



# **BUSINESS PAPER**

**Civil and Environmental Services  
Committee Meeting  
Wednesday, 13 March 2024**

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

6 March, 2024

A Civil and Environmental Services Committee Meeting will be held in the Committee Room, Administrative Centre, 144 Otho Street, Inverell on Wednesday, 13 March, 2024, commencing at **9.30am**.

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.**

**BRETT MCINNES**

**GENERAL MANAGER**

**Agenda**

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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.

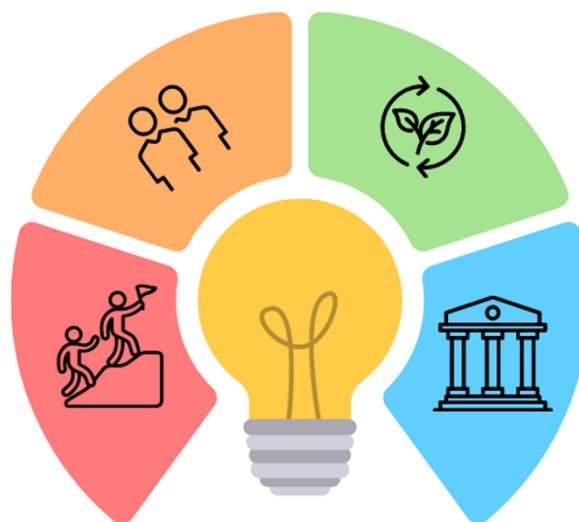
**A Declaration form should be completed and handed to the General Manager** as soon as practicable once the interest is identified. Declarations are made at Item 3 of the Agenda: Declarations - Pecuniary, Non-Pecuniary and Political Donation Disclosures, and prior to each Item being discussed: The Declaration 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 February, 2024, 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 FEBRUARY 2024 AT 9.00AM**

**PRESENT:** Cr Stewart Berryman (Chair), Cr Paul Harmon (Mayor), Cr Di Baker, Cr Kate Dight, Cr Paul King OAM, Cr Wendy Wilks and Cr Jo Williams.

**IN ATTENDANCE:** Brett McInnes (General Manager), Paul Pay (Director Corporate and Community Services), Justin Pay (Acting Director Civil Services), Anthony Alliston (Acting Director Environmental Services) and Sharon Stafford (Governance and Executive Services Coordinator).

## **1 APOLOGIES**

### **COMMITTEE RESOLUTION**

Moved: Cr Paul Harmon

Seconded: Cr Di Baker

*That the apology received from Cr Ross for personal reasons be accepted and leave of absence granted.*

**CARRIED**

## **2 CONFIRMATION OF MINUTES**

### **COMMITTEE RESOLUTION**

Moved: Cr Di Baker

Seconded: Cr Wendy Wilks

*That the Minutes of the Civil and Environmental Services Committee Meeting held on 8 November, 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**

Cr Wilks declared a non-pecuniary interest of an insignificant nature in relation to Item #4.4 'Request for Donation - Waive of Town Hall Hire Fees and Cost of DJ - Inverell Chamber of Commerce S12.22.1/17' in the Economic and Community Sustainability Committee Agenda. The nature of the interest is Cr Wilks is related to the Inverell Chamber of Commerce representative presenting during the Public Forum.

## **4 PUBLIC FORUM**

### Mrs Kylie Wilks – Inverell Chamber of Commerce

Mrs Wilks spoke about the request from the Inverell Chamber of Commerce to have the fees of the Inverell Town Hall waived and a donation towards the cost of the DJ for the Chamber's event 'SHE'. Mrs Wilks advised that 3 speakers that have been secured for the event, ticket availability

through Trybooking and the intent would be to have any profit made from the event directed towards future Chamber events.

## SUSPENSION OF STANDING ORDERS

### COMMITTEE RESOLUTION

Moved: Cr Paul Harmon

Seconded: Cr Di Baker

*At this juncture, the time being 9.10am, Standing Orders were suspended to allow Maree McKenzie, Chief Executive Officer, Homes North Community Housing Co Ltd to address the meeting on a proposed affordable and Social Housing Project for Inverell.*

**CARRIED**

## RESUMPTION OF STANDING ORDERS

### COMMITTEE RESOLUTION

Moved: Cr Di Baker

Seconded: Cr Paul Harmon

*At this juncture, the time being 9.40am, Standing Orders resumed.*

**CARRIED**

## 5 DESTINATION REPORTS

### 5.1 REGIONAL EMERGENCY ROAD REPAIR FUND - FUNDING ALLOCATION STRATEGY S15.8.140

#### COMMITTEE RESOLUTION

Moved: Cr Di Baker

Seconded: Cr Paul Harmon

*That the Committee recommends to Council that:*

- the information be received and noted*
- the proposed funding allocation model be endorsed for the Regional Emergency Road Repair Fund.*

Heavy Patching	25%
Maintenance Grading	20%
Gravel Patching	15%
Drainage Maintenance	15%
Crack Sealing/Bitumen Patching	15%
Unallocated	5%
Shoulder Maintenance	5%

**CARRIED**

**5.2 GRAVEL RESHEET PROGRAM 2023-2024 S28.21.1/17****COMMITTEE RESOLUTION**

Moved: Cr Paul Harmon

Seconded: Cr Di Baker

*That the Committee recommends to Council that:*

1. *the 2023-2024 Gravel Resheeting Program as presented be adopted*
2. *the adopted program be placed on Council's website for the information of the community.*

**CARRIED****6 INFORMATION REPORTS****COMMITTEE RESOLUTION**

Moved: Cr Wendy Wilks

Seconded: Cr Di Baker

*That the following information reports be received and noted.*

**CARRIED****6.1 WORKS UPDATE S28.21.1/17****6.2 POST COMPLETION PROJECT CONTROL GROUP MEETING MINUTES 12 OCTOBER 2023 - ASHFORD ROAD PAVEMENT REHABILITATION AND WIDENING PROJECT - WANDERA SOUTH S28.7.18/94****COMMITTEE RESOLUTION**

Moved: Cr Wendy Wilks

Seconded: Cr Di Baker

*That the following information reports be received and noted.*

**CARRIED****6.3 UPDATE - DRAFT ENERGY POLICY FRAMEWORK S18.6.52/10****6.4 UPDATE ON THE SERVICE STATION, RURAL SUPPLIES AND SPECIALISED RETAIL PREMISES - 24-26 GLEN INNES ROAD, INVERELL DA-129/2022**



## **7 GOVERNANCE REPORTS**

### **7.1 GOVERNANCE - PERFORMANCE REPORTING ON ROAD MAINTENANCE COUNCIL CONTRACTS S1.2.3/17**

#### **COMMITTEE RESOLUTION**

Moved: Cr Wendy Wilks

Seconded: Cr Di Baker

*That the information be received and noted.*

**CARRIED**

**The Meeting closed at 10.33am.**

- 3 DISCLOSURE OF CONFLICT OF INTERESTS/PECUNIARY AND NON-PECUNIARY INTERESTS**
- 4 PUBLIC FORUM**

## 5 DESTINATION REPORTS

### 5.1 DAM SAFETY NSW PROPOSED LEVY ON DECLARED DAMS

**File Number:** S32.12.3 / 24/7363

**Author:** Keith Hyatt, Manager Water Services

#### SUMMARY:

The purpose of this report is for the Committee to consider and comment on Dam Safety NSW's proposed introduction of a levy on owners of declared dams within NSW.

