



## JUNEE SHIRE COUNCIL

### NOTICE ORDINARY COUNCIL MEETING – 21 FEBRUARY 2023 COMMENCING AT 4:30PM IN THE COUNCIL CHAMBERS

#### OUR VISION

*“Junee will be a great place to live, with a healthy civic pride. That will come about because the amenity of the Shire – social, recreational, cultural, environmental and visual – is the best quality possible given our circumstances. There will be an increase in population because of this, with the increase made up of people who are net contributors to the community.*

*“Junee will be prosperous and existing services and businesses will have been preserved and grown. The Shire will have economic development strategies recognising the different circumstances of urban and rural areas.*

*“Junee will be a place where innovative, responsive leadership and management occurs in all facets of community life.*

*“It will be an independent Local Government area with a strong sense of identity.”*

#### OUR MISSION

The community and Junee Shire Council are to **Make Tracks** systematically and with determination towards the Shire **Vision.**”

#### OUR COMMUNITY VALUES

Proud and welcoming – we are proud of our Shire and as a friendly community we encourage and support new residents and business owners.

Innovative and progressive – we welcome new ideas and we seek to make changes that will improve the lifestyle of our community.

Inclusive – we have a perspective broader than the Shire boundary; our regional focus means we are tuned to the opportunities available through co-operation and partnerships.

Leadership and wisdom – we listen and act; we are prepared to take tough decisions in the best interests of the future of our people, our place and our economy.

#### HOW CAN A MEMBER OF THE PUBLIC SPEAK AT A COUNCIL MEETING?

Members of the public are welcome to attend meetings and address the Council. Registration to speak must be made by making application by 10:00am on the day of the meeting by filling out the Public Address Application Form found on the following link: [Public-Address-Application-Form-Council-Meetings](#)

## **AGENDA – 21 FEBRUARY 2023**

### **COUNCIL MEETING OPENS**

### **ACKNOWLEDGEMENT OF COUNTRY**

### **APOLOGIES**

### **CONFIRMATION OF MINUTES – 20 DECEMBER 2022**

### **DECLARATION OF INTERESTS**

### **MAYOR MINUTE**

### **GENERAL MANAGER'S REPORT**

1. MAYORAL MINUTE – PROPOSED CLOSURE OF THE JUNEE BRANCH OF THE CBA
2. SECOND QUARTERLY BUDGET REVIEW
3. DELIVERY PROGRAM AND OPERATIONAL PLAN HALF YEAR PROGRESS REPORT
4. 355 COMMITTEE MEMBERSHIP
5. APPOINTMENT OF NSW ELECTORAL COMMISSION TO CONDUCT THE 2024 LOCAL GOVERNMENT ELECTIONS
6. COUNCIL INVESTMENTS AND BANK BALANCES – DECEMBER 2022
7. COUNCIL INVESTMENTS AND BANK BALANCES – JANUARY 2023
8. DRAFT GENERIC PLAN OF MANAGEMENT FOR CROWN RESERVE LAND CATEGORISED AS GENERAL COMMUNITY USE, PARK, SPORTSGROUND AND NATURAL AREA
9. RIVERINA MURRAY REGIONAL TRANSPORT PLAN
10. WEED MANAGEMENT – SERVICE REVIEW
11. DEVELOPMENT APPLICATION 2022/47 – 16 WATERWORKS ROAD, JUNEE – DWELLINGS AND COMMUNITY TITLE SUBDIVISION
12. DEVELOPMENT APPLICATION 2023/04 – 29A BOLTON STREET, JUNEE -COMMUNITY TITLE SUBDIVISION AND NEW DWELLING
13. DEVELOPMENT APPLICATION 2022/15 – 98 MURRULEBALE ROAD, OLD JUNEE – ANIMAL BOARDING OR TRAINING ESTABLISHMENT

### **CORRESPONDENCE – Nil**

### **COUNCIL COMMITTEE REPORTS - Nil**

### **DELEGATES REPORTS**

- Seniors Week
- Sporting Committee

### **NOTICES OF MOTIONS – Nil**

### **LATE BUSINESS (MATTERS OF URGENCY) – Nil**

### **QUESTIONS/STATEMENTS WITH NOTICE**

- Cr Carter
- Cr Clinton
- Cr Halliburton

### **INFORMATION BOOKLET**

### **GENERAL MANAGER'S CONFIDENTIAL REPORT – RECOMMENDATIONS OF COMMITTEE OF A WHOLE MEETING**

14. MASTER INLAND RAIL DEVELOPMENT AGREEMENT (MIRDA) A21
15. OPERATIONAL LAND – LOT 4, DP 18362
16. INLAND RAIL PROJECT – LAND ACQUISITION

## **ACKNOWLEDGEMENT OF COUNTRY** *(Mayor)*

I would like to acknowledge the Wiradjuri people who are the Traditional Custodians of this land. I would also like to pay respect to Elders both past and present and extend that respect to other community members present.

