do not intend to apply to the Land & Environment Court for a declaration that the land should not be dedicated as a public road. This now leaves the way clear for Council to dedicate part of Logues Lane and Overton Road as Council Public Road under the provisions of Section 16 of the *Roads Act 1993.*

OPTIONS

Council can only deal with roads that are Council Public Roads. Overton Road and Logues Lane have been used by the public and Council has expended public funds on the construction and maintenance of the roads. In order to clarify the status and formalise their use by the public it is proposed that Overton Road and part of Logues Lane be dedicated under Section 16 of the *Roads Act 1993* by publishing a Notice in the Government Gazette.

CONCLUSION

It is recommended that the proposal to dedicate Overton Road and part of Logues Lane as a Council Public Road by a Notice in the Government Gazette be approved by Council.

SOCIAL IMPLICATIONS

Nil known.

FINANCIAL IMPLICATIONS

Nil.

POLICY IMPLICATIONS

Nil known.

STATUTORY IMPLICATIONS

Following the publication of the Notice, Council will have the power to deal with the roads as Council Public Roads.

LEGAL IMPLICATIONS

The process is in accordance with s.16 *Roads Act 1993*.

OPERATIONAL PLAN IMPLICATIONS

Submission of the report complies in principle with item 19.3.4 of the Operational Plan: 'Investigate and recommend appropriate management treatments for road safety and traffic management.'

RISK MANAGEMENT IMPLICATIONS

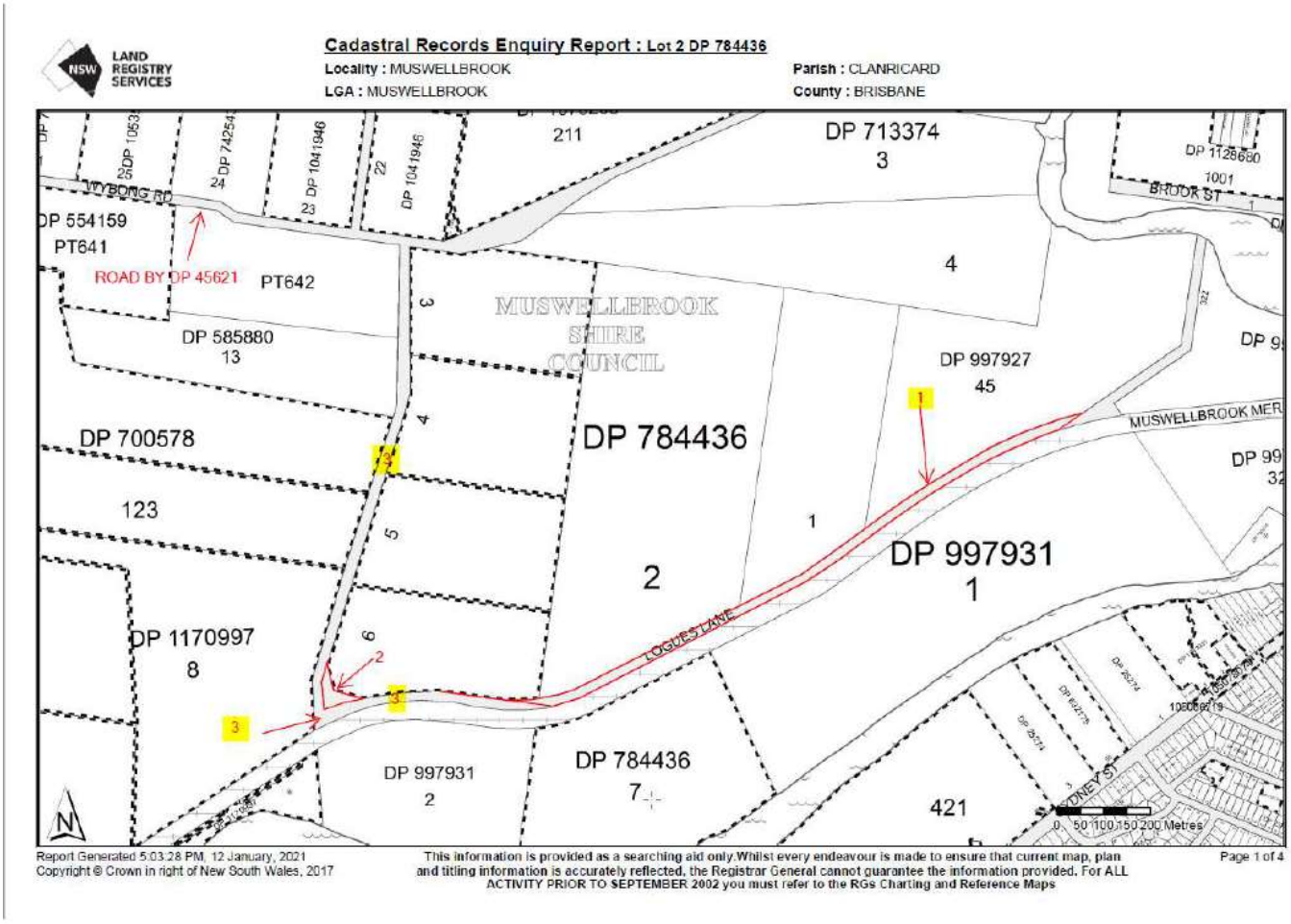
Nil known.

WASTE MANAGEMENT IMPLICATIONS

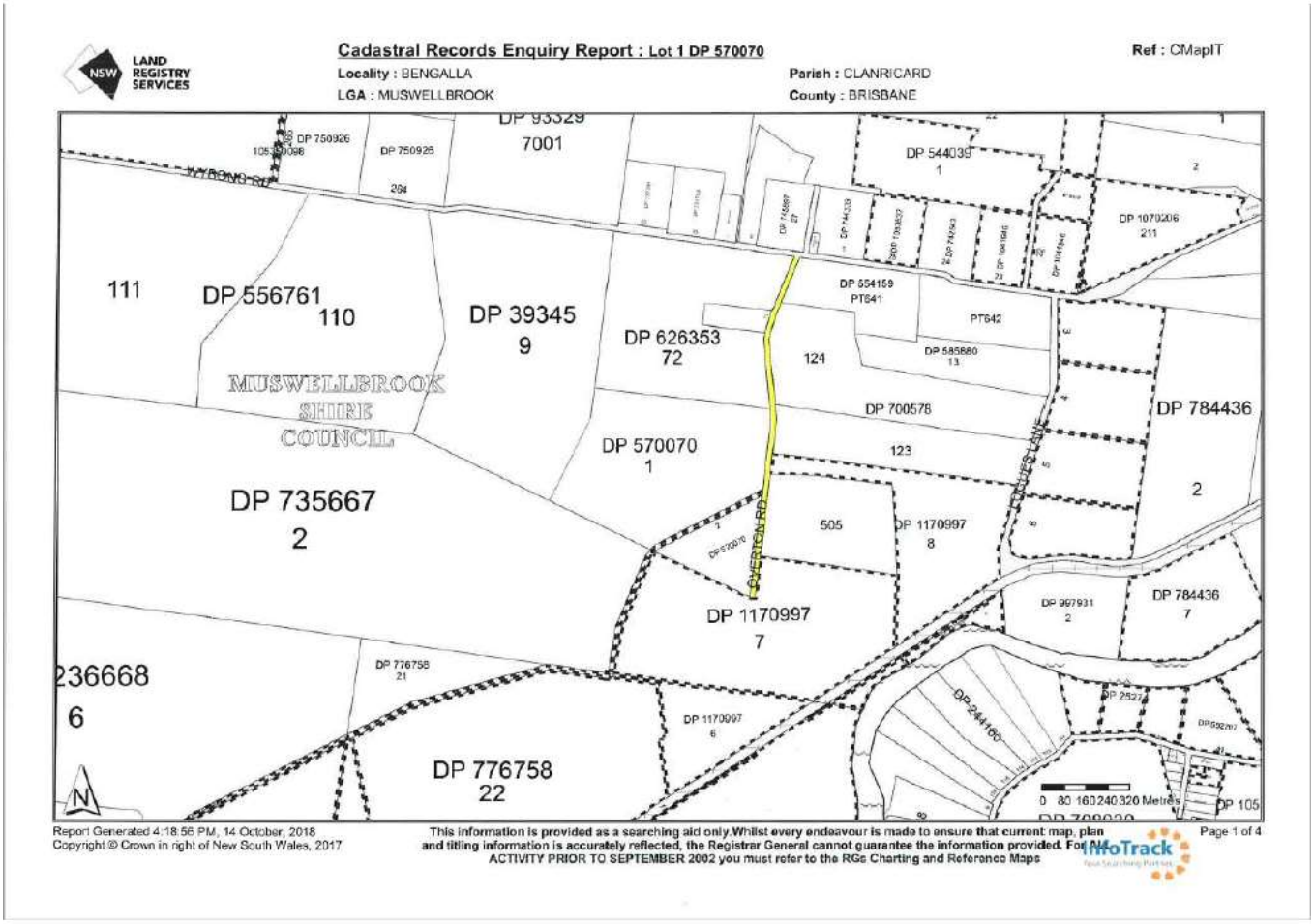
Nil.

COMMUNITY CONSULTATION/MEDIA IMPLICATIONS

Nil.



Monday, May 31, 2021 1:56:00 PM - Logues Lane Road Status Search.pdf - Adobe Acrobat Reader DC


LAND REGISTRY SERVICES
Cadastral Records Enquiry Report : Lot 1 DP 570070
Ref : CMapIT
Locality : BENGALLA
LGA : MUSWELLBROOK
Parish : CLANRICARD
County : BRISBANE
DP 750926
DP 750926
294
DP 93329
7001
DP 544039
1
DP 1070206
211
WYBONG RD
111
DP 556761
110
DP 39345
9
DP 626353
72
DP 554159
PT641
PT642
DP 585880
13
124
MUSWELLBROOK
SHIRE
COUNCIL
DP 700578
DP 784436
DP 570070
1
123
2
DP 735667
2
OVERTON RD
505
DP 1170997
8
DP 570070
DP 1170997
7
DP 997931
2
DP 784436
7
236668
6
DP 776758
21
DP 1170997
6
DP 776758
22
DP 244160
0 80 160 240 320 Metres
DP 105
Report Generated 4:18:56 PM, 14 October, 2018
Copyright © Crown in right of New South Wales, 2017
This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps
Page 1 of 4
InfoTrack

11.3 WOLLOMBI PARK AND HUNTER PARK CONCEPT PLANS - PUBLIC EXHIBITION

Attachments:
A. 2019-2020-0421 Wollombi Park Concept⇩
B. 2019-2020-0421 Hunter Park Concept⇩
C. 2019-2020-0421 Hunter Park Concept - Resident Submission⇩

Responsible Officer: **Derek Finnigan - Deputy General Manager**

Author: **Paul Chandler - Technical Offer - Recreation & Property**

Community Plan Issue: ***Continue to improve the affordability, livability and amenity of the Shire's communities***

Community Plan Goal: ***Promote and facilitate increased participation in active and passive recreational activities.***

Community Plan Strategy: ***Improve the accessibility and amenity of Hunter Park.***

PURPOSE

To report to Council the Wollombi and Hunter Park concept plans following public exhibition.

OFFICER'S RECOMMENDATION

Council:

1. **Endorse the concept plans for Hunter Park and Wollombi Park; and**
2. **Prepare staging plans and cost estimates for consideration.**

Moved: _____ Seconded: _____

BACKGROUND

In consultation with Upper Hunter Community Services, draft concept plans for Wollombi Park and Hunter Park were prepared. The objectives of the plans include:

- promote and enhance community identity and sense of belonging;
- provide active and passive recreation opportunities with safety and amenity for all users; and
- explore opportunities for residential development on Council vacant land at Wollombi Road.

Following the February 2021 Ordinary Council meeting the concept plans were placed on public exhibition.

CONSULTATION

Muswellbrook Sport and Recreation User Groups

Upper Hunter Community Services

PCYC

Compass Housing

Future Fund Committee - about the opportunities for residential development.

CONSULTATION WITH COUNCILLOR SPOKESPERSON

Councillor Spokespersons were not consulted in the writing of this report, but in reporting the draft Hunter and Wollombi Park concept plans.

REPORT

Public exhibition consultation commenced with the biannual Muswellbrook Shire Sport and Recreation User Group meeting held at Council's Administration Centre, Tuesday, 2 March 2021, where the two concepts were well received. The concepts were placed on public exhibition from 8 April to 6 May 2021.

A community information BBQ was held at Wollombi Park on Wednesday, 28 April 2021 from 4.30 p.m. to 6 p.m. Attendees at this information session included representatives from PCYC, Upper Hunter Community Services, Compassing Housing, Councillors and staff.

However, the BBQ was not well attended by young people, and if Council endorses the concept plans further consultation will take place in developing design detail.

One written submission was received from a resident proximate to Hunter Park and is attached to this report. The concern is security within the park particularly at night.

Wollombi Park Concept Plan

The draft Wollombi Park concept plan has been designed to accommodate a wide range of community activities with a primary focus on families and teenagers and has considered several principles.

Open Space:

- Provides a variety of landscape settings and experiences to cater for personal fitness (walking, cycling, jogging, and exercise);
- Potential to cater for new active trends (skate and BMX uses, adventure playgrounds, for example, ninja warrior type);
- Provides a community gathering space;
- Has flexibility and adaptability in ability to cater for changing community needs;
- Provides safe and secure recreation environment, including lighting; and
- Provides opportunities for a variety of facilities and caters for family use (playgrounds, kickabout, shaded seating, with some parking).

Connectivity:

- Promotes safe community movement and connectivity throughout the site;
- Provides clear and identifiable pedestrian connections through site links and defined public streets and vehicular area roads;
- Provides improved clear connectivity to parkland area;
- Shows easy and safe residential access; and
- Provides area for small commercial space.

Culture and Place:

- Responds to and acknowledges/recognises local character and natural values;
- Contributes to local identity;
- Provides an attractive area for community events and experiences; and
- Contributes to a sustainable and vibrant community.

Integration:

- Development opportunities are cohesive with existing site form and character;
- Lot configuration and massing would manage the relationship of the development area to the adjoining park; and
- As the site is located on the periphery of Muswellbrook's local centre and retail facilities, opportunities could be considered for a local node for mixed use to improve commercial and community amenity.

Park Inclusions:

1. Finish levels of park to be raised to maximise surveillance;

2. New access road;
3. Multi-purpose playing court areas;
4. Basketball courts – custom mural on court surface with potential to engage local artist(s);
5. Adventure playground with fitness equipment;
6. Picnic shelter and table setting;
7. Pump track circuit;
8. Bush regeneration margin to edge of shared path;
9. 2.5 – 3 m shared access pathway;
10. Picnic shelter with barbeque facility and furniture;
11. Secondary paths to create loop;
12. Pedestrian lighting across pedestrian network;
13. Street trees along roadway;
14. Multi-purpose grassed activity/play areas – potential use of reuse water;
15. Skate bowl/parkour facility; and
16. Large canopy shade trees and shaded seating throughout the site.

Hunter Park Concept Plan

Hunter Park has been designed for families and younger children, considered in relation and complementary to its proximity to Wollombi Park and the features conceptually offered by that plan. Hunter Park is more intimate than Wollombi Park, and is located central to residences in the Wollombi Road precinct. A new playground was constructed in Hunter Park in 2017.

Principles for Hunter Park include:

- Providing a permeable, comfortable, friendly edge to public frontages;
- Allowing high level use across day and evening;
- Encouraging coordination with community centre events to promote ownership and use within the park to assist activation; and
- The inclusion of contemporary public art that reflects the local community.

Park Inclusions:

1. Proposed pedestrian lighting including paths and basketball court;
2. Upgrade playground soft fall and new swings, including removal of the existing woodchip;
3. Multi-purpose playing court with public art. This feature has the potential to engage a local artist(s) to connect with community;
4. Sandstone log terrace seating with steel shade structure – with lighting to hold community events or workshops in conjunction with community groups;
5. Existing turf area to be refurbished; and
6. Installation of water reticulation system.

OPTIONS

Council could request changes to the draft concept plans. The draft concept plans aim to provide a recreational space for all community members, with low maintenance once constructed due to the extent of hard infrastructure.

CONCLUSION

The concept plans be endorsed, and staging plans and cost estimates prepared for Council's consideration.

SOCIAL IMPLICATIONS

Realisation of the improvements proposed in the plans will provide enhanced recreational infrastructure for the Muswellbrook community.

FINANCIAL IMPLICATIONS

The implications of capital and operational expenses will be considered if the concept plans are endorsed with development of staging plans and cost estimates.

POLICY IMPLICATIONS

Nil Known.

STATUTORY IMPLICATIONS

Nil Known.

LEGAL IMPLICATIONS

Nil known.

OPERATIONAL PLAN IMPLICATIONS

'5.5 Promote and facilitate increased participation in active and passive recreation activities.' *Muswellbrook Shire Council Operational Plan 2020 - 2021*

RISK MANAGEMENT IMPLICATIONS

The draft concept plans consider the management of safety and the management of risk will be explicitly considered through the development of detailed designs.

WASTE MANAGEMENT IMPLICATIONS

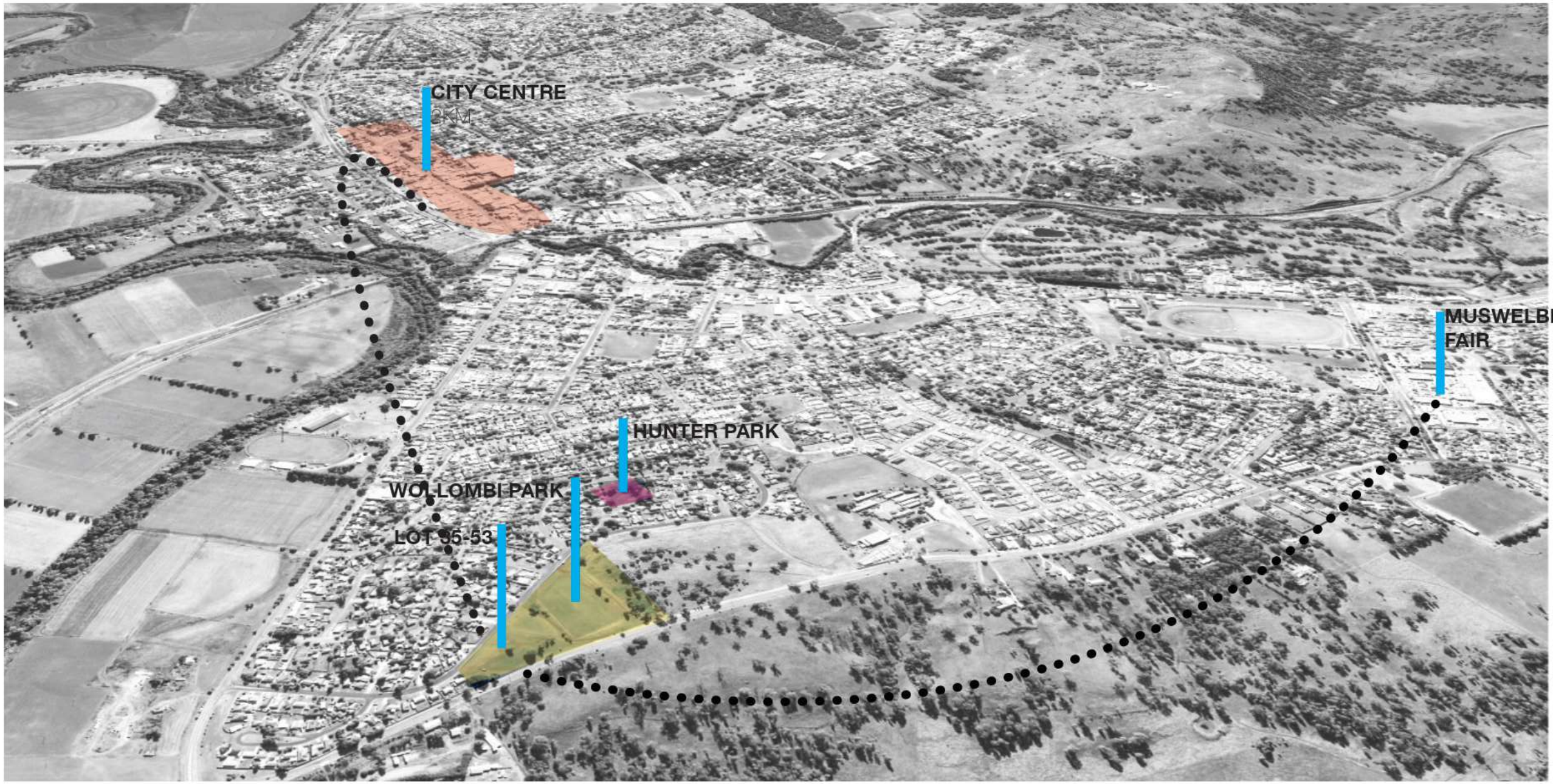
Waste minimisation will be considered at each project stage.

COMMUNITY CONSULTATION/MEDIA IMPLICATIONS

Community consultation and public exhibition has been undertaken with further consultation to take place in the development of the design.

MUSWELLBROOK MASTERPLANS

CONTEXT



CITY CENTRE 2KM

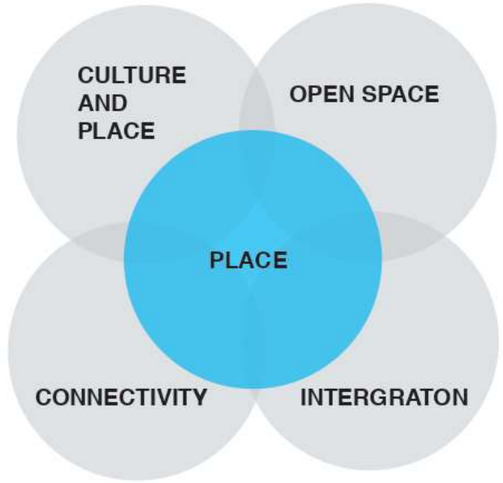
MUSWELBROOK FAIR 1.2KM

2.CONCEPT VISION - WOLLOMBI PARK

CONCEPT OBJECTIVES
The conceptual masterplans must provide a framework for the ongoing planning and design of a functional and attractive open space.

The Park concepts will cater for recreational use whilst also shaping and enhancing the character of the urban environment.
Guiding principles plan include:

- Promote and enhance community identity, pride and sense of belonging
- Provide for the safety and amenitity of useres within the public domain
- Explore subdivisional opportunities for new housing in Wollombi park lot 33
- Provide a concept masterplans compliant with Australian standards and council DCP's



STRATERGIES
The following design principles provide the basis for the conceptual design of the masterplans

OPEN SPACE
Provide a variety of landscape settings, experiences

- Cater for personal fitness (walking, cycling, jogging,cycling exercise)
- Potential to cater for new active trends (skate and bmx uses, adventure playgrounds)
- Provide community gathering space
- Provide flexibility and adaptability in to cater for changing community needs
- Provide safe and secure recreation environment recognise specific opportunities provided by the Wollombi site
- To provide opportunity for a variety of facilities cater for family use (playgrounds, kickabout , shaded seating, some parking)

CONNECTIVITY

- Provide safe community movement and connectivity through the site,
- Provide clear and identifiable pedestrian connections and through site linksand defined public streets Vehicular area roads
- Provide improved clear to parkland area
- Provide easy and sfae residential access
- Provide area for potential retail spaces

CULTURE AND PLACE

- Respond to and acknowledge/recognise
- Local character and natural values
- Contribute to the local identity
- Provide for worth while community experiences including community events
- Facilitate a sustainabe and vibrant community

INTERGRATON

- Development opportunities to be cohesive with existing site form and character
- Lot configuration and massing should manage the relationship of the development area to the adjoining park
- The site is located on the perphery of muswellbrooks local centre and retail facilities, opprtunities should be considered to local node for mixed used to improve commercial and community









SITE:
WOLLOMBI PARK - 35 WOLLOMBI RD

Existing Features
- Built form, existing residential massing and building heights to the north and west of the site are single detached storey dwellings

Landform:
- The site has is a strong natural setting and visual connection to district views

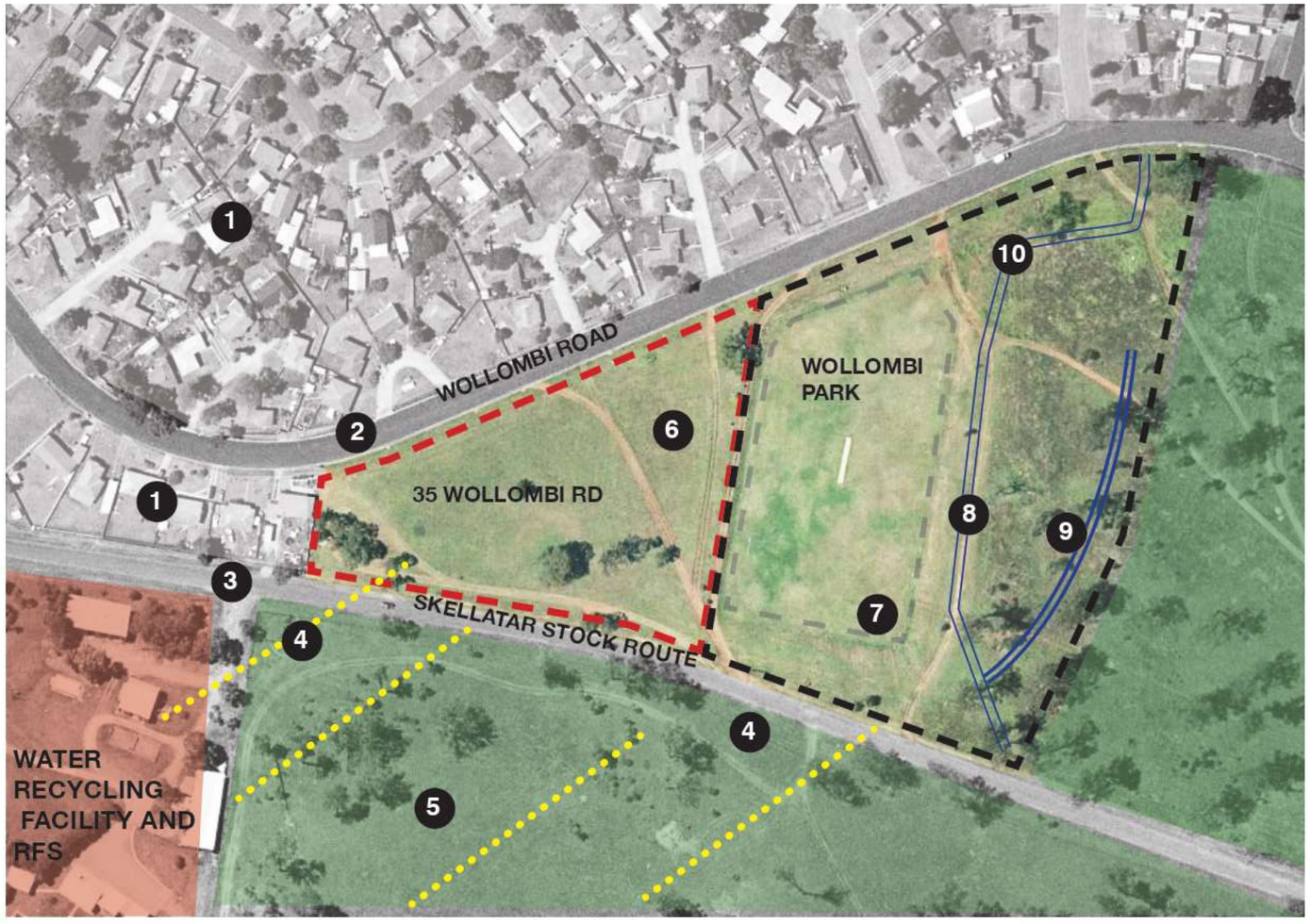
Street frontages:
- The two sites are bound by Skellatar Stock Route Road and Wollombi Road

Existing site typography:
- Gently sloping to the south west and orientated to regional and district views along Skellatar Stock Route road

Identitiy:
- Strong conection to existing active pastoral agricultural land Character:
- Wollombi road site lot has a predominently open grassland character with a few significant existing trees scattered through out the site
- Wollombi park is largely open sloping site, with an under utilised central recreational space. The open grassed area is sunken approximatley 2m below the site boundary level.

Residential Access:
- located on existing region share path loop

Eastern boundary:
The eastern edge of the site is adjoinec by existing open grass land with a few significant endemic tree species



35 WOLLOMBI ROAD SUBDIVISION

STREETSCAPE AND ACCESS ROAD

Alignment of the proposed access road through the siteis in accordance withthe following DCP objectives and controls

- Junctions along residential streets are spaced to create safe and convenient vehicle movements.
- The street network is to create a convenient route for residents
- The street network is to facilitate walking and cycling within the neighbourhood and to local activity centres.
- The street network is to be orientated where practical, to promote efficient solar access for dwellings.
- The street network is to take into account existing topography and existing open space systems and natural constraints.

Streets are to be designed to allow on street car parking.

- Road reserve width to be maximised to enable on street parking, possible widths standard 20.1m and 23.5m road reserves 1.8m paths .

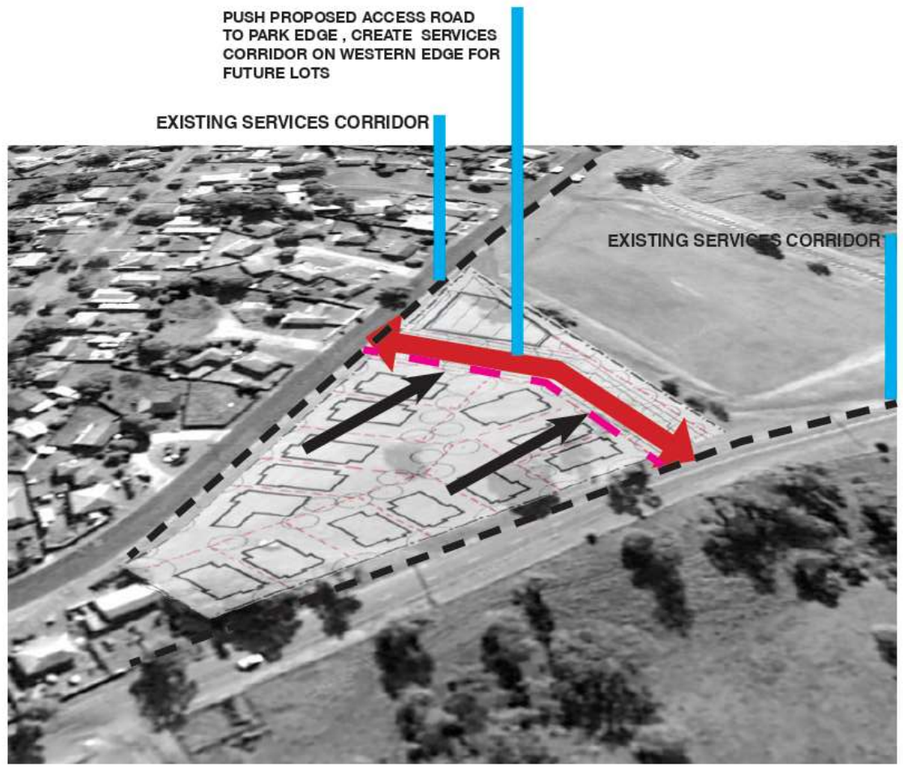
OBJECTIVES:

Lot configuration and sizes are in adhering with the relvant DCP objects and controls:

- Lot sizes and configurations are to be inline with R1 zoning and within 8.5m height limitations, following these controls each lot will create opportunities for varied single storey housing typologies
- Lots are to be configured to account for significant natural landscape elements and tree canopy or utility constraints and be designed to minimise environmental impact
- Site layout and building massing responds to the existing character and form, massing to be limited to single dwelling and duplex
- Frontage setbacks adhere to the 4.5m min
- Minimum lot size to be 600m2
- 35% of the total site area to be landscape and screening between lots

MIXED USE:

- Concepts indicate lot size 1150m2 for redevelopment of mixed use- medical centre, retail/ take away food opportunities
- Concepts option inidcate possible off street parking opportunities - road reserve could be adjusted allow angeled parking 90° or 45°
- Building setback within site to be min 2m to achieved widened footway treatment also accomodate trees





35 WOLLOMBI ROAD - OPTION 1 - Individual dwellings

RESIDENTIAL DEVELOPMENT SITE AREA :

MIN LOT SIZE :600m

SINGLE DWELLING : 16 DWELLINGS

Lot 1: 677m2
Lot 2: 660m2
Lot 3: 660m2
Lot 4: 660m2
Lot 5: 796m2
Lot 6: 708m2
Lot 7: 653m2
Lot 8: 793m2
Lot 9: 728m2
Lot 10: 681m2
Lot 11: 808m2
Lot 12: 600m2
Lot 13: 835m2

MIXED USED COMMERCIAL SITE AREA :1150M2 Approx.GFA : 290m2

- Two street frontages positionednext to the park
- Increase passive surveilance to the park
- Offstreet parking approx 14 spaces
- DCP parking requirements notes 1 per 25m2 GFA
- Possibe 2 car spaces
- Could facilitate a medical centre, or a combination of neighbourhood shop , retail and takeaway food

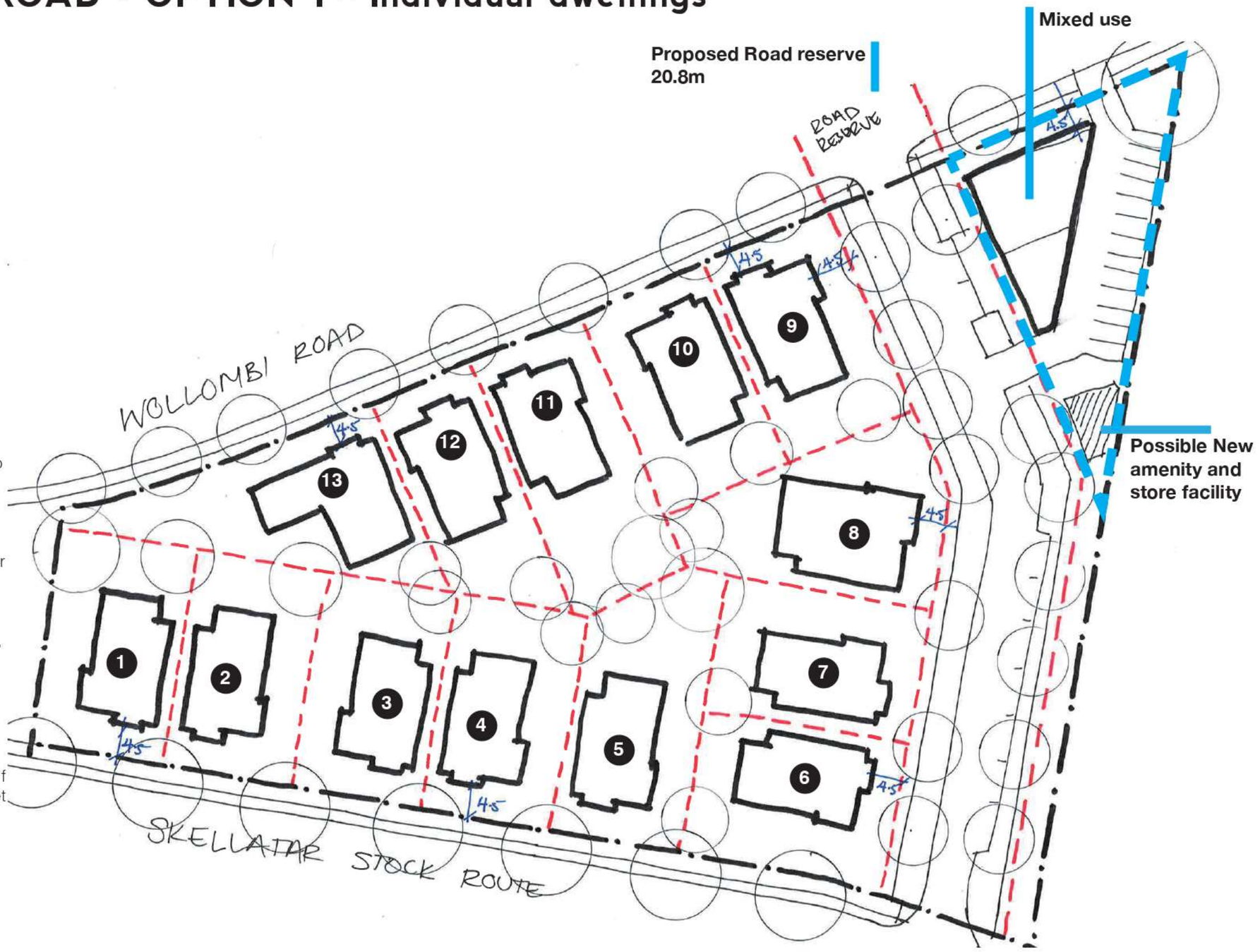
PROPOSED ROAD RESERVES

- Currently shown as a 20.8m road reserve to ensure on street parking can be enabled on both side of the street if required refer crossection for road diet

STREETSCAPE:

- Increased tree canopy to all streets

Wollombi - Endemic species
Access road - Signature feature tree could be an exotic species unique to the devlopment identity
Skellatar Stock Route- Increased spaceing for larger indigenous species to maintain existing character



35 WOLLOMBI ROAD- OPTION 2 - Duplex configuration

RESIDENTIAL DEVELOPMENT SITE AREA :

MIN LOT SIZE :600m
SINGLE DWELLING : 16 DWELLINGS
Lot 1: 500m2
Lot 2: 500m2
Lot 3: 500m2
Lot 4: 500m2
Lot 5: 550m2
Lot 6: 550m2
Lot 7: 545m2
Lot 8: 545m2
Lot 9: 660m2
Lot 10: 660m2
Lot 11: 525m2
Lot 12: 525m2
Lot 13: 687m2
Lot 14: 618m2
Lot 15: 773m2
Lot 16: 755m2

MIXED USED COMMERCIAL MIXED USED COMMERCIAL SITE AREA:
1150M2 Approx. GFA: 886m2

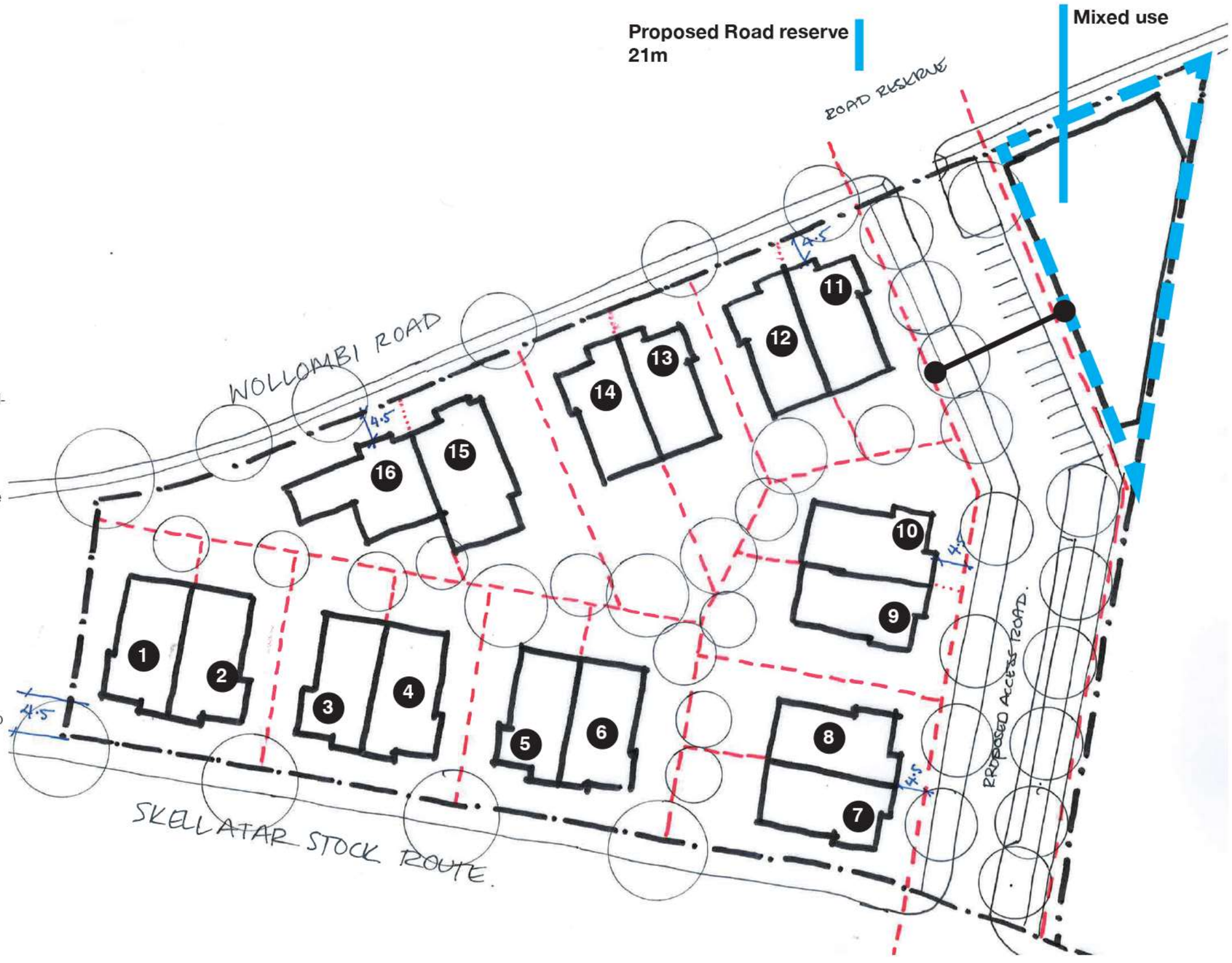
- Two street frontages positioned next to the park
- Also increased passive surveilance to the park
- Onstreet parking 14 spaces
- DCP parking requirements notes parking inline with 1per 25m2 GFA
- Possibe 13 car spaces,
- Could facilitate a medical centre, or a combination of neighbourhood shop , retail and takeaway food

PROPOSED ROAD RESERVES

- Currently shown as a 21m road reserve to ensure 90° on street parking can be enabled directly infornt of proposed mixed use facility, also parrallel parking can be achived on both side of the street if required refer crossection for road diet

STREETSCAPE:
- Increased tree canopy to all streets

Wollombi - Endemic species
Access road - Signature feature tree could be an exotic species unique to the devlopment identity
Skellatar Stock Route- Increased spaceing for larger indigenous species to maintain the rural character



35 WOLLOMBI ROAD OPTION 3 - Individual dwellings

RESIDENTIAL DEVELOPMENT SITE AREA :

MIN LOT SIZE :600m
SINGLE DWELLING : 16 DWELLINGS
Lot 1: 677m2
Lot 2: 660m2
Lot 3: 660m2
Lot 4: 660m2
Lot 5: 796m2
Lot 6: 708m2
Lot 7: 653m2
Lot 8: 793m2
Lot 9: 728m2
Lot 10: 681m2
Lot 11: 808m2
Lot 12: 600m2
Lot 13: 835m2

MIXED USED COMMERCIALSITE AREA
:1150M2 Approx. GFA : 290m2

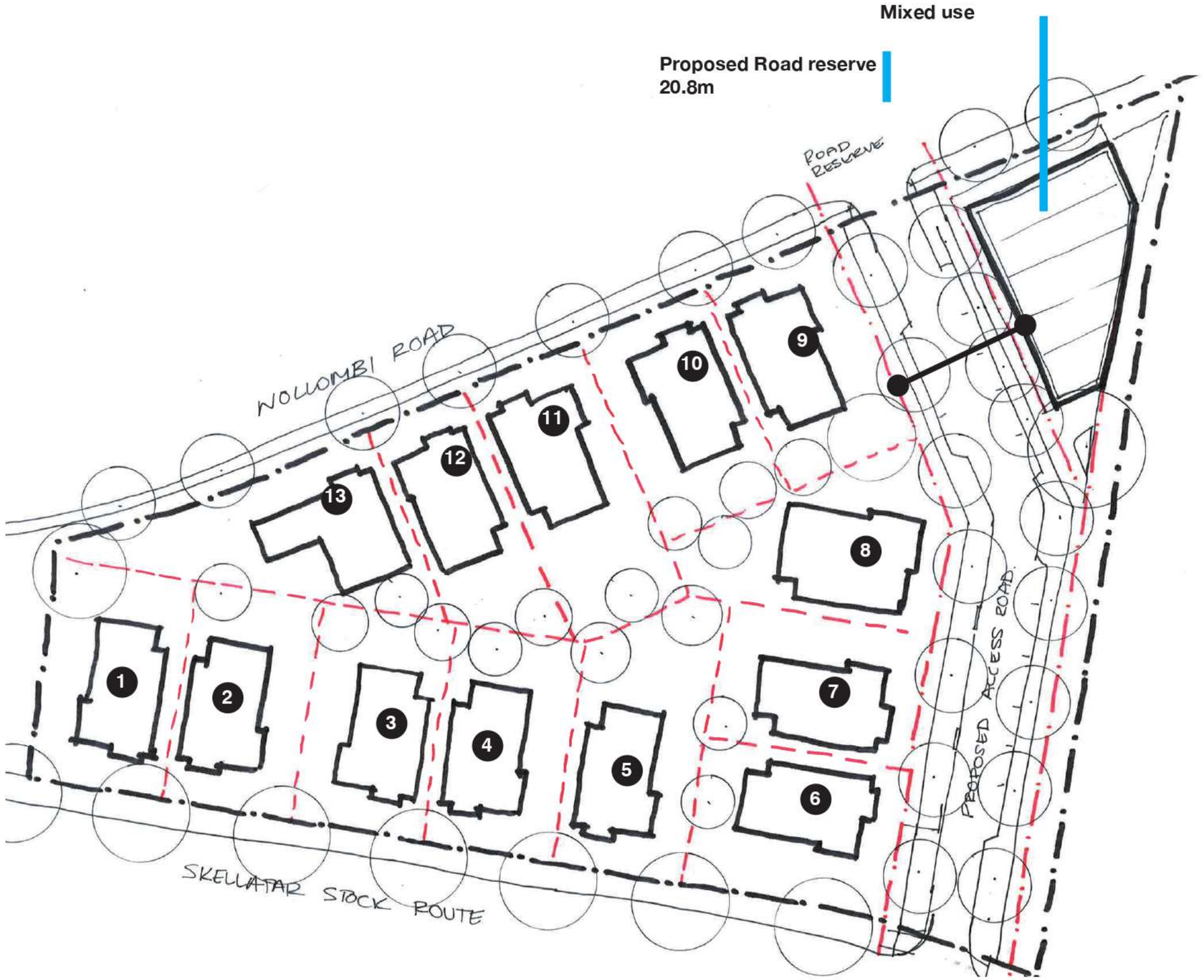
- Two street frontages
- Positioned next to the park
- Increase passive surveilance to the park
- Onstreet parking 14 spaces
- DCP parking requirements notes parking inline with 1per 25m2 GFA, possibe 14 car spaces,
- Could facilitate a medical centre, or a combination of neighbourhood shop , retail and takeaway food