#### RECOMMENDATION:

*The Committee recommends to Council that:*

- i) the report be received and noted;*
- ii) Council objects to the proposed introduction of a levy on declared dam owners; and*
- iii) Council seek the support and representation of the Local Member the Hon Adam Marshall in not implementing the proposed levy on declared dam owners.*

#### COMMENTARY:

The NSW Government proposes introducing a dams safety levy under the *Dams Safety Act 2015*.

In October 2023, the Hon. Rose Jackson, NSW Minister for Water, sought approval from the NSW Premier, Chris Minns, for the Independent Pricing and Regulatory Tribunal (IPART) to recommend fees for a dams safety levy under *the Dams Safety Act 2015*.

IPART is an independent agency of the NSW Government charged with regulating key markets and government services to ensure effective social, environmental and economic outcomes.

The regulations may make provision for or concerning the payment by owners of declared dams of a dams safety levy to meet the costs incurred in the administration of the *Dams Safety Act 2015*. Any such dams safety levy will be payable to Dams Safety NSW (DSNSW).

Established under the *Dams Safety Act 2015*, DSNSW is an independent regulator responsible for ensuring dam owners manage the safety of declared dams in the state.

Declared dams, as determined by DSNSW, are dams that could potentially threaten downstream life or cause significant property, environment, or public welfare damage. There are 381 declared dams within NSW that are used for various purposes, including town water supplies, irrigation, recreation and mining.

Council is the owner of the declared dam, Lake Inverell Dam. Lake Inverell Dam was constructed as a town water supply dam in the early 1940s and was used for this purpose until the early 1980s when the state-owned Copeton Dam became the source of raw water for the town water supply. Since then, the dam has been used for recreational purposes and as a nature reserve. The dam is located immediately upstream of Inverell and declared as Consequence Category High A, requiring high surveillance.

In December 2023, the NSW Government commissioned IPART to investigate the efficient costs of DSNSW carrying out its functions under the *Dams Safety Act 2015* and recommend a methodology for recovering the costs from declared dam owners. Dam owners such as local Councils, state-owned corporations and mining operators must pay the levy.

This review will recommend a levy that ensures these owners pay for the services DSNSW provides in a straightforward, cost-effective and efficient way. IPART will determine the design, structure and implementation options for a cost recovery model.

As part of its work, IPART will consult with declared dam owners and report to the Government in 2024. The State has asked IPART to consider issues raised by stakeholders during consultation in 2020 to explore funding and levy design options. The 2020 consultation with owners of dams and subsequent feedback highlighted the challenges of natural and manufactured disasters, which resulted in the then Minister for Water, Property and Housing, Melinda Pavey, deciding in July 2021 that it was inappropriate at the time to introduce a levy on declared dams.

**Timeline**

- December 2023 – IPART appointed
- March 2024 – Issues Paper
- June 2024 – Draft Report
- July 2024 – Public Hearing
- September 2024 – Final Report

Further details will be released by the State in the coming months.

Information is available on IPART's website:

<https://www.ipart.nsw.gov.au/review/other-industries/dams-safety-nsw-levy-review>

Dam safety relates to the safety and well-being of the whole community. Monitoring and regulation of declared dams is something that the state government should continue funding, as it does with policing or public health, and not cost-shift onto others.

The Committee is requested to recommend to Council to object to the proposed introduction of a levy on declared dam owners.

**RISK ASSESSMENT:**

Nil

**POLICY IMPLICATIONS:**

Nil

**CHIEF FINANCIAL OFFICERS COMMENT:**

Nil

**LEGAL IMPLICATIONS:**

Nil

**ATTACHMENTS:**

Nil

<b>5.2</b>	<b>SPECIAL PROJECTS</b>	<b>ROADS</b>	<b>INFRASTRUCTURE</b>	<b>FUNDING</b>	<b>ALLOCATION</b>
<b>2023/2024</b>					

**File Number:** S28.16.7 / 24/7920

**Author:** Justin Pay, Acting Director Civil Engineering

**SUMMARY:**

Since September 2017, the Valuer General has issued separate land valuations for the wind turbine sites installed on farming land within the Inverell Shire. This has resulted in additional income which Council has resolved to allocate to its road asset renewal and maintenance programs.

The Committee is requested to make a determination on the allocation of these funds for the 2023/2024 financial year.

**RECOMMENDATION:**

*That the Committee recommend to Council that the Special Projects Roads Infrastructure funding for 2023/2024 of \$461,048 be allocated to Gravel Resheeting and drainage maintenance on Western Feeder Road.*

**COMMENTARY:**

Since September 2017, the Valuer General has issued separate land valuations for the wind turbine sites installed on farming land within the Inverell Shire. This has resulted in additional income which Council has resolved to allocate to its road asset renewal and maintenance programs.

Council has allocated this funding to the following projects in recent years:

2017/2019 - Gravel Resheeting and Drainage Maintenance on Kings Plains Road

2019/2022 - Gravel Resheeting in the Maybole area and on Woodstock and Waterloo Roads

2022/2023 - Upgrade of Jones Road

The funds available for expenditure in the 2023/2024 financial year total \$461,048. These funds are made up of \$324,230 from the 2023/2024 financial year and \$136,818 from revotes from savings on other projects in previous financial years.

It is recommended that these funds be allocated to gravel resheeting and drainage maintenance on the Western Feeder Road. A map showing the location of the Western Feeder Road has been included as **Attachment 1** for the information of the Committee. Council has a high maintenance burden on this section of road due to the lack of suitable gravel surface. Council receives a high number of complaints regarding this section of road, relating to areas with limited or no gravel as well as sections with course gravel that may impact on tyres. Whilst some gravel patching and resheeting has taken place over the past 10 years, significant works on the road have been delayed due to the lack of a suitable gravel source in the area. This delay in works has led to frustration for residents in the Kings Plains/Western Feeder Road area.