## **COUNCIL MEETING AUDIO RECORDINGS** *(Mayor)*

In accordance with Council's Code of Meeting Practice, this Council meeting is being recorded and will be placed on Council's webpage for public information.

All present at the meeting are reminded that by speaking you are agreeing to your view and comments being recorded and published.

I would also like to remind Councillors and staff that during all our discussions and deliberations, we should be respectful and mindful of others present. We should at all times listen without interrupting and use words that do not personalise an individual, nor should they be offensive in any way. Whilst discussion, debate and an open mind is encouraged, please let us all keep our discussions productive, civil and inclusive.

Junee Shire Council accepts no liability for any defamatory or offensive remarks or gestures during this Council Meeting.

## **OATH**

I swear that I will undertake the duties of the office of Councillor in the best interests of the people of Junee and the Junee Shire Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the Local Government Act 1993 or any other Act to the best of my ability and judgment.

## **DISCLOSURE OF INTEREST**

**Pecuniary** – An interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person or another person with whom the person is associated.

*(Local Government Act, 1993 section 442 and 443)*

A Councillor or other member of a Council Committee who is present at a meeting and has a pecuniary interest in any matter which is being considered must disclose the nature of that interest to the meeting as soon as practicable.

The Council or other member must not take part in the consideration or discussion on the matter and must not vote on any question relating to that matter. *(Section 451).*

**Non-pecuniary** – A private or personal interest the council official has that does not amount to a pecuniary interest as defined in the Act. These commonly arise out of family or personal relationships, or out of involvement in sporting, social, religious or other cultural groups and associations, and may include an interest of a financial nature.

A non-pecuniary conflict of interest exists where a reasonable and informed person would perceive that you could be influenced by a private interest when carrying out your official functions in relation to a matter

If you have declared a non-pecuniary conflict of interest, you have a broad range of options for managing the conflict. The option you choose will depend on an assessment of the circumstances of the matter, the nature of your interest and the significance of the issue being dealt with. You must deal with a non-pecuniary conflict of interest in at least one of these ways.

- It may be appropriate that no action is taken where the potential for conflict is minimal. However, council officials should consider providing an explanation of why they consider a conflict does not exist.
- Limit involvement if practical (for example, participate in discussion but not in decision making or visa-versa). Care needs to be taken when exercising this option.
- Remove the source of the conflict (for example, relinquishing or divesting the personal interest that creates the conflict or reallocating the conflicting duties to another officer).
- Have no involvement by absenting yourself from and not taking part in any debate or voting on the issue as if the provisions in section 451(2) of the Act apply (particularly if you have a significant non-pecuniary conflict of interest).



## JUNEE SHIRE COUNCIL

### DISCLOSURE OF INTEREST AT MEETINGS

Name of Meeting: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Item/Report Number: \_\_\_\_\_

Item/Report Title: \_\_\_\_\_

I, \_\_\_\_\_ declare the following interest:  
(name)

☐

**Pecuniary** – Must leave Chamber, take no part in discussion and voting.

☐

**Non-Pecuniary – Significant Conflict** – Recommended that Councillor/Member leaves Chamber, takes no part in discussion or voting.

☐

**Non-Pecuniary – Less than Significant Conflict** – Councillor/Member may choose to remain in Chamber and participate in discussion and voting.

For the reason that:

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Council's Email Address – [jsc@june.nsw.gov.au](mailto:jsc@june.nsw.gov.au)



# **JUNEE SHIRE COUNCIL**

## **CONFIRMATION OF MINUTES ORDINARY MEETING**



**MINUTES OF THE ORDINARY MEETING OF JUNE SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, BELMORE STREET, JUNE ON TUESDAY, 20 DECEMBER 2022.**

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**PRESENT**

Councillors N Smith, , R Asmus, M Austin, R Callow, A Clinton, M Cook, P Halliburton and M Knight.

**STAFF**

General Manager, Chief Financial Officer, Director Planning and Community Development, Director Engineering Services and Executive Assistant.

The meeting opened at 4.30pm.

**LEAVE OF ABSENCE**

**01.12.22** **RESOLVED** *on the motion of Cr P Halliburton seconded Cr R Callow that Councillor D Carter be granted a leave of absence from the 20 December 2022 Ordinary Council meeting.*

**CONFIRMATION OF MINUTES – ORDINARY MEETING HELD 15 NOVEMBER 2022**

**02.12.22** **RESOLVED** *on the motion of Cr R Asmus seconded Cr M Cook that the minutes of the Ordinary Meeting held on 15 November 2022, copies of which had been supplied to each Councillor, be confirmed.*

**BUSINESS ARISING**

Nil

**DECLARATIONS OF INTEREST**

Councillors were invited to disclose any Declarations of Interest related to the items of business in the report.

None were received.

**PUBLIC FORUM**

Nil

**MAYORAL MINUTE**

Nil

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CHAIRPERSON: \_\_\_\_\_

GENERAL MANAGER: \_\_\_\_\_

**MINUTES OF THE ORDINARY MEETING OF JUNE SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, BELMORE STREET, JUNE ON TUESDAY, 20 DECEMBER 2022.**

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**GENERAL MANAGER'S REPORT**

The General Manager presented a report which dealt with Items 1 to 8.

