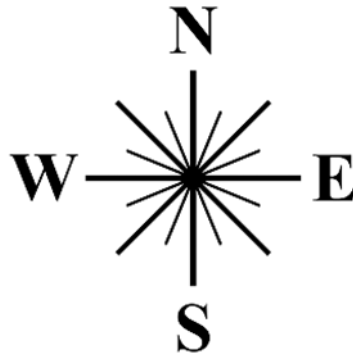


CENTRAL DARLING



SHIRE COUNCIL

ORDINARY COUNCIL MEETING

BUSINESS PAPER

25 OCTOBER 2023

The Meeting will be held at 9am in the
Council Chambers, 21 Reid Street, Wilcannia

MISSION STATEMENT

To promote the Central Darling Shire area by encouraging development through effective leadership, community involvement and facilitation of services.

RECORDING AND WEBCAST OF COUNCIL MEETINGS

Council meetings are recorded and webcast on Council's website, your attendance and/or input may be recorded and publicly broadcast.

PUBLIC RECORDING PROHIBITED WITHOUT COUNCIL AUTHORITY

A person may only use a recording device, including audio and visual recording and any device capable of recording speech, to record a Council meeting by the resolution of the Council.

A person may be expelled from a Council meeting for having used a recording device without consent.

PHOTOGRAPHY PROHIBITED WITHOUT PERMISSION

Photography is not permitted at a Council meeting without the consent of the General Manager.

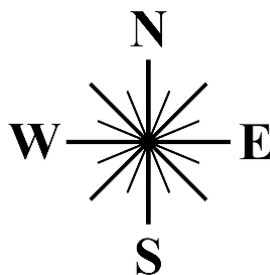
PUBLIC FORUM - EXTRACT FROM THE CODE OF MEETING PRACTICE POLICY

1. The Council may hold a public forum prior to each ordinary meeting of the Council for the purpose of hearing oral submissions from members of the public on items of business to be considered at the meeting. Public forums may also be held prior to extraordinary Council meetings and meetings of Committees of the Council.
2. Public forums are to be chaired by the Mayor or their nominee.
3. To speak at a public forum, a person must first make an application to the Council in the approved form. Applications to speak at the public forum must be received by same day 8.50am before the date on which the public forum is to be held and must identify the item of business on the agenda of the Council meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item.
4. A person may apply to speak on no more than two (2) items of business on the agenda of the Council meeting.
5. Legal representatives acting on behalf of others are not to be permitted to speak at a public forum unless they identify their status as a legal representative when applying to speak at the public forum.
6. The General Manager or their delegate may refuse an application to speak at a public forum. The General Manager or their delegate must give reasons in writing for a decision to refuse an application.
7. No more than three (3) speakers are to be permitted to speak 'for' or 'against' each item of business on the agenda for the Council meeting.
8. If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the General Manager or their delegate may request the speakers to nominate from among themselves the persons who are to address the Council on the item of business. If the speakers are not able to agree on whom to nominate to address the Council, the General Manager or their delegate is to determine who will address the Council at the public forum.
9. If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the General Manager or their delegate may, in consultation with the Mayor or the

- Mayor's nominated Chairperson, increase the number of speakers permitted to speak on an item of business, where they are satisfied that it is necessary to do so to allow the Council to hear a fuller range of views on the relevant item of business.
10. Approved speakers at the public forum are to register with the Council any written, visual or audio material to be presented in support of their address to the Council at the public forum, and to identify any equipment needs no more than three (3) days before the public forum. The General Manager or their delegate may refuse to allow such material to be presented.
 11. The General Manager or their delegate is to determine the order of speakers at the public forum.
 12. Each speaker will be allowed five (5) minutes to address the Council. This time is to be strictly enforced by the Chairperson.
 13. Speakers at public forums must not digress from the item on the agenda of the Council meeting they have applied to address the Council on. If a speaker digresses to irrelevant matters, the Chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the Chairperson, the speaker will not be further heard.
 14. A Councillor (including the Chairperson) may, through the Chairperson, ask questions of a speaker following their address at a public forum. Questions put to a speaker must be direct, succinct and without argument.
 15. Speakers are under no obligation to answer a question put under Clause 4.14. Answers by the speaker, to each question are to be limited to three (3) minutes.
 16. Speakers at public forums cannot ask questions of the Council, Councillors or Council staff.
 17. The General Manager or their nominee may, with the concurrence of the Chairperson, address the Council for up to three (3) minutes in response to an address to the Council at a public forum after the address and any subsequent questions and answers have been finalised.
 18. Where an address made at a public forum raises matters that require further consideration by Council staff, the General Manager may recommend that the Council defer consideration of the matter pending the preparation of a further report on the matters.
 19. When addressing the Council, speakers at public forums must comply with this code and all other relevant Council codes, policies and procedures. Speakers must refrain from engaging in disorderly conduct, publicly alleging breaches of the Council's Code of Conduct, or making other potentially defamatory statements.
 20. If the Chairperson considers that a speaker at a public forum has engaged in conduct of the type referred to in Clause 4.19, the Chairperson may request the person to refrain from the inappropriate behaviour and to withdraw and unreservedly apologise for any inappropriate comments. Where the speaker fails to comply with the Chairperson's request, the Chairperson may immediately require the person to stop speaking.
 21. Clause 4.20 does not limit the ability of the Chairperson to deal with disorderly conduct by speakers at public forums in accordance with the provisions of Part 14 of this code.
 22. Where a speaker engages in conduct of the type referred to in Clause 4.19, the General Manager or their delegate may refuse further applications from that person to speak at public forums for such a period as the General Manager or their delegate considers appropriate.

23. Councillors (including the Mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of an address at a public forum, in the same way that they are required to do so at a Council or Committee meeting. The Council is to maintain a written record of all conflict-of-interest declarations made at public forums and how the conflict of interest was managed by the Councillor who made the declaration.

CENTRAL DARLING



SHIRE COUNCIL

ORDINARY COUNCIL MEETING

Wednesday, 25 October 2023

9am

Council Chambers, 21 Reid Street, Wilcannia

BUSINESS PAPER AGENDA

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1 OPENING OF MEETING

The Council Meeting will be declared open by the Mayor/Administrator.

2 ACKNOWLEDGEMENT OF COUNTRY

We would like to acknowledge the traditional custodians of this land and pay respects to Elders past and present.

3 APOLOGIES AND LEAVE OF ABSENCE

3.1 APOLOGIES

3.2 LEAVE OF ABSENCE

4 DISCLOSURES OF INTEREST

Pursuant to the Model Code of Conduct for Local Councils in NSW Councillors and Council staff are required to declare any pecuniary or non-pecuniary conflicts of interest.

RECOMMENDATION:

That the Disclosures of Interest – Pecuniary and Non-Pecuniary be received and noted.

5 CONFIRMATION OF MINUTES

5.1 PREVIOUS MEETING MINUTES

RECOMMENDATION:

That the Minutes of the Ordinary Council Meeting held on 27 September 2023 be received and confirmed as an accurate record.

Attachments:

1. [Ordinary Council Meeting - 27 September 2023](#)

6 NOTICE OF MOTION

Nil

7 MAYORAL (ADMINISTRATOR) MINUTE(S)

Nil

8 FINANCIAL REPORTS

8.1 CASH AND INVESTMENTS - SEPTEMBER 2023

FILE NUMBER: GD23/16701
REPORT AUTHOR: MANAGEMENT ACCOUNTANT
RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

This report is to provide a summary of Council’s cash and investments as at the 30th September 2023.

Council’s total cash assets as at 30th September 2023 are: \$10,490,419.78.

RECOMMENDATION:

That Council:

1. receive and note the report.

REPORT:

In accordance with *Clause 212 of the Local Government (General) Regulations 2005*, a monthly report setting out details of all money that Council has invested under *Section 625 of the Local Government Act 1993* is required to be submitted to Council.

Cash and Investment Accounts:

Cash and Investment Accounts	Current Month	Last Month	Movement	Interest Rate	Current Month Interest	YTD Interest
Westpac 11am Investment Account	\$6,500,000.00	\$8,000,000.00	(\$1,500,000.00)	1.55%	\$9,142.87	\$18,876.01
Operating Account	\$359,450.28	\$2,443,432.48	(\$2,083,982.20)	N/A	NIL	NIL
Post Office Clearing Account	\$46,987.30	\$46,654.30	NIL	N/A	NIL	NIL
Total Cash at bank as of 30th September 2023				\$6,906,437.58		

Commentary:

The net movement of cash for the month of September 2023 was a decrease of \$3,583,982.20.

Payments for wages and creditors for the month of September 2023 totalled \$5,004,006.56.