Council staff have undertaken extensive investigations over the past decade and have not been able to find an appropriate, sustainable source of gravel in the area. As such, the gravel required for these works is proposed to be sourced from "Mathers Pit" on Poolbrook Road, Nullamanna. The distance from the gravel pit to the resheeting will be from 45km to 55km. This is a long distance to haul gravel and as such the cost per kilometre to complete these works will be higher than Council's standard resheeting rate.

It is anticipated that with the full funding allocation of \$461,048, the entire unsealed 8.12km section on Western Feeder Road will be resheeted and areas with poor drainage improved. It is essential with such significant expenditure on the gravel surface that drainage maintenance occurs to protect

the road from washouts and water ingress, which if not treated would reduce the useful life of the road.

In reviewing Council's asset management system and in considering the above issues, it has been determined that utilising the Special Roads Project funding for gravel resheeting and drainage maintenance on Western Feeder Road would deliver optimum benefit to the community.

**RISK ASSESSMENT:**

Nil

**POLICY IMPLICATIONS:**

Nil

**CHIEF FINANCIAL OFFICERS COMMENT:**

Since September 2017, the Valuer General issued separate valuations for the turbine sites installed on farming land within the Inverell Shire. The NSW rating legislation requires Council to classify these valuations as Business-Other instead of Farmland. This rating process generated a significant increase in rates during 2017/2018. Given that these land valuations are based on wind turbine leases, there is a strong possibility that these leases will lapse in future years resulting in a reduction in rating income at that time. Council has been financially responsible and quarantined this revenue so these funds cannot be utilised in funding re-occurring expenditure. Council has resolved to allocate these funds to its road asset renewal and maintenance programs.

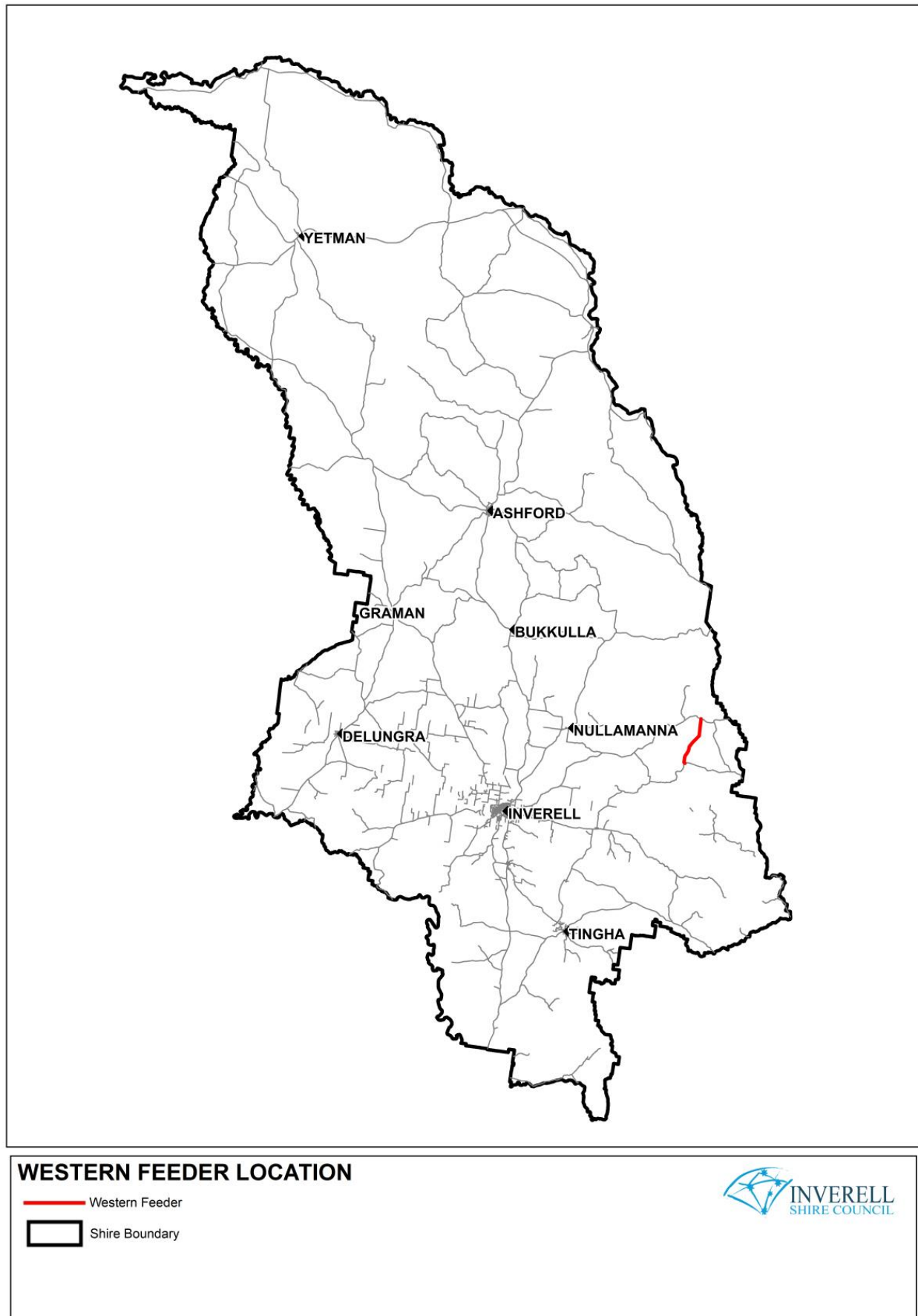
The 2023/2024 budget contains an amount of \$461,048 for allocation by Council.

**LEGAL IMPLICATIONS:**

NIL

**ATTACHMENTS:**

1. Location Map - Western Feeder Road [↓](#)



**5.3 REQUEST FOR UPGRADE - CAMERON STREET - INVERELL WOMEN'S SHED****File Number:** S3.16.18 / 24/7996**Author:** Justin Pay, Acting Director Civil Engineering**SUMMARY:**

Council is in receipt of a request from the Inverell Women's Shed for assistance in upgrading part of Cameron Street adjacent to the Inverell Racecourse. The Committee is requested to make a determination on the request.

**RECOMMENDATION:**

*A matter for the Committee.*

**COMMENTARY:**

Council is in receipt of a request from the Inverell Women's Shed (IWS) for assistance in upgrading part of Cameron Street adjacent to the Inverell Racecourse. A copy of the request is provided in **Attachment 1** and a map of the location is provided in **Attachment 2** for the information of the Committee.