PROPOSED ROAD RESERVES

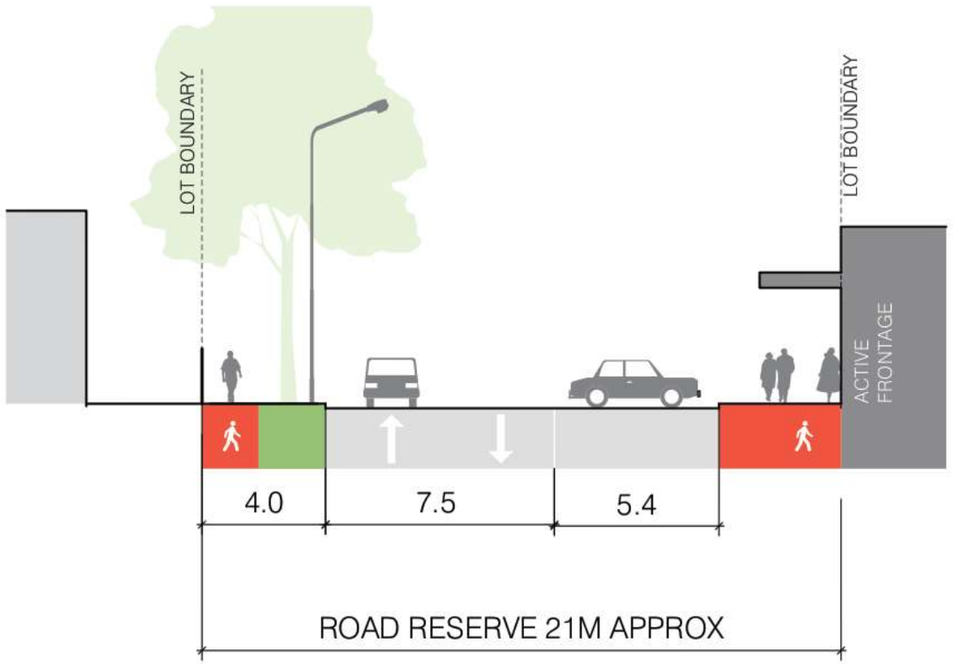
- Currently shown as a 20.8m road reserve to ensure on street parking can be enabled on both side of the street if required refer crossection for road diet

STREETSCAPE:
- Increase tree canopy to all streets

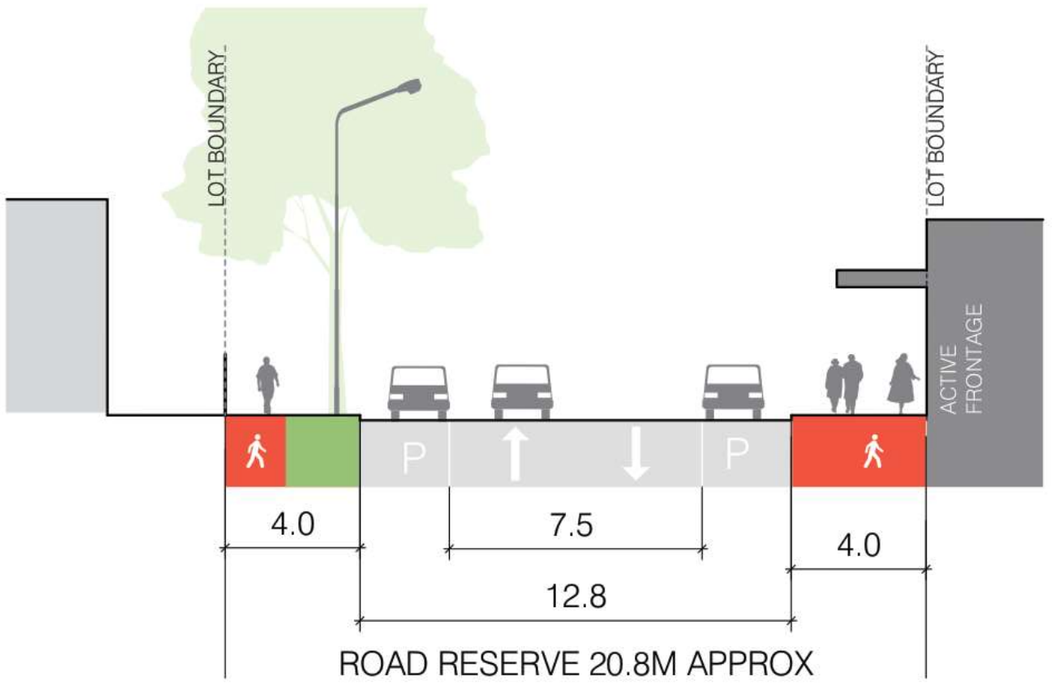
Wollombi - Endemic species
Access road - Signature feature tree could be an exotic species unique to the devlopment identity
Skellatar Stock Route- Increased spaceing for larger indigenous species to maintain the rural character



ROAD CROSS SECTION



PROPOSED ACCESS ROAD SECTION OPTION 2 90° PARKING



PROPOSED ACCESS ROAD SECTION OPTION 3

8 WOLLOMBI PARK

Concept proposals for the reconfiguration Wollombi park are outlined following with the relevant masterplan items referenced on the plan this page:

1. **Finish levels of park to be raised to maximise passive surveliance**
- Existing levels with sunken oval to be filled and proposed finish level to be flush with surrounding kerbs of Wollombi Road and Skellatar stock route
- Improve park universal access and and opportunity for inclusive programmed activities

2. **New access road**
- New access road connects Wollombi Rd and Skellatar Stock Route Road.
- Defines western park edge to facilitate onstreet park
- 90 degree parking to adjoining mixed use frontage
- Parking on to southern section of roadway

3.**Multi-purpose playing court areas**
- Futsal court with perimtre mesh fencing, sandstone log sitting on perimeter of court zone for viewing

4.**Basketball courts -custom mural on court surface with local artist, bound by sanstone log sitting wall**

5.**Adventure Playground**
- Adventure integrated into landform and within tree canopy
- Fitness equipment nodes and shaded seating stimulating activity

6.**Picnic shelter and table setting intergrated into existing landform**

7. **Pump track biking Circuit**
- Concrete Track system integrated into filled hill zone and linking up to hilltop
- Track structure to included rollers berms , various drop in zones pump bumps table tops , various hang out sports
- various skill levels cater for novice, intermediate and expert -

8. **Bush regeneration margin to regional sharepath edge**

9. **2.5-3m Shared access** / maintenance perimeter path to link up to existing share path, DDA complinant

10 **Picnic shelter with BBQ facility funiture**
- robust materials mild steel and aluminium

park

11. **Secondary pedestrian paths**
- internal loop supporting pedestrian access paths from entry points
- Possible multi use as internal kids learn to ride facility

12. **Proposed pedestrian lighting - P2 classification across pedestrians network, courts, and pump track, Event power located at base of power adjacent facility**

14. **Multi-purpose grassed activity /play areas**
- Multi-use function - Lighting posts to be multifunction for event power connection
- Destination family play, kick a ball space informal sports and activities
- Integrated landscape experiences - topography / water
- Local promenading

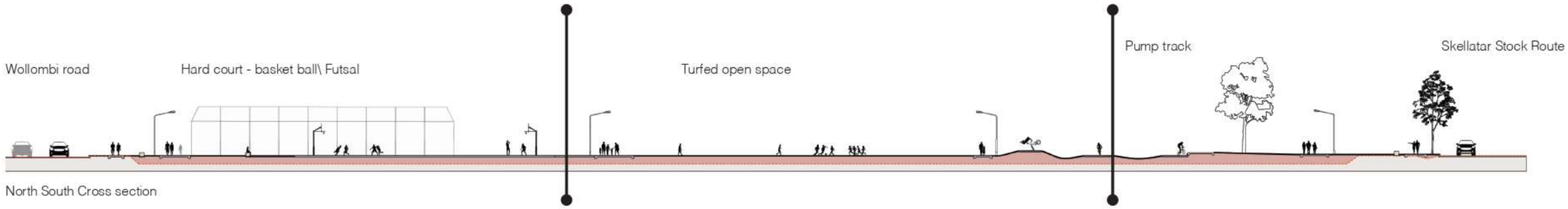
15. **Public amenities / facilities**
- Centralised public toilets and store rooms to servecourts and pump track and general park use supported by shaded plaza

16. **Skate Bowl/Parkour Facility**
- Skate Bowl integrated into landform
- Parkour sculpture park integrated into landform

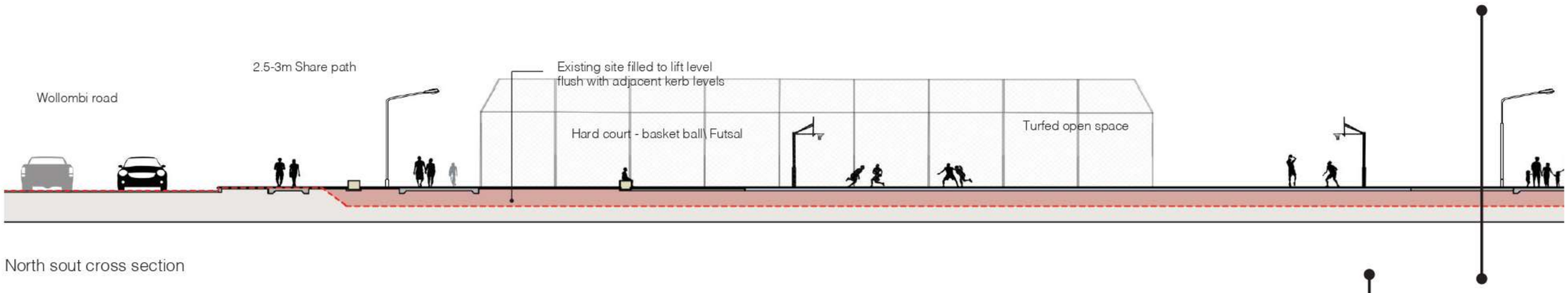
17. **Large canopy shade trees through site with insitu seat coordinated with amenity locations**



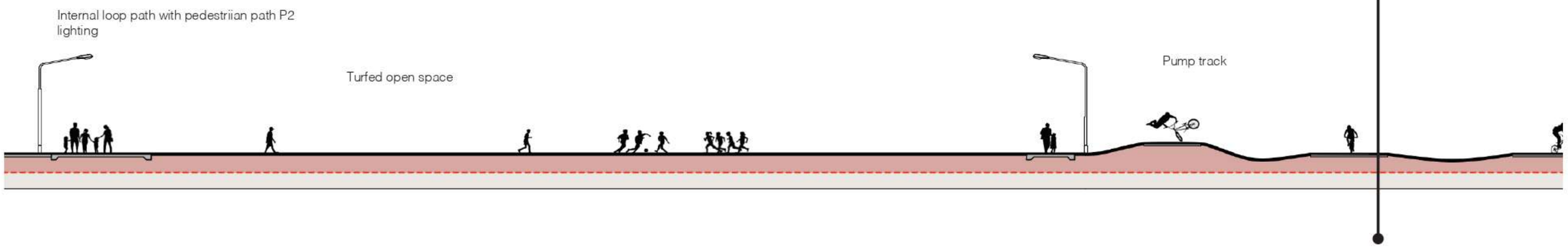
9 WOLLOMBI PARK

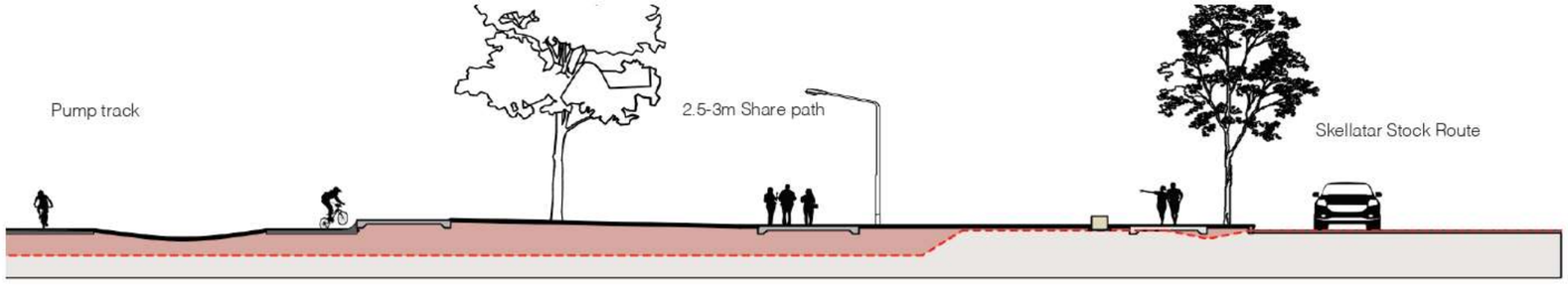


North South Cross section



North sout cross section





10 WOLLOMBI PARK



Outdoor Futsal court - with fencing



Example of public art mural on local sports court



Indicative concrete pump track image



Stoddart shelter powder coated mild steel



Aluminium ring bench setting



Astra woodville setting





Astra paris dda seat

INDICATIVE PARK PLANT LIST

HEDGE AND SHRUBS



Acmena smithii 'Hot Flush' - Lilly Pilly



Doryanthes palmeri



Pityrodia terminalis – Native Foxglove



Eremophila hygrophana 'Blue Bells' – Blue Emu Bush

GRASSES



Lomandra longifolia 'Tanika' – Mat-rush



Lomandra longifolia 'Sungold' – Mat-rush

GROUNDCOVERS



Gazania 'Double Gold' – Double Gold



Myoporum parvifolium 'Fineleaf'



Grevillea juniperina 'Gold Cluster – Gold Cluster



Scaevola albida 'Mauva Clusters' – Fan Flower

Street Trees and Park shade trees



Lophostmeon confertus - Brush Box



Eucalyptus citriodora Lemon Scented Gum



Fraxinus pennsylvanica 'Cimmzam' – Cimmaron Ash



Eucalyptus sideroxylon 'Rosea' - Mugga Ironbark

Park Feature Trees



Pyrus calyryana



Ulmus Glabra



Jacaranda mimosifolia

1. HUNTER PARK CONCEPT PRINCIPLES

Principles for Hunter park are outlined following:

Activate the edge

- Provide a permeable, comfortable, friendly park edgeto public frontages
- Enable a high level of use across day /evening
- Encourage coordination with community centre events to strengthen ownership and use within the park which will assist activation
- Produce contemporary public art that reflects the local community

Concept proposals for upgrades to Hunter park are outlined following with the relevant masterplan items referenced on the plan this page:

1. **Proposed pedestrian lighting upgrade**
- P2 classification across pedetrian network throughout central path and existing basketball half court , event power located at base of power adjacent facility

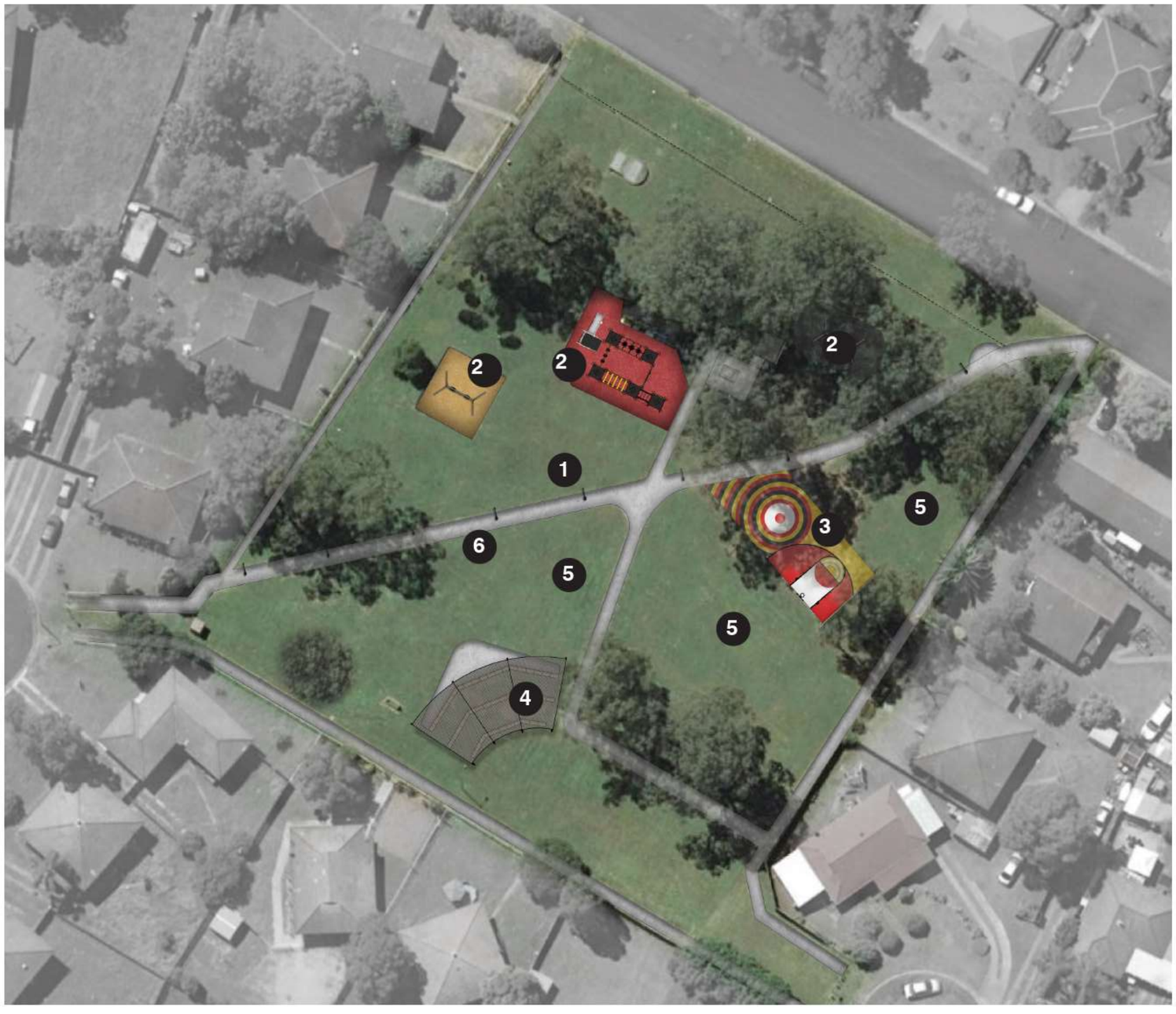
2. **Upgrade playground softfall surfaces**
- existing wood chip mulch to be removed and replaced with ruberised wetpour soft fall colour scheme to be coordinated with existing playground facilities colour scheme.

3.**Multi-purpose playing court public art**
- Enable opportunities for public artwork. Council to engage local artist in conjuction with Council led community to engage the local community and inform final artwork to reflect local community identity, instill pride, ownership and respect

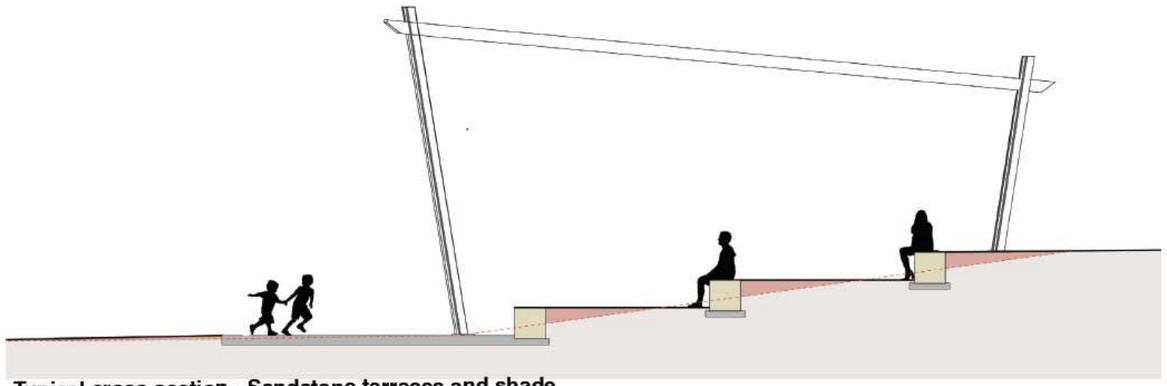
4. **Sandstone log terrace seating with mild steel shade structure**
- powder coated mild steel shelter with lighting.
- Terrace seating area with concrete pavement area, to enable outdoor work shops or community meeting coordinated by drop community centre

5. Existing turf area to be refurbished

6. Install water reticulation system
- Provide Irrigation to refurbish turf area



2. HUNTER PARK



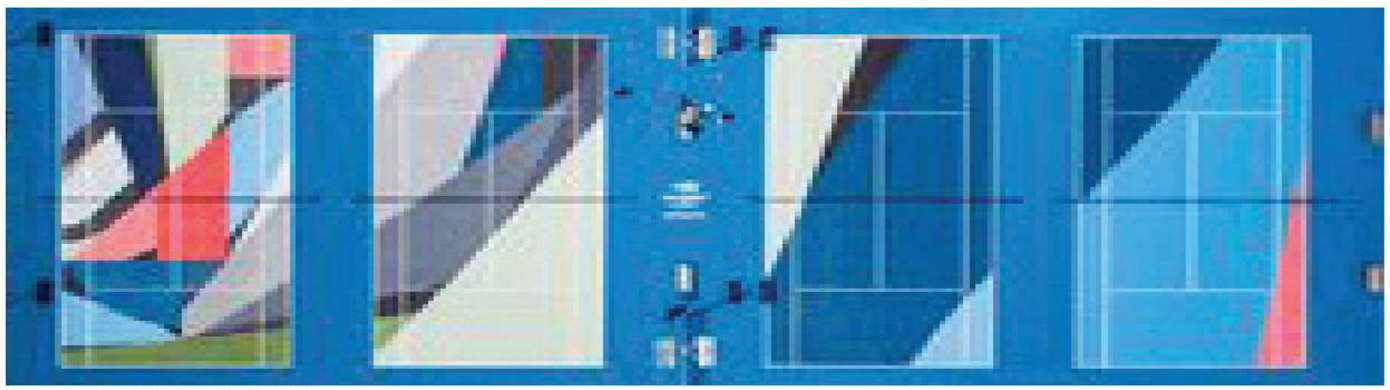
Typical cross section - Sandstone terraces and shade structure above



Stoddart steel shade structure



Sandstone log terraces



INIDCATIVE COURT GRAPHIC

INDICATIVE PARK PLANT LIST

HEDGE AND SHRUBS



Acmena smithii 'Hot Flush' - Lilly Pilly



Doryanthes palmeri



Pityrodia terminalis – Native Foxglove



Eremophila hygrophana 'Blue Bells' – Blue Emu Bush

GRASSES



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Eucalyptus sideroxylon 'Rosea' - Mugga Ironbark

Park Feature Trees



Pyrus calyryana



Ulmus Glabra



Jacaranda mimosifolia

General Manager

Muswellbrook Shire Council

PO Box 122

Muswellbrook

NSW 2333

27/04/2021

2019-2020-0421 Hunter Park Concept (1)

Dear Sir,

I wish to make a submission towards the above concept.

I live at a privately owned home and have done so since the inception of this area.

I wish to ask you and your planners in regard to the Hunter Park concept, to take into account the placement of any of the new equipment that it does not come within 40 Metres from my back fence which immediately backs onto Hunter Park.

Speaking from my past experiences I do not wish to have my fence damaged or any of my windows broken from park users throwing stones etc. I also have no wish to baby sit or care for any unsupervised children.

Vandalism of the park usually happens after dark when no people of authority are available. To act as a deterrent please consider installation of security cameras.

Yours sincerely,

11.4 MAXWELL UNDERGROUND PROJECT TRAFFIC MANAGEMENT PLAN

Attachments:	**A. Maxwell UG Project - AmendedTMP - Under Separate Cover**
Responsible Officer:	**Derek Finnigan - Deputy General Manager**
Author:	**Imelda Williams - Technical Officer - Traffic & Roads**
Community Plan Issue:	***Our community's infrastructure is planned well, is safe and reliable and provides required levels of service***
Community Plan Goal:	***Facilitate investment in high quality community infrastructure necessary to a regional centre.***
Community Plan Strategy:	***Investigate and recommend appropriate management treatments for road safety and traffic management.***

PURPOSE

To advise Council of the Traffic Management Plan for the construction phase of the Maxwell Underground Project and to seek the approval for the Section 138 to undertake the pre dilapidation survey of the affected portion of Thomas Mitchell Drive.

OFFICER'S RECOMMENDATION

Council notes the Traffic Management Plan details and conditions contained therein, and delegates to the General Manager the authority to approve a s.138 Roads Act application to conduct a pre dilapidation survey of Thomas Mitchell Drive.

Moved: _____ **Seconded:** _____

BACKGROUND

In accordance with Schedule 2, Part B, Condition B91(b) of State Significant Development 9526, Maxwell Ventures (Management) Pty Ltd are required to consult with Muswellbrook Shire Council upon preparation of their Traffic Management Plan (TMP).

The plan will be approved by the Secretary of the Department of Planning, Industry and Environment.

CONSULTATION

Transport for NSW, Council,

CONSULTATION WITH COUNCILLOR SPOKESPERSON

No consultation with Councillor Spokespersons has been carried out in the drafting of this report.

REPORT

Maxwell Ventures (Management) Pty Ltd (Maxwell), a wholly subsidiary of Malabar Resources Limited (Malabar) owns and operates the Maxwell Underground Project. The primary access to the Project is located on Thomas Mitchell Drive and covers the area within and surrounding what was previously known as Mt. Arthur South, Saddlers Creek and Drayton South. The Development Consent for State Significant Development 95269 (SSD 9526) was granted on 22 December 2020 under Clause 8A of the *State Environmental Planning Policy (State and Regional Development) 2011* and Section 4.5 (a) of the *Environmental Planning and Assessment Act 1979* (EP&A Act)

The site also incorporates the development formerly authorised under Maxwell Infrastructure Project Approval PA 06_0202. Development Consent DA 106-04-00 for the existing rail loop and Antiene Rail

Spur was granted on 2 November 2000 under Section 76 (A) 9 and 80 of the *EP&A* Act and is still current.

The purpose of the TMP is to detail the statutory requirements and to outline the controls to be implemented to manage site-generated traffic on the identified transport routes. The plan addresses the following matters:

- Details of transport routes and traffic types to be used for development related traffic;
- Protocol for undertaking pre and post dilapidation surveys of the affected public roads;
- Details of measures to be implemented to minimise traffic related issues and disruptions to local road users;
- Implement a Drivers' Code of Conduct for all personnel associated with the site; and
- The management of complaints related to traffic in a timely and effective manner.

Council staff have conducted a number of meetings with Maxwell's Health, Safety, Environment and Community Manager and General Manager. Staff have requested a number of changes, as documented in Appendix 4, which have been incorporated into the plan. The revised TMP has been submitted to the NSW Department of Planning, Industry and Environment (DPIE) by Maxwell for their comment and recommendations. Once the plan has been returned from DPIE it will be submitted to Council for acceptance and final approval.

The pre dilapidation survey will be undertaken on Thomas Mitchell between the Project Access point (former Drayton Access) and the New England Highway.

OPTIONS

Council has the opportunity to make comment on the TMP prior to final approval by DPIE. Without the approval of the s.138 application, the pre dilapidation survey with not be able to be undertaken.

CONCLUSION

Council delegates to the General Manager the authority to approval the s.138 *Roads Act 1993* for the pre dilapidation report for Thomas Mitchell Drive as outlined in the report.

SOCIAL IMPLICATIONS

Nil known.

FINANCIAL IMPLICATIONS

All costs will be the responsibility of Maxwell.

POLICY IMPLICATIONS

Nil known.

STATUTORY IMPLICATIONS

Council is the roads authority for Thomas Mitchell Drive and is acting within its powers.

LEGAL IMPLICATIONS

Undertaken in accordance with s. 138 of the *Roads Act 1993*

OPERATIONAL PLAN IMPLICATIONS

Submission of this report complies in principle with item 19.3.4 of the Operational Plan: 'Investigate and recommend appropriate management treatments for road safety and traffic management'.

RISK MANAGEMENT IMPLICATIONS

The pre dilapidation survey is a risk management control to ensure the long-term protection of Council's infrastructure.

WASTE MANAGEMENT IMPLICATIONS

Nil.

COMMUNITY CONSULTATION/MEDIA IMPLICATIONS

Consultation will be undertaken by Maxwell. General project updates, including development related impacts, will be included in the Maxwell external newsletter. Maxwell is to establish and operate a Community Consultative Committee.

11.5 CONCEPT DESIGN FOR THE UPGRADE OF YARRAWA ROAD

Attachments: **A. Concept Design⇩**

Responsible Officer: **Derek Finnigan - Deputy General Manager**

Author: **Kellie Scholes - Manager - Roads, Drainage & Technical Services**

Community Plan Issue: ***Our community's infrastructure is planned well, is safe and reliable and provides required levels of service***

Community Plan Goal: ***Maintain and continually improve community infrastructure across the Shire.***

Community Plan Strategy: ***Ensure all Infrastructure works activities undertake a competent Review of Environmental Factors (REF).***

PURPOSE

To advise Council that a Detailed Concept Design has been prepared for the reconstruction of Yarrawa Road Ch 14.0km to Ch16.00 km and to seek Council's endorsement of the Concept Design.

OFFICER'S RECOMMENDATION

Council endorses the Detailed Concept Design for the construction of Yarrawa Road Ch 14.0km to Ch16.00 km, attached as appendix A to the report.

Moved: _____ **Seconded:** _____

BACKGROUND

Yarrawa Road measures 17.25km in length and is a two lane two way rural local road within the Road Network of Muswellbrook Shire. A section of Yarrawa Road approximately Ch 14 to Ch 16, is currently unsealed. The road connects Bylong Valley Way to the town of Denman at Virginia Street. The link Yarrawa Road provides between the western area of the Shire to Denman has increased in importance primarily due to the use of GPS navigational systems in vehicles which direct vehicles onto this road. This has resulted in increased traffic volumes using Yarrawa Road. It has become necessary to upgrade Yarrawa Road to cater for the increased traffic and to improve road safety for users. Council has received funding from the Australian Government through the 'Fixing Local Roads R1' program. Council has engaged a suitably qualified consultant to carry out the investigation and design required to undertake upgrade works on Yarrawa Road.

CONSULTATION

Consultants Local Government Engineering Services

Project Manager – Gajan Thamo

Manager Roads Drainage and Technical Services

CONSULTATION WITH COUNCILLOR SPOKESPERSON

Councillor Woodruff

Councillor Scholes

A copy of the report has been forwarded to the Mayor, Councillor Rush, the Deputy Mayor, Councillor Scholes, and the Councillor Spokesperson for Infrastructure, Councillor Woodruff, for review.

REPORT

The 2020-21 Capital Works Programme includes a project to reconstruct a section of Yarrawa road following confirmation of $5,000,000 funding from the 'Fixing Country Roads' Round 1 program. Local

Government Engineering Services was engaged by Council to undertake survey, investigation, geotechnical testing, review of environmental factors, road safety audit and design of a 2.0 km section of the road, starting at Ch 14.0 km west of the intersection with Virginia Street, Denman, which is currently unsealed. The detailed design incorporates pavement rehabilitation, widening and, where possible, improvements to the horizontal and vertical alignment within the existing road boundary.

A detailed concept has now been prepared based on the Option 2 considerations below with the exception that the depth of cut at the cutting between (CH980-CH1130) has been reduced to lessen the amount of spoil.

Other considerations and comments are:

- Reconsideration of the select material (under subgrade level) CBR 33% - as it's high for SMZ
- Wearing course – 7mm primer seal followed by 14/10 double/double

The design includes widening of the pavement to incorporate 2 x 3.5m travelling lanes with a 1.0m sealed shoulder. The total sealed width is 9.0m with line marking. All existing culverts and a causeway will be replaced.

This report requests Council's endorsement of the design attached as appendix A to the report.

OPTIONS

During the development of the concept, two options were considered:

Option 1:

i. The Horizontal alignment is designed to match existing alignment. Conforms to a minimum design speed of 55km/h;

ii. The Vertical Alignment is designed to match existing alignment. Conforms to a minimum design speed of 45km/h; and

iii. Granular overlay pavement for the entire length of the project except for full reconstruction pavement to tie into existing pavement at each end of the project (70m at the start of the project and 100m at the end of the project).

Option 2:

i. The Horizontal alignment is designed to match existing alignment. Conforms to a minimum design speed of 55km/h;

ii. The Vertical Alignment is designed to conform to a design speed of 80km/h with the exception of the cutting (CH980-CH1130). The cutting has been designed to conform to the design speed of 55km/h to match the 55km/h design speed of the reverse curves in the horizontal alignment (CH1080-CH1200);

iii. It should be noted that the cutting requires a maximum of 3.15m of cut to achieve the design speed of 55km/h. Geotechnical bore logs in this area were terminated at 0.55m deep due to refusal on rock; and

iv. Granular overlay pavement for the majority of the project with several sections of full reconstruction to increase the vertical design speed. These sections are CH980-CH1130 and CH1400-Limit of Works.

CONCLUSION

The endorsement of the Detailed Concept design will allow the design to be finalised and construction works to be advertised for Tender.

SOCIAL IMPLICATIONS

The upgrading of this road will have a major benefit for road users in terms of safety and efficiency.

FINANCIAL IMPLICATIONS

Ongoing Operational and Maintenance Costs Implications Associated with Capital Project

1. Financial Implications – Capital

The 2020/21 Budget includes the amount of $200,000 and the 2021/22 Budget includes the amount of $4,800,000 for the Yarrawa Road project.

The scope and quantity of road construction work will be undertaken to the limit of the available budget.

2. Financial Implications – Operational

The works will provide a sealed road surface and a financial benefit to Council through reduced road maintenance costs in the future. Current annual expenditure on grading and regravelling of unsealed roads in the Shire is $348K.

POLICY IMPLICATIONS

Designs for projects with an estimated cost greater than $75K are to be reported to Council for endorsement prior to finalisation of the design.

STATUTORY IMPLICATIONS

Nil known.

LEGAL IMPLICATIONS

Nil known.

OPERATIONAL PLAN IMPLICATIONS

The submission of the report complies with Item 19.03.04 of the Operational Plan: 'Investigate and recommend appropriate management treatments for road safety and traffic management.'

RISK MANAGEMENT IMPLICATIONS

The carrying out of progressive upgrades of Yarrawa Road will enhance its safety, through improvements enabled by design and construction considerations, for all road users.

WASTE MANAGEMENT IMPLICATIONS

The design has considered the minimisation of waste – specifically through the balancing of earthworks and reduction of spoil where possible.

COMMUNITY CONSULTATION/MEDIA IMPLICATIONS

The appropriate Community consultation will need to be undertaken prior to the commencement of construction.

MUSWELLBROOK SHIRE COUNCIL

YARRAWA ROAD UPGRADE
(CH14km - CH16km)

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SHEET No.	DESCRIPTION
1	COVER SHEET
2	GENERAL ARRANGEMENT PLAN
3	TYPICAL PAVEMENT DETAILS
4	PLAN AND LONGITUDINAL SECTION, SHEET 1 OF 5
5	PLAN AND LONGITUDINAL SECTION, SHEET 2 OF 5
6	PLAN AND LONGITUDINAL SECTION, SHEET 3 OF 5
7	PLAN AND LONGITUDINAL SECTION, SHEET 4 OF 5
8	PLAN AND LONGITUDINAL SECTION, SHEET 5 OF 5
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18	CROSS SECTIONS, SHEET 10 OF 10

LOCALITY MAP



GENERAL NOTES:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND LEVEL ALL SERVICES ADJACENT TO OR OTHERWISE AFFECTING THE WORKS PRIOR TO THE COMMENCEMENT OF WORKS, WHETHER OR NOT THEY ARE INDICATED ON THE DRAWINGS. WHERE SERVICES CONFLICT WITH PROJECT WORKS THEY ARE TO BE RELOCATED ON APPROVAL FROM THE 'PRINCIPAL'S AUTHORISED PERSONNEL' (P.A.P.). THE CONTRACTOR, ON APPROVAL FROM THE P.A.P., SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST AS FOUND NECESSARY.

EXISTING SIGNS TO BE REUSED PROVIDED THEY ARE IN A GOOD AND SERVICEABLE CONDITION TO THE SATISFACTION OF THE P.A.P.. OTHERWISE, REPLACE WITH A NEW, EQUIVALENT SIGN.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY AND IMPLEMENT CONTEMPORARY SITE-SPECIFIC EROSION AND SEDIMENT CONTROL MEASURES AS PART OF THEIR ENVIRONMENTAL MANAGEMENT PLAN FOR THE PROJECT. THE CONTROL MEASURES SHALL BE IN ACCORDANCE WITH COUNCIL SPECIFICATIONS AND 'THE BLUE BOOK'. THE CONTRACTOR SHALL , PRIOR TO COMMENCEMENT OF WORKS, PREPARE AND SUBMIT TO COUNCIL AN EROSION AND SEDIMENT CONTROL PLAN.

ALL DISTURBED AREAS ARE TO BE REGENERATED AND RESTORED TO PRE-EXISTING CONDITION.

THE CONTRACTOR SHALL NOT ENTER UPON OR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT PRIOR WRITTEN PERMISSION OF THE LAND OWNER AND COUNCIL.

THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN IN A SAFE CONDITION AN ALL WEATHER ACCESS TO THE ROADWAYS AND PROPERTIES ADJACENT TO THE SITE TO THE SATISFACTION OF COUNCIL.

THE CONTRACTOR SHALL UNDERTAKE TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT 2011.

THE CONTRACTOR SHALL CLEAR AND DISPOSE OF THOSE TREES THAT ARE LOCATED WITHIN 1m OF EARTHWORKS, SERVICE LINES AND/OR AS IDENTIFIED BY THE P.A.P.. CLEARING AND GRUBBING SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION. TREES TO BE RETAINED ON SITE SHALL BE PROTECTED BY THE ERECTION OF PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF SITE WORKS.

CLEARING IS DEFINED AS: CUTTING DOWN, FELLING, THINNING, LOGGING OR REMOVING NATIVE VEGETATION; KILLING, DESTROYING, POISONING, RING BARKING, UPROOTING, OF NATIVE VEGETATION; SEVERING TOPPING OR LOPPING BRANCHES, LIMBS, STEMS OR TRUNKS OF NATIVE VEGETATION; OR SUBSTANTIALLY DAMAGING OR INJURING NATIVE VEGETATION IN ANY OTHER WAY.

ALL EXISTING CULVERTS ARE TO BE CLEANED AND VEGETATION TO BE REMOVED FROM INLET AND OUTLET TO RE-ESTABLISH A CLEAR WATERWAY.

ALL EXISTING CULVERTS ARE TO BE INSPECTED DURING CONSTRUCTION TO ENSURE THEY ARE STRUCTURALLY SOUND. DAMAGED SECTIONS OF CULVERTS MAY BE REPLACED UPON APPROVAL FROM THE P.A.P..

SUB-SOIL DRAINAGE TO BE CONSTRUCTED USING LEVEL EQUIPMENT AND TO BE INCLUDED IN WORK AS EXECUTED PLANS.

LEGS IN NO WAY CERTIFY THE STRUCTURAL INTEGRITY NOR STRUCTURAL CAPACITY OF EXISTING STRUCTURES WITHIN THE WORKS. IF THE CONTRACTOR DEEMS AN EXISTING STRUCTURE TO BE STRUCTURALLY UNSOUND, CONTACT THE PRINCIPAL'S REP. (P.A.P.)

SURVEY NOTES:

SURVEY NOTES - 25.02.21

SURVEY IS ON MGA2020 ZONE 56 COORDINATES AND APPROXIMATE AHD71 LEVELS OBTAINED VIA GNSS CONNECTION. ORIGIN OF COORDINATES: SSM 20789 CLASS A (SOURCE: SCIMS 02.02.21). MEAN COMBINED SCALE FACTOR ADOPTED: 1.000242. ORIGIN OF LEVELS SSM 20789, CLASS LC, RL 148.632m AHD (SOURCE: SCIMS 02.02.21).

CADASTRAL BOUNDARIES HAVE NOT BEEN SURVEYED, AS PER EXCLUSIONS IN THE CLIENT BRIEF. CADASTRAL SURVEY INFRASTRUCTURE INVESTIGATIONS TO SATISFY THE "SURVEYOR - GENERAL'S DIRECTION NO. 11 - PRESERVATION OF SURVEY INFRASTRUCTURE" REQUIREMENTS HAVE NOT BEEN UNDERTAKEN. A STATE SURVEY MARK (E.G. PM, SS ETC) OR BOUNDARY. REFERENCE MARK MUST NOT BE DESTROYED OR DAMAGED UNLESS AUTHORISATION HAS BEEN GIVEN BY THE SURVEYOR GENERAL AND THE MARKS ARE ASSESSED BY A REGISTERED SURVEYOR OR PERSON AUTHORISED BY THE SURVEYOR GENERAL'S DEPARTMENT. ALL OTHER SURVEY MARKS ARE NOT TO BE DISTURBED OR DESTROYED UNTIL ASSESSED BY THE SITE SURVEYOR. IT IS RECOMMENDED THAT SUCH INVESTIGATIONS BE UNDERTAKEN PRIOR TO CONSTRUCTION.