Receipts and transfers for the month of September 2023 totalled \$1,420,024.36 with major receipts being:

• Australian Taxation Office (ATO)	\$829,021.60
• Department of Regional NSW (DRNSW)	\$228,102.00
• Transport for NSW (TfNSW)	\$42,800.00
• Transport for NSW (TfNSW)	\$40,000.00
• Heritage NSW	\$22,727.50
• Department of Industry	\$10,000.00

Restrictions:

Restricted Cash and Investments

	(\$000's)
Externally Restricted ⁽¹⁾	
Specific purpose unexpended grants	7,000
Water supplies	285
Sewerage services	663
Domestic waste management	746
Total Externally Restricted	8,694
<small>(1) Funds that must be spent for a specific purpose</small>	
Internally Restricted ⁽²⁾	
Employees Leave Entitlements	1,251
Plant and vehicle replacement	8
Total Internally Restricted	1,259
<small>(2) Funds that Council has earmarked for a specific purpose</small>	
Total Restricted Funds	9,953
Total Cash & Investments	10,490
Unrestricted Funds (ie. available after the above Restrictions)	537

Commentary:

The level of unrestricted funds required by Council is generally \$1,000,000. Currently Council's unrestricted funds are above this level. This can occur due to timing differences between when funds are received and when they are spent, for example, some grants require Council to spend the money first and then apply for reimbursements, other grants are milestone driven and are dependent on Council completing certain tasks, meaning that some money is received in advance and other money is received after the completion of the work.

Attachments:

NIL

8.2 GRANTS REGISTER - SEPTEMBER 2023

FILE NUMBER: GD23/16727
REPORT AUTHOR: MANAGEMENT ACCOUNTANT
RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

The purpose of this report is to provide a summary Council’s current year grant funding applications status as of 30th September 2023.

RECOMMENDATION:

That Council:

1. receive and note the report.

BACKGROUND:

To deliver Council’s commitment to transparency and improved financial management, Council has developed a Grants and Contributions Register, to provide information on grants applied for and received.

REPORT:

For the month of September 2023, acquittals are scheduled to be completed in line with the reporting requirements of the funding deeds.

Morris & Piper continue to assist with grant submissions, approvals and acquittals. Their monthly report for September 2023, including a work plan up to December 2023, is attached to this report.

LINKS TO THE COMMUNITY STRATEGIC PLAN AND DELIVERY PROGRAM AND OPERATIONAL PLAN:

Focus/Goals/Objectives	Strategic Area	Actions
2 Local & Regional Governance	2.1 Shire governance	2.1.1 Design and implement governance systems within the shire that are culturally responsive and ensure communities have effective local democratic structures and representation

SUSTAINABILITY ASSESSMENT:

	Assessment
Social	Positive
Environmental	Positive
Economic	Positive
Governance	Positive

Financial and Resource Implications:

Ensures that any funding sourced is being deployed within the approved scope of services, works and facilities for which they were intended.

Policy, Legal and Statutory Implications:

Regulation 208 of the Local Government (General) Regulation 2005 provides a requirement that:

A member of the staff of a council who has control of any of the council's accounting records must—

(a) produce those records for inspection and audit in proper order whenever directed or requested to do so by the council's mayor, responsible accounting officer, general manager (if not the council's responsible accounting officer) or auditor or by the Director-General or a person to whom the Director-General's functions under section 430 of the Act have been delegated or subdelegated under section 745 of the Act, and

(b) render all practicable assistance to the mayor, responsible accounting officer, general manager, auditor, the Director-General, or such a delegate or subdelegate with respect to those records.

Risk Management - Business Risk/Work Health and Safety/Public:

Periodic reporting enables Council to keep both funding providers and the community informed on the deployment of those funds as intended and as such significantly mitigate the risk of inappropriate usage of those funds.

OPTIONS:

NIL

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:**Internal Exhibition:**

NIL

External Exhibition:

No

Attachments:

1. [Morris & Piper September Grants Update](#) 
2. [September 2023 grant status](#) 

9 GOVERNANCE REPORTS

9.1 COUNCIL WARD BOUNDARIES REVIEW.

FILE NUMBER: GD23/16231
REPORT AUTHOR: GENERAL MANAGER
RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

Central Darling Shire Council is currently in Administration, has been since late 2013. The Minister for Local Government, Ron Hoenig MP, has indicated Central Darling Shire Council may come out from administration at the next general elections for NSW Local Government, September 2024. Under section 211 of the *Local Government Act 1993* councils that are divided into wards must keep ward boundaries under review to ensure the difference in elector numbers between wards does not exceed 10%, currently there is variance of 40% between A and C Wards. Therefore, it is necessary for Ward boundaries to be adjusted prior to September 2024 Local Government elections.

RECOMMENDATION:

That Council will:

1. Receive the report.
2. The General Manager write to respondents to the public exhibition, thanking them for their submissions.
3. Adopt Central Darling Shire Council Proposed Wards-Option 2
4. The General Manager to advise Electoral Commissioner to enact on Central Darling Shire Council Proposed Wards-Option 2 for the 2024 Local Government Elections.

BACKGROUND:

Prior to administration of Council, Central Darling Shire Council had nine Councillor positions and 3 wards (3 councillors per ward). The mayor was elected from these nine councillors for a two-year term by the councillors. Central Darling currently has three wards centred around the main population Centres:

A Ward- Wilcannia, Sunset Strip & White Cliffs

B Ward-Ivanhoe & Tilpa

B Ward-Menindee

These are the current enrolment figures as a 25 July 2023:

Central Darling A	405	Largest
Central Darling B	385	
Central Darling C	290	Smallest
Total	1080	
	115	Difference
	40%	% Variance

Under section 211 of the *Local Government Act 1993* councils that are divided into wards must keep ward boundaries under review to ensure the difference in elector numbers between wards does not exceed 10%. Changes in Central Darling enrolment have increased the LGAs enrolment to 1080

and shifted the largest ward to A Ward. There is currently a variance of 40% between the largest and smallest ward in Central Darling. With such small electors' numbers, a discrepancy of approximately 35 electors between the largest and smallest ward will push the boundaries out of the accepted 10% variance. As outlined in the OLG circular 23-05 the deadline for ward boundary changes has been set at 5 October 2023.

There were only two Options that came in under the 10% due to the small number of electors the wards need to have less than 35 electors' difference between them which makes drawing reasonable boundaries exceptionally difficult.

Option 1- leaves White Cliffs in A Ward but splits Wilcannia along the river, placing 23 electors into B Ward. It moves Sunset Strip and electors in the locality of Menindee between the river and the northern locality boundary into C Ward. This scenario is currently at 8.7%

Option 2- Moves White Cliffs into B Ward but maintains all of Wilcannia Township in A Ward. This also results in several electors in the northern and eastern part of the rural sections of the Menindee locality moving into A Ward. Sunset Strip electors have moved into C Ward. This Scenario is currently at 8.6%.

The other scenarios of moving of (a) White Cliffs into B Ward and Sunset Strip and Menindee into C Ward results in a variance of 17.9% and (b) as in A plus western Wilcannia electors moving into A Ward result in a variance of 16.9%.

The deadline for the submission of Ward boundaries is 5 October 2023. Prior to this deadline the proposed boundaries need to be agreed resolved by Council to place on Public Exhibition for 28 days and open for public comment for 42 days (concurrently). Any submissions received then need to be considered and the final boundaries adopted by council. In Order to meet this Deadline, the boundaries would need to commence the public exhibition period by August 21. The Council will be required write to the commissioner to seek an extension of up to 3 weeks, which may be granted to this timeline. It is unlikely any further extensions can be granted as it would begin to seriously impact on the election preparation for the whole of the state.

REPORT:

Correspondence received 28 August 2023, from the Office of the Electoral Commission, for the submission of final boundary alterations to be extended to 26 October 2023.

Public Exhibition and Public comment commenced on Thursday 31 August and with public comments period ending on Friday 13 October. Council received two public submissions during this period. The main contents of the comments from the two-submission received are:

Margot Muscat – *“support Council with Option 1 for the adjustment of Ward Boundaries providing all of the Menindee Community and Environs to the town boundaries on both sides of the river are included”*.

Annette Turner- *“happy to go with decisions made by others and just wanted acknowledge notice”*.

General Managers comments from public comments are Options One and Two dose not split the township of Menindee and both options include Sunset Strip into C Ward.

Following public exhibition and public comment, discussion between the General Manger and the Administrator, Option Two dose not split the township of Wilcannia into sperate wards. However, Option One dose split Wilcannia Township. White Cliffs township, originally in A Ward would now be in C Ward. It is believed, taking onboard the public comments and further analysis, Option Two is the preferred option servicing and advocating for communities across entire local government area.

LINKS TO THE COMMUNITY STRATEGIC PLAN AND DELIVERY PROGRAM AND OPERATIONAL PLAN:

Focus/Goals/Objectives	Strategic Area	Actions
------------------------	----------------	---------

2 Local & Regional Governance	2.1 Shire governance	2.1.2 Undertake ongoing engagement with shire Communities to ensure their input in the design of local governance structures and services
		2.1.4 Ensure that governance of the shire is focused on the effective planning and delivery of adequate and appropriate services and facilities to local communities

SUSTAINABILITY ASSESSMENT:

	Assessment
Social	NA
Environmental	NA
Economic	NA
Governance	Positive

Financial and Resource Implications:

Nil

Policy, Legal and Statutory Implications:

Under section 211 of the *Local Government Act 1993* councils that are divided into wards must keep ward boundaries under review to ensure the difference in elector numbers between wards does not exceed 10%.