The Inverell Women's Shed have been operating out of the Jockey Club canteen for two (2) years. They have a 12-month lease that is negotiated on an annual basis. They have 45 active members and operate 5 days a week from 10am until 2pm, Monday to Friday. They undertake activities and provide material items and meals for the community, they also operate the canteen for the Jockey Club at race meets.

The request is for the "repair and sealing" of the 170m unsealed section of Cameron Street that runs adjacent to the Inverell Racecourse to the carpark to the south. It is indicated that these works are expected to facilitate safe and all-weather access for members of the IWS, including people that are older or with a disability. Councillors will recall the recent inspection that took place on 14 February 2024.

Council engineering staff have investigated the request and provide the below costings/options:

1. Full reconstruction and widening to Council's standard urban bitumen sealed standard (no kerb and gutter).

Option 1 cost estimate: \$120,000

2. Minor gravel patching, reshaping and recompacting existing gravel and bitumen sealing.

Option 2 cost estimate: \$30,000

Option 2 is not ideal, but for a low volume, low trafficked road with very low heavy vehicle counts, it would provide a low-cost option to meet the needs of the request and provide wider benefit to other road users in the area. It is important to note that this option will not provide the standard longevity expected from a full reconstruction project and could lead to increased future maintenance costs.

Given the potential for significant benefit to their patrons, the Inverell Jockey Club and Inverell Equestrian Council Management Committee were contacted for comment. Both support the request in principle and have also indicated the potential for a financial contribution towards the project if Council accedes to the request. At the time of writing, neither the Jockey Club or Equestrian Council were in a position to give a commitment regarding the quantum of financial contribution. It is expected that this detail may be available at the Committee meeting.

Adequate unallocated funding is available within Council's urban maintenance and capital works budget to carry out option 2. If Council decided to accede to the request and choose option 1, an



alternative source of funding would need to be identified, likely from the 2024/2025 financial year budget.

The Committee is requested to determine if upgrading the section of Cameron Street is supported, what standard of upgrade be selected and to determine an appropriate funding source.

Noting the circumstances, option 2 is considered the most appropriate option. If Council resolved to proceed in this manner it is suggested that a firm commitment be obtained from both the Jockey Club and Equestrian Council prior to commencing works.

**RISK ASSESSMENT:**

Nil

**POLICY IMPLICATIONS:**

Nil

**CHIEF FINANCIAL OFFICERS COMMENT:**

Adequate funds exist within this year's urban works vote to proceed with option 2.

**LEGAL IMPLICATIONS:**

NIL

**ATTACHMENTS:**

1. Copy of Correspondence - Inverell Women's Shed Inc [↓](#)
2. Map Showing Location of Requested Upgrade [↓](#)



Email: [inverellwomensshedinc@outlook.com](mailto:inverellwomensshedinc@outlook.com)

Ph: 0481 473 591

Brett McInnes,  
General Manager,  
Inverell Shire Council

Date: December 4, 2023

RE: Inverell Women's Shed road access

Dear Mr McInnes,

I am contacting you on behalf of the committee of Inverell Women's Shed as we are seeking assistance with regards to the road leading to our car parking area located at the rear of Inverell Jockey Club.

We are hoping the council may be able to look at repairing and sealing it to be more user friendly for not only the Jockey Club members but for all the members and community that visit us in the Inverell Women's Shed.

Inverell Women's Shed provide a place for women of all walks of life that need somewhere to retreat from life's struggles.

After the confusion and disruption of the last few years dealing with pandemic lockdowns, fear of COVID, followed on by an ever increasing inflation affecting so many, we are finding more and more of our community in need of emotional support and wanting somewhere that they can visit to help push aside their concerns.

IWS committee are focused on being able to provide support to those in need.

We have members that are elderly, and some with disabilities, for which we require to be able to safely access the services we provide. Some visit the shed by way of gopher as their transport, others arrive with support workers and require a walker or wheelchair.

It is paramount for us to be able to have easy, safe and all weather accessible entry and therefore would be very appreciative of the council's support in assisting us with doing so.

Please see attached our vision statement for your perusal - and don't hesitate to contact myself on 0457 574 099 or our president, Marie Martin on 0457 107 500 to discuss this further should you wish to arrange a suitable time to visit the shed and inspect the road leading around to the rear of the Jockey Club and our parking area.

We look forward to your response.

Kind regards  
Gina Higgins  
Committee Member  
Inverell Women's Shed Inc

*Through friendship we thrive!*

Inverell Women's Shed Inc at Inverell Jockey Club Canteen, Cameron Street, Inverell



### CAMERON STREET - REQUEST FOR UPGRADE

 SECTION OF ROAD REQUESTED TO BE UPGRADED



**6 INFORMATION REPORTS****6.1 POST COMPLETION PROJECT CONTROL GROUP MEETING MINUTES 13 FEBRUARY 2024 - BUNDARRA ROAD PAVEMENT REHABILITATION AND WIDENING PROJECT - PIONEER VILLAGE TO CUNNINGHAMS HILL**

**File Number:** S28.7.18/87 / 24/6396

**Author:** Scott Hamilton, Project Engineer

**SUMMARY:**

A Project Post Construction meeting was held on Tuesday, 13 February 2024 for the Bundarra Road pavement rehabilitation and widening Project – Pioneer Village to Cunninghams Hill.

For the information of the Committee members.

**COMMENTARY:**

MINUTES OF THE BUNDARRA ROAD PAVEMENT REHABILITATION AND WIDENING PROJECT – PIONEER VILLAGE TO CUNNINGHAMS HILL

POST CONSTRUCTION MEETING HELD ON TUESDAY 13 FEBRUARY 2024 COMMENCING AT 11:30AM

**PRESENT:** Scott Hamilton (Project Engineer), Jay Halloran (Operations Coordinator), Tony Hill (Acting Operations Supervisor), Helen O'Brien (Senior Designer), Paul Pay (Director Corporate Services).

**APOLOGIES:** Justin Pay (Acting Director Civil Services)

1. Name of Project

MR 73 Bundarra Road - Pavement Rehabilitation and Widening – Cunninghams Hill to Pioneer Village - Chainage 67.96km to 69.13km north of Bundarra.

2. Description of Project

Pavement Rehabilitation and Widening Project from Cunninghams Hill to Pioneer Village, a distance of 1.17km.

3. Works Completed

Drainage

Clearing and Grubbing

Earthworks

300mm stabilised select layer on shoulders with Triblend 352 @ 15.0kg/m<sup>2</sup>

250mm stabilised sub-base layer with Triblend 352 @ 9.0kg/m<sup>2</sup>

150mm DGB20 Base layer modified with Hydrated Lime @ 3.2kg/m<sup>2</sup>

9.0 metre formation width

9.0 metre seal width

14mm primer seal C170 binder with 7mm scatter

## AC14 asphalt surfacing at Rifle Range Road Intersection

4. Work as Executed (WAE) Plans

The Operations Supervisor to provide marked up WAE plans to the Senior Designer.

