



Client: Dunn & Hillam
Project: Wilcannia Motel - 35 & 37 Reid St, Wilcannia
Report: Wilcannia Council Motel - Feasibility Estimate R1

Ref.	Description	Quantity	Unit	Rate	Total
1	GENERAL				
	<u>Basis of Estimate</u>				
	This cost plan has been measured off the following documents:		Note		
	Architectural Preliminary Design Drawings prepared by Dunn & Hillam Architects Pty Ltd - (7 pages) dated 17/08/2023		Note		
	Architectural Structure, Material + Services overview prepared by Dunn & Hillam Architects - dated 8/08/2023		Note		
	<u>Assumptions</u>				
	Assumed internal walls to Athenaeum building will be retained unless told otherwise		Note		
	All PC items and rates have been assumed in the absence of detailed specifications		Note		
	Provisional allowances have been made throughout the cost plan including landscaping, solar equipment, furniture, hazmat removal, etc.		Note		
	Assumed bored pier foundation to motel accommodation		Note		
	Structural Steel Columns have been assumed to Ground Floor Motel		Note		
	Assumed window coverings to motel and amenities building		Note		
	Assumed no new internal/ external walls to heritage Athenaeum building		Note		
	<u>Exclusions</u>				
	Any works outside site boundary		Note		
	Land costs and acquisition costs		Note		
	Home automation systems		Note		
	Artwork and Sculptor		Note		
	Legal Fees		Note		
	Finance Costs		Note		
	Holding Costs		Note		
	Out of hours works		Note		
	GST		Note		
				GENERAL TOTAL	0



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Ref.	Description	Quantity	Unit	Rate	Total
2	DEMOLITION & SITE PREPARATION				
2.1	DEMOLITION				123,248
2.2	SITE PREPARATION				105,011
				DEMOLITION & SITE PREPARATION TOTAL	228,259



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Ref.	Description	Quantity	Unit	Rate	Total
2.1	DEMOLITION				
2.1.1	<u>Structure Demolition</u>				
2.1.2	Allowance to demolish existing single storey lightweight annex buildings	73	m2	150.00	10,952
2.1.3	Allowance to demolish existing double storey masonry amenities building	232	m2	160.00	37,158
2.1.4	<u>Internal Strip out</u>				
2.1.5	Existing Bank Building				
2.1.6	Allowance for internal Strip out to existing bank building (Restaurant/ Amenities)	228	m2	80.00	18,240
2.1.7	Allowance to cut new door openings to existing external walls to existing bank building (Restaurant/ Amenities)	2	No	1,100.00	2,200
2.1.8	Allowance to remove existing roof to existing bank building (Restaurant/ Amenities)	352	m2	40.00	14,072
2.1.9	Athenaeum Building				
2.1.10	Allowance for partial internal Strip out of existing Athenaeum building (allow for 80% of overall floor area)	135	m2	80.00	10,816
2.1.11	Allowance to cut new door openings to existing external walls to existing Athenaeum building	2	No	1,100.00	2,200
2.1.12	<u>Landscape Demolition</u>				
2.1.13	Allowance to demolish timber boundary fencing	87	m	30.00	2,610
2.1.14	<u>Services Disconnections</u>				
2.1.15	Allowance to make safe and disconnect/ cap off existing services	1	item	5,000.00	5,000
2.1.16	<u>Hazardous Materials</u>				
2.1.17	Provisional allowance has been made for removal of hazardous including asbestos containing materials, lead-lined materials, and the like	1	item	20,000.00	20,000
				DEMOLITION TOTAL	123,248
2.2	SITE PREPARATION				
2.2.1	<u>Site Preparation</u>				
2.2.2	Allowance for site stripping and clearance following demolitions	4,557	m2	3.00	13,670
2.2.3	<u>Excavation</u>				
2.2.4	Allowance for ground cut excavation to box out new slab on ground to new motel and amenities building (Avg depth 200mm)	199	m3	70.00	13,953
2.2.5	Allowance for engineered fill to south-eastern end of motel area to obtain FFL	860	m3	90.00	77,387
				SITE PREPARATION TOTAL	105,011



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Ref.	Description	Quantity	Unit	Rate	Total
3	ATHENAEUM BUILDING				
3.1	SUBSTRUCTURE	161	m2		EXCL
3.2	COLUMNS	161	m2		EXCL
3.3	UPPER FLOORS	161	m2		EXCL
3.4	STAIRCASES	161	m2		EXCL
3.5	ROOF	161	m2	117.98	19,033
3.6	EXTERNAL WALLS	161	m2		EXCL
3.7	WINDOWS	161	m2		EXCL
3.8	EXTERNAL DOORS	161	m2	22.93	3,700
3.9	INTERNAL WALLS	161	m2	25.59	4,128
3.10	INTERNAL SCREENS	161	m2		EXCL
3.11	INTERNAL DOORS	161	m2		EXCL
3.12	WALL FINISHES	161	m2	39.30	6,340
3.13	FLOOR FINISHES	161	m2	210.00	33,880
3.14	CEILING FINISHES	161	m2	114.55	18,480
3.15	MAKE GOOD	161	m2	200.00	32,266
3.16	FITMENTS & JOINERY	161	m2	279.16	45,037
3.17	HYDRAULIC SERVICES	161	m2	56.20	9,067
3.18	MECHANICAL SERVICES	161	m2	0.00	
3.19	FIRE SERVICES	161	m2	25.00	4,033
3.20	ELECTRICAL SERVICES	161	m2	83.68	13,500
3.21	BWIC (5%)	161	m2	58.72	9,473
	ATHENAEUM BUILDING TOTAL				198,936



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Ref.	Description	Quantity	Unit	Rate	Total
3.5	ROOF				
3.5.1	<u>Roof Restoration</u>				
3.5.2	Provisional allowance for general repair and restoration of existing roof including repair of roof plumbing	190	m2	100.00	19,033
				ROOF TOTAL	19,033
3.8	EXTERNAL DOORS				
3.8.1	<u>Double Doors</u>				
3.8.2	Allowance for hinged solid core timber double doors including hardware, farming and sundries to complete	2	No.	1,850.00	3,700
				EXTERNAL DOORS TOTAL	3,700
3.9	INTERNAL WALLS				
3.9.1	Allowance for interior arched opening to hallway	1	item	4,128.00	4,128
				INTERNAL WALLS TOTAL	4,128
3.12	WALL FINISHES				
3.12.1	Allowance to repaint existing internal wall partitions (both sides) and internal face of external walls	317	m2	20.00	6,340
				WALL FINISHES TOTAL	6,340
3.13	FLOOR FINISHES				
3.13.1	<u>Internal Finishes</u>				
	Allowance for floor stripout included elsewhere				INCL.
3.13.2	Allowance for assumed timber flooring inclusive of underlay to all internal areas (PC = \$120/m2)	154	m2	220.00	33,880
				FLOOR FINISHES TOTAL	33,880
3.14	CEILING FINISHES				
3.14.1	<u>Internal Finishes</u>				
	Allowance for ceiling stripout included elsewhere				INCL.
3.14.2	Allowance for assumed suspended plasterboard ceiling incl. paint finish to 'reception' area	64	m2	120.00	7,680
3.14.3	Allowance for assumed suspended plasterboard ceiling incl. paint finish to 'office' & 'lounge' & 'meeting room' areas	90	m2	120.00	10,800
				CEILING FINISHES TOTAL	18,480
3.15	MAKE GOOD				
3.15.1	<u>Heritage Restoration</u>				
3.15.2	Provisional allowance for general make good and restoration works to heritage fabric (based on building GFA)	161	m2	200.00	32,266
				MAKE GOOD TOTAL	32,266



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Ref.	Description	Quantity	Unit	Rate	Total
3.16	FITMENTS & JOINERY				
3.16.1	<u>Joinery</u>				
3.16.2	Joinery measured as per architectural plans		Note		
3.16.3	Joinery generally to be melamine and laminate fronts throughout with stainless steel benchtops where necessary		Note		
3.16.4	Allowance for new kitchenette joinery benchtop unit	5	m	2,100.00	9,828
3.16.5	Allowance for stainless steel benchtop to above kitchenette joinery unit	3	m2	700.00	1,967
3.16.6	Allowance for Reception Desk Joinery	6	m	2,000.00	11,960
3.16.7	Allowance for Storage Shelving joinery	11	m	1,200.00	13,032
3.16.8	<u>Appliances</u>				
3.16.9	Microwave	1	No.	450.00	450
3.16.10	Fridge	1	No.	1,200.00	1,200
3.16.11	<u>Loose Furniture</u>				
3.16.12	Provisional allowance for loose furniture including cabinets, tables, chairs, etc.	1	item	6,600.00	6,600
				FITMENTS & JOINERY TOTAL	45,037
3.17	HYDRAULIC SERVICES				
3.17.1	Provisional allowance for installation of hydraulics services including hydraulic points, reticulation, etc	161	m2	50.00	8,067
3.17.2	<u>Supply of Hydraulic Fixtures</u>				
3.17.3	Caroma stainless steel sink incl. Caroma stainless steel tap to kitchenette	1	No.	1,000.00	1,000
				HYDRAULIC SERVICES TOTAL	9,067
3.19	FIRE SERVICES				
3.19.1	<u>Dry Fire Services</u>				
3.19.2	Allowance for upgrades to existing dry fire protection services including smoke alarms, smoke detectors, fire blankets, and extinguishers	161	m2	25.00	4,033
				FIRE SERVICES TOTAL	4,033
3.20	ELECTRICAL SERVICES				
3.20.1	Provisional allowance for upgrades to existing electrical services and reticulation including assumed new lighting, power and communications	161	m2	75.00	12,100
3.20.2	<u>Ceiling Fans</u>				
3.20.3	Allowance for ceiling fans (assumed qty)	4	No.	350.00	1,400
				ELECTRICAL SERVICES TOTAL	13,500



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Ref.	Description	Quantity	Unit	Rate	Total
4	RESTAURANT & AMENITIES BUILDING				
4.1	SUBSTRUCTURE	312	m2	52.30	16,338
4.2	COLUMNS	312	m2		EXCL.
4.3	UPPER FLOORS	312	m2		EXCL.
4.4	STAIRCASES	312	m2		EXCL.
4.5	ROOF	312	m2	490.14	153,120
4.6	EXTERNAL WALLS	312	m2	61.10	19,087
4.7	WINDOWS	312	m2	123.68	38,637
4.8	EXTERNAL DOORS	312	m2	42.57	13,300
4.9	INTERNAL WALLS	312	m2	63.28	19,768
4.10	INTERNAL SCREENS	312	m2		EXCL.
4.11	INTERNAL DOORS	312	m2	40.01	12,500
4.12	WALL FINISHES	312	m2	59.99	18,741
4.13	FLOOR FINISHES	312	m2	148.94	46,530
4.14	CEILING FINISHES	312	m2	70.68	22,081
4.15	FITMENTS & JOINERY	312	m2	380.60	118,900
4.16	SPECIAL EQUIPMENT	312	m2	80.03	25,000
4.17	HYDRAULIC SERVICES	312	m2	120.15	37,536
4.18	MECHANICAL SERVICES	312	m2	169.33	52,899
4.19	FIRE SERVICES	312	m2	19.31	6,034
4.20	ELECTRICAL SERVICES	312	m2	223.29	69,757
4.21	BWIC (5%)	312	m2	107.27	33,511
RESTAURANT & AMENITIES BUILDING TOTAL					703,740



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Ref.	Description	Quantity	Unit	Rate	Total
4.1	SUBSTRUCTURE				
4.1.1	<u>Slab on Ground</u>				
4.1.2	Allowance for assumed average 150mm thick reinforced concrete slab on ground including slab thickenings, reinforcement and formwork	86	m2	155.00	13,329
4.1.3	Allowance for levelling and compaction to new slab on ground areas	86	m2	10.00	860
4.1.4	Allowance for slab preparation including vapour barrier, sand blinding layer, termite treatment, etc.	86	m2	25.00	2,150
				SUBSTRUCTURE TOTAL	16,338
4.5	ROOF				
4.5.1	<u>Steel Roof</u>				
4.5.2	Allowance for structural steel roof framing including rafters, purlins, beams, and the like	352	m2	230.00	80,960
4.5.3	Allowance for metal roof sheeting - colorbond corrugated iron roof sheeting (PC = \$60/m2)	352	m2	150.00	52,800
4.5.4	<u>Roof Plumbing</u>				
4.5.5	Allowance for roof drainage system to above steel roof including rainwater outlets, downpipes, gutters, and the like	352	m2	55.00	19,360
				ROOF TOTAL	153,120
4.6	EXTERNAL WALLS				
4.6.1	<u>Stud Framing</u>				
4.6.2	Allowance for assumed 92mm steel stud framed walls including glasswool insulation, sisalation and plasterboard lining to internal face	75	m2	135.00	10,105
4.6.3	Allowance for FC sheet cladding to external face of external walls	75	m2	120.00	8,982
				EXTERNAL WALLS TOTAL	19,087
4.7	WINDOWS				
4.7.1	<u>Shopfront Windows</u>				
4.7.2	Allowance for double glazed toughened glass shopfront window including framing and hardware to complete	29	m2	1,000.00	28,620
4.7.3	<u>Window Coverings</u>				
4.7.4	Allowance for window coverings to above shopfront windows	29	m2	350.00	10,017
				WINDOWS TOTAL	38,637
4.8	EXTERNAL DOORS				
4.8.1	<u>Single Doors</u>				
4.8.2	Allowance for assumed single hinged solid core timber doors including framing, hardware and colorbond metal facing	5	No.	1,500.00	7,500
4.8.3	<u>Double Doors</u>				
4.8.4	Allowance for assumed hinged solid core timber double doors including hardware, framing and sundries to complete	2	No.	2,900.00	5,800
				EXTERNAL DOORS TOTAL	13,300



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Ref.	Description	Quantity	Unit	Rate	Total
4.9	INTERNAL WALLS				
4.9.1	Stud Framing				
4.9.2	Allowance for assumed 64mm steel stud framing inclusive of insulation and plasterboard lining to both sides	102	m2	145.00	14,768
4.9.3	E/O for MR plasterboard lining to wet areas	125	m2	10.00	1,250
4.9.4	Skirting				
4.9.5	Allowance for 100mm high timber skirting board	150	m	25.00	3,750
	INTERNAL WALLS TOTAL				19,768
4.11	INTERNAL DOORS				
4.11.1	Single Doors				
4.11.2	Allowance for internal single hinged solid core doors including framing, hardware and sundries to complete	10	No.	1,250.00	12,500
	INTERNAL DOORS TOTAL				12,500
4.12	WALL FINISHES				
4.12.1	Internal Finishes				
4.12.2	Allowance for paint finish to internal wall partitions	331	m2	20.00	6,614
4.12.3	Allowance for wall tiling including adhesives and grouting to internal bathroom walls (PC=\$40/m2)	81	m2	150.00	12,128
	WALL FINISHES TOTAL				18,741
4.13	FLOOR FINISHES				
4.13.1	Resilient Flooring				
4.13.2	Allowance for assumed vinyl resilient flooring to BOH areas including counter, kitchen and laundries (PC = \$60/m2)	110	m2	150.00	16,500
4.13.3	Floor Tiles				
4.13.4	Allowance for assumed internal floor tiling including screeding and mortar to restaurant/ bakery area (PC = \$60/m2)	159	m2	170.00	27,030
4.13.5	Allowance for assumed internal floor tiling including screeding and mortar to WC areas (PC = \$40/m2)	20	m2	150.00	3,000
	FLOOR FINISHES TOTAL				46,530
4.14	CEILING FINISHES				
4.14.1	Internal Finishes				
4.14.2	Assume allowance for moisture resistant plasterboard lining including paint finish in 'Bathroom' & 'Laundry' areas	36	m2	90.00	3,226
4.14.3	Assume allowance for plasterboard lining including paint finish to kitchen/counter and storage areas	77	m2	80.00	6,158
4.14.4	Assume allowance for plasterboard lining and paint finish to 'restaurant' & 'bakery' areas	159	m2	80.00	12,697
	CEILING FINISHES TOTAL				22,081



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4.15	FITMENTS & JOINERY				
4.15.1	<u>Bathroom Fitments (assumed qty)</u>				
4.15.2	Toilet Roll Holders	3	No.	100.00	300
4.15.3	Robe Hooks	3	No.	80.00	240
4.15.4	Paper Towel Dispensers	3	No.	250.00	750
4.15.5	<u>Joinery</u>				
4.15.6	Joinery measured as per architectural plans		Note		
4.15.7	Joinery generally to be melamine and laminate fronts throughout with stainless steel benchtops where necessary		Note		
4.15.8	Allowance for kitchen joinery unit	8	m	2,100.00	16,338
4.15.9	Allowance for stainless steel kitchen benchtops	5	m2	700.00	3,815
4.15.10	Allowance for dry room storage joinery including cabinets, cupboards, etc.	4	m	1,200.00	4,968
4.15.11	Allowance for front counter joinery benchtop unit	13	m	2,100.00	27,321
4.15.12	Allowance for stainless steel counter benchtops	13	m2	700.00	9,107
4.15.13	Allowance for front counter joinery cabinets/cupboards	8	m	1,200.00	10,176
4.15.14	Allowance for laundry joinery units	4	m	1,500.00	5,385
4.15.15	<u>Loose Furniture</u>				
4.15.16	<u>Provisional allowance for loose furniture including cabinets, tables, chairs, etc.</u>				
4.15.17	Chairs	31	no	250.00	7,750.00
4.15.18	Tables	9	no	500.00	4,500.00
4.15.19	<u>Appliances (assumed qty)</u>				
4.15.20	Coin operated washer dryers	5	No.	1,800.00	9,000
4.15.21	Commercial Fridge/ Freezers	2	No.	4,500.00	9,000
4.15.22	Oven	1	No.	2,000.00	2,000
4.15.23	Rangehood	1	No.	650.00	650
4.15.24	Commercial dishwasher	1	No.	6,100.00	6,100
4.15.25	Allowance for installation of the above appliances	10	No.	150.00	1,500
				FITMENTS & JOINERY TOTAL	118,900
4.16	SPECIAL EQUIPMENT				
4.16.1	<u>Cool Room (Provisional)</u>				
4.16.2	Provisional allowance for cool room system to Restaurant BOH area	1	item	25,000.00	25,000
				SPECIAL EQUIPMENT TOTAL	25,000



