



BUSINESS PAPER

**Civil and Environmental Services
Committee Meeting
Wednesday, 14 July 2021**

INVERELL SHIRE COUNCIL**NOTICE OF CIVIL AND ENVIRONMENTAL SERVICES COMMITTEE MEETING**

9 July, 2021

A Civil and Environmental Services Committee Meeting will be held in the Council Chambers, Administrative Centre, 144 Otho Street, Inverell on Wednesday, 14 July, 2021, commencing at **9.00AM**.

Your attendance at this Civil and Environmental Services Committee Meeting would be appreciated.

There is currently nothing preventing councils in regional NSW from meeting in person. However, the Civil and Environmental Services Committee Meeting will be held in the Council Chambers. All persons attending meetings are required to wear face masks. It is permissible under the Public Health Order for councillors, staff and others to remove their masks for the purposes of addressing the meeting but must wear masks at all other times.

Please Note: Under the provisions of the Code of Meeting Practice the proceedings of this meeting (including presentations, deputations and debate) will be webcast. An audio recording of the meeting will be uploaded on the Council's website at a later time. Your attendance at this meeting is taken as consent to the possibility that your voice may be recorded and broadcast to the public.

I would like to remind those present that an audio recording of the meeting will be uploaded on the Council's website at a later time and participants should be mindful not to make any defamatory or offensive statements.

P J HENRY PSM

GENERAL MANAGER

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Ethical Decision Making and Conflicts of Interest

A guiding checklist for Councillors, officers and community committees

Ethical decision making

- Is the decision or conduct legal?
- Is it consistent with Government policy, Council's objectives and Code of Conduct?
- What will the outcome be for you, your colleagues, the Council, anyone else?
- Does it raise a conflict of interest?
- Do you stand to gain personally at public expense?
- Can the decision be justified in terms of public interest?
- Would it withstand public scrutiny?

Conflict of interest

A conflict of interest is a clash between private interest and public duty. There are two types of conflict:

- **Pecuniary** – regulated by the *Local Government Act 1993* and Office of Local Government
- **Non-pecuniary** – regulated by Codes of Conduct and policy. ICAC, Ombudsman, Office of Local Government (advice only). If declaring a Non-Pecuniary Conflict of Interest, Councillors can choose to either disclose and vote, disclose and not vote or leave the Chamber.

The test for conflict of interest

- Is it likely I could be influenced by personal interest in carrying out my public duty?
- Would a fair and reasonable person believe I could be so influenced?
- Conflict of interest is closely tied to the layperson's definition of 'corruption' – using public office for private gain.
- Important to consider public perceptions of whether you have a conflict of interest.

Identifying problems

- 1st** Do I have private interests affected by a matter I am officially involved in?
2nd Is my official role one of influence or perceived influence over the matter?
3rd Do my private interests conflict with my official role?

Local Government Act 1993 and Model Code of Conduct

For more detailed definitions refer to Sections 442, 448 and 459 or the *Local Government Act 1993* and Model Code of Conduct, Part 4 – conflicts of interest.

Disclosure of pecuniary interests / non-pecuniary interests

Under the provisions of Section 451(1) of the *Local Government Act 1993* (pecuniary interests) and Part 4 of the Model Code of Conduct prescribed by the Local Government (Discipline) Regulation (conflict of interests) it is necessary for you to disclose the nature of the interest when making a disclosure of a pecuniary interest or a non-pecuniary conflict of interest at a meeting.

A Declaration form should be completed and handed to the General Manager as soon as practicable once the interest is identified. Declarations are made at Item 3 of the Agenda: Declarations - Pecuniary, Non-Pecuniary and Political Donation Disclosures, and prior to each Item being discussed: The Declaration Form can be downloaded at [Declaration Form](#)

Quick Reference Guide

Below is a legend that is common between the:

- Inverell Shire Council Strategic Plan;
- Inverell Shire Council Delivery Plan; and
- Inverell Shire Council Operational Plan.



1 APOLOGIES

2 CONFIRMATION OF MINUTES

RECOMMENDATION:

That the Minutes of the Civil and Environmental Services Committee Meeting held on 9 June, 2021, as circulated to members, be confirmed as a true and correct record of that meeting.

**MINUTES OF INVERELL SHIRE COUNCIL
CIVIL AND ENVIRONMENTAL SERVICES COMMITTEE MEETING
HELD AT THE COMMITTEE ROOM, ADMINISTRATIVE CENTRE, 144 OTHO STREET,
INVERELL
ON WEDNESDAY, 9 JUNE 2021 AT 9.00AM**

PRESENT: Cr Di Baker (Chair), Cr Paul Harmon (Mayor), Cr Mal Peters, Cr Stewart Berryman, and Cr Neil McCosker.

IN ATTENDANCE: Cr Kate Dight, Cr Anthony Michael (Deputy Mayor), Cr Paul King OAM and Cr Jacki Watts.

Paul Henry (General Manager), Brett McInnes (Director Civil & Environmental Services), Paul Pay (Director Corporate and Economic Services), Justin Pay (Manager Civil Engineering) and Michael Bryant (Manager Environmental Engineering).

1 APOLOGIES

Nil

2 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Cr Stewart Berryman

Seconded: Cr Paul Harmon

That the Minutes of the Civil and Environmental Services Committee Meeting held on 12 May, 2021, as circulated to members, be confirmed as a true and correct record of that meeting.

CARRIED

3 DISCLOSURE OF CONFLICT OF INTERESTS/PECUNIARY AND NON-PECUNIARY INTERESTS

Nil

4 PUBLIC FORUM

Nil

5 DESTINATION REPORTS

5.1 INVERELL SEWAGE TREATMENT PLANT NUTRIENT STRIPPING INVESTIGATIONS S29.5.5

COMMITTEE RESOLUTION

Moved: Cr Stewart Berryman

Seconded: Cr Paul Harmon

That the Committee recommend to Council that:

- i) *The information be received and noted; and*
- ii) *No further action be taken on nutrient stripping of treated effluent at Inverell Sewage Treatment Plant at this point in time for the reasons outlined in the report.*

CARRIED

5.2 BONSHAW RAW WATER SUPPLY DROUGHT SECURITY S32.13.2

COMMITTEE RESOLUTION

Moved: Cr Paul Harmon

Seconded: Cr Stewart Berryman

The Committee recommend to Council that:

1. *The report be received and noted;*
2. *Council adopt the following priorities for investigation and augmentation works to improve drought security of the Bonshaw restricted flow raw water supply within the total budget of \$190K including up to \$114K of NSW Government drought emergency funding:*
 - Priority 1 – Establish a more secure source of ground water; and*
 - Priority 2 – Increase the village reservoir storage capacity and pressure in the reticulation mains; and*
3. *The progress of investigations be reported to a future Civil & Environmental Services Committee meeting.*

CARRIED

6 INFORMATION REPORTS

COMMITTEE RESOLUTION

Moved: Cr Paul Harmon

Seconded: Cr Stewart Berryman

That the information report be received and noted.

CARRIED

6.1 WORKS UPDATE S28.21.1/14

The Meeting closed at 9.20am.

3 DISCLOSURE OF CONFLICT OF INTERESTS/PECUNIARY AND NON-PECUNIARY INTERESTS

4 PUBLIC FORUM

5 COMMITTEE REPORTS

5.1 FUNDING ALLOCATION - MR137 ASHFORD ROAD "WANDERA SOUTH" AND MR73 BUNDARRA ROAD "GILGAI SOUTH" ROAD REALIGNMENTS AND REHABILITATION PROJECTS

File Number: S12.5.1/14 / 21/24051

Author: Justin Pay, Manager Civil Engineering

SUMMARY:

During Council's budgeting process for the 2021/2022 financial year, funds were allocated to Bitumen Road rehabilitation and were subject to a future report. The Committee is being asked to recommend to Council that \$1,280,000 be allocated to the MR73 Bundarra Road "Gilgai South" and \$990,000 be allocated to MR137 Ashford Road "Wandera South" realignment and pavement rehabilitation projects.

RECOMMENDATION:

That the Committee recommend to Council that \$1,280,000 be allocated to the MR73 Bundarra Road "Gilgai South" and \$990,000 be allocated to MR137 Ashford Road "Wandera South" realignment and pavement rehabilitation projects, from the bitumen road renewal fund.

COMMENTARY:

During Council's budgeting process for the 2021/2022 financial year, funds were allocated to Bitumen Road renewal and were subject to a future report. Funds also remain unspent from the 2020/2021 Bitumen Road renewal budget. These funds were unallocated and delayed due to the large volume of grant funded projects in the 2020/2021 financial year, the total quantum of funds available for expenditure under this program in 2021/2022 is approximately \$2,600,000 (pending actual re-vote amount from 2020/2021).

In order to determine priorities for funding allocation, engineering staff have compiled the Rural Sealed Roads – Rehabilitation Program 2020 – 2024, which was adopted by Council in August 2020. This program was developed in conjunction with Council's road asset revaluation. A copy of the program is included in Attachment 1 for information of the committee.

The highest priority project (MR73 Bundarra Road "Racecourse Straight" rehabilitation) on the program has allocated funding under the 2021/2022 REPAIR Program. The next highest priority project is:

- Segments 150/160 MR73 Bundarra Road "Gilgai South" realignment and pavement rehabilitation project (Chainage 35.49km to Chainage 37.89km north of Shire Boundary).

Following from the above project the next two priorities require extensive environmental assessment and fisheries approval, therefore it is unlikely that they could be constructed next financial year. The next highest priority project where construction could commence next financial year is:

- Segment 110 MR137 Ashford Road "Wandera South" realignment and pavement rehabilitation project (Chainage 12.5km to 14.1km north of Otho Street).

The pavement at both of these locations has reached the end of its useful life and the bitumen seal width is less than that targeted by Council. Both projects involve pavement realignment, rehabilitation and widening. Each project also involves significant drainage structure renewal/widening and requires third party assets (telecommunication/power) to be relocated.

In order to gain efficiency the MR73 project is proposed to be 2.4km long. This is approximately 750m further to the south than the noted chainages in the Rural Sealed Roads – Rehabilitation

Program 2020 – 2024. Completing this additional 750m whilst construction crews are on site will provide an economy of scale and reduce impacts to the travelling public.

Survey work has been completed and design works are substantially completed for these projects. Whilst final design plans are yet to be completed, estimates based on draft plans have been developed. The draft estimates for each are as follows:

- MR73 Bundarra Road “Gilgai South” - \$1,280,000
- MR137 Ashford Road “Wandera South” - \$990,000

The committee is requested to recommend to Council that the above funding allocations be made in the 2021/2022 financial year. Any required amendments to the draft estimate will be presented to Council for approval following the pre-construction Project Control Group meeting.

Pending Council approval and weather constraints, physical construction has been scheduled to commence during the first half of the 2022 calendar year.

The plans in Attachment 2 & 3 show the locality of the proposed works.

RISK ASSESSMENT:

Nil

POLICY IMPLICATIONS:

Nil

CHIEF FINANCIAL OFFICERS COMMENT:

Council has sufficient funds allocated in the 2020/2021 & 2021/2022 Bitumen Road renewal budget to complete the above mentioned projects.

LEGAL IMPLICATIONS:

NIL

ATTACHMENTS:

1. Regional Roads Rehabilitation Program 2020-2024
2. Bundarra Road
3. Inverell-Bonshaw Road

Regional Roads Rehabilitation Program 2020-2024																
Priority	Road Name	Segment ID	Length (m)	Start Chainage	End Chainage	Cracking Severity	Crack Extent	Patches	Roughness	Rutting	School Bus Route	Traffic Volume	Heavy Vehicle Traffic Volume	Seal Width Deficiency	Accident History	Pavement Score
1	Bundarra Road	MR073-40	426	43.017	43.443	1.00	2.67	3.2	5.40	5.81	5	10.00	12	15	0	60.08
2	Bundarra Road	MR073-50	536	43.443	43.979	1.00	2.67	3.2	8.40	7.69	5	10.00	12	15	0	64.95
3	Bundarra Road	MR073-150	1110	35.492	36.602	2.00	5.33	4.8	9.20	5.81	5	10.00	12	15	0	69.15
4	Bundarra Road	MR073-160	540	36.602	37.142	1.00	2.67	6.4	5.30	4.31	5	8.33	12	15	0	60.01
5	Inverell-Bonshaw Road	MR137-200	375	27.414	27.789	1.00	2.67	3.2	9.90	5.34	5	8.33	12	15	0	62.44
6	Inverell-Bonshaw Road	MR137-205	940	27.817	28.757	2.00	5.33	1.6	10.80	5.34	5	6.67	8	9	0	53.74
7	Bingara Road	MR134-100	1161	35.499	36.66	1.00	2.67	3.2	11.50	6.00	5	8.33	8	15	0	60.70
8	Inverell-Bonshaw Road	MR137-110	1596	12.507	14.103	1.00	2.67	3.2	10.90	6.28	5	8.33	12	9	0	58.38
9	Inverell-Bonshaw Road	MR137-120	760	14.134	14.894	1.00	2.67	4.8	6.50	6.28	5	8.33	10	9	0	53.58
10	Inverell-Bonshaw Road	MR137-125	839	14.916	15.755	1.00	2.67	4.8	6.70	5.53	5	8.33	10	9	0	53.03
11	Yetman Road	MR187-110	1406	14.895	16.301	1.00	2.67	8	13.00	9.84	5	6.67	8	3	0	57.18
12	Yetman Road	MR187-300	1733	44.863	46.596	1.00	2.67	8	12.70	12.28	5	5.00	4	3	0	53.65
13	Yetman Road	MR187-310	1703	46.596	48.299	1.00	2.67	8	13.20	10.97	5	5.00	4	3	0	52.84
14	Yetman Road	MR187-280	1361	41.784	43.145	1.00	2.67	6.4	13.60	9.28	5	3.33	6	3	0	50.28
15	Bingara Road	MR134-010	1193	24.188	25.381	1.00	2.67	3.2	12.60	8.53	5	6.67	8	9	0	56.66
16	Bingara Road	MR134-017	321	25.398	25.719	1.00	2.67	1.6	9.40	6.38	5	8.33	6	15	0	55.38
17	Inverell-Bonshaw Road	MR137-510	1519	66.122	67.641	1.00	2.67	6.4	11.80	8.72	5	6.67	6	9	0	57.25
18	Inverell-Bonshaw Road	MR137-500	1699	64.423	66.122	1.00	2.67	4.8	12.00	7.88	5	6.67	6	9	0	55.01
19	Inverell-Bonshaw Road	MR137-470	847	60.476	61.323	1.00	2.67	1.6	14.40	8.91	5	6.67	12	9	0	61.24
20	Yetman Road	MR187-035	1232	2.471	3.703	1.00	2.67	1.6	7.60	7.97	5	10.00	12	9	0	56.84
21	Inverell-Bonshaw Road	MR137-250	1141	33.503	34.644	1.00	2.67	6.4	10.40	8.72	5	6.67	6	9	0	55.85
22	Inverell-Bonshaw Road	MR137-260	1115	34.644	35.759	1.00	2.67	6.4	13.80	6.56	5	6.67	4	9	0	55.10
23	Inverell-Bonshaw Road	MR137-360	1767	47.388	49.155	2.00	5.33	4.8	13.10	7.78	5	6.67	8	3	0	55.68
24	Inverell-Bonshaw Road	MR137-370	1762	49.155	50.917	2.00	5.33	4.8	16.30	8.44	5	6.67	4	3	0	55.54
25	Inverell-Bonshaw Road	MR137-380	1100	50.917	52.017	1.00	2.67	6.4	16.10	9.66	5	6.67	4	3	0	54.49
26	Inverell-Bonshaw Road	MR137-429	137	56.483	56.62	1.00	2.67	8	16.50	8.81	5	6.67	4	3	0	55.65
27	Warialda Road	MR063-190	1513	74.044	75.557	1.00	2.67	4.8	17.50	6.38	5	5.00	4	9	0	55.34
28	Warialda Road	MR063-090	1380	60.458	61.838	1.00	2.67	3.2	13.40	7.78	5	5.00	8	9	0	55.05
29	Yetman Road	MR187-450	926	66.851	67.777	1.00	2.67	8	11.40	6.38	5	5.00	6	9	0	54.44
30	Inverell-Bonshaw Road	MR137-180	1869	24.171	26.04	1.00	2.67	8	10.30	7.22	5	6.67	4	9	0	53.85
31	Inverell-Bonshaw Road	MR137-190	1374	26.04	27.414	2.00	5.33	3.2	11.90	5.53	5	6.67	4	9	0	52.63
32	Inverell-Bonshaw Road	MR137-062	951	4.932	5.883	1.00	2.67	1.6	5.70	9.28	5	8.33	10	9	0	52.58
33	Inverell-Bonshaw Road	MR137-560	897	73.704	74.601	1.00	2.67	4.8	14.20	10.22	5	5.00	6	9	0	57.89
34	Bundarra Road	MR073-060	882	37.115	37.997	1.00	2.67	1.6	5.30	3.94	5	10.00	12	15	0	56.50
35	Yetman Road	MR187-060	1350	6.817	8.167	1.00	2.67	3.2	8.00	3.47	5	8.33	8	15	0	54.67