Councils are required under section 210A of the *Local Government Act 1993* to consult the Electoral Commissioner before dividing a Council’s area into wards.

Councils are required under section 210A of the *Local Government Act 1993* No 30 to consult the Electoral Commissioner before dividing a Council’s area into wards;

210A -Consultation, public notice and exhibition of proposals regarding ward boundaries

1. Before dividing a council’s area into wards or altering a council’s ward boundaries, the council must— (a) consult the Electoral Commissioner and the Australian Statistician to ensure that, as far as practicable, the proposed boundaries of its wards correspond to the boundaries of appropriate districts (within the meaning of the *Electoral Act 2017*) and census districts, and to ensure that the proposed boundaries comply with section 210(7), and

2. prepare and publicly exhibit a plan detailing the proposed division or alteration (the ward boundary plan).

Risk Management - Business Risk/Work Health and Safety/Public:

Nil

OPTIONS:

As stated above, it is necessary for the adjustment of Ward boundaries to be >10%, there are only two options for consideration.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:





Internal Exhibition:

Nil

External Exhibition:

Nil

Attachments:

1. [Central Darling current Ward Boundaries](#) 
2. [Central Darling proposed Option 1](#) 
3. [Central Darling proposed Option 2](#) 
4. [Submission for Adjustment of Ward Boundaries](#) 

9.2 WILCANNIA MOTEL ACCOMODATION BUSINESS CASE

FILE NUMBER: GD23/16285
REPORT AUTHOR: GENERAL MANAGER
RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

This report is to advise Council the Wilcannia Motel Accommodation Business Case report has been completed and seeks Council endorsement for the preferred location for the potential development of the Motel and supporting facilities. This report also provides background information as to why for the construction of a Motel, the financial and community benefits, and the potential management of leasing the facility.

RECOMMENDATION:

That Council will:

1. Receive the report and note the recommendations in the Wilcannia Motel Accommodation Business Case Report.
2. Endorse the location at 35 and 37 Reid St, Wilcannia, (DP759091 Section 3, Lot 4 & DP759091 Section 3, Lot 5) as the preferred location for the construction for the proposed Wilcannia Motel.
3. The General Manager pursues funding opportunities with the Federal and State Governments for the development of the Wilcannia Motel.
4. The General Manager explores the possibility of private, public partnerships with Council for the development and lease arrangement of the Wilcannia Motel.
5. The General Manager to provide Council with ongoing reports on future progress for funding opportunities.

BACKGROUND:

In August 2022, Council received funding of \$156,356 for the development of a business case Wilcannia Visitor Accommodation. The funding was provided by the previous NSW Government through a program called, "Business Case and Strategic Development Fund". Prior to the State Election, Growing Regional Economies Fund was announced which Council did submit Expression of Interest for the development Wilcannia Motel Accommodation. Following the State Government Election earlier this year, the new Government advised Council Growing Regional Economies Fund will no longer proceed.

Council engaged Balmoral Group Australia to write the Wilcannia Motel Accommodation Business Case Report and DunnHillam Architecture + Urban Design the Feasibility and Concept Design Report which were completed in September.

This business case supports the opportunity for the NSW Government to fund the construction of a new 30-room Motel in Wilcannia that will provide much needed accommodation for the region. The project aligns with multiple NSW State government strategies and priorities, including Strategy Two of the Regional Economic Development Strategy actions for the Far West Functional Economic Region to:

- Create a diverse economy, supported by infrastructure, exceptional natural environment and resilient communities.
- Establishes the key vision, objectives and priorities to make regional NSW the first choice for global investors.

In Wilcannia, there is only one commercially operating Airbnb and two caravan parks situated outside the main centre. The total amount of rooms available in Wilcannia is 21. There is a lack of essential services like a bakery that can provide the town with fresh bread that is locally baked.

To address these issues, a proposed 30-unit motel will offer restaurant and bakery services as well as accommodation that is not currently available in Wilcannia, meeting and conference rooms, and allow more visitors to stay overnight in the town. The project aims to stimulate economic growth, enhance the quality of life in Wilcannia, and offer better accommodation options to visitors. The motel is expected to have an 80% occupancy rate which considers the “hot season” in the far west.

Three potential sites for work were explored. However, Athenaeum and Old Westpac Bank location was considered the best option due to its proximity to the parkland and the Darling (Baaka) River. Further, the visual connection to the caravan park and existing buildings offers the most potential for the site to be used as a motel and restaurant/café.

REPORT:

The preferred site sits on one parcel of land registered as 35 and 37 Reid St, Wilcannia, Athenaeum and Old Westpac Bank sites (DP759091 Section 3, Lot 4 & DP759091 Section 3, Lot 5). The sites promise an area of 4,540sqm, it is rectangular in shape, orientated along the north-west south-east axis, and a steep decline in a south direction to the rear boundary. It has a street frontage to its north-west.

This site is the preferred option due to its ownership by Council and direct connection with the Darling River. Its location also offers a strong arrival point into town and is within walking distance to other tourist and cultural buildings, including the BAAKA Cultural Centre. The site has a direct connection to an existing park and the existing Athenaeum building, which holds significant heritage value.

The Wilcannia Accommodation project will address community needs by providing essential services such as a new restaurant and bakery for local residents as well as for contracted workers and passers-by. For the broader community, the project increases available accommodation, potentially boosting the local economy by encouraging overnight stays and facilitating events and conferences.

The proposed Wilcannia Accommodation project analysis indicates a compelling net benefit of \$8.3 million with a Benefit-Cost Ratio (BCR) of 1.30 over a 20-year period compared to the base case without new accommodation. The primary benefits stem from motel revenue, supplemented by spending from domestic visitors, presenting an opportunity for town development and economic growth beyond the assessed CBA. The project is expected to create 10 full-time jobs at the motel, with additional indirect employment opportunities generated by an increased number of tourists staying in the Shire.

The Feasibility and Concept design report outlines the project and features 36 car-parking spaces and 30 studio-style rooms, supported by a two-level building structure. The site area is expected to cover an area of 4,540sqm. The Motel's ground level is planned to have 14 x studio rooms and 1 x twin bedroom, and the first floor of the Motel features identical room arrangements. Each studio module will have an approximate area of 42 sqm. In addition, the precinct is expected to have a shared laundry for the motel’s residents (7 sqm), reception including a lobby and a staff meeting room (8 sqm), and a restaurant and bar with a kitchen covering a total area of 240 sqm.

The detailed Feasibility and Concept Design Report breakdown on the project cost:

Stage	Cost
Base cost estimate	\$7,162,153
Contingency	\$3,210,573
Locality factor and cost Escalation	\$8,126,288
Nominal Cost	\$18,499,014

The project ongoing operating cost is those expenses required to operate the motel, including human resources, utilities, materials and insurance, costing **\$1,000,000**.

The analysis shows that the preferred option will provide a **net benefit of \$8.3 million** with a BCR of 1.30 over a 20-year period, making it a compelling investment compared to the base case without new accommodation. Modelling in the present financial environment, indicates the motel and its facilities forecast a net profit from \$460,000 from year one (2023), to \$587,000 to year six (2028). The main benefit of the project will come from the motel revenue, followed by the spending of domestic visitors. This can create an opportunity for the town to grow other businesses and boost economic growth.

At present, there is no Federal or State funding opportunities which align to this project. However, it would be expected later this financial year or next there may be an opportunity for an application for funding the project once both levels of governments settle into their term of office. Alternatively, Council could seek expression of interests with private partnerships to fund and manage the development of the Motel.

If Council was to receive funding and constructed the motel, it would not be in Council best interest to manage it. The operations of the motel should be leased to a private or non-for-profit identity, providing a financial return to Council. One such possibility could be that the motel be jointly operated by the Baaka Cultural Centre as both businesses would complement one another with tourism trade and staff resourcing.

LINKS TO THE COMMUNITY STRATEGIC PLAN AND DELIVERY PROGRAM AND OPERATIONAL PLAN:

Focus/Goals/Objectives	Strategic Area	Actions
4 Local Economy	4.1 Employment	4.1.3 Identify and expand employment opportunities in local tourism, home services, maintenance, etc
	4.3 Tourism	4.3.7 Identify future infrastructure needs to accommodate increased tourism

SUSTAINABILITY ASSESSMENT:

	Assessment
Social	Positive
Environmental	NA
Economic	Positive
Governance	NA

Financial and Resource Implications:

There are no implications directly associated to this report.

Policy, Legal and Statutory Implications:

Nil

Risk Management - Business Risk/Work Health and Safety/Public:

Nil

OPTIONS:

Council could elect not to further pursue the development of the Wilcannia Motel

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition:

Nil

External Exhibition:

A media release be prepared and distributed if Council endorses the recommendations.

Attachments:

1. [Wilcannia Motel Accommodation Business Case](#) 
2. [Feasibility and Concept Design Report](#) 

9.3 HUMAN RESOURCE MANAGEMENT ACTIVITIES

FILE NUMBER: GD23/16552
REPORT AUTHOR: HUMAN RESOURCE OFFICER
RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with information on the current human resource activities to ensure the organisation meets its statutory and legislative requirements.