**1[CFO] PRIVACY MANAGEMENT PLAN**

**03.12.22** **RESOLVED** on the motion of Cr R Callow seconded Cr P Halliburton that Council re-adopt the Privacy Management Plan.

**2[CFO] RE-ADOPTION OF POLICIES**

**04.12.22** **RESOLVED** on the motion of Cr R Asmus seconded Cr M Knight that Council re-adopt the Closure of Sports Fields and Recreation Areas Policy, Borrowing and Overdraft Policy and the Records Management Policy, as attached to this report.

**3[MFBS] COUNCIL INVESTMENTS AND BANK BALANCES**

**05.12.22** **RESOLVED** on the motion of Cr M Cook seconded Cr M Knight that Council notes the Investment Report as of 30 November 2022, including the certification by the Responsible Accounting Officer.

**4[DPCD] ACCREDITED VISITOR INFORMATION CENTRE UPDATE**

**06.12.22** **RESOLVED** on the motion of Cr P Halliburton seconded Cr M Cook that Council receive and note the report to retain the Accredited Visitor Information Centre (AVIC) located at the June Library.

**5[DPCD] DEVELOPMENT APPLICATION 2022/84 – 25 JOFFRE STREET, JUNE (INDUSTRIAL DEVELOPMENT)**

**07.12.22** **RESOLVED** on the motion of Cr R Asmus seconded Cr M Cook that Development Application No. 2022/84 from Ms Alice Tooth for the demolition of the existing structure and the construction of a new general industry premises, located on Lot: 1 & 2, Section 15, DP 10366, known as 25 Joffre Street, June be APPROVED subject to conditions of consent.

As required under Section 375A of the Local Government Act, the following is the record of voting for this planning matter.

FOR: Councillors R Asmus, M Austin, R Callow, A Clinton, M Cook, P Halliburton, M Knight and N Smith.

AGAINST: Nil

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CHAIRPERSON: \_\_\_\_\_

GENERAL MANAGER: \_\_\_\_\_

**MINUTES OF THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, BELMORE STREET, JUNEES ON TUESDAY, 20 DECEMBER 2022.**

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**6[DPCD] DEVELOPMENT APPLICATION 2022/76 - 28 CEDRIC STREET, JUNEES (NEW SHED)**

**08.12.22** **RESOLVED** on the motion of Cr P Halliburton seconded Cr A Clinton that Development Application No. 2022/76 from Mr Cameron Cockburn for the construction of a new shed, being located on Lot 1, DP1279937, known as 28 Cedric Street, JUNEES be **REFUSED CONSENT** for the following reasons:

1. The proposed development is inconsistent with the relevant sections of the Junees Development Control Plan 2021, with requested variations to controls not supported.
2. The development is inconsistent with the existing character of the locality and is not considered to be suitable for the subject site.

As required under Section 375A of the Local Government Act, the following is the record of voting for this planning matter.

FOR: Councillors R Asmus, M Austin, R Callow, A Clinton, M Cook, P Halliburton, M Knight and N Smith.

AGAINST: Nil

**7[DPCD] SECTION 8.3 REVIEW OF DETERMINATION DEVELOPMENT APPLICATION 2021/68 MULTI DWELLING HOUSING - 3 DETACHED DWELLINGS**

**09.12.22** **RESOLVED** on the motion of Cr P Halliburton seconded Cr A Clinton that Council delegate the determination of the Section 8.3 request to review the development determination for DA2021/68 from Mr Dale Evers for the construction of three detached dwellings as multi dwelling housing on Lot 1 DP744275, 6 Castle Street JUNEES to the General Manager.

As required under Section 375A of the Local Government Act, the following is the record of voting for this planning matter.

FOR: Councillors R Asmus, M Austin, R Callow, A Clinton, M Cook, P Halliburton, M Knight and N Smith.

AGAINST: Nil

**COMMITTEE REPORTS**

Nil

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CHAIRPERSON: \_\_\_\_\_

GENERAL MANAGER: \_\_\_\_\_

**MINUTES OF THE ORDINARY MEETING OF JUNE SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, BELMORE STREET, JUNE ON TUESDAY, 20 DECEMBER 2022.**

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**DELEGATES REPORTS**

**10.12.22** **RESOLVED** on the motion of Cr R Callow seconded Cr M Cook that the minutes of the Riverina Joint Organisation Board Meeting held on 9 December 2022 be received.

**11.12.22** **RESOLVED** on the motion of Cr R Callow seconded Cr R Asmus that the minutes of the Riverina Eastern Regional Organisation of Councils held on 9 December 2022 be received.

**NOTICE OF MOTION**

Nil

**LATE BUSINESS**

Nil

**QUESTIONS ON NOTICE**

Nil

**INFORMATION BOOKLET**

The information booklet was received and noted.