The section from Pioneer Village to Rifle Range Road is to design, the section from Rifle Range Road to Cunninghams Hill was raised 100mm on design.

5. Estimate Cost vs Actual Cost

	<b>Estimate Cost</b>	<b>Actuals Cost</b>
Site Establishment	\$16,602	\$13,002.63
Traffic Control	\$225,307	\$106,736.51
Erosion and Sed Control	\$22,801	
Clearing & Grubbing	\$45,140	\$30,354.07
Drainage	\$77,323	\$83,122.04
Earthworks	\$110,923	\$47,375.47
Kerb	\$8,580	\$3,723.77
Select	\$109,327	\$85,163.26
Subbase	\$335,220	\$177,171.25
Base	\$550,007	\$293,547.24
Primer Seal	\$112,783	\$108,375.03
Linemarking & Signs	\$7,260	
Final Seal	Not allowed for in this estimate	To be completed with 24/25 reseal program
Asphalt	\$77,000	\$82,986.45
Tree Replacement	\$88,000	\$105,192.58
Wet Weather	10% contingency in estimate	\$0
<b>Totals</b>	<b>\$1,786,273</b>	<b>\$1,136,750.30</b>

The project was funded from the Repair Program. The under expenditure on this project will roll over to other projects within the Repair Program. The final seal (estimated to be \$112K) will be funded from the 2024/2025 BLOCK grant.

6. Project Quality

## Material Quality:

Pavement material was sourced from Turner's gravel pit for select and subbase layers and Regional Group Quarry for the base layer. The pavement layers were stabilised with Tri-blend 532 at a rate of 15.0kg/m<sup>2</sup> for select at a rate of 9.0kg/m<sup>2</sup> for subbase and with hydrated lime at a rate of 3.2kg/m<sup>2</sup> for base.

## Density Results:

Density results averaged 106.3% for the Select layer, 105.5% for the stabilised sub-base layer and 103.3% for the stabilised base layer.

(The benchmark for density conformance is 100.0%)

**CBR Results:**

No CBR tests were carried out.

**Benkelman Beam Results:**

No Benkelman beam tests were carried out.

**Roughness Results:**

No roughness tests were carried out.

7. Political/Public Sensitivities-Complaints

Due to predicted higher traffic volumes on Bundarra Road, manual traffic control was undertaken for the project duration to minimise disruption to the traveling public and maintain consistent traffic flow through the worksite. Sections of work were kept short on a daily basis to improve traffic flow through the site.

Schwenkes Lane was being utilised by local traffic as a bypass to the worksite. As a result, dust suppression measures were undertaken along Schwenkes Lane on a daily basis for the project duration.

As a result of these measures positive comments were received from members of the public commending Council on project outcomes with minimal disruption to the community.

8. Project Audit

No project audits were undertaken.

9. Other Issues

Nil.

10. Wet Weather

Wet weather did not impact the project.

11. Construction Times

Estimated Project Duration: 93 working days

Actual Project Duration: 62 working days

Project duration was reduced due to quality of the existing pavement material found and the timeframe for earthworks was reduced considerably.

12. Project Outcomes

Considerable savings were achieved for this project, this was due to the quality of the existing pavement material and improved construction techniques

There being no further business, the meeting closed at 11:50 am.

**ATTACHMENTS:**

**Nil**

**6.2 BIOSECURITY UPDATE****File Number:** S15.8.36 / 24/7101**Author:** Greg Doman, Manager Environmental Health**SUMMARY:**

The purpose of this report is to provide an update to the Committee on Council's functions under the *Biosecurity Act 2015*.

**COMMENTARY:**

NSW Local Governments have had a responsibility for the management of weeds across their lands for more than 100 years. Throughout this period weed management has been under the *Local Government Extension Act 1906*, *Local Government Act 1919*, the *Noxious Weeds Act 1993* and most recently the *Biosecurity Act 2015*.

The *Biosecurity Act 2015* supports a national approach to biosecurity and gives effect to intergovernmental biosecurity agreements and is underpinned by the concept of shared responsibility and risk-based decision making. To ensure responsibility is shared across government, community and industry, the *Biosecurity Act 2015* applies equally to all people and all land in NSW.

The *Biosecurity Act 2015* also applies to all plants in NSW, which are regulated through the general biosecurity duty. All people who deal with plants through their commercial, professional, volunteer, recreational or lifestyle activities have a duty to be aware of the impacts the plants they deal with might have.

Under the *Biosecurity Act 2015* Council as the Local Control Authority have the following weed control functions:

- prevent, eliminate, minimise and manage the biosecurity risk posed or likely to be posed by weeds on their lands;
- develop, implement, coordinate and review weed control programs;
- inspect land in connection with their functions under the *Biosecurity Act 2015*;
- keep records about the exercise of their functions under the *Biosecurity Act 2015*; and
- report to the Secretary about the exercise of their functions under the *Biosecurity Act 2015*.

Council has a budget of \$99,500 and receives approximately \$113,000 in funding under the NSW Weeds Action Program (WAP). The WAP is administrated by Local Land Services. The financial assistance provided under the WAP contributes to Council's regulatory inspection program, compliance and enforcement action, delivery of training and extension to land managers.

The purpose of this report is to provide an update to the Committee on Council's Biosecurity functions this year.

The following functions have been completed to date, during the 2023/2024 financial year:

- 122 property inspections have been undertaken and the majority of these inspections have been undertaken in the south of the Inverell Shire.
- Control works have been carried out on roadsides to the east of Inverell including the Gwydir Highway and adjacent roads targeting Chilean Needle Grass, St. John's Wort, Blackberry and Sweet Briar. Roadsides in the Nullamanna area have been treated for Silverleaf Nightshade.



- Roadside Inspections have been carried out on Council's major road network.
- Harrisia Cactus has been treated on containment area roadsides including Holdfast, Keetah and Tarwoona Roads in the north west of the Shire. These works were undertaken with the assistance of funds from a regional land partnership program through Northern Tablelands Local Land Services. Remaining funds will be allocated within a 50-50 arrangement with willing landowners in the core area north of Yetman for the treatment of Harrisia Cactus on their land.
- Riparian zones along the MacIntyre River through the Inverell CBD area has been treated for Chillan Needle Grass and exotic tree species.
- Water Hyacinth that was reported on Friday, 20 October 2023 was chemically treated and regular inspections of the site conducted for any potential regrowth. To date no regrowth has occurred in this area. Inspections of surrounding dams and creeks failed to locate any other incursion and water weed posters have been installed in high traffic areas and camping sites adjacent to waterways both in the Ashford area and other frequented waterway sites around the Shire.