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4.17	HYDRAULIC SERVICES				
4.17.1	Allowance for hydraulic points, drainage, reticulation and like to the following areas	302	m2	80.00	24,136
4.17.2	<u>Supply of Hydraulic Fixtures</u>				
4.17.3	Caroma ceramic toilet suites for 'bathroom' area	3	No.	1,500.00	4,500
4.17.4	Caroma ceramic basin incl. Caroma ss tap for 'bathroom' area	3	No.	800.00	2,400
4.17.5	Caroma stainless steel sink incl. Caroma stainless steel tap for 'Kitchen' & 'Laundry' area	4	No.	1,000.00	4,000
4.17.6	Allowance for zip boil hot water system	1	No.	2,500.00	2,500
	HYDRAULIC SERVICES TOTAL				37,536
4.18	MECHANICAL SERVICES				
4.18.1	<u>HVAC System</u>				
4.18.2	Allowance for VRF air-conditioning system including plant, ductwork, and control wiring to restaurant/ bakery areas	214	m2	230.00	49,149
4.18.3	<u>Mechanical Ventilation</u>				
4.18.4	Allowance for mechanical ventilation/ exhausts to bathrooms and laundries	5	No.	750.00	3,750
	MECHANICAL SERVICES TOTAL				52,899
4.19	FIRE SERVICES				
4.19.1	<u>Dry Fire Services</u>				
4.19.2	Allowance for dry fire protection services upgrades including smoke alarms, smoke detectors, fire blankets, and extinguishers	302	m2	20.00	6,034
	FIRE SERVICES TOTAL				6,034
4.20	ELECTRICAL SERVICES				
4.20.1	<u>Allowance for installation of electrical services and reticulation including power, lighting and communication</u>				
4.20.2	Internal Restaurant and BOH Areas	302	m2	210.00	63,357
4.20.3	<u>Ceiling Fans</u>				
4.20.4	Allowance for ceiling fans (assumed qty)	4	No	350.00	1,400
4.20.5	<u>Security</u>				
4.20.6	Allowance for basic CCTV system	1	item	5,000.00	5,000
	ELECTRICAL SERVICES TOTAL				69,757



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5	MOTEL ACCOMMODATION				
5.1	SUBSTRUCTURE	1,658	m2	297.30	492,905
5.2	COLUMNS	1,658	m2	35.28	58,500
5.3	UPPER FLOORS	1,658	m2	233.39	386,953
5.4	STAIRCASES	1,658	m2	24.43	40,500
5.5	ROOF	1,658	m2	556.51	922,669
5.6	EXTERNAL WALLS	1,658	m2	404.88	671,270
5.7	WINDOWS	1,658	m2	245.71	407,375
5.8	EXTERNAL DOORS	1,658	m2	6.33	10,500
5.9	INTERNAL WALLS	1,658	m2	97.70	161,982
5.10	INTERNAL SCREENS	1,658	m2	73.48	121,824
5.11	INTERNAL DOORS	1,658	m2	26.06	43,200
5.12	WALL FINISHES	1,658	m2	174.90	289,982
5.13	FLOOR FINISHES	1,658	m2	130.38	216,160
5.14	CEILING FINISHES	1,658	m2	104.56	173,350
5.15	FITMENTS & JOINERY	1,658	m2	256.21	424,781
5.16	HYDRAULIC SERVICES	1,658	m2	192.79	319,636
5.17	MECHANICAL SERVICES	1,658	m2	104.04	172,500
5.18	FIRE SERVICES	1,658	m2	25.00	41,450
5.19	ELECTRICAL SERVICES	1,658	m2	186.52	309,243
5.20	BWIC (3%)	1,658	m2	95.26	157,943
				MOTEL ACCOMMODATION TOTAL	5,422,724



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5.1	SUBSTRUCTURE				
5.1.1	<u>Piling (Provisional)</u>				
5.1.2	Allowance for piling rig commissioning and mobilisation	1	item	10,000.00	10,000
5.1.3	Provisional allowance for assumed 450mm RC bored piers including boring, displacement, concrete, reinforcement, testing and cart away of all bored materials (assumed overall length of pier 5m including socket)	483	m	530.00	256,246
5.1.4	E/O allowance for additional pile lengths to south-eastern end of motel	101	m	530.00	53,631
5.1.5	<u>Slab on Ground</u>				
5.1.6	Allowance for assumed average 150mm thick reinforced concrete slab on ground including slab thickenings, reinforcement and formwork	911	m2	155.00	141,154
5.1.7	Allowance for levelling and compaction to new slab on ground areas	911	m2	10.00	9,107
5.1.8	Allowance for slab preparation including vapour barrier, sand blinding layer, termite treatment, etc.	911	m2	25.00	22,766
				SUBSTRUCTURE TOTAL	492,905
5.2	COLUMNS				
5.2.1	<u>Structural Steel Columns (PS)</u>				
5.2.2	Provisional allowance for structural steel columns to Ground Floor (assumed 30kg/m steel column ratio)	1	item	58,500.00	58,500
				COLUMNS TOTAL	58,500
5.3	UPPER FLOORS				
5.3.1	<u>Suspended Slabs</u>				
5.3.2	Allowance for assumed average 200mm thick reinforced concrete suspended slab including slab thickenings, reinforcement and formwork	903	m2	365.00	329,533
5.3.3	<u>Metal Framed Floor</u>				
5.3.4	Provisional allowance for steel framed flooring system (duragul or similar) to L1 Hallway/Corridor including metal sheet flooring P4 slip rating	107	m2	420.00	44,940
5.3.5	Allowance for metal balustrading to sides of walkway/ framed floor	31	m	400.00	12,480
				UPPER FLOORS TOTAL	386,953
5.4	STAIRCASES				
5.4.1	Allowance for assumed steel framed heavy duty staircase rising 3 metres (GF to L1) - 3no. of stairs	9	m/rise	4,500.00	40,500
				STAIRCASES TOTAL	40,500



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Ref.	Description	Quantity	Unit	Rate	Total
5.5	ROOF				
5.5.1	<u>Portal Framed Fly Roof</u>				
5.5.2	Allowance for steel portal framed fly roof including rafters, purlins, fly bracing, etc.	995	m2	400.00	398,128
5.5.3	Allowance for steel columns to fly roof	995	m2	65.00	64,696
5.5.4	Allowance for metal sheeting roof - colorbond corrugated iron roof sheeting (PC = \$60/m2)	995	m2	150.00	149,298
5.5.5	Allowance for Roof Skylights to portal frame roof	4	No.	6,000.00	24,000
5.5.6	<u>Accommodation Roof</u>				
5.5.7	Allowance for LVL roof framing to motel accommodation units	662	m2	200.00	132,460
5.5.8	Allowance for metal sheeting roof - colorbond corrugated iron roof sheeting (PC = \$60/m2)	662	m2	150.00	99,345
5.5.9	<u>Roof Drainage</u>				
5.1.10	Allowance for roof drainage system to above fly roof including rainwater outlets, downpipes, gutters, and the like	995	m2	55.00	54,743
				ROOF TOTAL	922,669
5.6	EXTERNAL WALLS				
5.6.1	<u>Stud Framing</u>				
5.6.2	Allowance for assumed 92mm steel stud framed walls including glasswool insulation, sisalation and plasterboard lining to internal face	1,310	m2	135.00	176,908
5.6.3	Allowance for FC sheet cladding to external side of external wall	1,310	m2	120.00	157,252
5.6.4	E/O for wall stiffeners/ columns (unit rate based on GFA)	1,658	m2	40.00	66,318
5.6.5	<u>Expanded Metal Wall</u>				
5.6.6	Allowance for expanded metal screening to Ground Floor and First Floor Balconies including screening to service/ plant rooms	492	m2	550.00	270,793
				EXTERNAL WALLS TOTAL	671,270
5.7	WINDOWS				
5.7.1	<u>Fixed Windows</u>				
5.7.2	Allowance for clear double glazed fixed windows including aluminium framing and hardware to complete	177	m2	850.00	150,756
5.7.3	<u>Louvre Windows</u>				
5.7.4	Allowance for high level glass louvre windows including aluminium	64	m2	1,100.00	70,543
5.7.5	<u>Glass Doors</u>				
5.7.6	Allowance for clear glazed single hinged doors including aluminium framing and hardware to complete	62	No.	1,900.00	117,800
5.7.7	<u>Window Coverings</u>				
5.7.8	Allowance for window coverings including blackout blinds	177	m2	350.00	62,076
5.7.9	Allowance for ember mesh screening to glass doors	62	No.	100.00	6,200
				WINDOWS TOTAL	407,375



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Ref.	Description	Quantity	Unit	Rate	Total
5.8	EXTERNAL DOORS				
5.8.1	<u>Double Doors</u>				
5.8.2	Allowance for fire-rated solid core hinged double doors to service plant rooms including hardware and framing	3	No.	3,500.00	10,500
					EXTERNAL DOORS TOTAL
					10,500
5.9	INTERNAL WALLS				
5.9.1	<u>Stud Framing</u>				
5.9.2	Allowance for intertenancy party walls between studio rooms (assumed stud walls)	371	m2	135.00	50,078
5.9.3	Allowance for assumed 64mm steel stud framing to including plasterboard wall lining to both sides	573	m2	130.00	74,463
5.9.4	E/O allowance for MR plasterboard wall lining to studio bathrooms	776	m2	10.00	7,757
5.9.5	Note: Allowance for wall stiffeners has been included elsewhere in external walls				
5.9.6	<u>Skirting</u>				
5.9.7	Allowance for 100mm high timber skirting board to internal walls	1,187	m	25.00	29,685
					INTERNAL WALLS TOTAL
					161,982
5.10	INTERNAL SCREENS				
5.10.1	<u>Shower Screens</u>				
5.10.2	Allowance for assumed 2100mm high framed glass shower screen and doors	102	m2	1,200.00	121,824
					INTERNAL SCREENS TOTAL
					121,824
5.11	INTERNAL DOORS				
5.11.1	<u>Solid Core Doors</u>				
5.11.2	Allowance for single hinged solid core timber doors with painted timber jamb sets, framing and hardware to complete	36	No.	1,200.00	43,200
					INTERNAL DOORS TOTAL
					43,200
5.12	WALL FINISHES				
5.12.1	<u>Internal Wall Finishes</u>				
5.12.2	Allowance for paint finish to internal studio living wall partitions and party walls	1,887	m2	20.00	37,750
5.12.3	Allowance for wall tiling including adhesives and grouting to internal bathroom walls (PC = \$40/m2)	371	m2	150.00	55,668
5.12.4	<u>External Finishes</u>				
5.12.5	Allowance for corrugated colorbond custom orb profiled metal sheeting to external face of external walls	1,310	m2	150.00	196,565
					WALL FINISHES TOTAL
					289,982



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Ref.	Description	Quantity	Unit	Rate	Total
5.13	FLOOR FINISHES				
5.13.1	<u>Internal Finishes</u>				
5.13.2	Allowance for slip resistant internal floor tile incl. mortar, grout and levelling to studio bathrooms (PC = \$40/m2)	155	m2	150.00	23,250
5.13.3	Allowance for double waterproofing membrane to above floor tiled areas	155	m2	100.00	15,500
5.13.4	Assume allowance for timber flooring inclusive of underlay to studio living areas (PC = \$80/m2)	947	m2	150.00	142,050
5.13.5	<u>External Finishes</u>				
5.13.6	Allowance for assumed external floor tiling on pedestals to balcony areas (PC = \$60/m2)	208	m2	170.00	35,360
				FLOOR FINISHES TOTAL	216,160
5.14	CEILING FINISHES				
5.14.1	<u>Internal Finishes</u>				
5.14.2	Allowance for assumed moisture resistant plasterboard ceiling finishes including paint to 'Bathroom' area	155	m2	130.00	20,150
5.14.3	Allowance for assumed plasterboard ceiling finish including paint to 'living' areas	947	m2	120.00	113,640
5.14.4	Allowance for cornices to internal ceiling areas	893	m	35.00	31,240
5.14.5	<u>External Finishes</u>				
5.14.6	Assume allowance for render & paint finish to external slab soffit finishes in GF 'Balconies' areas	104	m2	80.00	8,320
				CEILING FINISHES TOTAL	173,350



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Ref.	Description	Quantity	Unit	Rate	Total
5.15	FITMENTS & JOINERY				
5.15.1	<u>Bathroom Fitments (assumed)</u>				
5.15.2	Toilet Roll Holders	30	No.	100.00	3,000
5.15.3	Towel Rails	30	No.	250.00	7,500
5.15.4	Robe Hooks	30	No.	80.00	2,400
5.15.5	Shower Trays	30	No.	250.00	7,500
5.15.6	Accessible shower bench seat	2	No.	1,500.00	3,000
5.15.7	<u>Mirrors</u>				
5.15.8	Allowance for wall mirror to all bathrooms basins	30	No.	500.00	15,000
5.15.9	<u>Joinery</u>				
5.15.10	Joinery measured as per architectural plans		Note		
5.15.11	Joinery generally to be melamine and laminate fronts throughout with stainless steel benchtops where necessary		Note		
5.15.12	Allowance for melamine and laminate front kitchenette joinery	52	m	2,100.00	109,578
5.15.13	Allowance for stainless steel kitchenette benchtops	37	m2	700.00	25,571
5.15.14	Allowance for melamine and laminate front studio robe joinery	44	m	2,100.00	92,232
5.15.15	<u>Loose Furniture</u>				
5.15.16	<u>Provisional allowance for loose furniture including beds, cabinets, tables, chairs, etc.</u>				
5.15.17	Bed	30	no	1,500.00	45,000.00
5.15.18	Cabinet	30	no	500.00	15,000.00
5.15.20	Chairs	60	no	250.00	15,000.00
5.15.21	Table	30	no	500.00	15,000.00
5.15.22	Accommodation Linen (pillows, bed linen, towels, etc.)	30	no	300.00	9,000
5.15.23	<u>Appliances & Equipment (Provisional)</u>				
5.15.24	Kitchen Cutlery incl. plates, mugs, jugs, etc.	30	no	150.00	4,500
5.15.24	Fridge	30	no	1,000.00	30,000
5.15.25	Microwave	30	no	350.00	10,500
5.15.26	TV & Speakers	30	no	500.00	15,000
	FITMENTS & JOINERY TOTAL				424,781



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Ref.	Description	Quantity	Unit	Rate	Total
5.16	HYDRAULIC SERVICES				
5.16.1	Allowance for hydraulic points, drainage, reticulation and like to the following areas	1,658	m2	80.00	132,636
5.16.2	<u>Supply of Hydraulic Fitments</u>				
5.16.3	Caroma ceramic toilet suites for 'bathroom' area	30	No.	1,500.00	45,000
5.16.4	Caroma ceramic basin incl. Caroma ss tapware for 'bathroom' area	30	No.	800.00	24,000
5.16.5	Caroma shower set incl. shower head and mixer for 'bathroom' area	30	No.	600.00	18,000
5.16.6	Caroma stainless steel sink incl. Caroma stainless steel tapware for 'Kitchen' and 'Laundry' area	30	No.	1,000.00	30,000
5.16.7	<u>Gas Services</u>				
5.16.8	Assumed no allowance for gas services				EXCL.
5.16.9	<u>Rainwater Tanks</u>				
5.16.10	Allowance for centralised 25kL rainwater tanks including all fitments and fittings as required	3	No	10,000.00	30,000
5.16.11	<u>Hot Water System</u>				
5.16.12	Allowance for solar + electric boost collector & storage system	1	item	40,000.00	40,000
				HYDRAULIC SERVICES TOTAL	319,636
5.17	MECHANICAL SERVICES				
5.17.1	<u>HVAC System</u>				
5.17.2	Allowance for VRF air-conditioning system including plant, ductwork, and control wiring to motel studios (excluding wet areas)	30	No.	5,000.00	150,000
5.17.3	<u>Mechanical Ventilation</u>				
5.17.4	Allowance for mechanical ventilation/ exhausts to studio bathrooms	30	No.	750.00	22,500
				MECHANICAL SERVICES TOTAL	172,500
5.18	FIRE SERVICES				
5.18.1	<u>Dry Fire Services</u>				
5.18.2	Allowance for dry fire protection services including smoke alarms, smoke detectors, fire blankets, and extinguishers	1,658	m2	25.00	41,450
				FIRE SERVICES TOTAL	41,450



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Ref.	Description	Quantity	Unit	Rate	Total
5.19	ELECTRICAL SERVICES				
5.19.1	<u>Allowance for installation of electrical services and reticulation including power, lighting and communication</u>				
5.19.2	Internal Studio Areas	1,096	m2	180.00	197,302
5.19.3	<u>Wifi System</u>				
5.19.4	Allowance for installation of wifi system to motel accommodation	1,096	m2	15.00	16,442
5.19.5	<u>Ceiling Fans</u>				
5.19.6	Allowance for ceiling fans (assumed qty)	30	No	350.00	10,500
5.19.7	<u>Security</u>				
5.19.8	Provisional allowance for security services including CCTV systems, alarm systems, access points, etc.	1	item	30,000.00	30,000
5.19.9	<u>Substation</u>				
5.19.10	Allowance for substation has been included in external services				INCL.
5.19.11	<u>Solar Panels</u>				
5.19.12	Provisional allowance for assumed 25kW PV solar panel system to portal frame roof	1	item	40,000.00	40,000
5.19.13	Allowance for solar inverter	1	item	5,000.00	5,000
5.19.14	Allowance for PV cell battery	1	item	10,000.00	10,000
5.19.15	<u>Solar Collector</u>				
5.19.16	Allowance for solar collector has been included with hot water system elsewhere	1	item		INCL.
				ELECTRICAL SERVICES TOTAL	309,243



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Ref.	Description	Quantity	Unit	Rate	Total
6	EXTERNAL WORKS & LANDSCAPING				
6.1	EXTERNAL FIXTURES & FITTINGS				52,060
6.2	SOFT LANDSCAPING				117,544
6.3	HARD LANDSCAPING				81,152
6.4	FENCING AND GATES				120,239
6.5	EXTERNAL SERVICES				237,500
	EXTERNAL WORKS & LANDSCAPING TOTAL				608,494



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Ref.	Description	Quantity	Unit	Rate	Total
6.1	EXTERNAL FIXTURES & FITTINGS				
6.1.1	<u>Landscape Furniture (PS)</u>				
6.1.2	Provisional allowance for landscape furniture including benches, tables, and chairs	1	item	44,960.00	44,960
6.1.8	<u>Carpark Fitments</u>				
6.1.9	Allowance for carpark wheelstops	17	No	100.00	1,700
6.1.10	Allowance for carpark linemarking	1	item	5,400.00	5,400
		EXTERNAL FIXTURES & FITTINGS TOTAL			52,060
6.2	SOFT LANDSCAPING				
6.2.1	<u>Trees & Planting</u>				
6.2.2	Allowance for new proposed trees	10	No	1,800.00	18,000
6.2.3	Provisional allowance for planting to landscape areas (20% of sparsely planted)	225	m2	80.00	17,984
6.2.4	Provisional allowance for gravel to landscape areas (80% of sparsely planted area)	899	m2	25.00	22,480
6.2.5	Provisional allowance planting to external areas (densely planted)	426	m2	80.00	34,080
6.2.6	Provisional allowance for irrigation system to landscaped areas	1	item	25,000.00	25,000
		SOFT LANDSCAPING TOTAL			117,544
6.3	HARD LANDSCAPING				
6.3.1	<u>Footpath</u>				
6.3.2	Allowance for external floor pavers including screed, grout and sundries to complete (assumed PC=\$55/m2)	219	m2	165.00	36,142
6.3.3	<u>Carpark</u>				
6.3.4	Allowance for bitumen paving to driveway vehicular access including grading rolling and consolidating to receive paving	1,286	m2	35.00	45,010
		HARD LANDSCAPING TOTAL			81,152
6.4	FENCING AND GATES				
6.4.1	<u>Fencing</u>				
6.4.2	Allowance for boundary perimeter fencing - assumed 2100mm high	233	m	450.00	104,639
6.4.3	Allowance for picket fence to street frontage (Athenaeum Building)	16	m	100.00	1,600
6.4.4	Allowance metal vehicle entry gates to entry/exit driveways	2	No	6,000.00	12,000
6.4.5	E/O for motorised swipe card access to above gates	2	No.	1,000.00	2,000
		FENCING AND GATES TOTAL			120,239



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Ref.	Description	Quantity	Unit	Rate	Total
6.5	EXTERNAL SERVICES				
6.5.1	<u>Stormwater</u>				
6.5.2	Allowance to connect into existing stormwater mains	1	item	20,000.00	20,000
6.5.3	<u>Sewer</u>				
6.5.4	Allowance to connect into existing sewer mains	1	item	10,000.00	10,000
6.5.5	<u>Potable Water</u>				
6.5.6	Allowance to connect into existing domestic water supply	1	item	7,500.00	7,500
6.5.7	<u>Electrical</u>				
6.5.8	Allowance to connect into existing electrical power mains	1	item	10,000.00	10,000
6.5.9	Level 2 Public EV Charging Stations incl. battery	2	No	15,000.00	30,000
6.5.10	<u>Substation</u>				
6.5.11	Allowance for pole-mounted substation	1	item	100,000.00	100,000
6.5.12	<u>Fire</u>				
6.5.13	Allowance for hydrant booster system	1	item	50,000.00	50,000
6.5.14	Allowance for connection into existing authority mains	1	item	10,000.00	10,000
6.5.15	<u>Gas</u>				
6.5.16	Allowance to connect into existing gas mains	1	item		EXCL.
				EXTERNAL SERVICES TOTAL	237,500



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Learning and Development Policy

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Learning and Development Policy

1. Purpose

The capability, capacity and competence of our people is vital to the delivery of services and the sustainability of our organisation. As such we will take a planned and strategic approach to the development of an organisation wide annual training plan that captures the learning and development that is consistent with:

- Council's current and future skill requirements;
- Council's size and structure; and
- Councils available budget.