**CONFIDENTIAL ITEM**

**12.12.22** At 4.40pm Council **RESOLVED** on the motion of Cr R Asmus seconded Cr P Halliburton to go into Closed Committee of the Whole under Section 10A (2):

(d) (i) prejudice the commercial position of the person who supplied it.

**8[DES] REQUEST FOR TENDER 2022/01 – SPRAYED BITUMEN SEALING**

**13.12.22** **RESOLVED** on the motion Cr R Asmus seconded Cr M Cook that:

1. Council receive this report on the outcomes for the Request for Tender (RFT 2022/01) for Sprayed Bitumen Sealing.
2. Resolve in accordance with Section 55 of the NSW Local Government Act 1993 to:
  - a) Accept the tender from Bitupave Ltd trading as Boral Asphalt for Sprayed Bitumen Sealing as the primary contractor as recommended by the tender evaluation panel.
  - b) If needed accept the tender from Downer EDI Works Pty Ltd for Sprayed Bitumen Sealing as the secondary contractor as recommended by the tender

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CHAIRPERSON: \_\_\_\_\_

GENERAL MANAGER: \_\_\_\_\_

**MINUTES OF THE ORDINARY MEETING OF JUNE SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, BELMORE STREET, JUNE ON TUESDAY, 20 DECEMBER 2022.**

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*evaluation panel, noting that the secondary contractor would only be utilised if the primary contractor is unavailable or does not satisfy the conditions of the contract.*

3. *Authorise the General Manager to enter into a contract with Bitupave Ltd trading as Boral Asphalt for Sprayed Bitumen Sealing for a period of one year, with an option of two by one year extensions, subject to satisfactory performance and quality of services offered under the contract.*
4. *Authorise the General Manager to enter into a contract Downer EDI Works Pty Ltd for Sprayed Bitumen Sealing as the secondary contractor if required.*
5. *Advise the unsuccessful tenderers in writing.*

**REVERSION TO OPEN COUNCIL**

**14.12.22** **RESOLVED** *on the motion of Cr R Callow seconded Cr R Asmus that Council move out of committee and revert to an open meeting of the Council, the time being 4.51pm.*

**15.12.22** **RESOLVED** *on the motion of Cr R Asmus seconded Cr M Cook that Council adopt the resolutions made in Closed Committee.*

There being no further business, the meeting closed at 4.54pm.

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CHAIRPERSON: \_\_\_\_\_

GENERAL MANAGER: \_\_\_\_\_



# **JUNEE SHIRE COUNCIL**

## **GENERAL MANAGER'S**

### **REPORT**



# GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

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## Item I                    **MAYORAL MINUTE – PROPOSED CLOSURE OF THE JUNEES BRANCH OF THE COMMONWEALTH BANK**

Author                    Mayor

Attachments            Nil

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### **RECOMMENDATION:**

***That Council note the Mayoral Minute on the proposed Bank closure of the Junees Branch of the Commonwealth Bank.***

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### **INTRODUCTION**

The purpose of this report is to place on record the more recent actions taken by Council in its very determined fight to forestall the closure of its last bank, the Commonwealth Bank, in Junees.

#### National Teleconference

Council contacted Mayors from 44 councils around Australia. These councils were targeted because they were all slated for bank closures. Mayors were invited to attend a teleconference on Monday, 30 January 2023. The conference was convened and chaired by myself.

17 councils were represented. To name just a few locations represented, there was Circular Head, Tasmania; Katherine, Northern Territory; Coober Pedy, South Australia; Isaac Council (north of Yepoon Qld); District Council of Yankilla (near Victor Harbour, SA); Denmark Shire, WA; Cessnock City Council (NSW) and Hay Shire, NSW.

The General Manager and Chief Financial Officer were also in attendance. After a presentation on the issues, there was unanimous support for Council's action and an indication that collective action would be of more value.

The General Manager has provided all those councils with generic information that can be adapted to use in advocating for a moratorium on bank closures with Federal Members of Parliament.

#### Correspondence

Council has also written to Members of Parliament and Senators seeking the establishment of a Parliamentary Inquiry into rural bank branch closures.

Whilst on the subject of Members of Parliament, it should be noted that our local Federal Member, Hon. Michael McCormack, has been kept apprised of Council's activities at each step of the way. Hon Michael McCormack has also given freely of his time to ensure the lines of communication have remained open.

# GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

## Media

Press reach has included:

- National television including The 7.30 Report, the National Nine News, The Today Show (audience of 193,000) and major newspapers.
- Regionally - Eight TV appearances, WIN and Prime regional news.
- AAP Syndicate newspaper articles – includes Canberra Times and Daily Telegraph, Busselton Mail WA, Goondiwindi Argus QLD, Ararat Advertiser VIC, Newcastle Herald & many others (readership 2.2 million).
- Yahoo Finance article (readership 1.7million)

## Protest

On Thursday, 9 February 2023 a community protest was co-ordinated. The protest was held in Waratah Street adjoining the bank building. Estimates of numbers attending vary however conservatively, approximately 100 were present.

Banners were produced by Council and community members displaying a variety of slogans. Councillor Halliburton led the group in a “Save our Bank!” chant whilst a Channel Nine Television camera was rolling.