**Photo 1: Water Hyacinth on Dam.**

- Water Lettuce inspections are ongoing at the "Beebo West" site on Tarwoona Road with no new plants sighted this season. A \$20,000 funding grant from NSW DPI was received to cover costs associated with inspections of the Water Lettuce site as well as other high-risk waterway sites including, border crossings and weirs.





**Photo 2: Water Lettuce**

- Inverell Shire Council's Biosecurity Officer, Geoff Riley attended the Inverell Show on Friday, 23 and Saturday, 24 February 2024 with the Northern Tablelands Regional Weed Committee's weed information trailer. This community engagement was targeted at providing information relating to 'Priority Weeds' in the Inverell Shire LGA including all 'Prohibited Matter' species. Enquiries received mainly related to local widespread weeds with the main topic being control options and how Council is combating the spread of roadside weeds.



**Photo 3: Northern Tablelands Regional Weed Committee Information Trailer**

**RISK ASSESSMENT:**

Nil

**POLICY IMPLICATIONS:**

Nil

**CHIEF FINANCIAL OFFICERS COMMENT:**

Nil

**LEGAL IMPLICATIONS:**

Council, through undertaking its regulatory inspection program, compliance and enforcement action, delivery of training and extension to land managers, is complying with the legislative requirements of the *Biosecurity Act 2015*.

**ATTACHMENTS:**

Nil

**6.3 WORKS UPDATE****File Number: S28.21.1/17 / 24/7688****Author: Justin Pay, Acting Director Civil Engineering****SUMMARY:**

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

**COMMENTARY:****Fixing Country Bridges Funding Grant**

Council has been successful in obtaining \$4.109M from the Fixing Country Bridges Funding Grant to replace Mathers Bridge on Nullamanna Road. Council has committed to a co-contribution of \$250K to bring the total funding to \$4.359M for the project. This funding is required to be expended by April 2024 as per the funding requirements.

Mathers Bridge is located along Nullamanna Road and crosses Frazers Creek just north of the Nullamanna village. The existing bridge consisting of a timber superstructure and concrete deck was constructed in the late 1950's and is now nearing the end of its useful life. A structural report completed on the bridge in 2019 found the bridge to be in very poor condition. A recommendation to reduce the bridge to single lane use was put forward in the report to allow continued heavy vehicle use until the bridge is replaced. This is an imposition on the efficient movement of freight along this road, hence the need to replace the bridge at the earliest possible time.

The contract for the bridge replacement project has been awarded to DavBridge Constructions.

Works that have been completed to date include:

- Bridge Options Report
- Bridge Design Plans
- Geotechnical Investigation
- Environmental Report
- Aboriginal Heritage Report
- Construction of the side track including the installation of a temporary bridge
- Demolition of the existing timber bridge
- Environmental protection works
- Piling works
- Bridge Abutment
- Deck Installation
- Kerb Installation

The completion of the project is scheduled prior to April 2024.





Mathers Bridge – Guardrail Installation

### **Bundarra Road Rehabilitation and Widening South of Gilgai Stage 2**

Council were successful in securing 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 Bonvale Lane, south of Gilgai.

Stage 2 roadworks commenced early August 2023 with a 620-metre section being completed in September 2023. The project was then postponed in order to undertake the Bundarra Road Racecourse Project from September to December 2023. Works recommenced on 15 January 2024 on the final 1140 metre section of Bundarra Road south of Gilgai to Bonvale Lane.

Pavement works are now complete to Bonvale Lane and the primer bitumen seal was completed on Tuesday, 5 March 2024. Line marking, guide posting and signage will be installed the week ending 15 March, this will finalise the project.





Completed base layer - Intersection Bonvale Lane.



**Moore Street Upgrade – Hospital Entrance**

Council secured funding to complete upgrade works on Moore Street at the Inverell Hospital entrance. The project cost is \$1.349M 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 received grant funding from the State Government to undertake upgrade works to Moore Street to meet subsequent demand.

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

Manual traffic control was being used at the entrance of the Hospital while the construction crew was on the road. Emergency vehicles continued to have complete access to the Hospital at all times. Each afternoon the road was made safe and opened to both lanes of traffic.

The construction crew completed works on the project with Moore Street being open to traffic on Thursday, 15 February 2024. Works have been completed to tidy up behind the kerb. Line marking is yet to be completed to avoid discolouration of the paint, due to chemicals in the asphalt being released as the asphalt cures. Line marking and the remaining signage will be completed by the end of March.

With all major road works completed a Project Control Group post completion meeting will take place in March to finalise the project.

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



Moore St – Hospital Hill Upgrade – Works completed along Moore Street





Moore St – Hospital Hill Upgrade – Works completed along Moore Street

### **Remote Roads Pilot Program – Jones Road Upgrade**

Council has been successful in securing funding for upgrade works on Jones Road to the entrance of Green Valley Farm. The project cost is \$1.903M funded by the Federal Government's Remote Roads Pilot Program (\$1,249,600), a contribution by Council (\$312,400) and an allocation from Council's Special Project Fund (\$341,055).

Green Valley Farm is a major tourist attraction for the Inverell Shire. The upgrade works associated with this project will improve the safety of the road as well as improve trafficability for tourists.

The project includes works along a 1.2 kilometre section of Jones Road and includes a pavement overlay, widening, replacement of drainage structures, bitumen sealing in addition to heavy patching of the New Valley Road between Jones Road and Tingha. The key aim of the project is to improve safety and trafficability on the route to Green Valley Farm.

Works have begun with the construction crews beginning the installation of new drainage pipes to suit the new road alignment. Works have begun to demolish the existing causeways and will be replaced at the beginning of March with the road construction crew set to commence works in the weeks following the completion of the new causeways.

The project is on schedule to be completed prior to the funding deed deadline of December 2024.

Regular communication is being maintained with Green Valley Farm throughout each stage of the project.





Jones Road Upgrade Project – Drainage pipes installed to suit the new road alignment.



