



# **BUSINESS PAPER**

**Civil and Environmental Services  
Committee Meeting  
Wednesday, 12 July 2023**

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

7 July, 2023

A Civil and Environmental Services Committee Meeting will be held in the Committee Room, Administrative Centre, 144 Otho Street, Inverell on Wednesday, 12 July, 2023, commencing at **9.00am**.

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

Please Note: Under the provisions of the Code of Meeting Practice the proceedings of this meeting (including presentations, deputations and debate) will be recorded. The 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**

**Agenda**

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**Presentation–Alex Wrobel, President Inverell Polocrosse–Wrap up of 2023 Swan Cup**

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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 Forms can be downloaded at [Disclosure of pecuniary interests form](#) or [non-pecuniary interests 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.

## OUR DESTINATIONS



### 01 LEADERSHIP



We will be an accountable and responsible Council that will be involved with the community and responsibly manage public resources.

### 02 PROSPERITY



The Shire has a diverse, strong local economy that provides opportunities that contribute to the quality of life for the community.

### 03 LIVEABILITY



Our community is healthy, safe, educated and offers opportunities for people of all ages and abilities. We value our natural and built environment.

### 04 SERVICES & INFRASTRUCTURE



Our community is enhanced by the provision of civic services and infrastructure. These services are planned and financially sustainable.



**1 APOLOGIES**

**2 CONFIRMATION OF MINUTES**

**RECOMMENDATION:**

*That the Minutes of the Civil and Environmental Services Committee Meeting held on 14 June, 2023, 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, 14 JUNE 2023 AT 8.55AM**

**PRESENT:** Cr Stewart Berryman (Chair), Cr Di Baker, Cr Jacko Ross and Cr Wendy Wilks.

**IN ATTENDANCE:** Cr Nicky Lavender, Cr Kate Dight, Cr Paul King OAM and Cr Jo Williams.  
Brett McInnes (Acting General Manager), Paul Pay (Director Corporate and Economic Services) and Justin Pay (Manager Civil Engineering).

**1 APOLOGIES**

**COMMITTEE RESOLUTION**

Moved: Cr Di Baker  
Seconded: Cr Jacko Ross

*That the apology received from Cr Paul Harmon for Council business reasons be accepted and leave of absence granted.*

**CARRIED**

**2 CONFIRMATION OF MINUTES**

**COMMITTEE RESOLUTION**

Moved: Cr Jacko Ross  
Seconded: Cr Wendy Wilks

*That the Minutes of the Civil and Environmental Services Committee Meeting held on 10 May, 2023, 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 ADVOCACY REPORTS**

**5.1 BETTER ROADS & TRANSPORT FOR NSW - JOHN MORANDINI S30.9.6**

**COMMITTEE RESOLUTION**

Moved: Cr Kate Dight

Seconded: Cr Jacko Ross

*That the Committee recommend to Council that:*

- I. The report be received and noted; and*
- II. Council keep a watching brief on the matter.*

**CARRIED**

## **6 DESTINATION REPORTS**

### **6.1 REFERRAL OF CONFIDENTIAL MATTERS S4.11.16/15**

#### **COMMITTEE RESOLUTION**

Moved: Cr Jacko Ross

Seconded: Cr Di Baker

*That the Committee move into Closed (Public excluded) meeting of the Committee and that the press and members of the public be asked to leave the chambers whilst the Committee considers the following items:*

**Item: 8.1** *Procurement of Bitumen and Aggregate Services 2023-2024*

**Authority:** *Section 10A (2) (d(i)) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.*

**Item: 8.2** *Evaluation of Tender - Mathers Bridge - Demolition and Replacement*

**Authority:** *Section 10A (2) (d(i)) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.*

**CARRIED**

## **7 INFORMATION REPORTS**

### **7.1 COMPANION ANIMAL IMPOUNDING FACILITY UPDATE S5.9.33**

#### **COMMITTEE RESOLUTION**

Moved: Cr Wendy Wilks

Seconded: Cr Jacko Ross

*That the information report be received and noted.*

**CARRIED**

### **7.2 WORKS UPDATE S28.21.1/16**

#### **COMMITTEE RESOLUTION**

Moved: Cr Jacko Ross

Seconded: Cr Di Baker

*That the information report be received and noted.*

**CARRIED**

**8 CONFIDENTIAL MATTERS (COMMITTEE-OF-THE-WHOLE)**

At 9.14 am, the Chairperson noted that no members of the public or press were in attendance at the meeting therefore the Committee proceeded to consider the motion to close the meeting to the press and public.

**COMMITTEE RESOLUTION**

Moved: Cr Jacko Ross

Seconded: Cr Di Baker

*That the Committee proceeds into Closed Committee to discuss the matters referred to it, for the reasons stated in the motions of referral.*

**CARRIED****COMMITTEE RESOLUTION**

Moved: Cr Jacko Ross

Seconded: Cr Wendy Wilks

*That the Committee proceeds out of Closed Committee into Open Committee.*

**CARRIED**

Upon resuming Open Committee at 9.19 am, the Chairperson verbally reported that the Committee had met in Closed Committee, with the Press and Public excluded, and had resolved to recommend to Council the following:

**8.1 PROCUREMENT OF BITUMEN AND AGGREGATE SERVICES 2023-2024 S28.28.2/15****RECOMMENDATION:**

*That the Committee recommend that Council accept the quotation from NSW Spray Seal Pty Ltd under a full-service contract for the 2023-2024 Bitumen Resealing Program and the 2023-2024 Construction Spray Sealing Program in the amount of \$3,078,236 and that Roadwork Industries and Stabilised Pavements Australia be notified as alternatives should NSW Spray Seal be unable to service Council's 2023-2024 Construction Spray Sealing Program.*

**8.2 EVALUATION OF TENDER - MATHERS BRIDGE - DEMOLITION AND REPLACEMENT S28.7.18/91****RECOMMENDATION:**

*That the Committee recommend to Council that Council accept the tender from Fernandes Constructions for the Demolition and Replacement of Mathers Bridge in the amount of \$3,104,382.60 subject to a favourable financial check.*

**ADOPTION OF RECOMMENDATIONS****COMMITTEE RESOLUTION**

Moved: Cr Wendy Wilks

Seconded: Cr Di Baker

*That the recommendations of Closed Committee be adopted.*

**CARRIED**

**The Meeting closed at 9.20 am.**

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

**4 PUBLIC FORUM**

- Presentation – Alex Wrobel, President Inverell Polocrosse – Wrap up of 2023 Swan Cup

## 5 DESTINATION REPORTS

### 5.1 HOLDFAST CROSSING - FISH PASSAGE PROJECT

**File Number:** S28.10.SR17 / 23/21820

**Author:** Justin Pay, Manager Civil Engineering

#### SUMMARY:

Council is in receipt of correspondence from the Department of Planning and Environment, Water Infrastructure NSW, requesting Council permission for them to carry out construction work on the Holdfast Crossing as part of their Reconnecting the Northern Basin: Fish Passage Project.

#### RECOMMENDATION:

*That the Committee recommend to Council that:*

- 1) *The information be received and noted;*
- 2) *The proposal be supported in principle;*
- 3) *Council undertake community consultation to determine if there are any likely significant impacts on the community; and*
- 4) *A further report be presented to the Committee on the outcomes of the community consultation so that Council can make a final determination on the request.*

#### COMMENTARY:

Council is in receipt of correspondence from the Department of Planning and Environment, Water Infrastructure NSW (The Department), requesting Council permission for them to carry out construction work on the Holdfast Crossing as part of their Reconnecting the Northern Basin: Fish Passage Project. The formal request is attached in **Attachment 1** for the information of the Committee. Further information about the project including photos of the site are provided in **Attachment 2**.

The Department's Northern Basin: Fish Passage Project is a Commonwealth funded project (\$180M) aimed at improving connectivity across the Northern Basin and delivering ecological outcomes by reinstating the movement and abundance of migratory native fish species by providing a connected 'highway' for native fish to migrate. The Department has identified priority sites where they believe these outcomes can be achieved, the Holdfast Crossing north of Yetman across the Macintyre River has been identified as one of these sites. This crossing is an old concrete causeway located on a road reserve that is Council controlled, however, is not listed in the asset register and does not receive routine maintenance by Council (referred to as a "paper road"). The crossing itself is also not listed in the asset register and Council does not have any record of its construction or maintenance. Given that the road reserve at this location is Council controlled, the Department require permission from Council in order to undertake the construction work.

The map in **Attachment 3** shows the location of Holdfast Crossing. The main use of the Crossing is for access to the agricultural land adjacent to the site with one main landowner being the predominate user. The crossing is also used by the public for access to the river for recreational purposes on an infrequent basis.

The Department have been in consultation with Council engineering staff since August 2021 regarding the development of the potential Holdfast Crossing project and various solutions were considered, including constructing a large bridge structure, large box culvert structure or a "fish ladder" over the existing structure. It was deemed by the department that the cost associated with such large construction projects would outweigh the benefits that would be provided. Therefore, their proposed solution is to lower the height of the existing concrete causeway by between

300mm - 500mm. In essence the concrete at the site would be removed back to the natural river bedrock level (with concrete remaining in between rock/rock crevice's) leaving a "flat" accessible crossing. There would be no financial cost to Council associated with the construction project.

It is proposed that this outcome will provide sufficient improvement to fish passage while maintaining some form of access for the adjoining land owner and for recreational users. The proposed solution will leave 4WD access only during times that flow in the river permits use of the crossing.

During the discussions between Council staff and the Department it was made clear that for Council to support any project at the site, the outcome must not lead to a maintenance burden on Council in the future and extensive community consultation would be required from the Department and that any user objections or concerns be considered and addressed. The main user of the site was identified by the Department and they indicated verbally during discussions that their consultation with this user was positive and no major concerns were raised.

In preparation for this report staff contacted the land owner in question who explained that while he had been on site and had discussions with the Department about the project, he has not been made aware of the current proposal put forward and this proposal would have a significant impact on his agricultural business.

While the proposed project at the Holdfast Crossing site has the potential to provide ecological benefits and would not create a maintenance burden for Council, it would appear that further community consultation is required in order to understand the impacts on users.

It is proposed that Council support the proposed project in principle and undertake further community consultation before making a final decision.

**RISK ASSESSMENT:**

Nil

**POLICY IMPLICATIONS:**

Nil

**CHIEF FINANCIAL OFFICERS COMMENT:**

The project is to be fully funded by external sources with no capital or maintenance cost burden to Council.

**LEGAL IMPLICATIONS:**

Nil

**ATTACHMENTS:**

1. Formal Request [↓](#)
2. Council Presentation [↓](#)
3. Map Showing Holdfast Crossing [↓](#)

Department of Planning and Environment



4 July 2023

Att: Justin Pate  
Inverell Shire Council  
PO Box 138  
Inverell, NSW 2360

**Reconnecting the Northern Basin: Fish Passage Project – notice of intention to commence construction work at the MacIntyre River**

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The Department of Planning and Environment, Water Infrastructure NSW, is proposing to carry out construction work for the Reconnecting the Northern Basin: Fish Passage Project. Part of the Northern Basin Toolkit, this major infrastructure project seeks to improve connectivity and deliver ecological outcomes across the northern part of the Murray-Darling Basin by creating a connected 'highway' for native fish to migrate along the Barwon-Darling and Border Rivers. For more information about the project visit [dpie.nsw.gov.au/fish-passage-project](http://dpie.nsw.gov.au/fish-passage-project)

Project funding

The Commonwealth Government is providing up to \$180 million through to 2024 for the implementation of Northern Basin Toolkit (NBTK) environmental works and policy measures projects to both NSW and Queensland Governments. The Commonwealth Government committed to fund three of the NSW NBTK projects through an accelerated or 'early works' model to enable on-ground works to begin as soon as possible.

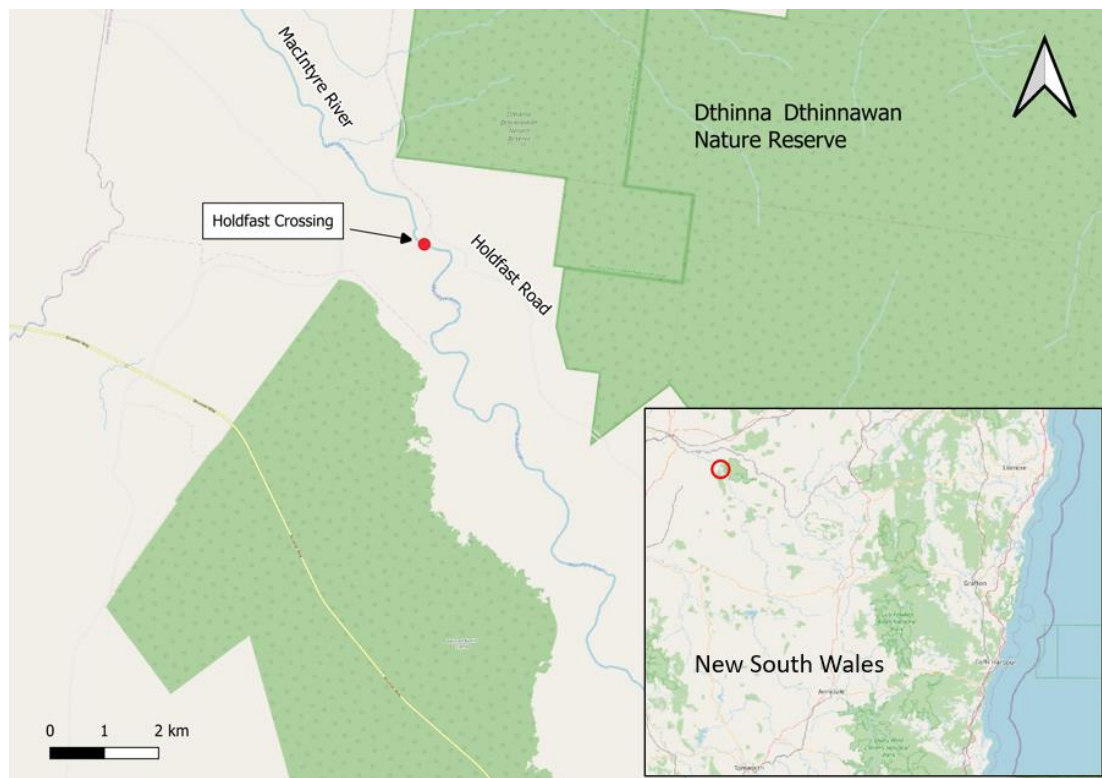
Proposed works

As part of the project, Water Infrastructure NSW has been carrying out early investigation activities and will now be proceeding to the next phase of the project which will include removal of material/obstructions from the river to re-establish fish passage. We propose these works take place from September 2023. We expect that work will take approximately four weeks at each site, weather permitting.