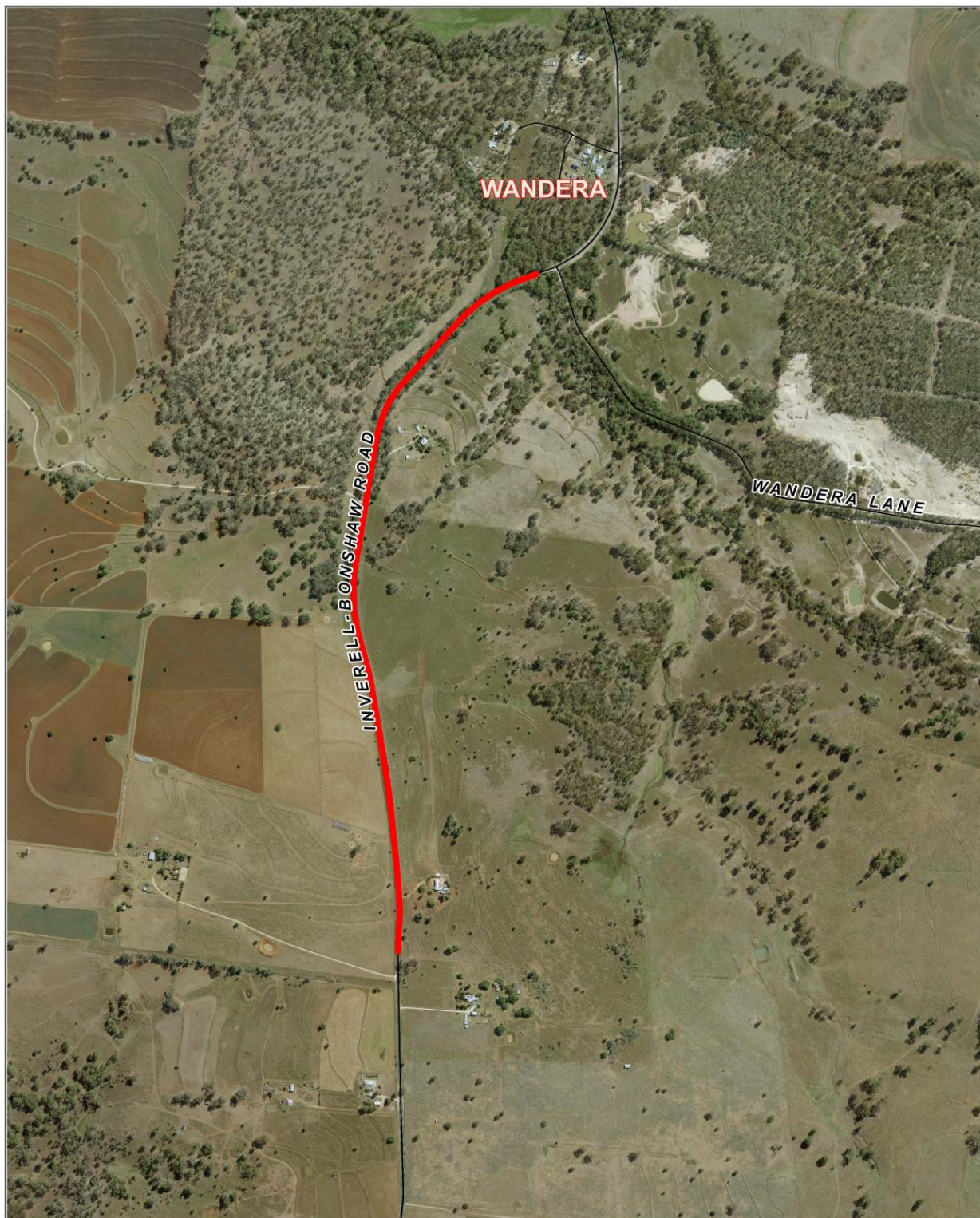


PROPOSED REALIGNMENT & REHABILITATION PROJECT BUNDARRA ROAD - SCHWENKES LANE TO BONVALE ROAD



— Proposed

IMPORTANT: This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground. This information has been prepared for Council's internal purposes and for no other purpose. No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Inverell Shire Council nor the Department of Lands makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. © The State of New South Wales (Department of Lands) 2008, © Inverell Shire Council 2008. This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD) heights. For most practical purposes GDA94 coordinates and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84) are the same.



PROPOSED REALIGNMENT & REHABILITATION PROJECT

INVERELL - BONSHAW ROAD - SEGMENT MR137-110

 Proposed



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6 DESTINATION REPORTS**6.1 DA-86/2021 - DEMOLITION OF EXISTING DWELLINGS AND STRUCTURES - 1-7 CHESTER STREET, INVERELL AND 28 GLEN INNES ROAD, INVERELL****File Number:** DA-86/2021 / 21/23654**Author:** Chris Faley, Development Services Coordinator**SUMMARY:**

An application (DA-86/2021) has been received for the demolition of the existing dwellings and structures at:

- 1 Chester Street, Inverell – Residential dwelling and ancillary structures;
- 3 Chester Street, Inverell – Residential dwelling and ancillary structures;
- 5 Chester Street, Inverell – Residential dwelling and ancillary structures;
- 7 Chester Street, Inverell – Residential dwelling and ancillary structures; and
- 28 Glen Innes Road, Inverell – Former commercial premises (currently vacant).

DA-86/2021 has been examined having regard to the matters for consideration in Section 4.15 of the *Environmental Planning and Assessment Act 1979* and is considered to:

- Comply with the *Inverell Local Environmental Plan 2012*;
- Comply with the applicable state environmental planning policies;
- Comply with the *Inverell Development Control Plan 2013*;
- Comply with the *Australian Standard 2601 – Demolition of Structures*;
- Have minimal impact on the natural and built environments;
- Have minimal social and economic impacts;
- Be a suitable development for the site; and
- Not be prejudicial to the public interest.

DA-86/2021 was advertised/exhibited and notified to surrounding landowners from 17 June, 2021 to 1 July, 2021. As a result of notification, one (1) submission by way of objection was received. The matters raised in the submission have been assessed and on balance, it is considered that the matters raised do not preclude issuing of development consent.

It is recommended that DA-86/2021 be approved subject to conditions of consent.

RECOMMENDATION:

The committee recommend to Council that Development Application 86/2021 be approved subject to the following conditions of consent:

Preliminary

1. Inverell Shire Council issues its consent, subject to conditions stated hereunder, in accordance with Section 4.17 of the *Environmental Planning and Assessment Act 1979*.

Consent is granted for the demolition of dwellings, buildings and structures on:

- Lot 2 DP 322074 – 1 Chester Street, Inverell;
- Lot 1 DP 326225 – 3 Chester Street, Inverell;
- Lot 2 DP 326225 – 5 Chester Street, Inverell;
- Lot 3D DP 360441 – 7 Chester Street, Inverell; and
- Lot 1 DP 334109 – 28 Glen Innes Road, Inverell.

To confirm and clarify the terms of consent, the development must be carried out in accordance with the stamped and approved plan and accompanying documentation, unless modified by any conditions of consent. Any deviation will require the consent of Council.

2. The applicant must comply with all relevant prescribed conditions as contained in Division 8A of the *Environmental Planning & Assessment Regulation 2000*.

Prior to Demolition

3. Prior to the commencement of demolition works on 3 Chester Street, Inverell, an archival photographic recording of 3 Chester Street is to be prepared and submitted to Council for approval. The archival recording must be in accordance with the NSW Heritage Office guidelines titled “Photographic Recordings of Heritage Items using film or Digital Capture”. Copies of the photographic archival recording must be provided to Inverell Shire Council and the Inverell Public Library.

4. Prior to commencement of demolition, a waste management plan is to be submitted and approved by Council. The waste management plan must:

- Identify and sort all waste (including excavation, demolition and construction waste material) into the following waste streams:
 - Concrete/Bricks/Tiles;
 - Clean fill;
 - Steel;
 - Timber;
 - Green waste;
 - Asbestos Containing Material; and
 - Mixed waste.
- Identify the quantity of waste material, in tonnes and cubic metres, to be:
 - reused on-site;
 - recycled on-site and off-site; and
 - disposed of off-site.
- If waste material is to be reused or recycled on-site—specify how the waste material will be reused or recycled on-site; and
- If waste material is to be disposed of or recycled off-site—specify the contractor who will be transporting the material and the waste facility or recycling outlet to which the material will be taken.

Prior to commencement of demolition, a traffic and pedestrian management plan is to be

5. submitted and approved by Council. The traffic and pedestrian management plan must:
 - Identify the site entry and exit for the demolition works, with all loading and unloading to be undertaken within the site;
 - Identify the maximum size vehicle used for demolition;
 - Identify any hoarding / fencing required on the public footpath and pedestrian control measures.
6. Prior to commencement of demolition, all utilities are to be disconnected from the relevant site and capped to the satisfaction of the relevant authority. In relation to water and sewer, the disconnection of these require:
 - Existing sewer services to be capped at the junction; and
 - Existing water services to be disconnected downstream of the water meter and capped.

During Demolition

7. All demolition work is to be carried out in accordance with *Australian Standard 2601 The demolition of structures*.
8. Demolition may only be carried out between 7.00am and 5.00pm on Monday to Saturday and no demolition is to be carried out at any time on a Sunday or a public holiday.
9. A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works.
10. At all times during demolition a competent person shall directly supervise work. It is the responsibility of the person to ensure that:
 - The structure to be demolished and all its components shall be maintained in a stable and safe condition at all stages of the demolition work;
 - Precautions are to be taken to ensure that the stability of all parts of the structure and the safety of persons on and outside the site are maintained particularly in the event of sudden and severe weather changes; and
 - The site shall be sealed off at all times against the unauthorised entry of persons or vehicles.
11. Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:
 - Diverting uncontaminated run-off around cleared or disturbed areas;
 - Erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties;
 - Preventing the tracking of sediment by vehicles onto roads; and
 - Stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot boundaries.
12. During construction:
 - All vehicles entering or leaving the site must have their loads covered; and
 - All vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
13. If during works, the land is found to be contaminated, within the meaning of the *Contaminated Land Management Act 1997*:
 - All works must stop immediately, and
 - The Environment Protection Authority and the Council must be notified of the contamination.

14. Any fill brought to the demolition site must contain only virgin excavated natural material as defined in Schedule 1, Part 3 of the *Protection of the Environment Operations Act 1997*.
15. Any demolition work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the *Work Health and Safety Regulation 2011*.
- The owner must provide Council with a copy of a signed contract with such a person before any asbestos removal commences.
- Any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered.
- If the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the owner must give Council a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.
- Note: Prior to the disposal of Asbestos Containing Material at the Inverell Landfill, Council is to be provided with a minimum of 24 hours notice. The Inverell Waste Depot can be contacted on (02) 67213546.*
16. The applicant will:
- Repair, or pay the full costs associated with repairing any public infrastructure that is damaged by the development, and
 - Relocate, or pay the full costs associated with relocating any public infrastructure that needs to be relocated as a result of the development.
- Upon Completion of Demolition***
17. Within 14 days of completion of demolition, copies of receipts stating the following must be given to Council:
- The place to which waste materials were transported;
 - The name of the contractor transporting the materials; and
 - The quantity of materials transported off-site and recycled or disposed of.
18. At the completion of demolition, the site must be left clear of waste and debris. The site must be maintained in a clean and tidy manner, including the control of overgrown vegetation, until such time that the land has been redeveloped.

INTRODUCTION

An application (DA-86/2021) has been received for the demolition of the existing dwellings and structures at:

- 1 Chester Street, Inverell;
- 3 Chester Street, Inverell;
- 5 Chester Street, Inverell;
- 7 Chester Street, Inverell; and
- 28 Glen Innes Road, Inverell.

The site is zoned 'R1 General Residential' and 'B1 Neighbourhood Centre' pursuant to the *Inverell Local Environmental Plan 2012*. Pursuant to Section 2.7 of the *Inverell Local Environmental Plan 2012*, the demolition of a building or work may be undertaken with consent.

The dwelling located at 3 Chester Street, Inverell is an Item of Environmental Heritage under the *Inverell Local Environmental Plan 2012*. The applicant has supplied a Statement of Heritage Impact, which supports the demolition of the heritage item. Council's Heritage Advisor has also reviewed the demolition and has no objection subject to photographic archival recording of the dwelling on 3 Chester Street being completed prior to its demolition.

The application was advertised/exhibited and notified to surrounding landowners from 17 June, 2021 to 1 July, 2021. As a result of notification, one (1) submission by way of objection was received. The objection raised by the submission maker primarily relates to:

- Potential structural impacts on the adjoining 101 Lawrence Street, Inverell

The dwelling on 101 Lawrence Street is approximately 10 metres from the nearest dwelling to be demolished. All demolition must be undertaken in accordance with *Australian Standard 2601—2001: The Demolition of Structures*, which contains controls relating to protection of adjoining dwellings. Compliance with Australian Standard 2601 will be enforced as a condition of consent.

- Potential impacts associated with possible future commercial development of the development site

This application relates to demolition only. Council has not received any application for the future development of the site. A potential future commercial use cannot be considered as part of this Development Application.

DA-86/2021 has been examined having regard to the matters for consideration in Section 4.15 of the *Environmental Planning and Assessment Act 1979* and is recommended for approval subject to conditions.

Note: The demolition of non-heritage dwellings and minor commercial development can be undertaken as Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. A Complying Development is a fast-track approval process, which does not require notification of neighbours. As the proposed development involves the demolition of a heritage item (3 Chester Street, Inverell), a Development Application is required. However, there is opportunity for the applicant to lodge a Development Application for 3 Chester Street only and pursue Complying Development for the demolition of the other properties.

APPLICATION SUMMARY

Applicant:	Newton Denny Chapelle
Owner:	Leadbeatter Pastoral Pty Ltd and McKinlay Properties Pty Ltd
Application No:	DA-86/2021
Proposed Development:	Demolition of the Existing Dwellings and Structures
Application Documents:	Statement of Environmental Effects (Attachment 1) Location Plan (Attachment 2) Demolition Plan (Attachment 3) Statement of Heritage Impact (Attachment 4)

SUBJECT SITE AND LOCALITY

The development site is shown in **Figure 1** and comprises:

- *Lot 2 DP 322074, 1 Chester Street, Inverell* – This property has an area of 284.5m² and is located on the northern side of the Liberty Service Station. It contains a single storey residential dwelling (Photo 1) and ancillary structures;
- *Lot 1 DP 326225, 3 Chester Street, Inverell* – This property has an area of 1012m² and is located on the northern side of the Liberty Service Station. It contains a single storey residential dwelling (**Photo 2**) and ancillary structures. The dwelling on 3 Chester Street is

identified as an Item of Environmental Heritage under the *Inverell Local Environmental Plan 2012*;

- *Lot 2 DP 326225, 5 Chester Street, Inverell* – This property has an area of 1012m² and contains a single storey residential dwelling (**Photo 3**) and ancillary structures;
- *Lot 3D DP 360441, 7 Chester Street, Inverell* – This property has an area of 556.4m² and contains a single storey residential dwelling (**Photo 4**) and ancillary structures; and
- *Lot 1 DP 334109, 28 Glen Innes Road, Inverell* - This property has an area of 379.4m² is located on the eastern side of the Liberty Service Station (towards Glen Innes). It contains a single storey building previously used for a vet surgery and other business purposes.

The subject land has frontage to Glen Innes Road, Chester Street and Chester Lane. Glen Innes Road forms part of the Gwydir Highway and Chester Street is permitted for use by restricted-access-vehicles (e.g. B-Doubles) outside school bus hours and with a maximum speed of 40km/h. Chester Lane is a minor laneway providing secondary access to the rear of properties. The road network can be seen in **Figure 1**.

The site is not identified as being affected by bush fire, flooding or any other natural hazard.

The surrounding area comprises a mixture of commercial and residential uses, with the development site being located at the interface between the R1 General Residential and B1 Neighbourhood Centre zones. The zoning of the development site under the *Inverell Local Environmental Plan 2012* is shown **Table 1** and **Figure 2**. Notable land uses adjoining and/or adjacent to the site of the development are:

- The Liberty Service Station located at 24-26 Glen Innes Road (eastern corner of Chester Street and Glen Innes Road);
- Sapphire City Motor Inn located at 34 Glen Innes Road;
- The mixed use business/warehouse precinct (former Cordial factory building) at 18-22 Glen Innes Road (western corner of Chester Street and Glen Innes Road; and
- Residential properties along Chester Street and Lawrence Street.

Table 1 – Zone of the Development Site under the Inverell Local Environmental Plan 2012

<u>Title Particulars</u>	<u>Address</u>	<u>Zone</u>
Lot 1 DP 334109	28 Glen Innes Road, Inverell	B1 Neighbourhood Centre
Lot 2 DP 322074	1 Chester Street, Inverell	B1 Neighbourhood Centre
Lot 1 DP 326225	3 Chester Street, Inverell	R1 General Residential
Lot 2 DP 326225	5 Chester Street, Inverell	R1 General Residential
Lot 3D DP 360441	7 Chester Street, Inverell	R1 General Residential



Figure 1 – Aerial Image of 1, 3, 5 and 7 Chester Street, Inverell and Glen Innes Road, Inverell



Figure 2 – Zoning of Development Site under the Inverell Local Environmental Plan 2012



Photo 1 – 1 Chester Street, Inverell



Photo 2 – 3 Chester Street, Inverell



Photo 3 – 5 Chester Street, Inverell



Photo 4 – 7 Chester Street, Inverell



Photo 5 – 28 Glen Innes Road, Inverell

PROPOSED DEVELOPMENT

The applicant is seeking development consent to demolish the existing buildings and structures located on:

- Lot 2 DP 322074 – 1 Chester Street, Inverell;
- Lot 1 DP 326225 – 3 Chester Street, Inverell;
- Lot 2 DP 326225 – 5 Chester Street, Inverell;
- Lot 3D DP 360441 – 7 Chester Street, Inverell; and
- Lot 1 DP 334109 – 28 Glen Innes Road, Inverell.