People were also provided an opportunity to speak to the camera, giving their various views on the proposed closure. A highlight was the attendance of Maisie Robinson, a long-time local, who produced her Junee Commonwealth Bank passbook with her first recorded deposit dated 1943. Although quite shy and unused to the limelight, Maisie spoke well and succinctly about the barriers of modern banking to the elderly.

## Outcomes

On 8 February 2023, the following matter was referred to the Rural and Regional Affairs and Transport References Committee for inquiry and report by 1 December 2023.

*The current extent of bank closures in regional Australia, with reference to:*

- *The branch closure process, including the reasons given for closures.*
- *The economic and welfare impacts of bank closures on customers and regional communities.*
- *The effect of bank closures or the removal of face-to-face cash services on access to cash.*
- *The effectiveness of government banking statistics capturing and reporting regional service levels, including the Australian Prudential Regulation Authority's authorised deposit-taking institutions points of presence data.*
- *Consideration of solutions; and any other related matters.*

Submissions close on **31 March 2023**.

It is likely that between March and December 2023 there will be Senate public hearings in locations around Australia on this matter. Junee Shire Council has requested a public hearing in Junee.

The Commonwealth Bank has also announced that it is deferring closing any more banks nationally until after the findings of a Senate Inquiry.

## **GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.**

Council has written to the Commonwealth Bank requesting they reinstate the five day a week operational hours at the Junee Branch. There has been no response to date.

### **CONCLUSION**

The Council will be making submissions to the Senate Inquiry and will assist support and encourage regional Australian communities and councils to do the same.

# GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

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## Item 2            **SECOND QUARTERLY BUDGET REVIEW**

Author            Chief Financial Officer

Attachments      QRR2 Statement

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### **RECOMMENDATIONS:**

- 1.        *That the Quarterly Budget Review Report, as at 31 December 2022, be received and noted.***
  - 2.        *That Council approve the variations in the capital and operating budgets as detailed in the attached second Quarterly Budget Review Report for the 2023 financial year.***
- 

### **SUMMARY**

Council has reviewed its Capital and Operating budget in response to changing operational conditions.

Overall Council projects will have a nett unfavourable variance of \$104,000 when increases in grants are offset against increased operation expenditure and increases in spending on Capital projects. This is broken up by an additional \$200,000 of spending in Capital projects, partially offset by a surplus of \$96,000 in operating.

\$123,000 of the additional Capital spending is contained within the Sewer Fund, to be used for the relining of reticulation pipes so capital spending in operating General Fund has only been increased by \$87,000.

Council's cash position is stronger than in past quarters with \$6.3 million in the bank as at 31 December 2022. Council is expecting a positive cashflow in January and February when the third quarter rates instalment is due.

### **BACKGROUND**

Attached to this report are the following items which make up the Quarterly Budget Review Statement (QBRs) for Junees Shire Council as at 31 December 2022.

- Income and Expenses Statement
  - By account code type
  - Notes on changes made
  - By activity

## **GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.**

- Capital Budget Review Statement
  - Notes on changes made
- Cash and Investments Statement, with notes on Council's position

### **CONSIDERATIONS**

Council has reviewed its Capital and Operating budget in response to changing operational conditions.

The big changes for the quarter are:

- The receipt of several grants to rectify flood damage to council's roads.
- The re-prioritisation of Roads Works away from Council's capital program towards flood rectification works.
- The receipt of a Re-connect NSW grant awarded in 2021/22 of \$240,000 to run events across the Shire.

### **Roads**

Considerable funding has been received for the rectification of flood damaged roads. This has enabled Council to spend much more on road maintenance and reconstruction. However, it has meant that some capital projects that were originally budgeted for have needed to be re-prioritised.

Council has received notification that more road grant funding is on the way. Once finalised, these adjustments will be accommodated in QBR3.

### **Labour Costs**

Labour Costs have been adjusted downwards to the tune of \$80,000 due to lower admin salaries in areas such as Risk Management, Records and Engineering. Council staff are confident that Labour costs will come in below budget for the year.

### **Planning and Development**

Contractor costs have been increased by \$70,000 to cope with additional activity in this area. Council did receive a grant of \$80,000 from the NSW Department of Planning to install a customer focussed online planning portal on Council's website.

**GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.**

PROS		CONS	
<b>Operating</b>			
Labour Savings	80,000	Reconnect Tourism & Community Projects	240,000
Reconnect NSW Grant	240,000	Planning & Development Control Contractors	70,000
Net Capital Grants	86,000	Property Development costs	23,000
Land Sale	43,000	June Waste & Recovery Centre	20,000
<b>Total Operating</b>	<b>449,000</b>		<b>353,000</b>
<b>Nett Operating Favourable Var</b>	<b>96,000</b>		
<b>Capital</b>			
JJRAC Building Savings	35,000	Nett Increased Roads Expenditure	93,000
Airconditioning at Main Office	15,000	Sewer Reticulation	123,000
June Cemetery	30,000	Smart Poles	50,000
		Replacement Bins	14,000
<b>Total Capital</b>	<b>80,000</b>		<b>280,000</b>
<b>Nett Unfavourable Capital</b>	<b>200,000</b>		
<b>Nett Unfavourable Op and Capital</b>	<b>104,000</b>		

## Cash

Council was holding \$6.3 million in cash and investments as at 31 December 2022. This figure is inflated by the prepayment of  $\frac{3}{4}$  of the 2023 Financial Assistance Grants. The overall cash balance is expected to decrease over the remainder of the year to about \$5.2 million.