The proposed works within Inverell Shire Council are to remove a concrete causeway structure "Holdfast Crossing" located on the MacIntyre River, approximately 14km north of Yetman in New South Wales (refer to figure 1) and to return the riverbed to its natural profile.



Department of Planning and Environment

*Holdfast Crossing location map*

Location details	
<b>Address</b>	Holdfast Road, Yetman NSW 2410
<b>Lot / DP</b>	Lot 5/750118 Crown Land – MacIntyre River
<b>Landownership</b>	Holdfast Crossing is located within the MacIntyre River, on Crown Land. The access track to Holdfast Crossing is located on privately owned land either side of the crossing. The existing causeway is an unauthorised structure and there appears to be no registered asset owner.
<b>Local Government Area</b>	Inverell Shire
<b>Land zoning</b>	RU1 Primary Production
<b>GPS Coordinates</b>	-28.798596000 150.728793000

WINSW understand that Inverell Council has no records of the Holdfast crossing being built or registered as one of Council's assets. The landowner has stated that he uses the crossing for business and recreational purposes up to five (5) times a week when possible, and he has been consulted numerous times

## Department of Planning and Environment



by WINSW and our contractors regarding specific information about that section of the river, and the different design alternatives considered.

The project area will be accessed from the public road network surrounding the project. This access would be from Holdfast Road, which is connected to the Bruxner Way in Yetman and the Tarwoona Road in Twin Rivers. Holdfast Road is a Crown owned gravel road.

There is the potential for short term impacts on the environment during the proposed works such as increased noise and dust, visual and traffic impacts however, these impacts will be minor and of a temporary nature. Vegetation clearing will not be required. The proposed works comply with relevant regulations and requirements.

Upon completion of the removal of the Holdfast Crossing and site rehabilitation, no operational or maintenance activities are required.

Initial investigations

Initial investigations completed include:

- Site survey
- Hydraulic model
- Aboriginal Due Diligence survey
- Biodiversity assessment
- Erosion Sediment Control Plan
- Review of Environmental Factors (REF)
- Aquatic Biodiversity Assessment
- Options Assessment Report

A site visit on March 24, 2023, determined that the causeway has undergone significant undermining in the past. This undermining refers to the erosion or weakening of the supporting structure of the crossing, which can compromise its stability and safety.

Department of Planning and Environment



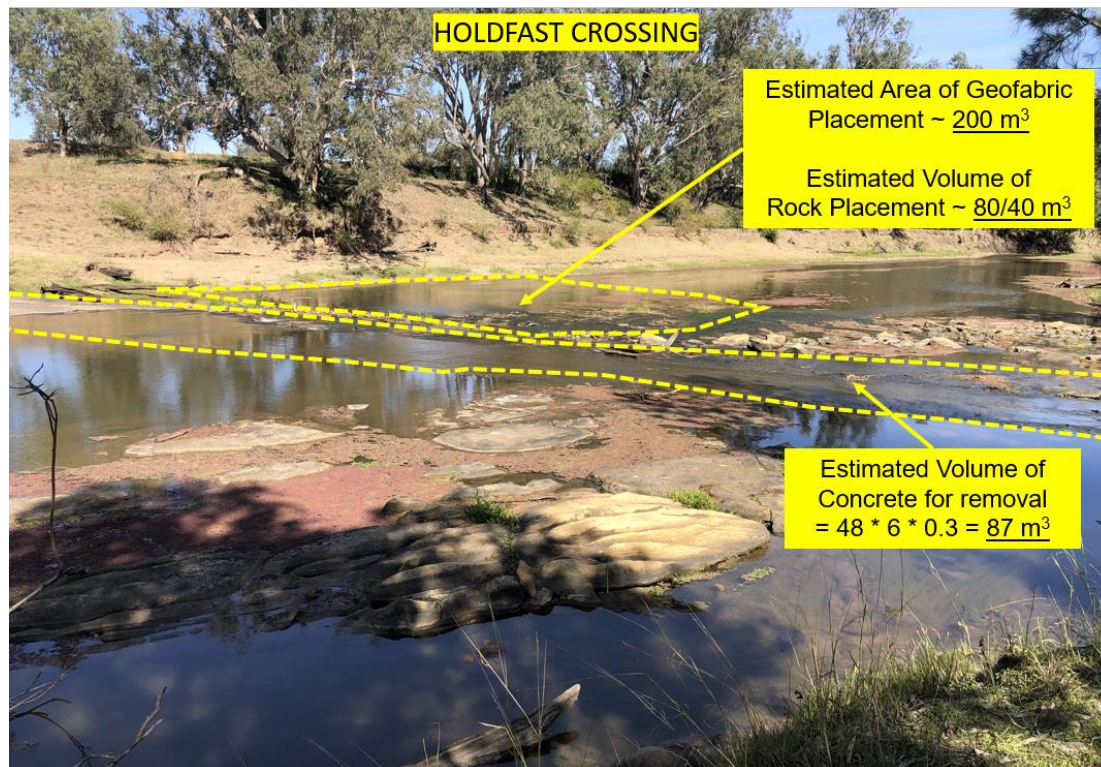
*Photograph: Undermining of Holdfast Crossing, 24 March 2023*

Based on the information found in our initial investigations, it is concluded that:

- The proposed works are not likely to affect any Aboriginal cultural heritage items and therefore an Aboriginal Heritage Impact Permit is not required.
- The proposed works are not likely to significantly affect threatened species, populations, ecological communities, or critical habitat. A Species Impact Statement (SIS) is therefore not required.
- The proposed works are not likely to affect any Commonwealth land or significantly affect any Matters of National Environmental Significance.
- The proposed works are not likely to have a significant impact on the environment and therefore an Environmental Impact Statement (EIS) is not required.



Department of Planning and Environment



#### Construction Works:

The existing concrete causeway is located on rock bar with approximate depth of concrete estimated to be between 200-400mm based on a visual inspection.

Concrete will be carefully excavated to generally expose the underlying rock platform, noting that pockets of concrete within pre-existing rock voids will not be excavated with the aim of maintaining rock foundation integrity and to assist the provision of a suitably even surface able to be trafficked by a suitable vehicle.

The upstream impacts of the proposed rehabilitation of the natural rockbar have been assessed as being minimal.

The weir pool would drop by the amount of concrete excavation in the vicinity of the existing causeway crossing low point of up to around 400mm noting there is no irrigation or pumping from within the weir pool.

#### Community and Stakeholder Consultation

WINSW has engaged in consultation with the adjoining and impacted landowners, Crown Lands and the Local Aboriginal Land Council (LALC) to inform them about the scope and timing of the proposed work. WINSW is also planning to engage with NSW Department of Natural Resources Access Regulator, NSW Fisheries, QLD Department of Regional Development Manufacturing and Water, NSW Department of Planning and Environment in July 2023. Regular meetings with WaterNSW, the Border Rivers Commission and Sunwater

## Department of Planning and Environment



are also held. Phone consultations with NSW Farmers and NSW Irrigators Council were held as an alternative to face-to-face meetings.

Wider consultation across the Fish Passage project has also occurred with community groups, First Nations groups, landholders and government agencies including face to face consultation in April 2023. Ongoing consultation will continue to occur including regular updates to the relevant stakeholders as required.

13 Local Aboriginal Elders were also consulted, and in person-meetings were held with the below First Nations organisations:

- Toomelah LALC
- Mungindi LALC
- Collarenebri LALC
- Inverell LALC
- BIGAMBUL Native Title Aboriginal Corporation
- Gomeroi Native Title
- Dharriwaa elders
- Kamilaroi representatives
- Boomi Coop

If you have any questions about the project or the upcoming investigations, please contact Mick Slattery on 0408 558 722.

Yours sincerely,

Scott Fletcher  
Project Manager  
Water Infrastructure NSW  
Department of Planning and Environment



# Northern Basin Tool Kit: Reconnecting the Northern Basin



**Early Works: Holdfast Crossing**

**Mick Slattery**  
NBTK Project Team

04 July 2023



## Fish Passage



Australian native fish migrate along our rivers to spawn, find food and shelter, as well as to avoid threats such as drying habitats. The Barwon-Darling and Border Rivers are the main fish migration pathway in Northern Basin.

Reconnecting the Northern Basin project seeks to improve connectivity across the northern Basin and deliver ecological outcomes by reinstating the movement and abundance of migratory native fish species by providing a connected 'highway' for native fish to migrate.




Holdfast Crossing Downstream



# Project Benefits

**The project will generate significant benefits, including:**

- Increased movement of native fish species across the northern NSW Murray Darling Basin
  - Increased abundance of native fish species in the system
  - Enhanced cultural values for First Nations communities (native fish are an important part of First Nations cultures in the region)
  - Support for regional economies and the creation of local job opportunities during construction
  - Increased regional tourism opportunities as native fish populations increase
  - Sustained management of agricultural and water resources with reduced ecological impact.
- 
- Help reinstate continuous access to 1,158 km of aquatic habitat in the Northern Basin, addressing multiple threats at appropriate scales to bring back native fish
  - Maximise the benefits of previous water recovery efforts and the outcomes from environmental water holdings in the north





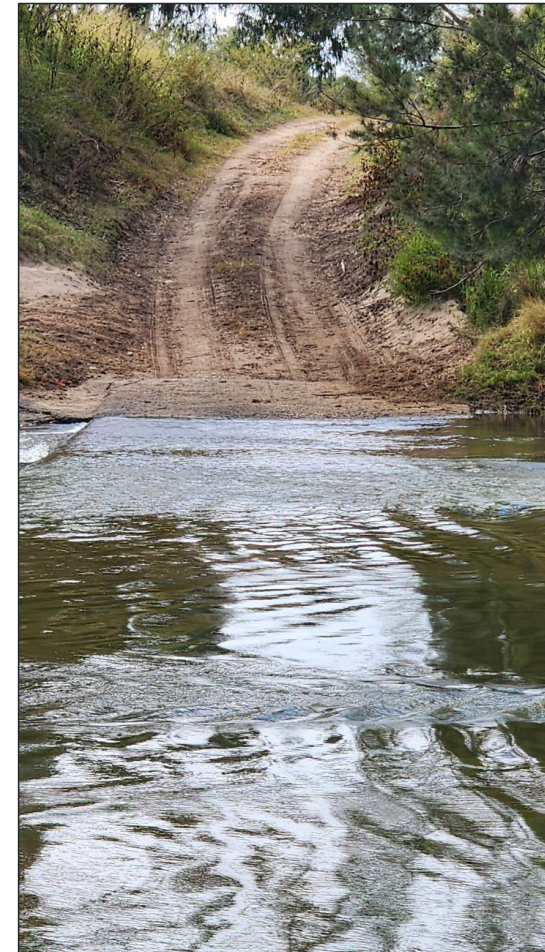
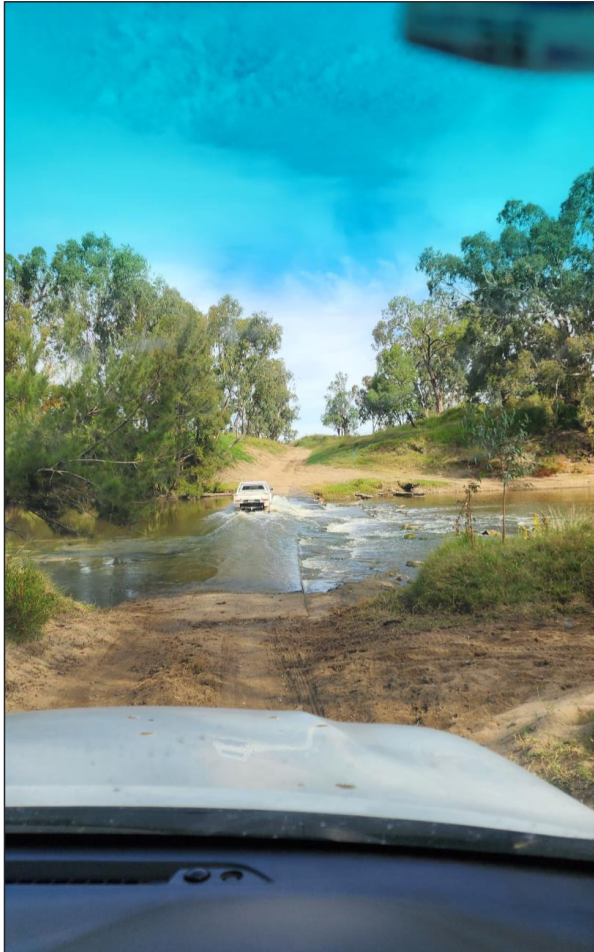
## Ecological

- Enhance opportunities for native fish movement and protection at appropriate spatial scales within and between systems to improve key life history outcomes including spawning, recruitment, condition, dispersal, and survival over the long term.
- Reinstate fundamental ecosystem functions, including connectivity, productivity, water quality, and habitat at local and system scales along the main flow paths for the Lowland Darling Endangered Ecological Community.
- Improve resilience of native fish populations to drought and climate change and mitigate the impacts of future fish kills by improving habitat and water quality and allowing fish to redistribute between previously isolated refugia.
- Increase native fish numbers in connected catchments, with attention to threatened and recreationally important species.
- Maximise the effectiveness of environmental water delivery from tributary valleys into the Parliament – Darling, and deliver synergies with other northern Basin Toolkit programs