RECOMMENDATION:

That Council will:

1. Receive and note the report.
2. Endorse the increase of 1.0 FTE to facilitate the recruitment of a Rates Officer.

BACKGROUND:

This report has been created with the view to providing regular updates to Council on key human resource matters as it relates to the continuity in the delivery of services to the community, and the associated financial impacts.

REPORT:

Recruitment Activities:

Below is a summary of recruitment activities for the period 1 July to 30 September 2023:

Position	Status / Progress
Accounts Payable Officer	External / Internal recruitment - Successful candidate commenced in September 2023
Administration Officer (Post Office)	Internal recruitment – Underway – Candidate identified
Animal Control Officer (vice employee on alternative duties)	External / Internal recruitment - Successful candidate commenced in October 2023
Customer Service Manager	External / Internal recruitment - Successful candidate commenced in October 2023
Environmental Health Officer	External / Internal Recruitment - Successful candidate commenced in September 2023
Finance Officer	External / Internal - Unsuccessful. Position FTE has been converted to a Procurement and Fleet Officer
Operations Manager	External / Internal recruitment – Underway
Payroll Officer (vice employee on extended leave)	External / Internal – Underway – Candidate identified
Procurement and Fleet Officer	External / Internal recruitment - Underway

Swimming Pool Attendants	External / Internal recruitment – Pool operations outsourced.
Truck Drivers Wilcannia x 2	Internal recruitment - Underway
Truck Driver Ivanhoe	External / Internal recruitment - Underway

Organisational Structure:

Below is a summary of the FTE numbers as at 30 September 2023

Department	2023/24					
	FTE as at 30/6/2022	FTE as at 30/6/2023	Updated FTE Budget 2023/24	Occupied FTE as at 30/9/23	Vacant FTE as at 30/9/23	Proposed Variation
Governance	5.23	5.20	5.20	4.63	0.57	0
Customer Service	13.40 ***	15.00 ***	16.00 ***	8.43	3.0	0
Finance				4.57	1.0	+ 1.0
Shire Services	44.60 *	48.68 *	48.68 *	41.68 **	6.0	0
Total	63.23	68.88	69.88	59.31	10.57	+ 1.0

- * includes 3.53 FTE for casuals and 1.58 FTE for swimming pool attendants
- ** excludes 3.53 FTE for casuals and 1.58 FTE for swimming pool attendants
- *** FTE reflects former Business Services structure

The increase of 1.0 FTE overall is the result of the Business Services restructure, with the net cost to Council being absorbed through abolishing the Director Business Services position.

An increase of 1.0 FTE is being sought for a Rates Officer in the Finance Department to address the pending retirement of the existing external resource in early 2024. The position will be funded through the transfer of funds from consultancy to salaries.

LINKS TO THE COMMUNITY STRATEGIC PLAN AND DELIVERY PROGRAM AND OPERATIONAL PLAN:

Focus/Goals/Objectives	Strategic Area	Actions
2 Local & Regional Governance	2.1 Shire governance	2.1.4 Ensure that governance of the shire is focused on the effective planning and delivery of adequate and appropriate services and facilities to local communities

SUSTAINABILITY ASSESSMENT:

	Assessment
Social	Positive
Environmental	Positive
Economic	Positive
Governance	Positive

Financial and Resource Implications:

Attracting quality candidates is challenging for Council which in turn has an impact on service delivery.

Policy, Legal and Statutory Implications:

Council has an obligation to ensure that it meets all legislative obligations as it relates to the employment relationship. In addition to reputational impact, financial penalties apply where Council is found to breach its obligations.

Risk Management - Business Risk/Work Health and Safety/Public:

Regular monitoring and review of employment related practices will assist Council is addressing financial and business risks, along with staff wellbeing.

OPTIONS:

Nil

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition:

Nil

External Exhibition:

Nil

Attachments:

NIL

9.4 HUMAN RESOURCE POLICIES

FILE NUMBER: GD23/16567
REPORT AUTHOR: HUMAN RESOURCE OFFICER
RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

The purpose of this report is for the Council to review and adopt human resource policies, which have been updated in line with the relevant employment legislation.

RECOMMENDATION:

That Council will:

1. Receive the report
2. Endorse the Learning and Development Policy for placement on Council’s website.

BACKGROUND:

A review of all human resource policies has been undertaken and it has been identified that a number of key policies are not in place and/or have not been reviewed for over five (5) years.

A schedule of key human resource policies have been identified for development and/or review prior to being publicly available on Council’s website.

REPORT:

Through a review of current recruitment processes and practices in line with legislation, a number of key policies were identified as being critical to the attraction and retention of key staff:

Learning and Development Policy

The capability, capacity and competence of our people is vital to the delivery of services and the sustainability of our organisation. This policy outlines the commitment to a planned and strategic approach in 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;
- size and structure; and
- available budget.

The above policy has progressed through the relevant consultation process in accordance with the Local Government (State) Award.

LINKS TO THE COMMUNITY STRATEGIC PLAN AND DELIVERY PROGRAM AND OPERATIONAL PLAN:

Focus/Goals/Objectives	Strategic Area	Actions
2 Local & Regional Governance	2.1 Shire governance	2.1.4 Ensure that governance of the shire is focused on the effective planning and delivery of adequate and appropriate services and facilities to local communities

SUSTAINABILITY ASSESSMENT:

	Assessment
Social	Positive
Environmental	Positive
Economic	Positive
Governance	Positive

Financial and Resource Implications:

Attracting quality candidates is challenging for Council, which then has an impact upon service delivery.

Policy, Legal and Statutory Implications:

Council has an obligation to ensure that it meets all legislative obligations as it relates to the employment legislation.

Risk Management - Business Risk/Work Health and Safety/Public:

Regular monitoring and review of employment related practices will assist Council in addressing financial and business risks, including staff wellbeing.

OPTIONS:

Nil

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition:

All staff have been consulted on the policy in line with the requirements under the Local Government (State) Award.

External Exhibition:

Public exhibition is not required for human resources policies. All human resources policies are to be placed on Council’s website upon endorsement by Council.

Attachments:

1. [Learning and Development Policy](#) 

9.5 FACEBOOK MARKETPLACE PAGE - PROPERTIES FOR SALE IN CENTRAL DARLING SHIRE

FILE NUMBER: GD23/16659
REPORT AUTHOR: COMMUNITY ENGAGEMENT OFFICER
RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

At the July 2023 Ordinary meeting Council endorsed the development and ongoing management of a Facebook Page Called "Properties for Sale in Central Darling Shire." This report is provided to update Council on the project with the page now in operation.

RECOMMENDATION:

That Council will:

1. Receive and note the report.

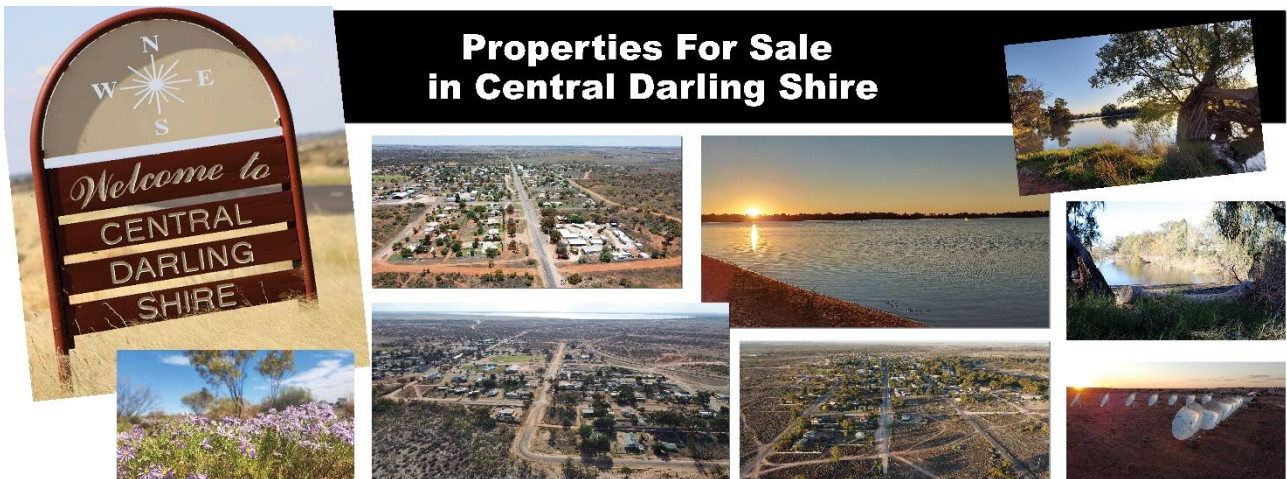
BACKGROUND:

Over the past years, Council has been contacted by various people and organisations looking to purchase land and housing throughout the shire, either being Council or privately owned. Council has now undertaken public auctions for unpaid rates and has vacant land surplus and suitable for development. The Council land obtained through the auctions and a limited number of other Council owned allotments are classified as Operational Land allowing it to be sold.