Council is in a position to meet its short-term commitments as and when they fall due and meet its longer-term debt commitments.

The challenge for Council will be to maintain its services and Capital Works over the longer term. Council's cash position has been tight over recent years and continues to be so.

In order to rectifying this position, Council resolved to apply for an SRV of 17.5% in 2023/24 and 12.5% in 24/25, (including the allowable rate cap), the final application for which was lodged on 3 February 2023.

## CONCLUSION

Although not strong, Council's financial position continues to improve. The adjustments recommended in this report will help to continue that trajectory. It is therefore recommended that Council approve the budget adjustments in the attached Quarterly Budget Review.



# **JUNEE SHIRE COUNCIL**

## **ATTACHMENT TO ITEM 2**

**21 FEBRUARY 2023**

**Report by Responsible Accounting Officer**

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

**31 December 2022**

It is my opinion that the Quarterly Budget Review Statement for Junee Shire Council for the quarter ended 31/12/22 indicates that Council's projected financial position at 30/6/23 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.



**Signed:** \_\_\_\_\_

**date:** 16/02/2023

Luke Taberner  
Responsible Accounting Officer

**Income & Expenses Budget Review Statement**

Budget review for the quarter ended 31 December 2022

**Income & Expenses - Council Consolidated**

(\$000's)	Original Budget 2022/23	Revotes	Approved Changes Sep QBRS	Revised Budget 2022/23	Variations for this Dec Qtr	Notes	Projected Year End Result	Actual YTD figures
<b>Income</b>								
Rates and Annual Charges	6,688			6,688	-		6,688	6,727
User Charges and Fees	3,699			3,699	20	1	3,719	608
Interest and Investment Revenues	79			79	-		79	28
Other Revenues	583	144		727	(20)	2	707	318
Grants & Contributions - Operating	2,569	1,277	150	3,996	240	3	4,236	498
Grants & Contributions - Capital	3,797		656	4,453	86	4	4,539	3,505
Net gain from disposal of assets	-			-	43	5	43	42
Share of Interests in Joint Ventures				-			-	-
<b>Total Income from Continuing Operations</b>	<b>17,415</b>	<b>1,421</b>	<b>806</b>	<b>19,642</b>	<b>369</b>		<b>20,011</b>	<b>11,726</b>
<b>Expenses</b>								
Employee Costs	5,805			5,805	(80)	6	5,725	2,569
Borrowing Costs	365			365	10	7	375	153
Materials & Contracts	6,870	144	150	7,164	343	8	7,507	3,914
Depreciation	3,617			3,617			3,617	1,834
Legal Costs				-			-	26
Other Expenses	363			363			363	1,010
Initiative Expenses	(116)			(116)			(116)	
Net Loss from disposal of assets				-			-	
Share of interests in Joint Ventures							-	
<b>Total Expenses from Continuing Operations</b>	<b>16,904</b>	<b>144</b>	<b>150</b>	<b>17,198</b>	<b>273</b>		<b>17,471</b>	<b>9,506</b>
<b>Net Operating Result from Continuing Operations</b>	<b>511</b>	<b>1,277</b>	<b>656</b>	<b>2,444</b>	<b>96</b>		<b>2,540</b>	<b>2,220</b>
<b>Net Operating Result from All Operations</b>	<b>511</b>	<b>1,277</b>	<b>656</b>	<b>2,444</b>	<b>96</b>		<b>2,540</b>	<b>2,220</b>
<b>Net Operating Result before Capital Items</b>	<b>(3,286)</b>	<b>1,277</b>	<b>-</b>	<b>(2,009)</b>	<b>10</b>		<b>(1,999)</b>	<b>(1,285)</b>

## Income & Expenses Budget Review Statement

### Recommended changes to revised budget

Budget Variations being recommended include the following material items:

#### Notes Details

1	The revenue budget for Scrap Metal Sales at the Junee Waste Resource Recovery Centre has been increased by \$20,000 . Up to 31 December 22 council had received \$45,000 for scrap metal sales.
2	Lower JJRAC admission fees due to closure of the pool for re-tiling. This lower income is offset by lower expenditure.
3	Due to a Reconnecting NSW Grant approved. This additional revenue is offset by additional spending.
4	Due to a reduction of \$231,000 in the grant for pool tiling which was mistakenly budgeted for. Offset by \$68,000 allocated to Smart Poles, \$28,000 for Composing toilets at Sandy Beach and Bethungra Dam, \$52,000 for Memorial Park K&G and \$79,000 for the re-habilitation of Canola Way, \$34,000 for Old Junee Rd Heavy Patching and \$59,000 for JJRAC Pool Filtration from the Stronger Country Communities (Round 2) Fund.
5	Profit on the sale of a block at Cassia Way.
6	Due to saving in salaries and wages costs across the organisation but Primarily in the Finance, and Engineering management areas. The savings are both as a result of unfilled positions, such as the risk management officer and the charging of management time directly to the sewer fund and directly to Road Work Orders.
7	Due to higher than budgeted interest costs which have resulted from increased interest rates.
8	The budget for Materials and Contracts has been increased by \$341,000 due to the allowance for expenditure of the \$240,000 Reconnect NSW grant , and a \$70,000 in Planning and Development contractor costs, an increased of \$23,000 in Property Development administration costs and an additional \$20,000 costs at the Junee Waste and Recovery Centre. These were partially offset by a \$10,000 reduction of gas and electricity fees as a result of the JJRAC closure for the retiling of the swimming pool.

Budget review for the quarter ended 31 December 2022

**Income & Expenses - Council Consolidated**

(\$000's)	Original Budget 2022/23	Revotes	Approved Changes		Revised Budget 2022/23	Variations for this Dec Qtr	Notes	Projected Year End Result	Actual YTD figures
			Other than by QBRs	Sep QBRs					
<b>Income</b>									
Executive Services	64	54			118	348		466	83
Finance & Administration	6,173				6,173			6,173	5,014
Community & Business	1,651	586		606	2,843	(192)		2,651	1,726
Engineering Services	7,115	781		200	8,096	193		8,289	2,658
Waste	1,136				1,136	20		1,156	1,002
Sewer Network & Treatment	1,276				1,276			1,276	1,243
Effluent Reuse Scheme					-			-	
<b>Total Income from Continuing Operations</b>	<b>17,415</b>	<b>1,421</b>	<b>-</b>	<b>806</b>	<b>19,642</b>	<b>369</b>	<b>-</b>	<b>20,011</b>	<b>11,726</b>
<b>Expenses</b>									
Executive Services	1,453				1,453	413		1,866	1,224
Finance & Administration	1,860				1,860	(100)		1,760	2,584
Community & Business	3,218	144			3,362	(40)		3,322	1,315
Engineering Services	7,902			150	8,052	(20)		8,032	3,068
Waste Administration					-			-	2
Domestic & Commercial Collection	696				696	20		716	521
June Waste & Resource Recovery Centre	315				315			315	231
Sewer Administration	630				630			630	102
Sewer Network & Treatment	808				808			808	459
Effluent Reuse Scheme	22				22			22	-
<b>Total Expenses from Continuing Operations</b>	<b>16,904</b>	<b>144</b>		<b>150</b>	<b>17,198</b>	<b>273</b>		<b>17,471</b>	<b>9,506</b>
<b>Net Operating Result from Continuing Operations</b>	<b>511</b>	<b>1</b>		<b>656</b>	<b>2,444</b>	<b>96</b>		<b>2,540</b>	<b>2,220</b>
<b>Net Operating Result from All Operations</b>	<b>511</b>	<b>1,277</b>	<b>-</b>	<b>656</b>	<b>2,444</b>	<b>96</b>		<b>2,540</b>	<b>2,220</b>

# Quarterly Budget Review Statement

for the period 01/10/22 to 31/12/22

## Capital Budget Review Statement

Budget review for the quarter ended 31 December 2022

### Capital Budget - Council Consolidated

(\$000's)	Original Budget 2022/23	Approved Changes				Revised Budget 2022/23	Variations for this Dec Qtr	Notes	Projected Year End Result	Actual YTD figures
		19/20 Revotes	Sep QBRs	Dec QBRs	Mar QBRs					
<b>Capital Expenditure</b>										
01050 - Economic Development	0	54				54	50	1	104	92
01080 - Property Development						-			-	0
01230 - IT Services	22					22			22	0
01310 - Buildings	150	33	606			789	(15)	2	774	123
01390 - JJRAC Operations & Management	80	488	120			688	(35)	3	653	427
01430 - Library	319									9
01630 - Parks & Reserves	170					170			170	3
01640 - Depot										15
01660 - Bridges	750					750			750	0
01710 - Footpaths and Cycleways	0					-			-	0
01730 - Roads	4,226	954	50			5,230	93	4	5,323	1,974
01790 - Stormwater Infrastructure	0	127				127			127	11
01810 - Public Amenities		133				133			133	70
01830 - Cemetery Operations	30	0				30	(30)	5	-	0
01860 - Plant Purchases	251	203				454			454	2
02020 - Junee Waste and Resource Recovery Centre		26	6			32	14	6	46	7
03010 - Sewer Network and Treatment	126	95				221	123	7	344	50
										-
<b>Total Capital Expenditure</b>	<b>6,124</b>	<b>2,113</b>	<b>782</b>	<b>-</b>	<b>-</b>	<b>8,700</b>	<b>200</b>		<b>8,900</b>	<b>2,783</b>