Decisions relating to allocation of learning and development opportunities, including study assistance, will be based on:

1. Legislative requirements;
2. Strategic and operational needs of Council;
3. Budget and equity considerations;
4. Individual position requirements;
5. Succession and performance development planning; and
6. Individual aptitudes and capabilities.

The provision of learning and development opportunities is seen as a mutual obligation whereby both CDSC and the individual are responsible for contributing towards the achievement of outcomes.

2. Commencement

- 2.1 This procedure will commence from **TBA**. It replaces all other procedures relating to the CDSC learning and development processes (written or not).

3. Application

- 3.1 This procedure applies to all new employees across CDSC and does not form part of any an employee's contract of employment.
- 3.2 Where this procedure is inconsistent with an employee's contract of employment, or engagement, or any relevant industrial instrument, the contract will prevail over this procedure to the extent of any inconsistency.
- 3.3 This procedure should be read in conjunction with the relevant provisions in the Award and industrial legislation, as amended from time to time.
- 3.4 The Leadership Team will be responsible for ensuring this policy is adhered to.

4. Definitions

Leader / Leadership - Includes all manager/supervisor positions within CDSC irrespective of their actual title (e.g. Director, Manager, Team Leader, Co-ordinator, Supervisor, Ganger, etc).

Elective Study – shall refer to study to be undertaken in the gaining of formal qualifications

Essential Study - shall refer to study/qualification that is a mandatory/essential requirement of the position (eg the position is not able to function without such study/qualification)

Assistance – shall mean either paid time off and/or financial assistance

Training and Conferences – shall mean attendance at adhoc courses and conferences to update knowledge, skills and licences required for the position.

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5. Learning and Development Categories

Learning and development is generally categorised as **Compulsory** or **Elective** with the definitions being as follows:

COMPULSORY	
Legislative Requirement	Accreditations, licences, qualifications required by legislation for certain roles or work areas.
Apprenticeship, Traineeship and Cadetships	Qualifications linked to a training contract or cadetship agreement generally requiring both on and off the job development.
Organisational Requirement / Employee Development	Accreditations, licences, qualifications identified by management as an organisational requirement for certain roles or work areas. This may also include succession planning or multi skilling to provide relief in other work areas, specialised training to assist with the implementation of new technology or work practices, or specific training for employees who participate on staff Committees.
Compulsory Professional Development (CPD)	Where there is a requirement to undertake continued professional development associated with CDSC required accreditation the organisation will meet expenses towards approved courses and/or membership costs. For example, where the accreditation is a requirement of the role (eg unable to undertake the duties without the accreditation).

ELECTIVE	
Employee Development	Development to enable employees to prepare themselves for change, career development and to progress to higher steps in their salary grade. Employee development occurs across a wide range of activities and courses that are 'compulsory' for certain roles may be classified as 'employee development' for other roles.
Study Assistance	Support for employees who request support to undertake tertiary level qualifications e.g. Diploma, Degree. Support will only be provided for qualifications that have a direct link to CDSC's objectives and the employees work area. The study is not critical to the employee undertaking their role.

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6. Assistance Provided

6.1 Compulsory Learning and Development *(includes Essential Study Assistance)*

Where an employee is **required** by Council to undertake training ~~or study~~ in accordance with CDSC’s training plan, to meet a legislative requirement, or is part of an employee’s duties as outlined in their position description, it is considered compulsory training and will be supported in accordance with the Local Government (State) Award as follows:

Compulsory Learning and Development – Training/Conference/Course/Workshop	
Course Fee	100% of course fee
Resources/Texts	100% of cost of compulsory texts / resources
Travel – Payment for Time	Travel during working hours is paid as ordinary time . Travel outside of normal working hours can be accrued as Time of in Lieu (TOIL). Every effort will be made to schedule activities within working hours or within a reasonable travel distance.
Course Time	All hours associated with the learning and development program will be paid as ordinary time and are to be detailed on the employee’s timesheet.
Leave for Essential Study	For tertiary level courses with a significant component of course work, assessments and/or examinations CDSC will grant up to 2 days per year of Study Leave which will not be deducted from the employee’s personal leave balances. The Study Leave will not accrue each year.
Travel Mode	The responsible leader will make the decision on the most appropriate travel / accommodation arrangements, in consultation with the employee, based on cost effectiveness, safety and practicality for the employee. If car travel is the most suitable option, a Council vehicle will be provided where possible. If an employee requests to take their own vehicle a reimbursement in accordance with the Award shall be made for the use of their private vehicle, excluding any reimbursement for use of the vehicle for private purposes during or on either side of the trip. Details of the travel and mileage are to be included on the employee’s timesheet against the days travelled. Where alternative modes of travel are approved e.g. plane travel, CDSC will pay the cost of economy/standard fare only.
Accommodation	100% of accommodation costs where an overnight stay is required or approved. The actual accommodation allowance will be in accordance with the Australian Taxation Office Determination published on the Australian Taxation Office website. Any upgrade to the accommodation arranged by Council, or

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Learning and Development Policy

	additional person charges are to be paid by the employee.
Meals	<p>Where overnight stay is approved the meal allowance will be as outlined in Attachment A. in accordance with the Australian Taxation Office Determination published on the Australian Taxation Office website. A summary of these allowances is in Attachment A.</p> <p>Where the training activity provides meals in the course costs then the meal allowance will be adjusted accordingly.</p> <p>CDSC will not pay or reimburse employees for any alcohol charges incurred.</p> <p>Every endeavour will be made to book training related accommodation in venues that provide a charge back for meals up to the value outlined in Attachment A.</p> <p>Where charge back for meals is not an option, Council will raise a Purchase Order for a venue close to the accommodation and training up to the value outlined in Attachment A.</p> <p>Any amount above the meal allowance limits will be the responsibility of the employee.</p>
Continuing Professional Development (CPD)	<p>In accordance with Clause 31(ii) of the Award where an employee is required to either maintain or obtain professional qualifications and whose positions are in Band 3 and Band 4 of the Award, they shall have access to CPD that is consistent with the training plan of the position as follows:</p> <p>10 hours per annum, or Applicable legislated CPD requirement (whichever is the greater)</p>

Where an employee commences in a position, and they do not hold the **essential** qualification/s for that position, they will be expected to undertake the training required to gain that qualification as part of a development plan negotiated (referred to as Essential Study) **at their own cost unless otherwise negotiated** at the time of offer of employment with the details being documented in the employment contract. Such training will be considered a condition of the offer of employment and therefore must be obtained to continue with their employment. This applies only to qualifications that are listed as essential criteria for the position.

6.2 Elective Learning and Development / Study Assistance (non-essential)

CDSC recognises the value of ongoing employee development to build the capability and capacity of our people and prepare our staff to be *opportunity ready*. Our community also benefits greatly from successful career enhancement outcomes because a sustainable, empowered and well developed workforce is more effective in meeting CDSC’s current and future needs.

The Award states that CDSC *may* grant assistance to an employee undertaking a course where it is consistent with the organisation’s training plan, however it is not a requirement of the position or organisation, through providing leave with pay or leave without pay to

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attend course requirements provided that the employee gives reasonable notice of such requirements.

In recognition of the mutual obligation between the employee and CDSC to demonstrate equal responsibility for identifying and meeting elective training needs for the benefits of both parties CDSC will provide the following support for approved elective training:

Elective Learning and Development – Training/Conference/Course/Workshop (excluding study)	
Course Fee	100% of the fee where the short course/training/conference will benefit council
Course Travel	Travel during ordinary hours is paid as working time. Travel outside of normal working hours can be accrued as Time of in Lieu (TOIL). Every effort will be made to schedule activities within working hours or within a reasonable travel distance.
Course Time	All hours associated with the learning and development program will be paid as ordinary time and are to be detailed on the employee's timesheet.
Accommodation	<p>The responsible leader will make the decision on the most appropriate travel / accommodation arrangements, in consultation with the employee, based on cost effectiveness, safety and practicality for the employee.</p> <p>If car travel is the most suitable option, a Council vehicle will be provided where possible.</p> <p>If an employee requests to take their own vehicle a reimbursement in accordance with the Award shall be made for the use of their private vehicle, excluding any reimbursement for use of the vehicle for private purposes during or on either side of the trip. Details of the travel and mileage are to be included on the employee's timesheet against the days travelled.</p> <p>Where alternative modes of travel are approved e.g. plane travel, CDSC will pay the cost of economy/standard fare only.</p>
Meals	<p>Where overnight stay is approved the meal allowance will be as outlined in Attachment A. in accordance with the Australian Taxation Office Determination published on the Australian Taxation Office website. A summary of these allowances is in Attachment A.</p> <p>Where the training activity provides meals in the course costs then the meal allowance will be adjusted accordingly.</p> <p>CDSC will not pay or reimburse employees for any alcohol charges incurred.</p> <p>Every endeavour will be made to book training related accommodation in venues that provide a charge back for meals up to the value outlined in Attachment A.</p> <p>Where charge back for meals is not an option, Council will raise a Purchase Order for a venue close to the accommodation and</p>

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Learning and Development Policy

	<p>training up to the value outlined in Attachment A.</p> <p>Any amount above the meal allowance limits will be the responsibility of the employee.</p>
Learning and Development – Study (non-essential)	
Study Fee	<p>50% of course fees with a \$5,000 maximum per year.</p> <p>The employee will be required to reimburse Council for amounts paid towards failed subjects.</p>
Study Resources/Texts	Nil
Study Travel	Nil
Study Time /Leave	<p>The employee will be required to apply for annual leave to attend training/course requirements where these are to be undertaken during ordinary working hours.</p> <p>One day paid Study Leave will be granted to attend examinations this will be classified as ‘Special Leave’ for payroll purposes. Study Leave will not accrue each year.</p>
Meals and Accommodation	Nil

An employee and their leader may put forward an alternative arrangement for elective training assistance where the total overall cost to the organisation does not increase as a result.

7. Training Plan and Budget

A training plan will be prepared annually by the HR Officer based on a comprehensive training needs analysis. This will include an assessment of corporate and operational requirements, information provided by each leader regarding their training requirements, information from employee appraisals relating to areas of development, as well as data in the corporate database relating to renewals.

The plan will outline the planned training activities to be funded and undertaken for the following 12-month period (financial year period), and will take into account corporate, departmental and individual training needs.

The HR Officer will work with the Directors and Managers to establish a budget each financial year to fund the training plan for the upcoming year based on the information provided through the annual staff review process and will include funds for training requirements that may arise during the year e.g. new staff, changes in legislation or operational requirements.

The Executive Management Team will have final approval of the training budget and plan annually. Expenditure against the Learning and Development budget will be managed by the HR Officer in accordance with the approved training plan and the conditions of this procedure.

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Learning and Development Policy

7. Repayment of Study Fees on Leaving Central Darling Shire Council

Employees (excluding Apprentices and Trainees) who voluntarily leave or have their employment terminated by council will be required to refund their essential and/or non-essential study fees as follows:

- 100% of fees paid by CDSC within 12 months of the last reimbursement
- 80% of fees paid by CDSC within 2 years of the last reimbursement
- 50% of fees paid by CDSC within 3 years of the last reimbursement.

This requirement recognises the significant investment from Council to support the employee's further education.

8. Records

All documents associated with the administering of the learning and development activities will be retained in Council's document management system.

9. Legislation

Local Government (State) Award
Local Government (State) Award
Industrial Relations Act 1996 (Cth)
Work Health and Safety Act 2011
NSW Industrial Relations Act 1996
Apprenticeship and Traineeship Act 2001 (Cth)

10. Related Documents

Model Code of Conduct
Respectful Workplace Behaviours Policy
Salary System Progression Procedure
Annual Staff Assessment Procedure
Leave Management Procedure
Workplace Grievances and/or Incident Procedure

11. Monitoring and Review

This policy will be monitored and reviewed by the HR Officer to ensure compliance through regular reporting to the Management Executive Group. Once endorsed by Council, it remains in force until it is reviewed by HR Officer or when legislation changes. It is to be reviewed approximately every two (2) years to ensure that it meets business requirements, or sooner if the General Manager determines appropriate.

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Learning and Development Policy

Appendix A

Meal Allowances

The amounts below are the maximum allowance for employees who attend compulsory learning and development activities, or elective course/training/workshops/conferences.

Where a meal is provided by the employer or the training provider, the employee is unable to claim the allowance.

Metropolitan / Capital Cities

Breakfast	Lunch	Dinner
\$32.10	\$36.10	\$61.50

Country / Regional Centres

Breakfast	Lunch	Dinner
\$28.75	\$32.80	\$56.60

Council will not approve payment of meal allowances in advance.

In addition, any amount above the meal allowance limits will be the responsibility of the employee.

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25/8/23

To Whom it may concern,

I am writing this letter to seek sponsorship for the Baaka Connection Football Club.

Baaka Connection is a new representative club made up of players mostly from Wilcannia, Menindee & Broken Hill, we've formed the club to take part in the Bourke Hot Nines which was introduced late last year but due to flooding was held in January this year & is on again on November 18th, 2023, and we hope to enter our team for the second year and years to come.

We're asking if you would consider paying for the two nights accommodation we would need for the event.

We hope your organisation would kindly consider sponsoring us and see the benefit and impact it has in and around our community.

Thank you for considering this assistance.

Kind Regards,

Kyle Whyman

Mobile: 0491332212

Email: Kyle.whyman@environment.nsw.gov.au

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CENTRAL DARLING SHIRE COUNCIL

Constituted 1 May 1959

COMMUNITY GRANTS APPLICATION

APPLICANT'S DETAILS

Applicant: Kyle Whyman

Address: 14 McIntire Street, Wilcannia, NSW, 2836

Telephone: 0491332212

Email: Kyle.whyman@environment.nsw.gov.au

ABN: _____

Bank Account Name: _____

BSB: _____

Account Number: _____

PROJECT/ACTIVITY DETAILS

Name of Project/Activity: Baaka Connection Football Club


Amount of Funding Requested: \$1,640.00

Brief Description of Project/Activity: Baaka Connection Football Club are seeking assistance from CDSC in the way of covering costs for 2 night accommodation for the team (approx. 20 people) to attend the Bourke Hot Nines competition on November 18th 2023. Last year we stayed at the Sunshine Gardens Bourke Resort and would like the opportunity to stay there again.

AUTHORISATION OF APPLICANT

Name: Kyle Whyman

Position: _____

Signature: 

Date: 25/09/2023

PRIVACY STATEMENT

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

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

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

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

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



CENTRAL DARLING SHIRE COUNCIL

Plan of Management Crown Reserve – Wilcannia Public Recreation – Union Bend Reserve – 85567



Darling River at the Union bend reserve May 2021



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KEY INFORMATION

This is a Plan of Management for the community land and Crown Reserve – 85567 which is for the purpose of “Public Recreation”. The name of the reserve is the WILCANNIA PUBLIC RECREATION (UNION BEND) RESERVE 85567.

This Plan of Management (PoM) has been prepared by Central Darling Shire Council and provides direction as to the use and management of this Council-managed Crown reserve classified as ‘community land’ in the Central Darling Shire Council area. The PoM is required in accordance with Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993*.

This PoM specifically addresses the management of Wilcannia Public Recreation – Union Bend Reserve – 85567. The PoM outlines the way the land will be used and provides the framework for Council to follow in relation to the express authorisation of leases and licences on the land.

INTRODUCTION

The location of the Central Darling Local Government Area (Central Darling LGA) is shown in Figure 1. It is in far-western NSW.

Central Darling Shire encompasses an area of over 53,000 square kilometres and is the largest Local Government Area (LGA) in New South Wales. Despite this vast land area, the shire’s population is only around 2,000 people, one of the lowest of any local government area in Australia. Aboriginal people comprise around 50 percent of the Central Darling population.

There are four main communities within the shire being Wilcannia, Menindee, Ivanhoe, and White Cliffs. In addition, there are several smaller rural localities which include Darnick, Mossgiel, Sunset Strip and Tilpa. All these communities differ in their demographics, local economies, and Aboriginal and European cultures.

The shire is bisected by the Baaka (Darling) River and important wetlands encompassing the Menindee Lakes system. The local economy is based on a mixture of pastoral, horticultural, agricultural, mining and tourism activities. Rural grazing properties represent the largest land use within the shire, accounting for 97% of the entire area. The Council shares its borders with neighbouring shires including Bourke, Cobar, Carrathool, Balranald, Wentworth, and the Unincorporated Area. Broken Hill City Council is its nearest neighbouring council and regional centre.