The demolition will include all dwellings, structures and outbuildings, which will result in the subject lots being vacant land. The purpose of the demolition is to facilitate the re-development of the subject lots at a later date. The future re-development does not form part of this Development Application.

The following measures have been proposed by the applicant as part of the demolition works:

- All waste material generated from the demolition works will be appropriately transported to Inverell Council's landfill;
- The reticulated services to the lot will be disconnected in accordance with the requirements of Council;
- Sedimentation controls will be adopted to prevent soil erosion, water pollution or the discharge of sediment onto surrounding land, incorporating the stockpiling of building debris within silt fences; and
- Should asbestos be found during the demolition works, removal or disposal of asbestos will be in accordance with Worksafe Australia accreditation and licensing requirements and in compliance with the above legislative requirements that relate to asbestos removal.

REFERRALS UNDERTAKEN & OTHER APPROVALS REQUIRED**Internal Referrals****Heritage Advisor Referral**

Council's Heritage Advisor has reviewed the significance of 3 Chester Street and provided the following comments:

The Inverell Shire Heritage Study 1986 states that the building was constructed between 1925 - 1950 and that the building may have been associated with an adjacent cordial factory.

From an external inspection, from the front only, it was evident that over the years alterations have occurred some of which is unsympathetic to the architecture of the building.

It is understood that Council is proposing to undertake a major upgrade to the intersection of Glen Innes Road and Tingha Road and that the works will affect part of the land that the Liberty Service Station is situated on.

The owners of Liberty Service Station are investigating options to expand their business and 3 Chester Street is included in their options.

Should the owners be proposing to demolish this building then a Heritage Archival Report should be prepared and accompany any future Development Application. The report should outline the history of the building; include plans and elevations and photographs of the exterior and interior of the building including any of the internal original fixtures and fittings.

A copy of the Heritage Archival Report should also be deposited with the Local Studies Section of the Council library.

Development Services Coordinator Comment: A condition of consent will be imposed in relation to Photographic Archival Recording of 3 Chester Street to be undertaken prior to its demolition.

Environmental Health / Waste Referral

DA-86/2021 was referred to Council's Manager Environmental Health who has provided the following comments:

In relation to the referral of DA-86/2021 – Application for demolition of existing dwellings and structures, I provide the following comments from an Environmental Health perspective:

- *All waste associated with the development is to be transported and disposed of at an appropriately licenced waste management facility;*
- *All Asbestos Containing Material is to be transported in accordance with Protection of the Environment Operations (Waste) Regulation 2014;*
- *Prior to the disposal of Asbestos Containing Material, Council is to be provided with a minimum of 24hrs notice. To arrange for disposal contact Inverell Waste Depot, phone number is (02) 67213546;*
- *Waste generated as part of the development is to be sorted into the following waste streams as far as practicable for disposal:*
 - *Concrete/Bricks/Tiles;*
 - *Clean fill;*
 - *Steel;*
 - *Timber;*
 - *Green waste;*
 - *Asbestos Containing Material; and*
 - *Mixed waste.*
- *Loading of waste materials in vehicles is to occur within the respective property boundary; and*
- *The demolition of the dwellings and associated structures is to be undertaken in accordance with stamped plans and supporting documentation.*

Development Services Coordinator Comment: Suitable conditions of consent, consistent with the comments provided by Council's Manager Environmental Health, will be imposed in relation to waste handling and disposal.

Engineering Referral

DA-86/2021 was referred to Council's Works Engineer who has provided the following comments:

Demolition of Existing Dwellings & Clearing of Site

- *Any asbestos encountered to be addressed in accordance with regulations & guidelines;*
- *Existing sewer services to be capped at the junction prior to demolition works commencing; and*
- *Existing water services to be disconnected downstream of the water meter and capped prior to demolition works commencing.*

Traffic Management

- *A Traffic Management Plan shall be submitted to Council for approval prior to commencement of works.*

Dust Control

- *Suitable dust control measures are to be in place during demolition works.*

Development Services Coordinator Comment: Suitable conditions of consent, consistent with the comments provided by Council's Works Engineer, will be imposed in relation to asbestos, disconnection of services and traffic management.

ASSESSMENT - STATUTORY REQUIREMENTS – S.4.15

In determining a Development Application, a consent authority is to take into consideration the following matters that are of **relevance** to the development, the subject of the Development Application.

Relevant State Environmental Planning Policies

<u>Policy</u>	<u>Comment</u>
<i>State Environmental Planning Policy No. 55 – Remediation of Land</i>	There is no evidence to suggest that the site is contaminated or unsuitable for development. As a precaution, a condition of consent will be imposed in relation to any discovery of contamination during demolition works.
<i>State Environmental Planning (Infrastructure) 2007</i>	Glen Innes Road forms part of the Gwydir Highway, which is a 'classified road'. Pursuant to Clause 101 of this state policy relating to development with frontage to a classified road, the demolition is not considered to: <ul style="list-style-type: none"> • Compromise the effective and ongoing operation and function of the Gwydir Highway; or • Influence traffic noise or vehicle emission impacts in the locality.

Local Environmental Plans

Inverell Local Environmental Plan 2012

CLAUSE	TITLE	COMMENT AND ASSESSMENT
1.2	Aims of Plan	<p><i>The particular aims of this Plan are as follows:</i></p> <ul style="list-style-type: none"> <i>a) To encourage sustainable economic growth and development;</i> <i>b) To protect and retain productive agricultural land;</i> <i>c) To protect, conserve and enhance natural assets;</i> <i>d) To protect built and cultural heritage assets; and</i> <i>e) To provide opportunities for growth.</i> <p>Given the unsympathetic alterations to 3 Chester Street</p>

		(refer previous Heritage Advisor comments); the demolition of the heritage item is not unreasonable as it will provide opportunities for economic growth and development.
2.1	Land use zones	The subject site is zoned R1 General Residential and B1 Neighbourhood Centre (refer Table 1 and Figure 2). Demolition is permitted with consent under Clause 2.7 of the <i>Inverell Local Environmental Plan 2012</i> (refer below). The development is not considered to be inconsistent with the zone objectives.
2.7	Demolition requires development consent	<i>The demolition of a building or work may be carried out only with development consent.</i>
5.10	Heritage conservation	<p>3 Chester Street is identified as an item of environmental heritage under Schedule 5 of the LEP. It has principally been listed as an item of heritage due to the age of the dwelling and the possibility that the dwelling may have been associated with an adjacent cordial factory</p> <p>Council's Heritage Advisor has considered the demolition of 3 Chester Street and has raised no objections to its demolition subject to photographic archival recording (refer 'Internal Referrals' section of this report).</p> <p>The applicant has also engaged a Heritage Consultant that has prepared a Statement of Heritage Impact (SOHI) for the demolition of 3 Chester Street, Inverell. A copy of the SOHI is included as Attachment 4. Amongst other matters, the SOHI provides the following statements:</p> <ul style="list-style-type: none"> • There is some likelihood that the house at 3 Chester Street was built at the same time as the cordial factory was 'updated' in 1929, as it dates from a similar era and both buildings were constructed from local red bricks. The desktop research outlined in this report, however, has not revealed sufficient evidence to confirm the house's believed connection with the cordial factory; • While the bungalow is an example of an interwar era house, which is of a type or style no longer constructed, other examples of inter-war or brick bungalow houses are found locally, and regionally across the New England region; and • The bungalow's location adjacent the service station, and nearby the Glen Innes Road, diminishes the potential for this item to be restored and maintained as a house that demonstrates important heritage values. <p>The SOHI also recommends that photographic archival recording of 3 Chester Street be undertaken prior to its demolition.</p> <p>It is recommended that development consent be granted for the demolition of 3 Chester Street, Inverell.</p>

6.1	Earthworks	<p>Minimal soil disturbance will be required for the proposed demolition works.</p> <p>The applicant has proposed that sedimentation controls will be adopted to prevent soil erosion, water pollution or the discharge of sediment onto surrounding land, incorporating the stock piling of building debris within silt fences.</p> <p>The development is considered to comply with the considerations of this clause.</p>
6.6	Essential Services	<p>A condition of consent will enforce that services are to be disconnected prior to demolition. Water and sewer are to be disconnected from each property as per the recommendations of Council's Works Engineer (refer 'Internal Referrals' section of this report).</p>

Development Control Plans

Inverell Development Control Plan 2013

The *Inverell Development Control Plan 2013* (IDCP 2013) does not contain any specific provisions relating to demolition. Whilst Chapter 7 of the IDCP 2013 relates to heritage, it does not prescribe controls for demolition of a heritage item.

Note: Whilst the re-development of the site does not form part of this Development Application, it is considered that any future redevelopment of the vacant lots could reasonably achieve compliance with the relevant standards of the IDCP 2013.

Prescribed Matters – Environmental Planning and Assessment Regulation 2000

Australian Standard 2601—2001: The Demolition of Structures

The Statement of Environmental Effects (**Attachment 1**) commits to undertaking demolition works in accordance with this Australian Standard. This commitment will also be reinforced as a condition of development consent.

The likely impacts of that development

<u>Matters</u>	<u>Consideration</u>
Context & Setting	<p>The development site is located at the interface between the Belgravia residential area and the neighbourhood centre on the corner of Glen Innes Road and Chester Street. The proposed demolition will create vacant land suitable for re-development.</p> <p>To protect the amenity of surrounding land from un-maintained vacant land (e.g. overgrown blocks), it is recommended a condition of consent be imposed that upon completion of demolition that the land be maintained in a clean and tidy manner.</p> <p><i>Note: The future re-development does not form part of this application. Any future re-zoning or Development Application will be subject to separate assessment and notification/advertising process, which will consider the proposed built form in the context and setting of the area and adjoining properties.</i></p>
Access, Traffic & Transport	<p>The road network surrounding the site consists of:</p> <ul style="list-style-type: none"> Glen Innes Road, which forms part of the Gywdir Highway. A concrete pedestrian path is constructed along Glen Innes Road, including in front of No. 28; Chester Street, which is permitted for use by restricted-access-vehicles (e.g. B-Doubles) outside school bus hours and with a maximum speed of 40km/h; and

	<ul style="list-style-type: none"> • Chester Lane, which is a minor laneway providing secondary access to the rear of properties. <p>Given the high vehicle and pedestrian activity in the area, there is considered to be potential for conflict including:</p> <ul style="list-style-type: none"> • Heavy vehicles entering and exiting the site; • Restriction of pedestrian movement (e.g. Glen Innes Road footpath); and/or • Restriction of traffic (e.g. blocking of Chester Lane) if proposed for access. <p>To mitigate these potential conflicts it is recommended that Council impose a condition of consent requiring a traffic and pedestrian management plan to be prepared and approved by Council prior to commencement of demolition.</p>
Utilities	Subject to services being disconnected prior to commencement of demolition (imposed as conditions of consent), the proposed development is not considered to have a significant adverse impact on utility infrastructure.
Heritage	Heritage has been discussed in detail earlier in this report under Clause 5.10 of the <i>Inverell Local Environmental Plan 2012</i> . Subject to photographic archival recording of 3 Chester Street, the development is not considered to have an unreasonable heritage impact.
Other Land Resources	The site is not considered suitable for primary production and the development is not considered to impact land resources.
Water	The development is not located in close proximity to any watercourses or considered to result in an adverse water impacts.
Soils	The applicant has proposed to install sedimentation controls during demolition to mitigate potential soil impacts and the development is not considered to have a significant adverse impact on soils.
Air Quality	The potential air quality impact as a result of demolition would be dust. To mitigate potential dust impacts it is recommended that conditions of consent be imposed in relation to dust suppression during demolition.
Flora & Fauna	The site is not considered to contain any significant flora and fauna.
Waste	All waste will be disposed at the Inverell landfill with conditions of consent being imposed consistent with the recommendations of Council's Manager Environmental Health (refer Internal Referrals section of this report). Overall, the development is not considered to have a significant adverse waste impact.
Noise	<p>There is potential for noise impacts to occur during the demolition period. In recognition of these potential impacts, it is recommended that the hours of demolition (consistent with state-wide demolition controls) be restricted to 7.00am and 5.00pm on Monday to Saturday. No demolition is to be carried out at any time on a Sunday or a public holiday.</p> <p>Demolition and subsequent noise will only occur for a limited period, with no long term noise impacts resulting from the vacant land. Subject to the limited hours of demolition, the development is not considered to have a significant adverse noise impact on adjoining residential properties.</p>
Natural Hazards	The site is not identified as being affected by bush fire, flooding or any other natural hazard.
Safety, Security & Crime Prevention	A condition of consent can enforce that a temporary hoarding/fence is erected between the work site and adjoining lands before the works begin, and must be kept in place until after the completion of works. The development is not considered to have a significant adverse impact of safety, security or crime prevention.

Social Impacts in the Locality	<p>The demolition of non-heritage dwellings and minor commercial development can be undertaken as Complying Development and there are not considered to be any significant adverse social impacts associated with the demolition of 28 Glen Innes Road or 1, 5 and 7 Chester Street, Inverell.</p> <p>3 Chester Street is listed as item of heritage principally due to the age of the dwelling and the possibility that the dwelling may have been associated with an adjacent cordial factory. There is insufficient evidence to suggest that 3 Chester Street was associated with the cordial factory (18-22 Glen Innes Road) and the dwelling is not the only example of an inter-war or brick bungalow house within Inverell or the broader New England region. Overall, it is considered that the demolition of 3 Chester Street will not impact the broader social benefit of retaining heritage items.</p>
Economic Impact in the Locality	The development is not considered to result in significant adverse economic impact on the locality.
Cumulative Impacts	Subject to the conditions of consent recommended in this report, the demolition of the structures is not considered to have a significant adverse cumulative impact.
Climate Change	The development is not considered to significant impact climate change factors.

Suitability of the Site

The proposed demolition will create vacant land suitable for re-development in accordance with the zoning and controls of the *Inverell Local Environmental Plan 2012*. All services will be disconnected, but remain available for future re-development. Overall, the site is considered suitable for the proposed development.

Submissions

The application was advertised/exhibited and notified to surrounding landowners from 17 June, 2021 to 1 July, 2021. As a result of notification, one (1) submission by way of objection was received. The submission has been circulated separately to Committee Members with the Business Paper.

The submission maker has predominantly raised concerns relating to the possible future commercial use of the site and the amenity of Chester Street being impacted by this potential future use.

This application relates to demolition only. The applicant does not propose any commercial development or commercial re-zoning of the subject site as part of this Development Application. Once the Chester Street dwellings are demolished, the properties will remain vacant land. At this point in time, the vacant land is suitable for redevelopment in accordance with its current zoning (i.e. 3-7 Chester Street zoned R1 General Residential). The submission makers concerns regarding the future commercial use of the site is not a relevant matter for consideration under this Development Application.

The only matter raised by the submission maker that should be considered by Council as part of this development application is:

The use of heavy equipment during the demolition and removal of existing structures may negatively impact on the foundations and structure of our property, 101 Lawrence Street, which is over 100 years old.

In this regard, 101 Lawrence Street is adjacent to 7 Chester Street; with an approximate separation distance of 10 metres between the dwelling on 101 Lawrence Street and the dwelling on 7 Chester Street. Protection of adjoining buildings as a result of demolition work is addressed under *Australian Standard 2601—2001: The Demolition of Structures*, which contains the following provisions:

- 1.7.1.2 Damage and Structural Integrity – No demolition activity shall cause damage to, or adversely affect, the structural integrity of adjoining buildings. Consideration shall be given to the use of shoring, and underpinning, and to changes to soil conditions as a result of demolition, and appropriate action taken.
- 1.7.1.3 Vibration and Concussion – The effects of vibration and concussion on adjoining buildings and their occupants shall be minimised as far as practical, by selecting demolition methods and equipment appropriate to the circumstances.

It is considered that the separation distance between 101 Lawrence Street and 7 Chester Street, in conjunction with the requirements of Australian Standard 2601 (compliance enforced as a condition of consent) are sufficient to mitigate potential impacts on 101 Lawrence Street, Inverell.

Public Interest

The application is not considered to be prejudicial to the public interest.

CONCLUSION

DA-86/2021 has been lodged for the demolition of the existing dwellings and structures at:

- 1 Chester Street, Inverell;
- 3 Chester Street, Inverell;
- 5 Chester Street, Inverell;
- 7 Chester Street, Inverell; and
- 28 Glen Innes Road, Inverell.

The demolition of non-heritage dwellings and minor commercial development could be undertaken as Complying Development under *State Environmental Planning Policy (Exempt and Complying development Codes) 2008* and this assessment has not identified any significant issues with the demolition of 1, 5 or 7 Chester Street or 28 Glen Innes Road, Inverell.