## Cultural, Social and Economic

- Support and enhance the ongoing connection of Aboriginal communities who hold vital linkages to rivers for food and culture, and the intrinsic values held by the community
- Improve the health, wellbeing, and social amenity of the NSW community, particularly for the 850,000 recreational fishers in NSW who rely on healthy, functioning aquatic systems
- Maximise the financial benefits to rural and regional communities through construction and infrastructure investment, as well as economies that benefit directly from recreational fishing and nature-based tourism through enhanced recreational fisheries and river health

## Holdfast Crossing – Concrete over Crest







## Existing Rock Bar under concrete topping







## Existing Rock Bar under concrete topping





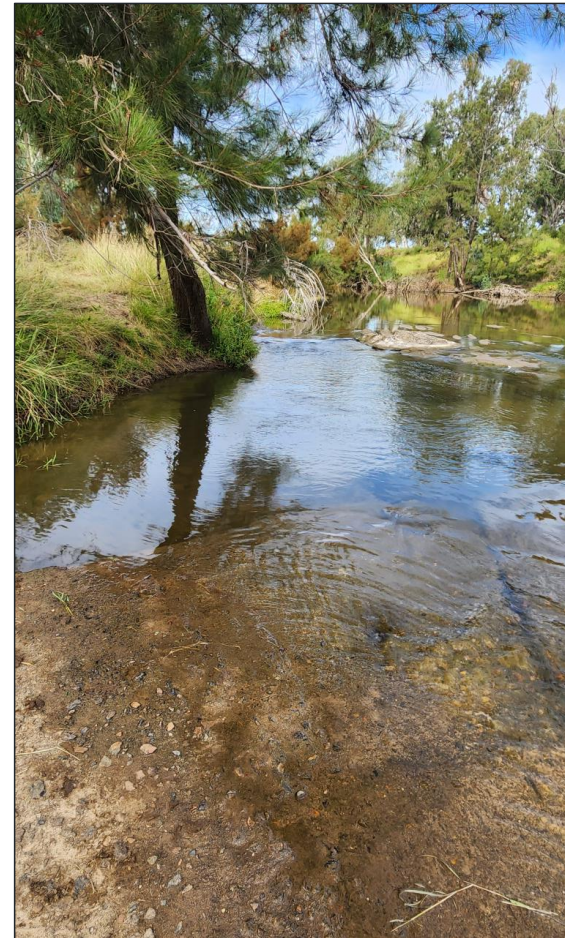


## Existing Rock Bar under concrete topping





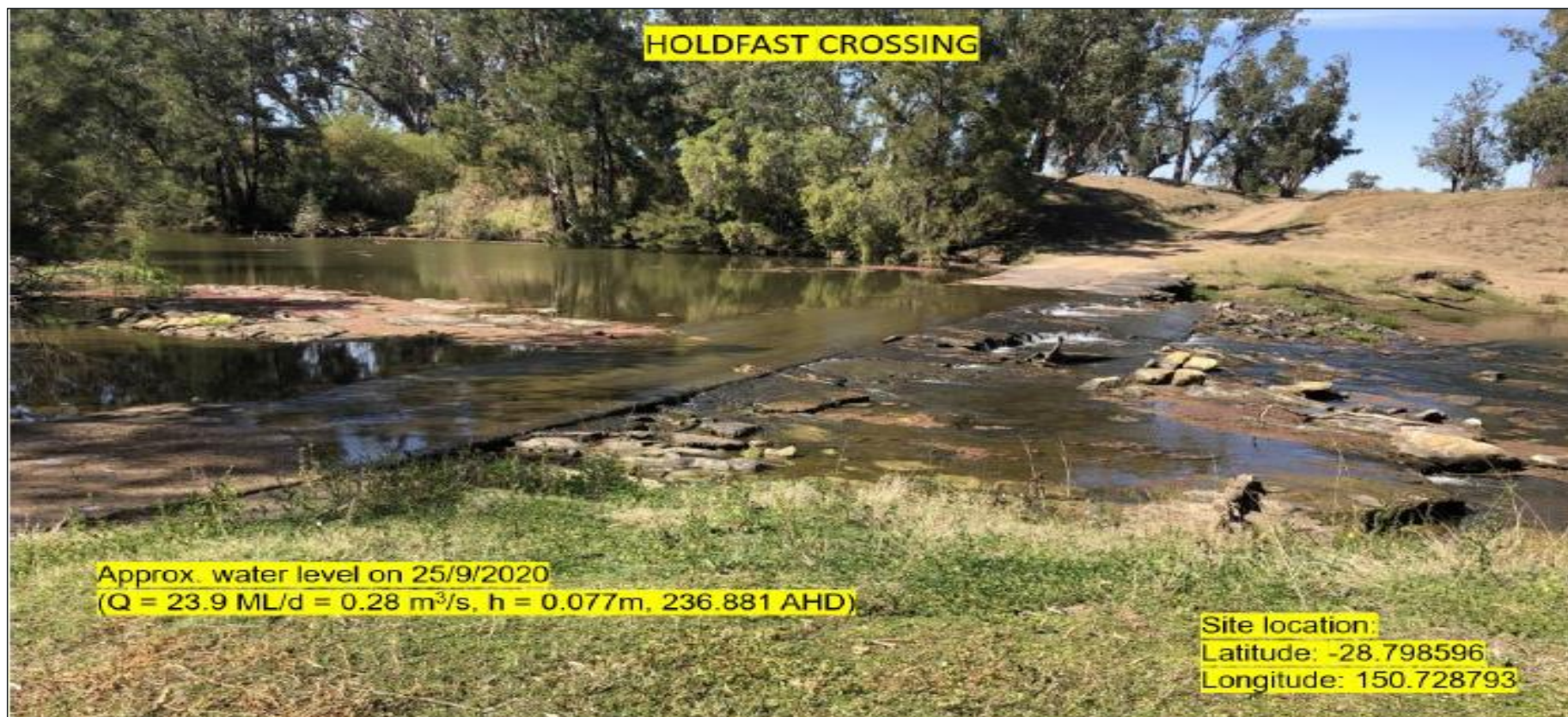
## Holdfast Crossing – Rock Bar





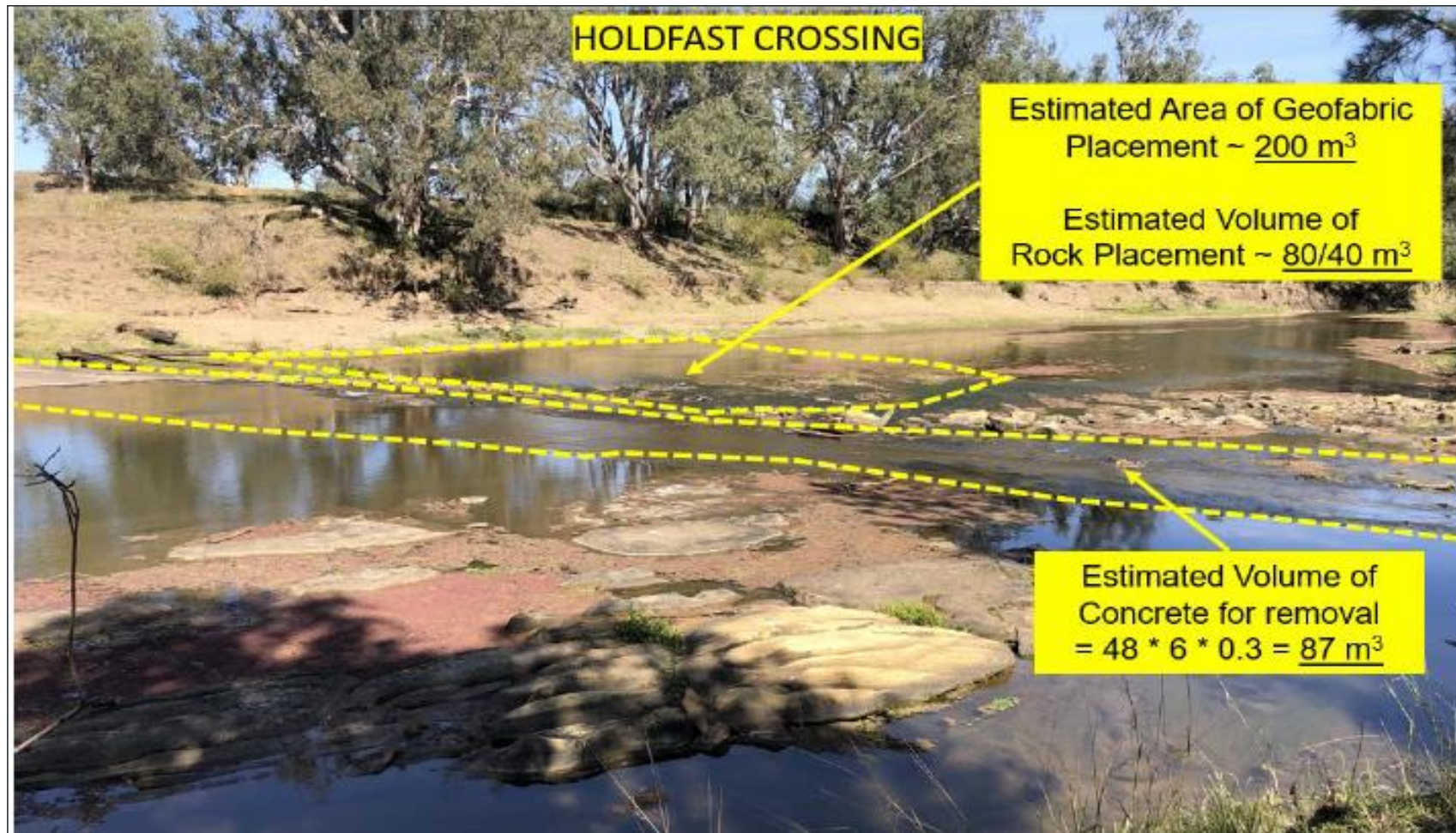


## Existing Rock Bar under concrete topping (Low Flow)



10







## Condition of Causeway Undermining of Concrete – Downstream (Left Bank)



12



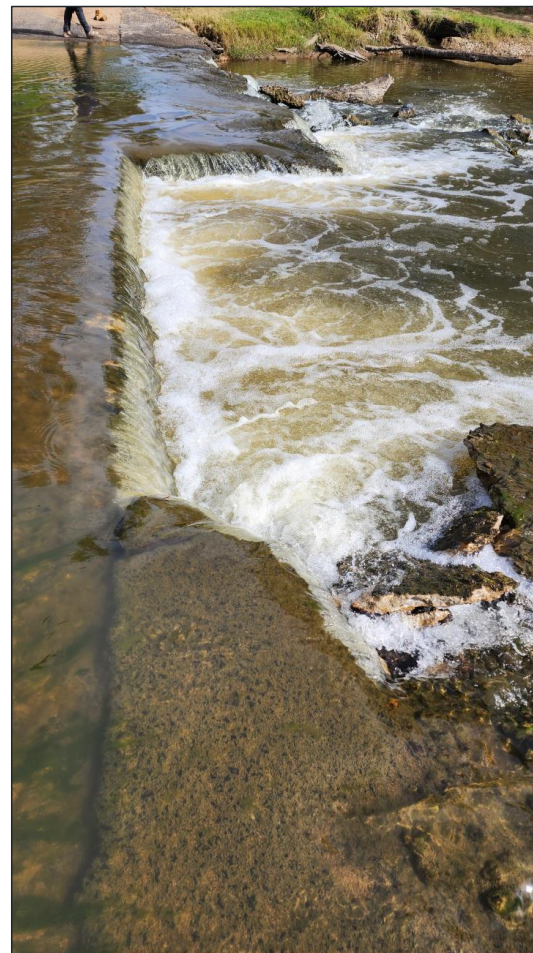
## Condition of Causeway Undermining of Concrete – Downstream (Left Bank)



13



## Holdfast Crossing – Condition of Crossing





# Investigations Completed

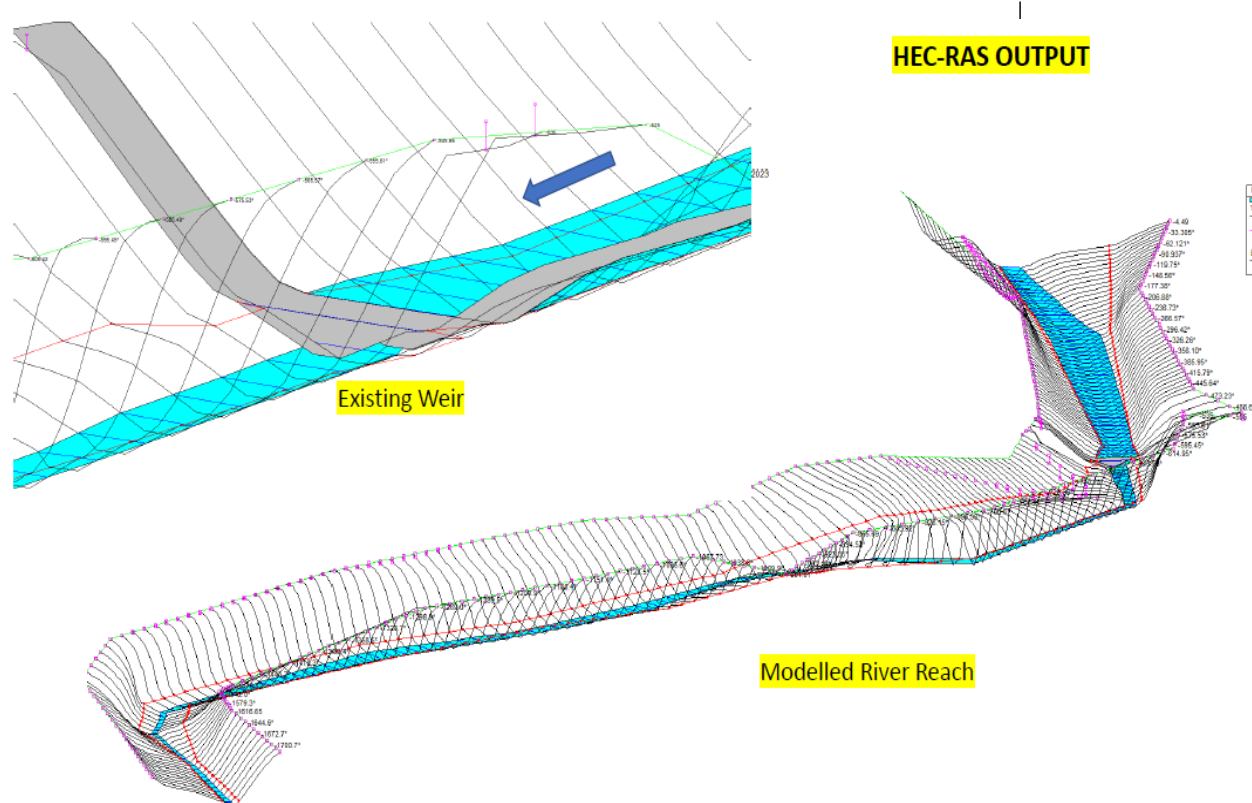
- Site Survey
- Hydraulic Model
- Aboriginal Survey
- Biodiversity Assessment
- Erosion Sediment Control Plan
- REF (Review of Environmental Factors)
- Aquatic Biodiversity Assessment
- Options Assessment Report

Removal considers the geomorphological impacts of sediment mobilisation stored in upstream channels. Nominal seasonal migration in Spring – Autumn, or within any connected flow event, support the migration of Murray Cod and Golden perch. Up to 14 native fish species are expected plus several non-native species. Near-permanent lotic flows, hard substrate, and turtle passage are recommended to support ecological outcomes along this reach of the MacIntyre river.