UNDERGROUND SERVICE LOCATIONS ARE APPROXIMATE ONLY AND BASED ON A COMBINATION OF DIAL BEFORE YOU DIG SKETCHES AND SURVEYED GROUND FEATURES. LINE WORK IS NOT TO BE USED FOR DESIGN PURPOSES AND UNDERGROUND SERVICES MUST BE POTHOLED AND LOCATED FOR ACCURATE LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO PHYSICALLY LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REVISION	AUTH	DATE
A	ISSUED TO CLIENT FOR REVIEW	Z.C	15/06/21

LOCAL GOVERNMENT ENGINEERING SERVICES
Pty Ltd ABN 64 055 099 557
Web: www.legs.com.au
Port Macquarie
71 Lord St, Port Macquarie NSW 2444
Ph: 02-65843888
Email: john@legs.com.au
Inverell
17 Byron Street, Inverell NSW 2360
Ph: 02-67225110
Email: andrew@legs.com.au

muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

COVER SHEET

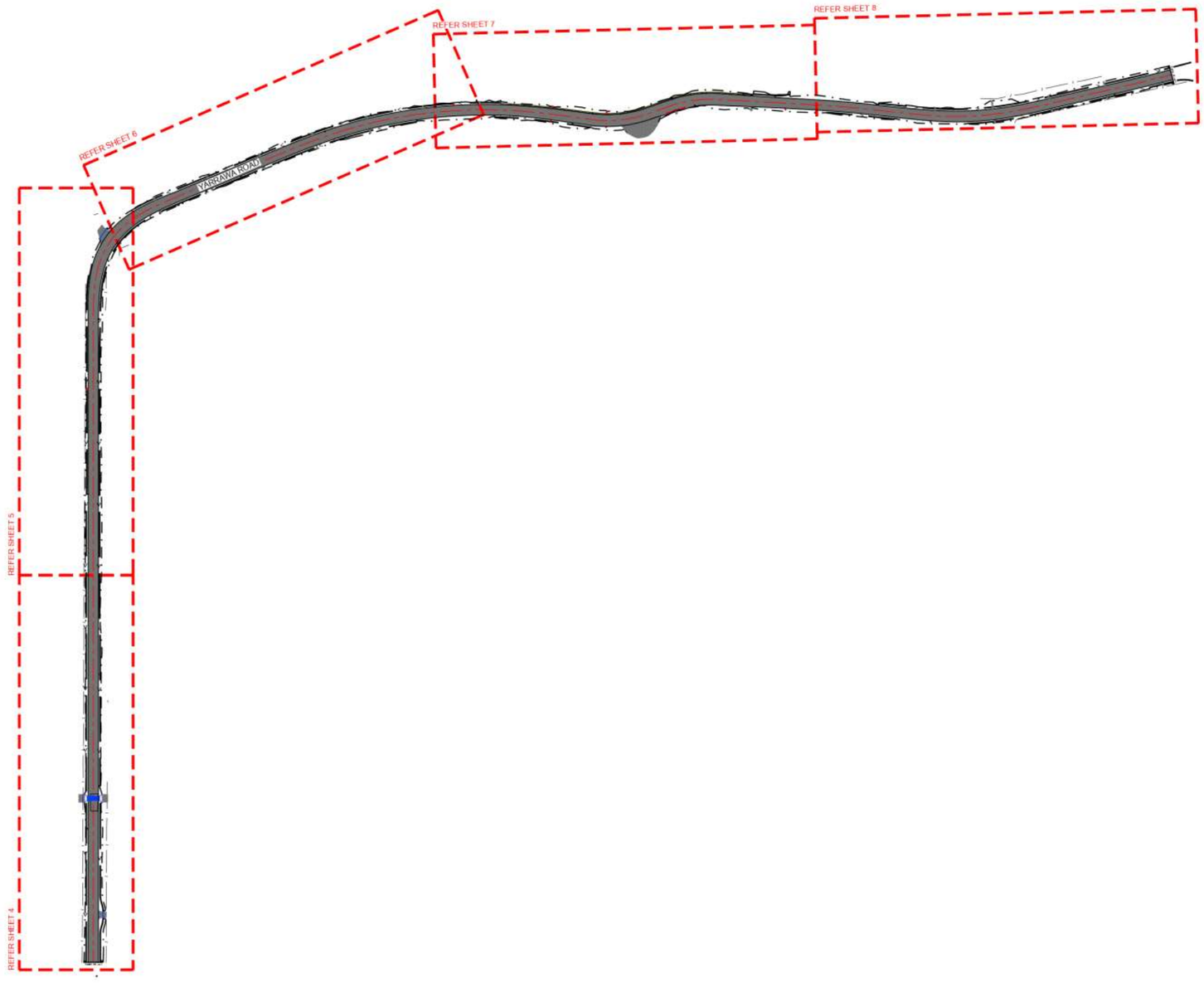
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FILE NAME: PM742_D.dwg

DATUM: AHD

		DATE
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DESIGNED	L.W	10/06/21
APPROVED	J.C	10/06/21

JOB No.: PM742
DOCUMENT No.: D01
ISSUE: A
SHEET No.: 1 OF 18
STATUS: PRELIMINARY
REG. No.: -



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REVISION	AUTH	DATE
A	ISSUED TO CLIENT FOR REVIEW	Z.C	15/06/21

LG ES LOCAL GOVERNMENT ENGINEERING SERVICES
Pty Ltd ABN 64 055 099 557
Web: www.legs.com.au
Port Macquarie
71 Lord St, Port Macquarie NSW 2444
Ph: 02-65843888
Email: john@legs.com.au
Inverell
17 Byron Street, Inverell NSW 2360
Ph: 02-67225110
Email: andrew@legs.com.au

muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

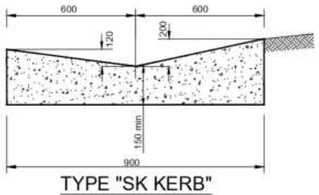
GENERAL ARRANGEMENT PLAN

SCALES: A1 ORIGINAL
0 50 100 150 200m
SCALE 1:2000 @A1

FILE NAME: PM742_D.dwg

DRAWN	Z.C	10/06/21
DESIGNED	L.W	10/06/21
APPROVED	J.C	10/06/21
DATUM: AHD		

JOB No.: PM742
DOCUMENT No.: D02
ISSUE: A
SHEET No.: 2 OF 18
STATUS: PRELIMINARY
REG. No.: -



TYPE "SK KERB"
DISHDRAIN

NOT TO SCALE

SURVEY CONTROL SCHEDULE

STATION NAME	EASTING	NORTHING	LEVEL
STN03	268105.476	6413159.698	196.996
STN02	268103.801	6413323.224	185.637
STN04	268064.505	6413027.612	214.235
STN01	268075.063	6413476.837	184.789
STN05	268062.965	6412956.222	225.797
STN06	268064.539	6412847.658	242.155
STN07	268032.681	6412766.832	234.905
STN09	268041.656	6412631.192	223.601
STN08	268080.001	6412521.034	216.854
STN10	268100.064	6412430.014	212.081
STN11	268178.018	6412412.144	207.915
STN12	268329.106	6412381.865	202.999
STN13	268487.238	6412370.703	196.638
STN14	268620.182	6412341.034	192.733
STN15	268749.523	6412332.104	189.704
STN16	268901.162	6412300.659	185.645

PAVEMENT TABLE

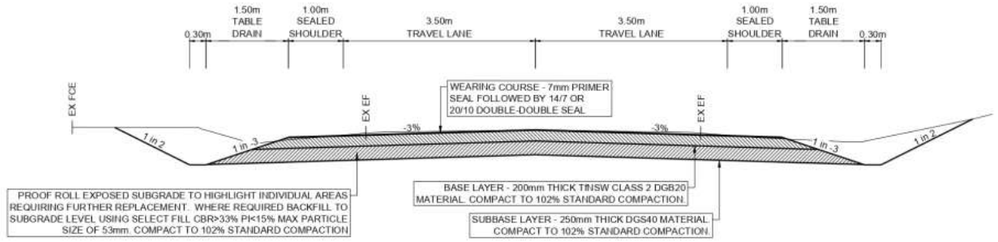
CHAINAGE	PAVEMENT TYPE
CH0 - CH70	A
CH70 - CH500	B
CH500 - CH1140	C
CH1140 - CH1200	D
CH1200 - CH1400	C
CH1400 - CH1602.358	D

SUBSOIL TABLE

CHAINAGE	SIDE OF FORMATION
CH145 - CH1040	LEFT
CH1100 - CH1225	BOTH
CH1230 - CH1380	BOTH

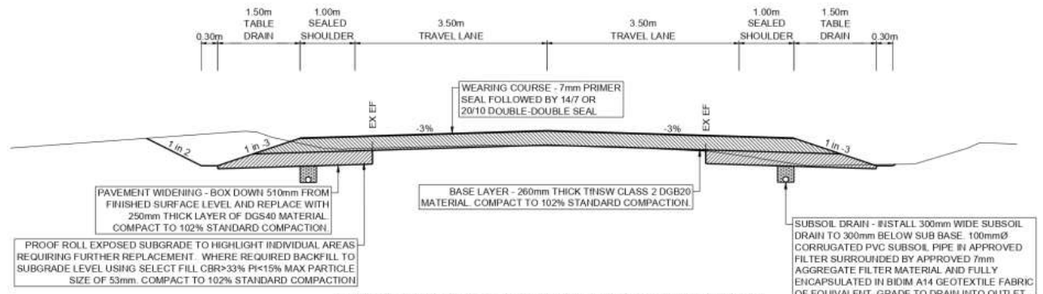
PAVEMENT NOTE

PAVEMENT DETAILS ARE TO BE READ IN CONJUNCTION WITH REGIONAL GEOTECHNICAL SOLUTIONS, REPORT NUMBER RGS02618.1-AC DATED 05/05/21



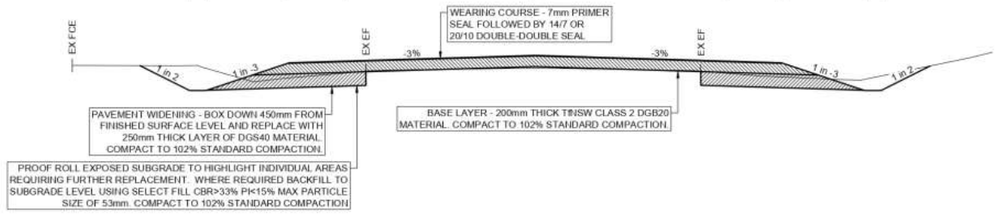
PAVEMENT TYPE A TYPICAL CROSS SECTION
FULL RECONSTRUCTION

SCALE 1:50



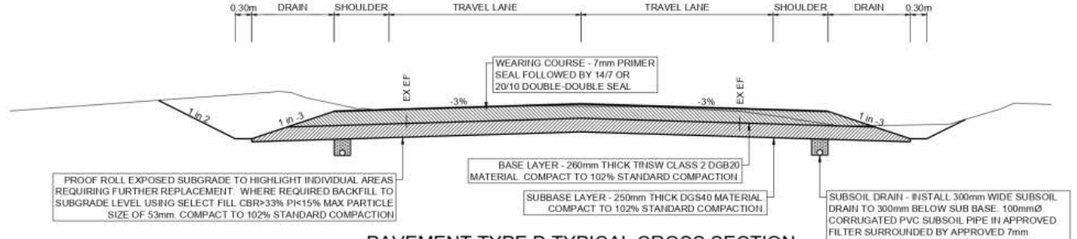
PAVEMENT TYPE C TYPICAL CROSS SECTION
260mm GRANULAR OVERLAY

SCALE 1:50



PAVEMENT TYPE B TYPICAL CROSS SECTION
200mm GRANULAR OVERLAY

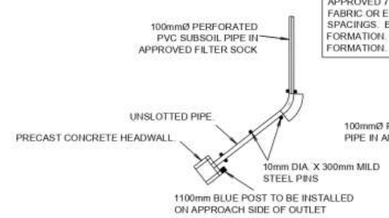
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PAVEMENT TYPE D TYPICAL CROSS SECTION
FULL RECONSTRUCTION

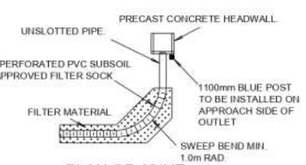
SCALE 1:50

SUB-SOIL DRAIN SPECIFICATION:
INSTALL 300mm WIDE SUBSOIL DRAIN 300mm BELOW SUBBASE LAYER, AT EDGE OF FORMATION, MIN 0.5% GRADE. 100mmØ PERFORATED PVC SUBSOIL PIPE IN APPROVED FILTER SOCK. SURROUNDED BY APPROVED 7mm AGGREGATE FILTER MATERIAL AND FULLY ENCAPSULATED IN BIDIM A14 GEOTEXTILE FABRIC OR EQUIVALENT. INSTALL FLUSHING POINTS AT THE HEAD OF EACH LINE OR AT MAX 75m SPACINGS. END CAP OF FLUSHING POINT TO BE LOCATED IN BATTERSLOPE, OUTSIDE HINGEPOINT OF FORMATION. A 1100mm BLUE POST TO BE PROVIDED AT EACH OUTLET, BETWEEN OUTLET & EDGE OF FORMATION. OUTLETS & FLUSHING POINTS TO BE CONSTRUCTED AS PER DETAILS THIS SHEET.



OUTLET DETAILS TO HEADWALL

NOT TO SCALE

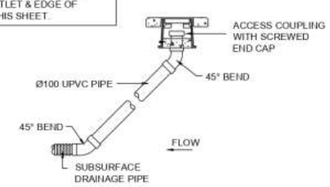


PLAN OF JOINT

(USED WHERE SUBSURFACE DRAIN TURNED AT RIGHT ANGLES ACROSS SHOULDER TO OUTLET.)

NOT TO SCALE

SUBSOIL DRAINAGE OUTLET DETAILS



FLUSHING POINT
HEAD OF LINE

NOT TO SCALE

SUBSOIL DRAINAGE FLUSHING POINT DETAILS

PRELIMINARY
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ISSUE	REVISION	AUTH	DATE
A	ISSUED TO CLIENT FOR REVIEW	Z.C	15/06/21

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muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

TYPICAL PAVEMENT DETAILS

SCALES: A1 ORIGINAL

0 1 2 3 4 5m

SCALE 1:50 @A1

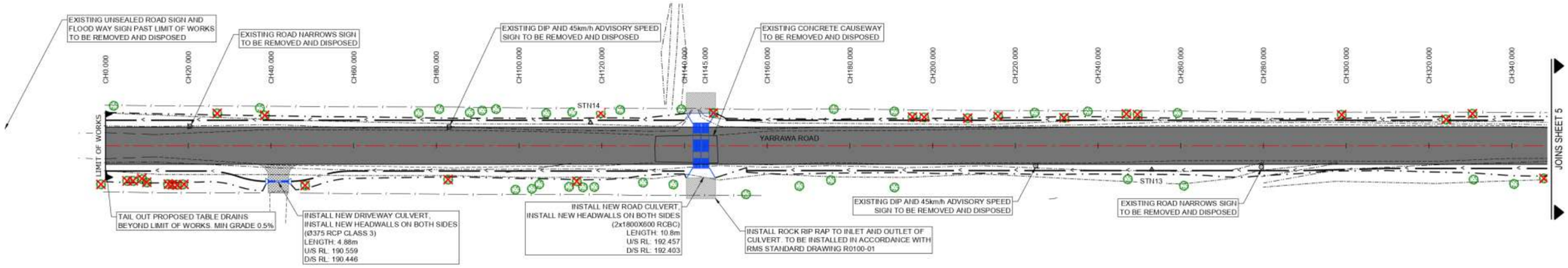
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DRAWN	Z.C	10/06/21
DESIGNED	L.W	10/06/21
APPROVED	J.C	10/06/21
DATUM: AHD		

JOB No.:	PM742
DOCUMENT No.:	D03
ISSUE	A
SHEET No.	3 OF 18
STATUS:	PRELIMINARY
REG. No.:	-

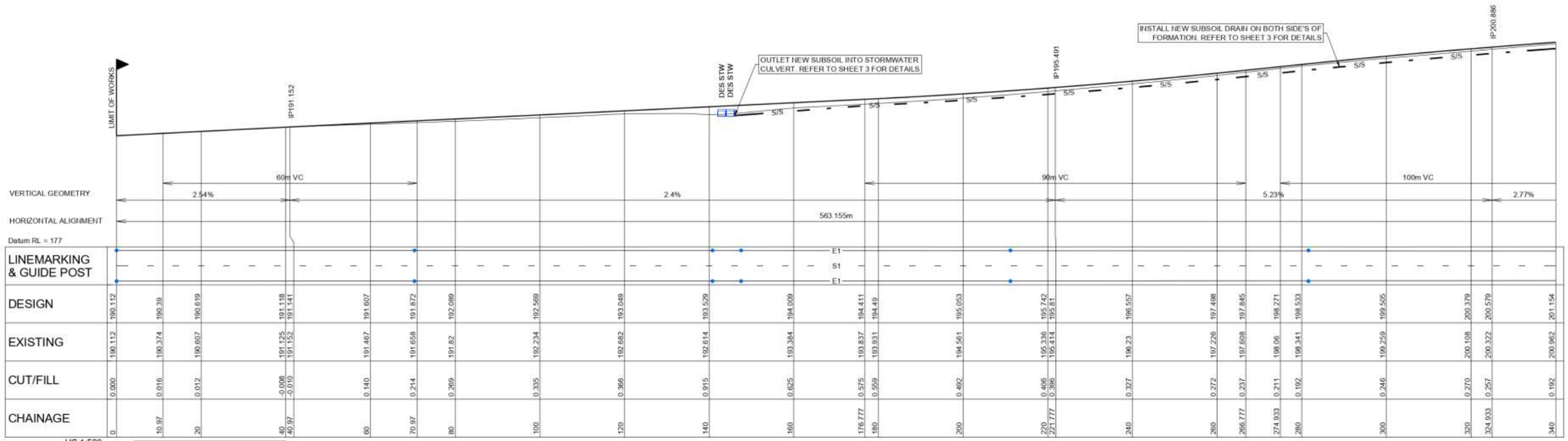
LEGEND

- DESIGN SEALED PAVEMENT
- DESIGN DRIVEWAY
- DESIGN AGGREGATE CHECK DAM
- DESIGN DISHDRAIN
- DESIGN CENTRELINE
- DESIGN BATTER INTERFACE
- DESIGN EDGE OF BITUMEN
- DESIGN TABLE DRAIN
- DESIGN STORMWATER
- NEW SIGN
- EXISTING EDGE OF FORMATION
- EXISTING EDGE OF BITUMEN
- EXISTING BOTTOM OF BANK
- EXISTING TOP OF BANK
- EXISTING FENCELINE
- EXISTING STORMWATER
- EXISTING TREE, TREE TO BE REMOVED
- EXISTING SIGN
- SURVEY STATION



YARRAWA ROAD - PLAN

SCALE 1:500



YARRAWA ROAD - LONGITUDINAL SECTION

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muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

PLAN AND LONGITUDINAL SECTION
SHEET 1 OF 5

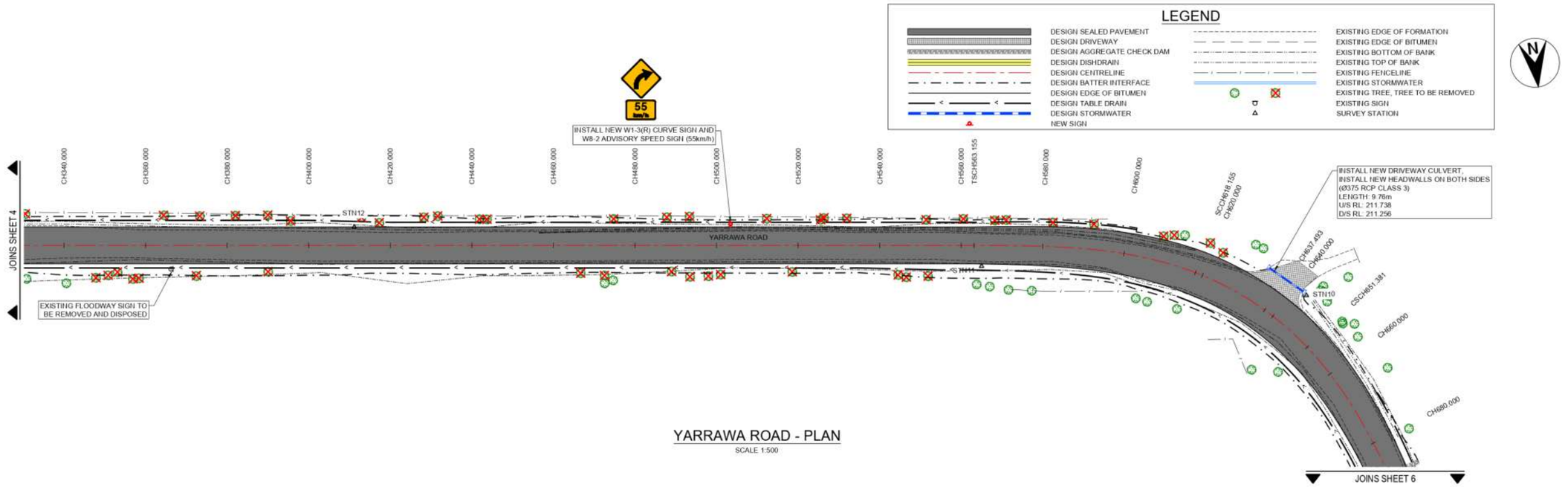
SCALES A1 ORIGINAL

SCALE 1:250 @A1

SCALE 1:500 @A1

FILE NAME: PM742_D.dwg

DRAWN Z.C	DATE 10/06/21	JOB No.: PM742
DESIGNED L.W	DATE 10/06/21	DOCUMENT No.: D04
APPROVED J.C	DATE 10/06/21	ISSUE A
DATUM: AHD		SHEET No. 4 OF 18
		STATUS: PRELIMINARY
		REG. No.: -



ISSUE	REVISION	AUTH	DATE
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muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

PLAN AND LONGITUDINAL SECTION
SHEET 2 OF 5

SCALES: A1 ORIGINAL
0 5 10 15 20 25m
SCALE 1:250 @A1
0 10 20 30 40 50m
SCALE 1:500 @A1

FILE NAME: PM742_D.dwg

DATUM: AHD

DRAWN	Z.C	10/06/21
DESIGNED	L.W	10/06/21
APPROVED	J.C	10/06/21

JOB No.: PM742
DOCUMENT No.: D05
ISSUE: A
SHEET No.: 5 OF 18
STATUS: PRELIMINARY
REG. No.: -

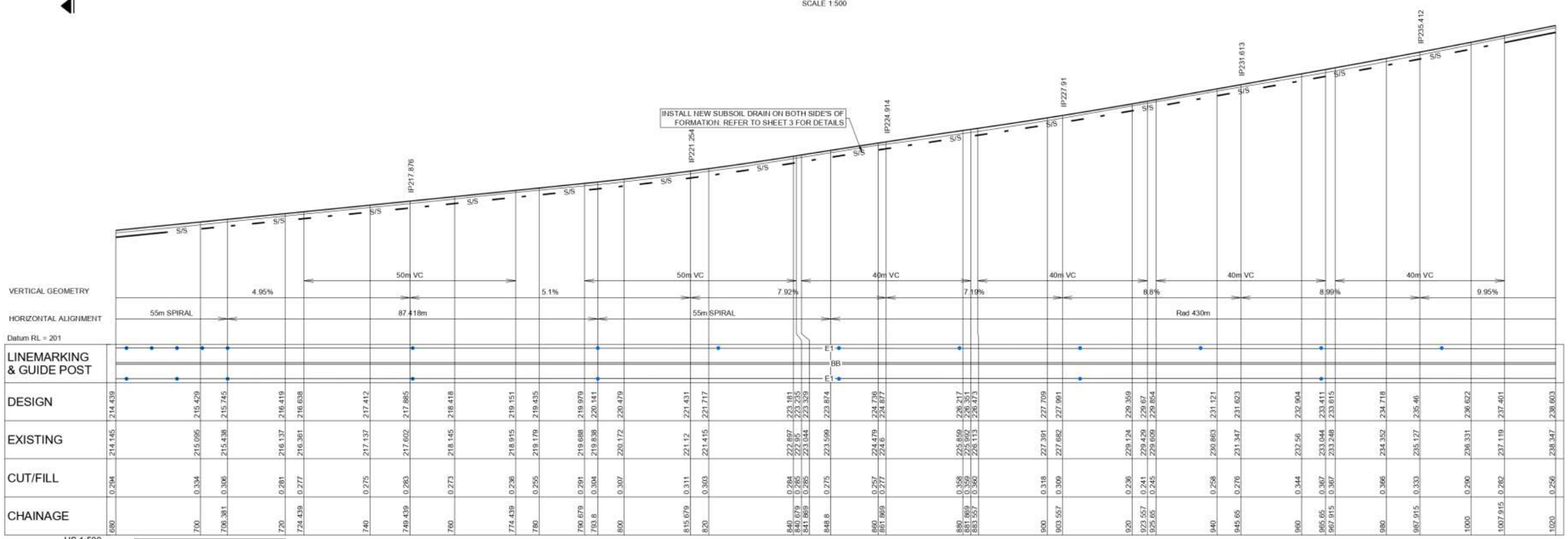
LEGEND

DESIGN SEALED PAVEMENT	EXISTING EDGE OF FORMATION
DESIGN DRIVEWAY	EXISTING EDGE OF BITUMEN
DESIGN AGGREGATE CHECK DAM	EXISTING BOTTOM OF BANK
DESIGN DISHDRAIN	EXISTING TOP OF BANK
DESIGN CENTRELINE	EXISTING FENCELINE
DESIGN BATTER INTERFACE	EXISTING STORMWATER
DESIGN EDGE OF BITUMEN	EXISTING TREE, TREE TO BE REMOVED
DESIGN TABLE DRAIN	EXISTING SIGN
DESIGN STORMWATER	SURVEY STATION
NEW SIGN	



YARRAWA ROAD - PLAN

SCALE 1:500



YARRAWA ROAD - LONGITUDINAL SECTION

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muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

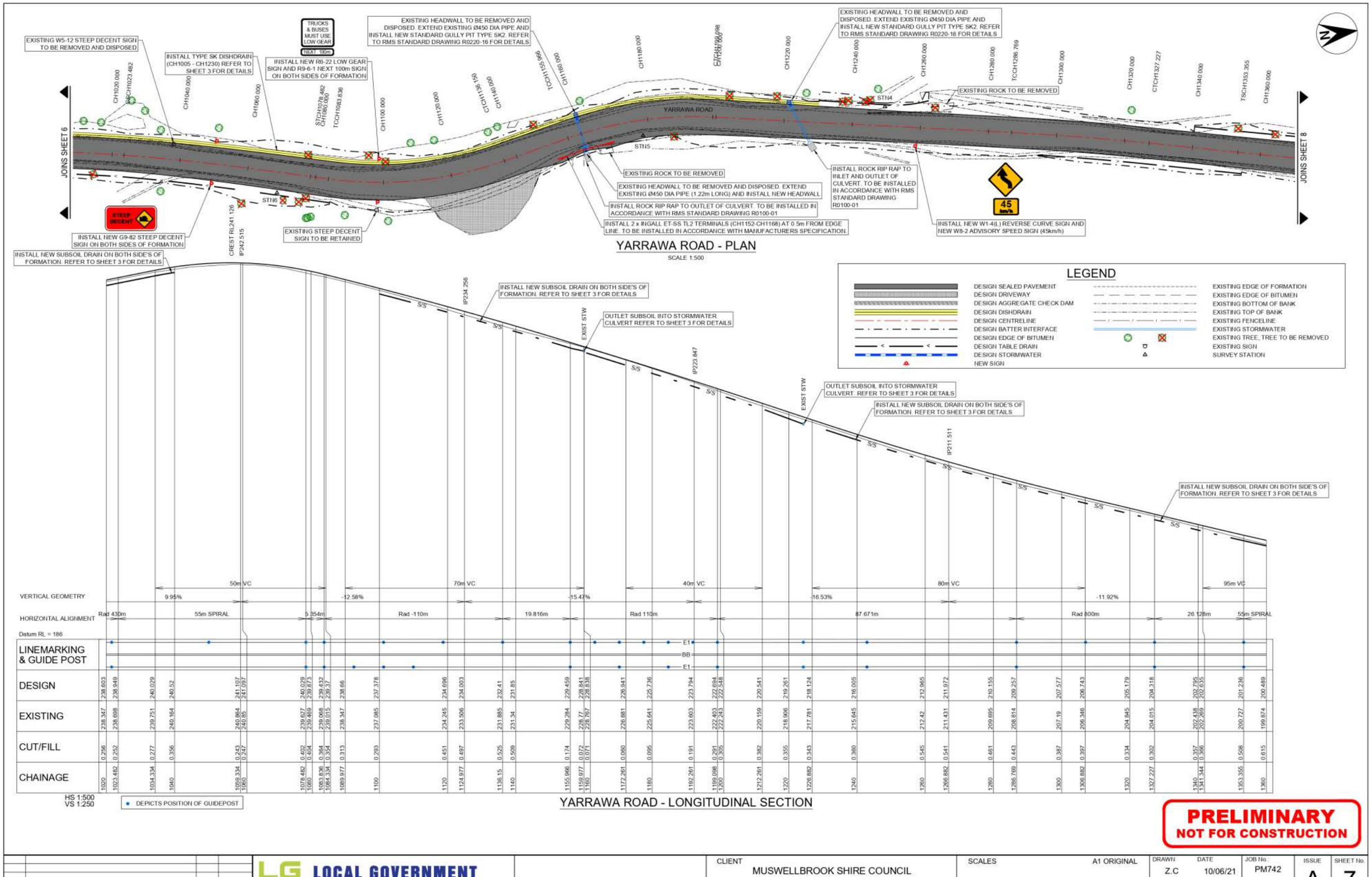
PLAN AND LONGITUDINAL SECTION
SHEET 3 OF 5

SCALES — A1 ORIGINAL
0 5 10 15 20 25m
SCALE 1:250 @A1
0 10 20 30 40 50m
SCALE 1:500 @A1

FILE NAME: PM742_D.dwg

DRAWN	Z.C	10/06/21
DESIGNED	L.W	10/06/21
APPROVED	J.C	10/06/21
DATUM: AHD		

JOB No.:	PM742
DOCUMENT No.:	D06
ISSUE	A
SHEET No.	6 OF 18
STATUS:	PRELIMINARY
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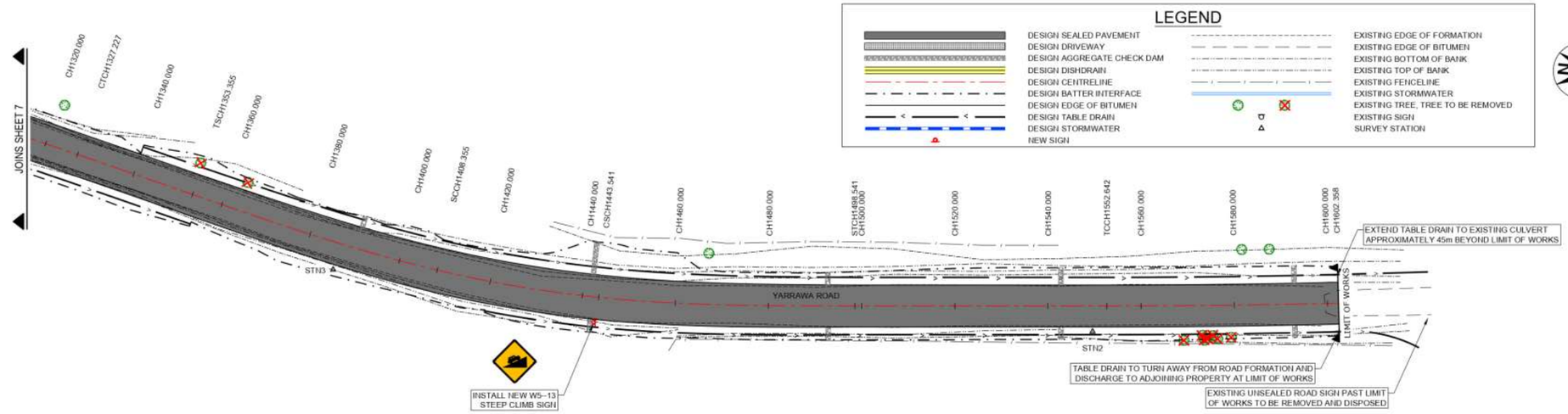
PLAN AND LONGITUDINAL SECTION
SHEET 4 OF 5

SCALES: A1 ORIGINAL
SCALE 1:250 @A1
SCALE 1:500 @A1

FILE NAME: PM742_D.dwg

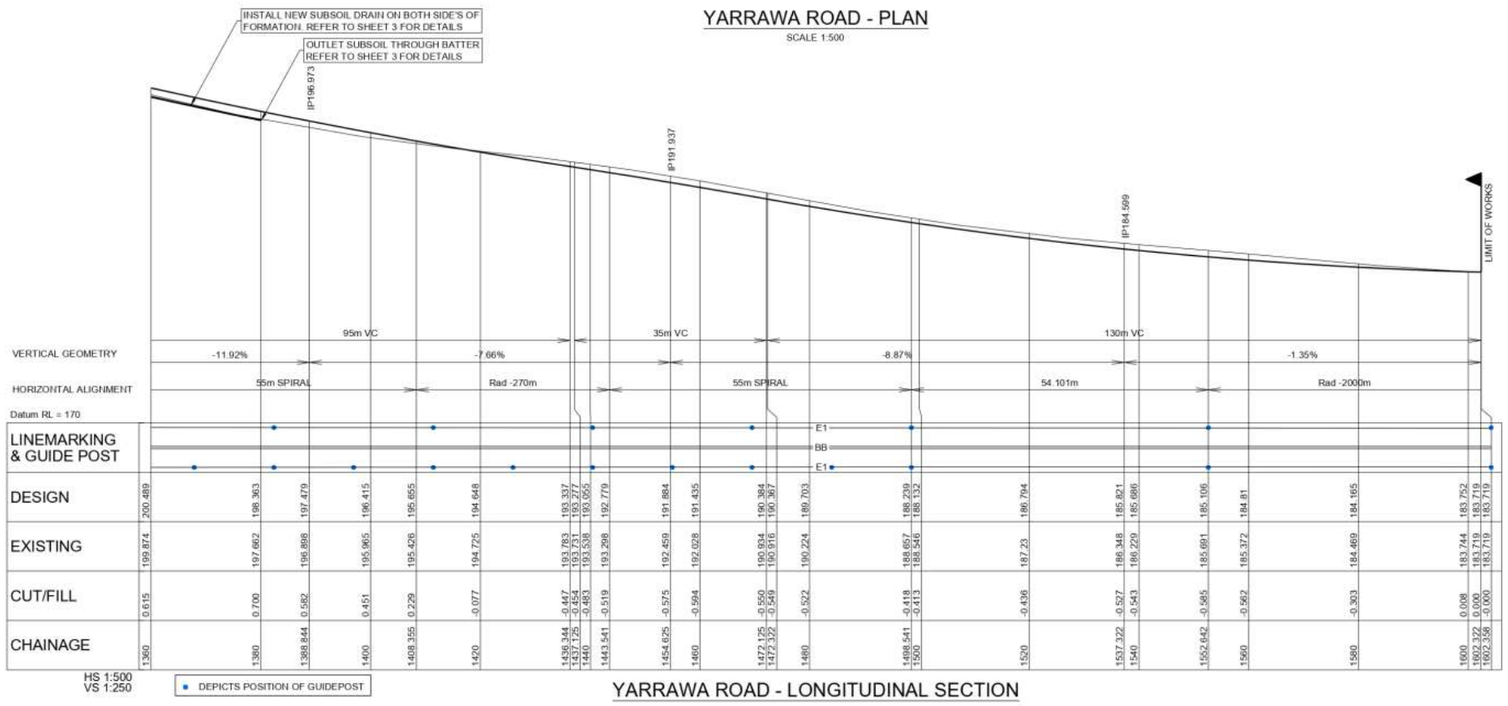
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DRAWN	Z.C	10/06/21
DESIGNED	L.W	10/06/21
APPROVED	J.C	10/06/21
DATUM: AHD		

JOB No.: PM742
DOCUMENT No.: D07
ISSUE: A
SHEET No.: 7 OF 18
STATUS: PRELIMINARY
REG. No.: -



YARRAWA ROAD - PLAN

SCALE 1:500



YARRAWA ROAD - LONGITUDINAL SECTION

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muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

PLAN AND LONGITUDINAL SECTION
SHEET 5 OF 5

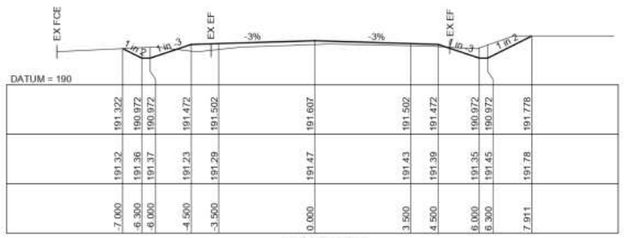
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SCALE 1:500 @A1

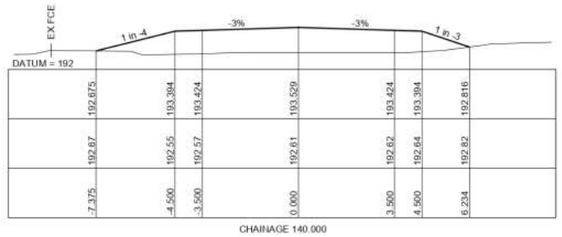
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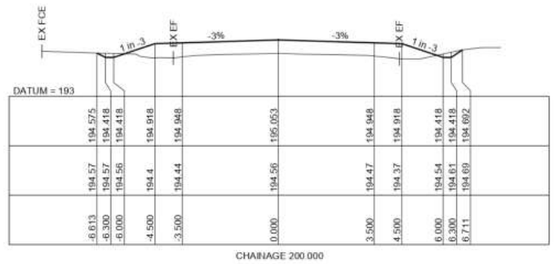
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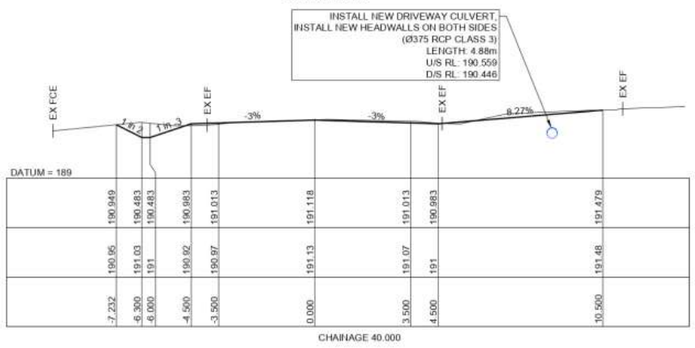
DRAWN	Z.C	10/06/21
DESIGNED	L.W	10/06/21
APPROVED	J.C	10/06/21

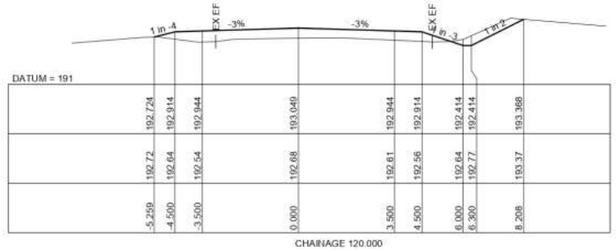
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DOCUMENT No.: D08
ISSUE: A
SHEET No.: 8 OF: 18
STATUS: PRELIMINARY
REG. No.: -



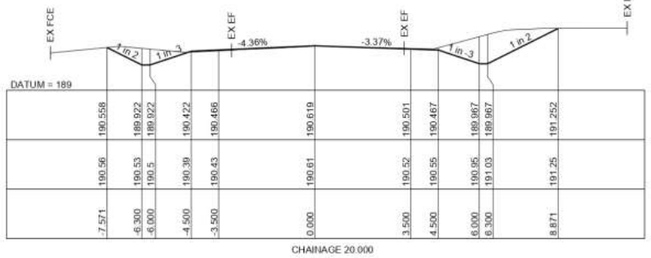


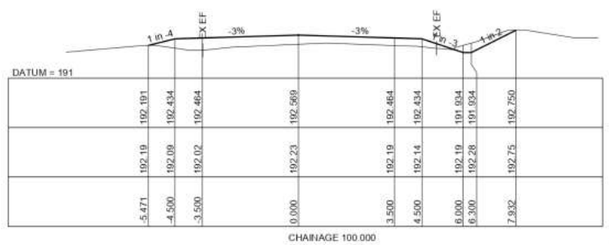


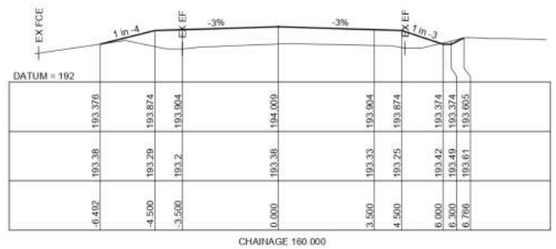


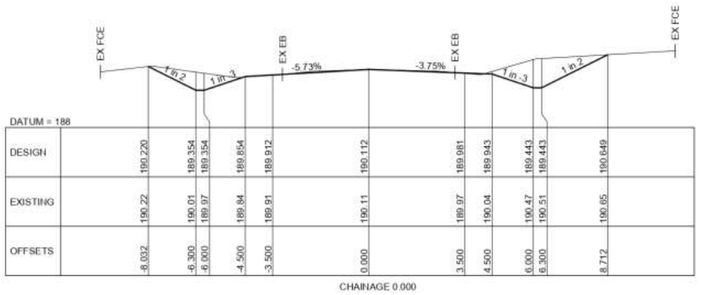


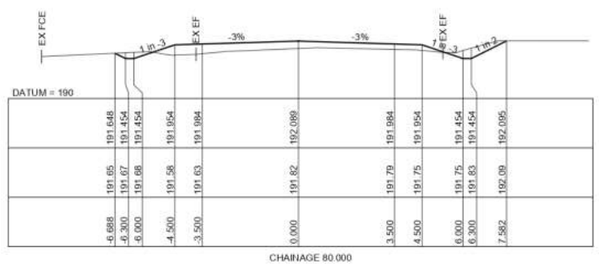


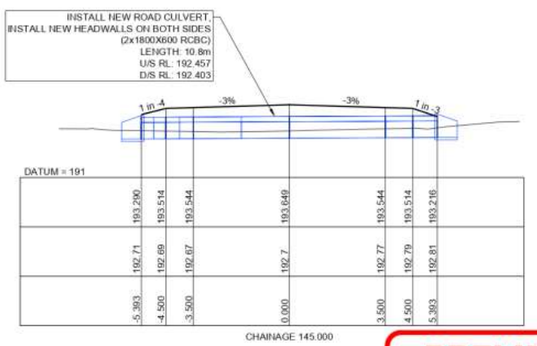












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muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

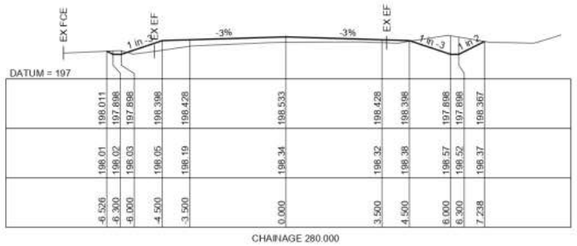
CROSS SECTIONS
SHEET 1 OF 10

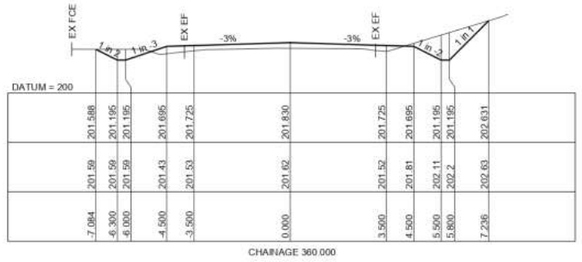
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0 1 2 4 6 8 10m
SCALE 1:100 @A1

FILE NAME: PM742_D.dwg

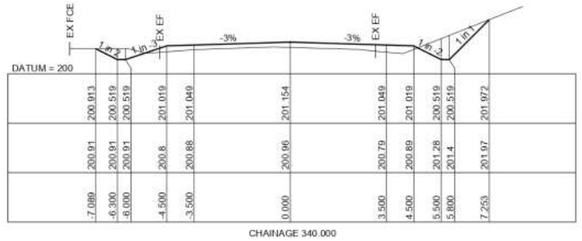
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DESIGNED	L.W	DATE	10/06/21
APPROVED	J.C	DATE	10/06/21
DATUM: AHD			

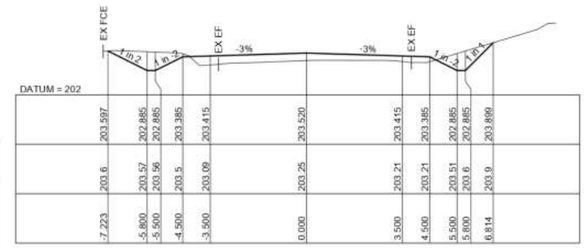
JOB No.:	PM742	ISSUE	A
SHEET No.	9 OF 18		
DOCUMENT No.:	D09		
STATUS:	PRELIMINARY		
REG. No.:	-		

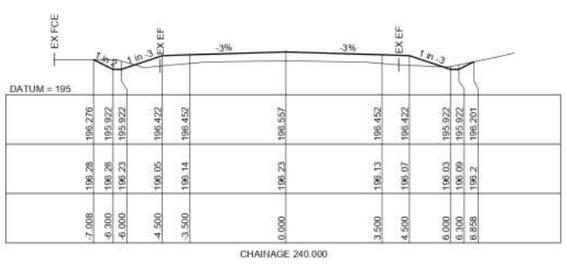


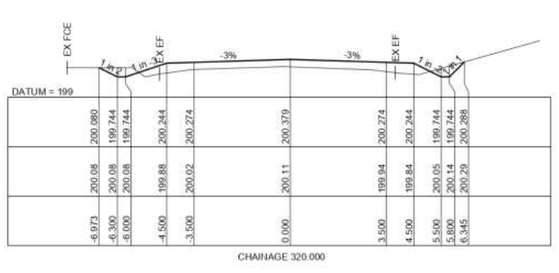


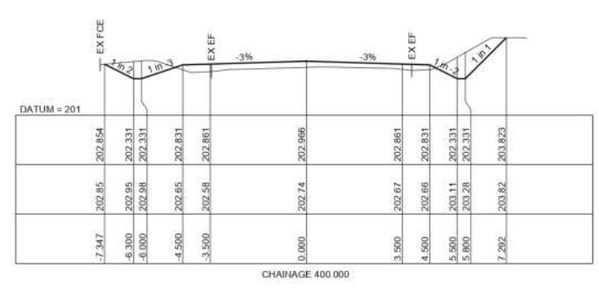


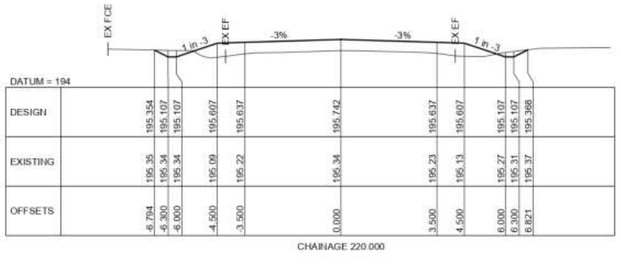


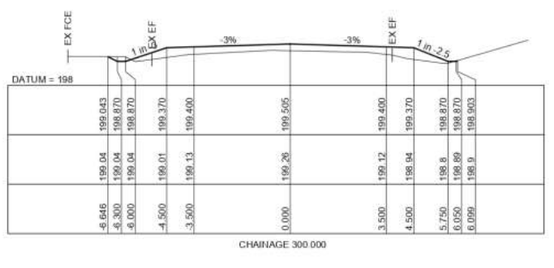


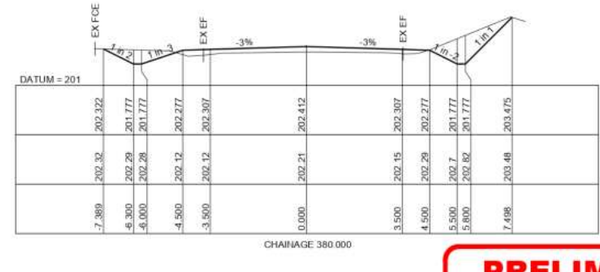












PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REVISION	AUTH	DATE
A	ISSUED TO CLIENT FOR REVIEW	Z.C	15/06/21

LG ES LOCAL GOVERNMENT ENGINEERING SERVICES
Pty Ltd ABN 64 055 099 557
Web: www.legs.com.au
Port Macquarie
71 Lord St, Port Macquarie NSW 2444
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Email: john@legs.com.au
Inverell
17 Byron Street, Inverell NSW 2360
Ph: 02-67225110
Email: andrew@legs.com.au

muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

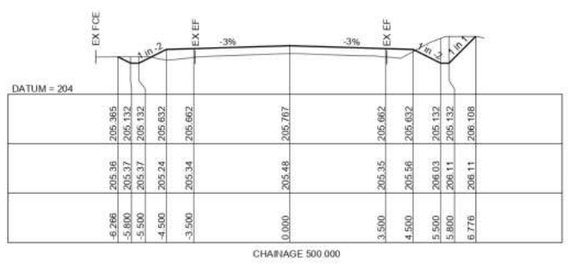
CROSS SECTIONS
SHEET 2 OF 10

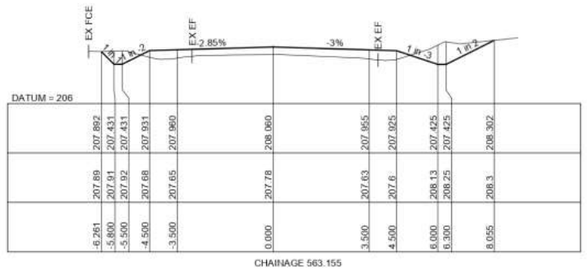
SCALES A1 ORIGINAL
0 1 2 4 6 8 10m
SCALE 1:100 @A1