3 Chester Street, Inverell is listed as an item of environmental heritage under the *Inverell local Environmental Plan 2012*. The heritage significance of the property relates to the age of the dwelling and the possibility that the dwelling may have been associated with an adjacent cordial factory. Council's Heritage Advisor has reviewed this proposal and the applicant has engaged a separate heritage consultant to prepare a Statement of Heritage Impact. There is insufficient evidence to suggest that 3 Chester Street was associated with the cordial factory (18-22 Glen Innes Road) and the dwelling is not the only example of an inter-war or brick bungalow house within Inverell or the broader New England region. Both Council's Heritage Advisor and the heritage consultant have no objections to the demolition of 3 Chester Street, Inverell subject to photographic archival recording being completed prior to demolition.

The application was advertised/exhibited and notified to surrounding landowners from 17 June, 2021 to 1 July, 2021. As a result of notification, one (1) submission by way of objection was received. The objection raised by the submission maker primarily relates to:

- Potential structural impacts on the adjoining 101 Lawrence Street, Inverell
The demolition work must be undertaken in accordance with *Australian Standard 2601—2001: The Demolition of Structures*, which contains controls relating to protection of adjoining dwellings.
- Potential impacts associated with possible future commercial development of the development site
This application relates to demolition only. Council has not received any application for the future development of the site. A potential future commercial use cannot be considered as part of this Development Application.

Overall, the proposed development is permissible under the *Inverell Local Environmental Plan 2012*, complies with applicable state planning policies and can be undertaken in accordance *Australian Standard 2601—2001: The Demolition of Structures*. Suitable conditions of consent can be imposed to mitigate impacts associated demolition. Following an assessment in accordance

with Section 4.15 of the *Environmental Planning and Assessment Act 1979*, it is recommended that DA-86/2021 be approved subject to conditions.

ATTACHMENTS:

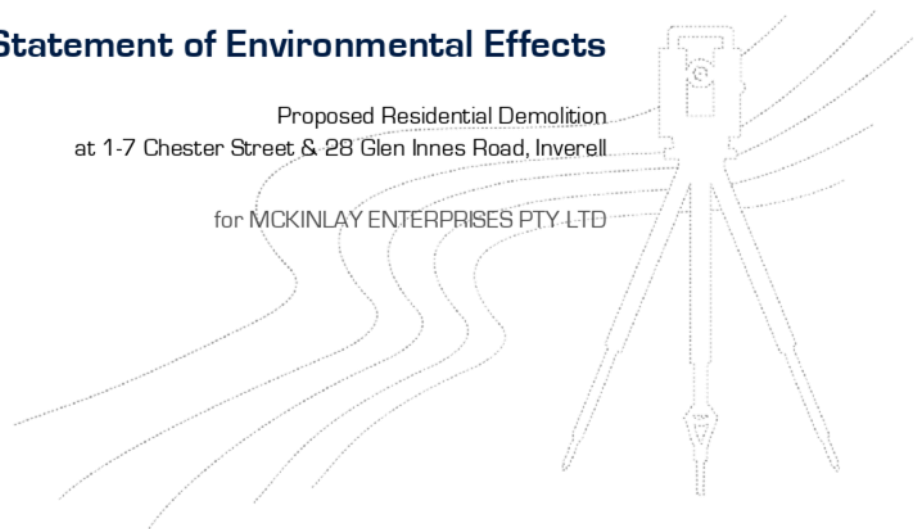
1. **Statement of Environmental Effects**
2. **Location Plan**
3. **Demolition Plan**
4. **Statement of Heritage Impact**

• JOHN NEWTON B. Surv; M.I.S. Aust. • TONY DENNY B. Surv; (Hons); M.I.S. Aust. • DAMIAN CHAPELLE BTP, CPP.

Statement of Environmental Effects

Proposed Residential Demolition
at 1-7 Chester Street & 28 Glen Innes Road, Inverell

for MCKINLAY ENTERPRISES PTY LTD

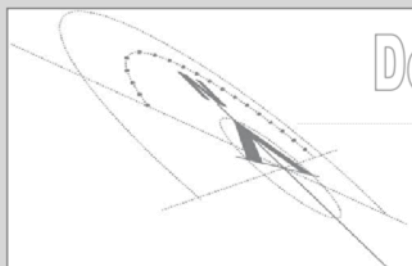


Site: Lot 2 DP 322074, Lot 1 & Lot 2 DP 326225,
Lot 3D DP 360441 and Lot 1 DP 334109

Our Ref: 190225
Date: June 2021



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Document Control Sheet

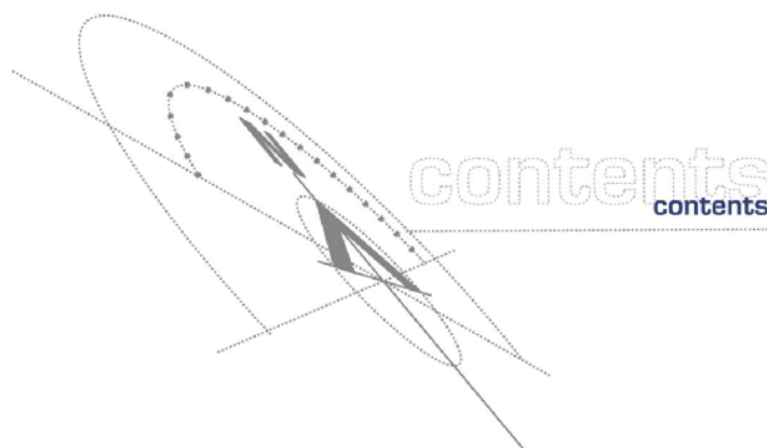
Document and Project Details				
Document Title:		Statement of Environmental Effects for Proposed Demolition of Residential Dwellings located at 1-7 Chester Street & 28 Glen Innes Road, Inverell.		
Author:		Damian Chapelle		
Project Manager:		Damian Chapelle		
Date of Issue:		June 2021		
Job Reference:		190225		
Project Outline:		This document presents a Statement of Environmental Effects for the proposed demolition of four residential dwellings and associated outbuildings located at 1-7 Chester Street & 28 Glen Innes Road, Inverell.		
Document Distribution				
Date	Status	Distribution – Number of Copies		
		Client	Council	Other
17/05/2021	Draft	1	0	0
07/06/2021	Final	1	1	0
Documentation Verification				
Checked by:	Damian Chapelle Mckinlay Enterprises Pty Ltd			

USAGE NOTE:

The plans to this document were prepared for the exclusive use of Mckinlay Enterprises Pty Ltd to accompany a Development Application for approval for the development of land described herein and is not to be used for any other purpose or by any other person or corporation. Newton Denny Chapelle (NDC) accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for a purpose other than that described above.

The maps, development plans and exhibits shown in this report are suitable only for the purposes of this report. No reliance should be placed on this information for any purpose other than for the purposes of this report. All dimensions, number, size and shape of lots/buildings as shown on plans in this document are subject to detailed engineering design plans and final survey and may vary subject to conditions of consent issued by the Consent Authority.

The information contained in this report is based on independent research undertaken by NDC. To the best of our knowledge, it does not contain any false, misleading or incomplete information. No extract of text from this document may be reproduced, stored or transmitted in any form without the prior consent of NDC. NDC declares that it does not have, nor expects to have, a beneficial interest in the subject project. Nor does it have any reportable political donations within the meaning of Section 10.4(3) of the Environmental Planning and Assessment Act 1979 to declare..



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Attachment 2	Demolition Plan <i>Newton Denny Chapelle</i>
Attachment 3	Statement of Heritage Impact <i>Dr Kate Gahan</i>

1. Executive Summary

1.1 Development Application

Development consent is sought from Inverell Shire Council for the demolition of residential dwellings located on five adjoining properties on Chester Street and Glen Innes Road, Inverell, as detailed in the Location Plan provided at **Attachment 1** and described in **Table 1** below:

Table 1: Land Holdings Subject to the Development Application

Subject Land	Current Land Use	Current Land Zoning
1 Chester Street, Inverell – Lot 2 on DP 322074	Residential Dwelling	B1 Neighbourhood Centre
3 Chester Street, Inverell – Lot 1 on DP 326225	Residential Dwelling	R1 General Residential
5 Chester Street, Inverell – Lot 2 on DP 326225	Residential Dwelling	R1 General Residential
7 Chester Street, Inverell – Lot 3D on DP 360441	Residential Dwelling	R1 General Residential
28 Glen Innes Road, Inverell – Lot 1 DP 334109	Vacant Commercial Building	B1 Neighbourhood Centre

The building located at 3 Chester Street, Inverell (Lot 1 DP 326225) is listed within Schedule 5 of the ILEP as an item of environmental heritage, being the residence (item I096). The heritage listing is of local significance. The buildings located at 1, 5 & 7 Chester Street and 28 Glen Innes Road do not fall within the Heritage Conservation Area as identified on Inverell Local Environmental Plan Heritage Map. - Sheet HER_008AA

It is noted that a Planning Proposal to rezone the portion zoned R1 General residential to be B1 Neighbourhood Centre is currently being prepared and will be lodged with Inverell Shire Council for consideration. Pre-lodgement discussions regarding the planning proposal have taken place and Council has indicated initial support for the proposal (see Council meeting minutes 28 October 2020 item 8.1.1).

1.2 Site Details

The site details relevant to the proposed development are provided within the below table.

Table 2: Site Details

Property Address	1-7 Chester Street & 28 Glen Innes Road, Inverell
Property Description	Lot 2 DP 322074, Lot 1 & Lot 2 DP 326225, Lot 3D DP 360441 and Lot 1 DP 334109 Parish of Inverell County of Gough
Registered Owner	Leadbeatter Pastoral Pty Ltd & McKinlay Properties Pty Ltd
Proponent	McKinlay Enterprises Pty Ltd
Applicant	Newton Denny Chapelle for and on behalf of the proponent
Local Authority	Inverell Shire Council
Site Area	2,864.9m ²
Easements	No
Existing Land Use	Residential
Local Planning Instrument	Inverell Local Environmental Plan 2012
Land Zoning	B1 Neighbourhood Centre & R1 General Residential
Integrated Referrals	Nil
Concurrence	Nil

1.3 Purpose

This Statement of Environmental Effects (SEE) is intended to accompany the Development Application prepared by Newton Denny Chapelle for and on behalf of the proponent of the subject development being McKinlay Enterprises Pty Ltd.

The intent of this report is to describe the site, its existing and proposed uses and to address all the issues relevant to this application's assessment and subsequent determination.

This report should be read in conjunction with the accompanying Inverell Shire Council Development Application form together with the following plans, drawings and assessments identified within **Table 3**, which support the development proposal:

Table 3: Plans and Assessments

Company	Component
Newton Denny Chapelle	Location Plan
Newton Denny Chapelle	Demolition Plan
Dr Kate Gahan	Statement of Heritage Impact

1.4 Further Information

Should Council require any additional information or wish to clarify any technical matter raised by this proposal or submissions made to same, Council is requested to consult with **Mr Damian Chapelle** on (02) 6622 1011 or dchapelle@ndc.com.au prior to determination of this application.

2. Site Description

2.1 Location & Land Use

The subject site is located at 1-7 Chester Street & 28 Glen Innes Road, Inverell. The land is located just outside of the Inverell Town Centre as illustrated within **Plate 1** which provides an aerial view of the site and surrounds.

The subject land being Lot 2 DP 322074, Lot 1 & Lot 2 DP 326225, Lot 3D DP 360441 and Lot 1 DP 334109 contains a total area of 3,224.3m² and each lot currently contains a single residential dwelling with the exception of Lot 1 DP 334109 which was formerly used as a commercial premises that is currently vacant.

The lot at 1 Chester Street has frontage to Chester street, the lots at 3-7 Chester Street have frontage to Chester Street and rear lane access to Chester Lane and the lot at 28 Glen Innes Road is a corner lot with primary frontage to Glen Innes Road and side access via Chester Lane.

The land is adjoined by residential allotments to the north and east containing single storey dwellings, commercial properties to the west and south containing a service station and a currently unoccupied building to the west and a motel to the south.



Plate 1: Locality Plan of the Subject Site

[Source: NSW Planning Portal]

2.2 Site Analysis

Site inspection and searches of local government records indicate the key site characteristics as outlined within **Table 4** below.

Table 4: Site Analysis

Existing structures within the subject site	Residential Dwelling and Vacant Commercial Building
Easements	Nil
Topography within the subject site	Flat, grading to drainage on Chester Street and Glen Innes Road
Vegetation within the subject site	Various minor vegetation is located on each lot
Infrastructure Services	The subject site is connected to all essential infrastructure, including water, sewer, NBN, telecommunications and electricity. Reference should be made to Attachment 1 which contains the infrastructure service location.
Hazard Mapping applicable to the subject site	Nil
Adjoining land uses	The subject site is adjoined to the following land uses. <ul style="list-style-type: none"> • North – residential lots; • East – residential lots; • South – commercial (Sapphire City Motor Inn); • West – commercial (Liberty Service Station)
Biodiversity Conservation	The subject site does not contain any significant trees or vegetation and the site is not included on the Biodiversity Value Map. Further consideration of the Biodiversity Conservation Act 2016 is not required.

2.3 Consent Register

A review of Council's online development consent register is provided in **Table 5** below.

Table 5: Development Consent Register

Subject Land	Application	Status
7 Chester Street, Inverell – Lot 3D on DP 360441	DA-46/2009 Additions to a Class 1a Dwelling and use of habitable room	Approved 19/05/2009

3. Development Proposal

3.1 Description of Development

The proposal seeks to demolish the existing buildings currently constructed upon land known as Lot 2 DP 322074, Lot 1 & Lot 2 DP 326225, Lot 3D DP 360441 and Lot 1 DP 334109 (1-7 Chester Street & 28 Glen Innes Road, Inverell) in order to facilitate the redevelopment of the subject lands.

To this end the redevelopment of the subject site does not form part of this Development Application.

The buildings subject to demolition are best described as single storey dwellings constructed with combination of materials typically comprising primarily of weatherboard and colourbond roof, with the exception of the building located on 3 Chester Street & 28 Glen Innes Road, which are comprised of red brick and colourbond roof. All structures are proposed to be demolished leaving the allotment clear of any debris from the building, hence all outbuildings will also be removed as part of the demolition works.

Whilst being disconnected, all utility services are proposed to be capped to ensure no disturbance of the soil profile.

The demolition of the buildings will be undertaken in accordance with the following legislative requirements:

- NSW Government WorkCover document 'Safe work method statement for demolition work';
- Protection of the Environment Operations Act 1997 and Regulations;
- Environmentally Hazardous Chemicals Act 1985;
- Protection of the Environment Administration Act 1991 and Regulations;
- Work Health and Safety Act 2011;
- Work Health and Safety Regulation 2011;
- Australian Standard 2601-2001: Demolition of Structures;
- Code of Practice for the Safe Removal of Asbestos [NOHSC:2002 (2005)];
- Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC:3002 (1998)] (Archived);
- Waste Avoidance and Resource Recovery Act 2001;
- Waste Avoidance and Resource Recovery Strategy 2007;
- Environmental Planning and Assessment Act 1979;
- Local Government Act 1993;
- Soil Conservation Act 1938.

The following components of the demolition will also be adopted:

- All waste material generated from the demolition works will be appropriately transported to Inverell Council's landfill.
- The reticulated services to the lot will be disconnected in accordance with the requirements of Council's Water and Sewer Department.
- Sedimentation controls will be adopted to prevent soil erosion, water pollution or the discharge of sediment onto surrounding land, incorporating the stock piling of building debris within silt fences.
- Should asbestos be found during the demolition works, removal or disposal of asbestos will be in accordance with Worksafe Australia accreditation and licensing requirements, and in compliance with the above legislative requirements that relate to asbestos removal.

4. Planning Assessment

4.1 Introduction

Section 4 documents the range of planning controls applicable to this application pursuant to Section 4.15 of the *Environmental Planning and Assessment Act 1979* and considers the consistency of the proposal with these requirements. The following planning documents have been considered in this report:

- Inverell Local Environmental Plan 2012;
- Inverell Development Control Plan 2013;
- Section 4.15 Environmental Planning & Assessment Act 1979.

4.2 Inverell Local Environmental Plan 2012 (ILEP)

Clause 2.3 – Zone Objectives and Land Use Table

The site is zoned partially *B1 – Neighbourhood Centre* and partially *R1 – General Residential* pursuant to the Inverell Local Environmental Plan 2012. Plate illustrates the current zoning:



Plate 2: Land Zoning [Source: NSW Planning Portal]

R1 General residential zone objectives

The objectives of the zone are:

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

B1 Neighbourhood centre zone objectives

The objectives of the zone are:

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.

Comment: The proposed demolition of the subject building will permit the site to be redeveloped in a manner that meets the R1 and B1 zone objectives. Accordingly, the R1 and B1 zoning objectives will be adequately addressed through the lodgement of a future Development Application for redevelopment of the site. Redevelopment proposal for the site does not form part of this Development Application.

A future Development Application will demonstrate meeting the objective listed in the R1 and B1 zone, namely to provide for facilities or services which meet the day to day needs of the residents of Inverell.

The proposal is not considered to be antipathetic to the above referenced R1 General Residential and B1 Neighbourhood Centre zone objectives.

Clause 2.7 – Demolition Requires Development Consent

Comment: Development consent is sought for the demolition of the buildings currently located upon Lot 2 DP 322074, Lot 1 & Lot 2 DP 326225, Lot 3D DP 360441 & Lot 1 DP 334109.