# HEC-RAS Hydraulic Model of causeway, upstream & downstream



2 scenarios were modelled using HEC-RAS modelling to compare the upstream and downstream water surface levels of flows over the existing structure to estimated levels when the flow weir was removed (300 mm lower case).

As a conservative measure, flows with a 500mm lower weir (500mm lower case) were also compared.

## Fish passage benefits:

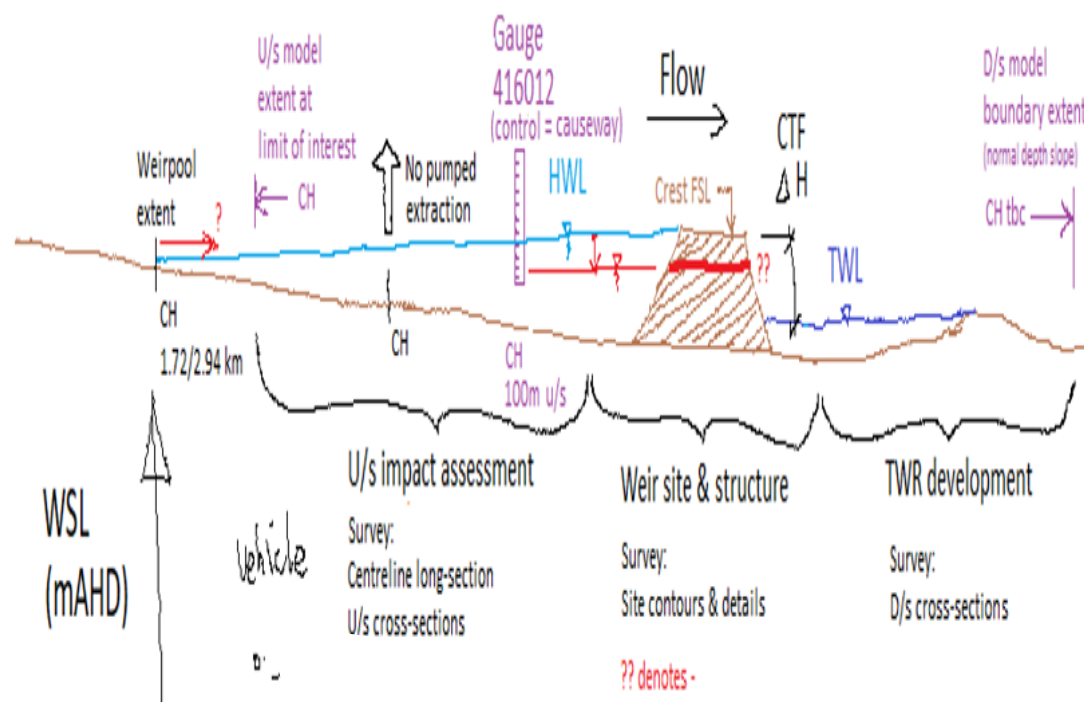
300mm reduction = 84% increase

500mm reduction = 338% increase



# Impacts to site

- Estimate reduction of concrete in some sections between 300-400mm
- Original rock bar to remain – only removal of concrete capping
- Concrete will remain between rocks to form a platform to allow vehicles to cross
- Vehicles should still be able to cross at similar flows prior to restoration (depending on velocity)
  - possibly small decrease in % of days
- HEC-RAS model shows a 300mm reduction in concrete may **increase fish passage** by up to **84%** (Based on 10 year data)
- HEC-RAS model shows a 500mm reduction in concrete may **increase fish passage** by up to **338%** (Based on 10 year data)
- Estimate of 300-400mm reduction in weir pool levels up stream



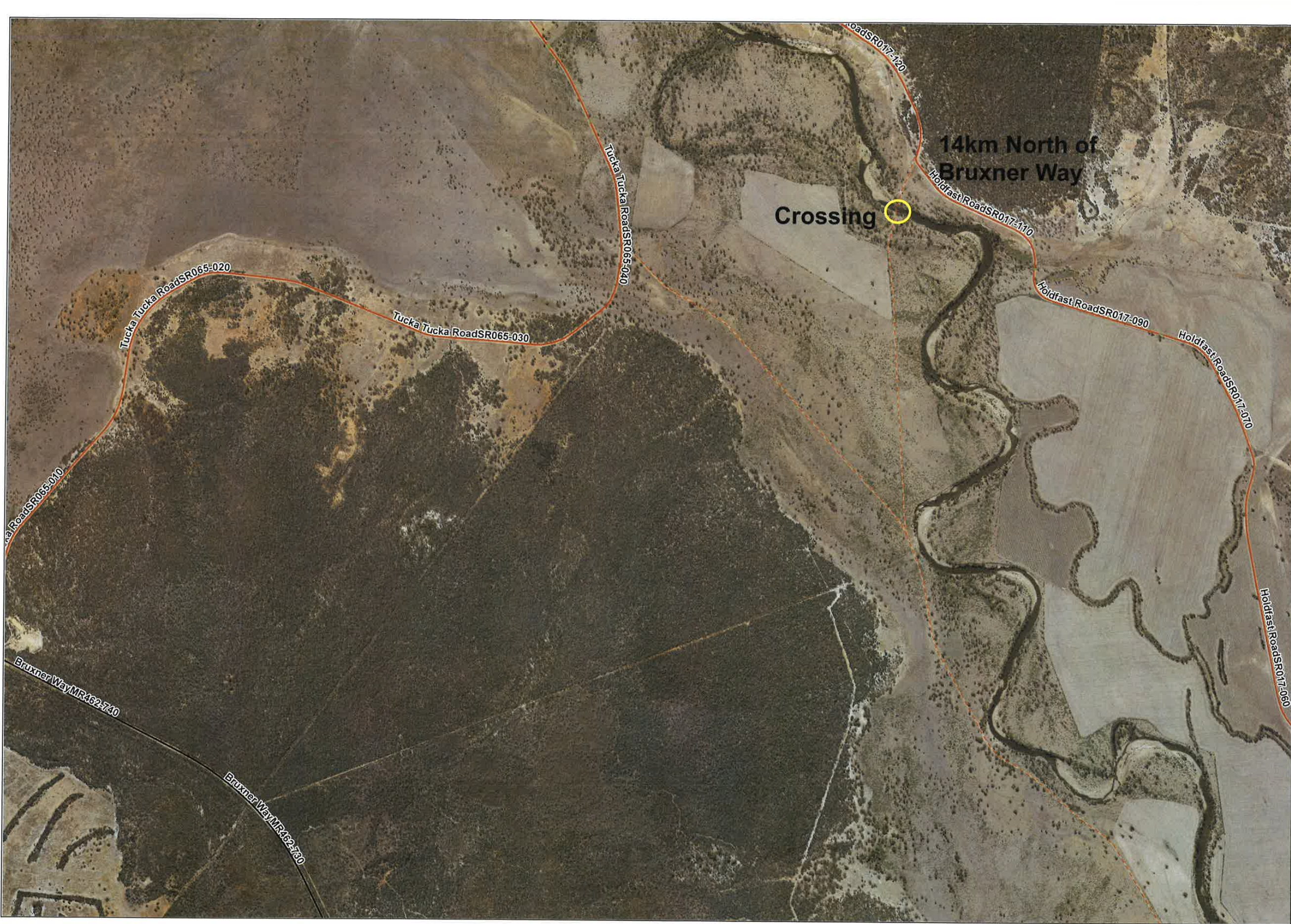


# Additional Project Benefits / Outcomes

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- Optimal fish passage established.
- Supports fish population and associated socio-economic outcomes.
- Rehabilitates the site to pre-industrial condition.
- No ongoing O&M costs or liability for this option.
- No risk of NSW legislative requirements being enacted on this asset and the associated costs to the asset owner.







**5.2 WALKERS BRIDGE REPLACEMENT****File Number:** S28.7.18/78 / 23/21821**Author:** Justin Pay, Manager Civil Engineering**SUMMARY:**

Council has grant funding available for the replacement of Walkers Bridge. The quantum of grant funding is insufficient to complete the project and alternative options have been investigated. The Committee is being asked to endorse a course of action in response.

**RECOMMENDATION:**

*That the Committee recommend to Council that;*

1. *The alternative bridge replacement solution of a large box culvert structure be endorsed,*
2. *Council undertake community consultation to determine the level of community support for this option; and*
3. *A further report be presented to the Committee on the outcomes of the community consultation so that Council can make a final determination on the project.*

**COMMENTARY:**

Council received \$675,000 of grant funding under the National Bushfire Recovery Agency funding program for the replacement of Walkers Bridge.

Walkers Bridge is a single lane timber structure built in 1966 over Darby's Creek on the eastern edge of the Tingha village on Red Hill Road.

Walkers Bridge is significantly deteriorated and appears to have been neglected of regular and appropriate maintenance for some time. The replacement of the bridge with a modern concrete single lane bridge structure that provides adequate vehicular access for Tingha residents is considered to be the most optimal option. As such full project development was undertaken during 2020/2021 financial year which included:

- Feasibility study
- Geotechnical Investigation
- Survey
- Design
- Environmental Assessment
- Tender
- Project costing analysis

Expenditure on the above works and on maintenance works to keep the current timber structure trafficable have totaled approximately \$140,000. This leaves \$535,000 remaining under the current grant.

Once construction tenders were received and project costing analysis was undertaken it was highlighted that the budget allocation was insufficient to complete the project. Council staff then requested an increase of funding from the grant funding body and an extension of time to complete the project. The State Government department administering the grant took over 18 months to process the request, the result being that no additional funding is available under this grant and the deadline for project completion has been changed to June 2024 (the original completion deadline was June 2022).

The significant increase in cost versus the initial project estimate is due in part to the geology at the site. Once geotechnical investigations were completed it was evident that more expenditure would be required on foundational work and also on slope/batter protection adjacent to the proposed structure. Unfortunately, during the time that Council was waiting on a response from the grant funding body, unit rates for bridge replacement have increased by two-fold and in some instances up to four-fold. This was due to the State Government's other bridge replacement program and other inflationary factors.

The current estimated cost to construct a modern concrete single lane bridge structure at the site, with the same road height is \$2,200,000. This leaves a significant budget shortfall of \$1,665,000. Given this significant budget shortfall a more cost effective option has been investigated.

The construction of a large box culvert structure at the site is estimated to cost \$910,000, leaving a budget shortfall of \$375,000. This option would have a finished road height of 900mm lower than the existing bridge, this will obviously reduce the flood immunity of the crossing.

This will obviously have an impact on local road users, particularly those who live past Darbys Creek on Red Hill Road. There are 25 properties addressed on Red Hill Road with 14 of those having dwellings. The traffic counts at the bridge are 90 vehicles per day with 5% of those being heavy vehicles.

Hydrological modeling suggests that the current structure (and the initial replacement bridge option) currently provide adequate trafficability up to a rain event equal to Average Recurrence Interval (ARI) 8 years. The proposed large box culvert replacement option has been designed to provide adequate trafficability up to a rain event equal to ARI 4 years. Average Recurrence Interval (ARI) is a representation of probability of a particular rainfall amount for a specified duration being equalled or exceeded in any 1 year period "on the average once in every x years" (an average recurrence interval, or ARI, of x years). As an example, for Melbourne, a rainfall amount of 48.2 mm in 1 hour can be expected to be equalled or exceeded on average once every 100 years. In this case, the ARI is 100 years. It is important to note that an ARI of, say, 100 years does not mean that the event will only occur once every 100 years. In fact, for each and every year, there is a 1% chance (a 1 in 100 chance) that the event (in this example, 48.2 mm in 1 hour) will be equalled or exceeded (once or more than once).

The longitudinal section of the road approaches to the bridge is also an important factor contributing to the frequency that the road is impacted by flood water. The approach to the bridge on the eastern side is up to 750mm lower than the bridge deck. During times of high flows in Copes Creek, water backs up and impacts the road approaches to the bridge prior to the bridge deck being impacted.