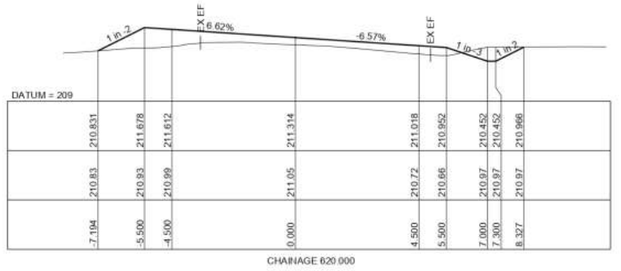
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DESIGNED	L.W	DATE	10/06/21
APPROVED	J.C	DATE	10/06/21
DATUM: AHD			

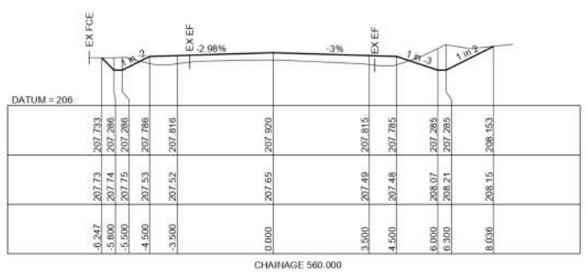
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DOCUMENT No.: D10
ISSUE: A
SHEET No.: 10 OF 18
STATUS: PRELIMINARY
REG. No.: -

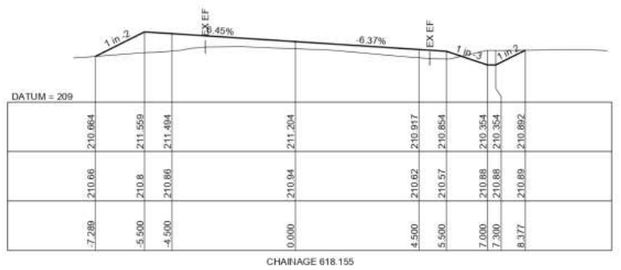


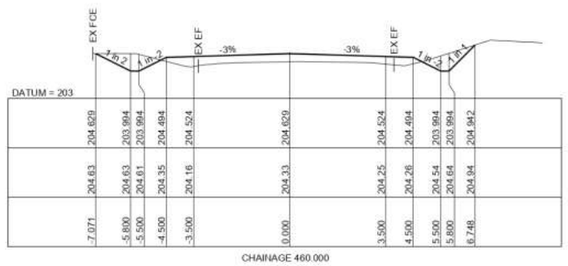




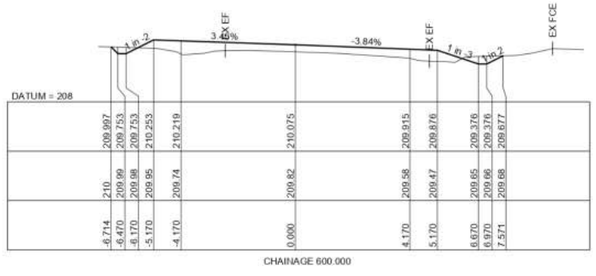


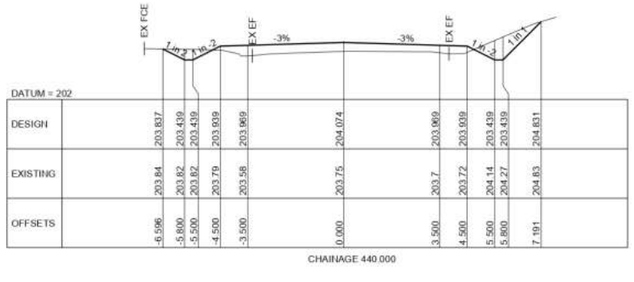
















PRELIMINARY
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LOCAL GOVERNMENT ENGINEERING SERVICES
Pty Ltd ABN 64 055 099 557
Web: www.legs.com.au
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muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

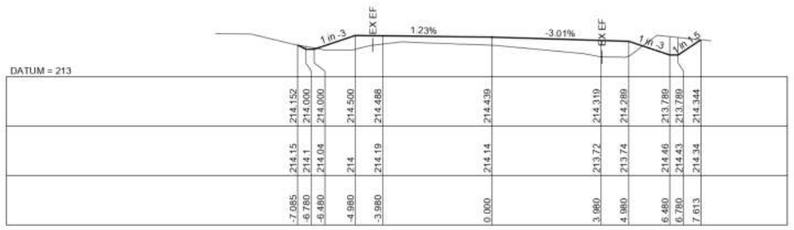
CROSS SECTIONS
SHEET 3 OF 10

SCALES: A1 ORIGINAL
0 1 2 4 6 8 10m
SCALE 1:100 @A1

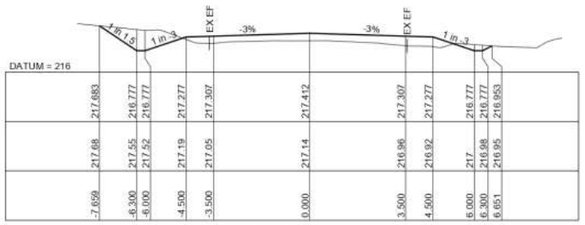
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DRAWN	Z.C	DATE	10/06/21
DESIGNED	L.W	DATE	10/06/21
APPROVED	J.C	DATE	10/06/21
DATUM: AHD			

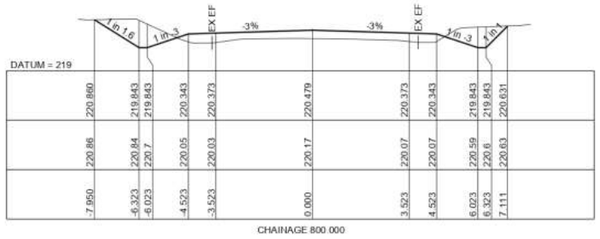
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SHEET No.	11 OF 18		
DOCUMENT No.:	D11		
STATUS:	PRELIMINARY		
REG. No.:	-		



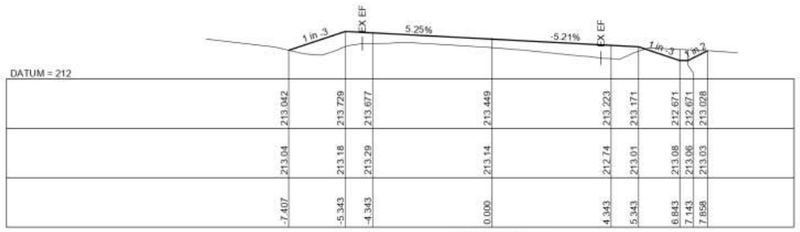
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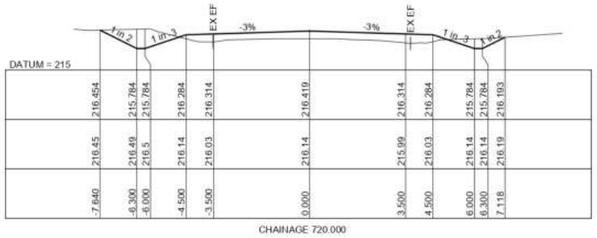
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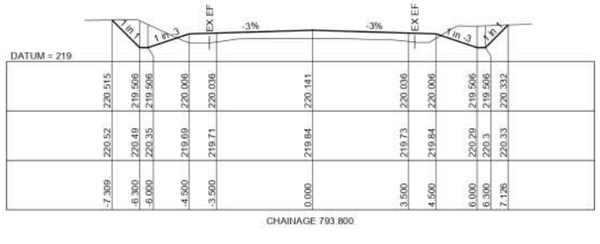
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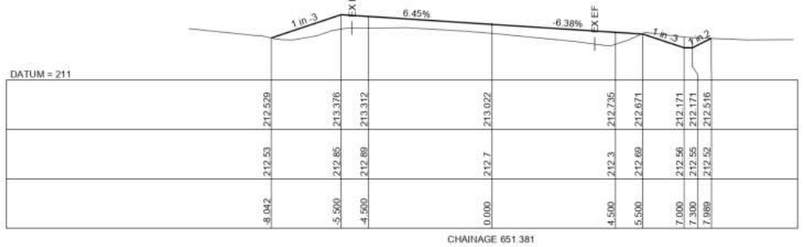
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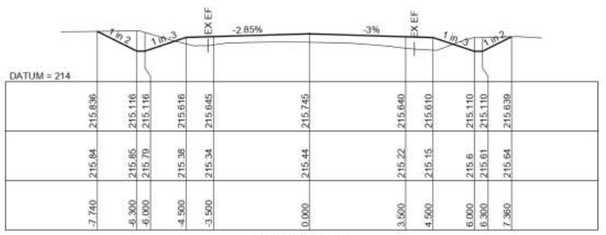
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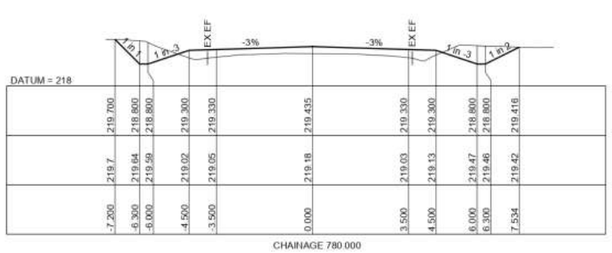
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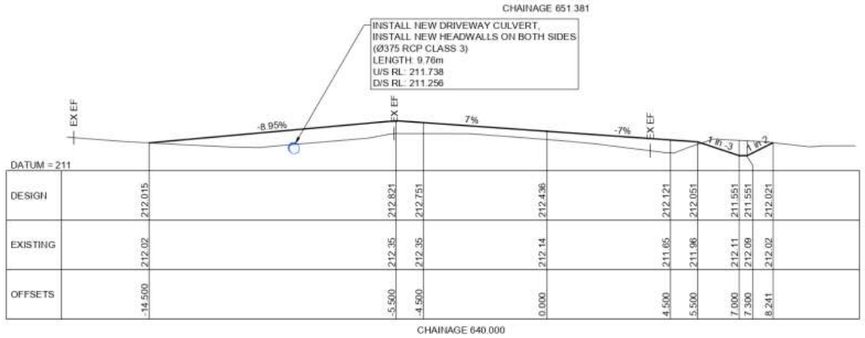
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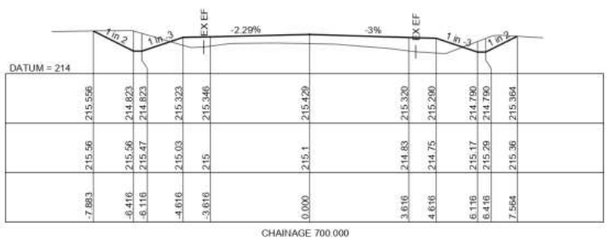
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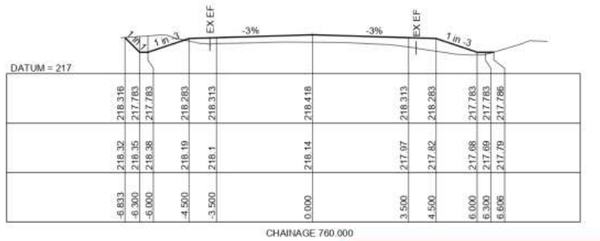
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CHAINAGE 640.000



CHAINAGE 700.000



CHAINAGE 760.000

PRELIMINARY
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ISSUE	REVISION	AUTH	DATE
A	ISSUED TO CLIENT FOR REVIEW	Z.C	15/06/21

LOCAL GOVERNMENT ENGINEERING SERVICES
Pty Ltd ABN 64 055 099 557
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muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

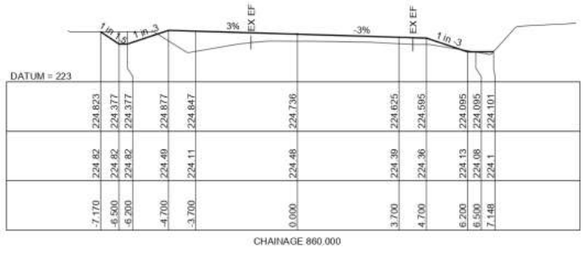
CROSS SECTIONS
SHEET 4 OF 10

SCALES: A1 ORIGINAL
0 1 2 4 6 8 10m
SCALE 1:100 @A1

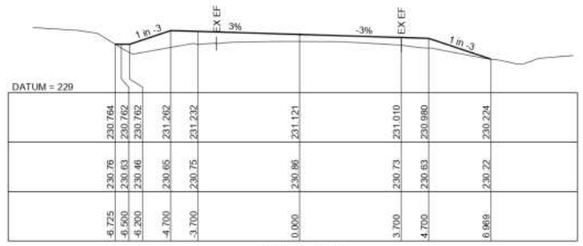
FILE NAME: PM742_D.dwg

DRAWN	Z.C	10/06/21
DESIGNED	L.W	10/06/21
APPROVED	J.C	10/06/21
DATUM: AHD		

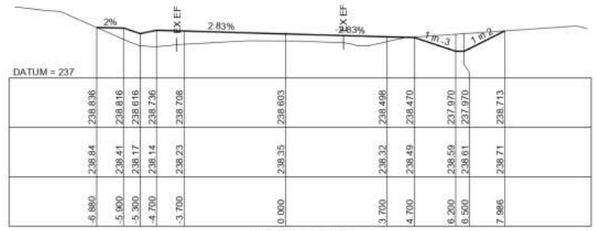
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DOCUMENT No.: D12
ISSUE: A
SHEET No.: 12 OF 18
STATUS: PRELIMINARY
REG. No.: -



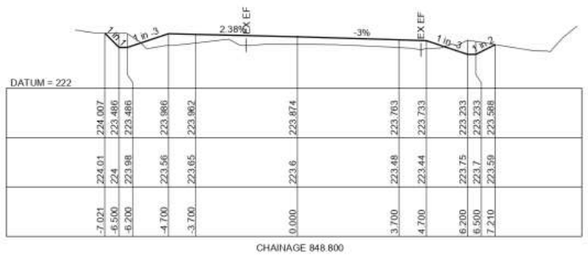
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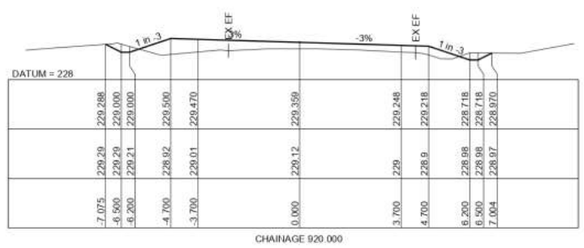
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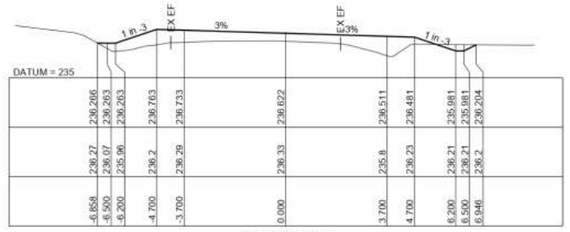
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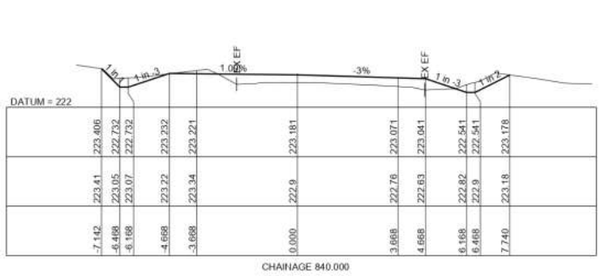
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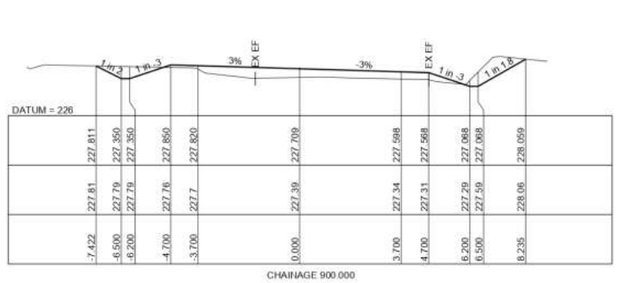
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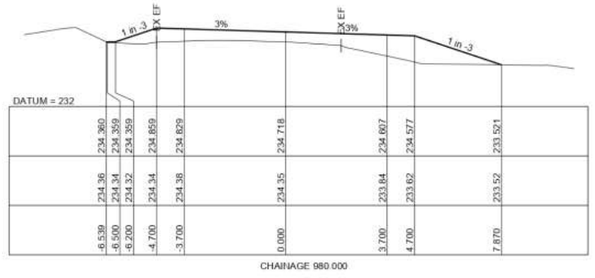
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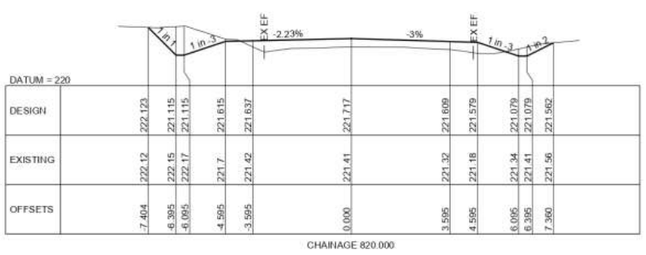
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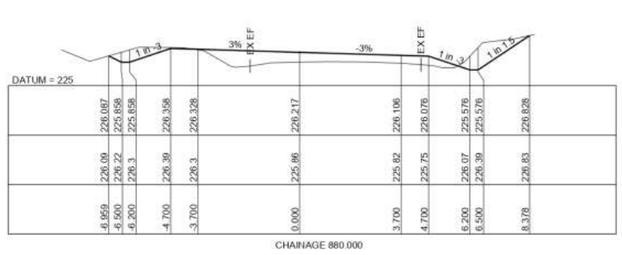
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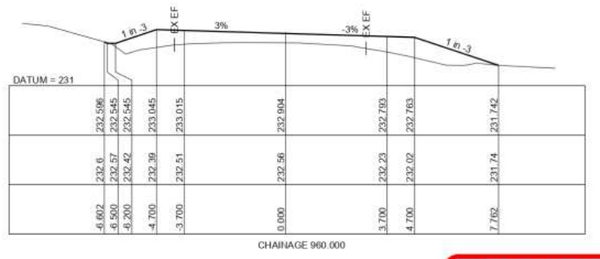
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CHAINAGE 820.000



CHAINAGE 880.000



CHAINAGE 960.000

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muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

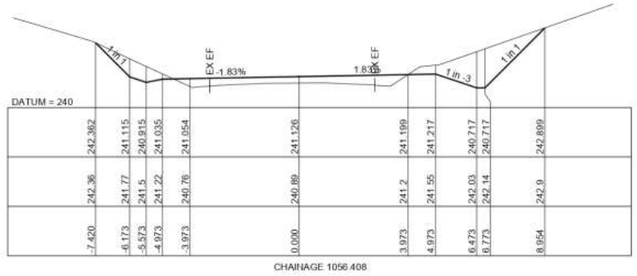
CROSS SECTIONS
SHEET 5 OF 10

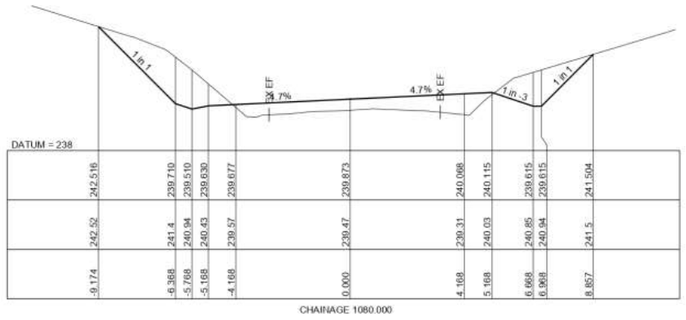
SCALES: A1 ORIGINAL
0 1 2 4 6 8 10m
SCALE 1:100 @A1

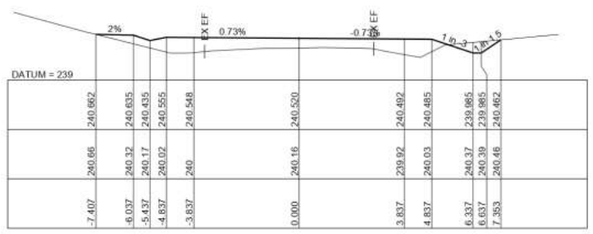
FILE NAME: PM742_D.dwg

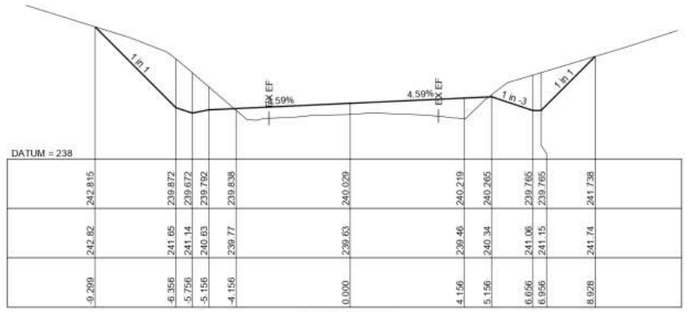
DRAWN	Z.C	DATE	10/06/21
DESIGNED	L.W	DATE	10/06/21
APPROVED	J.C	DATE	10/06/21
DATUM: AHD			

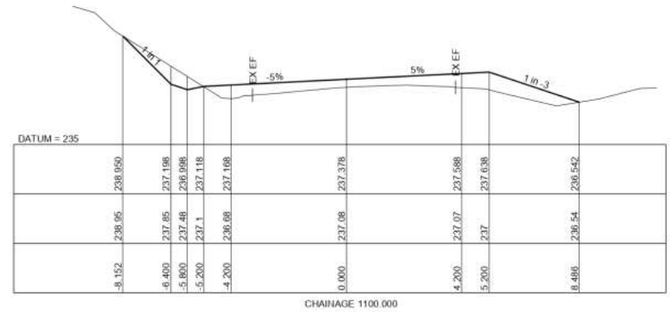
JOB No.:	PM742	ISSUE	A
DOCUMENT No.:	D13	SHEET No.	13 OF 18
STATUS:	PRELIMINARY		
REG. No.:	-		

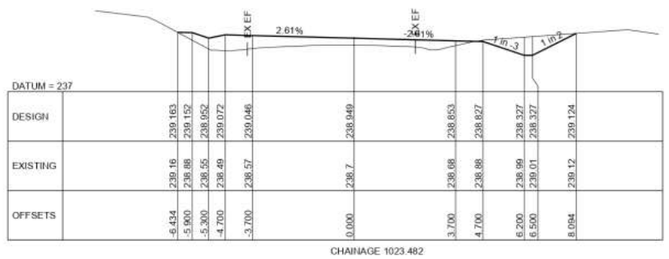


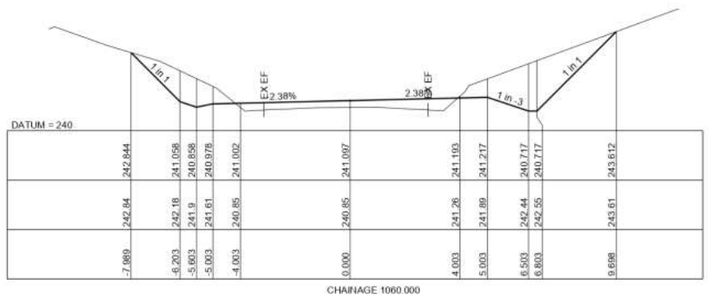


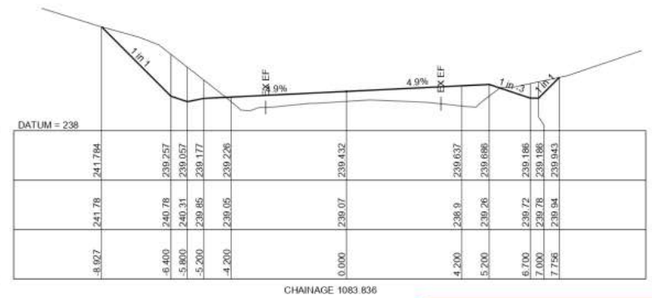












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muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

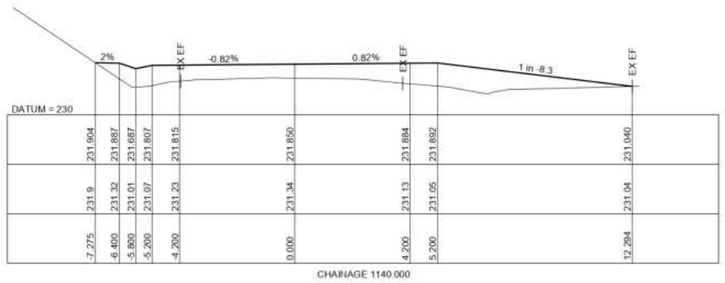
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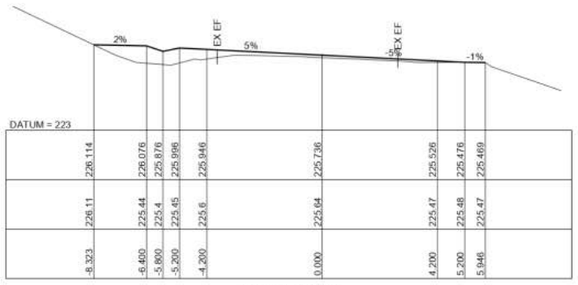
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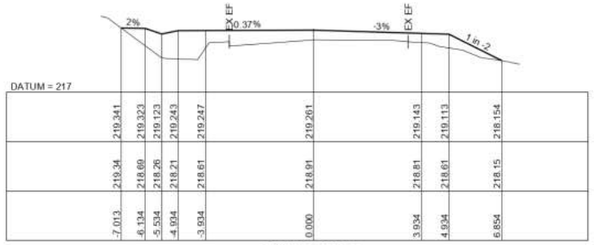
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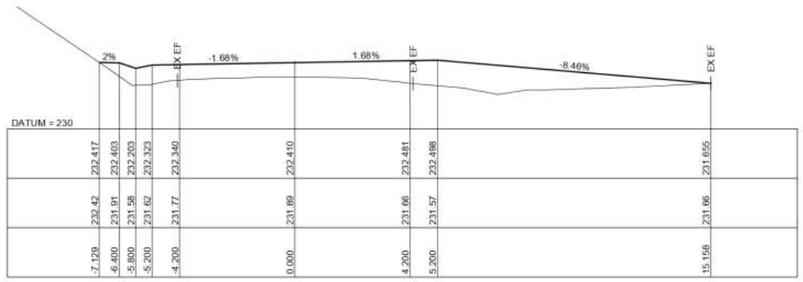
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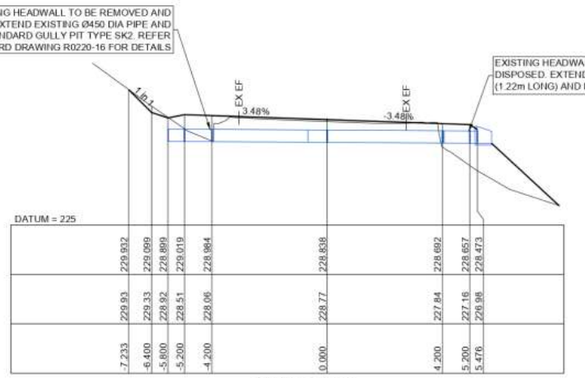
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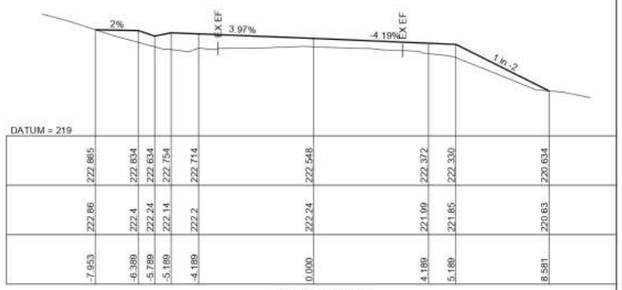
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EXISTING HEADWALL TO BE REMOVED AND DISPOSED. EXTEND EXISTING Ø450 DIA PIPE AND INSTALL NEW STANDARD GULLY PIT TYPE 5K2. REFER TO RMS STANDARD DRAWING R0220-16 FOR DETAILS.

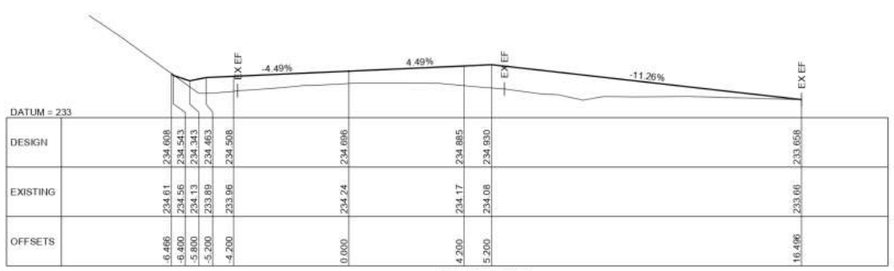
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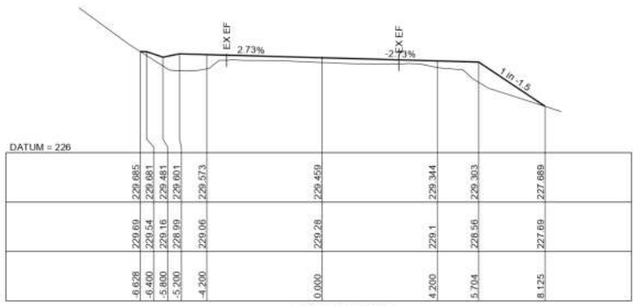
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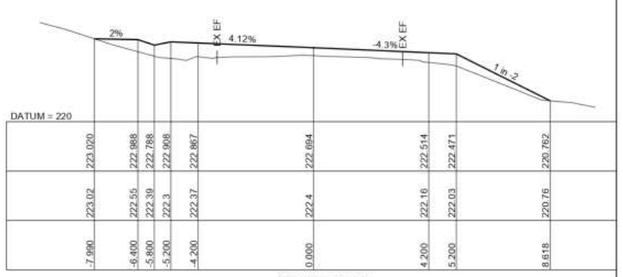
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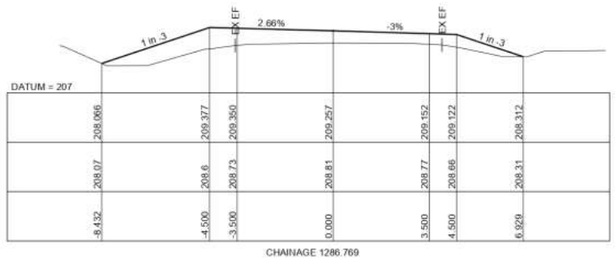
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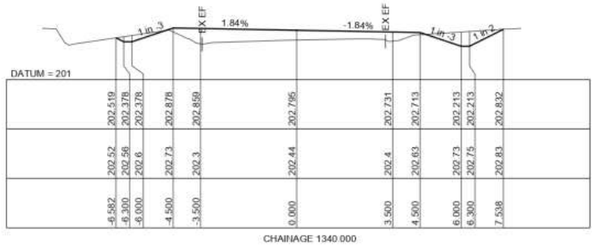
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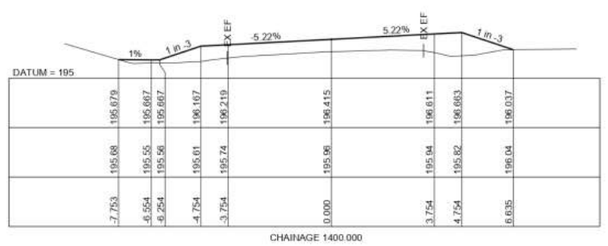
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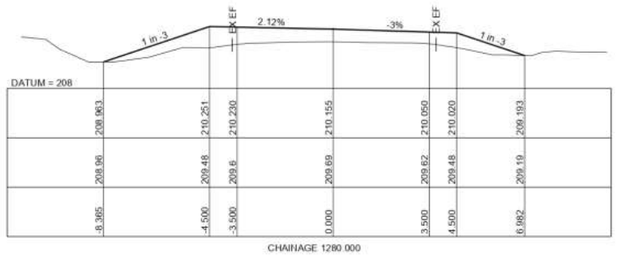
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DESIGNED	L.W	10/06/21
APPROVED	J.C	10/06/21
DATUM: AHD		

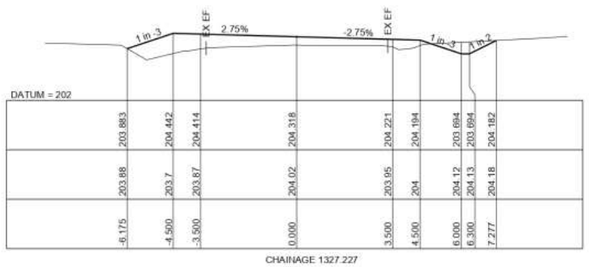
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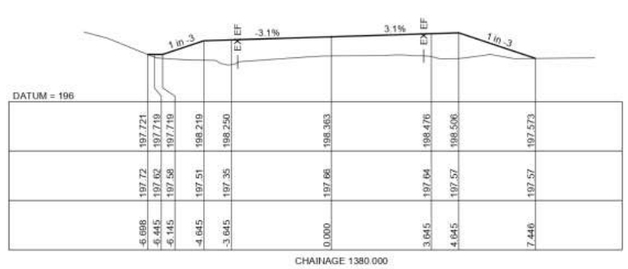


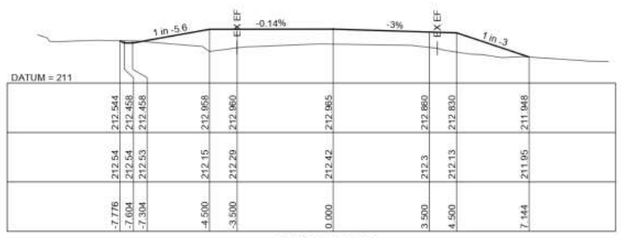


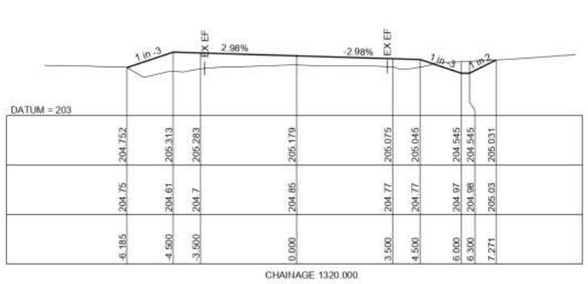


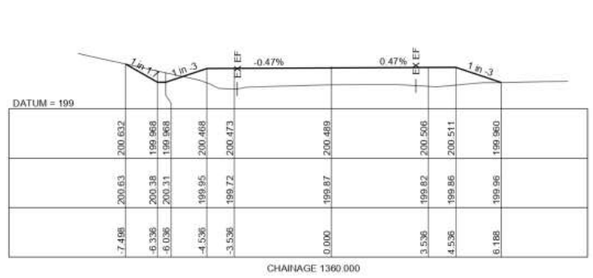


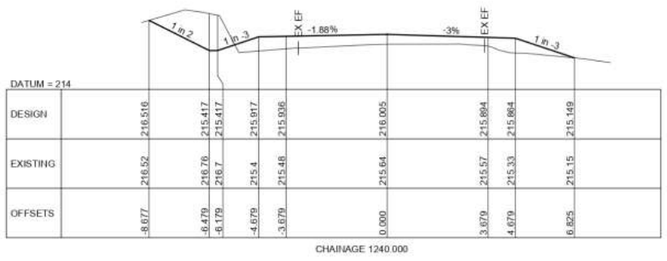


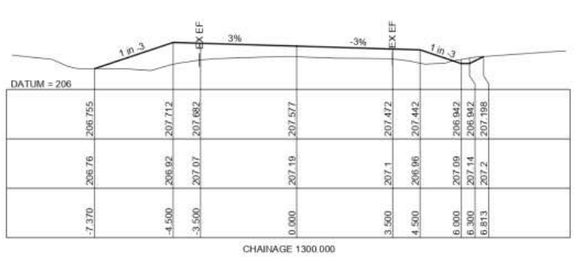


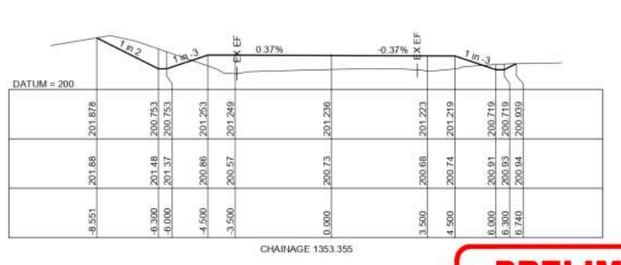












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muswellbrook shire council

CLIENT: MUSWELLBROOK SHIRE COUNCIL

PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

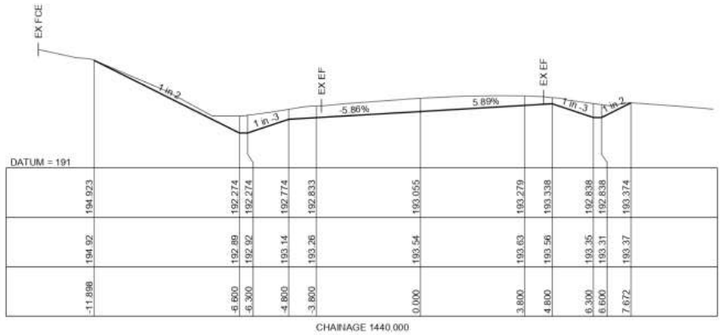
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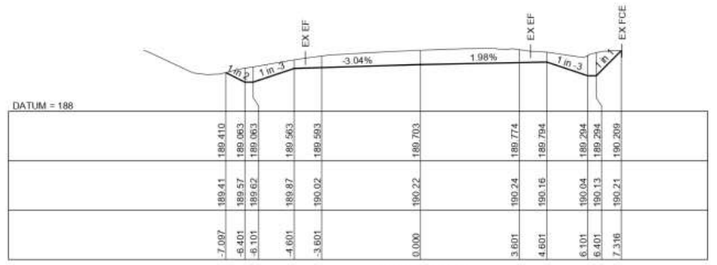
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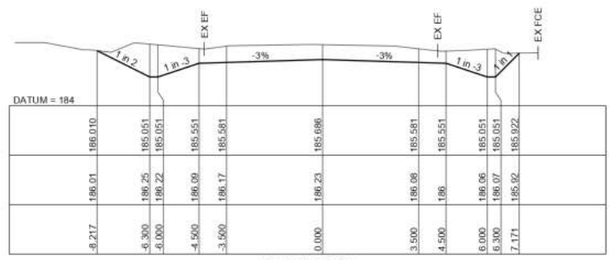
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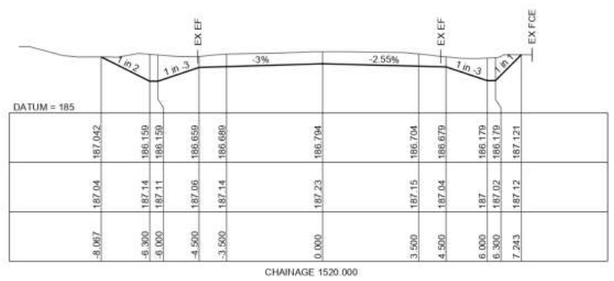
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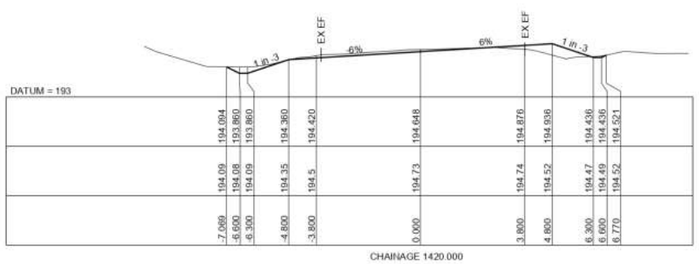
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SHEET No.: 16 OF 18
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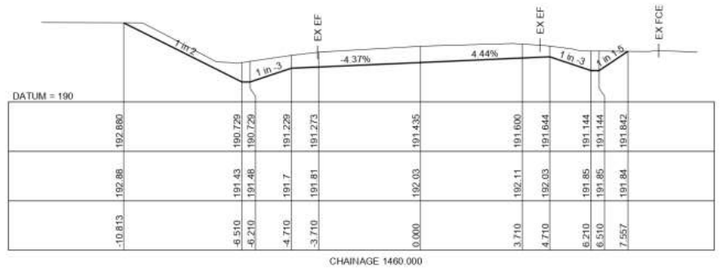


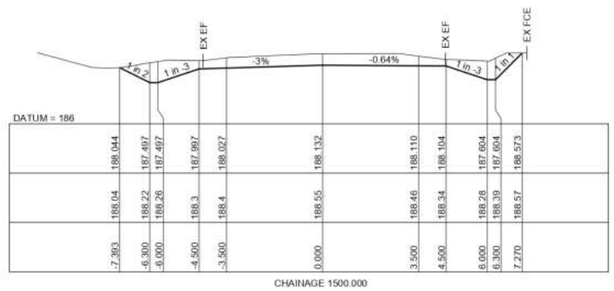


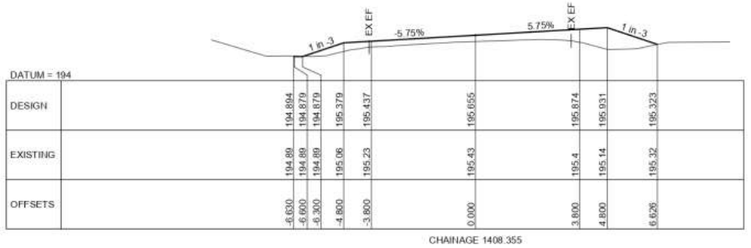


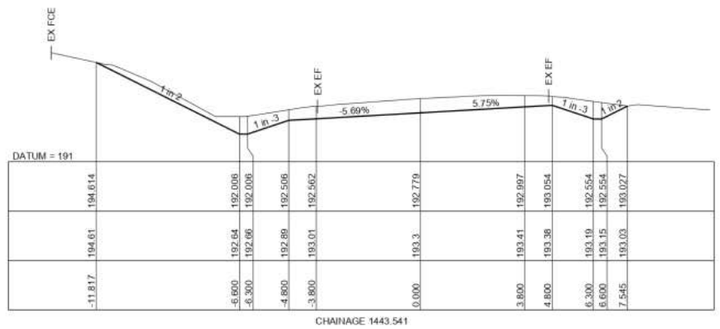


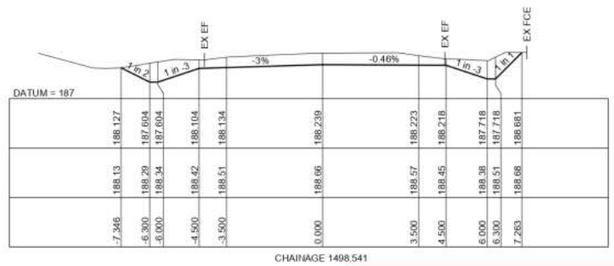












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PROJECT: YARRAWA ROAD UPGRADE (CH14km - CH16km)

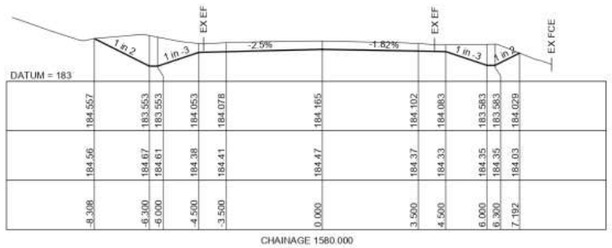
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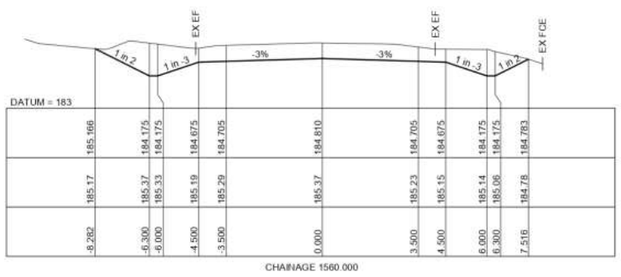
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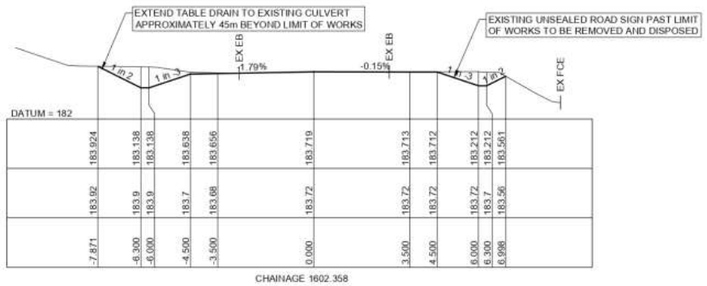
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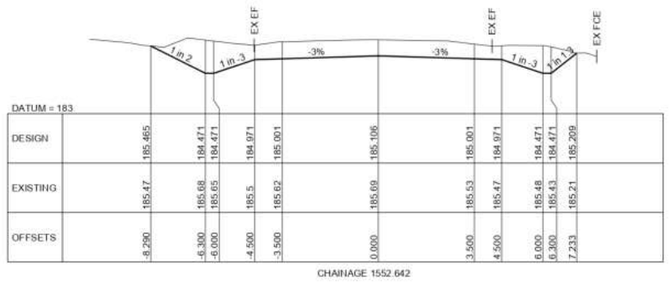
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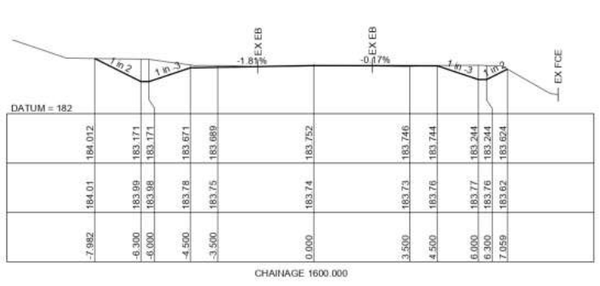
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ISSUE	A	
SHEET No.	17	OF 18
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CROSS SECTIONS
SHEET 10 OF 10

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ISSUE: A
SHEET No.: 18 OF 18
DOCUMENT No.: D18
STATUS: PRELIMINARY
REG. No.: -

11.6 MAJOR PROJECTS STATUS REPORT

Attachments: **A. CURRENT 2020-2021 CI Capital Works Hybrid**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Derek Finnigan - Deputy General Manager**

Community Plan Issue: ***Our community's infrastructure is planned well, is safe and reliable and provides required levels of service***

Community Plan Goal: ***Maintain and continually improve community infrastructure across the Shire.***

Community Plan Strategy: ***Implement prioritised (but responsive) rolling works program of maintenance.***

PURPOSE

The report provides a summary of the status of 2020-21 major projects updated to 22 June 2022.