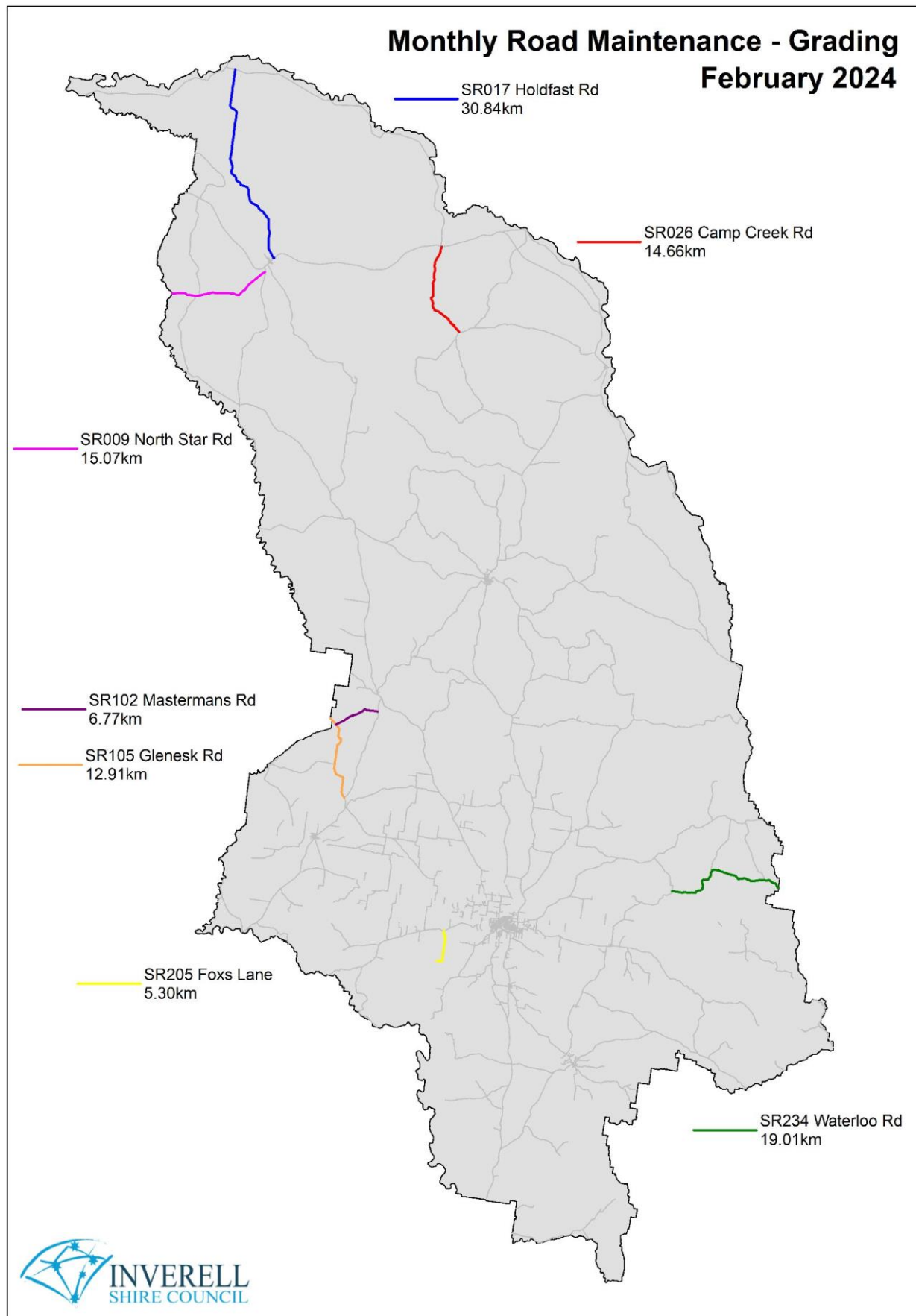
Jones Road Upgrade Project – Existing Causeways have been demolished.



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

The following maintenance grading works were undertaken during February 2024.

<b>Road Number</b>	<b>Road Name</b>	<b>Length Graded (km)</b>
SR 9	North Star Road	15.07km
SR 17	Holdfast Road	30.84km
SR 26	Camp Creek Road	14.66km
SR102	Mastermans Road	6.77km
SR105	Glen Esk Road	12.91km
SR205	Foxs Lane	5.30km
SR234	Waterloo Road	19.01km
	<b>TOTAL</b>	<b>104.56km</b>



**Reactive Spot Grading**

The following reactive spot grading works were undertaken during February 2024.

Road Number	Road Name	Length Graded (km)
SR 33	Limestone Road	8.0km
SR 54	Emmaville Road	6.0km
	<b>TOTAL</b>	<b>14.0km</b>

**Gravel Patching**

The following gravel patching works were undertaken during February 2024.

Road Number	Road Name	Area Patched (m2)
SR144	Dogtrap Lane	400m2
SR380	Lorikeet Lane	300m2
	<b>TOTAL</b>	<b>700m2</b>

**Gravel Re-sheeting**

The following gravel re-sheeting works were completed in February 2024.

Road Number	Road Name	Area Resheeted (m2)
SR183	Trafalgar Lane	12,060m2
SR184	Thomas Lane	5,504m2
SR214	Old Bundarra Road	17,388m2
SR286	Monterey Road	4,670m2
SR426	Dry Creek Road	18,707m2
SR427	Cracknells Road	2,173m2
	<b>TOTAL</b>	<b>60,502m2</b>

**Heavy Patching**

No heavy patching works undertaken during February 2024.

**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

**6.4 NSW HOUSING CRISIS - "LOW AND MID-RISE HOUSING REFORMS"****File Number:** S18.6.71 / 24/7935**Author:** Anthony Alliston, Acting Director Environmental Services**SUMMARY:**

In November and December 2023 Council was presented with reports in regard to the NSW Housing Crisis and the NSW Governments "low and mid-rise housing reforms".

The purpose of this report is to inform the Committee in regard to the public exhibition of the reforms and the draft submission prepared by Local Government NSW.

**COMMENTARY:**Background

On the 30 October 2023, Council received correspondence from The Honourable Paul Scully MP, Minister for Planning and Public Spaces that states that there is a housing crisis in NSW. It also stated that "through the National Housing Accord, Councils and the NSW Government are committed to working together to look at every opportunity to address this crisis".

On the 28 November 2023, the NSW Government announced that it will introduce a State Environmental Planning Policy to enact changes to local government planning rules to "fast-track a greater diversity of homes like residential flat buildings of 3-6 storeys, terraces, townhouses, duplexes and smaller 1-2 storey apartment blocks in suburbs where they are not currently allowed".

The proposed changes included allowing:

- dual occupancies (two (2) separate homes on a single lot), such as duplexes, in all R2 low density residential zones across all of NSW;
- terraces, townhouses and two (2) storey apartment blocks near transport hubs and town centres in R2 low density residential zones across the Greater Sydney region, Hunter, Central Coast and Illawarra (the Six Cities region); and
- mid-rise apartment blocks near transport hubs and town centres in R3 medium density zones and appropriate employment zones. This will mean more housing just a short 10-minute walk (800m) from transport hubs, shops and amenities.