Council has \$243,180 funding available under the Financial Assistance Grant vote for 2023/2024 for Culverts Causeways/Bridges. If this funding were allocated to the replacement of Walkers bridge the Rural Road Causeway Replacement Program would need to be deferred.

If the above funding allocation was used the short fall of \$131,820 could be reallocated from the Roads to Recovery Heavy Patching program in order to complete the Walkers Bridge replacement. This would have a negative impact on Council's bitumen road renewal/maintenance program but would allow the bridge replacement project to proceed.

There are no known funding sources in Council's 2023/2024 budget that would cover the budget short fall of \$1,421,820 to construct the modern concrete single lane bridge structure, without having a significant negative impact to the level of service provided to the broader Council road network.

If Council was to determine the box culvert option as unacceptable, the possibility exists to apply for further grant funding under other programs in order to construct the more expensive bridge structure. The likely time delay in receiving a response from the grant administration body would almost certainly make meeting the July 2024 deadline impossible. This could put the existing grant funding at risk.

Given the cost implications it is proposed that Council endorse the bridge replacement solution of a large box culvert structure and undertake community consultation, particularly with those land

owners/residents along Red Hill Road, so that a better understanding of the impacts associated with lowering the road height at this location. Once the outcome of community consultation is known Council will be in a better position to make a final decision.

**RISK ASSESSMENT:**

The current bridge structure has reached the end of its useful life and requires immediate replacement.

**POLICY IMPLICATIONS:**

Nil

**CHIEF FINANCIAL OFFICERS COMMENT:**

Council can find the \$375,000 short fall to construct a large box culvert from:

1. ACRD Culverts and Causeways/Bridges - \$243180
2. 2023/2024 Roads to Recovery \$131,820

**LEGAL IMPLICATIONS:**

Nil

**ATTACHMENTS:**

Nil

**5.3 EXPRESSION OF INTEREST PROCESS - VERNON STREET RESIDENTIAL PARCEL**

**File Number:** S18.6.51 / 23/21912

**Author:** Anthony Alliston, Manager Development Services

**SUMMARY:**

On 10 May, 2023 the Committee was presented with a report regarding an updated review of residential land supply and demand in Inverell. As part of that report it was resolved that:

*“A report be brought back to the Committee on a proposal to call for Expressions of Interest for a portion of Council owned land off Vernon Street”.*

The primary purpose of this report is to establish the process and methodology associated with offering the parcel of Council owned land off Vernon Street for development via Expressions of Interest.

**RECOMMENDATION:**

*The Committee recommend to Council that:*

- 1. The process as identified in the report for offering Council's Vernon Street land parcel for residential development via Expressions of Interest be endorsed; and*
- 2. Upon completion, the Expressions of Interest package be approved by Council prior to going to the market.*

**COMMENTARY:****INTRODUCTION**

On 10 May, 2023, the Committee was presented with a report regarding an updated review of residential land supply and demand in Inverell. In particular, the report made reference to the 2017 residential land review and the consideration given to the possible sale of Council owned land off Vernon Street to developer(s). It was subsequently resolved by Council (RES:2023/74) that:

*“A report be brought back to the Committee on a proposal to call for Expressions of Interest for a portion of Council owned land off Vernon Street”.*

**Attachment 1** includes a copy of the 10 May Committee Report.

The primary intent of this report to establish the process and methodology associated with offering the Council owned land off Vernon Street for development via Expressions of Interest.

**THE LAND OFF VERNON STREET**

The Council owned parcel of land off Vernon Street is described as Lot 2 DP 1169924 and has an area of 18.37 hectares. The land is bound by Vernon Street to the west, Jardine Road to the north, properties off Bannockburn Road to the east and properties off Angel Avenue to the south. A plan depicting Lot 2 DP1169924 is included as **Attachment 2**.

The zoning of Lot 2 DP1169924 includes both R1 General Residential and C4 Environmental Living. **Attachment 2** shows the extent of the R1 zoned land adjacent to Vernon Street which is approximately 13.45 hectares. This is the land which will incorporate the parcel subject to the Expression of Interest.

It is considered that the 13.45 hectare parcel of residential zoned land off Vernon Street has promising opportunities for residential development. The land has significant frontage to Vernon Street and the land has access to Council's water and sewerage infrastructure.

Environmental matters that would require consideration as part of further development investigations include bushfire and ecology, particularly along the interface between the R1 General Residential and the C4 Environmental Living Zone boundary.

In 2007 Council did undertake some preliminary site investigations and the preparation of a preliminary subdivision concept design. A copy of 2007 preliminary concept design is included as **Attachment 3**. While the design concept includes approximately 100 standard residential lots, it is considered that the 2007 design (and lot yield) may not be reflective of a contemporary layout or current environmental and servicing capacity. It is considered that further (and current) investigations would be required to determine a suitable development outcome for the site. Nevertheless, **Attachment 3** gives a broad indication of a possible development outcome for the site.

### **POTENTIAL BARRIERS TO DEVELOPMENT**

Anecdotally, and as referenced in previous Council reports regarding residential land supply and demand in Inverell, there are many potential barriers to the development of standard density residential land in Inverell. Such barriers include:

- Cost of lead in infrastructure;
- Complex and costly due diligence process;
- Uncertainty in respect to approvals and construction timeframes and delays;
- The cost and risk of environmental studies; and
- Marginal returns.

In calling for Expressions of Interest for the Council owned residential land off Vernon Street, it is Council's intention to (where practical) reduce the potential barriers and minimise the risks for potential developers.

### **OPTIONS**

In order to minimise the potential barriers for developers as part of an Expression of Interest package, two (2) possible scenarios have been considered:

1. Approved Development Application;
2. Preliminary Subdivision Concept with associated investigations.

Offering an approved Development Application would no doubt significantly reduce development risks for potential developers. This scenario would also potentially "lock in" a predetermined development outcome; not allowing for entrepreneurship, creativity or alternate design options by the private sector.

In this regard it is considered more appropriate to go out to an Expression of Interest with a preliminary subdivision concept plan with associated studies, investigations and preliminary designs where appropriate.

Going down the path of a preliminary subdivision concept plan with associated investigations would provide a reasonable level of due diligence for perspective developers without stifling creativity and flexibility to attain a positive development outcome for the site and the needs of the broader community.

### **EXPRESSION OF INTEREST OUTCOMES**

In accordance with the Resolution of Council, it is intended to offer the Council owned residential zoned land off Vernon Street via an Expressions of Interest. As part of the Expressions of Interest Council would be seeking the following broad outcomes:

- Innovative and contemporary design that responds to the constraints and opportunities of the site;
- The orderly release of residential land that assists in responding to local housing market pressures;
- Safe guards in place to protect Council's interests and avoid acquisition of land for speculative purposes;

- Provide for a flexible range of development opportunities that will meet the current and future demands of the community; and
- Benefits to the local community through the use of local goods, services and trades.

### **EXPRESSION OF INTEREST PROCESS AND METHODOLOGY**

As part of developing an Expressions of Interest package for perspective developers, it is proposed that the following broad steps be undertaken:

- Identify suitable area within the site to be retained as extension of Angel Avenue to facilitate future affordable housing partnerships with Council and affordable housing providers;
- Commission a suitably qualified surveyor to assist with the preparation of a contemporary "Subdivision Concept Plan" for the site in consideration of:
  - Bushfire / Asset Protection Zone requirements;
  - Acoustic impacts (Jardine Road);
  - Existing water, sewer, stormwater and road infrastructure;
  - A range of lot sizes in response to changing market requirements;
  - Appropriate and feasible sequencing of development; and
  - The provisions of the *Inverell Local Environmental Plan 2012* and *Development Control Plan 2013*.
- Undertake more detailed site survey by registered surveyor (if necessary);
- Commission detailed environmental studies (e.g. bushfire, ecological) if considered necessary;
- Undertake a detailed services audit and prepare a servicing plan and preliminary engineering design(s) where required;
- Obtain land valuation of parcel to be offered via Expression of Interest;
- Obtain legal advice in regard to protecting Council's interests and avoidance of acquisition of land for speculative purposes;
- Develop assessment criteria to consider the subsequent Expressions of Interest(s); and
- Prepare an Expression of Interest Package and report back to the Committee for endorsement.

### **CONCLUSION**

The primary aim of this report was to establish the process and methodology associated with offering the parcel of Council owned land off Vernon Street for development via Expressions of Interest. The report also provided discussion on the site, the potential barriers to development and the measures Council intends to put in place to minimise such barriers.

The Committee is requested to recommend to Council that:

- The process as identified in the report for offering Council's Vernon Street land parcel for residential development via Expressions of Interest be endorsed; and
- Upon completion, the Expressions of Interest package be approved by Council prior to going to the market.

### **RISK ASSESSMENT:**

Nil

### **POLICY IMPLICATIONS:**

Nil

**CHIEF FINANCIAL OFFICERS COMMENT:**

Nil

**LEGAL IMPLICATIONS:**

Nil

**ATTACHMENTS:**

1. 10 May 2023 Committee Report [↓](#)
2. Plan of Land off Vernon Street - Lot 2 DP 1169924 [↓](#)
3. 2007 Preliminary Design Concept [↓](#)

**5.3 RESIDENTIAL LAND REVIEW****File Number: S18.6.51 / 23/13484****Author: Chris Faley, Development Services Coordinator****SUMMARY:**

In April 2022, a Residential Land Review was undertaken to update Committee Members on the residential land supply and demand in Inverell since the gazettal of the *Inverell Local Environmental Plan 2012*.

The purpose of this report is to provide Committee Members with an updated Residential Land Review. Specifically, the report seeks to broadly analyse the relationship between residential land supply and demand since April 2022. The key parameters reviewed include dwellings constructed, units constructed, number of lots approved, the number of lots developed and the amount of available land for greenfield development.

The Committee is requested to recommend to Council that:

- Staff continue to monitor and report on residential land supply and demand in Inverell; and
- A report be brought back to the Committee on a proposal to call for Expressions of Interest for Council owned land off Vernon Street.

**RECOMMENDATION:**

*The Committee recommend to Council that:*

1. *Staff continue to monitor and report on residential land supply and demand in Inverell; and*
2. *A report be brought back to the Committee on a proposal to call for Expressions of Interest for a portion of Council owned land off Vernon Street.*

**COMMENTARY:****Background**

At the Joint Committee Meeting on 14 June 2017, the matter of residential land supply and associated fees and charges was raised as part of discussions around Council's four (4) year Delivery Plan 2017-2021.

A Residential Land Review was provided to the Civil and Environmental Services Committee on 9 August, 2017. It was subsequently resolved (Res. 78/17) at the Ordinary Meeting of Council on 23 August, 2017 that:

*'A further report be presented to the October 2017 Civil and Environmental Services Committee Meeting, following a committee tour of available residential land and provision of this report to industry participants.'*

Councillors and Council staff conducted a tour of residential land in Inverell on 28 September, 2017 prior to the September 2017 Ordinary Meeting of Council.

Following the tour of residential land, a further Residential Land Review Report was considered by the Civil and Environmental Services Committee on 11 October 2017. At the Ordinary Meeting of Council on 25 October, 2017, it was resolved (Res. 105/17) that:

- i) *Council continue in a facilitating role monitoring the situation and allow normal market forces to dictate the outcome. A further evaluation of residential land supply and take up could be completed in 12 months' time;*
- ii) *Council to investigate a partnership with a Community Housing Provider to possibly facilitate the release of new social housing stock options in Inverell;*
- iii) *A report be brought back to the Committee for consideration on the options available in respect of possibly reducing water contributions for developers;*



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- iv) *A report be brought back to the Committee on a proposal to call for Expressions of Interest for the identified Vernon Street land; and*
- v) *The support for Structure Plans to be prepared for new residential areas be acknowledged.*

In accordance with the October 2017 Council Resolution, a report was considered at the Ordinary Meeting of Council on 22 November, 2017 in relation to the water contribution for standard density residential subdivision. It was resolved (Res. 133/17) that:

- i) *A subsidy in the amount of \$2,325 per lot is offered on the water contribution for all new standard density residential lots created and offered to the market;*
- ii) *The subsidy applies for the period of the 2018 calendar year;*
- iii) *The subsidy is capped at a maximum of 50 lots;*
- iv) *The subsidy only applies in the R1 General Residential Zone;*
- v) *The subsidy not apply to multi-unit dwelling developments;*
- vi) *The subsidy only applies for lot releases of 1 into 3 lots or greater; and*
- vii) *The subsidy only applies for lot releases that are considered Subdivision Certificate ready and have a marketing arrangement in place.*

On 10 October, 2018, a twelve (12) month Residential Land Review Report was provided to Civil and Environmental Services Committee for consideration. At the Ordinary Meeting of Council on 24 October, 2018, it was resolved (Res. 132/18):

*That the Water Contribution Subsidy Contribution Scheme be updated consistent with the following:*

- i) *A subsidy in the amount of \$2,570 per lot is offered on the water contribution for all new standard density residential lots created and offered to the market;*
- ii) *The subsidy applies for the period of the 2018 and 2019 calendar years;*
- iii) *The subsidy is capped at a maximum of 75 lots;*
- iv) *The subsidy only applies in the R1 General Residential Zone;*
- v) *The subsidy not apply to multi-unit dwelling developments;*
- vi) *The subsidy only applies for lot releases of 1 into 3 lots or greater; and*
- vii) *The subsidy only applies for lot releases that are considered Subdivision Certificate ready and have a marketing arrangement in place.*

In 2018, no residential subdivisions were undertaken that qualified for the Water Contribution Subsidy Scheme. However, in 2019 two (2) subdivisions were undertaken that did qualify for the Water Contribution Subsidy Scheme. These were DA-70/2006 Stage 2 – Max Place Subdivision – 9 Standard Density Residential Lots and DA-254/2004/A Stages 2 and 3 – Inverell Parklands Estate – 32 Standard Density Residential Lots. The Water Contribution Subsidy Scheme was not available after the 2019/2020 financial year.