OFFICER'S RECOMMENDATION

Council notes the information contained in the report.

Moved: _____ Seconded: _____

CONSULTATION WITH COUNCILLOR SPOKESPERSON

A copy of the report has been forwarded to the Mayor, Councillor Rush, the Deputy Mayor, Councillor Scholes, and the Councillor Spokesperson for Infrastructure, Councillor Woodruff, for review.

REPORT

The report is submitted for the information of Council in relation to the status of major projects.

FINANCIAL IMPLICATIONS

The projects included in the Major Projects Status Report are funded from Council's approved capital budgets.

OPERATIONAL PLAN IMPLICATIONS

Submission of the report complies with item 19.1.1 of the Operational Plan: 'Deliver the approved capital programme substantially on time, on budget and in accordance with relevant design and construction standards'.

PROJECT	PROJECT STAGE INVESTIGATION (I) DESIGN (D) CONSTRUCTION (C)	BUDGET FOR PROJECT	PLANNED START	PLANNED COMPLETION	PLANNED COMPLETION (EXTENDED)	ACTUAL START	ACTUAL COMPLETION	STATUS AS AT 22 JULY 2021
ROADS AND DRAINAGE								
Urban Road Renewal - Brook St (south) King to Carl St	F	$400,000	Aug-20	Dec-20		Aug-20	Dec-20	The project is complete.
Road Resealing Programme	C	$500,000	Aug-20	Dec-20		Aug-20	Jun-21	Resealing works have been completed in the urban sector. The programme for 2020-21 has been carried out.
Rural Road Regravelling	C	$348,291	Aug-20	Jun-21		Aug-20	Jul-21	Works have been undertaken on Wells Gully Road, Beggary Ck Road, Yarrawa Road, and Horseshoe Road.
Kerb and gutter replacement	F	$130,000	Aug-20	Dec-21		Aug-20	Nov-20	Program complete. Work completed in Mitchell St, Muswellbrook, to replace 130m K and G. Associated pavement rehabilitation works (Lorne Street to Francis Street). Works completed in Cabernet Street, Chablis Close, Casuarina Close, Lower William, Queen, McClintock Drive, Towarri Street, Cousins Street, Rutherford Road, and Carl Street.
Footpath and cycleway renewal programme	F	$150,000	Aug-20	Dec-21		Aug	Nov-20	Program complete. Works completed include Northerly Close, Brook Park, Bridge Street, Casuarina Close, Hunter Park, and King Street.
New footpath programme	C	$1,547,955	Apr-21	Jun-21		Jan-21		Works planned post construction of signalised intersection at Thompson Street. The section of footpath identified for construction links the existing path adjacent to Muswellbrook Golf Club, Bell Street, to the new traffic lights. Additional funding has been received from the Active Transport Program for footpaths to be constructed in nominated locations to access Muswellbrook High and Public School. Footpath construction has been undertaken in Cook Street, Newman Street, Roger Street, Semillon Street and King Street with works continuing in King St between William and Brook, Brecht and in Karoola Park. These works are currently in progress.
Safety devices programme	C	$135,000	Aug-20	Dec-20		Jul-20	Jun-21	Works carried out on targeted locations at Bylong Valley Way.
Mangoola Culvert Replacement	F	$500,000	Aug-20	Oct-20		Nov-20	Feb-21	The project has been completed.
TfNSW Repair Programme 1.6km Bylong Valley Way	F	$695,000	Mar-21	Jun-21		Nov-20	Dec-20	Project complete.
Sandy Creek Road Curve Improvements	C	$742,448	Oct-20	Jun-21		Oct-20	Jun-21	Safety improvement works carried out in compliance with the project specification. Council has been awarded an additional $322,928 by the NSW Government for the completion of the work,
Rosemount Rd Culvert	C	$425,000						The Rosemount Road culvert replacement project will be the subject of a discrete report to Council. Estimation is currently being undertaken to inform the potential cost of the project.
Denman Masterplan	F	$1,191,649	Jul-20	Jun-21		Jul-20	Feb-21	Project Complete.
Hunter Beach	I & D	$2,878,646	Jul-20	Mar-21	Mar-22			Council has endorsed a concept design for the project. No tenders were received in the first round of tendering. Separate engagement with Soil Conservation Services for embankment works and weed eradication has been carried out. Project to be separated into discrete projects that may be more attractive to a range of qualified and experienced tenderers. Tenders to be resubmitted. An extension of the funding deadline has been provided to 31 March 2022.
Rosebrook Bridge Replacement	D & C	$1,633,500						Investigations and design works underway. The project is fully grant funded.
Thompson St Signals	I & D	$1,473,409	Sep-20	Jun-21				Tenders received and negotiations with preferred tenderer complete. WAD received from TfNSW, with Principal Contractor, Project Verifier and Road Safety Auditor engaged. Stage 3 Road Safety Audit report received. The design was submitted to TfNSW by the Project Verifier and has been reviewed by TfNSW who have required changes to the pavement design. The drawings have been amended in accordance with TfNSW requirement. The project will commence upon granting of approval by TfNSW.
Wilkinson St Bridge	I & D	$1,104,205	Dec-20	Dec-21		Sep-20		Concept options for a design and construct Tender, endorsed at September Council meeting. Tender advertised 4 November 2020 and pre tender meeting on 24 November. Tenders received and reported to the 2 February 2021 Extra Ordinary Council Meeting. The hydraulic assessment has been undertaken to guide the final design.
Edderton Road Safety Upgrade	C	$2,564,535	Nov-20	Apr-22		Feb-21		KCE Pty Ltd are engaged to undertake the construction. Construction has commenced with clearing, culvert extensions, earthworks and subgrade preparation at the southern end of the limit of works undertaken. Subbase construction is being undertaken. Works are progressing well with the program submitted being a 14-month project, expected to be completed in April 2022.
Hebden Road 3.85 - 4.95km	F		Sep-20	Oct-20		Sep-20	Dec-20	Project complete.
Kayuga Road 3.3-5.3km rehab failures	C		Aug	Dec		Aug-20	Jan-21	Project complete.
Williams Bridge Replacement	F		Aug-20	Dec-20		Oct-20	Dec-20	Project Complete with bridge opened to traffic 17 December 2020. Works to remove the side-track have been undertaken.
Heavy Patching	C	$287,500	Jul-20	Jun-21		Jul-20	Jun-21	Works have been carried out at Hill St, Sowerby St and Brook St, Scott St, Hunter Terrace and William St.
Yarrawa Road Improvements	I & D	$5,000,000	Dec-20	Oct-21		Dec-20		Consultant has been engaged for the design works, which include a Road Safety Audit of the route. The survey, and geotech works have been undertaken to inform the design. Design works are continuing with the IFC drawings scheduled to be received by Council in June 2021. A concept design report will be submitted to the 29 June 2021 Ordinary Council Meeting.
Rural Road Renewal	C	$553,397	Apr-21	Jun-21				Work has commenced on site at Widden Valley Road. This programme of work is fully grant funded.
WORKS, PROPERTY & BUILDING SERVICES (WP&BS)								
Denman Children Centre	D & C	$620,000	Jun-18	Mar-20		Jun-18		DA 99/2018 approved May 2019. Staff have engaged with Denman Children's Centre to progress the project. Denman Children's Centre has been provided with a draft Memorandum Of Understanding. Meeting held Tuesday, 9 March 2021. Council has received in principle agreement to the draft MOU and sent final copy for execution.
Denman Heritage Village	D & C	$250,000	Feb-19					Deed for Heritage items executed. Denman Heritage Museum Advisory Committee progressed the concept design with Council representatives to Development Application approval at the 22 December 2020 Ordinary Council meeting. The Committee is seeking grant funding to advance this project. In close consultation with the Committee a Business Plan has been prepared.
Denman Lookout Nature Trail - Reg Thornton Memorial Drive	C	$207,000	Jun-19	Aug-20	Feb-20	Jul-19		Trail complete, artwork for signs being finalised.
Muswellbrook Animal Shelter (3910.5587)	D & C	$2,500,000	May-19	Mar-20	Jun-21	Dec-19		DA approval provided at October Ordinary Council meeting. A design and construction tender was called and closed Thursday, 4 February and was reported to the 23 February 2021 Ordinary Council meeting. Letter of Award issued to contractor. Site established and stakeholder meeting held 27 April. Design has been amended and awaiting review.

PROJECT	PROJECT STAGE INVESTIGATION (I) DESIGN (D) CONSTRUCTION (C)	BUDGET FOR PROJECT	PLANNED START	PLANNED COMPLETION	PLANNED COMPLETION (EXTENDED)	ACTUAL START	ACTUAL COMPLETION	STATUS AS AT 22 JULY 2021
Muswellbrook Aquatic Centre (3700.5442)	**C**	**$6,825,524**	Nov-18	Oct-19	Mar-21	Nov-18		Early works including site investigation, demolition, geotechnical and preliminary construction works are complete. Construction certificates are in place for all stages. Water play concepts ordered. Plumbing commenced for Indoor Pool and Balance Tanks line. Entrance footings and piles complete. LTS and water play slabs poured. Installed slab services to the balance tanks and detailed excavation for the entry kiosk, and stripped formwork for the pools. Structural steel installation near completion.
Muswellbrook Aquatic Centre - Outdoor Pool	**D & C**	**$1,500,000**	Aug-20	Dec-20	Jan-21		Jan-21	Outdoor pool works walls, guttering and return pipe work complete. Concreting of the floor and waterproofing are complete. Shade structure and light poles are installed. Completion of tiling hindered by wet weather but work continued over Christmas period. All works complete with adjustments to operation of plant to accommodate changes in volume of water. Pool has been prepared.
Muswellbrook & Denman Indoor Sports Centre - Insulation & Amenities	**D&C**	**$299,250**						Works will commence in new FY and following execution of grant funding agreements.
Regional Entertainment and Conference Centre (3690.5433)	**D**	**$15,000,000 (Est)**	Dec-18	Dec-22		Dec-18		Options on the treatment of the Possum Gully stormwater culvert are being investigated and a second concept is prepared for an improved path for drainage. Architect has reviewed overall design to be within funding envelopes and has lodged Development Application. Cost estimate for precinct works informed Precinct Capital Expenditure Review reported to the 2 February 2021. An EOI was called for contractors prepared for construction to facilitate selective tender and early contractor engagement. Tenders called Monday, 17 May and close Friday, 2 July.
Upper Hunter innovation Precinct Stage 2 (3690.6438) (Includes Innovation Hub and Weidmann Café)	**D & C**	**$6,500,000**	Jul-19	Sep-20	Jun-21	Jul-19		Construction tender called Monday, 26 October. Tender was called to be reported to November Council meeting. Request to extend tender approved. Tender closed 14 December. Addendum provided to ensure that Loxton House works is staged and is completed by 1 July 2021. Tender reported and considered at 22 December 2020 Ordinary Council meeting. Further tender responses and options prepared and reported to February Extraordinary Council meeting. Negotiations complete and construction tender awarded. Site establishment has commenced. Demolition works are complete.
Commercial Building	**D**	**$95,000**	Oct-19	Feb-20	Dec-20	Jul-19	Dec-20	Pre-DA meeting held. Heritage consultant report received. All DA documentation completed and ready to be lodged in December, subject to approval of budget in relation to the QS estimate received. Design project complete.
Victoria Park and Cemetery Improvements	**C**	**$517,613**	Dec-18	Feb-19		Jan-19	Jan-21	Field 1 outfield is complete with minor works on cricket wicket carried out. The field is being used for winter sport.
Arts Centre Conservatory	**D & C**	**$100,000**	Nov-18	Feb-20	Mar-21	Nov-18		Architect has consulted with heritage advisor to inform design development and draft concepts received. Design being progressed relies on glazing existing structure. Advice will be sought on a planning pathway following some further changes including recommendations on painting. Meeting held with architect on site Wednesday, 31 March. Further design work underway and heritage architect engaged for recommended palette.
Relocation of Council Administration Centre	**D & C**	**$1,200,000**	Mar-19	Dec-19	Oct-20	Mar-19	Oct-20	All areas are now occupied.
Community Infrastructure Depot	**D & C**	**$220,000**	May-19	Jun-21	Dec-21	Jul-19		Two submissions received for the RFQ for Principal Design Consultant and both were above allocated budget. RFQ brief was revised and reported to the December 2020 Ordinary Council meeting. Preliminary design workshop held with Works staff. Architect awarded design construction. Development Application expected in August.
Muswellbrook Indoor Sport and Youth Centre	**D**	**$30,000**	Oct-19	Dec-20		Oct-19		Upper Hunter Youth Services was awarded Stronger Country Community grant funding of $500k. Stakeholder consultation and preliminary design progressing to development application. Surveying and final documentation being prepared. DA being prepared for lodgement.
WP&BS - Olympic Park Master Plan								
Olympic Park - Grandstand & Amenities	**D**	**$900,000**	Mar-20					Design consultant engaged. Three concept designs have been developed and user groups consultation has taken place. Changes to design currently being discussed. QS has been received. Architect has amended design for stakeholder consultation. This included relocation of timekeeper and internal stairs.
Olympic Park - Intelligent Lighting	**D**	**$124,313**	Mar-20	Dec-20				Specification placed on Vendor Panel (no submissions) and subsequent RFQ received were over $150k. Tenders called and received and being assessed.
WP&BS - General Recreation Programme 2020-2021								
Highbrook Park Grandstand	**D&C**	**$30,000**						Contract has been awarded for completion before end of FY.
Volunteer Park - New Playground	**D&C**	**$40,000**						Project complete. New playground installed.
Topdressing of Sports Fields	**C**	**$45,000**	Nov-20	Dec-20		Dec-20	Dec-20	Project complete.
Indoor Sports Centre - Outdoor Table Tennis Table	**D&C**	**$15,000**						Table tennis has been ordered and will be located at Highbrook Park.
Weeraman Fields - Field Lighting	**D&C**	**$20,000**						Difficulty in sourcing lights but installation is part complete.
WASTE								
Leachate Dam	**D&C**	**$500,000**						Design and Construction Cost Estimates complete ($500,000). Biodiversity Assessment RFQ issued and required prior to Development Application.
WATER								
Asbestos Removal Old WTP	**C**	**$372,664**	Jul-20	Dec-20		Jul-20	Dec-20	Works completed.
Mains Renewal & Replacement	**D/C**	**$697,955**	Jul-20	Jun-21		Jul-20		Works are currently in progress at Sowerby Street and Hill Street. The works will continue into the first quarter of 2021-22.
Reticulation - Rail Underbring Rail Crossing Water Mains	**C**	**$225,325**	Jul-20	Dec-20			Dec-20	Works completed.
System Plant Asset Renewals	**I**	**$201,474**	Jul-20	Jun-21		Jul-20	Jun-21	MWTP No 1 High Lift Pump - ordered and old pump removed. Clarifier Hood - measurement work has commenced, may need laser scanning to confirm fit into concrete structure. Order placed for Citect transfer and upgrade. Recarb Panel installation complete.
Muswellbrook Fluoride Plant Upgrade	**D**	**N/A**	Jul-20	TBC				DPIE has responded with a design change to improve operability and reliability. Scope changed and being reviewed. Cost estimate to be reviewed and agreement sought from Dept Health. A report will be provided to Council once complete. The cost of carrying out the Fluoride Plant Upgrade will be fully reimbursed to Council by NSW Health.
SEWER								
Mains Renewal & Relocation	**D**	**$471,316**	Jul-20	Jun-21		Jul-20	Jun-21	Manhole replacement carried out at the intersection of Maitland Street and Rutherford Road and at other sites in the Muswellbrook urban area. During 2020-21, work focused on repair and renewal of access points.

PROJECT	PROJECT STAGE INVESTIGATION (I) DESIGN (D) CONSTRUCTION (C)	BUDGET FOR PROJECT	PLANNED START	PLANNED COMPLETION	PLANNED COMPLETION (EXTENDED)	ACTUAL START	ACTUAL COMPLETION	STATUS AS AT 22 JULY 2021
Transportation System Improvement	**I**	**$1,600,000**	Jul-20	Jun-21				SPS1 Replacement - Geotech & solid classification has been performed to allow planning for excavated material management and improve tendering accuracy based on actual ground conditions. Investigation works also include potential for existing infrastructure to be reused/repurposed.
Sewer Pump Station - Denman	**I**	**$107,625**	Jan-21	Jun-21				Investigation Phase - Pump sizing to be reviewed, may be able to utilise SPS1 Pumps when removed/ replaced. SCADA Improvements being scoped.
System Plant Asset Renewals	**I**	**$275,090**	Jul-20	Jun-21		Jul-20	Jul-21	Denman No2 Aerator. Denman Electrical Panel Upgrade. SPS5 Pump has been replaced. Electrical Panels SPS7; RWTW Minor Improvements and optimisation; SPS13 Pump replacement completed 3/12; Denman SPS Electrical Panel Upgrade.

12 CORPORATE AND COMMUNITY SERVICES

12.1 2021/2022 COUNCILLOR FEES

Attachments: **A. LGRT 2021 Annual Determination⇩**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Michelle Sandell-Hay - PA to the General Manager**

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Appropriate matters are reported to Council in a timely manner in accordance with the Financial Control and Reporting Policy.***

PURPOSE

The Local Government Remuneration Tribunal has released its report and determination of Mayoral and Councillor fees for 2021/22.

OFFICER'S RECOMMENDATION

Council

1. **Note the 2021 Annual Determination of the Local Government Remuneration Tribunal.**
2. **Approve the annual fee of $9,370 or $12,400 for Councillors for 2021/2022; and**
3. **Approve an additional fee of $9,980 or $27,060 for the position of Mayor for 2021/2022.**

Moved: _____ **Seconded:** _____

BACKGROUND

The Local Government Remuneration Tribunal makes an annual determination setting fees for Councillors according to the category of council.

CONSULTATION

Chief Financial Officer

REPORT

The Local Government Remuneration Tribunal has made its determination under section 239 and 241 of the *Local Government Act* 1993 for the annual fees payable to Mayors and Councillors effective from 1 July 2021.

As in previous years, the Tribunal has rejected Council's submission that it be re-categorised, with the Tribunal confirming Council's designation as a "rural" council. The Tribunal's determination for 2021 was made in the context of the economic response to the COVID-19 pandemic and reflects the NSW Government's wages policy. Whilst the Tribunal was able to recommend an increase up to a maximum of 2.0% for the year which was in line with the rate peg set for NSW Councils and the 2.0% increase for employees under the Local Government (State) Award 2020, noting:

> *Submissions that addressed fees sought an increase of 2.5 per cent or greater. These submissions raised similar issues to warrant an increase which included the significant*

workload, responsibilities, capabilities, duties and expanding nature of mayor and councillor roles. Some submissions also suggested that an increase in remuneration may assist in improving the diversity of potential candidates.

The Tribunal's recommendations for remuneration for Council members in the rural category for 2021/22 are listed below:

Council category	Councillor Annual Fee		Mayor Additional Fee	
	Minimum	Maximum	Minimum	Maximum
Rural	$ 9,370	$12,400	$ 9,980	$27,060

The fee set in 2020/21 for Muswellbrook Shire Council was $12,160 for Councillors with an additional fee of $26,530 for the Mayor. These fees were set at the top of the recommended range as Muswellbrook Shire is amongst the larger councils in the rural category.

OPTIONS

Should Council not fix a fee, Council must pay the minimum fee determined by the Local Government Remuneration Tribunal.

CONCLUSION

Council has previously endorsed the payment of fees to the maximum allowable by the Local Government Remuneration Tribunal, which reflects the level of activity Councillors perform as members of one of the larger councils in the rural category.

SOCIAL IMPLICATIONS

Not applicable.

FINANCIAL IMPLICATIONS

The budget amount required based on this Report, inclusive of fees payable for the Mayor and 12 Councillors is $122,420 (minimum) or $175,860 (maximum). The total amount budgeted for 2021/22 Mayor and Councillors' fees is $180,296 which will be amended following the adoption of this Report.

POLICY IMPLICATIONS

Not applicable.

STATUTORY IMPLICATIONS

Sections 248 and 249 of the *Local Government Act* 1993 require councils to fix and pay an annual fee to councillors based on the determination of the Local Government Remuneration Tribunal.

LEGAL IMPLICATIONS

Not applicable.

OPERATIONAL PLAN IMPLICATIONS

Aligns with 2021/22 Operational Plan Action 24.2.11 Provide support services for the elected Council and executive.

RISK MANAGEMENT IMPLICATIONS

Not applicable.

Local Government Remuneration Tribunal

Annual Report and Determination

Annual report and determination under sections 239 and 241 of the Local Government Act 1993

23 April 2021

NSW Remuneration Tribunals website

Local Government Remuneration Tribunal

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Local Government Remuneration Tribunal

Executive Summary

The *Local Government Act 1993* (the LG Act) requires the Local Government Remuneration Tribunal (the Tribunal) to report to the Minister for Local Government by 1 May each year on its determination of categories of councils and the maximum and minimum amounts of fees to be paid to mayors, councillors, and chairpersons and members of county councils.

Categories

The Tribunal found the allocation of councils into the current categories appropriate. Criteria for each category is published in Appendix 1. These categories have not changed further to the extensive review undertaken as part of the 2020 review.

Fees

The Tribunal determined a 2 per cent increase in the minimum and maximum fees applicable to each category.

Local Government Remuneration Tribunal

Section 1 Introduction

1. Section 239 of the LG Act provides that the Tribunal determine the categories of councils and mayoral offices and to place each council and mayoral office into one of those categories.
2. Section 241 of the LG Act provides that the Tribunal determine the maximum and minimum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils for each of the categories determined under section 239.
3. Section 242A (1) of the LG Act, requires the Tribunal to give effect to the same policies on increases in remuneration as those of the Industrial Relations Commission.
4. However, the Tribunal can determine that a council be placed in another existing or a new category with a higher range of fees without breaching the Government's wage policy as per section 242A (3) of the LG Act.
5. The Tribunal's determinations take effect from 1 July in each year.

Section 2 2020 Determination

6. Section 239 of the LG Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years.
7. The Tribunal undertook an extensive review of the categories and allocation of councils into each of those categories as part of the 2020 review.
8. Like the review undertaken in 2017, the Tribunal examined a range of statistical and demographic data and considered the submissions of councils, Local Government NSW (LGNSW) and Regional Cities NSW.
9. The Tribunal determined to retain a categorisation model which differentiates councils primarily based on their geographic location and the other factors including population, the sphere of the council's economic influence and the degree of regional servicing.
10. The categories of general purpose councils were determined as follows:

Metropolitan	**Non-Metropolitan**
• Principal CBD	• Major Regional City
• Major CBD	• Major Strategic Area
• Metropolitan Large	• Regional Strategic Area
• Metropolitan Medium	• Regional Centre
• Metropolitan Small	• Regional Rural
	• Rural

11. Given the impact of the bushfires and the COVID-19 pandemic on the state and federal economies and wellbeing of communities, the Tribunal determined no increase in the minimum and maximum fees applicable to each existing category.
12. The Determination was made on 10 June 2020 in accordance with the Local Government (General) Amendment (COVID-19) Regulation 2020 which extended the

time for making of the determination to no later than 1 July 2020.

13. On 10 August 2020 the Tribunal received a direction from the Minister for Local Government, the Hon Shelley Hancock MP, to review the categorisation of Bayside Council. The Tribunal found that Bayside met the criteria to be classified as Metropolitan Large – having both a resident and non-resident working population (minimum 50,000) exceeding 200,000.
14. The Tribunal's 2020 determination was amended by the special determination on 17 August 2020 for Bayside Council be re-categorised as Metropolitan Large for remuneration purposes with effect from 1 July 2020.

Section 3 2021 Review

2021 Process

15. The Tribunal wrote to all mayors or general managers and LGNSW in February 2021 to advise of the commencement of the 2021 review and invite submissions. This correspondence advised that the Tribunal completed an extensive review of categories in 2020 and as this is only required every three years, consideration would be next be given in 2023. Submissions received requesting to be moved into a different category as part of the 2021 review would only be considered were there was a strong, evidence-based case.
16. Eighteen submissions were received – seventeen from individual councils and a submission from LGNSW. It was not possible from some submissions to ascertain if they had been council endorsed. The Tribunal also met with the President and Chief Executive of LGNSW.
17. The Tribunal discussed the submissions at length with the assessors.
18. The Tribunal acknowledged difficulties imposed by COVID19 and, on some councils the bushfires and floods.
19. Submissions from councils in regional and remote locations that raised the unique challenges experienced by mayors and councillors which included difficulties with connectivity and the travel required in sometimes very difficult circumstances were also acknowledged.
20. A summary of the matters raised in the received submissions and the Tribunal's consideration of those matters is outlined below.

Categorisation

21. Nine council submissions requested recategorisation. Four of these requests sought the creation new categories.
22. The Tribunal found that the current categories and allocation of councils to these categories remained appropriate. The Tribunal's finding had regard to the 2020 review, the current category model and criteria and the evidence put forward in the received submissions.
23. A summary of the individual council submissions that sought recategorisation is below.

Metropolitan Large Councils

24. Blacktown City Council requested the creation of a new category of Metropolitan Large – Growth Area.
25. Penrith City Council requested the creation of a new category Metropolitan Large –

Growth Centre.

26. Liverpool City Council requested recategorisation to Major CBD.

27. The Tribunal noted that an extensive review of the current category model was completed in 2020 and would be next considered in 2023. The Tribunal noted that the criteria required for recategorisation was not yet met and that current council allocations remained appropriate.

Metropolitan Small Councils

28. The City of Canada Bay sought recategorisation to Metropolitan Medium. The Tribunal noted that the criteria required for recategorisation was not yet met.

Major Regional City Councils

29. The City of Newcastle requested review and creation of a new category of "Gateway City" with comparable characteristics to the Major CBD category and a similar fee structure. The Tribunal noted that an extensive review of the current category model was completed in 2020 and would be next considered in 2023.

Regional Centre

30. Tweed Shire Council requested recategorisation to Regional Strategic Area. The Tribunal noted that the criteria required for recategorisation was not yet met.

Rural Councils

31. Federation Council requested recategorisation into a new category of Regional.

32. Narromine Shire Council sought recategorisation but did not specify a category for consideration.

33. Yass Valley Council sought recategorisation to Regional Rural.

34. The Tribunal noted that an extensive review of the current category model was completed in 2020 and would be next considered in 2023. The Tribunal noted that the criteria required for recategorisation was not yet met and that current council allocations remained appropriate.

Fees

35. The Tribunal determined a 2.0 per centage increase in the minimum and maximum fees applicable to each category. A summary of the matters the Tribunal considered when making this determination is outlined below.

36. Submissions that addressed fees sought an increase of 2.5 per cent or greater. These submissions raised similar issues to warrant an increase which included the significant workload, responsibilities, capabilities, duties and expanding nature of mayor and councillor roles. Some submissions also suggested that an increase in remuneration may assist in improving the diversity of potential candidates.

37. The 2021-22 rate peg for NSW Councils was set at 2.0 per cent by the Independent Pricing and Regulatory Tribunal (IPART). The rate peg is the maximum percentage amount by which a council may increase its general income for the year.

38. Employees under the *Local Government (State) Award 2020* will receive a 2.0 per cent increase in rates of pay from the first full pay period to commence on or after 1 July 2021.

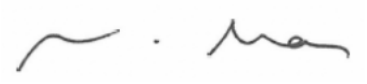
39. Section 242A of the LG Act provides that when determining the fees payable in each of the categories, the Tribunal is required to give effect to the same policies on increases in remuneration as the Industrial Relations Commission is required to give effect to under section 146C of the *Industrial Relations Act 1996* (IR Act), when making or

varying awards or orders relating to the conditions of employment of public sector employees.

40. The current government policy on wages pursuant to section 146C(1)(a) of the IR Act is articulated in *the Industrial Relations (Public Sector Conditions of Employment) Regulation 2014* (IR Regulation 2014). The IR Regulation provides that public sector wages cannot increase by more than 2.5 per cent. As such, the Tribunal has discretion to determine an increase of up to 2.5 per cent.
41. On 31 March 2021, Premiers Memorandum M2021-09 issued the *NSW Public Sector Wages Policy 2021* reflecting the Government's decision to provide annual wage increases of up to 1.5 per cent. The IR Regulation has not been amended to reflect this position.

Conclusion

42. The Tribunal's determinations have been made with the assistance of Assessors Ms Kylie Yates and Mr Tim Hurst.
43. It is the expectation of the Tribunal that in the future all submissions have council endorsement.
44. Determination 1 outlines the allocation of councils into each of the categories as per section 239 of the LG Act.
45. Determination 2 outlines the maximum and minimum fees paid to councillors and mayors and members and chairpersons of county councils as per section 241 of the LG Act.



Viv May PSM

Local Government Remuneration Tribunal

Dated: 23 April 2021

Local Government Remuneration Tribunal

Section 4 2021 Determinations

Determination No. 1 - Allocation of councils into each of the categories as per section 239 of the LG Act effective from 1 July 2021

Table 1: General Purpose Councils - Metropolitan

Principal CBD (1)
Sydney

Major CBD (1)
Parramatta

Metropolitan Large (12)
Bayside
Blacktown
Canterbury-Bankstown
Cumberland
Fairfield
Inner West
Liverpool
Northern Beaches
Penrith
Ryde
Sutherland
The Hills

Metropolitan Medium (8)
Campbelltown
Camden
Georges River
Hornsby
Ku-ring-gai
North Sydney
Randwick
Willoughby

Metropolitan Small (8)
Burwood
Canada Bay
Hunters Hill
Lane Cove
Mosman
Strathfield
Waverley
Woollahra

Local Government Remuneration Tribunal

Table 2: General Purpose Councils - Non-Metropolitan

Major Regional City (2)	Major Strategic Area (1)	Regional Strategic Area (1)
Newcastle	Central Coast	Lake Macquarie
Wollongong		

Regional Centre (24)		Regional Rural (13)
Albury	Mid-Coast	Bega
Armidale	Orange	Broken Hill
Ballina	Port Macquarie-Hastings	Byron
Bathurst	Port Stephens	Eurobodalla
Blue Mountains	Queanbeyan-Palerang	Goulburn Mulwaree
Cessnock	Shellharbour	Griffith
Clarence Valley	Shoalhaven	Kempsey
Coffs Harbour	Tamworth	Kiama
Dubbo	Tweed	Lithgow
Hawkesbury	Wagga Wagga	Mid-Western
Lismore	Wingecarribee	Richmond Valley Council
Maitland	Wollondilly	Singleton
		Snowy Monaro

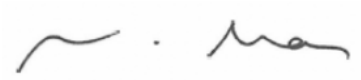
Rural (57)			
Balranald	Cootamundra-Gundagai	Junee	Oberon
Bellingen	Cowra	Kyogle	Parkes
Berrigan	Dungog	Lachlan	Snowy Valleys
Bland	Edward River	Leeton	Temora
Blayney	Federation	Liverpool Plains	Tenterfield
Bogan	Forbes	Lockhart	Upper Hunter
Bourke	Gilgandra	Moree Plains	Upper Lachlan
Brewarrina	Glen Innes Severn	Murray River	Uralla
Cabonne	Greater Hume	Murrumbidgee	Walcha
Carrathool	Gunnedah	Muswellbrook	Walgett
Central Darling	Gwydir	Nambucca	Warren
Cobar	Hay	Narrabri	Warrumbungle
Coolamon	Hilltops	Narrandera	Weddin
Coonamble	Inverell	Narromine	Wentworth

Local Government Remuneration Tribunal

Rural (57)	
	Yass

Table 3: County Councils

Water (4)	Other (6)
Central Tablelands	Castlereagh-Macquarie
Goldenfields Water	Central Murray
Riverina Water	Hawkesbury River
Rous	New England Tablelands
	Upper Hunter
	Upper Macquarie



Viv May PSM

Local Government Remuneration Tribunal

Dated: 23 April 2021

Local Government Remuneration Tribunal

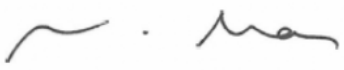
Determination No. 2 - Fees for Councillors and Mayors as per section 241 of the LG Act effective from 1 July 2021

The annual fees to be paid in each of the categories to Councillors, Mayors, Members and Chairpersons of County Councils effective on and from 1 July 2021 as per section 241 of the *Local Government Act 1993* are determined as follows:

Table 4: Fees for General Purpose and County Councils

Category		Councillor/Member Annual Fee ($) effective 1 July 2021		Mayor/Chairperson Additional Fee* ($) effective 1 July 2021	
		Minimum	Maximum	Minimum	Maximum
General Purpose Councils - Metropolitan	Principal CBD	28,190	41,340	172,480	226,960
	Major CBD	18,800	34,820	39,940	112,520
	Metropolitan Large	18,800	31,020	39,940	90,370
	Metropolitan Medium	14,100	26,310	29,950	69,900
	Metropolitan Small	9,370	20,690	19,970	45,110
General Purpose Councils - Non-Metropolitan	Major Regional City	18,800	32,680	39,940	101,800
	Major Strategic Area	18,800	32,680	39,940	101,800
	Regional Strategic Area	18,800	31,020	39,940	90,370
	Regional Centre	14,100	24,810	29,330	61,280
	Regional Rural	9,370	20,690	19,970	45,140
	Rural	9,370	12,400	9,980	27,060
County Councils	Water	1,860	10,340	4,000	16,990
	Other	1,860	6,180	4,000	11,280

*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).



Viv May PSM

Local Government Remuneration Tribunal

Dated: 23 April 2021

Local Government Remuneration Tribunal

Appendices

Appendix 1 Criteria that apply to categories

Principal CBD

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

Major CBD

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

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Metropolitan Large

Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding $200M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

Metropolitan Medium

Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000

Other features may include:

- total operating revenue exceeding $100M per annum
- services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- industrial, commercial and residential centres and development corridors
- high population growth.

The sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Large councils.

Local Government Remuneration Tribunal

Metropolitan Small

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other metropolitan councils include:

- total operating revenue less than $150M per annum.

While these councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium councils the overall sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Medium councils.

Major Regional City

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These councils:

- are metropolitan in nature with major residential, commercial and industrial areas
- typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development
- provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region
- have significant transport and freight infrastructure servicing international markets, the capital city and regional areas
- have significant natural and man-made assets to support diverse economic activity, trade and future investment
- typically contain ventures which have a broader State and national focus which impact upon the operations of the council.

Major Strategic Area

Councils categorised as Major Strategic Area will have a minimum population of 300,000.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding $250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Central Coast Council meets the criteria to be categorised as a Major Strategic Area. Its population, predicted population growth, and scale of the Council's operations warrant that it be differentiated from other non-metropolitan councils. Central Coast Council is also a

Local Government Remuneration Tribunal

significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region.

Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 200,000.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding $250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of council operations will be greater than Regional Centre councils.

Regional Centre

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000.

Other features may include:

- a large city or town providing a significant proportion of the region's housing and employment
- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding $100M per annum
- the highest rates of population growth in regional NSW
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

Local Government Remuneration Tribunal

Regional Rural

Councils categorised as Regional Rural will typically have a minimum residential population of 20,000.

Other features may include:

- a large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- health services, tertiary education services and regional airports which service a regional community
- a broad range of industries including agricultural, educational, health, professional, government and retail services
- large visitor numbers to established tourism ventures and events.

Councils in the category of Regional Rural provide a degree of regional servicing below that of a Regional Centre.

Rural

Councils categorised as Rural will typically have a residential population less than 20,000.

Other features may include:

- one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- a limited range of services, facilities and employment opportunities compared to Regional Rural councils
- local economies based on agricultural/resource industries.

County Councils - Water

County councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

County Councils - Other

County councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the *Biosecurity Act 2015*.

12.2 2021/22 OPERATIONAL PLAN, BUDGET, REVENUE POLICY AND FEES AND CHARGES

Attachments:
- **A. AGL Submission⇩**
- **B. Arts Upper Hunter submission⇩**
- **C. 2021/2022 Operational Plan, Budget, Revenue Policy and Fees & Charges - Under Separate Cover**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Melissa Cleary - Co-Ordinator - Integrated Planning**

Community Plan Issue: ***Collaborative and responsive community leadership that meets the expectations and anticipates the needs of the community***

Community Plan Goal: ***Enhanced collaboration with Council's community and stakeholders to ensure Council and its elected arm is best placed to make decisions in the best interest of the community.***

Community Plan Strategy: ***Implement and maintain a diverse range of communication channels between Council and community stakeholders..***

PURPOSE

To adopt the draft Integrated Planning and Reporting (IP&R) suite of documents for the 2021/22 financial year following public exhibition, consideration of submissions and internal review.

OFFICER'S RECOMMENDATION

The 2021/22 Operational Plan, including the statement of Council's Revenue Policy, Budget and Fees and Charges be adopted.

Moved: _____ **Seconded:** _____

BACKGROUND

The draft IP&R documents were placed on public exhibition following a resolution of the 27 April 2021 Ordinary Council meeting and further resolution of the 18 May 2021 Extraordinary Council meeting. The exhibition period for submissions closed on 16 June 2021.

The draft Operational Plan 2021/22 (The draft Operational Plan) and the draft Budget 2021/22 (draft Budget) documents were accompanied by the draft Fees and Charges 2021/22 and draft Revenue Policy 2021/22, including rate map.

In 2009, the NSW Government adopted a new Integrated Planning and Reporting (IP&R) framework within the Local Government Act (1993) which legislates the way councils draw their plans together. Legislatively, the final suite of planning documents is required to be presented to Council for adoption no later than 30 June 2021 to take effect in the new financial year. Once adopted the final IP&R document suite will be placed on Council's website.

The Operational Plan has been developed in accordance with section 405 of the Local Government Act.

CONSULTATION

The draft Operational Plan and draft Budget, including the Fees and Charges documents were placed on public exhibition from 28 April 2021.

The draft Operational Plan and draft Budget, including the Revenue Policy and Fees and Charges documents were placed on public exhibition from 19 May 2021 to 16 June 2021.

A media release was published in the Hunter River Times on 7 May 2021 and uploaded to Council's website 28 April 2021.

Public notifications were also distributed via Council's Facebook page (3 per week) from 28 April 2021 to 28 May 2021.

The draft documents were available for inspection at Council's Administration Centre, Muswellbrook Library and Denman Library, and could be viewed and/or downloaded on Council's website.

During the public exhibition period, Council received two submissions from the public (attached).

All Council staff were consulted during the drafting and public exhibition of these documents.

CONSULTATION WITH COUNCILLOR SPOKESPERSON

All Councillors were consulted during the development of the 2021/22 Operational Plan.

REPORT

The draft 2021/22 Operational Plan and draft Budget, including the Fees and Charges documents were placed on public exhibition from 28 April 2021. The draft 2021/22 Operational Plan and draft Budget, including the Revenue Policy and Fees and Charges documents were placed on public exhibition from 19 May 2021 to 16 June 2021.

During the public exhibition period, Council received two submissions from the public (attached).

A number of changes have been made to the draft Operational Plan, draft Budget, Revenue Policy and Fees and Charges which are detailed below:

<u>Operational Plan</u>

- minor amendments to introductory text Community Infrastructure (p 39-40);
- addition of two Operational Plan actions:
    - 05.05.07 Develop staged detailed designs for Hunter, Simpson, and Wollombi Park concept plans (p 26);
    - 05.07.02 Seek development approval for Wollombi Road residential development (p 27);
- minor amendments to seven Operational Plan actions (5.7.1, 13.1.1, 14.1.3, 14.1.4, 14.1.6, 14.1.7, 19.2.3);
- inclusion of updated logo;
- multiple minor formatting and grammatical amendments;
- inclusion of image captions;

<u>Revenue Policy</u>

- removal of the explanation of the arrangement with AQC Dartbrook (p 10-11)
- amendment to Ordinary Rates Table (p 10 Revenue Policy) for:
    - Farmland – General Sub-category ad valorem cents in the dollar;
    - Farmland – Irrigable Sub-category ad valorem cents in the dollar;
    - Mining – General Sub-category ad valorem cents in the dollar;
    - Mining – Underground Coal Mining Sub-category cents in the dollar;
    - Mining – Underground Coal Mining Sub-category base amount;
    - Business – Mine Rehabilitation Sub-category ad valorem cents in the dollar;

These changes were a result of successful land value objections and valuations moving between rating sub-categories. The estimated income remained the same.

<u>Budget</u>

- removal of Transition Special Levy ($5 million) to accord with the expected rating income and removal of Maxwell Mine Special Levy ($2 million) due to a valuation not being received prior to 30 June 2021. This resulted in the reduction of proposed expenditure items as follows:
    - reduced contribution to Future Fund ($1,000,000)
    - economic transition initiatives ($5,000,000);
    - transition planning projects ($200,000);
    - legal contingency ($300,000);
    - renewable energy initiatives ($120,000);
    - staffing increases ($380,000);
- removal of special rating operating funding ($1,059,962);
- reassessed VPA allocations ($500,000) to Upper Hunter Economic Development Corporation offset by reduced VPA income;
- addition of special rate variation drainage funding ($300,000), offset by special rate variation income;
- additional Resources for Regions funding ($3,500,000);
- reduced borrowing ($2,739,999) due to additional Resources for regions funding;
- additional aquatic centre expenditure ($800,000);
- reduction on other minor items ($259,961);
- reduction in transfer to Future Fund reserves ($1,000,000)
- reduced loan principal and interest payments ($340,000)

Fees and Charges

The EPA Levy was advertised as $85.60 per tonne, and as this is a prescribed amount, has been amended to $84.70 per tonne for the following fees:

- mixed waste per tonne (p 30);
- bulky cardboard, polystyrene or soft plastics (p 31);
- steel reinforced concrete per tonne (p 31);
- clean concrete or rubble, non-reinforced per tonne (p 31);
- green waste per tonne (p 31);
- clean soil per tonne or part thereof (p 32);
- treated timber – contaminated, painted or mixed with other materials per tonne (p 32);
- clean untreated timber per tonne (p 32);
- asbestos wrapped and labelled per tonne (p 33);

The EPA Levy was advertised as $5.14 per item, and as this is a prescribed amount, has been amended to $5.08 per item for the following fees:

- dog/Cat (p 32);
- sheep/Goat (p 32);
- mattress or base (p 33);
- cars, station wagons and wheelie bins (p 34);

The EPA Levy was advertised as $25.68 per item, and as this is a prescribed amount, has been amended to $25.41 per item for the following fees:

- horse/cattle (p 32);
- vans, utilities, trailers (p 34)

The total fee for each of the above did not change as the gate fee was amended in each case to keep the total fee the same as advertised in the draft document.

Commentary

The Operational Plan is organised by the community themes in the Delivery Program 2017-2021 being Economic Prosperity, Social Equity and Inclusion, Environmental Sustainability, Cultural Vitality, Community Infrastructure and Community Leadership. These also directly link to Council's Community Strategic Plan.

The Operational Plan includes a budget snapshot providing an overview of key projects proposed across the Shire that have been prioritised by the council for the community. The total 2021/22 consolidated budgeted operating and capital expenditure (including depreciation) is $111.2 million, with total revenues expected to be $83.4 million. The projected net operating surplus, inclusive of income associated with capital grants and contributions, is $23.8 million but is a surplus of $3.3 million when capital grants and contributions are excluded.