The Aboriginal people have a unique place in our Australian society. The Central Darling area around Wilcannia was held by the Barkandji tribe (from barka meaning a river). Many of the Aboriginal people living in Wilcannia today belong to the Barkandji tribe.

Central Darling Shire Council’s objectives for management of Crown Reserves used for community uses are:

- Effective leadership in the community land uses; land management.
- Community development through involvement, participation, partnership, ownership, and collaborative approach to assist in effecting management of the community land uses land.
- Facilitation of maintenance services for the community land uses land.



- Community ownership of community land uses’ land to encourage use and maintenance of the land.
- Delivery of consistent, affordable, and achievable maintenance services and maintained community facilities.

The Central Darling Shire Council recognises the importance of services to its communities in relation to its social and cultural development and general well-being.’

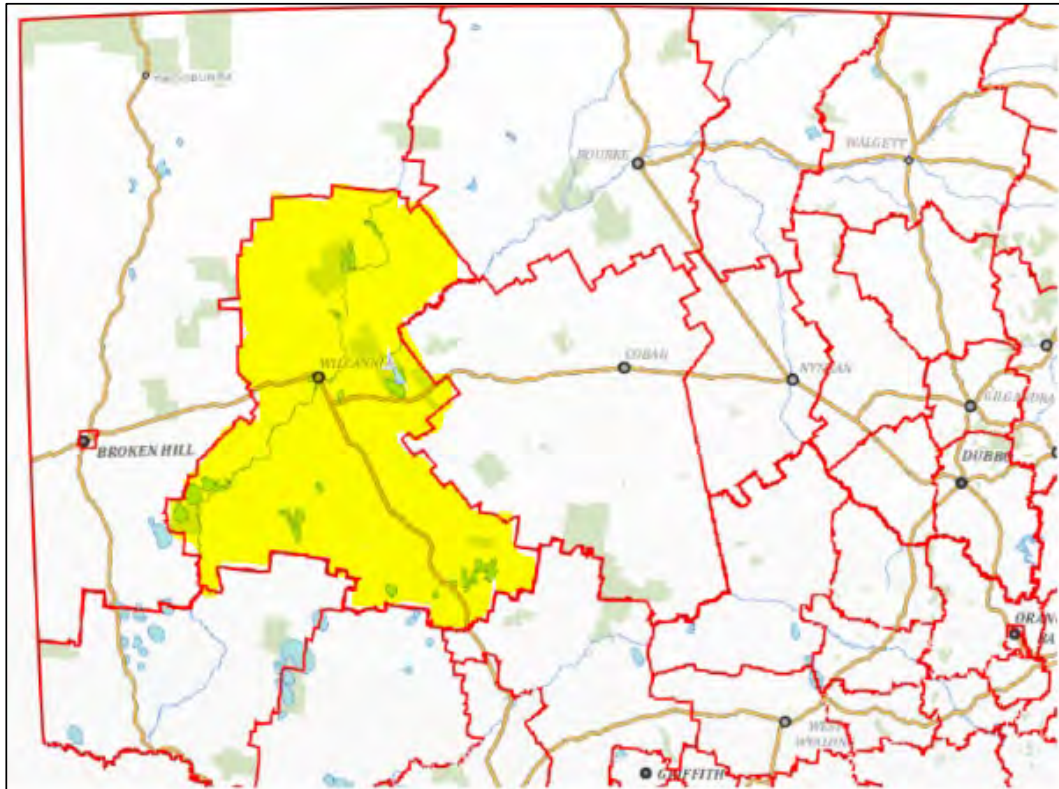


Figure 1: Location of the Central Darling LGA (highlighted in yellow) within NSW (Source: Six Maps)

Council’s corporate objectives as stated in the Central Darling Community Strategic Plan under “community priority – local sport and recreation” also applies to the use of the Union Bend Crown Reserve for increasing areas for the community to use and enjoy for recreational activities. This will be facilitated by providing an all-weather access road to the Union Bend Reserve which will encourage the use of the river for sporting activities and other recreational uses.

COMMUNITY PRIORITY — THE BAAKA / DARLING RIVER, MENINDEE LAKES, AND WILLANDRA CREEK

Our long-term goals for the Baaka / Darling River:



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

STRATEGIES TO ACHIEVE OUR GOAL	AFFECTED COMMUNITIES	RESPONSIBLE AGENCIES
<p>Central Darling Shire Council advocates for the water needs and rights of shire communities through membership of agencies and associations including the Murray Darling Basin Authority, the Menindee SDL Working Party, the Murray Darling Association, the Australian Floodplain Association, and the Barwon Darling consumer Action Group.</p> <p>Maintain environmental flows to ensure that Aboriginal communities have permanent access to cultural water.</p> <p>Ensure there is a minimum of two years water supply for all towns within the shire.</p> <p>Ensure the Menindee Lakes system is subject to effective governance and water is maintained in all lakes in perpetuity.</p> <p>Maintain regular flows of water to ensure all weir pools are permanently filled.</p> <p>Increase the capacity of existing bores to ensure secure water supplies for all towns within the shire.</p> <p>Create protection zones along the river to preserve the riverside environment and Aboriginal cultural heritage near Wilcannia and Menindee.</p>	<p>Wilcannia Menindee Ivanhoe White Cliffs Tilpa</p>	<p>Water NSW NSW Department of Planning, Industry and Environment Essential Water Murray Darling Basin Authority NSW Department of Primary Industries Central Darling Shire Council Murray Darling Association Australian Floodplain Association Barkandji Native Title Group Aboriginal Corporation</p>

Table 1: CDSC Community Strategies.



Figure 2: Location of Wilcannia, within the Central Darling LGA (source: Google 2022)

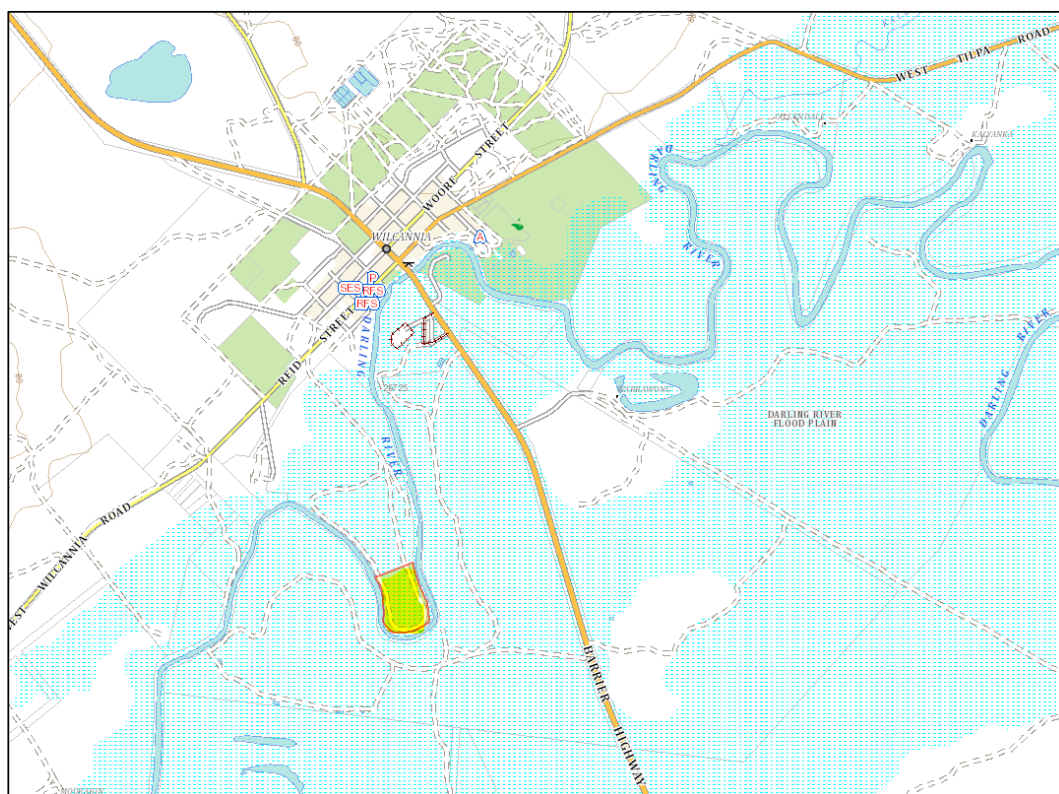


Figure 3: Location of the Union Bend Reserve in relation to Wilcannia, (source: Six maps 2022)

Purpose of the plan of management

The *Local Government Act 1993* (LG Act) requires a plan of management (PoM) to be prepared for all public land that is classified as ‘community land’ under that Act.

The *Crown Land Management Act 2016* (the CLM Act) authorises local councils (council managers) appointed to manage dedicated or reserved Crown land to manage that land as if it were public land under the *Local Government Act 1993* (LG Act). Therefore, all Crown land reserves managed by council are also required to have a PoM under the LG Act.

The purpose of this PoM is to:

- contribute to the Council’s broader strategic goals and vision as set out in the Central Darling Shire – Community Strategic Plan 2022 – 2032.
- ensure compliance with the *Local Government Act 1993* and the *Crown Land Management Act 2016*
- provide clarity in the future development, use and management of the community land.
- ensure consistent management that supports a unified approach to meeting the varied needs of the community.

Further information about the legislative context of Crown Reserve PoMs can be found in Appendix A1 of this document.



Process of preparing this plan of management

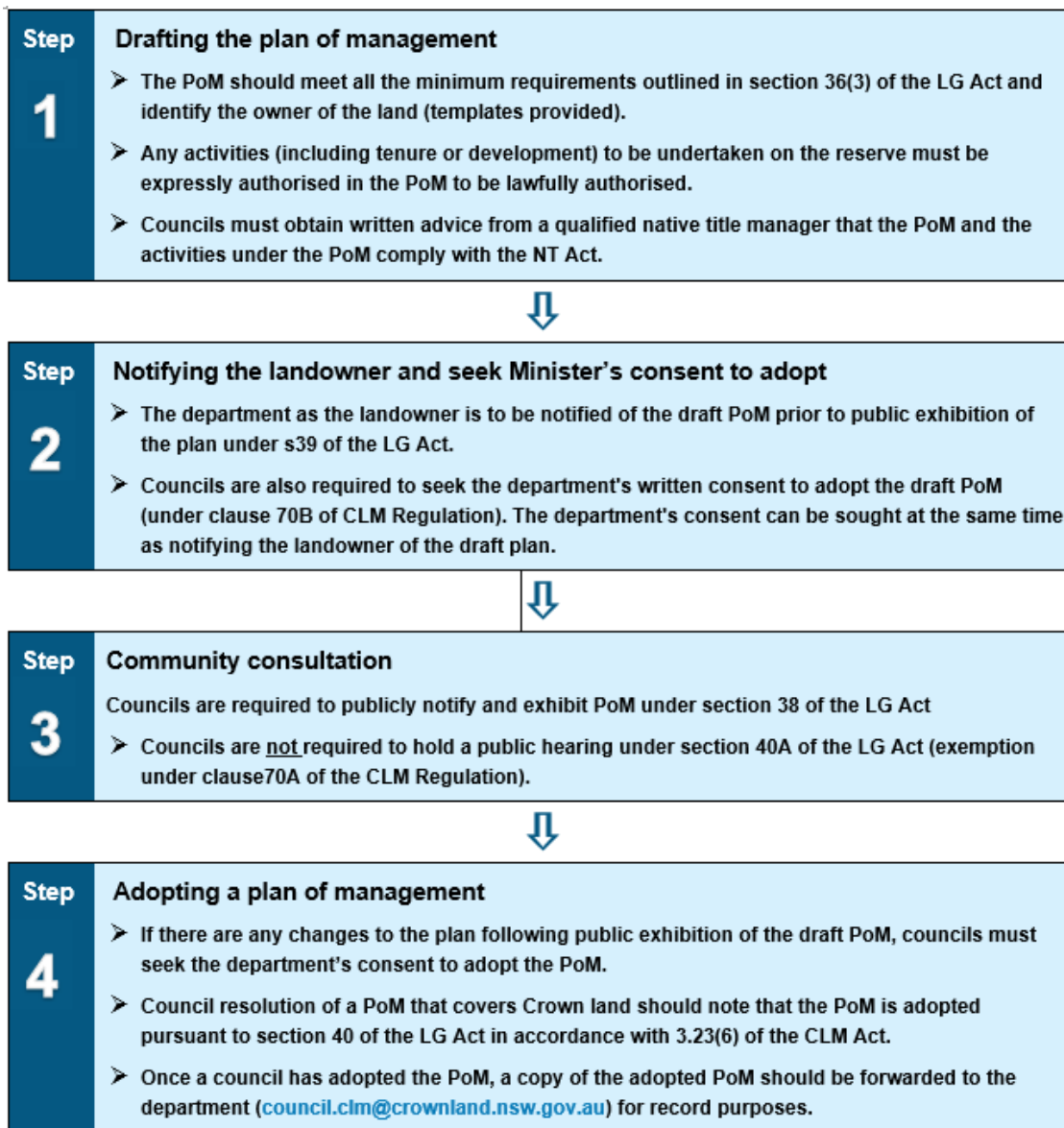


Table 2: Plan of Management process chart.

Change and review of plan of management.

This PoM will require regular review to align with community values and changing community needs, and to reflect changes in Council priorities. Council has determined that it will review the PoM within 5 years of its adoption. However, the performance of this PoM will be reviewed on an annual basis to ensure that the Reserve is being managed in accordance with the PoM, is well maintained and provides a safe environment for public enjoyment.

The community will have an opportunity to participate in reviews of this PoM.



Community consultation

This PoM was placed on public exhibition from 13 June 2023 to 28 July 2023 in accordance with the requirements of section 38 of the *Local Government Act 1993*. There were no submissions received.

In accordance with section 39 of the *Local Government Act 1993*, prior to being placed on public exhibition and for comment for a minimum of 42 days, The draft PoM was referred to the Department Industry– Crown Lands, as representative of the State of NSW, which is the owner of the Reserve. Council has included in the PoM any provisions that have been required by the Department of Planning, Industry and Environment – Crown Lands.

The PoM contains an Area of Cultural Significance for Aboriginal Communities, therefore consultation with *the Barkandji Registered Native Title Body Corporate or Barkandji PBC* is required in relation to clause 112 of the *Local Government (General) Regulation 2021* and is to be undertaken by council.

This Plan of Management was sent to the *Barkandji Registered Native Title Body Corporate or Barkandji PBC and the Local Aboriginal Land Council* for review and comment in, February 2022.

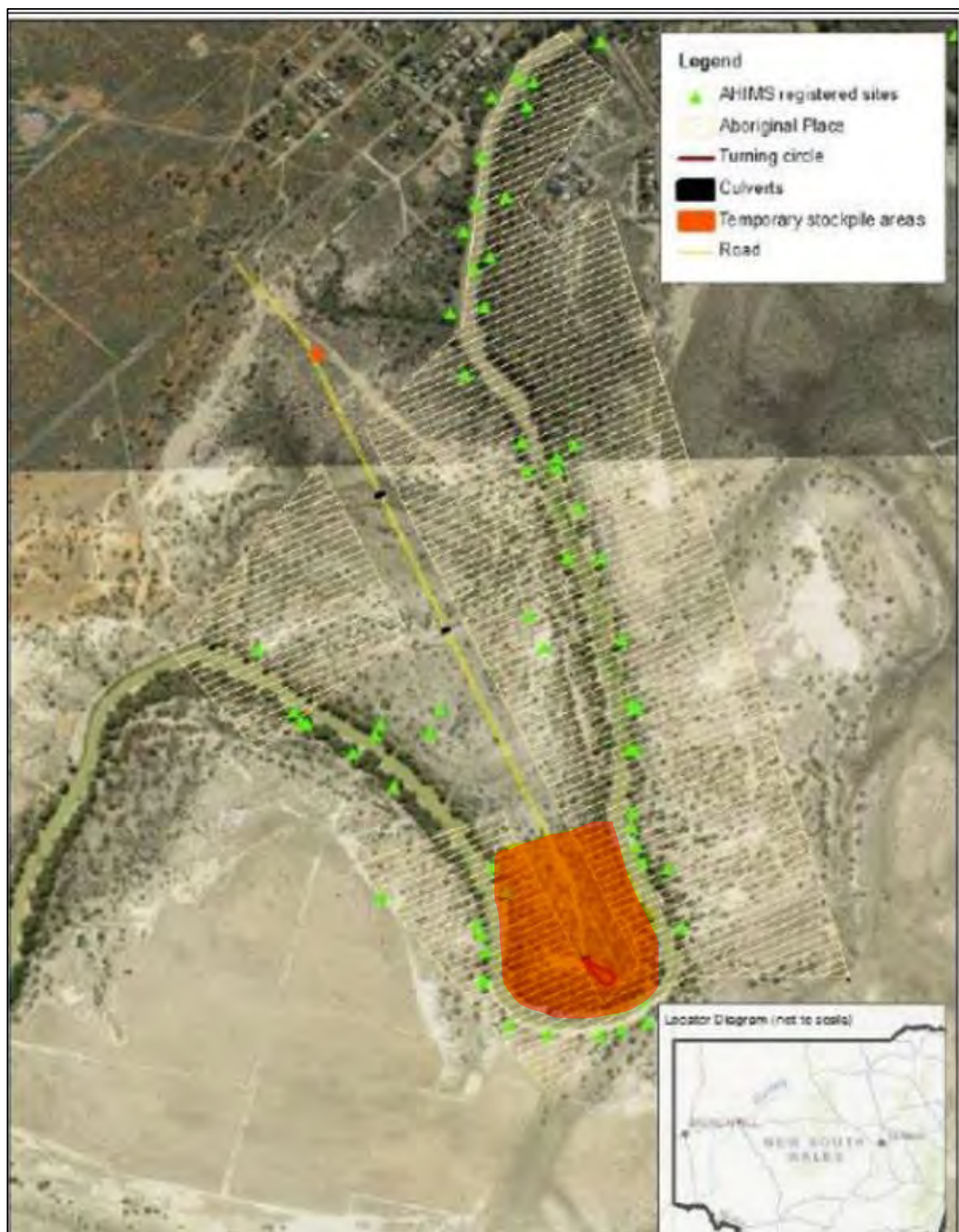


Figure 4: Union Bend Reserve highlighted in orange - AHIMS registered sites – site survey undertaken by Dr Sarah Martin OEH 2021 (Source: REF for Wilcannia Weir Roads project 2021 DPIE)



Photo 1: Darling River at the Union bend reserve May 2021 (Source: CDSC 2021)



Figure 5: Aerial photo Union Bend Crown Reserve (highlighted in green) – Lot 7315, DP 1181235 (Source six maps 2022)



LAND DESCRIPTION

This PoM covers one Council managed Crown Reserve being the Wilcannia Public Recreation – Union Bend Reserve – 85567. The reserve information is detailed in table 2. The land is owned by the Crown and is managed by Council as Crown land manager under the *Crown Land Management Act 2016*.