There are no real estate agents located in the shire. Comments from several property owners wanting to sell property, the engagement of a real estate agent is costly, the returns from the sale of the property are prohibitive, as the land is not of high dollar value, providing very little return to the owner.

Landowners/vendors and purchasers might not be aware of the legal aspects of selling property. The Facebook Marketplace page would allow regional conveyancers to advertise their services to assist vendors and purchasers through legal aspects of the sale and land transfer. This has become evident in the past, with several properties which Council had to deal with for auctions for unpaid rates had not been transferred legally from vendor to the purchaser.

REPORT:



The Facebook Page went live in September 2023. In just a few weeks at the time of writing this report there are 101 members in the public group.

To start the page off three Council properties were listed, after the contracts for sale were prepared. These properties are included below.

FOR SALE

38 Hood Street WILCANNIA NSW

Lot B DP 402894



Central Darling Shire Council
is offering for sale:
38 Hood Street Wilcannia NSW
Lot B DP 402894

Vacant Land
Land Area (per Valuer General) 1012 m2.
Water and Sewer -available.
Council Rates - \$1,899.23 per annum.
Zoning – RU5 Village.
Valuer General Value at 1 July 2022 \$2450.
The property will be sold by Direct Negotiation to obtain the best value for money.
A contract for the sale of land is available.
For more information please email Council:
council@centraldarling.nsw.gov.au



FOR SALE

16A Wilson Street WILCANNIA

Lot 1 DP 907814, Lot 1 DP 907815 & Lot 2 DP 983994.



Central Darling Shire Council
is offering for sale:
16A Wilson Street Wilcannia NSW.
Lot 1 DP 907814, Lot 1 DP 907815 & Lot 2 DP 983994.

Vacant Land – dual street frontage.
Land Area (per Valuer General) 2149.9 m2.
Water and Sewer - available.
Council Rates - \$1,858.59 per annum.
Zoning - RU5 Village.
Valuer General Value at 1 July 2022 \$1840.
The property will be sold by Direct Negotiation to obtain the best value for money.
A contract for the sale of land is available.
For more information please email Council:
council@centraldarling.nsw.gov.au



FOR SALE

40A - 40B Reid Street WILCANNIA NSW

Lot 1 DP906421 & Lot B DP 312008



Central Darling Shire Council
is offering for sale:
40A - 40B Reid Street Wilcannia NSW
Lot 1 DP906421 & Lot B DP 312008

Vacant Land

Land Area - (per Valuer General) 676.6 m2.

Water and Sewer - available

Council Rates - \$2,002.50 per annum.

Zoning - RU5 Village.

Valuer General Value at 1 July 2022 \$4000

The property will be sold by Direct Negotiation
to obtain the best value for money.

A contract for the sale of land is available.

For more information please email Council:
council@centraldarling.nsw.gov.au



The above properties were seen by between 70 to 80 people on the Facebook page.

Council staff were also asked to display the above properties around the towns.

The Facebook page was promoted in Council's resident newsletter, social media, and website.

At the time of writing there was 1 inquiry received and no further listings.

Moving forward it needs to be noted:

- Facebook works on engagement (regular posts, shares, likes and comments). The greater the engagement the more page followers will see posts from the page in their news feeds because the algorithm rewards popular posts by showing these to more people.
- Because at this stage there have only been three properties listed the engagement rate for the page has declined from when it first went live.
- When more properties start being listed in should result in improved engagement.

LINKS TO THE COMMUNITY STRATEGIC PLAN AND DELIVERY PROGRAM AND OPERATIONAL PLAN:

Focus/Goals/Objectives	Strategic Area	Actions
5 Rural and Urban Land Use	5.1 Land availability for housing	5.1.3 Identify land areas in Wilcannia, Menindee and Ivanhoe for further development of social and community housing

SUSTAINABILITY ASSESSMENT:

	Assessment
Social	Positive

Environmental	NA
Economic	Positive
Governance	NA

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Attachments:

NIL

10 CUSTOMER SERVICE REPORTS

10.1 COMMUNITY GRANTS APPLICATION

FILE NUMBER: GD23/16671
REPORT AUTHOR: CUSTOMER SERVICE MANAGER
RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

This report is seeking Council endorsement for the financial assistance of \$1640.00 to the Baaka Connection Football Club.

RECOMMENDATION:

That Council will:

1. Receive the report
2. Provide \$1640.00 Community Grant to the Baaka Connection Football Club to assist with 2 nights' accommodation when competing in the Bourke Hot Nines competition on the 18 November 2023

BACKGROUND:

Council has received a Community Grants Applications Baaka Connection Football Club to assist with accommodation while competing in a sports event in Bourke later in the year.

Council as part of its discretionary funding has budgeted in 2023-24 Financial Year to support local community events, projects and provide financial assistance.

REPORT:

Baaka Connection is a new representative football club made up of players from Wilcannia, Menindee & Broken Hill. The club was formed so they could take part in the Bourke Hot Nines competition, which was introduced late 2023. Baaka Connection are seeking Community Grant of \$1600 to assist with 2 nights' accommodation when they attend 2023 Bourke Hot Nines competition on the 18 November.

LINKS TO THE COMMUNITY STRATEGIC PLAN AND DELIVERY PROGRAM AND OPERATIONAL PLAN:

Focus/Goals/Objectives	Strategic Area	Actions
1 Community and Culture	1.4 Local sport and recreation	1.4.3 Provide financial and other support for communities in the shire, to pursue new initiatives in local sporting and recreation activities

SUSTAINABILITY ASSESSMENT:

	Assessment
Social	Positive
Environmental	NA

Economic	Positive
Governance	NA

Financial and Resource Implications:

Budgeted 2023-24 Financial Year \$10,100 -Expenditure to date \$5,499.

Policy, Legal and Statutory Implications:

Nil

Risk Management - Business Risk/Work Health and Safety/Public:

Nil

OPTIONS:

Council can elect not to provide financial assistance or provide a lesser amount.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition:

No

External Exhibition:

No

Attachments:

1. [Baaka Connection Football Club](#) 
2. [Community Grants Application - Baaka Connection Football Club](#) 

11 SHIRE SERVICES REPORTS

11.1 ENVIRONMENTAL SERVICES UPDATE

FILE NUMBER: GD23/16591
REPORT AUTHOR: SENIOR PLANNER
RESPONSIBLE DIRECTOR: DIRECTOR SHIRE SERVICES

EXECUTIVE SUMMARY:

This report is to provide a summary of Council’s Environment Services statistics for the month of September 2023.

RECOMMENDATION:

That Council will:

1. Receive and note the report.

BACKGROUND:

Statistics for August 2023		
Development approvals / final certificates issued under Part 4, Part 5 of the <i>Environmental Planning and Assessment Act 1979</i> . Number of Certificates issued under the <i>Local Government Act 1993</i> .	Number of DAs Approved – New Dwellings	0
	Number of DAs Approved – Renovation	0
	Number of DA s approved – Commercial/ Industrial	1
	Number of DA s approved – Rural Industry/ Agriculture	0
	Number of DAs Approved – Other modification	1
	Total Value of DAs Approved	\$5,743,952.00
	Number of Construction Certificates / Crown Construction Certificates Issued	0
	Number of Complying Development Certificates issued	0
	Number of LGA S68 Approvals	1
	Number of Occupation Certificates Issued	1
	Number of Building Information Certificates issued	0
	Number of Section 10.7 Planning Certificates issued (S68)	7
	Number of other approvals or certificates issued under the Local Government Act 1993 (S138, S123 etc)	0
Animal Control Activities -	Animals in and Arriving at Council's Facility	
	Seized	0
	Returned to Owner	0
	Transferred to - Council's Facility from Seizure Activities	0
	Animals in and arriving at council's facility	

	Surrendered	2
	Animals leaving council's facility	
	Released to organizations for rehoming	2
	Unable to rehome	0
	Total in council facility	1
	Nuisance dog	0
	Incident dog attack	2
Water Sampling	Microbiology Samples Collected	13
	Chemistry Samples Collected	1
	Raw water pesticide sample	1
	Microbiology Pool samples	0

Attachment: Nil

LINKS TO THE COMMUNITY STRATEGIC PLAN AND DELIVERY PROGRAM AND OPEARTIONAL PLAN:

Community Plan Strategic Plan Outcomes	Delivery Outcomes
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SUSTAINABILITY ASSESSMENT:

	Assessment
Social	Positive
Environmental	Positive
Economic	Positive
Governance	Positive

Financial and Resource Implications:

Nil

Policy, Legal and Statutory Implications:

Nil

Risk Management - Business Risk/Work Health and Safety/Public:

Nil

Attachments:

NIL

11.2 ROADS AND AERODROME

FILE NUMBER: GD23/16618
REPORT AUTHOR: DIRECTOR SHIRE SERVICES
RESPONSIBLE DIRECTOR: DIRECTOR SHIRE SERVICES

EXECUTIVE SUMMARY:

The purpose of this report is to provide an update on road and aerodrome maintenance and capital works expenditure within the Central Darling Local Government Area.