The 2021/22 financial year will see the delivery of a large capital works program ($51.7 million) across the Shire that will result in a variety of new and replacement assets, debt reduction ($7.4 million), facilities and infrastructure which includes the following:

- $4.8 million for Yarrawa Road sealing
- $6.4 million for a Regional Entertainment Conference Centre
- $3.8 million for Muswellbrook Town Square
- $2.2 million for a new Works depot
- $2.1 million for Olympic Park
- $1.0 million for Muswellbrook Youth Centre
- $860,000 for Denman Heritage Village
- $750,000 for Muswellbrook Town Centre Stage VII
- $600,000 for Denman Netball Courts
- $252,000 for Road heavy patching program
- $500,000 Road reseal program
- $725,000 Rural road re-gravelling and renewal program
- $400,000 Urban road renewal program
- $225,000 for major land care projects within the Shire
- $1,800,000 Solar Array at the recycled water treatment plant
- $985,000 Sewer mains replacement program
- $440,000 Water mains replacement program
- $858,000 water system plant replacement program

Furthermore, Council will continue to focus on making critical improvements across the operation and management of the Council organisation. These priority areas are fundamental to moving the council organisation forward so that it can continue to meet the expectations of the community in a financially sustainable way over the long term.

The amended 2021/22 Operational Plan, Budget, Revenue Policy and schedule of Fees and Charges are provided under separate cover.

OPTIONS

This report aims to facilitate the structured roll-out of Council programs of the 2021/22 Operational Plan and enable compliance with legislative requirements. At this time, the following options are available to Council:

1. Adopt the recommendation provided to Council; this will enable the documents to be finalised within the legislated timeframe.
2. Amend the recommendation provided to Council; depending on the nature of the amendment this may impact on the structure and content of the documents and Council's ability to finalise the budget planning process according to the set timeframe.

3. Reject the recommendation provided to Council; this will impact on Council's ability to finalise the budget planning process according to schedule. Failure to adopt the final Delivery Program, Operational Plan, Budget, and Fees and Charges documents by 30 June 2021 would represent a breach of the Local Government Act 1993.

CONCLUSION

It is recommended that the 2021/22 Operational Plan and Budget, including the Revenue Policy and schedule of Fees and Charges be adopted.

SOCIAL IMPLICATIONS

No identified implications

FINANCIAL IMPLICATIONS

The development and implementation of the Operational Plan, Budgets, Revenue Policy and Fees and Charges documents are accommodated within Council's budget structure. This expenditure is monitored through Council's monthly and quarterly budget reviews.

POLICY IMPLICATIONS

No identified implications

STATUTORY IMPLICATIONS

Annually, under Section 405 of the New South Wales Local Government Act 1993, Council is required to prepare an Operational Plan outlining the activities to be undertaken for the following financial year. A draft Operational Plan must be placed on public exhibition for at least 28 days and, after consideration of any submissions, the final draft must be adopted prior to the beginning of the financial year.

LEGAL IMPLICATIONS

No identified implications

OPERATIONAL PLAN IMPLICATIONS

The draft IP&R documents are required to be prepared each year, placed on public exhibition for a period of 28 days, and adopted by Council prior to 30 June each year.

RISK MANAGEMENT IMPLICATIONS

No identified implications

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By email: council@muswellbrook.nsw.gov.au

16 June 2021

Dear Ms Plesman,

Re: Muswellbrook Shire Council Draft Operational Plan 2021/2022 and Draft 2021/22 Revenue Policy

1. Introduction

AGL Macquarie Pty Limited (AGL) welcomes the opportunity to provide a submission to Muswellbrook Shire Council (Council) in response to the separately exhibited draft Operational Plan 2021/2022 and Draft 2021/2022 Revenue Policy, whose public exhibition periods both close on 16 June 2021.

We understand the Draft Operational Plan forms part of Council's Integrated Planning and Reporting Framework and outlines the annual goals and initiatives to achieve the strategic objectives set out in *Council's Delivery Program 2017-2021* and *Community Strategic Plan 2017-2021*. We note Council's six priority areas:

- Economic prosperity;
- Social equity and inclusion;
- Environmental sustainability;
- Cultural vitality;
- Community infrastructure; and
- Community leadership.

We also understand that the Draft Operational Plan is aligned with the *NSW Government's Hunter Regional Plan 2036*.

AGL acknowledges and encourages Council's commitment to deliver the necessary support and assistance to meet the needs of the community moving forward, in consideration of the comments set out below.

AGL operates the largest electricity portfolio in the National Electricity Market (NEM) made up of traditional coal and gas-fired generation, renewables and gas storage and production assets, accounting for approximately 20% of the NEM's total generation capacity. We are also Australia's leading private investor in renewable energy and operate some of Australia's largest solar and wind farms.

Generating energy for millions of Australians means AGL has operations in local communities across Australia, including Muswellbrook. AGL owns land within the Council local government area (LGA), including land on which the Liddell and Bayswater Power Stations are situated, operating as AGL Macquarie.

AGL is proud to be part of the Muswellbrook and Upper Hunter communities and is committed to supporting the local community in continuation of its social licence priority. As Council is aware, AGL has announced that it will close the Liddell Power Station (Liddell) in 2023. In doing so, AGL is also committed to playing a



leading role in developing a pathway to a modern, decarbonised generation sector, which includes developing and investing in new renewable and near-zero emission technologies.

A larger structural change is currently occurring across the Hunter Region. This transition must be carefully planned and supported by all levels of government with key industry involvement and community engagement. AGL acknowledges the need to work closely with Council to maximise local opportunities arising from this transition, as recognised on page 15 of the Draft Operational Plan.

Further, and in close consultation with Council, AGL intends to secure its commitments through suitable mechanisms that appropriately support and address the provision of structural adjustment funding and stimulus programs, including via a structured voluntary planning agreement, rather than Council rate increases. AGL acknowledges Council's position regarding direct contributions and is pleased to see this position reflected in the Draft Revenue Policy.

2. Comments on Draft Operational Plan and Draft Revenue Policy

The Draft Operational Plan proposes a range of initiatives to support the further growth, diversification, and development of the region.

It is expected that the achievement of these initiatives will require adequate funding, and AGL acknowledges the 2021/2022 Operating Budget includes significant increases of total revenue and expenditure (about 13 and 14 per cent respectively). Further, focusing on rates and charges and user charges, we note an increase of up to 37% (in the case of the general fund).

However, there is no distinct alignment between the initiatives proposed to meet the stated goals and actions in the Draft Operational Plan, and the associated costs and proposed sources of revenue in the Draft Revenue Policy. Based on the information provided, it is unclear specifically which stakeholders in the LGA will be impacted by the increase in charges to be applied.

While AGL appreciates the encouraging objectives proposed in the Draft Operational Plan, AGL proposes that further community engagement opportunity and stakeholder commentary may assist to ensure appropriate expenditure priorities are set.

AGL notes that the rate for *SP2: Business – Power Generation*, which affects AGL's rateable assessments, is expected to increase by about 2% in line with the IPART rate peg. AGL would welcome the opportunity to discuss with Council the nature of any potential charges and other imposts that may impact upon AGL.

Further, consistent with Council's guiding principles, AGL respectfully requests that any charges reflect the benefits received from Council.

3. Mitigation of Socio-Economic Impacts

In April 2015, AGL released its plan to decarbonise its electricity generation portfolio and confirmed closure dates for all its coal-fired power stations, including Liddell and Bayswater. Following this advanced notice, AGL informed the Australian Energy Market Operator (AEMO) of the finalised dates of closure for Liddell in August 2019. The first unit at Liddell will close in April 2022. However, to support the ongoing energy security and reliability of NSW's electricity supply throughout the 2022-23 summer months, the remaining three units will not close until April 2023.

The Draft Operational Plan refers to the closure and transition of power generation, and notes Council's focus on ensuing sustainability of the LGA's economic and employment base. AGL believes that 'structural adjustment' as a result of the long-term transition of the thermal coal and power generation industries require support from all levels of government as well as commitments from industry and community in a collaborative manner.



AGL is firmly committed to supporting its workforce and the local community as it navigates the closure and transition of Liddell. This includes the respectful and considered approach to developing closure plans, supporting our people through redeployment and career transition planning, and exploring site redevelopment opportunities. Ensuring the community is appropriately and reasonably supported from the foreseeable adverse socio-economic consequences of the Liddell Closure is a key concern for AGL.

The Draft Operational Plan identifies a range of goals and activities to promote the restructuring of the Muswellbrook Shire economy. It is not clear however whether the structural change being sought arises solely from the closure of Liddell power station, long-term transition from thermal coal, or the impact of COVID-19. It is also not clear whether the expenditures identified in the Draft Operational Plan are subject to negotiation for potential contributions from State or Commonwealth governments.

As part of continued consultation and collaboration, AGL has been engaging with Councillors and Council staff regarding future closure and redevelopment works proposed on the Liddell site. AGL is committed to assisting the community to adapt to the closure of Liddell and intends to secure these commitments through other more suitable mechanisms, and specifically, via a voluntary planning agreement which will form part of future development proposals for the Liddell site. We understand this is a position that Council supports. As part of this agreement, AGL intends to offer a structured contribution to the local community following a detailed socio-economic impact assessment.

AGL considers that contributions including via voluntary planning agreements, rather than Council rate increases, are a more effective and appropriate mechanism to fund socio-economic impact mitigation programs from industry transition in the community. AGL acknowledges Council's position regarding direct contributions and is pleased to see this position reflected in the Draft Revenue Policy.

4. Future Investment Opportunity and Business Attraction

Building economic resilience has been identified as a key aspect of the Draft Operational Plan.

The current zoning of Liddell is *SP2: Business – Power Generation*, and AGL is continuing to explore investment options that lend themselves to leverage significant landholdings, water, energy connectivity and network transmission as well as what is permissible within the current zoning. AGL is proposing to establish the Liddell site as an 'Energy Hub' in line with the *NSW Government Electricity Infrastructure Roadmap*, Council's various strategies and aligned to the Upper Hunter Regional Economic Diversification efforts and Hunter Regional Plan 2036.

Power generation remains a critical element to the successful transition and AGL is committed to working with Council to discuss current as well as future opportunities across the site. AGL's intent is to prepare the Liddell site for future industrial use to maximise potential economic opportunities. This approach will ensure that compatible site diversification is achieved not only for AGL but also potential third-party opportunities ensuring on going electricity supply demands are met as the site transitions and presents potential investment attraction opportunities for the region moving forward.

AGL would also like to note our ongoing involvement in relation to the feasibility works as part of the Bells Mountain Pumped Hydro Project and our interest in the Bowmans Creek Wind Farm Project in the Upper Hunter region.

To support further efforts at improving the attractiveness of Muswellbrook, particularly for future energy generation projects, it is essential that the cost competitiveness of the region is ensured. AGL notes that the proposed Ad Valorem and Base Amounts tabled in the 2021/2022 Draft Revenue Policy for the Business – Power Generation category are comparatively much higher than for a property of the same land valuation rated in the Business – General or Mining – General categories. In this regard, especially noting AGL's potential future investment opportunities, the application of Council's rates and charges are an important cost

element for rate payers, which must be considered alongside future investment and development opportunities.

5. Conclusion

AGL is proud to be part of the Upper Hunter community. Social licence is one of AGL's strategic priorities and is a core focus for the business in supporting the transition to a modern, decarbonised generation sector, and developing and investing in new renewable and near-zero emission technologies. As part of this transition, AGL has announced the closure of Liddell in 2022/2023 and is firmly committed to supporting its workforce and the local community as it navigates the closure and transition of Liddell.

AGL is pleased to make this submission. We acknowledge and support Council's commitment to encourage economic growth, diversification, and development of the region, particularly in the context of forthcoming thermal coal mining and energy generation closures. In this regard, AGL encourages ongoing consultation and collaboration with Council to support the mitigation of potential socio-economic impacts and increase new investment opportunities in the region.

Feel free to contact Rob Cooper, Senior Manager Corporate Affairs at rob.cooper@agl.com.au or 0427 640 003 should you wish to discuss further.

Yours sincerely,



Leonard McLachlan
General Manager – Bayswater and Liddell

Melissa Cleary

From: Records
Sent: Thursday, 17 June 2021 9:17 AM
To: Melissa Cleary
Subject: FW: Draft 2021-22 Muswellbrook Shire Council Operational Plan

Follow Up Flag: Follow up
Flag Status: Flagged

From: ivan_skaines@bigpond.com
Sent: Tuesday, June 8, 2021 8:24 PM
To: Muswellbrook Shire Council
Cc: rado@artsupperhunter.com.au; 'Robert Booth' ; Kim Manwarring
Subject: Draft 2021-22 Muswellbrook Shire Council Operational Plan

Dear Fiona

Thank you for the opportunity to comment on Muswellbrook Shire Council's Draft 2021-22 Operational Plan.

We are pleased to see below that Council is continuing to support Arts Upper Hunter in 2021-22, and we look forward to working with Councillors, staff and members of the community to support creative and cultural industries in the Upper Hunter over the next 12 months and beyond.

Code 18.4	Support Arts Upper Hunter as the peak organisation of Artist endeavour	
	2021-22 Operational Plan Action	**Responsible**
18.04.01	Maintain ongoing financial membership and provide management support to Arts Upper Hunter	Community Services
18.04.02	Encourage local artist projects and grant applications through Arts Upper Hunter	

If you have any questions about this feedback, please do not hesitate to contact me.

Ivan Skaines
Chair, Arts Upper Hunter
0428 258 464

arts UPPER HUNTER

12.3 MAKING OF THE RATES AND ANNUAL CHARGES FOR 2021/22

Attachments: **Nil**
Responsible Officer: **Fiona Plesman - General Manager**
Author: **Daryl Hagger - Chief Financial Officer**

Community Plan Issue: ***Progressive leadership***
Community Plan Goal: ***That Muswellbrook Shire is well led and managed***
Community Plan Strategy: ***A financially sustainable council***

PURPOSE

To make the rates and charges for the 2021/22 financial year in order to raise Council's revenue requirements as contained in the 2021/22 Budget and Revenue Policy.

OFFICER'S RECOMMENDATION

RECOMMENDED that Council resolves as follows:

Council MAKES the following Ordinary rates for the 2021/22 Financial Year:

GENERAL FUND

Rate Type	Category	Sub-Category	Ad Valorem Cents in $	Base/ Min $	Base % of Total Rate Levied	Estimated Yield
Ordinary	Residential	Residential – General	0.5074695	$240	20.78%	$1,070,743
Ordinary	Residential	Residential – Muswellbrook & Denman	0.6905017	$290	35.19%	$4,655,129
Ordinary	Farmland	Farmland – General	0.3237322	$400	14.04%	$1,025,625
Ordinary	Farmland	Farmland – Irrigable	0.3882914	$440	10.59%	$469,288
Ordinary	Mining	Mining – General	1.3212501	$15,000	1.13%	$10,649,919
Ordinary	Mining	Mining – Underground Coal Mining	27.4211490	$15,000	0%	$0
Ordinary	Mining	Mining – Metallurgical Coal Mining	27.4211490	$15,000	0%	$0
Ordinary	Business	Business – General	1.2524165	$250	8.25%	$1,448,143
Ordinary	Business	Business – Power Generation	8.7591824	$25,000	18.19%	$274,848
Ordinary	Business	Business – Thomas Mitchell Drive Industrial Centre	1.2601275	$275	11.71%	$352,324
Ordinary	Business	Business – Showground Release Area	0.2289207	$250	2.25%	$11,101
Ordinary	Business	Business – Mine Rehabilitation	1.3212501	$15,000	0%	$0

WATER CHARGES

Council MAKES the following water charges for the 2021/22 Financial Year:

1. **A Water Service Availability Charge is charged for each service to the property in respect of land that is supplied with water from a water pipe of the Council and land that is situated within 225 metres of a water pipe of the Council (whether or not actually supplied with water from any water pipe of the Council). The Water Service Availability Charge is based on the service size of the connection to the water supply line. The Water Service Availability Charges for the year commencing 1 July 2021 are:**

Water Service Charge Category	Amount
Availability Charge (Not Connected)	$209.00
Availability Charge (Connected)	
20mm service	$209.00
25mm service	$327.00
32mm service	$535.00
40mm service	$836.00
50mm service	$1,306.00
65mm service	$2,208.00
80mm service	$3,344.00
100mm service	$5,225.00
150mm service	$11,756.00

2. **A Consumption Tariff is to be charged per kilolitre for all water supplied. The water consumption tariffs for the year commencing 1 July 2021 are:**

Consumption Tariff	($/Kl)	
Residential	Tier 1 (1-350Kl per annum)	$1.96 per kilolitre
	Tier 2 (>350Kl per annum)	$2.78 per kilolitre
Non-Residential	$2.43 per kilolitre	

SEWERAGE CHARGES

Council MAKES the following sewer charges for the 2021/22 Financial Year:

An annual charge for sewer is applicable to each rateable assessment except:

a) **Land which is more than 75 metres from a sewer of the Council and is not connected to the sewer; and**

b) **Land from which sewage could not be discharged into any sewer of the Council.**

1. **Residential Sewer Charges**

A Sewer Service Availability Charge is charged in respect of each Residential assessment for which the service is provided or is proposed to be provided. The Sewer Service Availability Charges for the year commencing 1 July 2021 are:

Sewer Service Charge	
Residential Sewer Availability Charge (Vacant)	$312.00
Residential Sewer Charge (Occupied)	$783.00

2. Non-Residential Sewerage Charges

Non-Residential Sewer Charges will be based on the following formula:

SC = SDF x (AC + (C x UC)) where:

SC = Sewerage Charge

SDF = Sewerage Discharge Factor

AC = Availability Charge

C = Total water consumption for meter

UC = Sewer Usage Charge

The Sewer Service Availability Charges for the year commencing 1 July 2021 are:

Sewer Service Charge Category	Amount
Availability Charge (Not Connected)	$312.00
Availability Charge (Connected)	
20mm service	$312.00
25mm service	$487.50
32mm service	$798.72
40mm service	$1,248.00
50mm service	$1,950.00
65mm service	$3,295.50
80mm service	$4,992.00
100mm service	$7,800.00
150mm service	$17,550.00

The Sewer Usage Charge for the year commencing 1 July 2021 is:

Sewer Usage Charge	($/Kl)
Non-Residential Sewer Usage Charge	$2.43 per kilolitre

Discharge Factors required for non-residential properties will be determined on an individual property basis.

DOMESTIC WASTE MANAGEMENT CHARGES

Council MAKES for rateable land categorised for rating purposes as Residential and situated within the urban area in which a Domestic Waste Management Service is able to be provided, the following waste charges for the 2021/22 Financial Year:

Domestic Waste Management Service Charge	Amount
Urban Domestic Waste Management Availability Charge (1)	$97.00
Urban Domestic Waste Management Service Charge (2)	$422.00
Additional Urban Domestic Waste Management Service Charge	$105.00

Additional Urban Domestic Waste Management Recycling Service Charge	**$72.00**
Additional Urban Domestic Waste Management Green Waste Service Charge	**$31.00**

(1) This charge applies to vacant rateable land categorised for rating purposes as Residential and situated within the urban area in which a Domestic Waste Management Service is able to be provided.

(2) Each habitable premises is entitled to one approved mobile waste bin service per week and one fortnightly collection of recyclable material and one fortnightly collection of green waste for each Urban Domestic Waste Management Service Charge.

Council MAKES for rateable land categorised for rating purposes as Residential or Farmland and situated within the rural area in which a Domestic Waste Management Service is able to be provided, the following waste charges for the 2021/22 Financial Year:

Rural Domestic Waste Management Service Charge	**Amount**
Rural Domestic Waste Management Availability Charge (1)	**$97.00**
Rural Domestic Waste Management Service Charge (2)	**$390.00**
Additional Rural Domestic Waste Management Service Charge	**$105.00**
Additional Rural Domestic Waste Management Recycling Service Charge	**$72.00**
Rural Domestic Waste Management Green Waste Service Charge	**$31.00**

(1) This charge applies to vacant rateable land categorised for rating purposes as Residential or Farmland and situated within the rural area in which a Rural Domestic Waste Management Service is able to be provided.

(2) Each habitable premise is entitled to one approved mobile waste bin service per week and one fortnightly collection of recyclable material for each Rural Domestic Waste Management Service Charge.

Council MAKES for land not categorised for rating purposes as residential and situated within the urban area in which a Waste Management Service is able to be provided, the following waste charges for the 2021/22 Financial Year:

Waste Management Service Charge	**Amount**
Urban Waste Management Availability Charge – Non-Domestic (1)	**$97.00**
Waste Management Service Charge (2)	**$390.00**
Additional Waste Management Service Charge	**$105.00**
Additional Waste Management Recycling Service Charge	**$72.00**
Waste Management Green Waste Service Charge	**$31.00**

(1) This charge applies to vacant rateable land not categorised for rating purposes as Residential and situated within the urban area in which a Waste Management Service is able to be provided.

(2) Each premise is entitled to one approved mobile waste bin service per week and one fortnightly collection of recyclable material for each Waste Management Service Charge.

Council MAKES for land not categorised for rating purposes as Residential or Farmland and situated within the rural area in which a Waste Management Service is able to be provided, the following waste charges for the 2021/22 Financial Year:

Rural Waste Management Service Charge	Amount
Rural Waste Management Availability Charge – Non-Domestic (1)	$97.00
Rural Waste Management Service Charge (2)	$390.00
Additional Rural Waste Management Service Charge	$105.00
Additional Rural Waste Management Recycling Service Charge	$72.00
Rural Waste Management Green Waste Service Charge	$31.00

(1) This charge applies to vacant rateable land not categorised for rating purposes as Residential or Farmland and situated within the rural area in which a Rural Waste Management Service is able to be provided.

(2) Each premise is entitled to one approved mobile waste bin service per week and one fortnightly collection of recyclable material for each Rural Waste Management Service Charge.

STORMWATER MANAGEMENT CHARGE

Council hereby MAKES a Stormwater Management Charge for land within the Muswellbrook and Denman urban areas and included in the Town Planning Zones of R1 General Residential, B2 Local Centre, SP2 Infrastructure, IN2 Light Industrial, IN1 General Industrial and RU5 Village, except where exemption or variation to the charge is provided in accordance with the document "Stormwater Management Service Charge Guidelines" issued by the Division of Local Government in July 2006, for the 2021/22 Financial Year at a rate of $25.00 per assessment and $12.50 per residential strata unit.

Where a non-residential assessment exists with an impervious land area falling within the ranges outlined below the charge will be levied in accordance with table established below:

Area Sqm	Charge
0 - 1,199	$25.00
1,200 - 4,999	$100.00
5,000 - 9,999	$375.00
>10,000	$725.00

INTEREST ON OVERDUE ACCOUNTS

The Council hereby determines and orders that, in accordance with Section 566 of the Local Government Act 1993, the interest to be applied to unpaid rates and charges after they become due and payable is the maximum rate of interest specified for the time being by the Minister pursuant to s 566(3) of the Act.

The Minister has determined the maximum interest rate applicable for 2021/22 is 6.0%.

HUNTER CATCHMENT CONTRIBUTION

The Council hereby determines and orders that in accordance with Clauses 36 and 40, Part 4 of the Local Land Services Regulation 2014, the rate to be levied will be set at the rate to be specified by Hunter Local Land Services for 2021/22, on the current Land Value of the land within the Council area. By virtue of the provisions of the above regulation, the Council is authorised, empowered and required to levy the said Catchment contribution rate in respect of the lands.

The Minister has determined the rate for the Hunter Catchment Contribution for 2021/22 is 0.00964 (zero point zero zero nine six four) cents in the dollar.

Moved: _____ **Seconded:** _____

BACKGROUND

At the Council meeting on 25 May 2021, Council adopted the 2021/22 Operational and Capital budget. In adopting the Revenue Policy, Council has agreed on the rates and charges to be levied for 2021/22.

CONSULTATION

The draft Revenue Policy was placed on public exhibition as part of the draft 2021/22 Operational Plan.

CONSULTATION WITH COUNCILLOR SPOKESPERSON

This report deals with the mechanics of implementing the rates and charges as adopted so no consultation was required.

REPORT

One submission was received with respect of the advertised Revenue Policy. This submission noted:

> *"that the proposed Ad Valorem and Base Amounts tabled in the 2021/2022 Draft Revenue Policy for the Business – Power Generation category are comparatively much higher than for a property of the same land valuation rated in the Business – General or Mining – General categories."* and
>
> *"considers that contributions including via voluntary planning agreements, rather than Council rate increases, are a more effective and appropriate mechanism to fund socio-economic impact mitigation programs from industry transition in the community"*

In adopting the Revenue Policy changes were made to the advertised document which are contained in the following table:

Section	Draft Details	Changes Proposed / Comment
Ordinary Rates (page 10)	Farmland – General Sub-Category Ad Valorem Cents in the $ was advertised as 0.3019636	Farmland – General Sub-Category Ad Valorem Cents in the $ is amended to 0.3237322 A mining property valuation was included in the Farmland – General rating sub-category and has been moved to Mining – General rating sub-category. With the mining valuation removed from the Farmland – General rating sub-category the ad valorem cents in the $ has been amended to recoup the total income estimated in the Revenue Policy as advertised.

Section	Draft Details	Changes Proposed / Comment
Ordinary Rates (page 10)	Farmland – Irrigable Sub-Category Ad Valorem Cents in the $ was advertised as 0.4054205	Farmland – Irrigable Sub-Category Ad Valorem Cents in the $ is amended to 0.3882914 The only Mining – Underground Coal Mining rating sub-category valuation has been moved to the Farmland – Irrigable rating sub-category. With the mining valuation added to this sub-category the ad valorem cents in the $ has been amended to recoup the combined total income estimated in the Revenue Policy for both the Underground Coal Mining rating sub-category and Farmland – Irrigable rating sub-category as advertised.
Ordinary Rates (page 10)	Mining – General Sub-Category Ad Valorem Cents in the $ was advertised as 1.3137199	Mining – General Sub-Category Ad Valorem Cents in the $ is amended to 1.3212501 The total land value used to calculate revenue from this sub-category included an amount relating to successful land value objections. Also, a mining property valuation was included in the Farmland – General rating sub-category and has been moved to Mining – General rating sub-category. With the objection land value amount removed from the calculation and the mining valuation added to this sub-category the ad valorem cents in the $ has been amended to recoup the total income estimated in the Revenue Policy as advertised. This amount has not varied.
Ordinary Rates (page 10)	Mining – Underground Coal Mining Sub-Category Ad Valorem Cents in the $ was advertised as 0.1048351 Base amount was advertised as $7,000	Mining – Underground Coal Mining Sub-Category Ad Valorem Cents in the $ is amended to 27.4211490 Base amount is amended to $15,000 The only Mining – Underground Coal Mining rating sub-category valuation has been moved to the Farmland – Irrigable rating sub-category. The ad valorem cents in the $ and base amount have been amended; no income is estimated to be received from the Mining – Underground Coal Mining rating sub-category.

Section	Draft Details	Changes Proposed / Comment
Ordinary Rates (page 10)	Business – Mine Rehabilitation Sub-Category Ad Valorem Cents in the $ was advertised as 1.3137199	Business – Mine Rehabilitation Sub-Category Ad Valorem Cents in the $ is amended to 1.3212501 The ad valorem cents in the $ has traditionally been the same as the Mining – General rating sub-category. This change retains that status quo. The total income estimated in the Revenue Policy remains unchanged.

This report has been written to enable Council to raise the revenues as outlined in the adopted Operational Plan, Budget and Revenue Policy.

The recommendations follow the statutory requirements as set out in the Local Government Act 1993. The Council is referred to the Item in this Council Agenda recommending the adoption of the Operational Plan, Revenue Policy, Budget and Fees & Charges and the consideration of the criteria relevant in determining the base amount of a rate, pursuant to section 536 of the Local Government Act.

OPTIONS

The only viable option is for Council to pass the recommended resolutions and this is the mechanics of implementing the Revenue Policy, as adopted by Council. If Council wants to vary any of the resolutions, other than to rectify any error within them, the resulting revenue impact will need to be modelled and the Revenue Policy would need to be amended and re-exhibited.

CONCLUSION

The making of Rates and Annual charges is an administrative function usually undertaken as part of the adoption of the Integrated Planning and Reporting (IP&R) document suite.

SOCIAL IMPLICATIONS

There are no social implications.

FINANCIAL IMPLICATIONS

The resolutions to make the rates will enable Council to collect the revenue of $29.34m as budgeted in the 2021/22 Operational Plan and Budget.

POLICY IMPLICATIONS

This report implements existing policy decisions.

STATUTORY IMPLICATIONS

The statutory requirements relating to the making and levying of rates are included in sections 493 to 607 of the Local Government Act 1993. In addition, the Office of Local Government published a guidance document titled “Council Rating and Revenue Raising Manual” and this document is available to be viewed on the OLG website.

LEGAL IMPLICATIONS

Council must pass a resolution to make the rates before it can levy rates and charges on properties each year. The resolutions must be passed by 31 July each year which is the last date that a Council can “make” a rate or charge for the new 2021/22 financial year.

OPERATIONAL PLAN IMPLICATIONS

The report raises the revenues as budgeted for in the Operational Plan and Budget.

RISK MANAGEMENT IMPLICATIONS

The form of the resolutions has been structured to ensure compliance with Council's legal requirements.

12.4 CARRYOVER PROJECTS FOR 2021/22

Attachments:	**A. List A - Operating Projects Carryovers for 2021/22⇩** **B. List B - Capital Projects Carryovers for 2021/22⇩**
Responsible Officer:	**Fiona Plesman - General Manager**
Author:	**Daryl Hagger - Chief Financial Officer**
Community Plan Issue:	***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***
Community Plan Goal:	***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***
Community Plan Strategy:	***Appropriate matters are reported to Council in a timely manner in accordance with the Financial Control and Reporting Policy.***

PURPOSE

To present the list of proposed operational and capital projects to be carried over to 2021/22.

OFFICER'S RECOMMENDATION

1. **The attached lists of Operating and Capital Carryovers be adopted.**
2. **The final value, based on the adjusted actual 2020/21 expenditure, be incorporated into the 2021/22 Budget prior to the September 2021 quarterly budget review.**

Moved: _____ **Seconded:** _____

CONSULTATION

Individual MANEX Members

Individual Business Unit Managers

REPORT

Two lists of carry over projects are attached for which budget allocations have not been fully utilised during 2020/21. List A contains Operating Projects and List B contains the Capital Projects that are proposed to be carried over.

There are a number of reasons for the need to carry over these unspent funds included in the tables. These include, grant funded projects that operate across multiple financial years and projects that were not in the original budget but have been added late in the financial year.

The Capital Projects total amount proposed to be carried over is $28,639,317. This figure includes the following large projects:

- Resources for Regions – Round 5 - $9.01 million
- Resources for Regions – Round 6 - $1.42 million
- Aquatic Centre - $3.77 million
- Hunter Beach - $2.93 million
- Animal Impounding Facility - $2.54 million

- Upper Hunter Innovation Centre - $3.70 million

The Operating Projects total amount proposed to be carried over is $1,094,706 with $293k of this amount funded from grants.

The lists contain staff's recommendations for projects to be carried over and Council may amend or adjust as required with respect to unrestricted funds.

Approval is being sought to carry over the projects included in the attached lists. Over the period of July and August 2021 end of financial year processing will be undertaken which will identify the actual expenditure for 2020/21 for the attached projects. This will result in finalisation of actual amounts to be carried over and these amounts will be incorporated into the 2021/22 Budget prior to the September 2021 quarterly budget review.

	LIST OF OPERATING PROJECTS PROPOSED TO BE CARRIED OVER TO 2021/2022							
NO.	Project	20/21 Budget	Expended at 1 June 2021	Proposed Carryover	Anticipated Completion Date	Reason for Delay	Rationale for Carrying Over	Source of Funding
1	Aboriginal Treaty	$49,000	$16,597	$32,403	August 2021	Some delays with the consultation phase of the project.	Contract awarded.	Reserves
2	Better Waste and Recycling	$225,597	$16,592	$209,005	Ongoing	Multiple Year projects. Mobile Aerated Floor out to tender May 2021.	Grant Funded projects.	Grant Funded
3	Landfill Closure Plan	$60,000	$0	$60,000	July 2021	Consultant awarded to conduct Closure Plan.	Consultant awarded to conduct Closure Plan.	Reserve
4	Muscle Creek Flood Warning	$26,666	$0	$26,666		Liaison is being carried out with the Department of Planning, Industry and Environment – Water for the potential of additional funding being provided for a design and construct project rather than a design project only.	Grant Funding from Planning Industry and Environment.	Revenue and 1/2 Grant Funded.
5	Mbk Urban Riparian Restoration	$35,820	$32,436	$3,384		Multi Year grant funded project.	Multi Year grant funded project.	Grant Funded
6	Rehabilitation of Muscle Creek	$123,766	$25,297	$98,469		Multi Year grant funded project.	Multi Year grant funded project.	Grant Funded/Reserves
7	Community Safety Grants - RFS	$12,928	$9,430	$3,498	August 2021	Funds committed but goods may not be received prior to June 30.	Funds committed but goods may not be received prior to June 30.	Grant Funded
8	Disaster Relief Fund	$22,436	$0	$22,436	Ongoing	This is an ongoing program that aims to accumulate funds over the years for any further disaster relief.	This is an ongoing program that aims to accumulate funds over the years for any further disaster relief.	Unrestricted cash.
9	Flying Fox	$9,545	$2,561	$6,984		Multi Year grant funded project.	Multi Year grant funded project.	Grant Funded
10	Flying Fox - Stream 2	$10,000	$9,090	$910		Multi Year grant funded project.	Multi Year grant funded project.	Grant Funded
11	Statecover Incentive Survey	$10,000	$3,238	$6,762		Survey action plans not yet finalised.	Grant Funded project.	Grant Funded
	TOTAL GENERAL FUND	**$585,758**	**$115,241**	**$470,517**				

	LIST OF OPERATING PROJECTS PROPOSED TO BE CARRIED OVER TO 2021/2022							
NO.	Project	20/21 Budget	Expended at 1 June 2021	Proposed Carryover	Anticipated Completion Date	Reason for Delay	Rationale for Carrying Over	Source of Funding
12	GLE Pipeline	$350,000	$29,320	$320,680	September 2021	Project over two financial years.	Project over two financial years.	Water Fund Reserves
	TOTAL WATER FUND	**$350,000**	**$29,320**	**$320,680**				
13	Future Fund Development Applications	$433,564	$130,055	$303,509	Ongoing	The Future Fund committee has ongoing actions related to this budget.	The Future Fund committee has ongoing actions related to this budget.	Revenue
	TOTAL FUTURE FUND	**$433,564**	**$130,055**	**$303,509**				
	TOTAL	**$1,369,322**	**$274,616**	**$1,094,706**				

LIST OF CAPITAL PROJECTS PROPOSED TO BE CARRIED OVER TO 2021/2022

NO.	Project	20/21 Budget	Expended as at 1 June 2021	Proposed Carryover	Anticipated Completion Date	Reason for Delay	Rationale for Carrying Over	Source of Funding
	GENERAL FUND							
1	Muswellbrook Indoor Sports Centre	$470,400	$80,818	$389,582	March 2022	Multi-year project. Contract Number 2019-2020-0413.	Multi-year project. Contract Number 2019-2020-0413.	Grant, Reserves
2	Muswellbrook Regional Art Centre	$126,587	$60,535	$66,052	March 2022	Multi-year project. Contract Number 2020-2021-0437	Multi-year project. Contract Number 2020-2021-0437	Grant, Reserves
3	Hunter Beach	$3,033,041	$108,012	$2,925,029	March 2022	Tender process not successful. Lengthy delays in grant funding extension.	Second tender process underway.	Grant, Reserves
4	Aquatic Centre Project	$7,031,750	$3,262,228	$3,769,522	November 2021	Multi-year project. Contract 2019-2020-0406. Construction in progress.	Multi-year project. Contract 2019-2020-0406. Construction in progress.	Revenue, Grants, Borrowed Funds, Reserves
5	Library Books	$91,034	$43,835	$47,199	End August 2021	Pre-publication purchasing. Delays in receiving stock purchased overseas due to COVID.	Orders have been made and awaiting deliveries.	Revenue and Reserve
6	Library Subsidy Projects	$155,084	$25,011	$130,073	February 2022	Large portion of grant funding only received in May 2021. Funds earmarked for improvements to furniture, shelving and technology.	Large portion of grant funding only received in May 2021. Funds earmarked for improvements to furniture, shelving and technology.	Grant Funded
7	Library Priority Grant	$43,284	$8,625	$34,659	December 2021	Upgrade to the library website. Some funds set aside for furniture/fit out of meeting rooms.	Upgrade to the library website. Some funds set aside for furniture/fit out of meeting rooms.	Grant Funded
8	Public Art Sculpture	$111,000	$76,705	$34,295	August 2021	Contract awarded. 2020-2021-0451	Contract awarded. 2020-2021-0451	Revenue and Reserve
9	Animal Impounding Facility	$2,648,754	$104,529	$2,544,225	December 2021	Contract awarded 2020-2021-0452	Contract awarded 2020-2021-0452	Grant and Reserves
10	Intelligent Lighting - Olympic Park	$190,313	$0	$190,313		Tender to close early June.	Tender to close early June.	Revenue and Grant
11	Cemetery Program	$165,532	$73,553	$91,979	December 2021	Accumulation of programme for significant fencing works.	Works to commence on entries.	Revenue and Reserves
12	Tertiary Education Centre II	$1,140,000	$443,484	$696,516	March 2022	Multiple year project. To be combined into the Upper Hunter Innovation Centre II Project in the Future Fund for 21/22.	Multiple year project. To be combined into the Upper Hunter Innovation Centre II Project in the Future Fund for 21/22.	Revenue and Reserves

NO.	Project	20/21 Budget	Expended as at 1 June 2021	Proposed Carryover	Anticipated Completion Date	Reason for Delay	Rationale for Carrying Over	Source of Funding
13	Olympic Park Project	$585,426	$97,420	$488,006		Multi year project	Multi year project	Revenue and Reserves
14	Performance Centre	$830,334	$675,649	$154,685		Multi year project. Contract 2020-2021-0463.	Multi year project. Contract 2020-2021-0463.	Revenue and Reserves
15	Major Landcare Projects	$150,000	$36,480	$113,520	July 2021	Trailer and exclusion fencing are ordered and will be completed late June/early July.	Trailer and exclusion fencing are ordered and will be completed late June/early July.	Revenue
16	Denman Heritage Shed	$120,000	$69,760	$50,240		Multi year project	Multi year project	Reserve
17	CPTIGS - Bus Shelters	$48,400	$0	$48,400		Concept plan to be approved by Council. Matched funding available in 21/22 budget.	Concept plan to be approved by Council. Matched funding available in 21/22 budget.	Grants
18	Resources for Regions - Round 5	$10,213,654	$1,201,025	$9,012,629		Multiple year projects	Multiple year projects	Grant, Reserves, Borrowed Funds
19	Resources for Regions - Round 6	$4,594,789	$3,176,877	$1,417,912		Multiple year projects	Multiple year projects	Revenue, Grant, Reserves
20	Road Design Program	$50,000	$0	$50,000		Program to be reported to Council in the first quarter of 2021/22.	Program to be reported to Council in the first quarter of 2021/22.	Revenue
21	Safety Audit Ridgelands Road	$47,272	$0	$47,272		Grant funded project	Grant funded project	Reserve
22	Sandy Hollow Village Centre	$190,665	$9,351	$181,314		Tenders have been called. The project will be delivered in 2021/22.	Tenders have been called. The project will be delivered in 2021/22.	Revenue, Grant, Reserve
23	Yarrawa Road (Fixing Local Roads)	$200,000	$60,050	$139,950	June 2022	Grant funded, multiple year project. $4.8m budget in 2021/22.	Grant funded, multiple year project. $4.8m budget in 2021/22.	Grant Funded
24	Leachate Dam	$500,000	$1,788	$498,212	June 2022	Multi year project. Review of Environmental Factors currently being carried out.	Dam critical for site water management.	Reserve
25	Emulsion Tank	$80,000	$0	$80,000		To be purchased along side of finalising the design of the new Works Depot.	To be purchased along side of finalising the design of the new Works Depot.	Reserve

NO.	Project	20/21 Budget	Expended as at 1 June 2021	Proposed Carryover	Anticipated Completion Date	Reason for Delay	Rationale for Carrying Over	Source of Funding
26	Large Plant	$395,000	$0	$395,000		Contract awarded 2019-2020-0423	Contract awarded 2019-2020-0423	Revenue
27	Vehicle Purchases	$260,000	$34,444	$225,556		Vehicles on order. Delivery will depend on availability of stock.	Vehicles on order. Delivery will depend on availability of stock.	Revenue
28	Relocation of Administration Centre	$1,487,351	$1,202,260	$285,091	July 2021	Resolution of oustanding defects.	Satisfactory resolution.	Revenue and Reserves.
29	Outdoor Table Tennis Table	$15,000	$0	$15,000	July 2021	Difficulty securing concrete contractor.	Table has been manufactured and purchased.	Revenue
	Total General Fund	**$34,974,670**	**$10,852,439**	**$24,122,231**				
	WATER FUND							
30	Depot - Investigation and Design	$213,691	$29,056	$184,635	Ongoing	Contract awarded for Architect	Contract awarded for Architect	Reserve
31	Mains Renewal and Replacement	$960,439	$461,521	$498,918		Contract awarded. 2020-2021-0439	Contract awarded. 2020-2021-0439	Reserve
32	Vehicle Replacement	$57,394	$0	$57,394		Vehicle on order. Delivery will depend on availability of stock	Vehicle on order. Delivery will depend on availability of stock	Reserve
33	Water Stop Valve Replacement Program	$200,000	$40,504	$159,496		In the process of awarding a contract	In the process of awarding a contract	Reserve
	Total Water Fund.	**$1,431,524**	**$531,081**	**$900,443**				
	SEWER FUND							
34	Mains Renewal and Replacement Program	$471,316	$352,002	$119,314		Works booked in for late June/early July. Contract Number 2020-2021-0477	Works booked in for late June/early July. Contract Number 2020-2021-0477	Reserve
	Total Sewer Fund.	**$471,316**	**$352,002**	**$119,314**				

NO.	Project	20/21 Budget	Expended as at 1 June 2021	Proposed Carryover	Anticipated Completion Date	Reason for Delay	Rationale for Carrying Over	Source of Funding
	FUTURE FUND							
35	Bakery Set Up	$107,019	$7,799	$99,220	Ongoing	At design stage - modifications in progress.	At design stage - modifications in progress.	Reserves
36	Design Innovation Hub	$900,000	$0	$900,000	March 2022	Multiple year project. To be combined into the Upper Hunter Innovation Centre II Project in the Future Fund for 21/22.	Multiple year project. To be combined into the Upper Hunter Innovation Centre II Project in the Future Fund for 21/22.	Reserves
37	Innovation Precinct	$153,000	$0	$153,000	March 2022	Multiple year project. To be combined into the Upper Hunter Innovation Centre II Project in the Future Fund for 21/22.	Multiple year project. To be combined into the Upper Hunter Innovation Centre II Project in the Future Fund for 21/22.	Reserves
38	Marketplace Air Conditioning	$400,000	$1,506	$398,494	End of 2021	Contract awarded and works commenced.	Contract awarded and works commenced.	Reserves
39	Tertiary Education Centre II	$1,491,099	$41,053	$1,450,046	March 2022	Multiple year project. To be combined into the Upper Hunter Innovation Centre II Project in the Future Fund for 21/22.	Multiple year project. To be combined into the Upper Hunter Innovation Centre II Project in the Future Fund for 21/22.	Grant, Reserves
40	Weidmann Cottage	$500,000	$3,431	$496,569	March 2022	Multiple year project. To be combined into the Upper Hunter Innovation Centre II Project in the Future Fund for 21/22.	Multiple year project. To be combined into the Upper Hunter Innovation Centre II Project in the Future Fund for 21/22.	Reserves
	Total Future Fund	**$3,551,118**	**$53,789**	**$3,497,329**				

	TOTAL ALL FUNDS	**$40,428,628**	**$11,789,311**	**$28,639,317**				

12.5 STORE AND MATERIAL STOCKTAKE - 24 MAY 2021

Attachments: **Nil**

Responsible Officer: **Daryl Hagger - Chief Financial Officer**

Author: **Kate Collins - Finance Officer**

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Appropriate matters are reported to Council in a timely manner in accordance with the Financial Control and Reporting Policy.***

PURPOSE

The Stocktake of Store and Materials was conducted on 24 May 2021. The results of the stocktake are reported below

OFFICER'S RECOMMENDATION

Council notes the report on the stocktake carried on 24 May 2021 and that an amount of $53.91 be added to the inventory register.

Moved: _____ Seconded: _____

BACKGROUND

Twice a year Council staff undertake a stocktake of materials.

CONSULTATION

Storekeeper

CONSULTATION WITH COUNCILLOR SPOKESPERSON

Not applicable.

REPORT

An inventory of Store and Materials has been undertaken and compared with the recorded level of Store and Materials on hand. This comparison has revealed the need to make a couple of adjustments to the level of stores on hand.

With the short list of adjustments required as shown below:

1. It was required to add $53.91 from the Works Depot Department.

MSC DIVE 7.0 STOCKTAKE DISCREPANCY REPORT Report Date: 24/05/2021 Page: 1
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Location 1 General Fund

Bin Number	Stock Item	Description	Ord Unit	Quantity On Hand	Transaction Quantity	Count Quantity	Discrepancy Quantity	Discrepancy Value
	7257	Promura	LTR	-1.00	.00	.00	1.00	3.38
	71025	Half Jonno 25mm - malco joiner male	EACH	10.00	.00	11.00	1.00	50.53
							Total:	53.91

A summary of the changes appears in the table below:

VALUE OF STOCK RECORED BEFORE STOCKTAKE	VALUE OF STOCK RECORDED AFTER STOCKTAKE	VARIANCE
$233,154.64	$233,208.55	$53.91

OPTIONS

Not applicable.