Clause 5.10 – Heritage Conservation

Comment: The building located on Lot 1 DP 326225, 3 Chester Street Inverell, is listed within Schedule 5 of the Inverell LEP 2012 as being a local heritage item and the associated LEP heritage item mapping. The subject site does not fall within the General Conservation Area as identified on RVLEP Heritage Map – Sheet HER_006A.

A statement of heritage impact has been prepared and is provided at **Attachment 3**. The assessment by Dr Kate Gahan, outlines the following key assessment matters.

The following aspects of the proposal to rezone the land and demolish the brick bungalow at 3 Chester Street Inverell mitigate the impact of its demolition, or its removal from this residential neighbourhood that contains many historic houses, in the following ways:

1. The bungalow is situated on 'the edge' of the neighbourhood in which it is located, therefore its potential to interrupt the uniform aesthetic of historic houses in this part of Inverell is minimised. There are many examples of historic houses in the neighbourhood, two of these are heritage listed;

2. While the bungalow is an example of an interwar era house, which is of a type or style no longer constructed, other examples of inter-war or brick bungalow houses are found locally, and regionally across the New England;
3. If the bungalow was associated with the Thomas' cordial factory its demolition will not undermine any potential to learn more about the cordial factory, or the men who operated it. This information will potentially be in paper or photographic records;
4. The bungalow's location adjacent the service station and nearby the Glen Innes Road diminishes the potential for this item to be restored and maintained as a house that demonstrates important heritage values.

The recommendations contained within the Heritage Impact Statement may be adopted in full.

4.3 Inverell Development Control Plan 2013 (IDCP)

The Inverell Development Control Plan (IDCP) 2013 applies to the Inverell Shire and as such the subject site. The provisions contained within the DCP are intended to form a guideline under which development can take place which meet the underlying objectives of the Inverell Local Environmental Plan 2012. Where demonstrated, scope exists to allow meritorious assessment through alternate solutions where practicable.

In the review of the IDCP, no direct provisions relate to the demolition of structures or the subject land.

All other remaining components of the IDCP will be considered and addressed within a future Development Application in respect to redeveloping the site.

4.4 State Environmental Planning Policies

4.4.1 SEPP No 55 – Remediation of Land

The objective of SEPP 55 – Remediation of Land is to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment. Clause 7 of the SEPP relates to contamination and remediation that should be considered in determining a development application. A consent authority must firstly consider whether a site is contaminated. If the land is contaminated, the consent authority must be satisfied that the land is suitable in its contaminated state, or it will be suitable after remediation, for the proposed development.

The demolition is proposed within an approved residential area. It is considered that a more detailed investigation concerning contamination risks is not warranted for this application.

4.5 Section 4.15 -Evaluation

In determining a Development Application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the Development Application:

(a) the provisions of:

(i) any environmental planning instrument, and

Comment: The relevant aspects of the Inverell Local Environmental Plan 2012 have been addressed within Section 4.2 of this report.

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

Comment: No draft EPI is considered to adversely impact the application as proposed.

(iii) any development control plan, and

Comment: Relevant aspect of the Inverell Development Control Plan 2013 have been addressed within Section 4.3 of this report.

(iiia) Any planning agreement that has been entered into or any draft planning agreement that a developer has offered to enter into under section 7.4.

Comment: No existing or draft planning agreements are applicable to the current application.

(iv) the regulations that apply to the land to which the Development Application relates,

Comment: No regulations prejudice the development as proposed.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Primary Matters	Proposal
Context & Setting	The locality comprises of essentially commercial and residential buildings. The proposal is not envisaged to adversely impact the density, character and urban design of the surrounding locality. Appropriate management measures will be employed on site for the demolition works with respect to hours of operation of contractors and machinery to assist in the preservation of the amenity enjoyed by residences within the vicinity.
Heritage	One of the subject properties is identified within Schedule 5 of the Inverell Local Environmental Plan 2012 as a heritage item. A statement of heritage impact is provided with this application at Attachment 3 .
Soils	Appropriate erosion and sedimentation controls will be employed during the demolition works.
Flora & Fauna	No impacts on flora or fauna are envisaged given the hard built form of the site.
Waste	Waste shall be collected, stored and disposed in accordance with Inverell Council waste collection services. A demolition plan may be prepared for submission to Council prior to demolition taking place should this form a requirement within Council's conditions of development consent.
Noise & Vibration	Demolition activities will adhere to Council's specified hours of operation and consent conditions relating to the amenity of surrounding residents.

(d) any submissions made in accordance with this Act or the regulations,

Primary Matters	Proposal
Local, State and Federal Legislation	The proposal is compliant with the relevant legislation, as addressed within this report. Council will consider any submissions to the application as part of the assessment process.

(e) the public interest.

Primary Matters	Proposal
The public interest	This application considers and addresses the relevant State and Local Government plans and policies and is therefore deemed to be in the public interest.

5. Conclusion

This Statement of Environmental Effects, when read in conjunction with the accompanying documents, successfully addresses the issues relevant to Council's assessment of this application.

Having regard for the issues raised herein, it is considered that that approval of the Development Application is warranted, subject to the application of reasonable and relevant consent conditions.

The grounds for this approval are summarised below:

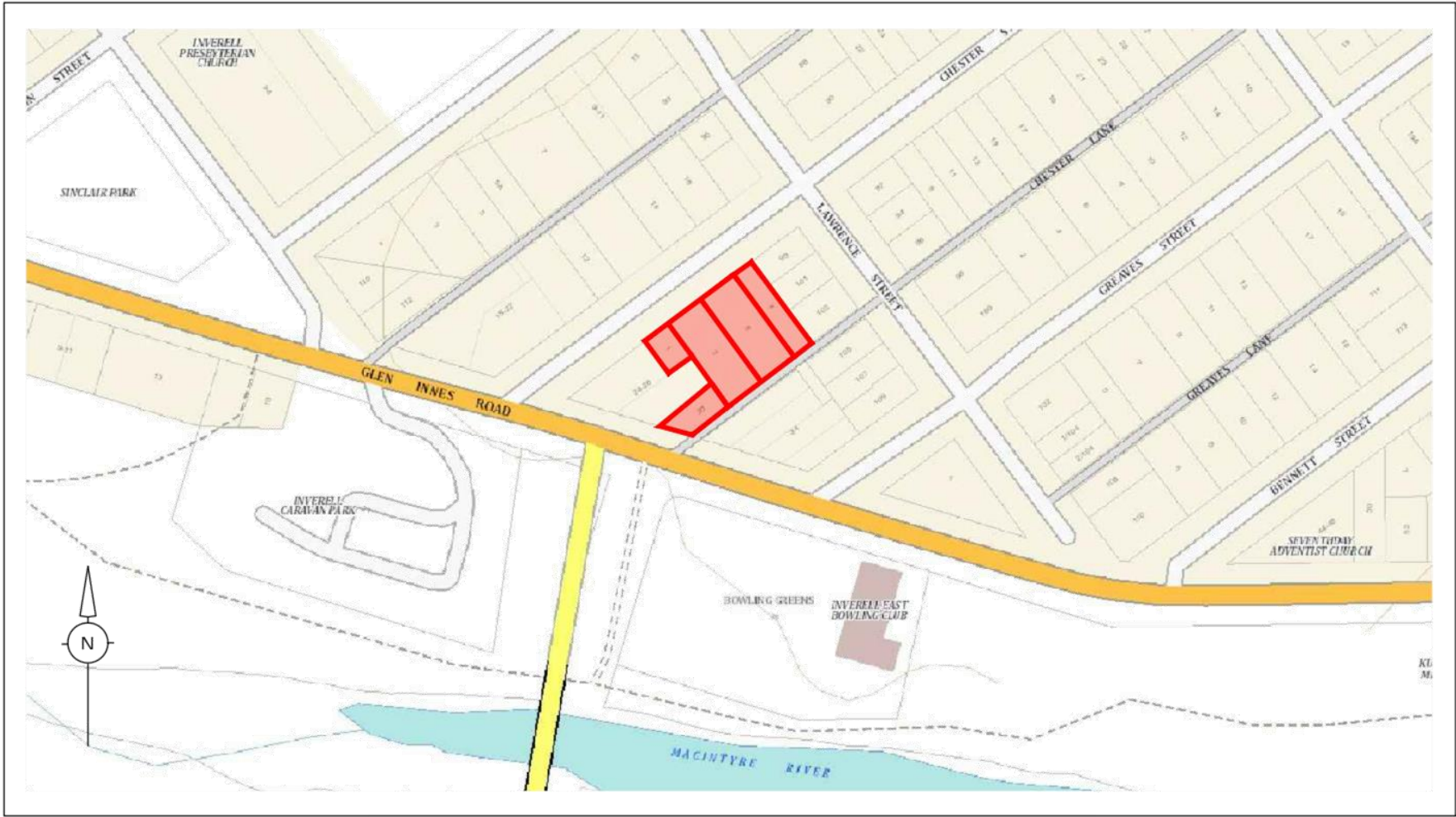
- The proposal is in accordance with the relevant provisions of the Inverell Local Environmental Plan 2012;
- The proposal is largely consistent with the relevant provisions of the Inverell Development Control Plan 2013; and
- The proposal has been designed to accord with the building form and scale of surrounding developments in the area.



DAMIAN CHAPELLE

Town Planner (BTP) CPP.

Date: 7th June 2021



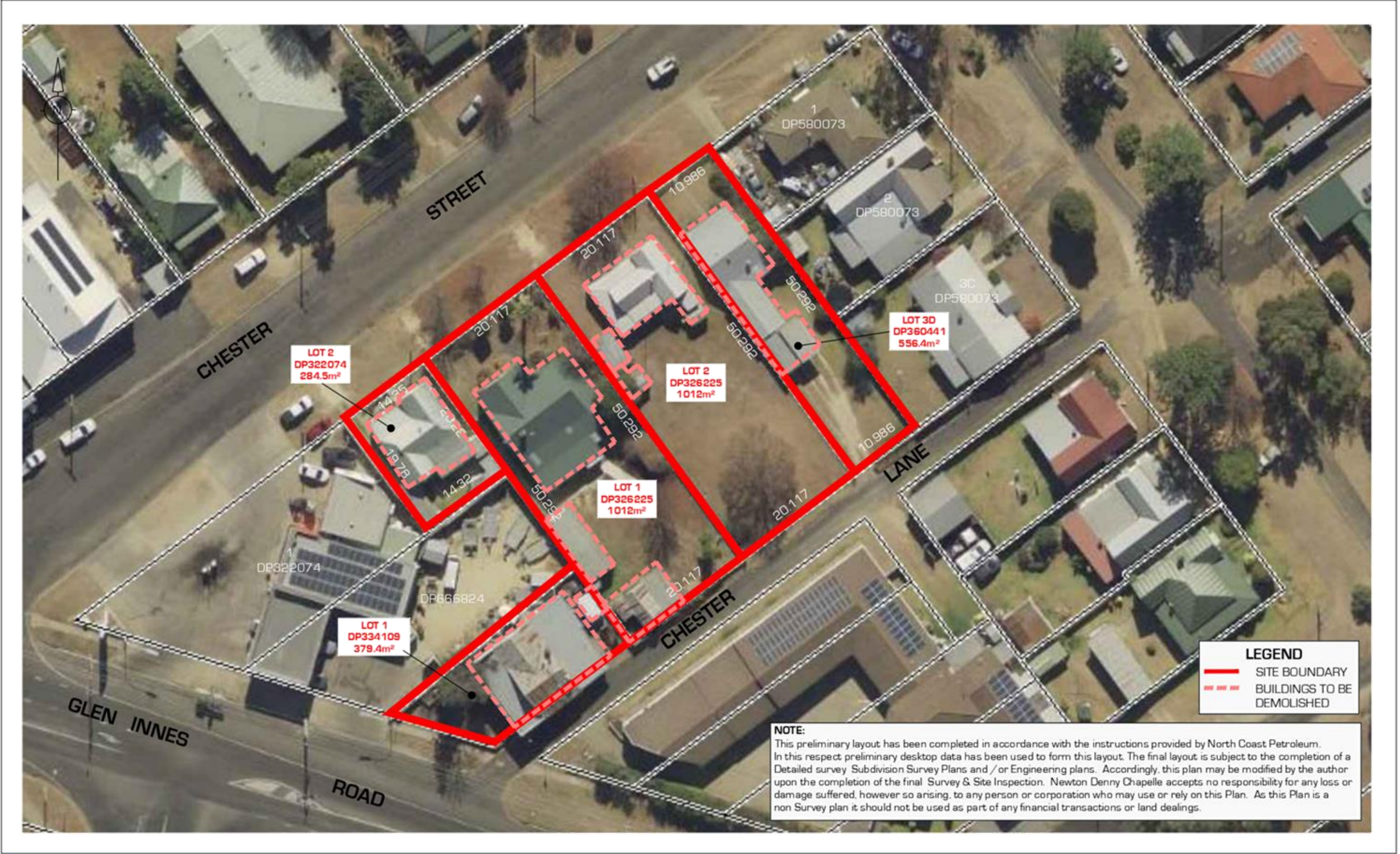
LEGEND:
 SITE BOUNDARY

SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 26.05.21

k:\jobs\2019\190225 - north coast petroleum\planning\planning plans\ndc plans\cad files\190225-01-pl_a.dwg - plan 1 - location


Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
31 Carrington St Lismore 2480
PH: 6622 1011
ABN: 18 094 689 845

PLAN 1: LOCATION PLAN
CLIENT: NORTH COAST PETROLEUM
LOCATION: LOT 2 DP322074, LOT 3D DP360441 &
LOT 1 & 2 DP326225 & LOT 1 DP334109
CNR GLENN INNES ROAD & CHESTER ST
INVERELL NSW
DATE: 01.06.21
SCALE: 1 : 500 @ A3
REF: 190225-01-PL-AP-01_A
DRAWN: bk



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STATEMENT OF HERITAGE IMPACT



3 Chester Street, Inverell rezoning and demolition

Completed by Dr Kate Gahan, April 20201, in accordance with the NSW Heritage Branch's guideline for preparing a Statement of Heritage Impact.



Dr Kate Gahan

history · heritage · interpretation

PO BOX 213 Wardell NSW

ABN: 12 295 522 876

Front cover image: Front elevation of the brick Californian bungalow located at 3 Chester Street, Inverell, image courtesy Kate Gahan.

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About this report and the development proposal:

This heritage assessment report has been prepared in support of the planning proposal to undertake the redevelopment of the Liberty service station (owned by North Coast Petroleum), located on Glen Innes Road, Inverell.

1. To re-zone Lot 1 DP 326225 (3 Chester Street, Inverell), Lot 2 DP 326225 (5 Chester Street, Inverell) and Lot 3D 360441 (7 Chester Street, Inverell) from R1 General Residential to B1 Neighbourhood Centre.
2. To remove the minimum lot size applicable to Lot 1 DP 326225 (3 Chester Street, Inverell), Lot 2 DP 326225 (5 Chester Street, Inverell) and Lot 3D 360441 (7 Chester Street, Inverell), consistent with the surrounding B1 Neighbourhood Centre zone.
3. To amend Schedule 1 Additional Permitted Uses of the *Inverell Local Environmental Plan 2012* to permit "Specialised Retail Premises" on 24 to 28 Glen Innes Road and 1 to 7 Chester Street, being Lot 1 DP 322074, Lot 1 DP 666824, Lot 1 DP 334109, Lot 2 DP 322074, Lot 1 DP 326225, Lot 2 DP 326225 and Lot 3D DP 360441.

The house located at 3 Chester Street is listed as an item of environmental heritage on the Inverell Shire Council Local Environmental Plan 2012 (ISC LEP). In accordance with clause 5.10. – and especially subclauses 2 & 5 of the ISC LEP – this report has addressed the heritage impact of the proposed rezoning of the land on which the dwelling is located, and the dwellings consequent demolition, to make way for the redevelopment of the service station. The relevant clauses in the LEP that trigger this assessment are:

(2) Requirement for consent

Development consent is required for any of the following—

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(5) Heritage assessment

The consent authority may, before granting consent to any development—

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

About the dwelling at 3 Chester Street:

The NSW Heritage Inventory, the database managed by the NSW Heritage Office that records the details of heritage items listed in the state of NSW (of local and state significance), contains only sparse details about the house at 3 Chester Street. This includes:

1. 'A description of the item', as follows:

'A single storey, face brick and iron hipped roofed, Californian Bungalow style house. There is a front verandah, and a gable front, with groups of columns.
The house has casement windows.'

2. 'Historical notes', that state:

'This building may have been associated with the adjacent cordial factory'.

The Inverell Heritage Study, undertaken in 1986, which saw the Bungalow first listed on the ISC LEP indicated that the item was listed as an example of an 'exemplar Californian Bungalow style house'.¹

In addition to the SHI datasheet, which indicates that the bungalow's listing was in-part made in recognition of the potential association of the item with the 'history of the adjacent cordial factory', further research undertaken to compile this report has concluded the following about the bungalow, the cordial factory, and the history of both these buildings or sites.

- A cordial factory was first established on the corner of Bent Street (now Glen Innes Road) and Chester Street by Messrs Brissett & Co (also known as the Brissett brothers – Albert and Joseph) in 1902;²
- By 1910 the Brissett's business included an ice works and wood plant;³
- It is documented (written and photographic sources) that soon after 1910 the Thomas brothers, or F & E Thomas, took over the Brissett brothers cordial factory site to develop and manufacture their own cordials. The 1913 electoral roll for

¹ Heritage datasheet provided by Inverell Shire Council, see Appendix One.