On 13 April 2022, a report was provided to the Civil and Environmental Services Committee, which provided a summary of the Water Contribution Subsidy Scheme and updated Residential Land Review. At the Ordinary Meeting of Council on 27 April 2022, it was resolved (Res. 2022/64):

*That staff continue to monitor and report annually on residential land supply and demand in Inverell.*

### **Residential Land Review – 2023 Update**

The previous Residential Land Review (2022) analysed residential land supply and demand from the 2012/2013 financial year to the 2021/2022 financial year (up to February 2022).

The 2023 Residential Land Review builds on the 2022 review and has been updated in **Table 1** below to show residential land development between 2012/2013 and 2022/2023 – updated to the end of 31 March 2023.

The 2023 review is based on the following data and information:

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- The amount of “greenfield” land zoned for residential purposes under the Inverell Local Environmental Plan 2012. **Attachment 1** includes a plan showing the location of residential land in Inverell which is considered to be “greenfield”.
- **Attachment 1** also shows the most recent developed/constructed subdivisions and approved subdivisions not yet constructed.
- The review then tabulates dwelling construction and subdivision development data (i.e. what had been developed) from 2012 to 2023 to then determine the residential land (in hectares) that is still available for subdivision development.
- The dwelling construction and subdivision development information was obtained using data extracted from Council's property information system.

**Table 1 – Development within the R1 General Residential Zone 2012/2013 to 2022/2023 (until 31 March 2023)**

	<u>No. of Single Dwellings Constructed</u>	<u>No. of Units Constructed (includes dual occupancy development)</u>	<u>No. of Lots Approved</u>	<u>No. of Lots Developed</u>	<u>Available Land for Greenfield Development</u>
<i>Previous Reported Data in 2017 and 2018</i>					
2012/2013	11	8	26	15	198.1ha
2013/2014	9	5	42	8	197.9ha
2014/2015	25	6	33	13	197.9ha
2015/2016	8	3	11	10	197.9ha
2016/2017	9	6	21	18	197.9ha
2017/2018	11	7	28	6	195.9ha
<b>Total</b>	<b>73</b>	<b>35</b>	<b>161</b>	<b>70</b>	-
<b>Yearly avg.</b>	<b>12.2</b>	<b>5.8</b>	<b>26.8</b>	<b>11.7</b>	-
<i>Previous Date Report in April 2022 (updated to end of 2021/2022 financial year)</i>					
2018/2019	6	5	7	12	195.9ha
2019/2020	8	8	13	61	188.3ha
2020/2021	19	8	8	15	188.3ha
2021/2022	17	12	27*	24	184.9ha
<b>Updated Total</b>	<b>123</b>	<b>68</b>	<b>216</b>	<b>182</b>	
<b>Updated Average</b>	<b>12.3</b>	<b>6.8</b>	<b>21.6</b>	<b>18.2</b>	
<i>2022/2023 Financial Year (until 31 March 2023)</i>					
2022/2023	7	16	10	12	184.9ha
<b>Updated Total</b>	<b>130</b>	<b>84</b>	<b>226</b>	<b>194</b>	
<b>Updated Average</b>	<b>11.8</b>	<b>7.6</b>	<b>20.5</b>	<b>17.6</b>	

\* This figure excludes 25 lots approved under DA-126/2021, which relates to re-approval of the lapsed Panorama Estate (off Moore Street), which was originally approved and reported for 2014/2015 financial year.

Based on **Table 1**, the following general trends can be observed:

- Between 2012/2013 to 2021/2022, the number of single dwellings constructed generally exceeded the number of units constructed. However, in 2022/2023 (until 31 March 2023), the number of units constructed (**16**) significantly exceeded the number of single dwellings

constructed (7). This indicates an increased trend of higher density residential development; specifically, dual occupancy development.

- At the end of 2021/2022, the average number of single dwellings and units constructed (19.1 – 12.3 + 6.8) slightly exceed the average number of lots developed (18.2).
- For 2022/2023 (until 31 March 2023), whilst the average number of single dwellings and units have slightly increased (19.4 – 11.8 + 7.6), the average number of lots developed (17.6) has decreased. This reinforces the previous trend in 2022.
- The figures also indicate that in 2022/2023 residential construction has been predominately infill development with no new greenfield subdivisions constructed. i.e. the total available land for greenfield development has not been reduced between 2021/2022 and 2022/2023 despite there being approved subdivisions (refer **Attachment 1**). There still 184.9 hectares of available greenfield residential land.

### **Discussion**

As shown above there is clearly an adequate supply of greenfield residential land in Inverell, however there appears to be little appetite for landowners or developers to bring developed residential land to the housing market.

In an attempt to stimulate residential land development Council endorsed Structure Plans for New Residential Areas in February 2022. Despite this, anecdotal evidence from developers suggests land within the New Residential Areas is still not being developed due to the significant costs associated with lead-in infrastructure provision including water, sewer and stormwater drainage.

In past Residential Land Reviews, consideration has been given to possible Council intervention strategies to attempt to accelerate the development of residential land.

One such intervention was to consider the sale of Council land to developer(s). At the Ordinary Meeting of Council on 25 October, 2017, it was resolved (Res. 105/17) that:

- *A report be brought back to the Committee on a proposal to call for Expressions of Interest for the identified Vernon Street land.*

This resolution has not been acted on. This was primarily due to the release of 39 standard residential lots in 2019 comprising 9 lots in Max Place and 32 lots within Inverell Parklands Estate. It was also considered that Council should not provide additional competition with these developments.

**Attachment 1** shows the identified parcel of R1 General Residential land bounded by Vernon Street and Jardine Road. The parcel currently forms part of Council's land bank. There are approximately 18 hectares of greenfield undeveloped land contained within the site.

Whilst there are some constraints impacting on the parcel such as the presence of a Grassy White Box Woodland and the proximity of a heavy vehicle bypass (Jardine Road), subject to appropriate design a 70% plus lot yield would not be an unrealistic outcome. This would equate to approximately 100 lots and therefore approximately eight (8) years supply based on current average development rates. Another advantage of the Council owned parcel at Vernon Street is that it is within reasonable proximity to reticulated water and sewer infrastructure.

It is considered that the opportunity exists to offer the parcel via the open market (expression of interest process) to determine if there is any private entity interested in developing/subdividing the site. Council could complete necessary site investigations and suggest an overall master plan which removes a range of unknowns for any future developer.

The option would also exist to incorporate a number of lots to facilitate affordable housing in a partnership arrangement. Any decision to treat on the parcel would obviously be subject to conditions ensuring reasonable lot release to the market.

Council did receive an approach from a developer in 2013 regarding the subject site. At the completion of negotiations an agreed outcome could not be reached.

**Conclusion**

At this point in time, the issue of residential land demand exceeding supply still remains at an early stage and there are a number of residential subdivisions approved by Council that may be encouraged to be developed based on this demand. It is considered that staff should continue to monitor and report on residential land supply and demand in Inverell.

It is also considered that Council should act on the 2017 Resolution (Res. 105/17) to call for Expressions of Interest for the parcel of R1 General Residential land bounded by Vernon Street and Jardine Road which currently forms part of Council's land bank.

Based on the 2023 Residential Land Review, the Committee is requested to recommend to Council that:

- Staff continue to monitor and report on residential land supply and demand in Inverell; and
- A report be brought back to the Committee on a proposal to call for Expressions of Interest for Council owned land off Vernon Street.

**RISK ASSESSMENT:**

Nil

**POLICY IMPLICATIONS:**

Nil

**CHIEF FINANCIAL OFFICERS COMMENT:**

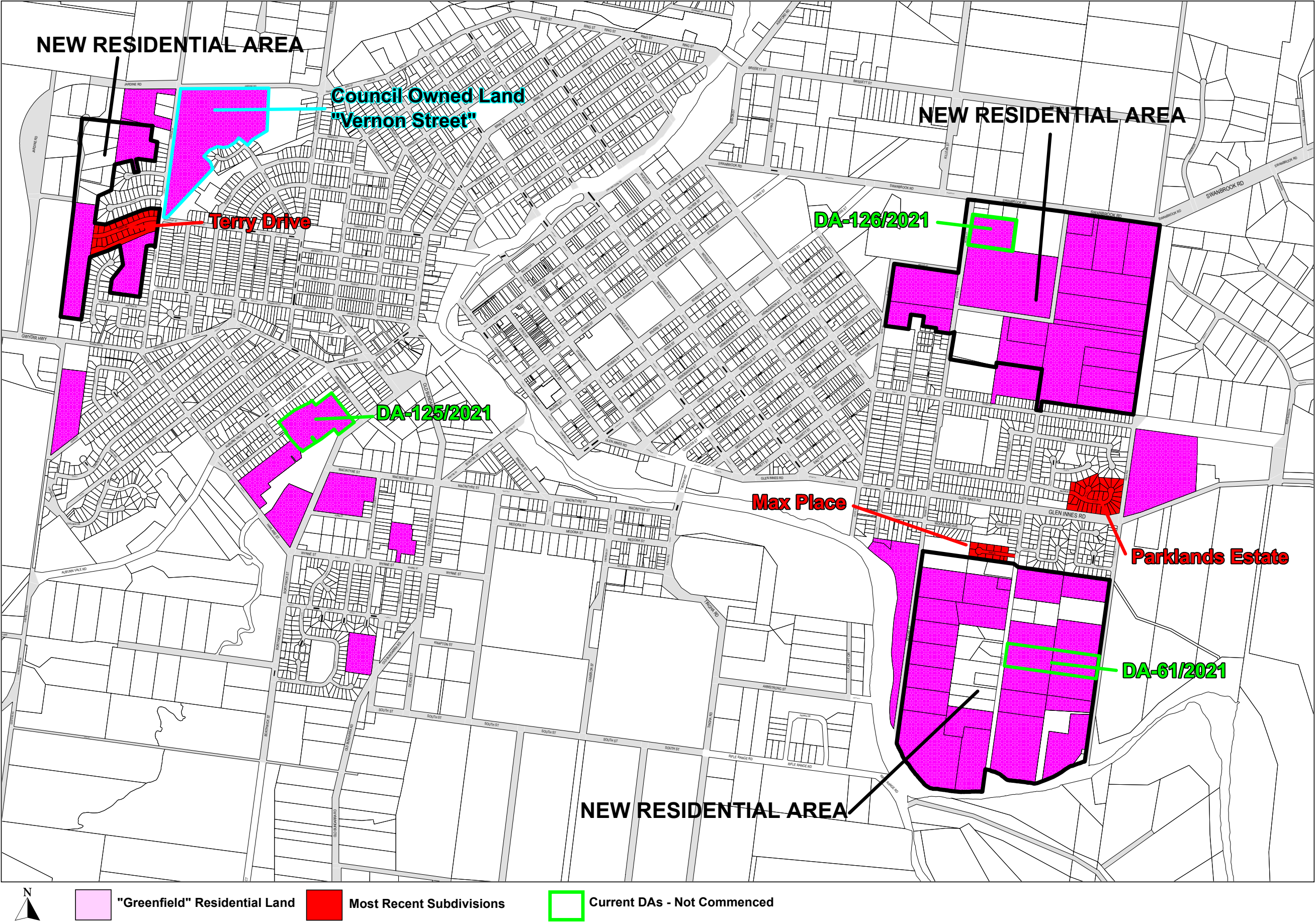
Nil

**LEGAL IMPLICATIONS:**

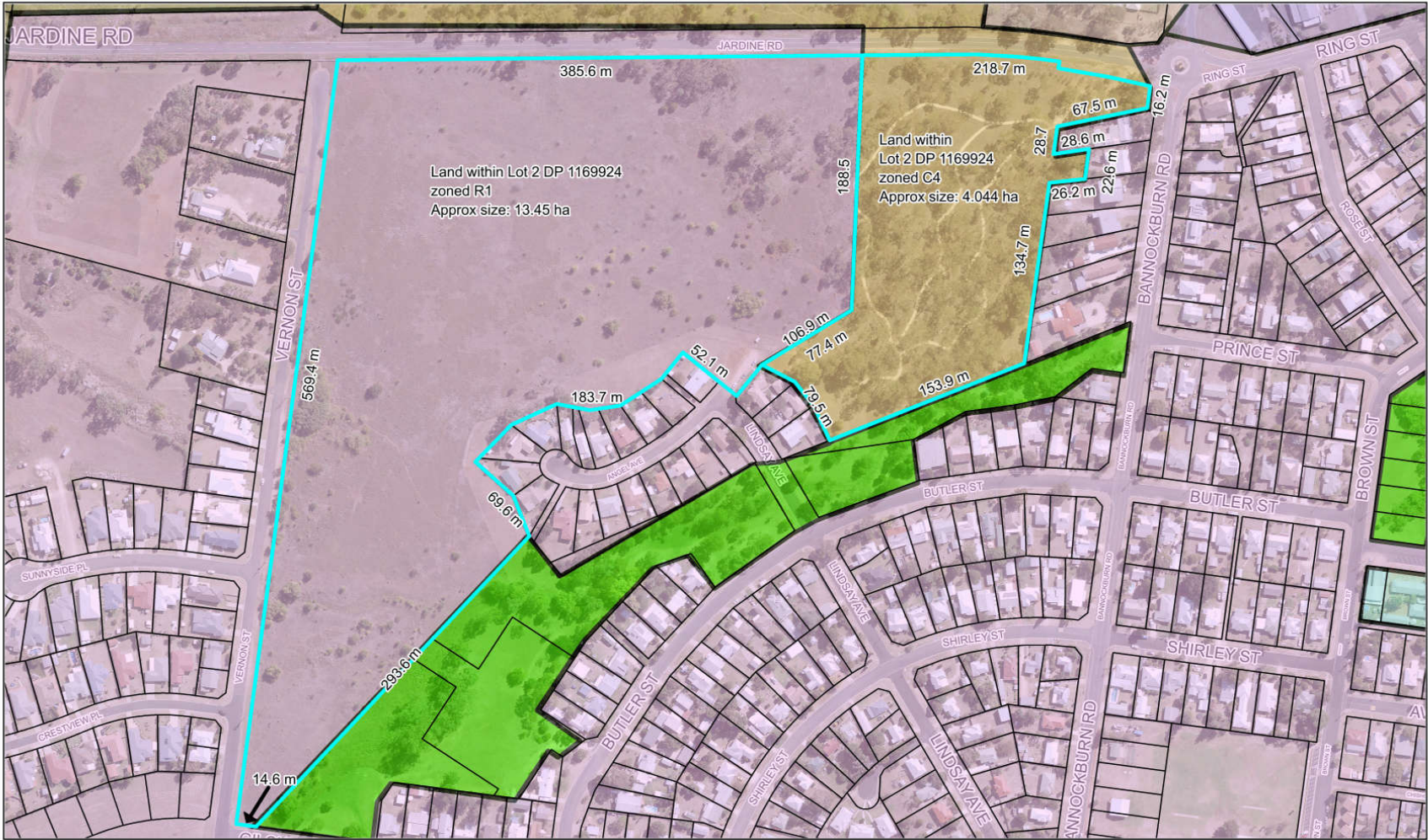
Nil

**ATTACHMENTS:**

1. **Map of Residential Land and Subdivisions in Inverell**








**Angel Avenue, INVERELL 2360 - Lot 2 DP 1169924**  
**Approx zoning area and dimensions within Lot 2 DP 1169924**  
*Note: Area and dimensions are approximate only and subject to survey*

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.