CONCLUSION

An inventory of Store and Materials was undertaken which revealed the need to adjust the level of stores on hand and add an amount of $53.91.

SOCIAL IMPLICATIONS

Not applicable.

FINANCIAL IMPLICATIONS

The total provision in the General Fund Stores be written on the inventory register is $53.91.

The previous stocktake report that was submitted to the Council Ordinary Meeting on 22 December 2020 which showed an amount of $6,005.24 to be added to the inventory register.

POLICY IMPLICATIONS

Not applicable.

STATUTORY IMPLICATIONS

Not applicable.

LEGAL IMPLICATIONS

Not applicable.

OPERATIONAL PLAN IMPLICATIONS

Not applicable.

RISK MANAGEMENT IMPLICATIONS

Not applicable.

12.6 REPORT ON COUNCIL GRANT FUNDING JUNE 2021

Attachments: **Nil**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Ivan Skaines - Grants Officer**

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Appropriate matters are reported to Council in a timely manner in accordance with the Financial Control and Reporting Policy.***

PURPOSE

To advise Council of recent grant applications submitted, grant funding recently announced or to be announced shortly, and of some upcoming grant opportunities, including possible projects to be put forward for funding.

OFFICER'S RECOMMENDATION

Council notes the information contained in the report.

Moved: _____ Seconded: _____

BACKGROUND

For some time, Muswellbrook Shire Council has been very successful in obtaining grants which have been decided via competitive applications and, in addition, Council has continued to receive grant allocations from both State and Federal government sources for which we are required to nominate proposed projects for funding.

CONSULTATION

Grant applications are prepared in consultation with senior managers at Council and key staff in relevant sections.

CONSULTATION WITH COUNCILLOR SPOKESPERSON

Both the Mayor and Deputy Mayor are regularly consulted about grant applications.

REPORT

Grant applications submitted

In the last week Council has submitted the following applications:

Three applications for Round 4 of the **NSW Stronger Country Communities Fund**, these being to cover the shortfall in the cost of the new amenities at Olympic Park, Muswellbrook; the construction of the new Museum building at the Denman and District Heritage Village; and the construction of four netball courts, also at Denman. The funding available for projects in the Muswellbrook Local Government Area (LGA) is $852,977 (for Council and other projects).

Funding of $75,000 to replace the Liberty Swing in Simpson Park, Muswellbrook with an inclusive piece of equipment under the **NSW Everyone Can Play** (ECP) grant program, which enables successful applicants to renew, renovate and build inclusive play spaces to ensure people of all ages, abilities and cultural backgrounds can play.

Upcoming grant and funding opportunities

Applications are now open for Round Three of the **NSW Fixing Local Roads** fund, the NSW Government's $500 million program helping regional councils repair, maintain and seal priority local roads in their communities. In Round Three, Councils will be able to apply for up to $3 million for a single road project and up to $1 million for packages of small road projects. Applications close Monday, 5 July 2021. Council will be proposing works based on our Road Asset Management Plan.

Muswellbrook Shire Council needs to provide a recommendation about our proposed projects under Phase 2 of the **Local Roads and Community Infrastructure (LRCI) Program** where Council has been allocated $815,765. It has been proposed that $250,000 of the funding should be allocated to the Ironbark Road footpath (between Adams Street and Rutherford Road) and the balance ($565,765) is proposed to be allocated to the Animal Shelter, as eligible projects must be undertaken between 1 July 2020 and 31 December 2021.

Grant funding recently announced or to be announced shortly

An announcement was made on Monday, 14 June that Muswellbrook Shire Council has been successful in obtaining $1 million under the **NSW Regional Sports Facility Fund** for regional standard facilities at Olympic Park as part of the implementation of the Olympic Park Masterplan. The Fund assists eligible organisations to develop quality core sport infrastructure that will meet the current and future needs of the community, and supports the development of well-designed and utilised new and improved sport infrastructure projects that can directly impact and support participation and performance opportunities in sports at all levels.

We are still awaiting several announcements including:

- the 2020 **NSW Fixing Country Roads Fund** for the replacement of a culvert on Rosemount Road adjacent to the Defence Establishment Myambat. Our application for $425,000 was submitted at the end of last year (we have already received $425,000 for the project under the Federal Heavy Vehicle Safety and Productivity Program).
- we expect to hear the outcome **Bushfire Economic Recovery Fund** in late June or early July. We submitted an application for $7.3 million for the Denman Thermal Baths and Tourist Park development, with Council providing a co-contribution of $2 million including $250,000 from Bengalla Mining Company via their State Voluntary Planning Agreement (SVPA) contributions.
- our application to the Federal **Building Better Regions Fund**. We submitted an application under the Infrastructure Projects Stream for $10 million for the Muswellbrook Regional Entertainment and Conference Centre. This round is focussing on tourism-related infrastructure projects.
- our Registration of Interest under the **Snowy Hydro Legacy Fund Freight Linkages** program for the concept of the Gateway Service Centre (Lot 161, DP 597534), on the New England Highway south of Muswellbrook.

OPTIONS

Council notes the applications submitted over the past month, the grant funding to be announced shortly and the applications to be submitted over the next month.

CONCLUSION

The funding received under these grant programs will offset expenditure that would otherwise be needed to be made by Council.

SOCIAL IMPLICATIONS

These projects address priority issues in the community and are well-supported.

FINANCIAL IMPLICATIONS

There are co-contributions required as specified in the applications descriptions above.

POLICY IMPLICATIONS

Not applicable.

STATUTORY IMPLICATIONS

Not applicable.

LEGAL IMPLICATIONS

Not applicable.

OPERATIONAL PLAN IMPLICATIONS

The projects funded by these grants are in line with Council's Operational Plan goals and objectives.

RISK MANAGEMENT IMPLICATIONS

Council will be required to outline possible risks associated with each project in preparing each grant application, along with risk mitigation strategies.

12.7 REPORT ON INVESTMENTS HELD AS AT 31 MAY 2021

Attachments: **A. Investment Valuation Report as at 31 May 2021⇩**
B. Investment Trading Limit Report as at 31 May 2021⇩

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Daryl Hagger - Chief Financial Officer**

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Work towards the achievement of a sustainable Operating Budget result in the General Fund.***

PURPOSE

To present the list of financial investments currently held by Council in accordance with the Regulation.

OFFICER'S RECOMMENDATION

The information showing Council's investments as at 31 May 2021 be noted.

Moved: _____ **Seconded:** _____

REPORT

Clause 212 (1) of the Local Government (General) Regulation 2005, requires details of funds invested, as at the end of the preceding month, to be reported to an ordinary meeting of Council.

Funds invested under Section 625 of the Local Government Act, as at 31 May 2021 are shown in the attachments.

COMMENT:

As at 31 May 2021, the portfolio trading limit had been exceeded with respect of AMP Bank Ltd by 3%. This situation is being monitored and will be bought into line with current benchmarks as investments mature and new investments are put in place over coming months.

Council's weighted running yield is 0.92% for the month.

The Responsible Accounting Officer certifies that, apart from the above trading limit discrepancy, the investments listed have been made in accordance with the Act, the Regulations and Council's Investment Policy. This includes investments that have been made in accordance with Minister's Orders that have been subsequently amended. "Grandfathering" provisions still allow the holding of these investments. A detailed list of investments is attached.

muswellbrook shire council

Portfolio Valuation Report
Muswellbrook Shire Council
As At 31 May 2021

	Fixed Interest Security	ISIN	Face Value Original	Bond Factor	Face Value Current	Capital Price	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
At Call Deposit											
	MACQ At Call		3,750,000.00	1.00000000	3,750,000.00	100.000	0.000	**3,750,000.00**	5.65%	0.45%	
	ME Bank At Call		500,000.00	1.00000000	500,000.00	100.000	0.000	**500,000.00**	0.75%	0.55%	
	Westpac Bus Prem At Call		6,807,673.81	1.00000000	6,807,673.81	100.000	0.000	**6,807,673.81**	10.25%	0.34%	
	Westpac Muswellbrook Trading Acct At Call		100,000.00	1.00000000	100,000.00	100.000	0.000	**100,000.00**	0.15%	0.34%	
			11,157,673.81		11,157,673.81			**11,157,673.81**	16.80%		0.39%
Fixed Rate Bond											
	BENAU 1.7 06 Sep 2024 Fixed	AU3CB0266377	2,500,000.00	1.00000000	2,500,000.00	102.628	0.397	**2,575,625.00**	3.88%	1.66%	
			2,500,000.00		2,500,000.00			**2,575,625.00**	3.88%		1.66%
Floating Rate Deposit											
	ANZ 1.2 21 Jul 2022 2557DAY FRD		1,000,000.00	1.00000000	1,000,000.00	100.000	0.136	**1,001,358.90**	1.51%	1.24%	
			1,000,000.00		1,000,000.00			**1,001,358.90**	1.51%		1.24%
Floating Rate Note											
	AMP 1.08 10 Sep 2021 FRN	AU3FN0044657	2,000,000.00	1.00000000	2,000,000.00	100.087	0.250	**2,006,740.00**	3.02%	1.11%	
	Auswide 0.75 07 Nov 2022 FRN	AU3FN0057345	1,000,000.00	1.00000000	1,000,000.00	100.484	0.052	**1,005,360.00**	1.51%	0.79%	
	Auswide 1.05 17 Mar 2023 FRN	AU3FN0053567	2,000,000.00	1.00000000	2,000,000.00	100.991	0.223	**2,024,280.00**	3.05%	1.08%	
	Auswide 0.6 22 Mar 2024 FRN	AU3FN0059317	1,500,000.00	1.00000000	1,500,000.00	100.015	0.121	**1,502,040.00**	2.26%	0.63%	
	BOQ 1.02 16 Nov 2021 FRN	AU3FN0039418	1,000,000.00	1.00000000	1,000,000.00	100.416	0.041	**1,004,570.00**	1.51%	1.06%	
	BOQ 1.05 03 Feb 2023 FRN	AU3FN0040549	500,000.00	1.00000000	500,000.00	101.288	0.084	**506,860.00**	0.76%	1.09%	
	BOQ 1.03 18 Jul 2024 FRN	AU3FN0049094	1,000,000.00	1.00000000	1,000,000.00	101.952	0.124	**1,020,760.00**	1.54%	1.07%	
	BOQ 1.1 30 Oct 2024 FRN	AU3FN0051272	500,000.00	1.00000000	500,000.00	102.288	0.097	**511,925.00**	0.77%	1.14%	
	BENAU 1.05 25 Jan 2023 FRN	AU3FN0040523	500,000.00	1.00000000	500,000.00	101.321	0.102	**507,115.00**	0.76%	1.09%	
	CUA 1.25 06 Sep 2021 FRN	AU3FN0044269	1,500,000.00	1.00000000	1,500,000.00	100.294	0.296	**1,508,850.00**	2.27%	1.28%	
	CUA 1.12 24 Oct 2024 FRN	AU3FN0051033	1,500,000.00	1.00000000	1,500,000.00	101.841	0.111	**1,529,280.00**	2.30%	1.16%	
	MACQ 0.48 09 Dec 2025 FRN	AU3FN0057709	3,000,000.00	1.00000000	3,000,000.00	99.606	0.118	**2,991,720.00**	4.51%	0.52%	
	RACB 0.93 24 Feb 2023 FRN	AU3FN0053146	1,000,000.00	1.00000000	1,000,000.00	100.569	0.019	**1,005,880.00**	1.51%	0.97%	
	NAB 0.93 26 Sep 2023 FRN	AU3FN0044996	2,000,000.00	1.00000000	2,000,000.00	101.713	0.174	**2,037,740.00**	3.07%	0.97%	
	NPBS 1.4 06 Feb 2023 FRN	AU3FN0040606	500,000.00	1.00000000	500,000.00	101.458	0.099	**507,785.00**	0.76%	1.42%	
	NPBS 1.12 04 Feb 2025 FRN	AU3FN0052627	4,500,000.00	1.00000000	4,500,000.00	101.947	0.086	**4,591,485.00**	6.91%	1.16%	
	Qld Police 1.5 14 Dec 2021 FRN	AU3FN0046389	750,000.00	1.00000000	750,000.00	100.660	0.324	**757,380.00**	1.14%	1.54%	
	Qld Police 1.15 06 Dec 2022 FRN	AU3FN0052072	2,000,000.00	1.00000000	2,000,000.00	100.982	0.273	**2,025,100.00**	3.05%	1.19%	
	Qld Police 0.75 22 Mar 2024 FRN	AU3FN0059416	1,500,000.00	1.00000000	1,500,000.00	100.083	0.150	**1,503,495.00**	2.26%	0.78%	
	UBS Aust 1.05 21 Nov 2022 FRN	AU3FN0054151	1,000,000.00	1.00000000	1,000,000.00	101.182	0.030	**1,012,120.00**	1.52%	1.09%	
	UBS Aust 0.87 30 Jul 2025 FRN	AU3FN0055307	1,650,000.00	1.00000000	1,650,000.00	101.326	0.077	**1,673,149.50**	2.52%	0.90%	
			30,900,000.00		30,900,000.00			**31,233,634.50**	47.04%		1.02%
Term Deposit											

muswellbrook shire council

Portfolio Valuation Report
Muswellbrook Shire Council
As At 31 May 2021

	Fixed Interest Security	ISIN	Face Value Original	Bond Factor	Face Value Current	Capital Price	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
	AMP 0.7 18 Jun 2021 210DAY TD		800,000.00	1.00000000	800,000.00	100.000	0.368	**802,945.75**	1.21%	0.70%	
	AMP 0.75 30 Nov 2021 365DAY TD		1,000,000.00	1.00000000	1,000,000.00	100.000	0.374	**1,003,739.73**	1.51%	0.75%	
	AMP 0.55 14 Feb 2022 276DAY TD		3,000,000.00	1.00000000	3,000,000.00	100.000	0.026	**3,000,768.48**	4.52%	0.55%	
	BOQ 3.4 21 Jun 2021 1826DAY TD		1,000,000.00	1.00000000	1,000,000.00	100.000	3.195	**1,031,950.88**	1.55%	3.40%	
	NAB 0.5 26 Oct 2021 330DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.249	**5,012,465.75**	7.55%	0.50%	
	NAB 0.43 19 Nov 2021 330DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.186	**5,009,306.85**	7.54%	0.43%	
	NAB 0.5 02 Dec 2021 365DAY TD		2,500,000.00	1.00000000	2,500,000.00	100.000	0.247	**2,506,164.38**	3.77%	0.50%	
	P&NB 3.53 21 Jun 2021 1826DAY TD		2,000,000.00	1.00000000	2,000,000.00	100.000	3.317	**2,066,344.66**	3.11%	3.53%	
			20,300,000.00		20,300,000.00			**20,433,686.28**	30.77%		0.95%
Fixed Interest Total			65,857,673.81		65,857,673.81			**66,401,978.49**	100.00%		0.92%

muswellbrook shire council

Portfolio Valuation Report
Muswellbrook Shire Council
As At 31 May 2021

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BRISBANE OFFICE: LEVEL 38, 71 EAGLE STREET, BRISBANE QLD, 4000 T 61 7 3123 5370 F 61 7 3123 5371

muswellbrook shire council

Trading Limit Report 125
Muswellbrook Shire Council
As At 31 May 2021

1 Issuer Trading Limits

Issuer	Issuer Rating Group (Long Term)	Issuer Parent	Already Traded (with Issuer Group) Face Value Notional	Limit For Book or Entity	Trading Limit	Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded ($)
AMP Bank Ltd	BBB+ to BBB-		6,800,000.00	Book	10.00	% of 65,857,673.81	6,585,767.38	100.00	0.00	0	3.00	214,233
ANZ Banking Group Ltd	AA+ to AA-		1,000,000.00	Book	30.00	% of 65,857,673.81	19,757,302.14	5.00	95.00	18,757,302	0.00	0
Auswide Bank Limited	BBB+ to BBB-		4,500,000.00	Book	10.00	% of 65,857,673.81	6,585,767.38	68.00	32.00	2,085,767	0.00	0
Bank of Queensland Ltd	A+ to A-		4,000,000.00	Book	10.00	% of 65,857,673.81	6,585,767.38	61.00	39.00	2,585,767	0.00	0
Bendigo & Adelaide Bank Ltd	A+ to A-		3,000,000.00	Book	10.00	% of 65,857,673.81	6,585,767.38	46.00	54.00	3,585,767	0.00	0
Credit Union Australia Ltd	BBB+ to BBB-		3,000,000.00	Book	10.00	% of 65,857,673.81	6,585,767.38	46.00	54.00	3,585,767	0.00	0
Macquarie Bank	A+ to A-		6,750,000.00	Book	20.00	% of 65,857,673.81	13,171,534.76	51.00	49.00	6,421,535	0.00	0
Members Banking Group Limited t/as RACQ Bank	BBB+ to BBB-		1,000,000.00	Book	10.00	% of 65,857,673.81	6,585,767.38	15.00	85.00	5,585,767	0.00	0
Members Equity Bank Ltd	BBB+ to BBB-		500,000.00	Book	10.00	% of 65,857,673.81	6,585,767.38	8.00	92.00	6,085,767	0.00	0
National Australia Bank Ltd	AA+ to AA-		14,500,000.00	Book	30.00	% of 65,857,673.81	19,757,302.14	73.00	27.00	5,257,302	0.00	0
Newcastle Permanent Building Society Ltd	BBB+ to BBB-		5,000,000.00	Book	10.00	% of 65,857,673.81	6,585,767.38	76.00	24.00	1,585,767	0.00	0
P&N Bank Ltd	BBB+ to BBB-		2,000,000.00	Book	10.00	% of 65,857,673.81	6,585,767.38	30.00	70.00	4,585,767	0.00	0
QPCU LTD t/a QBANK	BBB+ to BBB-		4,250,000.00	Book	10.00	% of 65,857,673.81	6,585,767.38	65.00	35.00	2,335,767	0.00	0
UBS Australia Ltd	A+ to A-		2,650,000.00	Book	20.00	% of 65,857,673.81	13,171,534.76	20.00	80.00	10,521,535	0.00	0
Westpac Banking Corporation Ltd	AA+ to AA-		6,907,673.81	Book	30.00	% of 65,857,673.81	19,757,302.14	35.00	65.00	12,849,628	0.00	0
			65,857,673.81				151,472,849.76			85,829,205		214,233

muswellbrook shire council

Trading Limit Report 125
Muswellbrook Shire Council
As At 31 May 2021

2 Security Rating Group Trading Limits

Security Rating Group	Already Traded Face Value Notional	Limit For Book or Trading Entity	Trading Limit	Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded ($)
AA+ to AA-	3,000,000.00	Book	100.00	% of 65,857,673.81	65,857,673.81	5.00	95.00	62,857,674	0.00	0
A+ to A-	14,400,000.00	Book	70.00	% of 65,857,673.81	46,100,371.67	31.00	69.00	31,700,372	0.00	0
A1+	19,407,673.81	Book	100.00	% of 65,857,673.81	65,857,673.81	29.00	71.00	46,450,000	0.00	0
A2	12,300,000.00	Book	60.00	% of 65,857,673.81	39,514,604.29	31.00	69.00	27,214,604	0.00	0
A3	750,000.00	Book	60.00	% of 65,857,673.81	39,514,604.29	2.00	98.00	38,764,604	0.00	0
BBB+ to BBB-	16,000,000.00	Book	60.00	% of 65,857,673.81	39,514,604.29	40.00	60.00	23,514,604	0.00	0
	65,857,673.81				296,359,632.15			230,501,858		0

Notes
1. In instances where long securities have a term remaining which is less than 385 days, the issuer's short term rating is used instead of the security's (presumably long term) rating.

muswellbrook shire council

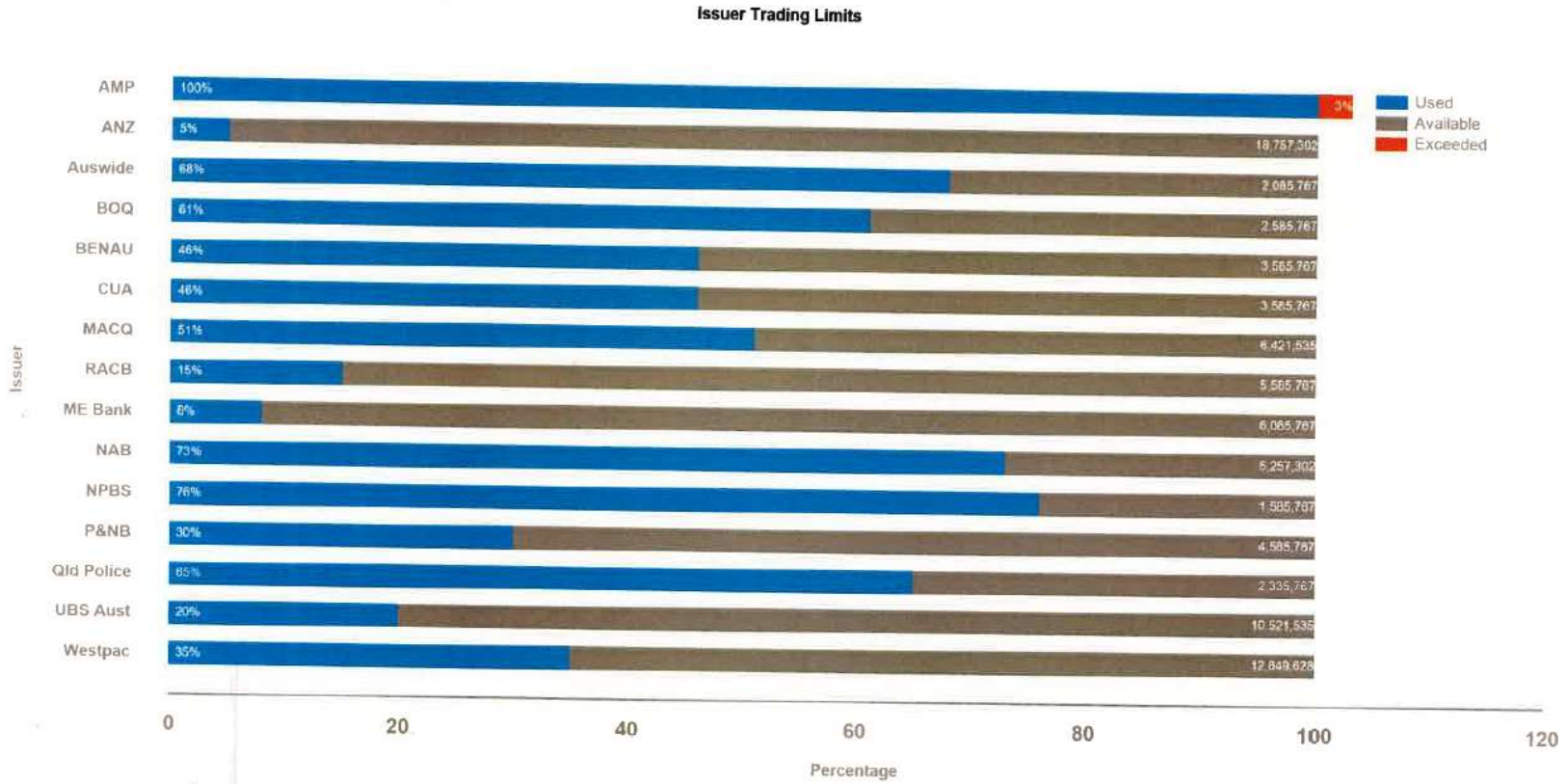
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Muswellbrook Shire Council
As At 31 May 2021

3 Term Group Trading Limits

Term Group	Already Traded Face Value Notional	Limit For Book or Trading Entity	Trading Limit	Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded ($)
0-1 Year	36,707,673.81	Book	100.00	% of 65,857,673.81	65,857,673.81	56.00	44.00	29,150,000	0.00	0
1-3 Year	14,500,000.00	Book	100.00	% of 65,857,673.81	65,857,673.81	22.00	78.00	51,357,674	0.00	0
3-5 Year	14,650,000.00	Book	100.00	% of 65,857,673.81	65,857,673.81	22.00	78.00	51,207,674	0.00	0
	65,857,673.81				197,573,021.43			131,715,348		0

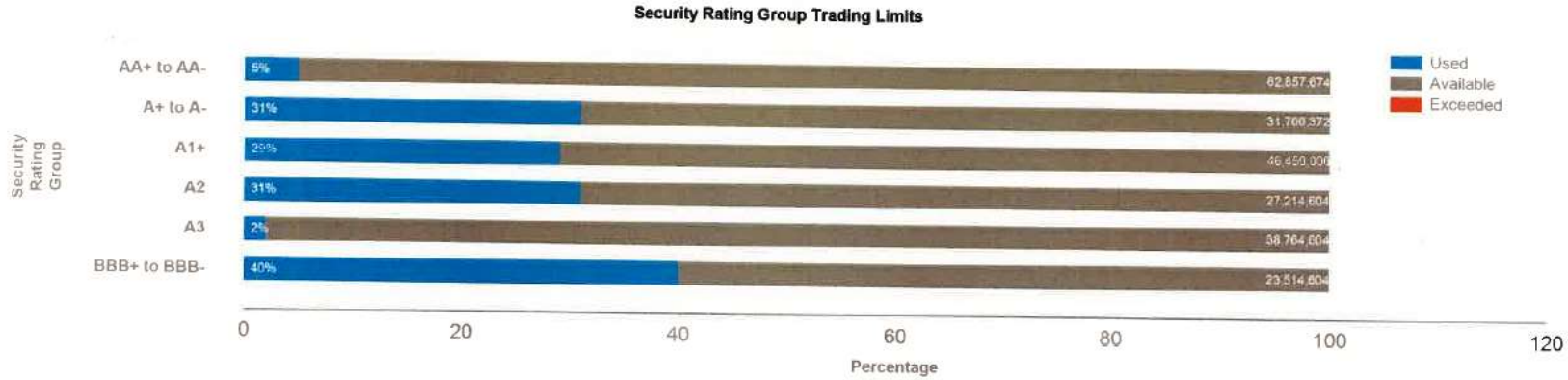
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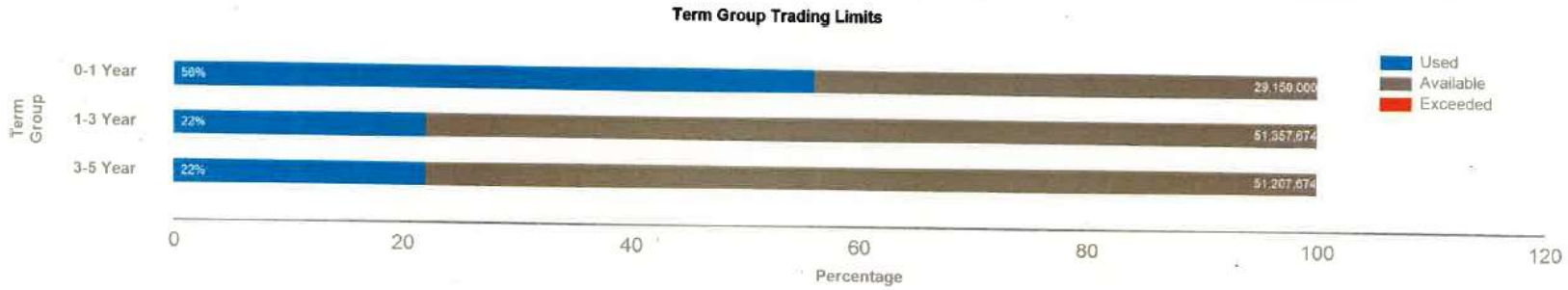
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Muswellbrook Shire Council
As At 31 May 2021

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12.8 MAY 2021 MONTHLY FINANCIAL REPORT

Attachments: **A. May Monthly Finance Reports⇩**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Daryl Hagger - Chief Financial Officer**

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Work toward the achievement of the targets established in the Fit for the Future ratios.***

PURPOSE

To provide Council with a high-level overview of the monthly financial performance of Council's General, Water, Sewer and Future Funds and to identify and explain any major variances against Council's approved budget at an organisational level for the month ending 31 May 2021.

OFFICER'S RECOMMENDATION

The Financial Report for the month ending 31 May 2021 be noted.

Moved: _____ **Seconded:** _____

REPORT

Please refer to the attachment for the monthly financial performance details for Council's Funds.

Muswellbrook Shire Council
General Fund
For the Month Ending 31 May 2021

Account Group	Annual Adopted Budget	March Budget Review	YTD % Spend vs Budget - 91.51% target	YTD Actuals	May Monthly Actuals	Monthly Variance fav / (unfav)	Variance comments
Grand Total	**(2,076,430)**	**(3,067,493)**	140.6%	**(4,312,535)**	**1,076,954**	**(521%)**	
less SRV budgeted surplus	(1,017,305)	(1,017,305)		617,683	66,735		
SRV adjusted Grand Total	(1,059,125)	(2,050,188)		(4,930,218)	1,010,219		
Revenue							
Rates and Charges	(21,576,792)	(22,220,742)	100.0%	(22,229,452)	1,125	(100%)	100% of the annual rates and charges are booked in August 2020.
User Charges and Fees	(7,379,255)	(7,899,140)	77.8%	(6,149,261)	(357,182)	(95%)	The $1.079m budget deficit is primarily in the areas of DECCW Levy ($499k), Individually Priced Work Orders ($142), Mixed Waste Fees ($478k) and aquatic Centre ($38k). Income above YTD budget has been received in Section 149 and 603 Certificates ($22k), Road Opening Permits ($45k), Development Applications ($26k) and Construction certificate and Inspection fees ($16k).
Interest and Investments Revenues	(626,971)	(469,445)	82.2%	(385,861)	(67,666)	(84%)	The $44k YTD budget deficit is a result of the average interest being earned is lower than budgeted and timing of investment maturity's.
Other Revenues	(2,873,561)	(2,609,849)	89.2%	(2,328,899)	(208,662)	(91%)	The $59k deficit is primarily due to the timing of plant cost recovery.
Operating Grants and Contributions	(7,385,954)	(6,892,820)	61.8%	(4,258,949)	(1,012,450)	(84%)	The $2.05m YTD budget deficit is primarily due to the timing of receiving the Financial Assistance Grant ($1.34m), Farm Productivity ($824k)and SH27 maintenance ($80k). Income above YTD budget has been received for the Better Waste Recycling ($61k), Road Maintenance VPA Contribution ($82k), Bridge Street retaining Wall ($81k) and Bushfire Subsidy ($31k).
Internal Revenue	(7,195,717)	(6,590,229)	51.0%	(3,363,030)	(305,730)	(95%)	The budget deficit is due to timing of internal transactions being processed.
Total Revenue	**(47,038,250)**	**(46,682,225)**	**82.9%**	**(38,715,452)**	**(1,950,565)**	**(95%)**	
Expenses							
Wages and Salaries	12,328,362	11,596,098	86.9%	10,079,554	1,075,172	90%	There are minor YTD wages overruns in some individual areas e.g. Corporate Services Management, Economic Development, Rural Roads, Risk & Compliance, Graffiti Removal, Depot Operatons, Denman Urban Areas and Recreation that are offset by savings in other areas.
Materials and Contracts	16,176,905	16,094,794	68.1%	10,962,635	888,255	94%	The $3.76m YTD underspend is driven by Farm Productivity Program, Waste Facility programs and some other minor savings in other programs.
Other Costs	3,285,563	3,998,815	77.1%	3,084,491	126,536	97%	The budget underspend is due to timing of internal transactions being processed.
Borrowing Costs	1,365,639	452,477	36.2%	163,939	16,950	96%	The budget underspend is due to timing of loan repayments.
Overheads	2,241,734	2,241,734	74.5%	1,669,929	151,812	93%	
Depreciation	9,563,617	9,230,814	91.5%	8,442,369	768,794	91%	
Total Expenses	**44,961,820**	**43,614,732**	**78.9%**	**34,402,917**	**3,027,519**	**92%**	

*Report Contains Filters

Muswellbrook Shire Council
Water Fund
For the Month Ending 31 May 2021

Account Group	Annual Adopted Budget	March Budget Review	YTD % Spend vs Budget - 91.51% target	YTD Actuals	May Monthly Actuals	Monthly Variance fav / (unfav)	Variance comments
Grand Total	**0**	**1,686,150**	**-15.4%**	**259,690**	**(661,246)**	**571%**	
Revenue							
Rates and Charges	(1,637,172)	(1,637,172)	100.7%	(1,648,789)	0	(100%)	100% of the annual water rates have been booked in August 2020.
User Charges and Fees	(4,169,994)	(3,309,994)	100.1%	(3,313,036)	(1,146,561)	(62%)	
Interest and Investments Revenues	(305,166)	(184,483)	63.8%	(117,780)	(2,878)	(98%)	The $51k YTD budget deficit is a result of the average interest being earned is lower than budgeted and timing of investment maturity's.
Operating Grants and Contributions	(36,790)	(35,430)	100.0%	(35,430)	0	(100%)	
Total Revenue	**(6,149,122)**	**(5,167,079)**	**99.0%**	**(5,115,035)**	**(1,149,439)**	**(76%)**	
Expenses							
Wages and Salaries	1,001,421	1,001,421	81.5%	816,282	63,117	93%	
Materials and Contracts	1,327,849	2,140,860	64.9%	1,388,502	136,365	93%	The $570k YTD underspend is primarily in the areas of Water Consultant activites, particularly the GLE pipeline as well as savings in water pumping and treatment expenses.
Other Costs	310,292	298,103	74.5%	222,165	17,445	94%	
Borrowing Costs	83,791	83,791	61.5%	51,497	8,401	89%	
Overheads	1,492,132	1,492,132	81.8%	1,221,121	111,011	92%	
Depreciation	1,933,637	1,836,922	91.2%	1,675,158	151,854	91%	
Total Expenses	**6,149,122**	**6,853,229**	**78.4%**	**5,374,725**	**488,193**	**92%**	

Muswellbrook Shire Council
Sewer Fund
For the Month Ending 31 May 2021

Account Group	Annual Adopted Budget	March Budget Review	YTD % Spend vs Budget - 91.51% target	YTD Actuals	May Monthly Actuals	Monthly Variance fav / (unfav)	Variance comments
Grand Total	**0**	**516,352**	**0.8%**	**(4,263)**	**758,095**	**(1662%)**	
Revenue							
Rates and Charges	(4,639,141)	(4,639,141)	99.7%	(4,623,200)	(227,271)	(95%)	100% of the annual sewer rates are booked in the system in August 2020, the remaining 10% of the annual rates and charges are made up of the non-residential sewer charges which get booked with each water bill.
User Charges and Fees	(502,682)	(435,289)	81.8%	(356,254)	(54,618)	(86%)	The $42k YTD budget deficit is due to lower sewer effluent reuse revenue.
Interest and Investments Revenues	(64,063)	(51,250)	65.9%	(33,780)	(1,759)	(96%)	The $13k YTD budget deficit is a result of the average interest being earned is lower than budgeted and timimg of investment maturity's.
Operating Grants and Contributions	(35,875)	(35,875)	99.3%	(35,612)	0	(100%)	
Total Revenue	**(5,241,761)**	**(5,161,555)**	**97.8%**	**(5,048,846)**	**(283,648)**	**(94%)**	
Expenses							
Wages and Salaries	832,043	832,043	88.6%	737,348	67,108	91%	
Materials and Contracts	689,507	768,664	74.9%	576,045	36,865	95%	The $127k YTD underspend is due to reduced operating and maintenance costs.
Other Costs	324,367	395,004	79.0%	312,134	20,701	94%	The $49k saving is due to timing of the electricity expenses.
Borrowing Costs	726,218	726,218	90.1%	653,972	56,593	91%	
Overheads	816,725	816,725	91.7%	748,671	68,061	91%	
Depreciation	1,852,901	2,139,253	94.3%	2,016,413	792,415	60%	
Total Expenses	**5,241,761**	**5,677,907**	**88.8%**	**5,044,583**	**1,041,743**	**80%**	

Muswellbrook Shire Council
Future Fund
For the Month Ending 31 May 2021

Account Group	Annual Adopted Budget	March Budget Review	YTD % Spend vs Budget - 91.51% target	YTD Actuals	May Monthly Actuals	Monthly Variance fav / (unfav)	Variance comments
Grand Total	**(2,521,878)**	**(2,783,783)**	**108.3%**	**(3,013,717)**	**(257,647)**	11%	
Revenue							
User Charges and Fees	(6,729,959)	(6,974,774)	94.3%	(6,578,472)	(585,256)	(91%)	
Internal Revenue	(259,361)	(237,831)	0.0%	0	0	(100%)	The budget deficit is due to timing of internal transactions being processed.
Total Revenue	**(6,989,320)**	**(7,212,605)**	**91.2%**	**(6,578,472)**	**(585,256)**	**(91%)**	
Expenses							
Wages and Salaries	232,417	232,417	81.8%	190,055	20,694	90%	
Materials and Contracts	1,943,762	1,801,550	70.5%	1,269,899	155,891	91%	The $379k underspend is primarily in Development Applications expense.
Other Costs	710,835	811,499	88.7%	720,098	30,224	96%	
Borrowing Costs	945,748	969,178	84.8%	821,709	69,620	92%	
Overheads	0	0	0.0%	0	0	0%	
Depreciation	634,680	614,178	91.7%	562,994	51,180	91%	
Total Expenses	**4,467,442**	**4,428,822**	**80.5%**	**3,564,755**	**327,609**	**92%**	

12.9 FRAUD AND CORRUPTION CONTROL POLICY

Attachments: **A. MSC18E - Fraud and Corruption Control Policy⇩**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Melissa Cleary - Co-Ordinator - Integrated Planning**

Community Plan Issue: ***Collaborative and responsive community leadership that meets the expectations and anticipates the needs of the community***

Community Plan Goal: ***Enhanced collaboration with Council's community and stakeholders to ensure Council and its elected arm is best placed to make decisions in the best interest of the community.***

Community Plan Strategy: ***Implement and maintain a diverse range of communication channels between Council and community stakeholders..***

PURPOSE

This report provides Councillors with details of the new Fraud and Corruption Control Policy, which is recommended for endorsement for public exhibition.

OFFICER'S RECOMMENDATION

Council:

1. **Endorses the Fraud and Corruption Control Policy for public exhibition for a period of not less than twenty-eight (28) days.**
2. **Adopts the Fraud and Corruption Control Policy at the conclusion of the public exhibition period if no substantive changes are recommended in any submissions received.**

Moved: _____ Seconded: _____

BACKGROUND

The following report aligns with Council's commitment to reduce its fraud and corruption risk and follows recommendations outlined by the External Auditor in the 2019 Management Letter.

CONSULTATION

Manex;

Audit, Risk and Improvement Committee (ARIC)

REPORT

Council staff have developed the Fraud and Corruption Control Policy to align with the Audit Office of New South Wales 2015 Fraud Control Improvement Kit and the Fraud and Corruption Control Standard AS8001-2008 with the Audit Office NSW.

The Policy was presented to the ARIC on 2 June 2021, with feedback incorporated into the document.

At the meeting held on 17 June 2021, Manex recommended that the Fraud and Corruption Policy be presented to Council.

OPTIONS

Council may or may not endorse the policy recommended for public exhibition.

CONCLUSION

It is recommended that the Fraud and Corruption Control Policy be placed on public exhibition.

SOCIAL IMPLICATIONS

No known social implications.

FINANCIAL IMPLICATIONS

No known financial implications.

POLICY IMPLICATIONS

No known policy implications.

STATUTORY IMPLICATIONS

No known statutory implications.

LEGAL IMPLICATIONS

No known legal implications.

OPERATIONAL PLAN IMPLICATIONS

No known Operational Plan implications.

RISK MANAGEMENT IMPLICATIONS

The Policy aligns with Council's commitment to reduce its fraud and corruption risk and follows recommendations outlined by the External Auditor in the 2019 Management Letter.

Fraud and Corruption Control Policy

MSC18E

Authorisation Details:

Authorised by:	
Minute No:	
Date:	
Review timeframe:	
Department:	**Integrated Planning, Risk and Governance**
Document Owner:	**Manager Integrated Planning, Risk and Governance**

Details History:

Version No.	Date changed	Modified by	Amendments made

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1. INTRODUCTION

As part of a sound governance framework, Muswellbrook Shire Council needs a policy which defines its approach to dealing with fraud and corruption.

This is required because Council is the custodian of community assets and is involved in determining many commercial activities where people may benefit from the decisions of the Council.

It is therefore important that all Council Officials have clear direction and an understanding of the expected standards and behaviours that they must abide by.

2. PURPOSE

The purpose of this Policy is to:

- Protect Muswellbrook Shire Council's assets, including financial assets;
- Protect the integrity, security and reputation of Council and its staff; and
- Maintain a high level of services to the community.

3. SCOPE

This policy applies to all Muswellbrook Shire Council Officials, including:

- Councillors;
- General Manager and Executive Management Team (Manex);
- Managers, Supervisors and Team Leaders;
- All staff – permanent, temporary, full-time, part-time, casual, contractors, consultants and volunteers.

4. POLICY STATEMENT

Muswellbrook Shire Council is entrusted by the community to manage its assets, people and resources in a responsible, ethical and efficient manner.

Council has an obligation to develop and maintain appropriate systems and procedures to minimise the opportunity for fraudulent and/or corrupt activity and to develop robust systems of detection to reduce the impact of fraudulent **activity.**

5. DEFINITIONS

The following definitions apply:

Act	The Local Government Act (LGA) 1993
Regulation	The Local Government (General) Regulation 2005
Council Official	Includes Councillors, members of Council staff, administrators, contractors, volunteers and consultants, Council committee members and delegates of Council
Code of Conduct	The Code of Conduct applicable to all Council officials and as required by S440 of the LGA

Fraud	"Dishonest activity causing actual or potential financial loss to any person or entity including theft of moneys or other property by employees or persons external to the entity and whether or not deception is used at the time, immediately before or immediately following the activity. This also includes the deliberate falsification, concealment, destruction or use of falsified documentation used or intended for use for a normal business purpose or the improper use of information or position." (AS8001-2008)
Corruption	"Dishonest activity in which a director, executive, manager employee or contractor of an entity acts contrary to the interests of the entity and abuses his/her position of trust in order to achieve some personal gain or advantage for him or herself or for another person or entity" (AS8001-2008)
AS8001 – 2008	The Standards, Australia Fraud and Corruption Control Standards
Fraud Control Improvement Kit	The kit that has been developed by the Audit Office of NSW to assist organisations manage fraud control.

6. FRAUD AND CORRUPTION CONTROL FRAMEWORK

The administration of this policy relies upon a multi-faceted approach to fraud and corruption control, and includes actions on the following fronts:

- Prevention – to establish and maintain a good governance framework through well-established policies and procedures which minimise the opportunities for fraud and corruption to occur;
- Detection – sound auditing and monitoring procedures to identify transactions or activities that do not align with adopted policies and procedures;
- Response – detailed reporting and investigation procedures to deal with any potential fraud or corruption. A sound response system includes appropriate action to address reports of fraudulent or corrupt activity;
- The Audit Office of NSW's Fraud Control Improvement Kit 2015 ten attribute framework for the management of fraud and corruption:
    1. Leadership;
    2. Ethical Framework;
    3. Responsibility structures;
    4. Fraud control policy;
    5. Prevention systems;
    6. Fraud awareness;
    7. Third party management systems;
    8. Notification systems;
    9. Detection systems; and
    10. Investigation systems.

Muswellbrook Shire Council's Fraud and Corruption Control Framework is guided by the ten attributes of the Audit Office of NSW's Fraud Control Improvement Kit 2015.

6.1 Leadership

A successful fraud and corruption control framework is led by a committed and accountable executive. The General Manager and Exectutive Management team (Manex) will lead the organisation in the development of the Fraud and Corruption Control Framework.

6.2 Ethical Framework

Council has adopted and established the following documents to guide the ethical behaviour of Council Officials:

- The Model Code of Conduct 2020 as developed by the Office of Local Government (doc 1182306);
- Council has established a set of SPIRIT Values (doc 934971) which outline acceptable and non-acceptable behaviours.

6.3 Responsibility Structure

The General Manager and Public Officer are authorised to receive reports of fraud and corruption. If the suspected fraud or corruption relates to the General Manager, then the matter can be reported to the Mayor, as per the reporting regime for Code of Conducts.

Reports regarding suspicious and / or illegal activities can also be reported to external agencies including:

- NSW Police Force
- Office of Local Government
- The NSW Independent Commission Against Corruption (ICAC)
- The NSW Ombudsman.

All staff are expected to report known or suspected fraud or corruption to the General Manager or Public Officer as soon as possible.

6.4 Fraud and Corruption Control Policy

This policy sets out Muswellbrook Shire Council's Fraud and Corruption Control Framework and covers the responsibilities for managing fraud and Corruption within Muswellbrook Shire Council.

6.5 Prevention Systems

Council's prevention system consists of the following features:

- Fraud Risk Assessments – as detailed in the Enterprise Risk Management Framework (doc 1133980);
- Fraud and Corruption Control Plan (to be developed);
- Fraud Database (to be established to record all incidents);
- Ethical workforce – pre-employment screening to ensure staff employed are of the highest ethical behaviour;
- Separation of duties – to ensure no one staff member controls a process entirely;
- Delegations of authority – to ensure measures are in place to control activities;

- Position descriptions, Charters for Committees – limit the level of activity Council Officials can undertake;

6.6 Fraud and Corruption Awareness

Councillors and Council officers undergo regular fraud and corruption awareness training to ensure that all Council Officials are aware of their responsibilities and obligations to prevent, detect and report instances of fraud or corruption.

6.7 Third Party Management Systems

Council establishes appropriate controls, segregation of duties and delegations of authority to deal with third parties.