It was noted that Inverell Shire Council's planning or housing "policy settings" would not be affected by the proposed reforms because the diverse housing referenced in the reforms such as terraces, townhouses and two (2) storey residential flat buildings are already permitted within Inverell's R1 General Residential zone.

Commentary

The reforms were placed on public exhibition from 15 December 2023 to 23 February 2024. During this time both the NSW Department of Planning Housing and Infrastructure and Local Government NSW held briefings and workshops with many Councils and other stakeholder groups.

Council's Acting Director Environmental Services participated in two (2) on-line briefing sessions:

1. NSW Department of Planning Housing and Infrastructure on 31 January 2024; and
2. Local Government NSW on 7 February 2024.

In both briefing sessions there were significant concerns from Local Government representatives in regard to both intended and un-intended consequences of the reforms as well as the manner in which the reforms have been undertaken by the NSW Department of Planning Housing and Infrastructure.

Following the Local Government NSW briefing session on 7 February 2024, Local Government NSW has reviewed the collective responses from local Council's across NSW to produce a draft submission to the "low and mid-rise housing reforms".

The submission has been submitted to NSW Department of Planning Housing and Infrastructure and reinforces a general support for the intent of the NSW Government's focus on increasing housing supply through the delivery of more low-rise and mid-rise homes in the right locations. The submission also contains a strong objection to the manner in which the changes are being pursued and argues they must be done well and in "genuine" partnership with local government.

LGNSW has highlighted a number of headline issues of concern with the NSW Government's approach and suggested a better way forward.

Following is a summary of LGNSW's fundamental concerns:

- **Lack of an evidence base:** The NSW Government's proposal has been released with no additional information to support the proposed changes.
- **Delay in releasing housing targets:** The NSW Government has not released the updated housing targets it committed to or allowed for Councils to prepare plans to meet them.
- **One size does not fit all:** The Explanation of Intended Effect (EIE) proposes blanket standards across diverse areas, which do not take account of differences in urban form across the state.
- **No provision for affordable housing:** The EIE proposes to increase development capacity without provision for affordable housing in-perpetuity.
- **No infrastructure plan:** The EIE imposes significant additional population with no planned infrastructure.
- **Increased complexity of the planning system:** The multiple policies, controls and associated guidelines as a result of proposed changes in this EIE and existing local plans will create additional complexity and confusion.
- **No consideration of natural hazards and environmental constraints:** The EIE does not exclude areas affected by floods and other constraints.
- **Relies on development assessment to resolve issues:** The EIE proposes that complex issues that would typically be addressed in strategic plans be resolved on a case-by-case basis at development assessment stage.

### Conclusion

Inverell Shire Council did not make a submission during the public exhibition of the "low and mid-rise housing reforms". It is considered that Inverell Shire Council's planning and housing "policy settings" won't be affected by the proposed reforms. It will, however, be important that Council keep up-to-date with the proposed reforms as seemingly innocuous state-wide planning changes can sometimes have broader and unintended consequences.

Council staff will continue to monitor the proposed reforms with specific regard to possible impacts to the Inverell Shire.

### **ATTACHMENTS:**

**Nil**

**6.5 REVIEW OF FUNDING MODELS FOR LOCAL WATER UTILITIES****File Number:** S14.18.6/17 / 24/8084**Author:** Keith Hyatt, Manager Water Services**SUMMARY:**

The NSW Productivity Commission is conducting a review of funding models for Local Water Utilities.

**COMMENTARY:**

The Minister for Water, the Hon. Rose Jackson MLC, has requested that the NSW Productivity Commission conduct a robust independent review of Local Water Utilities (LWU) funding models. The review will investigate alternative funding arrangements for LWU funding options to help reduce service risk for LWU and advise the NSW Government on a future direction.

Across NSW, almost 90 LWU provide water and sewerage services to more than 1.8 million people in regional and remote communities. The delivery of water and wastewater services in regional and remote NSW is challenging. Around 20% of the water supply systems in regional and remote NSW are assessed as having high infrastructure-related water quality risk, with over 590,000 people at potential increased risk from water-borne pathogens.

With 69 per cent of LWU having less than 10,000 connected properties and a third of LWU having less than 2,000 connected properties, Local Water Utilities rely solely on water and sewerage charges to fund the operation and maintenance of infrastructure. Reporting for financial year 2022/23 recorded Inverell Shire Council having 6,493 properties connected to the water supply. Inverell Shire Council receives zero funding to operate and maintain our water and sewerage infrastructure.

LWU require a funding system that is fair and efficient and meets the needs of regional and remote communities while acknowledging that different utilities require different levels of support.

The NSW Government's policy position on this review is that there shall be no forced amalgamations and that Councils will continue as the owners of their water and sewerage assets. The continuation of this policy position is a critical assumption of this investigation.

The terms of reference of the review require consideration of the following:

- minimum levels of service
- the diversity of Local Water Utilities
- the extent to which funding models could lift the performance of Local Water Utilities and overall incentives to lift performance
- transition pathways to a new funding approach and ways to leverage the capabilities of State-Owned Corporations
- pensioner rebates

**Timeline**

February 2024 - Issues paper released

March 2024 - Consultations on issues paper

April 2024 - Draft report (findings and options) published

May/June 2024 - Consultation draft report

June 2024 - Final report provided to the Government

The NSW Productivity Commissioner and his team will visit several locations across regional NSW during the consultation process. Visits are planned for Ballina, Dubbo, Queanbeyan, Tamworth, Wagga Wagga, and a range of online roundtables, workshops and meetings.

The Issues Paper has been released for public consultation. There are 18 key questions regarding the minimum levels of service, the principles and challenges of the current funding models and alternate funding options. The Alternate Funding Models for Local Water Utilities Issues Paper can be viewed at:

[https://www.productivity.nsw.gov.au/sites/default/files/2024-02/20240222\\_Alternative-Funding-Models-for-Local-Water-Utilities\\_Issues\\_Paper\\_accessible.pdf](https://www.productivity.nsw.gov.au/sites/default/files/2024-02/20240222_Alternative-Funding-Models-for-Local-Water-Utilities_Issues_Paper_accessible.pdf)

This review of funding models for LWUs will go hand-in-hand with the NSW Government's Parliamentary Inquiry examining how LWU can be protected from privatisation and forced amalgamation.

Local Government NSW (LGNSW), will be making a submission on the Issues Paper. Council will continue to support the advocacy provided by LGNSW on the matter.

**RISK ASSESSMENT:**

Nil

**POLICY IMPLICATIONS:**

Nil

**CHIEF FINANCIAL OFFICERS COMMENT:**

Nil

**LEGAL IMPLICATIONS:**

Nil

**ATTACHMENTS:**

Nil