The Crown Reserve 85567 at Union Bend lot identification is lot 7315 Deposited Plan 1181235. The Crown Reserve is community land and is reserved for public recreation. The Crown Reserve lot is located approximately 3.370km southwest from the centre of the town of Wilcannia and is located on a distinctive bend in the Darling River/ Baaka River.

The Crown Reserve at Union Bend is used by the local Aboriginal Community and other residents of Wilcannia as a recreational area for fishing, swimming, and other recreational uses of the Baaka River.

The Crown Reserve at Union Bend is classified as community land under the *Local Government Act 1993*.



Figure 6: Aerial photo Union bend and Wilcannia (highlighted in yellow) (Source Six maps 2021)

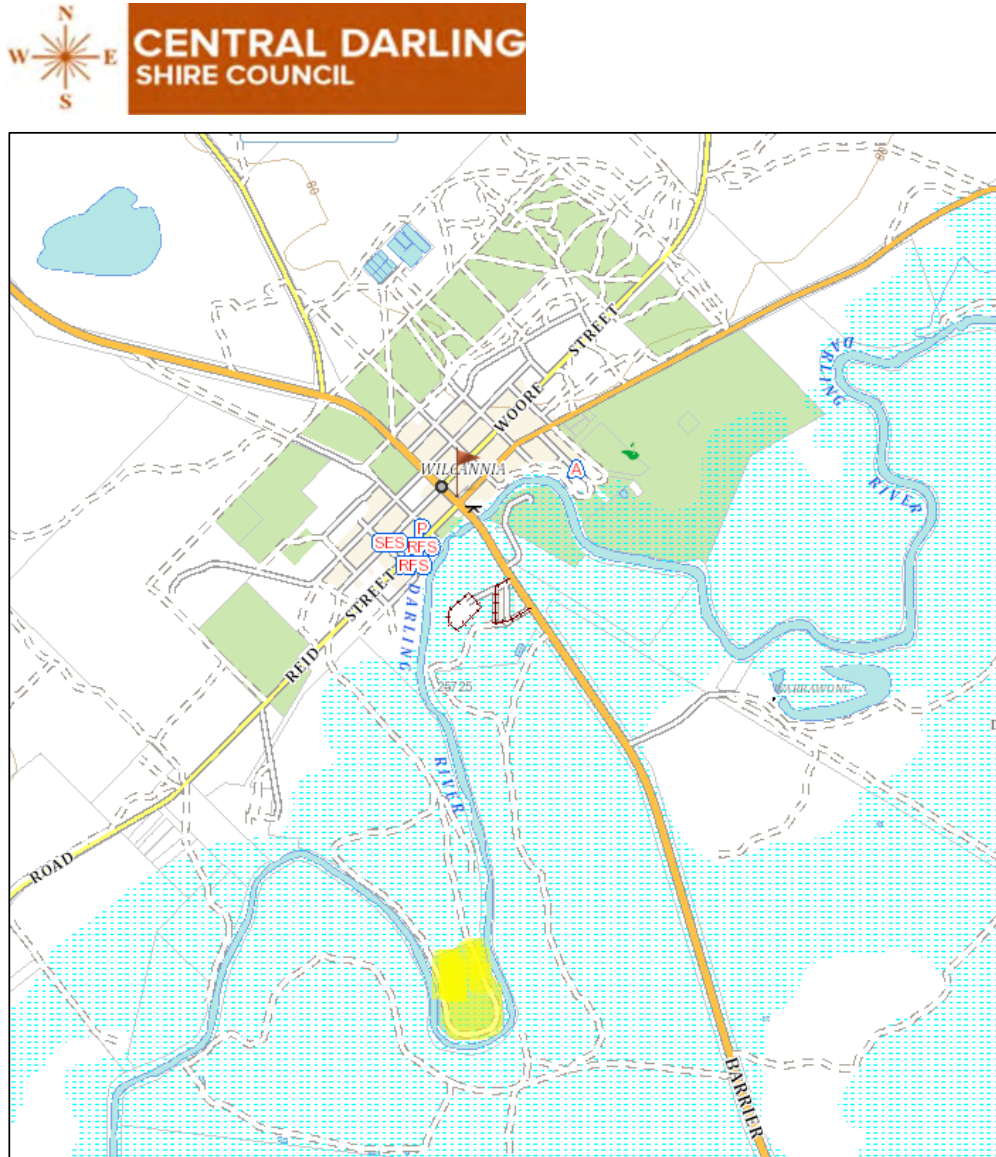


Figure 7: Six maps of Wilcannia and extending to the Crown Reserve at Union Bend (highlighted in yellow) (Source Six maps 2021)

Excerpt from the draft Aboriginal Cultural Heritage relevant to the Crown Reserve is as per below:

Key features of the existing environment

The Crown Reserve at Union Bend is located within the Darling Riverine Plains Bioregion (DRPB). This DRPB bioregion lies in the semi-arid climatic zone which is hot and persistently dry. The present-day climate is likely to be broadly like the climate in the pre-European contact period. The town of Wilcannia town and surrounding area also semi-arid.

Within the Wilcannia Plains sub region, the geology consists of extensive plains on overlapping low angle alluvial fans of several rivers. Sandy soils are found in linear belts along the older stream channels. The Crown Reserve at Union bend is in a natural bend on the banks of the Darling (Baaka) River. The soil is made up of alluvially deposited quaternary sediments, with some sediments forming low aeolian dunes on top of old floodplain deposits.



The major watercourse in the region, which runs adjacent to the Crown Reserve at Union Bend, is the Darling (Baaka) River. This major river flows through a deep incised channel, with ephemeral flood-runners, lakes, and oxbow lakes bordering it. The river and its associated alluvial features have been a long-term focal point for Aboriginal occupation.

The Aboriginal cultural place is located adjacent to the riverbank extending from the township of Wilcannia (area adjacent to the Wilcannia golf course along the riverbank in Wilcannia and extending to the proposed location of the new Wilcannia weir - 800metres further into the Wilcannia Common) northwest from the Crown Reserve at Union Bend.

The Union Bend Ngatji site, has high Aboriginal cultural significance, and is located within a Aboriginal Place.



Photo 2: Darling River at the Union Bend Reserve (Source: CDSC May 2021)



Figure 8: Union Bend Reserve – new access road plan (Source: Water NSW REF 2021)



Figure 9: Union Bend Reserve – new access road plan (Union Bend Reserve highlighted in blue) (Source: Water NSW REF 2021)



Information about the reserve covered by this plan of management.

Reserve Number	Crown Reserve 85567
Gazette date	3 December 1965
Reserve Name	Wilcannia Public Recreation (Union Bend)
Reserve purpose	Public Recreation
Land parcel/s	Lot 7315 DP 1181235, Parish Wilcannia, County Young
Area (Ha)	17.367ha
LEP zoning	RU1 Primary Production zone
Assigned category/categories	Park

Table 2: Reserve Information.

Land Systems

The Union Bend Crown Reserve is located within the Darling Riverine Plains Bioregion and Wilcannia Plains sub-region. The Crown Reserve at Union Bend is within the Western NSW Land System and contains two vegetation Mitchell Landscapes.

Reserve	Land System	Range Type	Geomorphology	Summary
Union Bend Crown Reserve	Denian	Undulating sandplains with bluebush	Alluvial plains	Slightly undulating plains with bluebush and dunes, adjacent to lower Darling floodplain
	Mid Darling	Floodplains with coolibah	Alluvial plains	Darling-Barwon River and fringing river red gum forests
	Nelyambo	Floodplains with coolibah	Alluvial plains	Floodplain of the Darling River

Table 4: Land systems and geomorphology (source: Union Bend Road Upgrade – Review of Environmental Effects Factors November 2021 – DPIE Water Infrastructure).

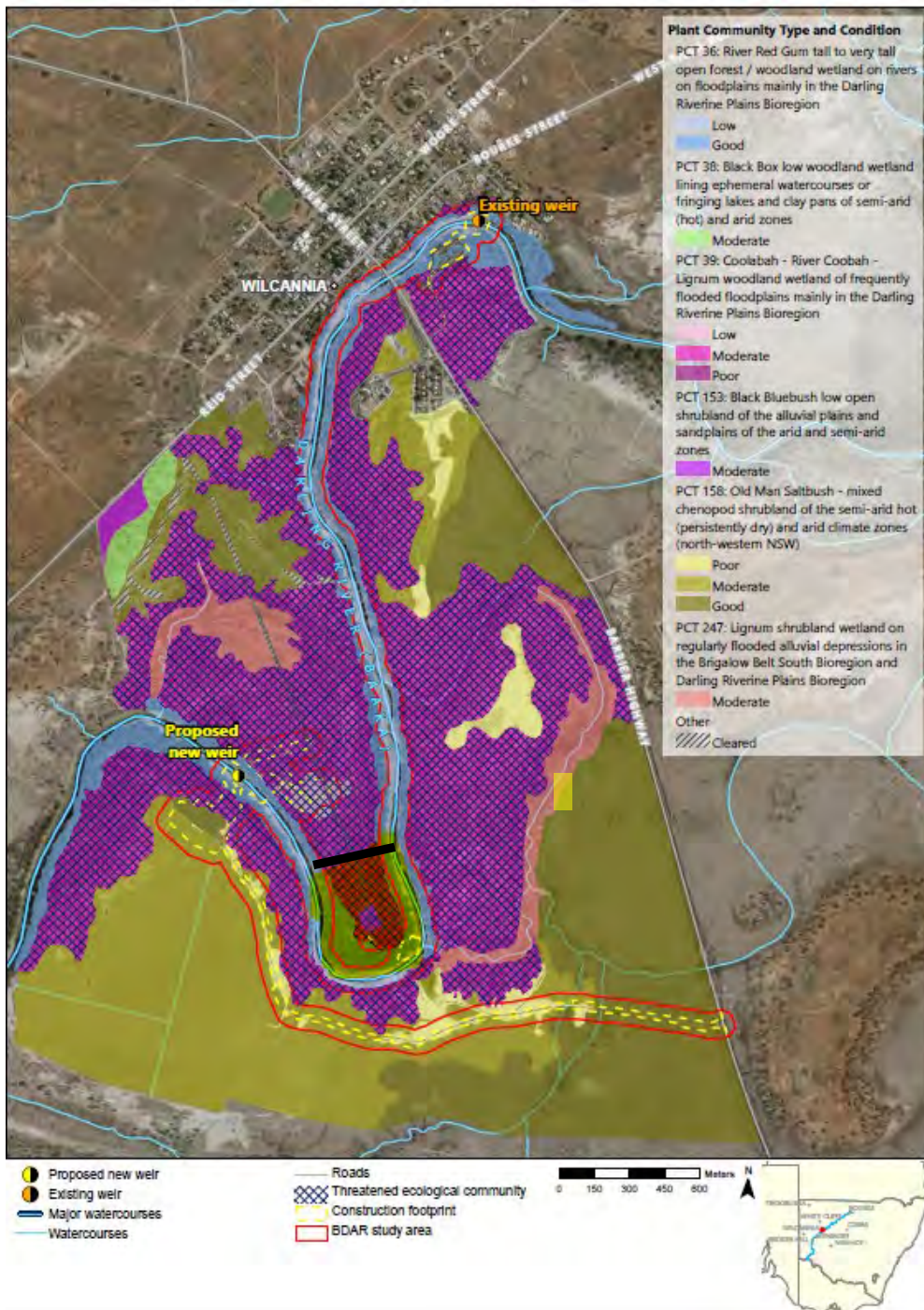


Figure 10: Vegetation type for the Crown Reserve at Union Bend (highlighted in yellow), the adjoining Wilcannia Common area and the surrounding environment. (Source: Review of Environmental Effects Factors November 2021 – DPIE Water Infrastructure).



Photo 3: Darling River at the Union Bend Reserve May 2021 (Source CDSC 2021)

Natural features

The Crown Reserve at Union Bend is located within the Darling Riverine Plains – Wilcannia Plains sub-region. The topography of the reserve is the Darling/ Baaka River channel, and the surrounding area contains floodplain features. There are several streams that may feed the river at rain events. The areas beside Crown Reserve at Union Bend and on the other side of the Darling / Baaka river topography contains areas of dunes and alluvial sandplains.

The soil type is grey clays from the Darling Baaka River channel. There are also red soils and patch sands that represent alluvial terraces created from historic flood events.



Photo 4: Darling River at the Union Bend Reserve May 2021 (source: CDSC 2021)

Cultural significance through the archaeological survey

36D Community land comprising area of cultural significance.

(1) ...Community land that is the subject of a resolution by the council that declares that, because of the presence on the land of any item that the council considers to be of Aboriginal, historical, or cultural significance, the land is an area of cultural significance for the purposes of this Part.

The Crown Reserve at Union Bend is not an area of cultural significance by resolution by Council.



An archaeological survey was undertaken on the Crown Reserve Union Bend and the adjacent Wilcannia Common up to the site of the proposed new Wilcannia weir. The survey looked at the archaeological potential and lie within the investigation study area. The survey did not extend outside the investigation study area. The survey was undertaken by Jacob's archaeologists and representatives from the Registered Aboriginal Parties (RAPs).

The archaeological survey recorded an extensive and diverse site complex consisting of large numbers of stone artefacts, hearths of varying size and purpose and culturally modified trees. These newly recorded sites complement those sites recorded previously in the local area, which include an additional number of comparable sites, but also human burials, ethnographic/mythological sites, fish traps, an Aboriginal mound, and locations of historic importance to the local Aboriginal community.

Collectively, these sites and objects provide a picture of a vibrant, extensive cultural landscape well connected to the Barkandji people of Wilcannia. The archaeological places and objects recorded during this and prior surveys are evidence of the unbroken connection of Barkandji people to this place. In the most prominent example, this short stretch of river exhibits examples of canoe scars ranging from the last few months, through to hundreds of years ago, following the life cycles of ancient river red gums. Numerous canoe scars remain that are associated with the people who made them, notably a canoe cut ~100 years ago by 'Granny Moysey' (d.1976), an important Barkandji Elder.

Aboriginal cultural significance was assessed from consultation with the Wilcannia Aboriginal community. It should be noted that Aboriginal significance assessed in this manner may not reflect the views of all members of the community.

Upon examination Union Bend contains a suite of sites with significant Aboriginal sites. In a short length of river there exists a site complex of remarkable diversity with considerable potential to contribute knowledge to our understanding of both pre-contact Australia and of Aboriginal society during the post-contact period. The Crown Reserve at Union Bend contains several sites that have considerable educational value.

The sites at Union Bend and close by on the Wilcannia Common makes this area of high significance regarding depth of connection to place, of high significance to the local Aboriginal community and of considerable archaeological and anthropological research value.

The Crown Reserve contains two Aboriginal sites, a scar tree, and an emu oven.



Photo 5: Darling River at the Union Bend Reserve (Source: May 2021)

Cultural heritage

Aboriginal cultural heritage.

The Darling (Baaka) River holds considerable cultural value to the Barkandji people. The river has been a focal point of Aboriginal occupation, orally recorded by the Barkandji people and noted since European contact.

The river and its adjacent riverbank and land area around the riverbanks contains a large variety of plant and animal species that are typical to this riverine environment which is surrounded by arid and semi-arid environments.

The riverine environment offered Aboriginal people an environment with plant and animal resources to sustain the local community. The Barkandji people lived in large family groups and conducted community activities such as corroborees, trading, and marriages.

The Baaka river influenced the local Aboriginal life with the Barkandji language speakers' clans and community groups stretching from Bourke in mid north NSW to Wentworth in southern NSW.

The river created a corridor in which Aboriginal groups traversed to meet up with the connected family groups.



The name 'Barkandji' derives from the name of the river (the Baaka/Barka) and means people belonging to the Baaka.

The European explorers and settlers wrote about the Aboriginal interaction with the river and utilisation of its resources. The local Aboriginal people were seen to use the river for fishing and hunting waterbirds by using nets and spears from the bank or from canoes in the water. (Kreft 1865; Mitchell 1839; Morey n.d.; Tindale 1930-52).

The Barkandji people were known for the making of nets from fibres extracted from river plants such as rushes (Brock. 1844; Morey n.d.). River plants also provided food – rushes, which were pounded and ground up to make into cakes (Sturt 1849) (Jacobs 2021).

The Barkandji people have been observed to live adjacent to the Baaka river since European contact, and the oral history of the community focuses on the people's connection to and relationship with the river in the past.

Aboriginal camps are commonly built on or near the bank of the river. The stories and memories recorded in the Wilcannia Aboriginal Community Heritage Study (Central Darling Shire Council and Wilcannia LALC 2018) frequently focused on people's use of the river: swimming, fishing, catching prawns and yabbies, and procuring resources such as tree bark and birds' eggs from the riverbanks.

BASIS OF MANAGEMENT

Central Darling Shire Council intends to manage its community land to meet:

- assigned categorisation of community land
- the LG Act guidelines and core objectives for community land
- restrictions on management of Crown land community land.
- the Council's strategic objectives and priorities
- development and use of the land outlined in s 47E of the *Local Government Act 1993*.

Categorisation of the land

All community land is required to be categorised as one or more of five categories. Where the land is owned by the Crown, the category assigned should align with the purpose for which the land is dedicated or reserved.

The LG Act defines five categories of community land:

- **Park** – for areas primarily used for passive recreation.
- **Sportsground** – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games.
- **General community use** – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries.
- **Cultural significance** – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.
- **Natural area** – for all areas that play a significant role in the area's ecology. This category is further subdivided into bushland, escarpment, foreshore, watercourse, and wetland categories.



The categorisation of the Crown Reserve at Union Bend as a park is identified in Appendix A1, as well as shown by maps in Appendix A1.

Guidelines and core objectives for management of community land

The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the relevant category of community land. Council may then apply more specific management objectives to community land, though these must be compatible with the core objectives for the land.

The guidelines for categorisation of community land are set out in the Local Government (General) Regulation 2021. The core objectives for each category are set out in the LG Act.

Community land is valued for its significant role in the social, intellectual, spiritual, and physical enrichment of residents, workers, and visitors to the Central Darling Shire Council area.

The intrinsic value of community land is also recognised, as is the vital role this land plays in biodiversity conservation and ecosystem function.

Central Darling Shire Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate. Within buildings, swimming pools, and recreational and sporting facilities, Central Darling Shire Council intends to permit and encourage a broad range of appropriate activities.

Restrictions on management of Crown land

Council is the Crown land manager of the Crown reserve described in this PoM in accordance with the legislation and conditions imposed by the Minister administering the *Crown Land Management Act 2016*. The use of the land described in this PoM must:

- be consistent with the purpose for which the land was dedicated or reserved.
- consider native title rights and interests and be consistent with the provisions of the Commonwealth *Native Title Act 1993*
- consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists.
- consider and not conflict with any interests and rights granted under the *Crown Land Management Act 2016*
- consider any interests held on title.