Council will establish a Business Ethics Policy to reinforce the expected standards of behaviour for Council Officials.

6.8 Notification Systems

All staff are required to report suspected fraudulent or corrupt activity. Members of the public are encouraged to report suspected fraudulent or corrupt activity.

Staff and members of the public can make a Public Interest Disclosure and protect their identity, if they so desire. Council's Internal Reporting and Public Interest Disclosures Policy outlines the procedure for making a Public Interest Disclosure.

Reporting directly to Council is an option for staff and the community. Reporting to an external entity as detailed under the "Responsibility Structure" is also available.

6.9 Detection Systems

Various internal control measures have been established to help detect fraud and corruption, including:

-
- reconciliations
- management reviews
- internal and external audits.

1.1

6.10 Investigation Systems

When an allegation of fraud or corruption is made against an employee, the General Manager and/or Public Officer, will discuss the matter with the person making the allegation. This person may be asked to make a written statement regarding the allegations.

The staff member alleged to have committed the fraud or corruption may be interviewed during this preliminary stage. Staff members can be accompanied during the interview by their manager or other nominated member of staff.

The applicable Manex Team member will organise a preliminary assessment of the allegation and provide details to the General Manager on the findings.

If the allegation is serious enough and / or the evidence is compelling, then the matter may warrant a full investigation.

If a full investigation is to be followed, the General Manager will need to determine whether the matter is referred to an external agency such as the

Police, ICAC or the Ombudsman. The General Manager may wish to refer it to Human Resources (HR) and have the matter investigated under the Code of Conduct Investigation procedures. If the matter relates to HR, it would be investigated by the General Manager.

7. DISCIPLINARY PROCEDURES

The determination of an investigation whether it be a preliminary or full investigation, will be referred to the General Manager if it is a staffing matter.

For Councillors the matter will follow the Code of Conduct procedures.

Any matter may still be referred to or dealt with by an outside agency, in addition to a matter considered by the above two matters. For instance, a staff matter, dealt with by the General Manager may still be referred to the Police for further action.

8. PRIVACY AND ACCESS TO INFORMATION

Information provided through any allegation and subsequent investigation will be handled confidentially. This is designed to help prevent any action being taken against staff for reporting suspected fraud. However, there may be situations where confidentiality may not be possible or appropriate. This will be discussed with the staff member making the report.

While anonymous reports are not encouraged, there may be situations where someone may not want to identify themselves. The Council will accept anonymous reports; however, anonymity may limit the Council's ability to seek further information to assess the report adequately. When the identity of the person making the allegation is known, Council is able to obtain any further necessary information, provide the person with protection and support and give feedback about the outcome of any investigation into the allegations.

9. TRAINING & COMMUNICATION

This Policy will be communicated to staff through Council's internal communication methods including staff newsletters, General Manager's newsletters and All Staff emails. The issue will be discussed at staff meetings including MANEX and Managers' meetings.

10. BREACH OF THE POLICY

A breach of this policy may lead to disciplinary action being taken. This will depend on the severity of the incident. A breach of this policy could also lead to criminal action.

Any report that turns out to be vexatious, frivolous or misleading will result in disciplinary action against the Council Official making the allegation.

Disclaimer:

This Policy was formulated to be consistent with Council's legislative obligations and within the scope of Council's powers. This Policy should be read in conjunction with relevant legislation, guidelines and codes of practice. In the case of any discrepancies, the most recent legislation should prevail. This Policy does not constitute legal advice. Legal advice should be sought in relation to particular circumstances and liability will not be accepted for losses incurred as a result of reliance on this Policy.

11. LEGISLATION

The Local Government Act (LGA) 1993

The Local Government (General) Regulation 2005

Public Interest Disclosures Act 1994

Independent Commission Against Corruption Act 1988

AS8001–2008-The Standards Australia Fraud and Corruption Control Standards

Local Government (State) Award

12. ASSOCIATED COUNCIL DOCUMENTATION

Model Code of Conduct

Model Code of Meeting Practice

Fraud and Corruption Prevention Strategy

Fraud and Corruption Control Plan

Internal Reporting and Public Interest Disclosures Policy

Disciplinary Policy

Governance Policy

12.10 COMMUNITY SERVICES

Attachments: **Nil**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Kim Manwarring - Manager - Community Services**

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Appropriate matters are reported to Council in a timely manner in accordance with the Financial Control and Reporting Policy.***

PURPOSE

To provide an update on activities in the Community Services section.

OFFICER'S RECOMMENDATION

The information contained in this report be noted.

Moved: _____ **Seconded:** _____

REPORT

MUSWELLBROOK SHIRE LIBRARIES – MUSWELLBROOK and DENMAN

During May 2021 the Muswellbrook Shire Libraries was attended by **2016 customers**. Over the same period, our library branches **loaned 5,923 items** and processed **2,798 returns**.

- **Photos below**
    - National Simultaneous story time at Muswellbrook Library
    - New items display at Muswellbrook Library
    - New furnishings at Denman Library
- **Providing opportunities that increase community literacy, both physical and digital**
    - Online Engagement:
        - The Library has continued a regular presence on its social media with posts to share information about library collections, library events and library online resources. Over the past month the library has had **2,487** post views and now has a combined like/follow total of **2,034**.
    - Digital Collections:
        - Our digital collections have continued to be popular across our three digital platforms, there have been **179 eAudio loans, 112 eBook Loans and 93 Digital magazine loans**.
-
- **Creating spaces and programs that meet the needs of members and library visitors**
    - Children's Programs

- Baby Rhyme time and story time continue to be popular programs at the Muswellbrook branch with two programs being held weekly. The library also celebrated **National Simultaneous Storytime** which included a special themed story time session at Muswellbrook Library and three outreach visits to local schools and day care centres. Attendance at these sessions throughout the month totalled **63 baby rhyme time attendees** and **70 story time attendees**.

- Adult Programs

  - Muswellbrook and Denman Library continued their **book club, tech help and history help programs** in May. These programs were well received with **14 attendees** across these programs during May. Visits to the Regional History room at the Muswellbrook Library have increased due to the History help programming with attendees now regular users of the room. The fortnightly crafting group is now running again with **6 regular attendees** to this program each fortnight.

  - The Muswellbrook Library marked **Law Week with a law talk titled 'Your money and law'** presented in partnership with Legal Aid NSW. This workshop was **attended by 10 people.**

- Home Library Services

  - The home library service provides home delivery of library items to community members unable to visit our branches in person due to various reasons. This month the home library service has delivered **283 items** and facilitated the return of **280 items**. This program currently services **17 members** across the Muswellbrook Shire.

- Click and Collect

  - The click and collect service at the Muswellbrook and Denman Libraries enables library customers to reserve and collect items via the customer web portal and also to submit 'profiles' for staff selection of items. This has been popular with customers wishing for a quick visit to the library. Library staff have been utilising their reader advisory skills in making and recommending selections for customers. This service has extended to attendees of the children's programs with library staff selecting items for collection ready at each session. Over the past month, staff at Muswellbrook and Denman have satisfied **95 reservations** through this service.

- Wifi and Computer Usage

  - *Computer Usage:* Muswellbrook: 265 Denman: 23
  - *Wifi Usage:* Muswellbrook: 73 Denman: 151

- **Increasing and maintaining library memberships**
  - Muswellbrook: 49 new members
  - Denman: 1 new members





COMMUNITY PARTNERSHIPS

- Attendance at the Candlelight Vigil for Domestic Violence awareness this was held in Muswellbrook on the 5th May, in partnership with Upper Hunter Homeless Support and Upper Hunter Community Services. The Candlelight Vigil was held out the front of the QEII building, with around 20 people in attendance.
- Attendance and participation in the following networks, Koori Interagency, Youth Community Engagement Collaboration meeting, Upper Hunter Domestic Violence Committee and the facilitation of the Upper Hunter Community Service Interagency Network;
- Governance support has been provided to Upper Hunter Youth Services Inc, Drug & Alcohol Health Services Inc and Arts Upper Hunter.
- This month the annual Muswellbrook Shire Council Aboriginal Reconciliation Aboriginal Flag Raising was held to highlight National Reconciliation Week 2021, the event was well supported with 90-100 people in attendance at our wet weather alternative venue the Muswellbrook Art Gallery. Special mention to Jacinda and Braidon Dever who articulately delivered this years address on the 2021 theme 'More than a Word'.

MUSWELLBROOK SHIRE AQUATIC & FITNESS CENTRE – Denman and Muswellbrook

- The Muswellbrook Aquatic Centre has been closed until further notice.
- The Muswellbrook Aquatic & Fitness Centre had **898** patrons using both the Gym and Aquatic (up to the 15 May) for the month of May. The Fitness Centre is open, and entry is via the Boronia Building Carpark there was 31 New gym memberships in May

TOURISM AND EVENTS

- Denman Visitor Information Centre statistics for the month of May are provided below:

May 2021	
Visitors from:	Number of visitors
NSW Other	348
Muswellbrook LGA	4
Queensland	11
Victoria	14
Tasmania	2
South Australia	6

May 2021	
Visitors from:	Number of visitors
Western Australia	4
Unknown	2
Total Visitors	**391**

13 REPORTS FROM COMMITTEES

13.1 REPORT OF THE FINANCE REVIEW AND ADVISORY COMMITTEE MEETING HELD ON THURSDAY, 20 MAY 2021

Attachments: **Nil**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Michelle Sandell-Hay - PA to the General Manager**

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Appropriate matters are reported to Council in a timely manner in accordance with the Financial Control and Reporting Policy.***

PURPOSE

To facilitate Council's adoption of the recommendations of the meeting of the Finance Review and Advisory Committee held on 20 May 2021.

OFFICER'S RECOMMENDATION

The Minutes of the Finance Review and Advisory Committee Meeting held on Thursday 20 May 2021 be received and the recommendations contained therein ADOPTED.

Moved: _____ Seconded: _____

REPORT

The Finance Review and Advisory Committee met on Thursday 20 May 2021.

The Minutes of the meeting are attached for the information of the Councillors.

DECISIONS REQUIRING A NEW BUDGET ALLOCATION

Item Ref	Description	$	GL No.

MINUTES OF THE FINANCE REVIEW AND ADVISORY MEETING OF THE MUSWELLBROOK SHIRE COUNCIL HELD IN THE LOXTON ROOM, ADMINISTRATION CENTRE, BRIDGE STREET, MUSWELLBROOK ON THURSDAY 20 MAY, 2021 COMMENCING AT 4.00PM.

PRESENT: Cr J. Ledlin (Chair), Cr M. Rush (phone) and Cr R. Scholes.

IN ATTENDANCE: Ms F. Plesman acting (General Manager), Mr D. Finnigan (Deputy General Manager), Mr J. Hogan (Acting Chief Financial Officer), Mr M. Lysaught (Manager – Works, Property & Building) and Mrs M. Sandell-Hay (PA to General Manager).

1 APOLOGIES AND LEAVE OF ABSENCE

Nil

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDED on the motion of Cr Scholes and Cr Ledlin that:

The Minutes of the Finance Review and Advisory Committee held on 13 May 2021, a copy of which has been distributed to all members, be taken as read and confirmed as a true record.

3 DISCLOSURE OF ANY PECUNIARY AND NON-PECUNIARY INTEREST

Nil

4 BUSINESS ARISING

Nil

5 BUSINESS

5.1 MUSWELLBROOK AQUATIC CENTRE VARIATIONS

RECOMMENDED on the motion of Cr Rush and Cr Scholes that:

The report be noted and that review of alternatives options fund projected overruns be undertaken and reported back to the Committee.

5.2 PROPERTY PURCHASE - BRIDGE STREET, MUSWELLBROOK

Mr Finnigan left the meeting at 4.27pm

Ms Plesman advised the meeting that discussions had been held with the property owner in regards to the purchase of this property with the owner advising that they would like low to mid-$400k.

Negotiations continue with the property owner up to the amount discussed at the meeting.

6 DATE OF NEXT MEETING

27 May, 2021

7 CLOSURE

The meeting was declared closed at 4.39pm.

.....	.....
Ms F. Plesman	Cr J. Ledlin
General Manager	**Chairperson**

13.2 REPORT OF THE FINANCE REVIEW AND ADVISORY COMMITTEE MEETING HELD ON THURSDAY, 27 MAY 2021

Attachments: **Nil**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Michelle Sandell-Hay - PA to the General Manager**

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Appropriate matters are reported to Council in a timely manner in accordance with the Financial Control and Reporting Policy.***

PURPOSE

To facilitate Council's adoption of the recommendations of the meeting of the Finance Review and Advisory Committee held on 27 May 2021.

OFFICER'S RECOMMENDATION

The Minutes of the Finance Review and Advisory Committee Meeting held on Thursday 27 May 2021 be received and the recommendations contained therein ADOPTED.

Moved: _____ **Seconded:** _____

REPORT

The Finance Review and Advisory Committee met on Thursday 27 May 2021.

The Minutes of the meeting are attached for the information of the Councillors.

DECISIONS REQUIRING A NEW BUDGET ALLOCATION

Item Ref	Description	$	GL No.

MINUTES OF THE FINANCE REVIEW AND ADVISORY MEETING OF THE MUSWELLBROOK SHIRE COUNCIL HELD IN THE LOXTON ROOM, ADMINISTRATION CENTRE, BRIDGE STREET, MUSWELLBROOK ON THURSDAY 27 MAY, 2021 COMMENCING AT 4.03PM.

PRESENT: Cr R. Scholes(Chair), Cr J. Ledlin (VC) and Cr M. Rush.

IN ATTENDANCE: Ms F. Plesman (General Manager), Mr D. Finnigan (Deputy General Manager), Mr J. Hogan (Acting Chief Financial Officer) and Mrs M. Sandell-Hay (PA to General Manager).

1 APOLOGIES AND LEAVE OF ABSENCE

Nil

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDED on the motion of Cr Ledlin and Cr Rush that:

The Minutes of the Finance Review and Advisory Committee held on 20 May 2021, a copy of which has been distributed to all members, be taken as read and confirmed as a true record.

3 DISCLOSURE OF ANY PECUNIARY AND NON-PECUNIARY INTEREST

Nil

4 BUSINESS ARISING

Nil

5 BUSINESS

5.1 MUSWELLBROOK AQUATIC CENTRE VARIATIONS

RECOMMENDED on the motion of Cr Rush and Cr Ledlin that:

1. The projected variations are Noted; and
2. Additional funding allocated to complete the project as detailed in the report.

6 DATE OF NEXT MEETING

10 June 2021

7 CLOSURE

The meeting was declared closed at 4.08pm.

.....	.....
Ms F. Plesman	Cr R. Scholes
General Manager	**Chairperson**

13.3 REPORT OF THE FINANCE REVIEW AND ADVISORY COMMITTEE MEETING HELD ON THURSDAY, 10 JUNE 2021

Attachments: **Nil**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Michelle Sandell-Hay - PA to the General Manager**

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Appropriate matters are reported to Council in a timely manner in accordance with the Financial Control and Reporting Policy.***

PURPOSE

To facilitate Council's adoption of the recommendations of the meeting of the Finance Review and Advisory Committee held on 10 June 2021.

OFFICER'S RECOMMENDATION

The Minutes of the Finance Review and Advisory Committee Meeting held on Thursday 10 June 2021 be received and the recommendations contained therein ADOPTED.

Moved: _____ Seconded: _____

REPORT

The Finance Review and Advisory Committee met on Thursday 10 June 2021.

The Minutes of the meeting are attached for the information of the Councillors.

DECISIONS REQUIRING A NEW BUDGET ALLOCATION

Item Ref	Description	$	GL No.

MINUTES OF THE FINANCE REVIEW AND ADVISORY MEETING OF THE MUSWELLBROOK SHIRE COUNCIL HELD IN THE LOXTON ROOM, ADMINISTRATION CENTRE, BRIDGE STREET, MUSWELLBROOK ON THURSDAY 10 JUNE, 2021 COMMENCING AT 4.11PM.

PRESENT: Cr R. Scholes (Chair) and Cr M. Rush.

IN ATTENDANCE: Mr D. Finnigan (Deputy General Manager), Mr D. Hagger (Chief Financial Officer), Mr J. Hogan (Financial Controller) and Mrs M. Sandell-Hay (PA to General Manager).

1 APOLOGIES AND LEAVE OF ABSENCE

RECOMMENDED on the motion of Cr Scholes and Cr Rush that:

The apologies for inability to attend the meeting submitted by Cr J. Ledlin and Ms F. Plesman be ACCEPTED.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDED on the motion of Cr Rush and Cr Scholes that:

The Minutes of the Finance Review and Advisory Committee held on 27 May 2021, a copy of which has been distributed to all members, be taken as read and confirmed as a true record.

3 DISCLOSURE OF ANY PECUNIARY AND NON-PECUNIARY INTEREST

Nil

4 BUSINESS ARISING

Nil

5 BUSINESS

5.1 UPGRADE OF STREETLIGHTS TO LED

RECOMMENDED on the motion of Cr Rush and Cr Scholes that:

This matter be deferred to allow staff to provide further information detailing; number of lights that have been replaced with LED's; current replacement timetable; replacement timetable under the proposal and cashflow savings based on each timetable.

5.2 CARRYOVER PROJECTS FOR 2021/22

RECOMMENDED on the motion of Cr Rush and Cr Scholes that:

The attached lists of Operating and Capital Carryovers and the final value, based on the adjusted actual 2020/21 expenditure to be incorporated into the 2021/22 Budget prior to the September 2021 quarterly budget review be noted and reported to Council.

5.3 MAY 2021 MONTHLY FINANCIAL REPORT

RECOMMENDED on the motion of Cr Rush and Cr Scholes that:

The Financial Report for the month ending 31 May 2021 be noted.

5.4 REPORT ON INVESTMENTS HELD AS AT 31 MAY 2021

RECOMMENDED on the motion of Cr Rush and Cr Scholes that:

The information showing Council's investments as at 31 May 2021 be noted.

5.5 EXTERNAL AUDIT - MANAGEMENT LETTER PERIOD ENDING 30 JUNE 2020

RECOMMENDED on the motion of Cr Rush and Cr Scholes that:

The audit observations, audit recommendations and management responses be noted.

6 DATE OF NEXT MEETING

TBD

7 CLOSURE

The meeting was declared closed at 4.29pm.

.....

Cr R. Scholes

Chairperson

13.4 REPORT OF THE FINANCE REVIEW AND ADVISORY COMMITTEE MEETING HELD ON FRIDAY, 18 JUNE 2021

Attachments: **Nil**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Michelle Sandell-Hay - PA to the General Manager**

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Appropriate matters are reported to Council in a timely manner in accordance with the Financial Control and Reporting Policy.***

PURPOSE

To facilitate Council's adoption of the recommendations of the meeting of the Finance Review and Advisory Committee held on 18 June 2021.

OFFICER'S RECOMMENDATION

The Minutes of the Finance Review and Advisory Committee Meeting held on Friday 18 June 2021 be received and the recommendations contained therein ADOPTED.

Moved: _____ **Seconded:** _____

REPORT

The Finance Review and Advisory Committee met on Friday 18 June 2021.

The Minutes of the meeting are attached for the information of the Councillors.

DECISIONS REQUIRING A NEW BUDGET ALLOCATION

Item Ref	Description	$	GL No.

MINUTES OF THE FINANCE REVIEW AND ADVISORY MEETING OF THE MUSWELLBROOK SHIRE COUNCIL HELD IN THE LOXTON ROOM, ADMINISTRATION CENTRE, BRIDGE STREET, MUSWELLBROOK ON FRIDAY 18 JUNE, 2021 COMMENCING AT 10.00AM.

PRESENT: Cr J. Ledlin (Chair), Cr M. Rush and Cr R. Scholes.

IN ATTENDANCE: Ms F. Plesman (General Manager), Mr D. Finnigan (Deputy General Manager), Mr D. Hagger (Chief Financial Officer), Mr M. Lysaught (Manager – Works, Property & Building), Mr J. Hogan (Financial Controller) and Mrs M. Sandell-Hay (PA to General Manager).

1 APOLOGIES AND LEAVE OF ABSENCE

Nil

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDED on the motion of Cr Scholes and Cr Rush that:

The Minutes of the Finance Review and Advisory Committee held on 10 June 2021, a copy of which has been distributed to all members, be taken as read and confirmed as a true record.

3 DISCLOSURE OF ANY PECUNIARY AND NON-PECUNIARY INTEREST

Nil

4 BUSINESS ARISING

Nil

5 BUSINESS

5.1 MAKING OF THE RATES AND ANNUAL CHARGES FOR 2021/22

RECOMMENDED on the motion of Cr Rush and Cr Scholes that:

1. The report be noted.
2. Amendments be made to the Mining General – Underground Coal Mining and circulated to the Committee.

5.2 2021/2022 BUDGET

The meeting was advised that the draft 2021/2022 Budget has been placed on public exhibition and that some changes were required to ensure a balanced budget is achieved.

RECOMMENDED on the motion of Cr Rush and Cr Scholes that:

The Information be noted.

6 DATE OF NEXT MEETING

TBD

7 CLOSURE

The meeting was declared closed at 10.55am.

.....	.....
Ms F. Plesman	Cr J. Ledlin
General Manager	**Chairperson**

13.5 REPORT OF THE STATE SIGNIFICANT DEVELOPMENT MEETING HELD ON MONDAY, 31 MAY 2021

Attachments: **Nil**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Michelle Sandell-Hay - PA to the General Manager**

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Provide efficient and effective Development Application, Complying Development Certificate, Construction Certificate and Occupational Certificate assessment services.***

PURPOSE

To facilitate Council's adoption of the recommendations of the meeting of the State Significant Development held on 31 May 2021.

OFFICER'S RECOMMENDATION

The Minutes of the State Significant Development Meeting held on Monday 31 May 2021 be received and the recommendations contained therein ADOPTED.

Moved: _____ Seconded: _____

REPORT

The State Significant Development met on Monday 31 May 2021.

The Minutes of the meeting are attached for the information of the Councillors.

DECISIONS REQUIRING A NEW BUDGET ALLOCATION

Item Ref	Description	$	GL No.

MINUTES OF THE STATE SIGNIFICANT DEVELOPMENT COMMITTEE MEETING OF THE MUSWELLBROOK SHIRE COUNCIL HELD IN THE LOXTON ROOM, ADMINISTRATION CENTRE, MUSWELLBROOK ON MONDAY 31 MAY, 2021 COMMENCING AT 3.49PM.

PRESENT: Cr B. Woodruff (Chair), Cr M. Rush and Cr R. Scholes.

IN ATTENDANCE: Ms F. Plesman (General Manager), Mr D. Finnigan (Deputy General Manager), Ms S. Pope (Executive Manager – Planning & Environment), Mr H. McTaggart (Development Co-Ordinator) and Mrs M Sandell-Hay.

1 APOLOGIES AND LEAVE OF ABSENCE

Nil

2 DISCLOSURE OF ANY PECUNIARY AND NON-PECUNIARY INTEREST

Nil

3 PUBLIC PARTICIPATION

Nil

4 BUSINESS ARISING

Nil

5 BUSINESS

5.1 SECTION 4.55 MODIFICATION OF DA 1/2011 - MODIFICATION OF APPLICATION FOR LIDDELL ASH DAM TO ESTABLISH AN ADDITIONAL BORROW PIT

RECOMMENDED on the motion of Cr Rush and Cr Scholes that:

The Committee NOTES the report.

6 DATE OF NEXT MEETING

Nil

7 CLOSURE

The meeting was declared closed at 3.51pm.

.....	.....
Ms F. Plesman	Cr B. Woodruff
General Manager	**Chairperson**

13.6 REPORT OF THE ABORIGINAL RECONCILIATION COMMITTEE MEETING HELD ON WEDNESDAY, 26 MAY 2021

Attachments: **Nil**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Kim Manwarring - Manager - Community Services**

Community Plan Issue: ***Further process the reconciliation in the Shire***
Community Plan Goal: ***Raise awareness of the loca Aboriginal community and an appreciation of their long traditions and culture.***
Community Plan Strategy: ***Work with the Aboriginal community to improve access to cultural and educational activities.***

PURPOSE

To facilitate Council's adoption of the recommendations of the meeting of the Aboriginal Reconciliation Committee held on 26 May 2021.

OFFICER'S RECOMMENDATION

The Minutes of the Aboriginal Reconciliation Committee Meeting held on Wednesday 26 May 2021 be received and the recommendations contained therein ADOPTED.

Moved: _____ **Seconded:** _____

REPORT

The Aboriginal Reconciliation Committee met on Wednesday 26 May 2021.

The Minutes of the meeting are attached for the information of the Councillors.

DECISIONS REQUIRING A NEW BUDGET ALLOCATION

Item Ref	Description	$	GL No.

MINUTES OF THE ABORIGINAL RECONCILIATION COMMITTEE MEETING OF THE MUSWELLBROOK SHIRE COUNCIL HELD IN THE SEMINAR ROOM, MUSWELLBROOK LIBRARY, BRIDGE STREET, MUSWELLBROOK ON WEDNESDAY 26 MAY, 2021 COMMENCING AT 1.00PM.

ACKNOWLEDGMENT OF COUNTRY

The Chairperson respectfully acknowledged the Local Aboriginal People who are the Traditional Owners and Custodians of the land on which this meeting takes place.

PRESENT: Cr Jacinta Ledlin (Chairperson), Aunty Rhonda Griffiths, Mr Allan Smith, Uncle Gary Wright, Insp Guy Guiana, Ms Georgia Pascoe, Ms Theresa Smith, Ms Elizabeth Howard, Ms Amanda Howard and Aunty Jean Hands

IN ATTENDANCE: Ms Kim Manwarring and Ms Roz Thomson.

1 APOLOGIES AND LEAVE OF ABSENCE

RECOMMENDED that:

The apologies for inability to attend the meeting submitted by Ms Kylie Pascoe be ACCEPTED.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDED that:

The Minutes of the Aboriginal Reconciliation Committee held on 21 April 2021, a copy of which has been distributed to all members, be taken as read and confirmed as a true record.

3 DISCLOSURE OF ANY PECUNIARY AND NON-PECUNIARY INTEREST

Nil

4 BUSINESS ARISING

4.1 REVIEW OF ACKNOWLEDGEMENT OF COUNTRY

RECOMMENDED that:

The Acknowledgement of Country be taken in turns by other committee/ community members at the meeting.

There was further discussion about the different Acknowledgments and the personalized Acknowledgement and Welcome to Country.

RESOLVED that:

The Community Partnership Officer research and bring back to next meeting examples and this will be discussed further.

4.2 ABORIGINAL COMMUNITY DEVELOPMENT FUND (ACDF)/MACH ENERGY FUNDING APPLICATION

The Community Partnership Team attended the ACDF Committee meeting (MACH Energy) on the 31st March 2021.

The ACDF Committee asked more questions on the day around the application. The ACDF Committee also raised the possibilities of changing the position to a traineeship.

The Aboriginal Reconciliation Committee ae now waiting on a response from the ACDF Committee regarding the application outcomes.

There was general discussion around seeking other funding if the ACDF Funding is unsuccessful ie National Indigenous Australians Agency.

4.3 WIDDEN CREEK ABORIGINAL ARTEFACTS

Community Partnership Officer Roz Thomson provided the following update to the Committee as per the Office of Environment & Heritage Care Agreement:

- All documents show that the remaining Aboriginal Artefacts from the Widden Creek Widden Creek Aboriginal Artefact display are to be reburied back on Country, in a safe location along Widden Creek.
- The next action is to speak with all Aboriginal Registered Parties (RAPS) involved in the initial dig by holding a meeting to address the future of the reburial.

RESOLVED:

To speak to Nicole Davis from Office of Environment & Heritage regarding the procedures around the reburial of the Widden Creek Artefacts.

4.4 TREATY DOCUMENT

Kim Manwarring provided the following update to the Committee:

- A discussion paper by 2 Rivers is in process.
- 2 Rivers are consulting further with the relevant stake holders
- 2 Rivers provided feedback about the concerns previously raised regarding using the word Treaty, generally a Treaty Document is not legally binding.

There was general discussion around the name change from a Treaty Document to a Memorandum of Understanding (MOU) or Reconciliation Agreement.

As well as utilizing a QR code survey to target young people and their families through the schoc newspapers etc.

The Aboriginal Reconciliation Committee has identified that Muswellbrook Shire Council woul benefit from a Reconciliation Action Plan (RAP).

RESOLVED that:

The Community Partnership Officer will look at Reconciliation Action Plan (RAP) examples an bring back to the next meeting for people information.

5 CORRESPONDENCE

Nil

6 GENERAL BUSINESS:

6.1 HOW DO WE REACH A WIDER COMMUNITY?

There was general discussion around ideas of expanding the invitation to attend the Aboriginal Reconciliation Meetings such as speaking to schools, Aboriginal Education Consultative Group (AECG) etc

6.2 NATIONAL RECONCILIATION WEEK 2021

The members present resolved that the annual Aboriginal Flag Raising Ceremony will be

- Location: Simpson Park, Muswellbrook
- Date: 3rd June 2021
- The Chairperson suggested to contact St Heliers Correctional Centre (Paul Boyce) regarding inviting the Aboriginal dance group to the ceremony.

RESOLVED that:

A letter be sent to the St Heliers Correctional Centre Governor Louise Smith to invite the dance group.

- An invitation be extended to Richie Lawton to play the didgeridoo.
- An Invitation be extended to representatives from Muswellbrook High School to be co-emcee's at the event. The Community Partnership Officer contact Mel Powel to discuss the possibilities of including the students.
- Suggestions for a Guest Speaker: Children from a school, Jacob Ellis, Jesse (WorkPac), contact WorkPac or GlenCore.

RESOLVED that:

The Community Partnership Officer organise the annual Aboriginal Reconciliation Committee Aboriginal Flag Raising and Morning Tea.

6.3 CELL SUPPORT PROGRAM - NSW POLICE SERVICE

Insp Guy Guiana provided the following update to the Committee:

- So far 2 people have contacted Insp Guiana to be a part of the program
- Still looking for a list of volunteers to be a part of the Cell Support and Victim Support Program.

6.4 WANARUAH NAIDOC WORKING GROUP AND ACTIVITES

Ms Georgia Pascoe provided the following update to the Committee:

- The NAIDOC Aboriginal Flag Raising Morning Tea will be on the 2nd July 2021, the Police Community Engagement team will also join the Aboriginal Flag Raising Morning Tea.
- Georgia to send through the nomination forms for the Upper Hunter NAIDOC Awards for it to be posted onto the Muswellbrook Shire Council website.
- On the 11th July the Muswellbrook Rams and Singleton Gray Hounds will be playing in an Indigenous round.

6.5 "IN OUR OWN WORDS" PROJECT

Community Partnership Officer, Roz Thomson provided the following update to the Committee:

- The 'In Our Own Words' exhibition will end on the 2nd May 2021
- Questions asked regarding the exhibition to travel to Upper Hunter Shire Council and Singleton Council. The Community Partnership Officer is waiting on the In Our Own Words books to arrive before contacting the participants to get authorizations for the exhibition to travel.

7 DATE OF NEXT MEETING

28 June, 2021

8 CLOSURE

The meeting was declared closed at 2.30 pm.

.....

Cr J. Ledlin

Chairperson

13.7 REPORT OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING HELD ON WEDNESDAY, 2 JUNE 2021

Attachments: **A. FINAL Minutes of ARIC meeting 2.6.21⇩**

Responsible Officer: **Fiona Plesman - General Manager**

Author: **Leonie Nash - Risk & Improvement Officer**

Community Plan Issue: ***A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders***

Community Plan Goal: ***Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.***

Community Plan Strategy: ***Appropriate matters are reported to Council in a timely manner in accordance with the Financial Control and Reporting Policy.***

PURPOSE

To facilitate Council's adoption of the recommendations of the meeting of the Audit, Risk and Improvement Committee held on 2 June 2021.

OFFICER'S RECOMMENDATION

The Minutes of the Audit, Risk and Improvement Committee Meeting held on Wednesday 2 June 2021 be received and the recommendations contained therein ADOPTED.

Moved: _____ **Seconded:** _____

REPORT

The Audit, Risk and Improvement Committee met on Wednesday 2 June 2021.

The Minutes of the meeting are attached for the information of the Councillors.

DECISIONS REQUIRING A NEW BUDGET ALLOCATION

Item Ref	Description	$	GL No.

MINUTES OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING OF THE MUSWELLBROOK SHIRE COUNCIL HELD IN THE LOXTON ROOM, ADMINISTRATION CENTRE, 60-82 BRIDGE STREET, MUSWELLBROOK ON WEDNESDAY 2 JUNE, 2021 COMMENCING AT 9.00AM.

PRESENT: Mr M. Morley (Chair), Mr P. Quealey, Cr R. Scholes, Ms F. Plesman (General Manager), Mr D. Finnigan (Deputy General Manager), Mr D. Hagar (Chief Financial Officer), Mr J. Hogan (Financial Controller) and Ms M. Cleary (Coordinator Integrated Planning and Improvement).

IN ATTENDANCE: Ms L. Nash (Risk and Improvement Officer)

1 APOLOGIES AND LEAVE OF ABSENCE

Nil

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDED on the motion of Cr Scholes and Mr Quealey that:

The Minutes of the Audit, Risk and Improvement Committee Meeting held on 16 March 2021, a copy of which has been distributed to all members, be taken as read and confirmed as a true record.

3 DISCLOSURE OF ANY PECUNIARY AND NON-PECUNIARY INTEREST

Nil

4 BUSINESS ARISING

Nil

5 RISK MANAGEMENT

5.1 INTERNAL AUDIT PLAN 2021/22

Ms Cleary updated the committee on the second internal audit to be carried out which is on Plant and Fleet.

Ms Cleary also outlined a further change to the Strategic Internal Audit Plan 2020-2023 schedule of audits that is due to allocation of budget.

Mr Quealey queried what the budget allocation for this year is and what it would be for next year to which Ms Cleary provided a brief outline.

Ms Cleary went on to advise that Council will adjust their approach to putting out a Request for Quote in that the amount to be spent on the internal audit will be stated and then the internal audit service provider selected around what they are able to offer for this amount.

Mr Morley raised a concern around pushing another scheduled internal audit into next year.

Ms Plesman explained that Council will not be able to carry out any more than 3 audits per year at this stage but that regular audits had been carried out annually since 2016.

Mr Morley suggested that the Strategic Internal Audit Plan be reviewed again at the end of the year.

RECOMMENDED on the motion of Mr Quealey and Cr Scholes that:

The information contained in this report be noted.

5.2 CAPITAL WORKS STATUS REPORT

Mr Finnigan advised the meeting that the majority of current capital works projects will be completed by 30 June 2021 although some projects have only recently come on board due to grant funding.

Mr Finnigan went on to add that many are multi-year projects.

Mr Quealey questioned the reason for a discreet report to Council on the Rosemount Road culvert for which Mr Finnigan explained the reason.

Mr Morley asked whether projects that carried over were in jeopardy of losing their funding due to being carried over.

Mr Finnigan confirmed they were not.

Mr Morley questioned whether there are any projects that are a cause for concern in that they could result in budget blowouts or a problem in the future.

Mr Finnigan advised that Council's Aquatic Centre project has been of concern but was being monitored closely. There was also contingency in place to fund this and council was comfortable with the funding that is available and the project will be fully completed by October 2021.

Mr Morley sought to confirm that this project will require Council to allocate additional funding to which Mr Finnigan agreed and provided figures as well as reasons why the budget allocation was not sufficient.

Cr Scholes went on to reassure the Committee that this information had been provided to Councillors.

RECOMMENDED on the motion of Cr Scholes and Mr Quealey that:

The information contained in this report be noted.

5.3 ENTERPRISE RISK MANAGEMENT

Ms Cleary sought feedback from the committee out of session on a brief that is being put together for services required by a contractor to integrate Council's Risk Management Framework and Fraud and Corruption Prevention Policy and Procedure.

Ms Cleary explained that she would appreciate feedback and assistance on which services Council should be requesting from the Contractor in order to carry out the integration of these documents.

Mr Morley agreed to provide this and added that it would be useful to have the contractor liaise with the Committee on the "reporting processes" for risk.

Ms Plesman agreed that this would be very appropriate as would having them consult with senior staff.

Mr Morley enquired on the timing around the commencement of this process to which Ms Plesman advised it would be the beginning of the financial year.

Mr Morley pointed out that this report requested feedback and input around the Draft Enterprise Risk Management Register from the ARIC but questioned whether this would still be required considering the document was going to be revised.

Ms Cleary confirmed that Council would be happy to still receive feedback.

Mr Morley added that the challenge with any risk register was to come up with something manageable that covers key risk areas. Strategic risks should be assessed by the ARIC and operational risks should be managed at a departmental level.

Mr Morley agreed that Council's aim should be to have meaningful and integrated policies and procedures that can be analysed by the ARIC on a regular basis.

RECOMMENDED on the motion of Mr Quealey and Cr Scholes that:

1. The update on progress with the Enterprise Risk Management Register be noted;
2. Committee members provide feedback to staff as requested; and
3. ARIC be included in the consultation process with the contractor.

5.4 MANAGEMENT OF RISK FOR MAJOR PROJECTS

Mr Morley described this as a good report that provides confidence and assurance as well as an understanding of Council's approach.

Mr Quealey added that he appreciated the thorough report which detailed a robust structure and approach to risk.

A discussion took place around the risks on the attached sample risk register.

Ms Plesman informed the committee that Council are willing to accept higher risks on major projects if the result is of great benefit to the community and the risks are manageable.

RECOMMENDED on the motion of Cr Scholes and Mr Quealey that:

The information contained in this report be noted.

6 INTERNAL AUDIT

6.1 Q3 2020-21 INTERNAL AUDIT ACTION UPDATE

A discussion took place around actions that appeared to have either been incorrectly completed or progressed in the comments but not on the percentage timeline.

These actions were:

W-8 needs to be re-opened (i.e. it is not complete)

E-1 should be completed

PT-2 should be completed

PT-3 Update comment doesn't address the action plan

ML 19-5 needs to be re-opened (not yet complete)

ML20-5 is now completed

Ms Cleary suggested that it may be that newer staff members need training using Pulse and that this would be followed up.

RECOMMENDED on the motion of Mr Quealey and Cr Scholes that:

The information contained in this report be noted.

7 EXTERNAL AUDIT

Nil

8 LEGISLATIVE COMPLIANCE

Nil

9 GOVERNANCE AND INTERNAL CONTROL

9.1 PROCUREMENT POLICY AND PROCEDURE

Ms Plesman advised the committee that procurement training has been prepared and will be rolled out. She reassured the Committee that this was moving along quite well.

Mr Quealey pointed out a section in the procedure on page 12 that did not appear to make sense.

Mr Finnigan stated that Council's intention would be in line with the State's Records Act and that this will be specified in the procedure.

Mr Morley questioned where the records were saved.

Mr Finnigan conceded that Council could be more specific in the definitions of the procedure to which Cr Scholes added that the document needs to reflect the actions.

Mr Morley described the procedure as comprehensive and that it covers all the key areas.

Mr Morley raised the question of whether the tender threshold of $150,000 was a Council decision as this has now been increased to $250,000 in legislation.

Mr Finnigan confirmed that this was a Council decision.

Mr Morley also asked whether it was a conscious decision that all tenders go to Council to which Ms Plesman answered that it was.

Mr Morley pointed out that there is nothing in the procedure about corporate credit cards or debit cards and that it would be recommended to have this information in there.

Mr Morley similarly mentioned that there should ideally be mention of external probity advisers as well.

RECOMMENDED on the motion of Cr Scholes and Mr Quealey that:

The information contained in this report be noted.

9.2 FRAUD CONTROL

Ms Cleary advised that Council would appreciate any feedback from the ARIC in the attached Draft Fraud Control Policy.

Ms Plesman added that this Policy is currently going to MANEX and will also be included for review by an external contractor.

Mr Morley agreed to the committee providing feedback on the Draft Fraud Control Policy out of session.

Mr Morley queried whether the same external consultant would be working with Council on this Policy as the one for the ERM Framework to which Ms Cleary confirmed that they would be the same contractor.

Mr Morley suggested that the document title include the word “Corruption” as well and confirmed that he will forward over some separate points on this out of session.

RECOMMENDED on the motion of Mr Quealey and Cr Scholes that:

1. The update with developing the Policy be noted; and
2. The committee will provide any feedback requested on the Draft Fraud Control Policy.

10 PERFORMANCE MANAGEMENT AND IMPROVEMENT

10.1 SERVICE DELIVERY REVIEW PROGRAM QUARTERLY UPDATE

Ms Cleary provided the ARIC with an update on the current status of Council’s SDR program.

RECOMMENDED on the motion of Cr Scholes and Mr Quealey that:

The information contained in this report be noted.

10.2 2020-2021 OPERATIONAL PLAN 31 MARCH QUARTERLY REVIEW

A discussion took place around further information being provided in order to make the report content easier to understand including the status of where the project is at.

Mr Morley advised that he did not feel sure the status/comment reflected the progression of some of the projects in this report.

RECOMMENDED on the motion of Mr Quealey and Cr Scholes that:

The information contained in this report be noted.

11 GENERAL BUSINESS

11.1 ARIC MEETING ACTIONS STATUS UPDATE

The committee advised that they were happy with the meeting actions status update.

RECOMMENDED on the motion of Cr Scholes and Mr Quealey that:

The information contained in this report be noted.

11.2 ARIC FORWARD MEETING PLAN 2021

Discussion took place around changes to the Forward Meeting Plan.

RECOMMENDED on the motion of Mr Quealey and Cr Scholes that:

The information contained in this report be noted.

11.3 AUDIT, RISK AND IMPROVEMENT COMMITTEE CHARTER

Discussion took place and it was agreed that a copy of the ARIC Charter was not necessary to

be presented in a report at every meeting.

The committee agreed that this report will only be submitted at one meeting each year.

RECOMMENDED on the motion of Cr Scholes and Mr Quealey that:

The information contained in this report be noted and the ARIC Charter only be submitted to the Committee for review once each year.

12 DATE OF NEXT MEETING

6 October 2021

13 CLOSURE

The meeting was declared closed at 10.10am.

.....	.....
Ms F. Plesman	Mr M. Morley
General Manager	**Chairperson**

14 NOTICES OF MOTION / RESCISSION

Nil

15 QUESTIONS WITH NOTICE

15.1 CR QUESTION ARISING FROM 25 MAY, 2021 ORDINARY COUNCIL MEETING: COLLECTION OF RESIDENTIAL WASTE BETWEEN SANDY HOLLOW AND GUNGAL

Attachments: **Nil**

Responsible Officer: **Derek Finnigan - Deputy General Manager**

Cr Mark Bowditch has asked the following question with notice for the Council Meeting on 25 May, 2021, as follows:

Is there a reason why garbage is not collected for *approximately 11 residences between the bridges at Sandy Hollow and Gungal given that the garbage truck travels to the Gungal Rest Stop to collect the garbage bins located at the rest stop?*

OFFICER'S RECOMMENDATION

The information contained in this report be noted.

Moved: _____ **Seconded:** _____

RESPONSE BY GROUP MANAGER

REPORT

In response to Councillor Bowditch's question submitted to the 25 May 2021 Ordinary Council Meeting, the following information is provided:

1. The eleven properties identified by Councillor Bowditch are located outside Council's "Waste Collection Zone".
2. Muswellbrook Shire Council's Waste Collection Zone encompasses those properties upon which a Waste Availability Charge is levied on their rates.
3. The Waste Collection Zone covers the urban residential areas in Muswellbrook Shire and some connecting roads. It does not extend to the Shire boundary.
4. The litter bins referred to at the Gungal Rest Stop are located in Upper Hunter Shire.

The Waste Collection Zone may be extended in that area, though as any change will impact Rates, the mechanism is by decision of Council.

Property owners would need to be advised of proposed changes.

All property owners that have access to that road would be applied the Waste Availability Charge of $97.00 per assessment if the land is vacant or a Rural Waste Services Charges, per premise, of $390 per year. These legislated charges apply to fund the operation of kerbside collection service provision.

Once the Waste Collection Zone is extended, all occupied properties will be issued a Rural Waste Service – a 140L red lid general waste bin and a 240L yellow lid commingled recycling bin and included within the weekly/fortnightly collection cycle.

16 COUNCILLORS REPORTS

17 QUESTIONS FOR NEXT MEETING

18 ADJOURNMENT INTO CLOSED COUNCIL

In accordance with the Local Government Act 1993, and the Local Government (General) Regulation 2005, business of a kind referred to in Section 10A(2) of the Act should be dealt with in a Confidential Session of the Council meeting closed to the press and public.

19 CLOSED COUNCIL

RECOMMENDATION

That Council adjourn into Closed Session and members of the press and public be excluded from the meeting of the Closed Session, and access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld unless declassified by separate resolution. This action is taken in accordance with Section 10A(2) of the Local Government Act, 1993 as the items listed come within the following provisions:

19.1 2020-2021-0471-TENDER-SANDY HOLLOW POCKET PARK

Item 19.1 is classified CONFIDENTIAL under the provisions of Section10A(2)(d)(I) of the local government act 1993, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it, and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

19.2 POTENTIAL CIVIC SQUARE PURCHASE

Item 19.2 is classified CONFIDENTIAL under the provisions of Section10A(2)(c) of the local government act 1993, as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business, and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

19.3 FUTURE FUND COMMITTEE MINUTES

Item 19.3 is classified CONFIDENTIAL under the provisions of Section10A(2)(c) of the local government act 1993, as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business, and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

19.4 UPPER HUNTER ECONOMIC DEVELOPMENT CORPORATION OPERATIONAL PLAN 2021/2022

Item 19.4 is classified CONFIDENTIAL under the provisions of Section10A(2)(d)(I) of the local government act 1993, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it, and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Moved: _____ **Seconded:** _____

20 RESUMPTION OF OPEN COUNCIL

21 CLOSURE

DATE OF NEXT MEETING: TUESDAY 27 JULY 2021