² LOCAL AND GENERAL (1902, September 9). *The Inverell Argus (NSW : 1899 - 1904)*, p. 2. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article176981348>

³ A Busy Corner. (1910, January 18). *The Inverell Times (NSW : 1899 - 1907, 1909 - 1954)*, p. 2. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article184474732>

Inverell indicated that Ernest Thomas was a cordial-maker and Frederick a cordial manufacturer. Both were registered as residing at Bent Street in 1913;

- By 1925 the Thomas brothers' business at Bent Street manufactured cordial alongside operating an ice works and an ice cream manufacture;⁴
- By 1929 the Thomas brothers built a new brick brewing room at the Bent Street cordial factory site;⁵
- Based on 'reading' the historic fabric of the bungalow at 3 Chester Street, it is believed that the house dates from the interwar era (i.e. 1915-1940) but more likely c.1920s. Therefore, if the house is associated with any cordial factory it would have been the Thomas brothers;
- There is some likelihood that the house at 3 Chester Street was built at the same time as the cordial factory was 'updated' in 1929, as it dates from a similar era and both buildings were constructed from local red bricks. The desktop research outlined in this report, however, has not revealed sufficient evidence to confirm the house's believed connection with the cordial factory;
- No evidence was uncovered to indicate that the house was lived in by either of the Thomas brothers – electoral rolls dating from 1913 to 1973 were searched for any evidence of this. In 1913 both brothers were recorded as living in Bent Street, not Chester Street, which the bungalow clearly fronts. By the time it was built the brothers were living at other addresses, both were married and had children, which is why they probably moved on from Bent Street.⁶
- The house at 3 Chester street is a modest but decent-sized family home from the inter-war era, there is no firm reason to suggest it could have been built to house the Thomas' factory workers;
- The Thomas brothers continued to operate the cordial factory and associated businesses throughout the 1930s, but by 1944 they had sold the business to Inverell Cordials.⁷

⁴ FREEZING WORKS (1922, December 22). *The Inverell Times (NSW : 1899 - 1907, 1909 - 1954)*, p. 7. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article184794079>

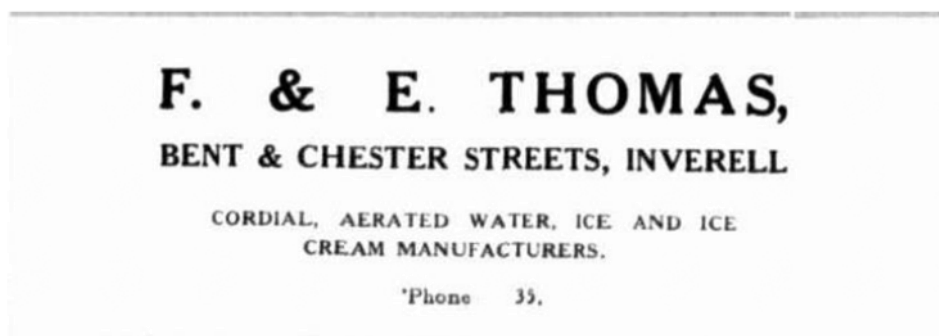
⁵ INVERELL CORDIAL FACTORY. (1929, August 7). *The Inverell Times (NSW : 1899 - 1907, 1909 - 1954)*, p. 4. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article186094015>

⁶ Electoral rolls accessed for the Inverell township were accessed via Ancestry.com and searched for Frederick C Thomas (1882-1975) and Ernest N Thomas (1889-1968).

⁷ Advertising - (1944, November 20) *The Inverell Times (NSW : 1899 - 1907, 1909 - 1954)*, p. 3, Retrieved March 3, 2021.



Above: Photo of Brissett's cordial factory which appeared in *The Australian Town and Country Journal*'s feature on the town of Inverell in 1905.⁸ The factory was run by brothers Joseph (1859-1937) and Albert (1863-1947) Brissett. The Brissett brothers also operated an ice works and had hotel interests in Inverell when operating the cordial factory. Joseph Brissett was an Alderman and served as the Mayor of Inverell (1907-1909).



Above: Advertisement from *The Inverell Times* marketing the Thomas brother's cordial, ice works and ice cream, business. Frederick and Ernest Thomas took over Brissett's cordial factory in the early 1910s. *The Inverell Times* (NSW : 1899 - 1907, 1909 - 1954), p. 5. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article184196497>

⁸ Inverell—A Northern Town of N.S.W. (1905, August 23). *Australian Town and Country Journal* (Sydney, NSW : 1870 - 1919), p. 33. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article71533741>



Above: Image of the same premises on the corner of Bent and Chester Streets shown on the page prior, but here bearing the names of F&E [Frederick and Ernest] Thomas. This image was featured in *The Inverell Times* in 2017.⁹

Notwithstanding insufficient evidence to firmly establish the connection between the Thomas brother's cordial factory and the house at 3 Chester Street, the bungalow is a local example of an interwar brick Californian bungalow. It has architectural or aesthetic features that are historic in nature, in that this type or style of house is no longer constructed.

The bungalow at 3 Chester Street also sits within a residential neighbourhood of older or historic style houses – several which are also heritage listed. This includes at 19 Chester Street a Federation style timber house; and at 38 Chester Street an 'early Federation style brick home'.¹⁰

And though the bungalow has been modified (see images below) it demonstrates significant intact historic fabric and features that illustrate its inter-war architectural style – including overall form, front gable, timber windows, internal layout, internal timber work and ceilings. 'Extensions' were made at the rear and side (north-eastern elevation) in the c. late-1980s. Significant work would be needed to make-good the building, and to restore, re-introduce and highlight its heritage features to return it to being an exemplar example of a brick Californian bungalow.

⁹ <https://www.inverelltimes.com.au/story/4760475/real-bottler-of-a-business/>

¹⁰ <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1820052;>
<https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1820053>



Above: image showing the overall form of the bungalow at 3 Chester Street, Inverell, as seen today. The home demonstrates typical features of an interwar Californian bungalow, including its dominating front gable, verandah or porch, casement windows and French doors. **Below:** This image shows the bungalow c.1986 and before modifications were made to the 'side' verandah or porch. It also indicates the modifications made to the brickwork along the front verandah, and that its original fence has been removed.



Above: This image shows the 'closing in' of the side porch of the bungalow (post-1986). An extension has also been made to the rear of the bungalow, shown **below**. Images taken by Kate Gahan and with permission from owner and tenant.





Above and below: Images show some of the historic features still evident in the bungalow. This includes plaster ceilings, a decorative timber archway in the hall, timber architraves and door frames, mantel rails, fireplaces and mantel piece, and an internal hallway cupboard. Other features include windows, doors and wooden floor. Images taken by Kate Gahan and with permission from owner and tenant.



Above: Images showing some of the other intact historic features in the bungalow, including the kitchen fireplace / stove. The shot on the right shows the hallway ceiling. **Below:** image of the 'edge' of bungalow, the neighbouring timber house at 1 Chester Street, and the Liberty Service Station that fronts the Glen Innes Road. The bungalow and the neighbouring house, as shown here, are located on the 'outer-edge' of the surrounding neighbourhood, which contains a mix of older-style homes.





Above and below: examples of the mix of timber homes located in the neighbourhood immediate to the house at 3 Chester Street. The bungalow sits on the 'edge' of this neighbourhood.



Images on this page and opposite page: Further examples of the mix of timber homes seen in the neighbourhood surrounding the bungalow at 3 Chester Street. **The middle and bottom images** show the other heritage listed homes at 38 and 19 Chester Street. The location of the bungalow at 3 Chester Street on the edge of this neighbourhood mitigates the impact of its proposed demolition – in that removal from the neighbourhood will not disrupt the aesthetic uniformity of older style houses found in this locality. And, though Chester Street is a heritage listed example of Inverell's historic housing stock, the neighbourhood includes many other important examples of historic homes in Inverell, of which two nearby are heritage listed.



Heritage impact of rezoning the land and demolishing the brick bungalow at 3 Chester Street:

- A. The proposed rezoning and demolition of the bungalow at 3 Chester Street will result in the following negative heritage impacts:
1. The destruction of an inter-war style brick bungalow which is speculated to have a link with the history of cordial manufacture in the town of Inverell – between the years 1901- c. 1935. Its demolition will remove tangible evidence of the house from the historic neighbourhood and Chester Street.
- B. The following aspects of the proposal to rezone the land and demolish the brick bungalow at 3 Chester Street Inverell mitigate the impact of its demolition, or its removal from this residential neighbourhood that contains many historic houses, in the following ways:
1. The bungalow is situated on 'the edge' of the neighbourhood in which it is located, therefore its potential to interrupt the uniform aesthetic of historic houses in this part of Inverell is minimised. There are many examples of historic houses in the neighbourhood, two of these are heritage listed;
 2. While the bungalow is an example of an interwar era house, which is of a type or style no longer constructed, other examples of inter-war or brick bungalow houses are found locally, and regionally across the New England region;
 3. If the bungalow was associated with the Thomas' cordial factory its demolition will not undermine any potential to learn more about the cordial factory, or the men who operated it. This information will potentially be in paper or photographic records;
 4. The bungalow's location adjacent the service station, and nearby the Glen Innes Road, diminishes the potential for this item to be restored and maintained as a house that demonstrates important heritage values.

Recommendation:

This report, together with a set of digital archival quality images of the bungalow, is deposited with the Inverell library as a record of the house and the speculation that it is associated with the Thomas brothers' cordial factory.

Advertising (1937, December 6). *The Inverell Times* (NSW : 1899 - 1907, 1909 - 1954), p. 3.
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Wiedeman, Elizabeth, *A World of Its Own: Inverell's early years, 1827-1920*, Inverell, N.S.W. : Devill Publicity, 1981.

Inverell, *Community Based Heritage Study*, 1986, Courtesy Inverell Shire Council

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<https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2012-0614#sch.5>

Inverell Shire Council Development Control Plan 2013, Chapter 7
heritage <https://inverell.nsw.gov.au/building-and-development/development-control-plan/>

NSW Heritage Office, Assessing Heritage Significance, 2001,
http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/listings/assessingheritage_significance.pdf

NSW Heritage Office, Assessing Historical Association, 2000,
<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infohistoricalassociation.pdf>

NSW Heritage Office, State Heritage Inventory – various properties including houses on Chester Street

Ancestry.com.au – Brissett and Thomas family trees and associated records (established by Kate Gahan)

Six Maps <https://maps.six.nsw.gov.au/>

NSW Historic Parish maps – town of Inverell <https://hlrv.nswlrs.com.au/>

Newspapers – select articles used

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A Busy Corner. (1910, January 18). *The Inverell Times (NSW: 1899 - 1907, 1909 - 1954)*, p. 2. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article184474732>

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INVERELL CORDIAL FACTORY. (1929, August 7). *The Inverell Times (NSW: 1899 - 1907, 1909 - 1954)*, p. 4. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article186094015>

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Inverell—A Northern Town of N.S.W. (1905, August 23). *Australian Town and Country Journal (Sydney, NSW: 1870 - 1919)*, p. 33. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article71533741>

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Appendix One:

INVERELL SHIRE HERITAGE STUDY, 1986				REF NAME: CHESTER STREET		INV. No.: IIS/CHE001	
				Map Inverell Sheet 9138		Grid Ref.	
FORMER NAME				NAME & ADDRESS 16/07/86			
				3 CHESTER STREET, INVERELL, N.S.W.			
County: Gough		Parish: Inverell		Area: 1012sq m		Frontage: 20.6 m Depth: 50.3m	
Vol No:	Folio:	Book No:	Lot No: 2(1)	Portion:	Section: 76	DP:	
STATUS		DESCRIPTION OF USES					
Current							
Former							
Owner							
Notes							
PERIOD c1935							
Pre-Eur. []	Pre-1850 []	1850-1875 []	1875-1900 []				
1900-1925 []	1925-1950 [X]	1950-1975 []	1975-2000 []				
THEMATIC CONTEXT							
Pre-European []	Exploration []						
Squatter []	Settlers/Pastoral []						
Mining []	Village/Town [X]						
Cereal Cropping []	Other..... []						
EXISTING LISTING							
Nat.Estate []	National Trust []	N.S.W.H.C. []					
N.P.W.S. []	Other:..... []						
Photo Archival Ref:				Photo No: IHS/ RAP		Film No: 20 Neg No: 24	
HISTORY:							
This building may have been associated with the adjacent cordial factory.							
References: pers comm, T. Jamison.							
ENVIRONMENTAL HERITAGE SIGNIFICANCE:							
Historic []	Scientific []	Architectural [X]	Archaeological []	Social []			
Cultural []	Aesthetic []	Natural []	Within town or area of heritage significance []				
Current Situation:				Short/Long Term Threats:			
ARCHITECTURAL MERIT							
Style/Type/Features: Californian Bungalow style, with part of a fence.							
Architect/ Designer:				Builder/Manufacturer:			
Undertaken for the Inverell Shire Council and the Department of Environment and Planning Resource and Environmental Services, P.O. Box 888 Armidale, N.S.W. 2350							

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INVERELL SHIRE HERITAGE STUDY, 1986

IIS/CHE001

DESCRIPTION

A single storey, face brick and iron hipped roofed, Californian Bungalow style house.
There is a front verandah, and a gable front, with groups of columns.

The house has casement windows.

Part of the original fence has been retained.

INTEGRITY: Condition and Status

Site Only ☐ Ruin ☐ Derelict ☐ Deteriorating ☐ Sound ☒ Maintained ☐ Original Condition ☐
Intact ☒ Altered Sympathetically ☐ Altered Unsympathetically ☐

BUILDING MATERIALS			SKETCH MAP/PHOTO 2
Type	Roof	Walls	
Brick - hand-made			
Brick - commercially made		X	
Cement Render			
Fibro			
Fibreglass			
Iron - corrugated	X		
Iron - low profile			
Stone			
Shingles			
Slate			
Timber - Slab (adzed)			
Timber - Slab (sawn)			
Timber - Weatherboards			
Other (.....)			
(.....)			

SIGNIFICANCE

Exemplar Californian Bungalow style house.

Undertaken for the Inverell Shire Council and the New South Wales Department of Environment and Planning
Resource and Environmental Services, P.O. Box 888 Armidale, N.S.W. 2350

6.2 BITUMEN RESURFACING PROGRAM 2021/2022**File Number:** S28.21.1/14 / 21/23888**Author:** Scott Hamilton, Project Engineer**SUMMARY:**

Funding allocations have been determined for the 2021-2022 Bitumen Resurfacing Program. This report details the breakdown of this funding and which road resurfacing works are proposed to be undertaken.

RECOMMENDATION:

The Committee recommend to Council that :

- *the 2021-2022 Bitumen Resurfacing Program be adopted as presented; and*
- *the adopted Bitumen Resurfacing Program be placed on Council's website for the information of the community.*

COMMENTARY:

The 2021-2022 Bitumen Resurfacing Program is scheduled to commence in November 2021. Council's recurrent funding allocation for bitumen resurfacing is \$1,703,410 and is similar to previous financial years.

The total funding allocation for the 2021-2022 Program is \$2,093,410. This includes the recurrent funding allocation of \$1,703,410 plus the funding allocation for State Roads RMCC Ordered Works.

Details of the funding allocations and sources for the program are as follows:

i)	Urban Street (Inverell) - ACRD	\$179,440	
ii)	Village Streets (Ashford and Delungra) - ACRD	\$41,630	
		\$25,350	
iii)	Rural Roads – Northern and Southern - R2R5 Yr3	\$693,280	
	ACRD	\$328,080	
iv)	Regional Roads - Block Grant	\$435,630	
v)	State Roads - RMCC Ordered Works	\$390,000	(subject to confirmation by TfNSW)

Total funding allocation \$2,093,410

Estimated cost \$1,943,748 (see attachment 1 for details)

Contingency \$149,662

Total estimated cost \$2,093,410

The difference between the total funding allocation and the total estimated cost (totalling \$149,662) allows for contingency and bitumen refinery rise and fall price within the program.

The funding has been allocated on a priority basis, as determined by Council's Asset Management System. A detailed investigation into the sealed road network was undertaken in 2020, which included a condition assessment by an independent contractor, in accordance with recognised

asset management standards. The information collected includes data on cracking, roughness, rutting, edge break and local surface defects, among others. Council's asset staff and maintenance overseers continually inspect and assess the sealed road network to ensure that service levels are being met. The results of these inspections are recorded in Council's asset management system and are considered when formulating capital expenditure and maintenance works programs.

This information was assessed, along with consideration of the age of existing seal, to determine the condition of the bitumen surface. This information was then confirmed in the field by Council's operational staff and the final program determined. Heavy patching has yet to be determined however; it will be undertaken on all segments with excessive defects, such as potholes, roughness and rutting prior to the program commencing. This ensures the longevity of the new sealed surface, whilst improving the ride quality of the road network. Council have commenced some preparation works on the regional and rural road network with further preparation works on the Urban Streets and Village Streets due to commence shortly.

A detailed list of each road identified for bitumen resurfacing in the 2021-2022 financial year is contained in Attachment 1 for the information of the Committee.