RECOMMENDATION:

That Council will:

1. Receive and note the report

REPORT:

State Roads

Council are engaged by Roads and Maritime Services (RMS) to maintain the State Highway network within the Shire boundaries. The two State Highways are the Barrier Highway and the Cobb Highway.

Council are engaged under contract conditions specified under the Routine Maintenance Council Contract (RMCC). The contract details routine works required to be completed throughout the year and capital works which are supplied to Council via a Works Order (WO).

2023/24 RMCC Routine Maintenance preliminary allocation is: \$1,200,506.

2023/24 RMCC No Works Orders have been received this year.

Works Description	Original Budget	% Expended	Remaining budget
Routine	\$1,200,506	18%	\$953,398
WO	\$0	0%	\$0

Regional Roads

Council maintains 790km of Regional Roads throughout the Shire.

2023/24 Regional Road Block Grant amount (including roads, traffic and supplementary components) has not been confirmed to date and budget is based on last years allocation of \$2,863,000

2022/23 Regional Roads Repair Program was successful with \$400,000 funding of the \$800,000 total cost. MR68C Pooncarie Rd, reconstruct and seal 2.64km of failed pavement which is programmed for completion by November 2023. Wet weather and flooding delayed construction for several months.

Council's have not been advised of the 2023/24 Regional Roads Repair Program applications to date, expected by end September 2023. Council will be updated following receipt of advice from Transport for NSW.

The Regional and Local Roads Repair Program allocation is programmed for completion by June 2024 with \$1,960,000 allocated for unsealed formation improvements for Regional Roads.

The Pooncarie Rd Initial Seal Project is programmed for completion by June 2024. 54km have now been sealed of the 61km. The remaining earthworks, including Karoola realignment, are in progress. The structures are now programmed for completion first quarter of 2024. The pavement and verge damage sustained as part of the earlier flood events has been submitted to TfNSW for assessment.

Works Description	Original Budget	% Expended	Remaining Budget
Regional Road Block Grant	\$2,863,000	14%	\$2,347,735
Regional Roads Repair Program 2022/23	\$800,000	16%	\$641,834
RLRRP – Regional Roads	\$1,960,000	4%	\$1,773,713
Pooncarie Rd IS project	\$39,600,000	80%	\$7,346,585

Local Roads

Council maintains 1600km of Local Roads throughout the Shire.

2023/24 Operating budget is \$1,994,730 funded from the Financial Assistance Grant (FAG) – Local Roads Component.

2022/23 Roads to Recovery (R2R) allocation is \$1,001,818. Two capital improvement projects were carried over to this financial year due to flooding and construction delays.

2023/24 Roads to Recovery (R2R) allocation is \$1,001,818. Three capital improvement projects are programmed for completion by June 2024.

The Regional and Local Roads Repair Program allocation is programmed for completion by June 2024 with \$2,314,021 allocated for unsealed formation and pavement improvements for Local Roads.

Fixing Local Roads (FLR Rd 3) Program was successful for funding of \$1,860,000 with contribution amount of 10% to complete the realignment, construction, and seal of the ring road around Smiths Hill, White Cliffs. Bitumen sealing was completed in early October with minor civil works and roadside furniture to complete the project by December 2023.

The Local Roads and Community Infrastructure Program Phase 3 (LRCI Rd 3) included allocation of \$1,600,000 to complete the realignment, construction, and seal of the ring road around Turleys Hill, White Cliffs. Bitumen sealing was completed in early October with minor civil works and roadside furniture to complete the project by December 2023.

The Fixing Local Roads Pothole Repair Round (Program) has been developed to provide funding for local and regional roads across regional and rural NSW. Council applied to TfNSW for funding to address priority potholes on local roads and regional roads. The application for funding has been successful and the pothole repair work will be carried out by Council as the asset owner in accordance with the terms of the Program and the Deed received Mon 5 December 2022.

Fixing Local Roads (FLR Rd 4) Program was successful for funding of \$2,343,471 with contribution amount of 10% to complete the realignment, construction, and seal of the Racecourse Road Menindee. Initial survey and Environmental works have commenced.

Works Description	Original Budget	% Expended	Remaining Budget
Local Roads Component (FAG)	\$1,994,730	23%	\$1,440,550
Mandalay Rd Floodways (R2R)	\$750,000	5%	\$712,531
Wilc-Menindee East Rd Formation (R2R)	\$251,818	100%	\$0
Ivanhoe-Menindee Rd RCBC (R2R)	\$400,000	0%	\$400,000
Wilc-Menindee East Rd RCBC (R2R)	\$201,818	0%	\$201,818
Teryawynia-Ashmont Rd RCBC (R2R)	\$400,000	0%	\$400,000

Smith's Hill White Cliffs (FLR Rd 3)	\$1,860,000	92%	\$149,825
Turley's Hill White Cliffs (LRCI Rd 3)	\$1,600,000	89%	\$183,680
Racecourse Rd (FLR Rd 4)	\$2,343,471	2%	\$2,290,450
Fixing Local Roads – Pothole Repair Round	\$821,414	25%	\$619,542
RLRRP – Local Roads	\$2,314,021	9%	\$1,627,188

Aerodromes

Council maintains 6 aerodromes throughout the Shire: Wilcannia, Menindee, Ivanhoe, White Cliffs, Tilpa and Emmdale.

Council's application under the Remote Aerodrome Upgrade Program (RAUP) Rd 9 was successful. Emmdale aerodrome bore supply and grading works will receive \$52,750 being 50% of the project costs will be funded by the Federal Govt. The remaining 50% will be funded by Council.

Works Description	Original Budget	% Expended	Remaining Budget
Aerodromes R&M	\$246,000	8%	\$225,318

Attachments:

NIL

11.3 SERVICES

FILE NUMBER: GD23/16628
REPORT AUTHOR: DIRECTOR SHIRE SERVICES
RESPONSIBLE DIRECTOR: DIRECTOR SHIRE SERVICES

EXECUTIVE SUMMARY:

The purpose of this report is to provide an update on the services expenditure on all associated assets within the Central Darling Local Government Area

RECOMMENDATION:

That Council will:

1. Receive and note the report

REPORT:

Services Operational:

The table below reflects budgets and expenditure to date for each operational area.

Works Description	Original Budget	% Expended	Remaining Budget
Parks & Gardens/ Sporting Facilities	\$137,500	56%	\$59,825
Ancillary Works	\$226,000	5%	\$215,017
Street Cleaning/Bins	\$280,000	28%	\$201,518
Buildings	\$312,550	9%	\$284,714
Swimming Pools	\$331,400	6%	\$310,023
Domestic Waste	\$202,500	26%	\$149,488

Services Capital:

There are a variety of capital services infrastructure improvements programmed this year which are detailed in the Grants Register section of this Agenda.

Attachments:

NIL

11.4 WATER AND SEWER

FILE NUMBER: GD23/16629
REPORT AUTHOR: DIRECTOR SHIRE SERVICES
RESPONSIBLE DIRECTOR: DIRECTOR SHIRE SERVICES

EXECUTIVE SUMMARY:

The purpose of this report is to provide an update on water and sewer maintenance, capital works and expenditure and all assets within the Central Darling Local Government Area.

RECOMMENDATION:

That Council will:

1. Receive and note the report

REPORT:

Water & Sewerage Operations:

- Wilcannia’s potable water supply is sourced from the Darling River Weir Pool
- White Cliffs town water supply is sourced from Wakefield Tank. Wakefield Tank storage supply is estimated 8 months’ supply remaining.
- Ivanhoe town water supply is currently being sourced from Morrison’s Tank. Morrison’s Tank capacity, 280 megalitres. 14 months’ supply remaining
- The Aboriginal Communities Water and Sewer Program contributes to Councils operational costs for services supplied to the Wilcannia Mallee and Waralli precincts.

Works Description	Original Budget	% Expended	Remaining Budget
Wilcannia Water	\$479,500	26%	\$353,041
Wilcannia Sewer	\$230,000	16%	\$192,840
White Cliffs Water	\$181,200	21%	\$143,663
Ivanhoe Water	\$335,700	20%	\$267,863
Tilpa Water	\$23,000	85%	\$3,475
Aboriginal Communities Water and Sewer program	\$144,770	23%	\$110,819

Water and Sewer Capital Works

- In 2021 Council entered into a contract with Membrane Systems Australia (MSA).
 Following lengthy discussions and disagreements as to the nature and effect of the

Contract, Council has elected to agree to terminate the Contract as the only alternative was costly and expensive legal proceedings in attempting to enforce Council's position. As a result, the Contract was terminated June 2023.

After discussion between the parties and their legal advisors, it was agreed to terminate the Contract with details to remain commercial in confidence.

Plant and partially assembled equipment purchased by MSA as part of the contractual arrangement prior to the termination was available for Council to collect. These items are now in Council possession.

Council resolved to seek fresh tenders for the three water treatment plants via selective tender and those tenderers attended a pretender meeting in Broken Hill on Thursday 31st August. Tenderers had opportunity to inspect all equipment and seek clarification on queries raised. Tenderers were granted an additional two weeks for tender period which, for White Cliffs, closed 9th October 2023 and Wilcannia/ Ivanhoe 23rd October 2023. Tender evaluations were in progress at time of drafting this report.