The purpose of the land is for public recreation and the category of the Crown Reserve at Union Bend, is currently for a park. The area of the Crown Reserve at Union Bend is 17.3679ha.

There is a successful Native Title land claim, and it applies to the Crown Reserve 85567 at Union Bend.

Councils' strategic objectives and priorities

Central Darling Shire Council, in consultation with the community, has developed the following strategies and plans to identify the priorities and aspirations of the community and the delivery of a vision for the future. They have a direct influence on the objectives, uses and management approach covered by PoMs.



The purpose of the Central Darling Shire Community Strategic Plan is to describe the community's vision and long-term goals for the future of their local area and region and identify strategies to achieve them.

Communities of the shire own the plan and partner with State and Federal agencies and non-government organisations, Council and community groups are responsible for delivering the long-term goals identified in the plan.

The Community Strategic Plan must observe the four social justice principles as determined by the NSW Government's social justice strategy:

EQUITY — There should be fairness in decision making, and prioritising and allocation of resources, particularly for those in need. Everyone should have a fair opportunity to participate in the future of the community. The planning process should take particular care to involve and protect the interests of people in vulnerable circumstances.

ACCESS — All people should have fair access to services, resources, and opportunities to improve their quality of life.

PARTICIPATION — Everyone should have the maximum opportunity to genuinely participate in decisions which affect their lives.

RIGHTS — Equal rights should be established and promoted, with opportunities provided for people from diverse linguistic, cultural, and religious backgrounds to participate in community life.

DEVELOPMENT AND USE

The current use of the land is for recreational purposes for the local Wilcannia community. It is used for fishing and entry into the Darling / Baaka River.

The infrastructure for Central Darling Shire Council water supply is also located upon the Crown Reserve at Union Bend, along with the associated power supply.

There is an existing unsurfaced track in use for access to the Union Bend area at the bend in the river, which has area for car parking.

Current use of the land

This section of the PoM contains information about the existing use of the land (for primarily recreation), including condition of the land and structures, use of the land and structures, and current leases and licences on the land.

The current use of the land is for recreational purposes for the local Wilcannia community. It is used for fishing and entry into the Darling/ Baaka River. The Central Darling Shire Council



water supply and electricity infrastructure is located within the Wilcannia Common and the Crown Reserve at Union Bend.

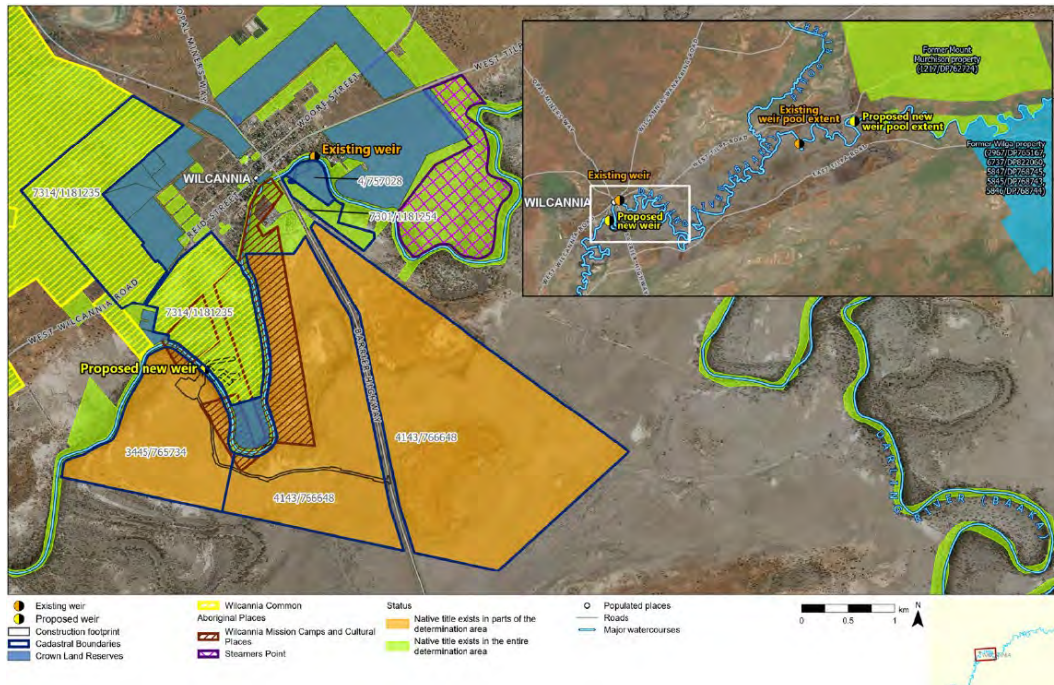


Figure 11: Land use and land interests near the Crown Reserve at Union Bend. (Source: Review of Environmental Effects Factors November 2021 – DPE Water Infrastructure.

Permissible uses / future uses

Community land is valued for its significant role in the social, intellectual, spiritual, and physical enrichment of residents, workers, and visitors to the Central Darling Shire Council area.

The intrinsic value of community land is also recognised, as is the important role this land plays in biodiversity conservation and ecosystem function.

Central Darling Shire Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of the land, where appropriate.

The use of community land is often supported by appropriate ancillary developments such as playground equipment, amenities blocks or food kiosks.

Table 6 lists the uses of the Crown Reserve at Union Bend that is a park.

The proposed future use of the land at the Crown Reserve at Union Bend is for a community place/ viewing area for the new Wilcannia weir and for recreational activities including:

- Seating / viewing area,
- Walking track / heritage walk (along river edge viewing the scar trees),
- Parking area
- Future Boat ramp.
- The gazettal and construction of an all-surface road to the end of Union Bend servicing the recreational area and for service access to the new Wilcannia Weir.



- Central Darling Shire Council water and power infrastructure services pipes and bores.



Figure 12: Concept landscape plan for the community river place (Source: Wilcannia Weir Replacement Environmental Impact Statement 2022 DPE)



Photo ;6 (Concept design photo image for the new Wilcannia Weir (Source: Wilcannia Weir Replacement Environmental Impact Statement 2022 DPE)



Figure 13: Key design features of the Wilcannia Weir project showing the proposed community river place within the Union Bend Crown Reserve (highlighted in yellow) (Source: Wilcannia Weir Replacement Environmental Impact Statement 2022 DPE)



A probable future use is for the installation of a shared walkway/cycle way that commences at Wilcannia hospital and travels around to the Crown Reserve at Union Bend.

List of Category sections

- Park

Express authorisation of leases and licences and other estates

Under section 46(1)(b) of the LG Act, leases, licences, and other estates formalise the use of community land. A lease, licence or other estate may be granted to organisations and persons, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations, and government authorities.

The lease or licence must be for uses consistent with the reserve purpose(s), the assigned categorisation and zoning of the land, be in the best interests of the community as a whole, and enable, wherever possible, shared use of community land.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the community land itself and the local area to support the activity.

A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In all other instances a licence or short-term licence or hire agreement will be issued.

Leases and licences authorised by the plan of management.

This PoM **expressly authorises** the issue of leases, licences and other estates over the land covered by the PoM provided that:

- the purpose is consistent with the purpose for which it was dedicated or reserved.
- the purpose is consistent with the core objectives for the category of the land.
- the lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the Local Government (General) Regulation 2021
- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (Cth)
- where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted.
- the lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the Local Government (General) Regulation 2021
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

Tables in the relevant category sections of this PoM further identify the purposes for which leases and licences may be issued over the reserves identified in this PoM.

Lease

There is currently no lease required for the use of the Crown Reserve at Union Bend.



Native title and Aboriginal land rights considerations in relation to leases, licences, and other estates

A search request by Department of Planning and Environment DPE was made for the proposed road works to the Union Bend track is use and Wilcannia Common site (Lot 7315 DP 1181235 and Lot 7314 DP 1181235) was sent to the National Native Title Tribunal on 26 October 2021 to determine whether any Native Title, Indigenous Land Use Agreements or Future Act submissions/ determinations existed within the proposed works area.

The response received from the National Native Title Tribunal on 27 October 2021 shows that the proposed works area is located within the Barkandji Native Title Consent Determination area.

The proposed works also sit within an area covered by the Barkandji Interim Licences Indigenous Land Use Agreement (ILUA).

Geospatial Searches- National Native Title Tribunal - Search Results

The results provided are based on the information on the described lots and are derived from a search of the following Tribunal databases:

- Schedule of Native Title Determination Applications
- Register of Native Title Claims
- Native Title Determinations
- Indigenous Land Use Agreements (Registered and notified)

Please note: There may be a delay between a native title determination application being lodged in the Federal Court and its transfer to the Tribunal. As a result, some native title determination applications recently filed with the Federal Court may not appear on the Tribunal’s databases.

The search results are based on analysis against external boundaries of applications only. Native title applications commonly contain exclusion clauses which remove areas from within the external boundary. To determine whether the areas described are in fact subject to claim, you need to refer to the “Area covered by claim” section of the relevant Register Extract or Schedule Extract and any maps attached.

Feature ID	Tenure	As at	Feature area Sqkm	Overlapping Native Title feature				
				NNTT File Number	Name	Category	Overlap Area SqKm	% Selected Feature
7314//DP1 181235	CROWN	11/10/2021	3.0783	NP2020/001	Barkandji Malyangapa People	Applications (Schedule)	3.0783	100.00%
				NCD2015/001	Barkandji Traditional Owners #8 (Part A)	Determinations	3.0783	100.00%
				NI2018/007	Barkandji Interim Licences ILUA	ILUAs	3.0783	100.00%
7315//DP1 181235	CROWN	11/10/2021	0.1739	NP2020/001	Barkandji Malyangapa People	Applications (Schedule)	0.1739	100.00%



			NCD20/15/001	Barkandji Traditional Owners #8 (Part A)	Determinations	0.1739	100.00%
			NI2018/007	Barkandji Interim Licences ILUA	ILUAs	0.1739	100.00%

Table 5: Information on native title claims and freehold land can also be found on the Tribunal’s website here: [Native title claims and freehold land](#) .

When planning to grant a lease or licence on Crown reserves, the council must comply with the requirements of the Commonwealth *Native Title Act 1993* (NT Act) and have regard for any existing claims made on the land under the NSW *Aboriginal Land Rights Act 1983*.

It is the role of the councils engaged or employed native title manager to provide written advice in certain circumstances to advise if the proposed activities and dealings are valid under the NT Act.

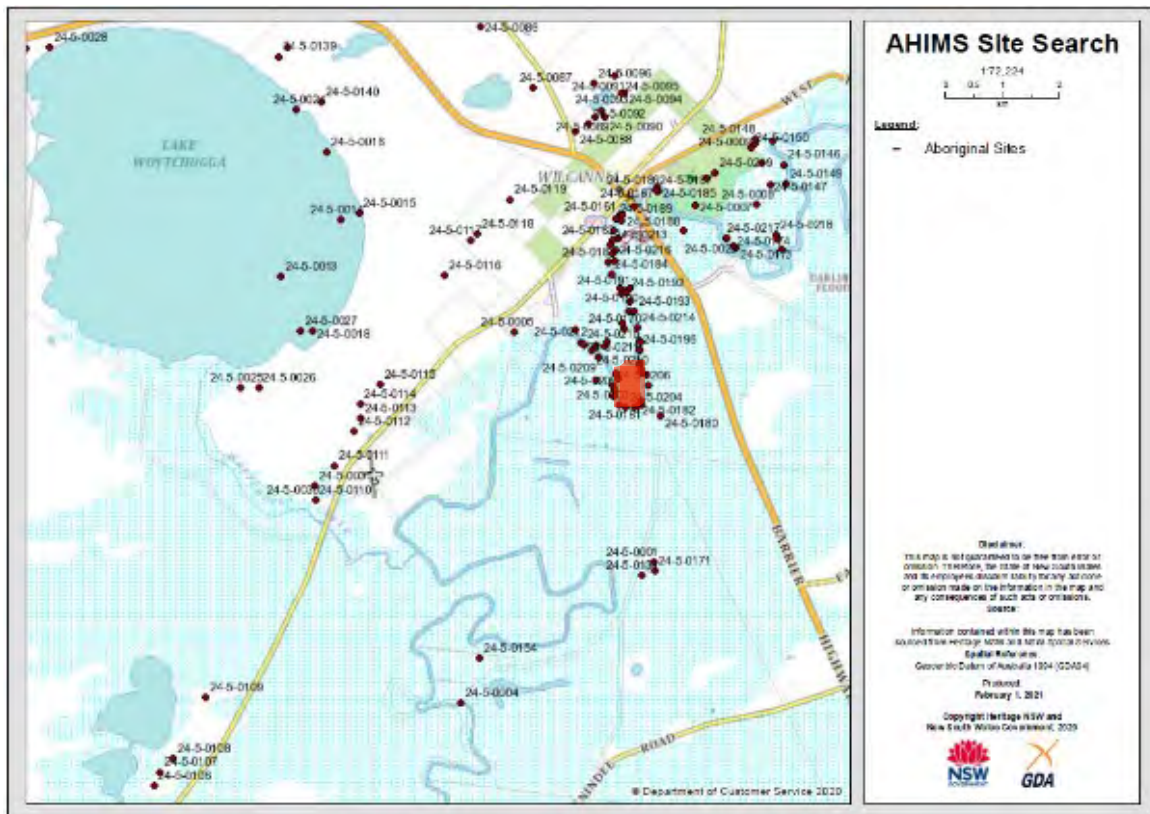


Figure 14: Native Title mapping of Crown Reserve at Union Bend (highlighted in red) and Wilcanna Common.

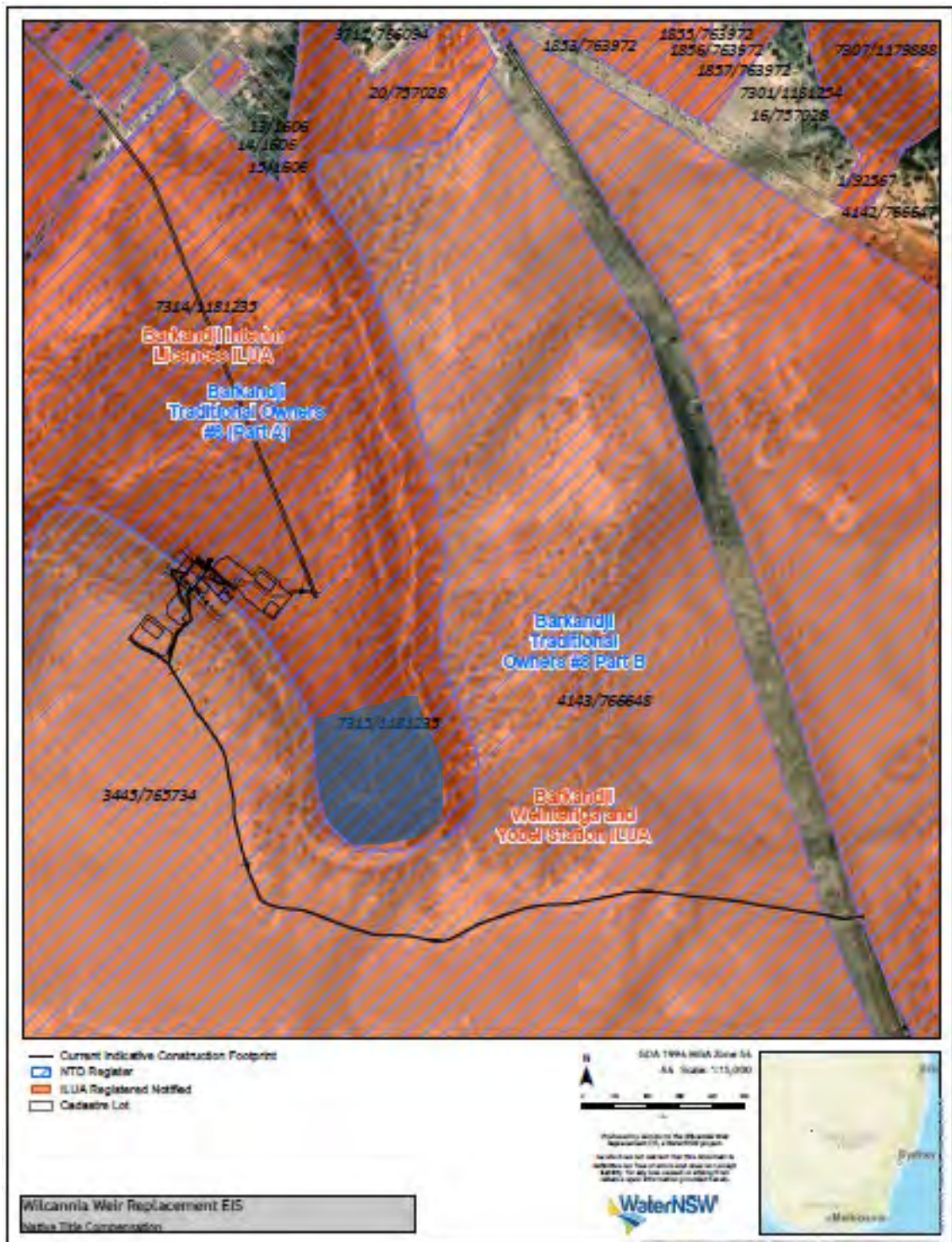


Figure 15: Native Title land map Union Bend Reserve highlighted in blue. (Source Water NSW REF report November 2021)



MANAGEMENT OF LAND BY CATEGORY

Park

The Union Bend Crown Reserve Park

The Crown Reserve Park at Union Bend is located within the Darling Riverine Plains – Wilcannia Plains sub-region. The topography of the reserve is the Darling River channel, and the surrounding area contains floodplain features. There are several streams that may feed the river at rain events. The areas beside Crown Reserve at Union Bend and on the other side of the Darling / Baaka river topography contains areas of dunes and alluvial sandplains.

The Crown Reserve is subject to extensive flooding with two thirds of the reserve/ park flooded and not accessible by road when the Darling/ Baaka river is in flood. (Noted: May, June, July August, and September 2022 reserve not accessible due to flood waters).

This PoM covers one Council managed Crown Reserve – Wilcannia Public Recreation – Union Bend – 85567. The reserve information is detailed in Table 2. The land is owned by the Crown and is managed by Central Darling Shire Council as Crown and manager under the *Crown Land Management Act 2016*.

The Crown Reserve 85567 at Union Bend is located upon lot 7315 DP 1181235. The Crown Reserve is community land and is reserved for “Public Recreation.” The crown reserve lot is located approximately 3.37km southwest from the centre of the town of Wilcannia and is located on a distinctive bend in the Darling River/ Baaka River.

The Union Bend Reserve is used by the local Aboriginal Community and other residents of Wilcannia as a recreational area for fishing, swimming, and other recreational uses of the Darling/ Baaka River.

The Union Bend Crown Reserve is classified as community land under the *Local Government Act 1993*.

Guidelines and core objectives

Parks are defined in clause 104 of the *Local Government (General) Regulation 2021* as land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational, and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others.