RISK ASSESSMENT:

Nil

POLICY IMPLICATIONS:

Nil

CHIEF FINANCIAL OFFICERS COMMENT:

Nil

LEGAL IMPLICATIONS:

Nil

ATTACHMENTS:

1. **2021-2022 Bitumen Resurfacing Program**

2021-2022 BITUMEN RESURFACING PROGRAM

Road & Segment Id	Road Name	Description	L (m)	Area (m2)	Classification	Estimated Cost
IU005-010	Andrew Street	BTW Bannockburn St & Brown St	178	1620	Urban Access	\$6,803
IU005-020	Andrew Street	BTW Brown St & Rose St	178	1620	Urban Access	\$6,803
IU005-030	Andrew Street	BTW Rose St & Brae St	175	1593	Urban Access	\$6,689
IU025-010	Brewery Street	BTW Short St & Zircon St	96	874	Urban Access	\$3,669
IU025-020	Brewery Street	BTW Zircon St & Mather St	214	1947	Urban Access	\$8,179
IU025-030	Brewery Street	BTW Mather St & Glen Innes Rd	100	900	Urban Access	\$3,780
IU039-030	Caloola Drive	BTW Wolbah Cl & Cul-De-Sac	395	2686	Urban Minor	\$11,281
IU135-020	Mulligan Street	BTW Short St & Dead End	192	1363	Urban Minor	\$5,725
IU147-050	Oswald Street	BTW O'Connor St & Whittingham St	215	1957	Urban Minor	\$8,217
IU171-020	Shirley Street	BTW Bannockburn Rd & Lindsay Av	159	1447	Urban Access	\$6,077
IU171-030	Shirley Street	BTW Lindsay Av & Gilchrist St	222	2020	Urban Access	\$8,485
IU181-010	Swanbrook Road	BTW Byron St & Evans St	295	3570	Urban Arterial	\$14,992
IU121-090	Mansfield Street	BTW Evans St & Oliver St	125	1575	Urban Link	\$6,615
IU121-100	Mansfield Street	BTW Oliver St & Byron St	110	1386	Urban Link	\$5,821
IU121-110	Mansfield Street	BTW Byron St & Sweaney St	50	855	Urban Arterial	\$3,591
IU121-120	Granville Street	BTW Sweaney St & Captain Cook Dr	41	861	Urban Arterial	\$3,616
IU083-030	Granville Street	BTW Mansfield St & Wood St	232	2111	Urban Minor	\$8,867
IU083-040	Granville Street	BTW Wood St & Arthur St	232	2111	Urban Minor	\$8,867
IU109-010	Kurrajong Place	BTW Lewin St & Cul-De-Sac	68	619	Urban Minor	\$2,599
IU143-010	Oliver Street	BTW Vivian St & Lawrence St	235	3455	Urban Access	\$14,509
IU143-020	Oliver Street	BTW Lawrence St & Mansfield St	229	3366	Urban Access	\$14,138
IU143-030	Oliver Street	BTW Mansfield St & Wood St	232	3457	Urban Access	\$14,519
IU143-040	Oliver Street	BTW Wood St & Arthur St	230	2783	Urban Access	\$11,689
DU244-010	Coolatai Street	BTW Inverell St & Burnett Ln	65	390	Urban Access	\$1,638
DU244-020	Coolatai Street	BTW Burrett Ln and Burnett St	68	388	Urban Access	\$1,628
DU245-010	Burnett Street	BTW Coolatai St & Macintyre St	261	1879	Urban Minor	\$7,893
DU245-030	Burnett Street	BTW Gwydir St & Gunnee St	229	1305	Urban Access	\$5,482
DU245-050	Burnett Street	BTW Dumboy St & Macintyre St	160	896	Urban Minor	\$3,763
DU246-030	Gleno Street	BTW Reedy St & Dumboy St	290	2030	Urban Minor	\$8,526
DU251-020	Railway Street	BTW MacIntyre St & Bingara Rd	148	770	Urban Minor	\$3,232
DU251-050	Railway Street	BTW Reedy St & dead end	190	1064	Urban Minor	\$4,469
DU253-010	Reedy Street	BTW Railway St & Inverell St	266	1490	Urban Minor	\$6,256
DU253-020	Reedy Street	BTW Inverell St & Gleno St	250	2000	Urban Minor	\$8,400
DU245-020	Dumboy Street	BTW Inverell St & Burnett St	117	679	Urban Minor	\$2,850
DU245-030	Dumboy Street	BTW Burnett St & Gleno St	231	1432	Urban Minor	\$6,015
DU248-020	Gwydir Street	BTW Inverell St & Burnett St	123	640	Urban Minor	\$2,686
DU248-010	Gwydir Street	BTW Railway St & Inverell St	133	745	Urban Minor	\$3,128
DU255-020	Wallangra Street	BTW Dumboy St & Macintyre St	149	790	Urban Minor	\$3,317
AU211-010	Besley Street	BTW Inverell St & dead end	90	576	Urban Minor	\$2,419
AU226-010	Kniepp Street	BTW Frazer St & Duff St	162	842	Urban Minor	\$3,538
AU226-020	Kniepp Street	BTW Duff St & Martyn St	192	998	Urban Minor	\$4,193
AU226-030	Kniepp Street	BTW Martyn St & Semmes St	191	993	Urban Minor	\$4,171

AU227-030	Martyn Street	BTW Dudley St & Frome St	101	606	Urban Minor	\$2,545
AU227-040	Martyn Street	BTW Frome St & Bukkulla St	210	1302	Urban Access	\$5,468
AU227-050	Martyn Street	BTW Bukkulla St & Bala St	137	1096	Urban Access	\$4,603
AU227-060	Martyn Street	BTW Bala St & Albury St	137	1836	Urban Access	\$7,710
AU227-070	Martyn Street	BTW Albury St & Inverell St	220	4488	Urban Access	\$18,850
Road & Segment Id	Road Name	Description	L (m)	Area (m2)	Classification	Estimated Cost
AU228-010	McRae Lane	BTW Duff St & Martyn St	174	1270	Urban Minor	\$5,335
AU229-010	Semmes Street	BTW Besley St & Inverell St	90	576	Urban Minor	\$2,419
AU213-040	Bukkulla Street	BTW Duff St & Martyn St	190	1615	Urban Access	\$6,783
AU207-010	Alabama Street	BTW Inverell St & End of Road	211	1308	Urban Minor	\$5,494
AU224-010	Jubilee Street	BTW Frazer St & Martyn St	160	880	Urban Minor	\$3,696
AU219-020	Frazer Street	BTW Albury St & Bala St	132	792	Urban Minor	\$3,326
SR10-170	Tarwoona Road	17km north of Bruxner Way at 'Paisley'	2075	14525	Rural Collector	\$61,005
SR10-260	Tarwoona Road	29km north of Bruxner Way at 'Hurford Downs'	926	3334	Rural Collector	\$14,001
SR63-010	Beaumont Road	Pindari Dam Road to end of seal	464	2784	Rural Minor	\$11,693
SR92-010	Old Texas Road	Texas Rd Intersection	737	5306	Rural Arterial	\$22,287
SR92-030	Old Texas Road	1km west of Texas Rd	100	620	Rural Arterial	\$2,604
SR92-050	Old Texas Road	1km west of Texas Rd	517	3205	Rural Arterial	\$13,463
SR92-060	Old Texas Road	2km west of Texas Rd	1023	6138	Rural Arterial	\$25,780
SR92-070	Old Texas Road	2.5km west of Texas Rd	19	137	Rural Arterial	\$575
SR92-080	Old Texas Road	3km west of Texas Rd	1064	6597	Rural Arterial	\$27,707
SR123-010	Mt Russell Road	Gwydir Hwy intersection at Little Plain	840	4704	Rural Arterial	\$19,757
SR123-020	Mt Russell Road	1km north of Gwydir Hwy	12	67	Rural Arterial	\$282
SR123-030	Mt Russell Road	1km north of Gwydir Hwy	659	3690	Rural Arterial	\$15,500
SR123-040	Mt Russell Road	2km north of Gwydir Hwy	1573	8494	Rural Arterial	\$35,676
SR123-050	Mt Russell Road	3.5km north of Gwydir Hwy at 'Boxhill'	1409	7609	Rural Arterial	\$31,956
SR123-060	Mt Russell Road	3.5km north of Gwydir Hwy at 'Boxhill'	19	103	Rural Arterial	\$431
SR123-070	Mt Russell Road	5km north of Gwydir Hwy at Mahers Ln	1437	8047	Rural Arterial	\$33,798
SR123-080	Mt Russell Road	6.5km north of Gwydir Hwy at Mt Russell	1068	5981	Rural Arterial	\$25,119
SR123-090	Mt Russell Road	1km west of Mt Russell	15	84	Rural Arterial	\$353
SR123-100	Mt Russell Road	1km west of Mt Russell	438	2453	Rural Arterial	\$10,302
SR173-010	Bingara Bypass	Gwydir Hwy Intersection	597	4776	Rural Arterial	\$20,059
SR215-005	Schwenkes Lane	Bundarra Road Intersection	47	282	Rural Collector	\$1,184
SR215-007	Schwenkes Lane	Bundarra Rd to Gilgai Ck	10	60	Rural Collector	\$252
SR215-010	Schwenkes Lane	Gilgai Creek to 1st bend	176	1056	Rural Collector	\$4,435
SR215-020	Schwenkes Lane	1st bend to Gilgai Public School	19	114	Rural Collector	\$479
SR215-030	Schwenkes Lane	Gilgai Public School to end of seal	43	258	Rural Collector	\$1,084
SR199-080	Auburn Vale Road	0.5km south of Minnamurra Ln	1289	7992	Rural Arterial	\$33,566
SR199-090	Auburn Vale Road	2km south of Minnamurra Ln	1730	9515	Rural Arterial	\$39,963

SR199-110	Auburn Vale Road	1km north of Levithan Rd	1057	5814	Rural Arterial	\$24,417
SR238-010	Woodstock Road	Gwydir Hwy intersection	1384	7474	Rural Collector	\$31,389
SR238-030	Woodstock Road	2km north of Gwydir Hwy	1666	8996	Rural Collector	\$37,785
SR238-070	Woodstock Road	5km north of Gwydir Hwy at Dick Re Bridge	100	650	Rural Collector	\$2,730
SR238-090	Woodstock Road	5km north of Gwydir Hwy at Dick Re Bridge	135	810	Rural Collector	\$3,402
SR249-010	Dodds Lane	BTW Gwydir Hwy & Elsmore Rd	1812	10872	Rural Collector	\$45,662
SR254-010	Stannifer Road	Elsmore Road Intersection	1085	8138	Rural Arterial	\$34,178
SR254-020	Stannifer Road	south of Penberthys Bridge	274	2055	Rural Arterial	\$8,631
SR281-010	Rivendell Lane	Yetman Rd intersection	314	1884	Urban Minor	\$7,913
SR216-010	Clinton Lane	Gwydir Hwy to end of seal	235	823	Rural Access	\$3,455
SR361-010	Karinda Drive	Yetman Rd to end of seal	480	1920	Rural Minor	\$8,064
SR 36 -10	Tullochard East Road	Gwydir Highway to end of seal	752	3008	Rural Minor	\$12,634
SR248 -40	Loves Lane	BTW Elsmore Rd & Daw Ln	325	1463	Rural Minor	\$6,143
EU256-010	Daw Lane	BTW Loves Ln & Elsmore Rd	170	629	Rural Minor	\$2,641
EU256-012	Daw Lane	BTW Loves Ln & Elsmore Rd	244	903	Urban Minor	\$3,700
Road & Segment Id	Road Name	Description	L (m)	Area (m2)	Classification	Estimated Cost
MR137-123	Bonshaw Road	0.5km north of Wandera	22	172	Main Road	\$721
MR137-125	Bonshaw Road	0.5km north of Wandera	839	6544	Main Road	\$27,486
MR137-130	Bonshaw Road	2km north of Wandera	1759	13720	Main Road	\$57,625
M137-140	Bonshaw Road	4km north of Wandera at 'Yangala'	1763	13751	Main Road	\$57,756
MR137-150	Bonshaw Road	Gommerah Ln intersection	1512	8467	Main Road	\$35,562
MR137-250	Bonshaw Road	at Bukkulla	1141	7759	Main Road	\$32,587
MR137-260	Bonshaw Road	1km north of Bukkulla	1409	9581	Main Road	\$40,241
MR137-300	Bonshaw Road	Karoola Rd intersection	1598	10547	Main Road	\$44,297
MR137-440	Bonshaw Road	BTW Semmes St & Alabama St Ashford	254	2032	Main Road	\$8,534
MR137-445	Bonshaw Road	north of Alabama St Ashford	304	2432	Main Road	\$10,214
MR137-450	Bonshaw Road	Ashford Cemerty Rd intersection	824	6592	Main Road	\$27,686
MR137-460	Bonshaw Road	2km north of Ashford at 'Little Ash'	460	3680	Main Road	\$15,456
MR137-565	Bonshaw Road	1km south of Apple Tree Flat Rd	579	3590	Main Road	\$15,077
MR137-566	Bonshaw Road	1km south of Apple Tree Flat Rd	58	360	Main Road	\$1,510
MR137-567	Bonshaw Road	0.5km south of Apple Tree Flat Rd	218	1352	Main Road	\$5,677
MR137-570	Bonshaw Road	0.5km south of Apple Tree Flat Rd	123	763	Main Road	\$3,203
MR137-575	Bonshaw Road	at Apple Tree Flat intersection	980	6076	Main Road	\$25,519
MR187-050	Yetman Road	Karinda Dr intersection	295	2360	Main Road	\$9,912
HW12 - 7070	Gwydir Highway	Swanvale 35km east of Inverell	1520	13680	State Highway	\$61,560
HW12 - 7180	Gwydir Highway	Wire Gully 25km east of Inverell	430	3440	State Highway	\$15,480
HW12 - 7190	Gwydir Highway	Wire Gully Climbing Lane 25km ea Inverell	800	9280	State Highway	\$41,760
HW12 - 7210	Gwydir Highway	Schumacher Climbing Lane 25km east of Inverell	530	5989	State Highway	\$26,951
HW12 - 7230	Gwydir Highway	Loves Lane 20km east of Inverell	1670	15030	State Highway	\$67,635
HW12 - 7320	Gwydir Highway	Glen Court 5km east of Inverell	670	8040	State Highway	\$36,180
HW12 - 7330	Gwydir Highway	Elsmore Road 5km east of Inverell	1515	18180	State Highway	\$81,810

HW12 - 7350	Gwydir Highway	BTW Gun Club & Onus Av Inverell	500	4500	State Highway	\$20,250
HW12 - 7360	Gwydir Highway	BTW Onus Ave & Brewery St Inverell	423	3807	State Highway	\$17,132
HW12 - 7370	Gwydir Highway	BTW Brewery St & Moore St	420	3780	State Highway	\$17,010
HW12 - 7540	Gwydir Highway	Crestview 20km west of Inverell	770	6930	State Highway	\$31,185
HW12 - 7550	Gwydir Highway	Koolabah 20km west of Inverell	1020	9180	State Highway	\$41,310
HW12 - 7700	Gwydir Highway	BTW Dumboy St & Warialda St Delungra	310	2790	State Highway	\$12,555
	Totals		63405	455346		\$1,943,748

6.3 FUNDING ALLOCATION - FINANCIAL ASSISTANCE GRANTS - GRAGIN ROAD BITUMEN RENEWAL**File Number:** S15.8.13/14 / 21/24060**Author:** Justin Pay, Manager Civil Engineering**SUMMARY:**

At its meeting in April 2021, Council approved the 2021/2022 Operational Plan and Budget. Several items within the budget required further reports to Council for individual project funding approval. This report identifies the need for bitumen renewal funding on Gragin Road.

RECOMMENDATION:

That the Committee recommend to Council that \$277,000 from the Financial Assistance Grants Local Roads Component (ACRD) be allocated to bitumen renewal on Gragin Road.

COMMENTARY:

At its meeting in April 2021, Council approved the 2021/2022 Operational Plan and Budget. Several items within the budget required further reports to Council for individual project funding approval, the Financial Assistance Grants (FAGS) Local Roads Component (ACRD) component of the budget is one such item.

The FAGS – Local Roads Component (Formerly ACRD) is a Federal Government grant which provides Inverell Shire Council approximately \$2.26M per year. The grant is not tied. However, Council has traditionally allocated the grant exclusively for expenditure on Rural and Urban Roads within the Shire.

Council has a recurrent formula to allocate funding within the FAGS – Local Roads Component; this formula is determined in accordance with the asset management system and allocates funding primarily to the following areas:

- Bitumen Reseals
- Gravel Resheeting
- Culverts and Causeways
- Bitumen Road Heavy Patching
- Bitumen Road Renewal

Council has received \$73,000 funding for maintenance on Gragin Road under Round One of the Fixing Local Road (FLR) Program. These funds are required to be expended by the end of the current calendar year and Council's rural construction crew are available to complete the works during August. These funds were applied for during 2019, since the time of the funding application Gragin Road has deteriorated significantly due to the recent period of prolonged wet weather and heavy haulage of better than average grain crops in the area. Council maintenance and engineering staff have scoped required pavement repair works in the area and determined that heavy patching and shoulder widening/strengthening over an area of approximately 4.5km is required. These works are estimated to cost \$350,000, utilising the \$73,000 from the FLR program leaves an unfunded quantum of \$277,000. In order to achieve operational efficiencies and to protect the road pavement from further deterioration it is recommended that these works be completed in August.

Gragin Road is the highest non-funded project (Priority 12 -19) on Council's Local Sealed Roads Rehabilitation program 2020-2024, this program is attached in Appendix 1 for the information of

the committee. This program was developed in conjunction with Council's road asset revaluation and was adopted by Council at the August 2020 meeting.