- The White Cliffs Reticulation works commenced 22 May 2023 and progressed with the preferred tenderer under day rates arrangements. Productivity and remaining whole of project available funds were of concern so the contractor engagement ends 20th October 2023. Council staff and local contractors will continue to deliver the town reticulation upgrade works in the short term.

Once tendered prices for WTP completion are evaluated and remaining project funds are reconciled, options for project completion will be discussed with funding providers and the Council and community will be updated accordingly.

- Tilpa Village emergency water supply works including a 17km pipeline and bore were completed by June 2023. Further water quality testing is required and possible water treatment and storage options are being investigated
- Smart meters and valve replacements are scheduled for 2023/24 in Ivanhoe and Wilcannia.
- Asbestos Cement (AC) mains replacement works are in progress in Wilcannia
- Electrical switchboards at Ivanhoe, Morrisons Lake inlet and storage, will be replaced and be upgraded. This will ensure smooth operation, better control, and proper maintenance of raw water assets for Ivanhoe township. An experienced and well-referenced contractor is engaged to deliver the job.

The table below reflects expenditure for Capital Projects.

Works Description	Original Budget	% Expended	Remaining Budget
White Cliffs WTP and Retic	\$5,500,000	49%	\$2,787,297
Wilcannia WTP	\$3,500,000	47%	\$1,847,103
Ivanhoe WTP	\$2,500,000	43%	\$1,414,418
Smart Meters	\$50,000	0%	\$50,000

AC Main Replacements	\$150,000	60%	\$59,777
Tilpa Reservoir	\$50,000	0%	\$50,000
Ivanhoe Raw Water Switchboard Upgrades	\$75,000	0%	\$75,000

Attachments:

NIL

11.5 PLAN OF MANAGEMENT FOR COMMUNITY LAND CROWN RESERVE 85567 UNION BEND PARK, LOT 7315 DP 1181235 WILCANNIA**FILE NUMBER: GD23/16676****REPORT AUTHOR: SENIOR PLANNER****RESPONSIBLE DIRECTOR: DIRECTOR SHIRE SERVICES**

EXECUTIVE SUMMARY:

To recommend that Council adopt the Draft Plan of Management for community land (required under the *Local Government Act 1993* and *Crown Land Management Act 2016*) for the Crown Reserve lot 85567 - Union Bend Park, with land use category as a "park" Lot 7315 DP 1181235, Wilcannia.

The Draft Plan of Management for the Crown Reserve lot 85567 - Union Bend Park, Lot 7315 DP 1181235, Wilcannia, will then be sent to the Minister to gazette.

RECOMMENDATION:

That Council will:

1. Receive the report
2. Adopt the Draft Plan of Management for the Crown Reserve lot 85567 - Union Bend Park, with land use category as a "park" Lot 7315 DP 1181235, Wilcannia.
 - (a) Send the Draft Plan of Management for the Crown Reserve lot 85567 - Union Bend Park, Lot 7315 DP 1181235, Wilcannia to the Minister for gazettal.

BACKGROUND:

Council under the *Local Government Act 1993* is required to prepare a Plan of Management if the land is classified as community land. The existing category of the land is recreational area - a "park".

Under the *Local Government Act 1993* all council owned and council managed crown reserve "community land" is required to have a plan of management that allocates a category for the land (an area of cultural significance, general community use, a sportsground, a natural area, or a park) and a use for the land.

The Crown reserves that are classified as community land have categories assigned by the NSW Government and all require to be covered by an approved Plan of Management.

The Crown Reserve Lot 85567 - Union Bend Park, requires a stand-alone Plan of Management as the proposed land category and use of the lot is changing due to the proposed location of the new Wilcannia Weir adjacent to the reserve.

The *Local Government Act 1993* states that the draft plan of management is to be exhibited for 28 days and notified for not less than 42 days on the council website. This was undertaken with the Draft Plan of Management exhibited for 28 days and placed upon the website for not less than 42 days. No submissions were received.

The exhibition period is from 13 June to 28 July 2023 and notified until 27 August 2023.

There were no submissions received during or following the exhibition period or notification period.

The adoption of the draft Plan of Management for the Crown Reserve Lot 85567 - Union Bend Park.

PROCESS:

The draft Plan of Management for the Crown Reserve Lot 85567 - Union Bend Park was exhibited for more than 28 days for comment, and no submissions were received.

LINKS TO THE COMMUNITY STRATEGIC PLAN AND DELIVERY PROGRAM AND OPEARTIONAL PLAN:

Focus/Goals/Objectives	Strategic Area	Actions
1 Community and Culture	1.4 Local sport and recreation	1.4.1 Provide well-maintained parks, play equipment, sporting fields and facilities, swimming pools and other recreation facilities for communities in the shire
3 Natural Environment	3.1 The Baaka / Darling River, Menindee Lakes and Willandra Creek	3.1.7 Create protection zones along the river to preserve the riverside environment and Aboriginal cultural heritage near Wilcannia and Menindee
		3.1.6 Increase the capacity of existing bores to ensure secure water supplies for all towns within the shire
		3.1.5 Maintain regular flows of water to ensure all weir pools are permanently filled.

SUSTAINABILITY ASSESSMENT:

	Assessment
Social	Positive
Environmental	Positive
Economic	Positive
Governance	Positive

Financial and Resource Implications:

No financial or resource issues

Policy, Legal and Statutory Implications:

The Plan of Management for the Crown Reserve at the Union Bend meets the statutory requirements of Council to manage the Crown Reserve.

Risk Management - Business Risk/Work Health and Safety/Public:

The Plan of Management for the Crown Reserve at the Union Bend meets the statutory requirements of Council to manage the Crown Reserve and will assist in risk management the Crown Reserve.

OPTIONS:

N/A

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition:

No

External Exhibition:

The draft Plan of Management for the Crown Reserve Lot 85567 - Union Bend Park was exhibited for 28 days. The exhibition period is from 13 June to 28 July 2023. There were no submissions received.

Attachments:

1. [Plan of Management Crown Reserve at Union Bend](#) 

12 MINUTES OF COMMITTEE MEETINGS

Nil

13 RESOLUTION TRACKER

13.1 RESOLUTION TRACKER - SEPTEMBER 2023

FILE NUMBER: GD23/16736
REPORT AUTHOR: EXECUTIVE ASSISTANT
RESPONSIBLE DIRECTOR: GENERAL MANAGER

RECOMMENDATION:

1. That the Resolution Tracker from the Ordinary Council Meeting held on 27/09/2023 be received and noted and any amendments be noted.

Attachments:

1. [RESOLUTION TRACKER SEPTEMBER 2023](#) 

14 CONFIDENTIAL MATTERS

The *Local Government Act 1993* provides that Council may close to the public that part of the meeting that deals with matters of a confidential nature.

The grounds on which a meeting is closed to the public must be specified in the decision to close the meeting and recorded in the minutes of the meeting.

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The grounds on which a meeting is closed to the public must be specified in the decision to close the meeting and recorded in the minutes of the meeting.

RECOMMENDATION:

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

14.1 PROVISION OF LINEMARKING SERVICES

FILE NUMBER: GD23/16722

REPORT AUTHOR: DIRECTOR SHIRE SERVICES

RESPONSIBLE DIRECTOR: GENERAL MANAGER

Item 14.1 is confidential under the Local Government Act 1993 Section 10A(2) - (c) as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

RECOMMENDATION:

That Council moves out of Confidential and back into Open Chambers.

15 MEETING CLOSE

The Ordinary Council Meeting will be declared closed by the Mayor/Administrator.

The next Ordinary Council Meeting will be held on Wednesday, 22 November 2023 in Council Chambers, 21 Reid Street, Wilcannia at 9am.

**MINUTES OF THE ORDINARY COUNCIL MEETING HELD IN THE
COUNCIL CHAMBERS, 21 REID STREET, WILCANNIA
ON WEDNESDAY, 27 SEPTEMBER 2023**

PRESENT: Administrator, Bob Stewart

IN ATTENDANCE: Greg Hill (General Manager)
John Carleton (Operations Manager)
Glenda Dunn (Senior Planning Officer)
Kevin Smith (Finance Manager)
Darryl Telfer (Acting Rates Officer)
Evelyn Pollard (Human Resource Officer)
Natalie Batson (Executive Assistant)
Nerida Carr (Governance Officer)
Shirley Burraston (Management Accountant)

1 OPENING OF MEETING

The meeting was declared open at 9:01am

2 ACKNOWLEDGEMENT OF COUNTRY

An acknowledgement of the traditional custodians of the land was delivered by the Administrator, Bob Stewart.

3 APOLOGIES AND LEAVE OF ABSENCE

3.1 APOLOGIES

Nil

3.2 LEAVE OF ABSENCE

Nil

4 DISCLOSURES OF INTEREST

Pursuant to the Mode Code of Conduct for Local Councils in NSW Councillors and Council staff are required to declare any pecuniary or non-pecuniary conflicts of interest.