The core objectives for parks, as outlined in Section 36G of the LG Act, are to:

- encourage, promote, and facilitate recreational, cultural, social, and educational pastimes and activities.
- provide for passive recreational activities or pastimes and for the casual playing of games.
- improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

Key issues

The Crown Reserve Union Bend Park is located at a bend in the Darling/ Baaka River just outside the town of Wilcannia. The current use of the area is for recreation, this park crown Reserve has strong Aboriginal cultural significance and is used by the local community for fishing and river side uses.



The Crown Reserve at Union Bend is located adjacent to the Wilcannia Common that is also crown land and is under the management of Crown Lands.

The Crown Reserve at Union Bend and the Wilcannia common contain the Central Darling Shire Council water infrastructure for the main water supply to the town of Wilcannia. This infrastructure is water pipes and bores. There is also accompanying electrical supply and access road.

The proposed future use of the Crown Reserve at Union Bend is for an access road and viewing area for the new Wilcannia Weir. This will also involve a seating area and car parking area. The future use also proposes a heritage walk between the union bend point and the location of the new Wilcannia Weir. This will include heritage signs to identify culturally significant scar trees.

The new access road for access to the new Wilcannia Weir is acceptable under the *NSW Water Act 1912* and does not require additional land use agreements.

The Central Darling Shire Council water infrastructure may require an Indigenous Land Use Agreement and a lease between Council and the native title land holders.

The use of the Crown Reserve Union Bend for a viewing area with seating and a heritage walk is acceptable under the use for public recreation.

Management framework for reserves categorised as Park.

The management of the Crown Reserve at Union Bend will be by the Central Darling Shire Council environmental services section.

The upkeep and maintenance of the reserve will be covered by the Council's annual budget.

There will be no fees and charges to use this Aboriginal culturally significant area.

Development and use

Current Use of the Crown Reserve Union Bend

The Crown Reserve at Union Bend currently contains the Central Darling Shire Council water infrastructure pipes and bores (including power supply), to pipe the water from the Darling / Baaka River to the Wilcannia water treatment plant (located in the residential area of Wilcannia).

Proposed future use of the Crown Reserve Union Bend

The new Wilcannia Weir project proposed future use for the Crown Reserve at Union bend, is to construct and gazette an access road to the new weir and car parking area at the bend in the river. This area is also proposed to have a river viewing area with seating.

A probable future use may involve a boat ramp.

The viewing area will be linked to the new Wilcannia Weir by an Aboriginal cultural walk with signage for the scar trees and other Aboriginal cultural heritage items.

The proposed future use of the Crown Reserve at Union Bend may include a walkway and cycleway that will extend from the Wilcannia hospital around the banks of the Darling / Baaka River through to the Wilcannia Common and to the point at Union Bend.

The Crown Reserve at Union Bend should be an alcohol-free area, due to the proximity of the Darling/ Baaka River, where intoxicated reserve users may risk their life if they fall into the river.



Domestic animals are allowed on the Crown Reserve if they are on a leash.

Current use of the land

Condition of the land and structures

The Crown Reserve at Union Bend contains the Central Darling Shire Council water infrastructure pipes and bores (including power supply), and an access road. There is currently no other formal infrastructure or recreational structures on the Union Bend reserve.



Photo 7: Photo from the Crown Reserve Union Bend point of the river and car parking area looking southwest towards where the new Wilcannia Weir is to be located. (Source: CDSC 2021)



Photo 8: Photo from the Crown Reserve Union Bend point of the river and car parking area looking northwest towards Wilcannia. (Source: CDSC 2021)



Photo 9: Photo from the Crown Reserve Union Bend point of the river showing the proposed area for viewing seating and the car park area looking southwest towards where the new Wilcannia Weir is to be located. (Source: CDSC 2021)

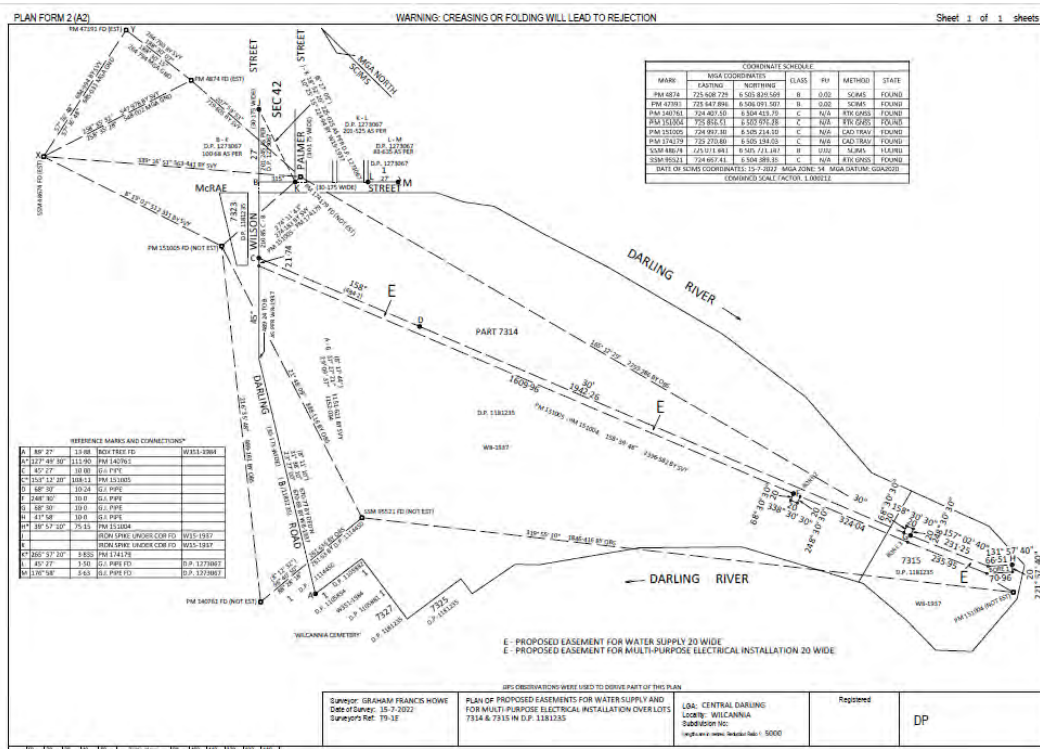


Figure 16: Survey Drawing of CDSC infrastructure pipes and bores (including power supply) (Source: Survey drawing Graham Howe Registered land surveyor 2022).



Use of the land and structures

The use of the Crown Reserve at Union Bend for the Central Darling Shire Council water supply infrastructure will require an Indigenous Land Use Agreement due to the Native Land Title claim on the reserve and the adjacent Wilcannia Common.

Current leases and licences

A lease is not required between the Central Darling Shire Council and the Indigenous landowners. Council does not have at present any tenure issues on the Crown Reserve. However, either a lease or licence may be required for the proposed works by Water NSW for the Community Place on Union Bend Park.

Permissible uses / future uses

The general types of uses which may occur on community land categorised as Park and the forms of development associated with those uses, are set out in detail in Table 4 The facilities on community land may change over time, reflecting the needs of the community.

The Department of Planning and Environment – Water NSW infrastructure is constructing the new Wilcannia Weir on the Wilcannia common and the banks of the Darling Baaka river. Part of this work involves the transfer of the Union bend track is use to a gazetted road for access to the new weir and for a proposed community place upon the Crown Reserve Union Bend.

Purpose/Use, such as...	Development to facilitate uses
<ul style="list-style-type: none"> • Active and passive recreation including walkway, heritage path and cycleway. • Group recreational use, such as picnics and private celebrations • Eating and drinking in a relaxed setting 	<ul style="list-style-type: none"> • Development for the purposes of improving access, amenity, and the visual character of the park, for example paths, cycleway. • Development for the purposes of active recreation such as, bike racks • Amenities to facilitate the safe use and enjoyment of the park, for example picnic tables, seating areas. • Lighting, seating, paved areas • Car parking • Heritage and cultural interpretation, for example signs • Energy-saving initiatives such as solar lights and solar panels • Locational, directional, and regulatory signage

Table 6- Permissible use and development of community land categorised as Park by Council or the community.

Express authorisation of leases, licences, and other estates - Park

This plan of management may be used to **expressly authorise** the issue of leases, licences and other estates over the land categorised as Park, however no lease or licence is currently required for the use of the land for recreation. An Indigenous land use agreement may be entered into between Central Darling Shire Council and the Native Title land holders for the use of the Wilcannia Common and the Union Bend Crown Reserve for Council infrastructure and a future pedestrian pathway.



Action plan

Section 36 of the LG Act requires that a PoM for community land details:

- objectives and performance targets for the land
- How the council proposes to achieve these objectives and performance targets.
- the way the council proposes to assess its performance in achieving the objectives and performance targets.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
Broad issues <ol style="list-style-type: none"> 1. traffic management/ road repair and maintenance. 2. Management and maintenance of car parking area. 3. Maintenance of signage, 4. Maintenance and cleaning of viewing seating area. 5. Ensuring native title landowners have full use of the land and the available facilities for ceremonial and private recreation use, which is for picnics and for fishing. 	Objectives that apply to the land. Objectives must be consistent with core objectives under the LG Act. 1.Ensure access to and within parks to people with disabilities, 2. Ensure the Crown Reserve at Union Bend is kept clean and the seating viewing area and car parking plus signage area is not damaged. 3. Ensure local native title landowners have equitable and unobstructed use and access to the Crown Reserve for use as ceremonial areas, picnics and for fishing.	Actions to be taken to achieve the objectives. 1.When the walkway/ cycle way is constructed, and the viewing area is designed ensure that the design includes wheelchair friendly paths. 2. Consult with Native Title landowners on the ongoing maintenance and cleaning of the Crown Reserve at Union Bend. This will endeavour to protect the roadway, Council infrastructure, the seating viewing area, car parking area and the signage from damage. 3. Consult with Native Title landowners on the access and use of the Crown Reserve particularly if the area needs to be restricted in use at certain times.	Measures of assessment. 1. Assess useability of park by wheelchair users through surveys and observation. 2. Employ Native Title landowners to be park rangers and to check on the reserve daily. 3. Maybe instigate a booking system to cover the Crown Reserve when the Native Title landowners would like to restrict access.
Use and recreation	To enhance opportunities for a	Maintain and increment the range of	Increased local use of parks measured by



Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
	<p>balanced organised and unstructured recreational use of parks.</p> <p>To optimise public access to all areas of parks.</p> <p>Provide opportunities for all kinds of activity in open space for people of all ages, abilities, and cultural backgrounds.</p> <p>To increase community participation in natural area conservation and restoration.</p>	<p>organised and informal/unstructured activities in parks.</p> <p>Provide improved facilities for event usage so that these functions may be accommodated without adversely affecting the values and character of individual parks.</p> <p>Provide amenities to increase use and enjoyment of parks.</p> <p>Undertake accessibility audit of facilities to identify compliance.</p> <p>Provide well-managed off-leash areas for social use with signage and fencing if appropriate.</p>	<p>survey and observation.</p> <p>Number of people attending workshops and environmental events organised by the Council.</p>

Table 7. Objectives and performance target, means of achieving them and assessing achievement for community land categorised as Park



APPENDICE

Appendix A1 – Maps

The Local Government (General) Regulation 2021 (Clause 113) requires that a draft plan of management that categorises an area of community land, or parts of an area of community land, in more than one category must clearly identify the land or parts of the land and the separate categories (by a map or otherwise).

In addition, a map of the reserve allows the reader to clearly understand the land use and context of the land in the surrounding area.

The maps should clearly identify:

- The owner of the land, where the PoM covers both lands owned by council and Crown land.
- The community land categories applied to the land, whether one category is assigned or multiple categories.
- Any areas of the reserve which are to be managed as operational land (if applicable)
- Key features of the land
- Zoning of the land under the LEP – RU1

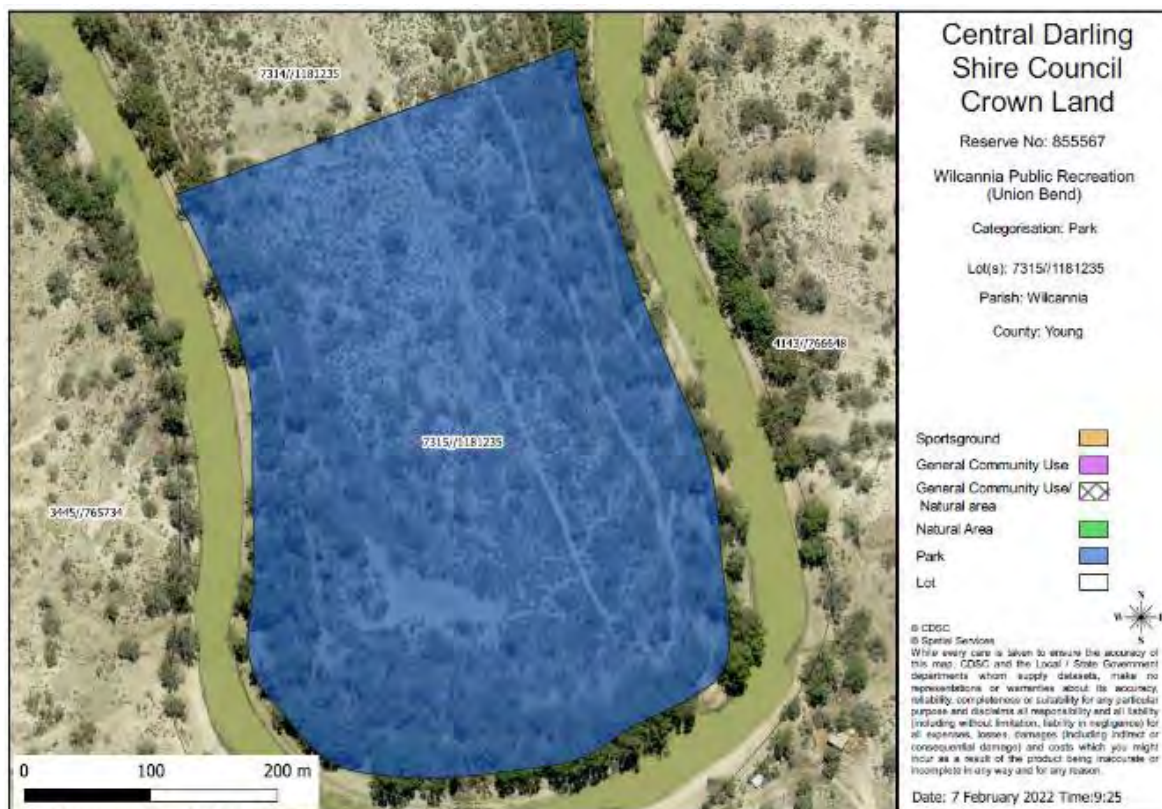


Figure 17: Union Bend Crown Reserve – Category - Park map. (Source: CDSC council 2022)



Appendix A2 – Plan of Management Legislative Framework

The primary legislation that impacts on how community land is managed or used is briefly described below. You can find further information regarding these acts at www.legislation.nsw.gov.au.

Local Government Act 1993

Section 35 of the *Local Government Act 1993* (LG Act) provides that community land can only be **used** in accordance with:

- the plan of management applying to that area of community land, and
- any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land, and
- the provisions of Division 2 of Chapter 6 of the Act.

Section 36 of the Act provides that a plan of management for community land must identify the following:

- a) the category of the land,
- b) the objectives and performance **targets** of the plan with respect to the land,
- c) How the council proposes to **achieve** the plan's objectives and performance targets,
- d) the way the council proposes **to assess its performance** with respect to the plan's objectives and performance targets,

and may require the prior approval of the council to the conducting of any specified activity on the land.

A plan of management that applies to just one area of community land:

- a) must include a description of:
 - (i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and
 - (ii) the use of the land and any such buildings or improvements as at that date, and
- b) must:
 - (i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
 - (ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
 - (iii) describe the scale and intensity of any such permitted use or development.

Land is to be categorised as one or more of the following:

- a) a natural area
- b) a sportsground
- c) a park
- d) an area of cultural significance
- e) general community use.

Land that is categorised as a natural area is to be further categorised as one or more of the following:

- a) bushland
- b) escarpment
- c) watercourse
- d) foreshore
- e) a category prescribed by the regulations.



Additionally, under section 36 of the LG Act, a site-specific PoM must be made for land declared:

- as critical habitat, or directly affected by a threat abatement plan or a recovery plan under threatened species laws (sections 36A (2) and 36B (3))
- by council to contain significant natural features (section 36C (2))
- by council to be of cultural significance (section 36D (2)).

Classification of public land

The LG Act requires classification of public land into either 'community' or 'operational' land (Section 26). The classification is made for council-owned public land by the council's Local Environmental Plan (LEP) or in some circumstances by a resolution of the council (Section 27).

Crown reserves managed by council as Crown land manager have been classified as community land upon commencement of the *Crown Land Management Act 2016* (CLM Act). Councils may manage these Crown reserves as operational land if written consent is obtained from the Minister administering the CLM Act.

Classification of land has a direct effect on the council's ability to dispose of or alienate land by sale, leasing, licensing, or some other means. Under the LG Act, community land must not be sold (except for scheduled purposes), exchanged or otherwise disposed of by the council, and the land must be used and managed in accordance with an adopted PoM. In addition, community land is subject to strict controls relating to leases and licences (sections 45 and 46) of the LG Act.

By comparison, no such restrictions apply to operational land that is owned by councils. For example, operational land can be sold, disposed, exchanged, or leased including exclusive use over the land, unencumbered by the requirements which control the use and management of community land. Crown reserves managed by council as operational land may be dealt with as other operational land but may not be sold or otherwise disposed of without the written consent of the minister administering the CLM Act.

Operational land would usually include land held as a temporary asset or an investment, land which facilitates the council conducting its functions or land which may not be open to the general public (for example, a works depot).

The classification or reclassification of council-owned public land will be achieved by a Local Environmental Plan (LEP) or by a resolution of council in accordance with sections 31, 32 and 33 of the LG Act. If land is not classified by resolution within a three-month period from acquisition it automatically becomes community land, regardless of whether it satisfies the objectives for community land as outlined in the LG Act.

For Crown land, Council cannot reclassify community land as operational land without consent of the Minister administering the CLM Act.

Crown Land Management Act 2016

Crown reserves are land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space, community halls, unique events, and government services.

Crown land is governed by the CLM Act, which provides a framework for the state government, local councils, and members of the community to work together to provide care, control, and management of Crown reserves.



Under the CLM Act, as Council Crown land managers, councils manage Crown land as if it were public land under the LG Act. However, it must still be managed in accordance with the purpose of the land and cannot be used for an activity incompatible with its purpose – for example, Crown land assigned the purpose of 'environmental protection' cannot be used in a way that compromises its environmental integrity.

Councils must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the CLM Act. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses.