 **INVERELL**  
SHIRE COUNCIL





19/11/07



**5.4 COMMUNITY GARDEN - TINGHA****File Number:** S2.18.5 / 23/22024**Author:** Paul Henry, General Manager**SUMMARY:**

As requested, the Tingha Community Spirit Aboriginal Corporate has submitted details of the community garden they wish to install at Tingha. Councillors are requested to determine this request.

**RECOMMENDATION:**

*The Committee recommends to Council that:*

- a) *the concept plan for a Community Garden submitted by the Tingha Community Spirit Aboriginal Corporation be noted,*
- b) *the proposed location of the road reserve adjacent to Guyra Road / Copes Creek Road be approved as the site for the community garden.*
- c) *Council assist the Corporation and volunteers during the construction phase by preparing a traffic management plan for the site and installing the required warning signage.*

**INFORMATION:**

At the May Committee Meeting, Councillors indicated that they were prepared to receive a proposal from the Tingha Spirit Committee (they have now become incorporated) for installing a Community Garden in the road reserve, prior to the bridge over Copes Creek.

A proposal has now been received, and Council is requested to consider this proposal.

**A. Purpose**

The Community Memorial Garden will be a place for all Tingha people to remember their loved ones.

**B. Description**

There will be one only Memorial Plaque, 2 metres by 1 metre. The wording "In Loving Memory of those Who Have Passed" The plaque will be located at the front of the garden above the gate. (the Guyra Road side).

A wooden seat will be located in the garden. A blue metal tree sculpture will be erected to signify people can reach out and get help and to spark conversation about mental health. Appropriate messages will be painted on the sculpture.

The site will be fenced, have two (2) gates for access and utilise drought resistant plants and have low maintenance gardens.

**C. Location**

The garden will be installed in the road reserve adjacent to Guyra Road and Copes Creek Road. A map of the area is shown below.



#### D. Construction

The following organisations will be working on the proposed site and or funding this project:

- Lands Service Inverell Office - Ivan Lackey is a Horticulturalist and Land Preservation expert; he is very involved in our project and guiding the group with regards to the plants and construction. The Land Service will fund the plants, star picket and netting fence, approximately 300 metres of netting. A large and small gate, all suitable to keep the common livestock out of the memorial garden.
- Healthwise – Sue Manttan advised her organisation will donate funds towards the garden.
- Joblink Plus Inverell – will organise for their Tingha clients to do voluntary work to assist with the garden and funding towards the garden.
- Inverell Community College – Steve Bigg Horticulture teacher will be available to provide advice and students to assist develop the garden.

Each of these groups have their own public liability policies to cover the volunteers when on site.

#### E. Maintenance

Building the Tingha Community Spirit Aboriginal Corporation members have given their assurance that they will ensure the garden will be kept neat and tidy. The families that live in the two houses opposite the proposed site have indicated that they will assist with the maintenance of the Community Memorial Garden.

#### F. Request for Assistance

The Committee request Council assistance with the project by:

- Digging post holes, and
- Utilising Council's front-end loader to 'do some formation work'.

**COMMENTARY:**

The proposed site is adjacent to Guyra Road. This will necessitate a Traffic Management Plan to be prepared and appropriate warning signage installed. Council should undertake this task, to ensure that appropriate safety standards are applied and can be a form of assistance towards the project.

The costs associated with Council assisting the construction of the project can be funded from the Tingha Village Vote (Special Projects).

**RISK ASSESSMENT:**

To ensure appropriate safety standards are applied, it is suggested that Council be responsible for the preparation of a Traffic Management Plan and installation of appropriate warning signage.

Each of the groups involved in the project have their own public liability policies to cover volunteers when on site.

**POLICY IMPLICATIONS:**

Nil

**CHIEF FINANCIAL OFFICERS COMMENT:**

The costs associated with Council assisting the construction of the project can be funded from the Tingha Village Vote (Special Projects).

**LEGAL IMPLICATIONS:**

Nil

**ATTACHMENTS:**

Nil

## 6 INFORMATION REPORTS

### 6.1 WORKS UPDATE

**File Number:** S28.21.1/16 / 23/20963

**Author:** Justin Pay, Manager Civil Engineering

#### **SUMMARY:**

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

#### **COMMENTARY:**

##### **Fixing Country Roads Funding Grant**

Council has been successful in obtaining \$3.685M from the Fixing Country Roads Funding Grant to complete works on Yetman Road between Palaroo Lane and Oakwood.

An additional private contribution of \$20K from an industry beneficiary brings the total funding to \$3.705M. This grant will allow Council to upgrade this section of road to allow road train access. This will result in improved freight access and efficiency. Currently, road train access on Yetman Road terminates at the Inverell Regional Livestock Exchange however, once this project is complete, a further 12km along Yetman Road will have road train access.

This project includes the following works:

- Construction of a new two-lane bridge on a new and improved alignment crossing at Rob Roy Creek to replace the old narrow bridge at Moseley Dene
- Construction of 400m of approaches for the new bridge alignment
- Full reconstruction and widening of 2km of road from Hunts Gully to approx. 300m past Stewarts Grain Trading
- Widening and drainage works to 3.6km of road to bring the existing road up to standard for road train access
- Drainage works for 1.2km to clean out and restore table drains
- Replacement of 9 pipe sets between Palaroo Lane and Stewart's Grain Trading

Works commenced in January 2022 and the following have been completed to date:

- Full construction and widening from Hunts Gully to Stewarts Grain Trading
- 1.2km of drainage works
- Pipe replacements along the route
- Design of the new bridge at Moseley Dene
- Review of Environmental Factors completed for the works
- Fisheries permit obtained for construction of the bridge
- Construction of the bridge piers
- Preliminary earthworks for the new road alignment
- Bridge abutments and wingwalls
- Bridge planks installed
- Batter protection
- Relieving Slabs
- Bridge Kerbs
- Guardrail on the bridge deck

The remaining works include:

- Installing the guardrail on the bridge approaches and AC wearing surface on the bridge
- Construction of the road approach tie-ins and bitumen seal



The grouting of the transverse conduits, the concrete kerbs on the bridge deck and the guardrail on the bridge deck have now been completed. The waterproofing of the bridge deck will occur early July with the asphalt wearing surface occurring approximately 7 days after this to allow the waterproofing time to cure. There was a slight delay on the bridge approaches due to some wet weather causing damage to the pavement which had to be reworked and stabilised. The remainder of the bridge approaches are currently being stabilised ready for bitumen seal. The guardrail on the approaches will be installed the week of writing this report, however a wet week is predicted which could have a slight impact on the completion of the works planned.



Moseley Dene Bridge Replacement – Guardrail on Bridge

### **Bundarra Road Gilgai South Rehabilitation Stage 1**

Council were successful in securing \$874,993 in funding through the Local Roads and Community Infrastructure Program to undertake pavement widening and rehabilitation works and major culvert widening works on MR73 Bundarra Road from Schwenkes Lane to Gilgai Creek Tributary, south of Gilgai.

Project works include vegetation clearing, culvert extensions, drainage improvements and pavement widening and overlay works on a 680 metre length of road between Schwenkes Lane

and Tingha Road and a box culvert extension at the Gilgai Creek Tributary 440 metres south of the Tingha Road.

The box culvert extension works at Gilgai Creek Tributary commenced in early May 2023 and is now completed. Ancillary works around the box culvert including new guardrail will be undertaken in conjunction with stage 2 construction works at a later date.

Roadworks for stage 1 are well underway, earthworks for this stage are completed and the sub-base pavement layer has been constructed. Rain during the first week of July has delayed the project and the project completion is now expected in late July 2023.



Pro-Drain sub-soil drainage installation





Box culvert extension Gilgai Creek Tributary





Drainage improvement works south from Schwenkes Lane



**Pump Track - Lions Park Reserve**

Council were successful in obtaining \$432,667 from the Bushfire Local Economic Recovery Fund (BLERF) to install a precast concrete pump track within the Lions Park Reserve in Inverell.

This project is now completed and was opened to the community during the first week of July.



Completed Pump Track





Completed Pump Track





Completed Pump Track

### **Moore Street Upgrade – Hospital Entrance**

Council has secured funding to complete upgrade works on Moore Street at the Inverell Hospital entrance. The project cost is \$1,349,000 funded by the State Government's Fixing Local Roads Program (\$911,654), contribution from NSW Health Infrastructure (\$337,250) and Council contribution (\$100,096).

The recent redevelopment of the Inverell Hospital resulted in the 'main entrance' for this facility being moved to Moore Street. Council has received grant funding from the State Government to undertake upgrade works to Moore Street to meet subsequent demand.

The project includes works along a 1000 metre section of Moore Street and includes pavement rehabilitation, widening, a turning lane into the hospital and drainage upgrades including construction of kerb and gutter. The key aim of the project is to improve sight distance impacting safe access to the new hospital.



The underground drainage on the northern side of the hospital hill starting at Swanbrook Road and working towards the Hospital entrance has been completed. One of the stormwater drainage links that crosses Moore Street has also been completed however, the remaining drainage links will be completed in conjunction with the pavement works due to pipe cover requirements. The stormwater drainage on the southern side of the hill has commenced and will continue over the next couple of weeks. Hard rock was encountered during the excavation of the trenches which has slowed down the process. The pavement works will commence once the stormwater drainage has been completed.

The Hospital, Ambulance Service and Bus Services have been continually updated on the projects progress each week to ensure there is an open line of communication throughout.

As previously reported, this project is to be completed prior to December 2023 as per the funding grant requirements.



Moore St – Hospital Hill Upgrade – Underground drainage works on the southern side of the hill have commenced

**Playground and Amenities Upgrades and Repairs – Inverell and Delungra**

Council has been successful in receiving \$300,000 under the Local Roads and Community Infrastructure Program Phase 3 to complete upgrade and repair works to Victoria Park, Lions Park, Campbell Park and Lake Inverell Reserve. Council was also successful in receiving \$50,000 under the 2021/2022 Black Summer Bushfire Grants Program for the replacement of playground equipment at Delungra Park.

The following works are included as part of the grant funding.

**Victoria Park**

- Drainage works inside the playground
- Repair soft floor
- New ropes on climbing web and cradle swing

**Lions Park**

- Replace netting inside playground

**Campbell Park**

- Remove existing climbing frame playground at the end of the amphitheatre
- Install new larger climbing frame with attached covered slide at a new site north of the existing children's fenced playground
- Install new soft fall and fencing
- Install additional play equipment if funds allow

**Lake Inverell Reserve**

- Install blocks around playground to stop the soft fall bark chips washing out
- Levelling of the playground area

**Delungra Park**

- Remove old playground equipment
- Install new playground equipment including dual swing, slide including landing, fire engine rocker and Geo-climber
- Replace soft fall bark chips

Works have been completed at Victoria Park, Delungra Park and Lions Park. Campbell Park equipment is still being made by the manufacturer. A recent update from the manufacturer indicated that the equipment will be delivered in December 2023 as some of the parts are sourced from overseas.

**Road Maintenance****Maintenance Grading**

The following maintenance grading works were undertaken during June 2023.

Road Number	Road Name	Length Graded (km)
SR 34	Sandy Creek Road	6.75 km
SR139	Glenburnie Road	2.15 km
SR110	Rob Roy Road	12.70 km



SR 60	Nullamanna Road	37.60 km
SR127	Yarrabee Road	4.45 km
SR130	Waddells Lane	2.30 km
SR131	Georgesons Lane	1.80 km
SR140	Frost Lane	1.45 km
	<b>TOTAL</b>	<b>69.20km</b>

### **Reactive Spot Grading**

There were no reactive spot grading works undertaken during June 2023.

### **Gravel Patching**

The following gravel patching works were undertaken during June 2023.

Road Number	Road Name	Area Patched (m2)
SR215	Schwenkes Lane	300m2
SR421	Aberdeen Road	600m2
	<b>TOTAL</b>	<b>900m2</b>

### **Gravel Re-sheeting**

The following gravel re-sheeting works were completed in June 2023.

Road Number	Road Name	Area Re-sheeted (m2)
SR 018	Milkomi Road	30,060m2
SR 019	Yetman West Road	36,800m2
SR 266	Duffy's Lane	12,056m2
SR 117	Morelma Road	40,667m2
SR 136	Dintonvale Road	7,395m2
	<b>TOTAL</b>	<b>126,978m2</b>

### **Heavy Patching**

The following heavy patching works were undertaken during June 2023.