RESOLVED: OCM 01-09-2023

Mover: Administrator Bob Stewart

That the Disclosures of Interest – Pecuniary and Non–Pecuniary be received and noted.

CARRIED

No declarations were received.

5 CONFIRMATION OF MINUTES

5.1 PREVIOUS MEETING MINUTES

RESOLVED: OCM 02-09-2023

Mover: Administrator Bob Stewart

That the minutes of the Ordinary Council Meeting held on 23 August 2023 be received and confirmed as an accurate record.

CARRIED

6 NOTICE OF MOTION

Nil

7 MAYORAL (ADMINISTRATOR) MINUTE(S)

7.1 MAYORAL/ADMINISTRATOR MINUTE

RESOLVED: OCM 03-09-2023

Mover: Administrator Bob Stewart

CARRIED

8 FINANCIAL REPORTS

8.1 REQUEST FOR FINANCIAL ASSISTANCE - ST MARY'S ANGLICAN CHURCH WHITE CLIFFS

RESOLVED: OCM 04-09-2023

Mover: Administrator Bob Stewart

That Council will:

1. Receive the report.
2. Approve financial assistance of \$998.00 to the Anglican Parish of Broken Hill and the Far West, under Council's Community Grants Policy to partially cover the annual water service charge levied on its property, St Marys Church, Church Street White Cliffs NSW for the 2023-24 period.

CARRIED

8.2 IN PRINCIPLE ADOPTION OF DRAFT FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2023

RESOLVED: OCM 05-09-2023

Mover: Administrator Bob Stewart

That Council will:

1. **Receive the report**
2. **In relation to the Financial Statements and in accordance with *Section 413 (2)(c) of the Local Government Act 1993 (as amended)*:**
 - a) **Council resolves that, in its opinion, the Draft General-Purpose Financial Statements and the Draft Special Purpose Financial Statements for the year ended 30 June 2023 are properly drawn up in accordance with the provisions of the *Local Government Act 1993, (as amended) and the Regulations* thereunder.**
 - b) **the Financial Statements be approved and signed by the Mayor (Administrator), the General Manager and the Responsible Accounting Officer.**
3. **The Financial Statements be referred to Council's Auditor for audit.**
4. **The audited Financial Statements be forwarded to the Office of Local Government by 31 October 2023.**
5. **The General Manager be delegated authority to, after Council receives a copy of the Audited Financial Statements and Auditor's report, place the Audited Financial Statements on public exhibition and give notice of the date that Council will present its Audited Financial Statements to Council.**

CARRIED

8.3 CASH AND INVESTMENTS REPORT AUGUST 2023

RESOLVED: OCM 06-09-2023

Mover: Administrator Bob Stewart

That Council:

1. receive and note the report.

CARRIED

8.4 GRANTS REGISTER - AUGUST 2023

RESOLVED: OCM 07-09-2023

Mover: Administrator Bob Stewart

That Council:

1. receive and note the report.

CARRIED

9 GOVERNANCE REPORTS

9.1 COMMUNITY GRANTS APPLICATION

RESOLVED: OCM 08-09-2023

Mover: Administrator Bob Stewart

That Council will:

1. Receive the report
2. Provide \$1,000 Community Grant to the Menindee CWA to host the Darling River Group Conference and AGM on Saturday 14th October 2023.
3. Provide \$1,000 Community Grant to the Tilpa Gymkhana and Barrels Committee to hold an event on 28th October 2023.

CARRIED

9.2 OCTOBER ORDINARY COUNCIL MEETING**RESOLVED: OCM 09-09-2023**

Mover: Administrator Bob Stewart

That Council will:

1. Receive and note the report.
2. Approval is given the Administrator will not attend physically attend the Ordinary Council meeting to be held on Wednesday 25 October at Wilcannia. However, he will attend and conduct the Octobers Ordinary Council meeting by audio-visual link.

CARRIED

9.3 EMPLOYEE HOUSING POLICY**RESOLVED: OCM 10-09-2023**

Mover: Administrator Bob Stewart

That Council will:

1. Receive the report
2. Endorse the Employee Housing Policy for placement on Council's website.

CARRIED

9.4 COMMUNITY SERVICES AWARDS POLICY**RESOLVED: OCM 11-09-2023**

Mover: Administrator Bob Stewart

That Council will:

1. Receive the report.
2. Note the amendment to the report which was placed on Public Exhibition. The policy includes a maximum age of 17 for the Young Citizen of the Year category.
3. Council resolves to adopt the Community Service Awards Policy.

CARRIED

9.5 NEW POLICY - GRANTS MANAGEMENT

RESOLVED: OCM 12-09-2023

Mover: Administrator Bob Stewart

That Council will:

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.

CARRIED

10 CORPORATE SERVICES REPORTS

Nil

11 SHIRE SERVICES REPORTS

11.1 ENVIRONMENTAL SERVICES UPDATE

RESOLVED: OCM 13-09-2023

Mover: Administrator Bob Stewart

That Council will:

1. Receive and note the report

CARRIED

11.2 DEVELOPMENT APPLICATION APPROVED SEPTEMBER 2023- MODIFICATION TO THE BAAKA CULTURAL CENTRE APPROVAL

RESOLVED: OCM 14-09-2023

Mover: Administrator Bob Stewart

That Council will:

1. Receive the report
2. note Information on the development applications D07 2023 PAN 344495 Modification to the approval for the Baaka Cultural Centre, at 42 -44 Reid Street Wilcannia.
3. approve by delegated authority, the development application D07 2023 PAN 344495 Modification to the approval for the Baaka Cultural Centre at 42-44 Reid Street Wilcannia.

CARRIED

11.3 ROADS AND AERODROMES

RESOLVED: OCM 15-09-2023

Mover: Administrator Bob Stewart

That Council will:

1. Receive and note the report

CARRIED

11.4 SERVICES

RESOLVED: OCM 16-09-2023

Mover: Administrator Bob Stewart

That Council will:

1. Receive and note the report

CARRIED

11.5 WATER AND SEWER

RESOLVED: OCM 17-09-2023

Mover: Administrator Bob Stewart

That Council will:

1. Receive and note the report

CARRIED

11.6 SWIMMING POOL OPERATIONS

RESOLVED: OCM 18-09-2023

Mover: Administrator Bob Stewart

That Council will:

1. Receive the report
2. Implement Unsupervised Swimming Pool Operations at all pools from 10am to 7.30pm
3. Engage Cultural Solutions to provide lifeguards at Swimming Pools during supervised openings .
4. Engage lifeguards to supervise patrons at Wilcannia and Menindee Swimming Pools from 3:30pm to 6:30pm weekdays and from 3:00pm to 7:00pm weekends and Public Holidays
5. Engage lifeguards to supervise patrons at Ivanhoe and White Cliffs Swimming Pools from 3.00pm to 7.00pm for Friday, Saturday, Sunday, and Public Holidays. **CARRIED**

11.7 FLOOD DAMAGE UPDATE

RESOLVED: OCM 19-09-2023

Mover: Administrator Bob Stewart

That Council will:

1. Receive and note the report

CARRIED

11.8 WEEDS BIOSECURITY

RESOLVED: OCM 20-09-2023

Mover: Administrator Bob Stewart

That Council will:

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.

CARRIED

12 MINUTES OF COMMITTEE MEETINGS

Nil

13 RESOLUTION TRACKER

13.1 RESOLUTION TRACKER

RESOLVED: OCM 21-09-2023

Mover: Administrator Bob Stewart

1. That the Resolution Tracker from the Ordinary Council Meeting held on 30/08/2023 be received and noted and any amendments be noted.

CARRIED

14 CONFIDENTIAL MATTERS

It was resolved that Council moved into Confidential to consider the matters listed in the confidential section of the agenda in accordance with Section 10A 2 of the *Local Government Act 1993* for the reasons specified. Confidential section was closed to the public and began at 9:21am.

RESOLVED: OCM 22-09-2023

Mover: Administrator Bob Stewart

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

14.1 Lot 36 DP754525 RACECOURSE ROAD MENINDEE

Item 14.1 is confidential under the Local Government Act 1993 Section 10A(2) - (g) as it relates to advice concerning litigation, or advice as comprises a discussion of this matter, that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

CARRIED

RESOLVED: OCM 23-09-2023

Mover: Administrator Bob Stewart

That Council moves out of Confidential and back into Open Chambers.

CARRIED

The General Manager reviewed the resolutions of the confidential matters and reported the following for the listed reports:

14.1 LOT 36 DP754525 RACECOURSE ROAD MENINDEE

RESOLVED: OCM 24-09-2023

Mover: Administrator Bob Stewart

That Council will:

1. Receive the report and note the issue regarding Lot 36 DP 754525.
2. Council staff to work with all stakeholders involved to resolve the situation willingly, without little or no inconvenience and not a financial burden.
3. Report back to Council once an agreement has been reached between all stakeholders.

CARRIED

15 MEETING CLOSE

There being no further business to discuss, the meeting was closed at **9:26am**.

The minutes of this meeting were confirmed at the Ordinary Council Meeting of the Central Darling Shire Council held on Wednesday, 25 October 2023.

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ADMINISTRATOR