Principles of Crown land management

- Environmental protection principles are to be observed in the management and administration of Crown land.
- The natural resources of Crown land (including water, soil, flora, fauna, and scenic quality) will be conserved wherever possible.
- Public use and enjoyment of appropriate Crown land are to be encouraged.
- Where appropriate, multiple uses of Crown land should be encouraged.
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained.
- Crown land is to be occupied, used, sold, leased, licensed, or otherwise dealt with in the best interests of the state of NSW, consistent with the above principles.

Crown land management compliance

In addition to management and use of Crown reserves that is aligned with the reserve purpose(s), there are other influences over council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made.

Native Title Act 1993

The Commonwealth *Native Title Act 1993* (NT Act) recognises and protects native title rights and interests. The objects of the NT Act are to:

- provide for the recognition and protection of native title.
- establish ways in which future dealings affecting native title may proceed and to set standards for those dealings.
- establish a mechanism for determining claims to native title.
- provide for, or permit, the validation of past acts invalidated because of the existence of native title.

The NT Act may affect use of Crown land, particularly development and granting of tenure.

Specifically, the CLM Act makes it mandatory for council to engage or employ a Native Title manager. This role provides advice to council as to how the council's dealings and activities on Crown land can be valid or not valid in accordance with the NT Act.

Council must obtain the written advice from an accredited Native Title manager that Council complies with any applicable provisions of the native title legislation when:



- a) granting leases, licences, permits, forestry rights, easements, or rights of way over the land
- b) mortgaging the land or allowing it to be mortgaged
- c) imposing, requiring, or agreeing to covenants, conditions or other restrictions on use (or removing or releasing, or agreeing to remove or release, covenants, conditions, or other restrictions on use) in connection with dealings involving the land.
- d) approving (or submitting for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in (a), (b) or (c).

Council plans and policies relating to this plan of management.

Council has developed plans and policies that are concerned to some extent with the management of community land. These documents have been considered when preparing this PoM.

The following is a list of documents that have a direct association with this PoM:

Central Darling Local Environmental Plan 2012

Other state and Commonwealth legislation

NSW state legislation

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the framework for planning and development across NSW and guides environmental planning instruments which provide a basis for development control.

The EP&A Act ensures that effects on the natural environment, along with social and economic factors, are considered by the council when granting approval for or undertaking works, developments, or activities.

This Act is also the enabling legislation for planning policies which may have a direct influence on open space management. On a state-wide level there are State Environmental Planning Policies (SEPPs). On a regional level there are Regional Environmental Plans (REPs). On a local level there are Local Environmental Plans (LEPs) as well as Development Control Plans (DCPs).

Aboriginal Land Rights Act 1983

The *Aboriginal Land Rights Act 1983* (ALR Act) is important legislation that recognises the rights of Aboriginal peoples in NSW. It recognises the need of Aboriginal peoples for land and acknowledges that land for Aboriginal people in the past was progressively reduced without compensation. Crown land meeting certain criteria may be granted to an Aboriginal Land Council. This Act may affect dealings with Crown land that is potentially claimable.

National Parks and Wildlife Act 1974

Statutory responsibilities on the council arising from this Act specifically relate to the protection of sites of pre- and post-European contact archaeological significance. This Act may affect community land categorised as cultural significance, natural area, or park.

Biodiversity Conservation Act 2016



Note: This Act repealed several pieces of legislation including the *Native Vegetation Act 2003*, *Threatened Species Conservation Act 1995*, the *Nature Conservation Trust Act 2001*, and the animal and plant provisions of the *National Parks and Wildlife Act 1974*.

This Act covers conservation of threatened species, populations and ecological communities, the protection of native flora and fauna. This Act primarily relates to community land categorised as natural area. However, other categories may also be affected.

The *Threatened Species Conservation Act 1995* has been repealed and superseded by the *Biodiversity Conservation Act 2016*. However, references to the former legislation remain in the LG Act and are therefore retained in this guideline.

DPIE's Energy, Environment and Science division advises that recovery plans and threat abatement plans made under the *Threatened Species Conservation Act 1995* were repealed on the commencement of the *Biodiversity Conservation Act* in 2017. These plans have not been preserved by any savings and transitional arrangement under the Biodiversity Conservation Act or LG Act, meaning pre-existing plans have no legal effect.

For this reason, requirements relating to recovery plans and threat abatement plans for local councils preparing plans of management under section 36B of the LG Act are now redundant. Councils will be advised if future amendments are made to the LG Act to enable these mechanisms.

Certain weeds are also declared noxious under this Act, which prescribes categories to which the weeds are assigned, and these control categories identify the course of action which needs to be conducted on the weeds. A weed may be declared noxious in part or all the state.

Fisheries Management Act 1994

The *Fisheries Management Act 1994* (FM Act) includes provisions for the management of state fisheries, including the conservation of fish habitats, threatened species, populations and ecological communities of fish and marine vegetation and management of the riparian zone, waterways and threatened marine/freshwater aquatic species. This relates to community land categorised as natural area (foreshore, watercourse, or wetland).

Where an area of community land is declared to be critical habitat, or if that area is affected by a recovery plan or threat abatement plan under Part 7A of the FM Act, a site-specific plan of management will need to be undertaken.

Rural Fires Act 1997

This Act contains provisions for bushfire risk management and the establishment of a Bushfire Management Committee. It also includes direction on development in bushfire prone lands.

Water Management Act 2000

This Act is based on the concept of ecologically sustainable development, and its objective is to provide for the sustainable and integrated management of the water sources of the state for the benefit of both present and future generations. The Act recognises:

- the fundamental health of our rivers and groundwater systems and associated wetlands, floodplains, estuaries must be protected.
- the management of water must be integrated with other natural resources such as vegetation, native fauna, soils, and land.



- to be properly effective, water management must be a shared responsibility between the government and the community.
- water management decisions must involve consideration of environmental, social, economic, cultural and heritage aspects.
- social and economic benefits to the state will result from the sustainable and efficient use of water.

Heritage Act 1977

This Act contains provisions for the conservation of items of heritage and may relate to community land categorised as cultural significance or natural area.

Commonwealth legislation

Environmental Protection and Biodiversity Conservation Management Act 1999

This Act enables the Australian Government to join with the states and territories in providing a national scheme of environment and heritage protection and biodiversity conservation. It incorporates threatened species on a national level and with relevance to Matters of National Environmental Significance.

Telecommunications Act 1997

This Act provides for telecommunication facilities being permitted on community land without authorisation in a PoM.

State Environmental Planning Policies

State Environmental Planning Policy no. 19 – Bushland in urban areas

This planning policy deals with bushland in urban areas, so is applicable to PoMs for community land categorised as Natural Area – Bushland.

State Environmental Planning Policy (Infrastructure) 2007

This planning policy lists development allowed with consent or without consent on community land.

Other relevant legislation, policies, and plans

Aboriginal Land Rights Act 1983

Biodiversity Conservation Act 2016

Biosecurity Act 2015

Disability Discrimination Act 1992

Environmental Planning and Assessment Act 1979

Environmental Protection and Biodiversity Conservation Management Act 1999 (Cth)

Fisheries Management Act 1994

Heritage Act 1977

Local Land Services Act 2013

Operations Act 1997

Pesticides Act 1999

Protection of the Environment Operations Act 1997



Rural Fires Act 1997

Soil Conservation Act 1938

Telecommunications Act 1997 (Cth)

Water Management Act 2000

NSW Invasive Species Plan 2008-2015

National Local Government Biodiversity Strategy

NSW Biodiversity Strategy



Appendix A3 – Aboriginal interests in Crown land

Crown land has significant spiritual, social, cultural, and economic importance to the Aboriginal peoples of NSW. The CLM Act recognises and supports Aboriginal rights, interests, and involvement in Crown land.

The management of Crown land can be impacted by the *Native Title Act 1993* (Cth) and the *Aboriginal Land Rights Act 1983* (NSW).

Native Title

Native title describes the rights and interests that Aboriginal and Torres Strait Islander people have in land and waters according to their traditional law and customs. Native title is governed by the Commonwealth *Native Title Act 1993* (NT Act).

Native title does not transfer the land to the native title holder, but recognises the right to land and water, by providing access to the land and if applicable, compensation for any loss, diminution, impairment, or other effect of the act on their native title rights and interests.

All Crown land in NSW can be subject to a native title claim under the NT Act. A native title claim does not affect Crown land where native title has been extinguished or it is considered excluded land.

When preparing a PoM, Council is required to employ or engage a qualified native title manager to provide advice and validate acts (developments and tenures) over the reserve, in line with the NT Act. The most effective way to validate acts under the NT Act is to ensure all activities align with the reserve purpose.

If native title rights are found to exist on Crown land, council Crown land managers may be liable to pay compensation for acts that impact on native title rights and interests. This compensation liability arises for local councils whether the act was validated under the NT Act.

For further information about native title and the future acts framework see the [Crown lands website](#).

Aboriginal Land Rights

The *Aboriginal Land Rights Act 1983* (ALR Act) seeks to compensate Aboriginal peoples for past dispossession, dislocation, and removal of land in NSW (who may or may not also be native title holders).

Aboriginal land claims may be placed on any Crown land in NSW. The Department of Planning, Industry and Environment is responsible for investigating claims as defined in the ALR Act. If a claim is established, the land is transferred to the Aboriginal Land Council as freehold land.

At the time of preparing this plan of management, all the crown reserves are affected by an Aboriginal land claim. Council has considered the claim(s) in development of this plan of management.

Meeting Date	Section	Item Number	Item Header	Resolution Number	Resolution	Responsible Officer	Action Items	Resolution Status
19/10/2022	NOTICE OF MOTION	6.1	MENINDEE LANDFILL	03-10-22	That a report on the Menindee Landfill be presented to a future Council Meeting detailing 1. Requirements to address disposal, recycling, Fire control, windblown litter (including upgrade fencing) and signage to improve operations at the landfill. 2. Estimate to seal the existing gravel road to the landfill. 3. That Options be developed including costings for public consultation. 4. That a future Management Plan and Operational Procedures be developed.	Reece Wilson;#29;#Greg Hill;#57	That a report on the Menindee Landfill be presented to a future Council Meeting detailing 1. Requirements to address disposal, recycling, Fire control, windblown litter (including upgrade fencing) and signage to improve operations at the landfill. 2. Estimate to seal the existing gravel road to the landfill. 3. That Options be developed including costings for public consultation. 4. That a future Management Plan and Operational Procedures be developed.	IN PROGRESS
19/10/2022	NOTICE OF MOTION	6.2	MENINDEE RFS FACILITIES	04-10-22	That the GM meet with RFS Zone Management to determine any future Plans to upgrade or replace the Menindee RFS Shed.	Greg Hill;#57	That the GM meet with RFS Zone Management to determine any future Plans to upgrade or replace the Menindee RFS Shed.	IN PROGRESS
22/02/2023	SHIRE SERVICES REPORT	11.2	PROPOSED ACCESS ROAD FOR THE NEW WILCANNIA WEIR AND COMMUNITY RIVER PLACE AT UNION BEND PARK	10-02-2023	1. Receive the report 2. Note the status of the Wilcannia Weir project and proposed access road 3. Council staff continue negotiations with Department Planning and Environment – Regional Projects -Water, for Council preferred design and source of remuneration for ownership and ongoing maintenance for proposed access roads. 4. Council staff continue negotiations with Department Planning and Environment – Regional Projects -Water, with proposed Community River Place area at the Union Bend Park upgrade and the ongoing future maintenance of the Crown Reserve. 5. A report be provided to Council on the outcomes of discussion with Department Planning and Environment – Regional Projects- Water, on the proposed access road and Community River Place area at the Union Bend Park.	Reece Wilson;#29		ONGOING
22/02/2023	SHIRE SERVICES	11.7	WASTE SERVICES, MENINDEE	15-02-2023	Receive the report Bring a further report to implement all actions recommended by the Waste Facilities Operations Strategic Plan and the Menindee Waste Facility Long Term Plan of Management including time schedule, budget implications and the possibility of sealing the tip road.	Reece Wilson;#29		IN PROGRESS
24/05/2023	SHIRE SERVICES REPORTS	11.1	PLANNING PROPOSAL – RECLASSIFICATION OF COUNCIL OWNED LAND FROM COMMUNITY LAND TO OPERATIONAL LAND	14-05-2023	1. Endorse the submission of the Planning Proposal at Attachment 1 and supporting documentation to the Department of Planning and Environment through the Planning Portal to seek a Gateway Determination. 2. Endorse the preparation of a second Planning Proposal for Lot 8 DP1182315 (Beth Street, White Cliffs) as it may have been dedicated as a public reserve requiring the consent of the Minister to achieve reclassification. 3. Subject to the receipt of a gateway determination from the Department of Planning and Environment, proceed with both Planning Proposals and consultation is undertaken with the community and government agencies in accordance with Schedule 1, Division 1, Clause 4 of the Environmental Planning and Assessment Act 1979 and any directions of the Gateway Determination. 4. Endorse Council staff organising a Public Hearing pursuant to Section 29 of the Local Government Act 1993 at the end of the public exhibition period of both the Planning Proposals. 5. Should no objections be received, a copy of this report and any other relevant information (including the Planning Proposal(s)) is sent to the NSW Department of Planning and Environment and/or NSW Parliamentary Counsels Office, in accordance with the Environmental Planning & Assessment Act 1979 to request the Minister for Planning (or a delegate on their behalf) undertake the appropriate actions to secure the making of the Amendment to the Central Darling Local Environmental Plan 2012.	Greg Hill;#57		IN PROGRESS

28/06/2023	SHIRE SERVICES 11 REPORTS	URBAN AND RURAL ADDRESSING 11.2 PROJECT	20-06-2023	<p>1. Receive the report</p> <p>2. Endorse the adoption of the Urban and Rural Project street addresses and numbering for use on the councils rates and addressing systems as listed in the attachment report item 11.2 pages 159 - 220</p> <p>3. Inform Commonwealth and State agencies of the new street addressing and numbering to assist the local community.</p> <p>(a) Endorse the submission of the new street addresses and numbering to the Geographic names board.</p>	Glenda Dunn;#100;#Reece Wilson;#29	IN PROGRESS
26/07/2023	GOVERNANCE 9 REPORTS	FACEBOOK MARKETPLACE PAGE- PROPERTIES FOR SALES IN CENTRAL 9.1 DARLING SHIRE	OCM 09-07-2023	<p>1. Receive the report</p> <p>2. Endorse the development and ongoing management of a Facebook Marketplace Page called "Properties for Sale in Central Darling Shire".</p> <p>3. Sell the following parcels of land on Facebook Marketplace Page called "Properties for Sale in Central Darling Shire":</p> <p>(a) Lot 1 DP906421 & Lot B DP 312008 (40A- 40B Reid Street WILCANNIA NSW 2836)</p> <p>(b) Lot B DP 402894 (38 Hood Street WILCANNIA NSW)</p> <p>(c) Lot 1 DP 907814, Lot 1 DP 907815 & Lot 2 DP 983994 (16A Wilson Street WILCANNIA NSW)</p> <p>4. Set the asking prices of the parcels in Recommendation 3 above according to the latest land values determined by the NSW Valuer General.</p> <p>5. Authorise the General Manager to directly negotiate with purchasers the sale price and other terms of sale of the parcels listed in Recommendation 3 above.</p>	Gabrielle Johnston;#133;#Gre g Hill;#57	IN PROGRESS
26/07/2023	GOVERNANCE 9 REPORTS	VIABILITY ASSESSMENT OF THE 9.2 MENINDEE NATIVE FISH HATCHERY	OCM 10-07-2023	<p>1. Receive and note the report and attachments</p> <p>2. Council writes to Hon. Tanya Plibersek and the Department (DCCEEW) acknowledging correspondence received and seek further clarification on:</p> <p>(a) Remaining funds from the original allocation</p> <p>(b) Confirmation of the timeframe of June 2024 for completion of the project, and if this could be extended further.</p> <p>(c) The guidelines for alternative projects, the type and nature of the project, if there could be multiple projects be undertaken, and do the project/s need to be Menindee specific or elsewhere located in the shire.</p> <p>(d) That a further report be tabled for council.</p>	Greg Hill;#57	IN PROGRESS
26/07/2023	GOVERNANCE 9 REPORTS	9.5 COMMUNITY SERVICES AWARDS 2023	OCM 13-07-2023	<p>1. Receive the report.</p> <p>2. Endorse public exhibition of the draft revised Community Services Policy for 28 days.</p> <p>3. Report to Ordinary Council meeting following public exhibition for any necessary changes and adoption of the policy.</p>	Gabrielle Johnston;#133	IN PROGRESS
30/08/2023	GOVERNANCE 9 REPORTS	COMMUNITY HERITAGE GRANTS- 9.5 STORIES BEHIND THE STONES	OCM 12-08-2023	<p>1. Receive the report.</p> <p>2. Acknowledge the engagement of Dr Bernadette Drabsch and Mr. Ben Churcher in accordance with the Local Government Act 1993 - Section 55 (3) services being sought are of such as specialized and urgent in nature.</p> <p>3. Endorse the General Manager to engage Dr Bernadette Drabsch and Mr. Ben Churcher for \$45,455 (ex gst)</p> <p>4. A report be presented to Council on completion of Stories behind the Stones modules.</p>	Greg Hill;#57	IN PROGRESS
30/08/2023	GOVERNANCE 9 REPORTS	COUNCIL WARD BOUNDARIES 9.6 REVIEW.	OCM 13-08-2023	<p>1. Receive the report.</p> <p>2. Place Option 1 and Option 2 Public Exhibition for 28 days and open for public comment for 42 days (concurrently).</p> <p>3. At the closure of the Public Exhibition and Public Comment, a report be prepared and presented to Council on the preferred option.</p>	Greg Hill;#57	IN PROGRESS
30/08/2023	SHIRE SERVICES 11 REPORTS	WATER TREATMENT PLANT, TENDER 11.5 METHOD	OCM 20-08-2023	<p>1. Receive the report</p> <p>2. Select the Selective Tender method for the construction of new water treatment plants.</p>	Reece Wilson;#29	IN PROGRESS

27/09/2023	GOVERNANCE 9 REPORTS	9.3 EMPLOYEE HOUSING POLICY	OCM 10-09-2023	1. Receive the report 2. Endorse the Employee Housing Policy for placement on Council's website.	Evelyn Pollard;#115	IN PROGRESS
27/09/2023	GOVERNANCE 9 REPORTS	9.5 NEW POLICY - GRANTS MANAGEMENT	OCM 12-09-2023	1. Receive the report. 2. Approve the draft Grants Management Policy. 3. Place the draft Grants Management Policy on public exhibition for a period of 28 days to allow for public review and submissions.	Nerida Carr;#138	IN PROGRESS
27/09/2023	SHIRE SERVICES 11 REPORTS	11.8 WEEDS BIOSECURITY	OCM 20-09-2023	1. Receive the report 2. Draft a Memorandum of Understanding between Broken Hill City Council and Central Darling Shire Council for the engagement of a Weeds Biosecurity Officer.	Reece Wilson;#29	IN PROGRESS