Road Number	Road Name	Area Patched (m2)
SR 36	Wallangra Road	20,090m2 (RLR Pothole Fund)
	<b>TOTAL</b>	<b>20,090m2</b>

### **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**

**6.2 COMPANION ANIMAL IMPOUNDING FACILITY UPDATE**

**File Number:** S5.9.33 / 23/21406

**Author:** Greg Doman, Manager Environmental Health

**SUMMARY:**

The purpose of this report is to provide the Committee with an update on the progress of the Inverell Shire Council Companion Animal Impounding Facility.

**COMMENTARY:**

Council was successful in obtaining \$1.1M in grant funding to construct a new Companion Animal Impounding Facility at 55 Burtenshaw Road. The project's funding has been provided by the Federal Government under the Local Roads and Community Infrastructure Program Phase 3. In addition to this funding Council also budgeted \$400K to assist with the project.

Build Me Construction Group commenced construction works in April 2023.

Since the Committee update on 14 June, 2023 the following works have been completed:

- Installation of external stormwater drainage;
- Erection of timber framing;
- Installation of windows;
- Completion of blockwork walls for cattery and dog holding pens;
- Completion of driveway; and
- Backing of soil material against building.

The following photographs show some of the works undertaken.



**Photo 1- Completed blockwork of holding pens.**



**Photo 2 – Timber framework for sanitary facility and reception area.**



**Photo 3 – Timber framework for office, vet and store areas.**





**Photo 4 - Completed block work of holding pens.**



**Photo 5 – Hallway showing access to holding pens.**

The project's estimated practical completion date of 30 November, 2023 is still on schedule at this stage of the build.

**ATTACHMENTS:**

**Nil**

**6.3 LAKE INVERELL RESERVE UPDATE****File Number:** S15.8.115 / 23/21470**Author:** Greg Doman, Manager Environmental Health**SUMMARY:**

The purpose of this report is to provide the Committee with an update on the improvements to Lake Inverell Reserve.

**COMMENTARY:****Public Infrastructure**

Council would be aware of the significant improvement works that have been undertaken at Lake Inverell Reserve in recent years. The works have included the construction of a boardwalk, accessible kayak launch facility, covered outdoor picnic areas and new concrete footpaths. These works have contributed to the popularity of this area by locals and visitors.

To complement these works, Council sought funding to assist with the construction of a new larger amenities building. Council was successful and obtained \$408,220 in grant funding and provided an in-kind contribution of \$40,500, to construct a new accessible amenity building at Lake Inverell Reserve. This funding was provided by the NSW Government and Commonwealth Government, Bushfire Local Economic Recovery Fund.

The project included the construction of:

- A sandstone block retaining wall;
- A new pressure sewer rising main system from the new amenities building to Council's existing sewer infrastructure in Kingfisher Drive;
- The demolition of the existing three (3) stall amenities building and access ramp;
- A new amenities building containing, two (2) unisex wheelchair accessible amenities, two (2) male and two (2) female ambulant amenities with a covered hand wash area.
- The construction of a new footpath linking the new amenities building to the existing footpath network; and
- Landscaping.

The following photographs depict the completed project.





**Photograph 1: Completed Amenities building Lake Inverell Reserve.**



**Photograph 2: Completed Amenities building Lake Inverell Reserve.**



Through the continued development and improvements of the Lake Inverell Reserve, an extension of the shared path network was identified to link the Lake Inverell Recreation Off Road Circuit to new Lake Inverell amenities.

It was considered that the identified link would provide safer access for facility users and compliment events being held at the Lake Inverell Recreation Off Road Circuit.

To assist with the construction of a shared path, Council successfully obtained a \$100K grant from the NSW Government under the Community Local Infrastructure Recovery Program.



**Photograph 3: New shared path link from Lake Inverell Recreation Off Road Circuit to the new Lake Inverell Amenities.**

Kerb and gutter and minor drainage design plans have also been completed for the Lake Inverell Reserve in anticipation for any potential future grant funding opportunities.

### **Public Art**

An initiative of the Public Art Committee is to incorporate several sculptures into the existing roundabout at Lake Inverell Reserve carpark. A number of sculptures have been selected to enhance the visual experience of Lake Inverell Reserve for users.

It is anticipated that the sculptures will be installed in September 2023.

The following photographs show the sculpture concepts that will be incorporated into the roundabout.





**Photograph 1: Tree sculpture concept.**



**Photograph 2: Bird sculpture concept.**





**Photograph 3: Bird sculpture concept.**

The Committee will be updated as future developments occur at Lake Inverell Reserve.

**RISK ASSESSMENT:**

Nil

**POLICY IMPLICATIONS:**

Nil

**CHIEF FINANCIAL OFFICERS COMMENT:**

Nil

**LEGAL IMPLICATIONS:**

Nil

**ATTACHMENTS:**

Nil

**6.4 REQUIREMENT TO ISSUE NOTICE OF DETERMINATIONS FOR DEVELOPMENT APPLICATIONS THROUGH THE NSW PLANNING PORTAL**

**File Number:** S18.6.60 / 23/21765

**Author:** Chris Faley, Development Services Coordinator

**SUMMARY:**

The purpose of this report is to update Committee Members on amendments to the *Environmental Planning and Assessment Regulation 2021*, which commenced 30 June, 2023. These amendments require Council to issue Notice of Determinations for Development Applications through the NSW Planning Portal on a standardised template created by the Department of Planning and Environment.

In addition to the Notice of Determinations, the Department of Planning and Environment have released Standard Conditions of Development Consent, which Council are encouraged to use on the Standard Notice of Determinations.

Committee are requested to note this information.

**COMMENTARY:****Notice of Determinations**

In September 2022, the NSW Department of Planning and Environment (DPE) amended the *Environmental Planning and Assessment Regulation 2021* to mandate that from 30 June, 2023 all Councils must issue Notice of Determinations for Development Applications (i.e. development consents, modifications and refusals) through the NSW Planning Portal on a standardised template created by DPE.

As the information contained within a Notice of Determination is legislated by the *Environmental Planning and Assessment Regulation 2021*, the standardised template is not dissimilar to Council's existing consent format.

The biggest change for Council is the requirement to issue Notice of Determinations through the NSW Planning Portal. Council currently has existing software and processes in place for the issuing of Notice of Determinations. These processes will need to be updated; however, Council has been unable to perform these updates as DPE have not provided Council with access to a testing environment (despite several requests from Council staff) to enable Council to understand the new Planning Portal process.

As a temporary solution, DPE will allow Council to create Notice of Determinations on the new standardised template outside of the Planning Portal, which can then be manually uploaded by staff into the Planning Portal.

At this point in time, the impact on Council resources associated with the mandate to issue Notice of Determinations through the NSW Planning Portal, remains unknown. However, since its inception the NSW Planning Portal has continually added additional burden to Council's Development Services staff. The new mandate is expected to increase this burden.

**Standard Conditions of Consent**

In addition to the changes to the Notice of Determinations above, DPE have also released a suite of "Standard Conditions of Development Consent" relating to:

- Residential development;
- Change of use;
- Food and drink premises;
- Demolition; and
- Biodiversity credits.

Whilst these conditions are not mandatory, Councils have been encouraged to use these conditions from 30 June, 2023. DPE have also advised that a “bespoke” condition can still be applied by Council for a matter not covered by the standard conditions.

DPE consider that the standard conditions represent “best practice” and will provide certainty and consistency for developers across local government areas. DPE have also advised that they are working on standard conditions for other types of development.

Based on a review of the standard conditions of consent by Council’s Development Services staff, it is considered that the standard conditions created by DPE predominately reflect “best practice” in coastal and metropolitan areas. Whilst a standard condition will be used where appropriate, Council’s Development Services staff intend to adopt a practical approach to applying non-standard, local “bespoke” conditions suitable for the Inverell area.

**RISK ASSESSMENT:**

Nil

**POLICY IMPLICATIONS:**

Nil

**CHIEF FINANCIAL OFFICERS COMMENT:**

Nil

**LEGAL IMPLICATIONS:**

Nil

**ATTACHMENTS:**

Nil



## 7 GOVERNANCE REPORTS

### 7.1 GOVERNANCE - PERFORMANCE REPORTING ON ROAD MAINTENANCE COUNCIL CONTRACTS

**File Number:** S1.2.3/16 / 23/19226

**Author:** Nicole Riley, Administration Coordinator

#### **SUMMARY:**

Council is in receipt of an audit report from Transport for NSW (TfNSW), on Council's performance on road maintenance as a contractor.

#### **RECOMMENDATION:**

*That the information be received and noted.*

#### **COMMENTARY:**

TfNSW conducts regular Contract Performance Reporting on the Road and Maintenance Council Contracts. Reports are submitted to Council four (4) times a year with the most recent one being completed for quarter one (1), January 2023 – March 2023.

A copy of the report has been included in **Attachment 1**.

#### **RISK ASSESSMENT:**

Nil

#### **POLICY IMPLICATIONS:**

Nil

#### **CHIEF FINANCIAL OFFICERS COMMENT:**

Nil

#### **LEGAL IMPLICATIONS:**

Nil

#### **ATTACHMENTS:**

1. Quarter One (1) 2023 Contractor Performance Report [↓](#)



## Transport for NSW

Form No 517 (amended)  
Catalogue No. 45062482  
(October 2018)

# Contractor Performance Report Single Invitation Maintenance Contract

### General Information

#### Contractor's Name

Inverell Shire Council

#### Trading as

**ABN** 72 695 204 530

**Contract No.** 20.0000303560.1432

**Equip Contract No.** CW2419142

#### Contract Description

RMCC - Inverell Shire Council

#### At Acceptance of Tender

**Contract Period (weeks)** 104

#### Original Due date for

**Completion** 29/09/2022

**Date of Acceptance of Tender** 01/07/2020

**Original Contract Sum** \$ 8,505,200.00

### Reason for Report

#### Progress

Quarter 1



Quarter 2



Quarter 3



Quarter 4



#### Key Milestones

Defect Correction Period



After construction  
or call  
back



Continuing unsatisfactory  
Performance



Termination of Contract



#### Contract Sum as

**Varied at Report Date** \$ 0.00

**Contractor's Performance**

	Unsatisfactory	Marginal	Acceptable	Good	Superior	Rating
<b>Collaboration - RMCC</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7
Councils RMCC Contract Manager and field staff actively engage with TfNSW staff to resolve network and design issues.						
<b>Community and Stakeholder Engagement - RMCC</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6
None undertaken during Q1.						
<b>Contract Management - RMCC</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
ISC contract manager has continued to deliver detailed documentation on time. All claim submissions are up to date.						
<b>Environmental Management - RMCC</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6
No environmental incidents.						
<b>People Management - RMCC</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
All nominated key personnel have been present throughout Q1 with demonstrated knowledge of work to be carried out. Councils contract manager regularly and proactively updates TfNSW of potential staffing changes and training needs. Site rules and procedures are regularly in place for maintenance work carried out.						
<b>Quality Management Systems - RMCC</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7
ISC has produced good quality documentation within timeframes required.						
<b>Standard of Work - RMCC - Maintenance</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
ISC use a dedicated team delivering the routine maintenance on HW12 and this continues to be a very effective arrangement with strong stewardship of the network and excellent outcomes.						





Transport  
for NSW

<b>Standard of Work 2 - RMCC - Minor Works</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
Councils heavy patching crew has progressed well through to completion of its annual program. Inverell Shire Council continues to construct good quality durable heavy patching repairs on the RMCC network.						
<b>Standard of Work 3 - RMCC - Pavement</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5
No pavement work undertaken during Q1. Council has advised they are not able to undertake any pavement rehabilitation projects until February 2024 due to resources required to complete its Fixing Local Roads pothole repair funding program.						
<b>Subcontractor Management - RMCC</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5
Not assessed. No subcontractors engaged for RMCC works in Q1.						
<b>Time Management - RMCC</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7
Routine reports have been delivered in a timely manner with regular updates on for scheduled work and inspections. All delivery and maintenance issues are raised and discussed ahead of time. Submission and updating an annual program schedule remains an area for improvement.						
<b>Traffic Management - RMCC</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7
ISC management take responsibility for ensuring a high standard of traffic management on their works and were very responsive to take corrective actions where issues arose. They continue to deliver high standards of traffic management for their works.						
<b>Workplace Health and Safety Management - RMCC</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6
The RMCC team use best practice WH&S approach to their routine works and are very responsive to requests from TfNSW Surveillance Officer.						
<b>Workplace Relations Management - RMCC</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
There are no known workplace relation issues with staff appearing to enjoy their roles at Council. Councils RMCC Contract Manager demonstrates understanding and takes practical steps towards building a productive workplace culture with cooperative relations, effective communication and consultation.						
<b>Performance Score</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	68%



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**Overall Comments** *(Use separate report if necessary)*

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**Reporting Officer***In my opinion:*

ISC continue to deliver quality works through an efficient and effective management team for all works and issues raised during Quarter 1.

RMCC works on the Inverell Shire Council network are proactively managed with issues and improvements identified for future works.

Council has advised they are not able to undertake any pavement rehabilitation projects until February 2024 due to resources required to complete its Fixing Local Roads pothole repair funding program.

Name: Rhys Banfield

Phone: 6640 1043

A handwritten signature in blue ink, appearing to read 'Rhys B.', is written over the printed name and phone number.

Report Date: 04/05/2023

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**Reviewing Officer:***In my opinion:*

Reviewed

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The report has been forwarded to the Contractor **Yes** *(All reports are to be forwarded)*

Review Officer Name:

Review Date: 16/04/2023

Review Officer Phone:

Response from Contractor Received and report finalised: **Yes**

Contractor Rep Name: Scott Hamilton

Discussion Date:

Contractor Rep Phone: 02 6728 8200

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**Approving Officer***In my opinion:*

*I concur with the above comments.*

A handwritten signature in blue ink, appearing to read 'Darren Patch', is written above the printed name and phone number.

Name: Darren Patch

Report Date: 05/05/2023

Phone: 0418 775 528

Attachments:

Distribution:

1. Contractor's Representative
2. TfNSW's Representative