It is recommended that the Committee recommend to Council that \$277,000 from the Financial Assistance Grants Local Roads Component (ACRD) be allocated to bitumen renewal on Gragin Road and that these works be carried out in conjunction with the heavy patching planned under the fixing local road program.

Council will receive a future report to allocate the remaining funds in the FAGS program for 2021/2022.

RISK ASSESSMENT:

Nil

POLICY IMPLICATIONS:

Nil

CHIEF FINANCIAL OFFICERS COMMENT:

Nil

LEGAL IMPLICATIONS:

Nil

ATTACHMENTS:

1. **Final Local Sealed Roads Rehabilitation Program 2020-2024**

Local Roads Rehabilitation Program 2020-2024																
Priority	Road Name	Segment ID	Length (m)	Start Chainage	End Chainage	Cracking Severity	Crack Extent	Patches	Roughness	Runoff	School Bus Route	Traffic Volume	Heavy Vehicle Traffic Volume	Soil Moist Deficiency	Accident History	Pavement Score
1	Howell Road	SR411-140	711	10.466	11.21	1.00	2.67	6.4	11.34	2.36	0	8.33	8	15	0	55.10
2	Howell Road	SR411-220	770	19.082	19.852	2.00	5.33	1.6	10.86	1.76	0	8.33	8	15	0	52.89
3	Howell Road	SR411-230	1763	19.852	21.615	2.00	5.33	4.8	8.11	0.83	0	8.33	8	15	0	52.40
4	Howell Road	SR411-120	1108	9.331	10.439	1.00	2.67	6.4	7.90	2.18	0	8.33	8	15	0	51.48
5	Howell Road	SR411-200	2205	16.859	19.064	2.00	5.33	3.2	7.29	2.03	0	8.33	8	15	0	51.18
6	Howell Road	SR411-240	1333	21.615	22.948	2.00	5.33	3.2	6.94	1.50	0	8.33	8	15	0	50.31
7	Mount Russell Road	SR123-030	659	0.852	1.511	1.00	2.67	4.8	10.17	3.19	5	5.00	4	9	0	44.83
8	Mount Russell Road	SR123-050	1409	3.104	4.513	1.00	2.67	6.4	7.77	1.95	5	5.00	4	9	0	42.78
9	Mount Russell Road	SR123-010	840	0	0.84	1.00	2.67	3.2	7.35	1.84	5	5.00	4	9	0	39.06
10	Old Bundarra Road	SR214-110	1453	10.389	11.842	1.00	2.67	4.8	5.29	2.36	5	8.33	8	15	0	52.45
11	Old Bundarra Road	SR214-100	1721	8.668	10.389	1.00	2.67	3.2	6.39	2.06	5	6.67	6	9	0	41.99
12	Gragin Road	SR101-010	211	0	0.211	1.00	2.67	8	9.21	3.38	5	3.33	4	15	0	51.58
13	Gragin Road	SR101-030	134	0.225	0.359	1.00	2.67	3.2	7.49	1.54	5	3.33	4	15	0	43.23
14	Gragin Road	SR101-070	250	0.497	0.747	1.00	2.67	1.6	8.93	1.43	5	3.33	4	15	0	42.96
15	Gragin Road	SR101-070	250	0.497	0.747	1.00	2.67	1.6	8.93	1.43	5	3.33	4	15	0	42.96
16	Gragin Road	SR101-050	89	0.368	0.457	1.00	2.67	1.6	7.63	1.09	5	3.33	4	15	0	41.32
17	Gragin Road	SR101-130	344	1.102	1.446	1.00	2.67	1.6	7.29	1.16	5	3.33	4	15	0	41.05
18	Gragin Road	SR101-110	147	0.905	1.052	1.00	2.67	3.2	9.28	1.58	5	3.33	4	15	0	45.05
19	Gragin Road	SR101-130	344	1.102	1.446	1.00	2.67	1.6	7.29	1.16	5	3.33	4	15	0	41.05
20	Nullamanna Road	SR060-010	1623	0	1.623	1.00	2.67	4.8	6.67	2.89	5	6.67	8	9	0	46.69
21	Woodstock Road	SR238-010	1384	0	1.384	1.00	2.67	4.8	8.18	2.51	5	1.67	4	9	0	38.82
22	Woodstock Road	SR238-030	1666	1.401	3.067	1.00	2.67	3.2	6.32	1.80	5	5.00	4	9	0	37.99
23	Oakwood Road	SR118-020	1000	1.81	2.81	1.00	2.67	6.4	8.59	2.96	5	5.00	6	9	0	46.62
24	Oakwood Road	SR118-090	649	5.423	6.072	1.00	2.67	8	5.29	3.64	5	5.00	4	9	0	43.60
25	Oakwood Road	SR118-140	1626	7.983	9.609	1.00	2.67	8	7.56	2.03	5	5.00	4	9	0	44.25
26	Oakwood Road	SR118-075	81	5.331	5.412	1.00	2.67	1.6	5.50	4.61	5	5.00	4	9	0	38.38
27	Oakwood Road	SR118-070	1389	4.023	5.412	1.00	2.67	1.6	7.42	3.68	5	5.00	4	0	0	30.36
28	Oakwood Road	SR118-050	348	3.653	4.001	1.00	2.67	1.6	5.15	2.25	5	5.00	4	0	0	26.67
29	Delungra Road	SR128-030	1978	3.618	5.596	1.00	2.67	6.4	9.55	2.81	5	5.00	6	9	0	47.43
30	Delungra Road	SR128-020	1879	1.739	3.618	1.00	2.67	6.4	9.35	2.33	5	5.00	6	9	0	46.74
31	Delungra Road	SR128-010	1739	0	1.739	1.00	2.67	6.4	7.63	1.35	5	3.33	6	9	0	42.38
32	Copeton Dam Road	SR192-420	1037	30.86	31.897	1.00	2.67	8	5.70	1.61	5	5.00	8	9	0	45.98
33	Copeton Dam Road	SR192-070	1667	8.35	10.017	1.00	2.67	1.6	6.67	2.55	5	6.67	10	9	0	45.15
34	Michell Lane	SR168-100	542	5.191	5.733	2.00	5.33	6.4	6.67	2.81	0	3.33	2	15	0	43.55
35	Michell Lane	SR168-090	1643	3.548	5.191	1.00	2.67	8	5.70	2.10	0	3.33	2	15	0	39.80
36	Auburn Vale Road	SR199-130	710	9.01	9.72	1.00	2.67	3.2	7.77	2.93	5	3.33	2	9	0	36.89
37	Auburn Vale Road	SR199-050	1475	1.781	3.256	1.00	2.67	1.6	2.47	0.86	5	8.33	8	15	0	44.94
38	Auburn Vale Road	SR199-030	1141	0.63	1.771	1.00	2.67	3.2	7.08	2.06	5	8.33	10	9	0	48.34
39	Auburn Vale Road	SR199-110	1062	7.925	8.987	1.00	2.67	4.8	6.53	2.21	5	3.33	2	9	0	36.54
40	Auburn Vale Road	SR199-140	973	9.72	10.693	1.00	2.67	4.8	4.95	1.13	5	3.33	2	9	0	33.87
41	Fernhill Road	SR141-010	2104	0	2.104	1.00	2.67	6.4	6.53	1.73	5	5.00	4	3	0	35.32
42	Fernhill Road	SR141-020	1987	2.104	4.091	1.00	2.67	8	5.84	1.69	5	5.00	4	3	0	36.20
43	Fernhill Road	SR141-040	967	4.883	5.85	1.00	2.67	4.8	6.94	1.84	5	5.00	4	3	0	34.25
44	Fernhill Road	SR141-030	646	4.091	4.737	1.00	2.67	1.6	7.90	3.30	5	6.67	4	3	0	35.14
45	Kings Plains Road	SR234-210	1921	16.657	18.578	1.00	2.67	1.6	10.72	2.93	5	3.33	2	9	0	38.25
46	Kings Plains Road	SR234-200	1582	15.075	16.657	1.00	2.67	3.2	7.56	3.34	5	3.33	2	9	0	37.10
47	Kings Plains Road	SR234-130	945	9.289	10.234	1.00	2.67	1.6	4.12	1.69	5	3.33	2	9	0	30.41
48	Kings Plains Road	SR234-120	1582	7.707	9.289	1.00	2.67	1.6	3.57	1.76	5	3.33	2	9	0	29.94
49	Old Mill Road	SR285-020	1433	1.125	2.558	1.00	2.67	1.6	11.34	2.70	5	5.00	4	15	0	48.31
50	Old Mill Road	SR285-050	1582	7.707	9.289	2.00	5.33	3.2	8.32	3.45	5	5.00	6	9	0	47.30

7 INFORMATION REPORTS

7.1 WORKS UPDATE

File Number: S28.21.1/14 / 21/22454

Author: Justin Pay, Manager Civil Engineering

SUMMARY:

This report is intended to keep Council updated on the capital works and maintenance programs.

COMMENTARY:

Oliver Street Extension

An extension of Oliver Street, from Arthur Street to Swanbrook Road has been programmed by Council. Works involve construction of a new sealed pavement, kerb and gutter, associated water main and drainage construction through the land formerly used as the Community Gardens. The project also involves constructing a cul-de-sac in Arthur Street adjacent to Ashford Road and extending the kerb and gutter along the southern side of Swanbrook Road from Ashford Road to Oliver Street.

Kerb and Gutter works have now been completed for the cul-de-sac and the pavement works are nearing completion with final trimming being completed at the time of writing this report. Bitumen sealing works have been booked in and line marking will occur around mid July, 2021. This will be the completion of this project.



Cul-de-sac works in Arthur Street

SR246 Elsmore Road Causeway Upgrade

Council has allocated \$115,500 for the replacement of the concrete causeway on Elsmore Road. The source of funding being:

ACRD Culverts and Causeways - \$72,500

ACRD Bitumen Renewal - \$43,000

The existing causeway slab has poor alignment and has deteriorated to the point that it is no longer economically viable to continue to undertake constant maintenance. The replacement slab improves the alignment due to the approaches being slightly realigned and the extra width and length improves the ride quality.

Temporary works have been completed on the slab approaches in order to reopen the road to the public. The regrading of the approaches will commence once Arthur Street and Rivers St works are completed.

HW12 Gwydir Highway Elsmore Road Safety Treatment Works – Shoulder Widening

Council have been successful in obtaining \$1.19M in funding under the RMCC Ordered Works arrangements with TfNSW to undertake safety treatment works on a 2.2km section of the Gwydir Highway, east of the Runnymede Intersection.

The approved safety treatment works utilises the existing pavement as a foundation to construct a nominal pavement overlay with an additional treatment of boxing out the existing road shoulders, providing for a 2.5 metre sealed shoulder. Guardrail, curve alignment markers and audio tactile line marking will complete the safety upgrade works. The safety treatment works were identified by TfNSW as part of a Road Safety Audit and is funded under the NSW Blackspot Program. A number of accidents including serious injuries and a fatality have occurred on this section of road over the past five (5) years prompting the safety upgrade works.

Works have been completed on this safety project with a primer seal placed on the final shoulder widening works on 16 June, 2021. Signage and guardrail were installed on 24 June 2021.

A bitumen reseal will be placed over the entire two segments in conjunction with Council's annual resealing program.



HW12 Gwydir Hwy Safety Treatment Project – Completed Shoulder widening works Segment 7320



HW12 Gwydir Hwy Safety Treatment Project – Completed Shoulder widening works Segment 7330

2020-2021 Walking and Cycling (Active Transport) Program

Council have been successful in obtaining \$101,711 from TfNSW to allocate to specific walking and cycling facilities within Inverell. Council are required to match this funding bringing the total project allocation to \$202,422.

Council, through its adopted PAMP, identified two (2) specific projects to extend its shared concrete path network. The first project is the missing link along Granville Street and Lawrence Street from the Bicentennial Park to Henderson Street (adjacent Brooks Oval). The second project is from Lions Park under the main bridge and along the western side of the Macintyre River to the weir.

Council requested quotations from suitably qualified contractors to undertake this work with approximately one (1) kilometre of shared concrete path to be constructed. Three (3) contractors showed interest and submitted quotations for this project with All Slab Concreting being awarded the contract.

Concrete footpath works have now been completed on the riverwalk project from Lions Park to the Macintyre River Weir. Backfilling works have been delayed due to the persistent wet weather hampering efforts to deliver fill material for backfilling. A section of footpath from Lions Park, under the bridge and up to Brae Street has been opened to the public, the remainder of the completed footpath remains closed adjacent the river. As soon as access becomes available backfilling works will be undertaken.



Completed shared path in Lions Park



Completed shared path on the northern side of the main bridge from Brae Street.



Completed shared path adjacent the Macintyre River, backfilling to be completed.

2020-2021 Road Safety Program

Council have been successful in obtaining \$86,000 from TfNSW to construct a pedestrian refuge on the western side of the intersection of Campbell Street and Evans Street, Inverell. The pedestrian refuge will address a number of key pedestrian safety issues currently experienced at the location with the existing high pedestrian area being a major link between the Inverell Shire Library, the Central Business District and Turnham car park. Campbell Street is also the heavy vehicle bypass for traffic travelling east-west of Inverell along the Gwydir Highway.

A detailed design was undertaken by TPS Group in August 2019 and subsequently approved and adopted by Council in September 2019. The design allowed for the widening of the existing upright kerb and gutter on both sides of Campbell Street and the construction of a 2.0 metre wide centre pedestrian refuge.

Works commenced early June 2021 with the removal and replacement of the kerb and gutter to allow for a widened travel lane in both directions, construction of the centre island followed shortly after with all pedestrian refuge works now completed. Asphalt pavement works are outstanding with an application submitted to TfNSW for an extension of time to undertake these pavement works at a later date. This project was required to be substantially completed by 30 June, 2021 to comply with the grant conditions.



Completed Pedestrian Refuge corner of Campbell Street and Evans Street

Rivers Street Indent Parking – Otho Street to Campbell Street

The construction of new indent car parking along Rivers Street between Otho Street and Campbell Street in front of Armajun Health Clinic has been programmed by Council. Works involve construction of a new sealed rear to kerb car park, kerb and gutter and new drainage construction.

Pavement construction commenced on half the length of the carpark as to not interfere with Armajun Health Clinic with their transition to the new building. Works came to a halt when wet weather set in and the site becoming too wet to continue works. The project will recommence once Arthur Street pavement works are completed. Therefore weather permitting; the completion date will be the end of August 2021.



New Carpark works – Rivers St Indent Parking Project

Fixing Local Roads Funding Grant

Council has been successful in obtaining \$2.62M from the Fixing Local Roads Funding Grant to complete works on various roads throughout the shire.

These roads include the following:

- SR050 Bukkulla Road
- SR035 Coolatai Road
- SR192 Copeton Dam Road
- SR246 Elsmore Road
- SR101 Gragin Road
- SR123 Mount Russell Road
- SR214 Old Bundarra Road
- SR048 Pindari Dam Road

Works commenced late October 2020, which included shoulder grading on each of the roads.

Shoulder grading has already been completed on Copeton Dam Road, Mount Russell Road and commenced on Coolatai Road. Vegetation removal works along Elsmore Road have now been completed and have commenced on Mount Russell Road. No heavy patching works have been completed in the month of June.

These works are due to be completed by the end of 2021 calendar year.



Tree Trimming on Mt Russell Road – Fixing Local Roads Funding

Maintenance Grading

The following maintenance grading works were undertaken during June 2021.

Road Number	Road Name	Length Graded (km)
SR 238	Woodstock Rd	2.1 kms
SR 230	Rickies Ln	9.0 kms
SR 234	Kings Plains Rd	21.2 kms
	TOTAL	32.30 km

Reactive Spot Grading

The following reactive spot grading works were undertaken during June 2021. These works were due to flood damage

Road Number	Road Name	Length Graded (km)
SR 205	Foxs Ln	5.2 km
SR54	Emmaville Rd	37.0 km
SR17	Holdfast Rd	30.4 km
SR51	Wells Crossing Rd	11.0 km
SR65	Tucka Tucka Rd	11.7 km
SR59	Graman Rd	23.3 km
SR28	Goat Rock Rd	15.0 km
SR23	Bedwell Downs Rd	20.3 km
	TOTAL	153.9 km

Gravel Patching

The following gravel patching works were undertaken during June 2021. The majority of these works were due to flood damage.

Road Number	Road Name	Area Re-sheeted (m2)
SR128	Delungra Rd	4000 m2 (Flood Damage)
SR225	Goomerah Ln	200 m2 (Flood Damage)
SR243	Waterloo Rd	3500 m2 (Flood Damage)
SR205	Foxs Ln	600 m2 (Flood Damage)
SR244	Western Feeder Rd	5000 m2
	TOTAL	13,300 m2

Gravel Re-sheeting

There were no gravel re-sheeting works undertaken during June 2021.

Heavy Patching

The following heavy patching works were undertaken during June 2021.

Road Number	Road Name	Area Re-sheeted (m2)
SH12	Gwydir Hwy	3720 m2
	TOTAL	3,720 m2

Other Maintenance Activities

Council's State, Regional and Local Roads, Urban and Village Street maintenance activities, such as bitumen patching, drainage and shoulder repairs as well as vegetation control, are continuing as required. Town maintenance will continue as programmed.

ATTACHMENTS:

Nil