## Capital Budget Review Statement

### Recommended changes to revised budget

Budget Variations being recommended include the following material items:

#### Notes Details

1	Additional money allocated to complete the Smart Poles Project. This money was transferred from underspending in other LRCI Funded Phase 2 Projects.
2	Savings of money that was budgeted for the installation of air conditioners at the council administration centre. This money has been recalled and allocated elsewhere.
3	Due to \$35,000 of savings in budgeted Building Renewal expenditure at JJRAC.
4	Due to additional \$93,000 expenditure on the Canola Way Rehabilitation Project. Council has received additional funding from the Repair Grant to partially cover this overspend. The original grant of \$63,000 was increased to \$141,000 due to wet weather.
5	The budget allowance of \$30,000 has been taken back as a saving because the capital works associated with this amount were performed in the previous financial year.
6	A budget allocation of \$14,000 has been made for the purchase of replacement rubbish bins, the cost for which has been allowed for in this quarterly budget review.
7	Due to an allocation for relining of pipes in the sewer reticulation system.

Cash & Investments Budget Review Statement

Budget review for the quarter ended 31 December 2022

Cash & Investments - Council Consolidated

(\$000's)	Opening Balance 1/07/2022	Approved Changes			Revised Budget	Variations for this Dec Qtr	Notes	Projected Year End Result	Actual YTD figures
		Year End Adjustment	Sep QBRS	Mar QBRS					
<b>Externally Restricted</b> <sup>(1)</sup>									
Domestic Waste Management	175				175			175	175
Sewer Fund	1,156				1,156	-		1,156	1,156
Developer Contributions	210				210	-		210	210
Community Transport - Vehicle Replacement	103				103	-		103	103
Drainage/Stormwater Reserve	34				34	-		34	34
Employee Leave Entitlement - Sewer & Waste	173				173	-		173	173
Specific Purpose Unexpended Grants	1,933				1,933	1,000		2,933	933
Other					-			-	-
<b>Total Externally Restricted</b>	<b>3,784</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,784</b>	<b>1,000</b>		<b>4,784</b>	<b>2,784</b>
<sup>(1)</sup> Funds that must be spent for a specific purpose									
<b>Internally Restricted</b> <sup>(2)</sup>									
Employee Leave Entitlements	356				356	150		506	506
June Historical Society	14				14	-		14	14
Financial Assistance Grant	624		(624)		-			-	624
Asset Management - General Fund	125				125			125	125
Plant Replacement Fund	125				125	200		325	125
June Medical Centre - Sale Proceeds	479				479	-		479	479
Bethungra Dam Reserve	35				35			35	35
Gravel Pit Restoration	22				22	-		22	22
Martel Memorial Trust Fund	4				4			4	4
Sale of Land for Unpaid Rates and Charges	11				11	-		11	11
<b>Total Internally Restricted</b>	<b>1,795</b>	<b>-</b>	<b>(624)</b>	<b>-</b>	<b>1,171</b>	<b>350</b>		<b>1,521</b>	<b>1,945</b>
<sup>(2)</sup> Funds that Council has earmarked for a specific purpose									
<b>Unrestricted</b> (ie. available after the above Restrictions)	170				170			170	477
<b>Total Cash &amp; Investments</b>	<b>5,749</b>	<b>-</b>	<b>(624)</b>	<b>-</b>	<b>5,125</b>	<b>1,350</b>		<b>6,475</b>	<b>5,206</b>

## **Cash & Investments Budget Review Statement**

### **Comment on Cash & Investments Position**

Council was holding a total of \$5.2 million in cash at 31 December 2022.

The expectation is that the total cash balance will increase to \$6.3 million by 30 June 2023.

The increase in the projected balance is due to a significant amount of Roads grants which council will be receiving for rectification of flood damage, it is estimated that about \$1million of which will be unspent at the end of the financial year. Council also expect to have \$200,000 more in its plant reserve due to strong plant recoveries.

### **Investments**

Investments have been undertaken in accordance with Council's Investment Policy.

At 31 December 2022 Council had \$4 million invested in term deposits and about \$672,000 in an-online business saver account. The remaining \$534,000 was in its trading account.

Council will be looking to invest in term deposits over the next few months.

**Contracts Budget Review Statement**

Budget review for the quarter ended 31 December 2022

**Part A - Contracts Listing** - contracts over \$150,000 entered into during the quarter

Contractor	Contract detail & purpose	Contract Value	Start Date	Duration of Contract	Budgeted (Y/N)
------------	---------------------------	----------------	------------	----------------------	----------------

Bitupave Ltd	Sprayed bitumen sealing	\$900,000 est.	1/1/23	12 mths	Y
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1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

**Consultancy & Legal Expenses Budget Review Statement**

## Consultancy &amp; Legal Expenses Overview

<b>Expense</b>	<b>YTD Expenditure (Actual Dollars)</b>	<b>Budgeted (Y/N)</b>
Consultancies	43,246	Y
Legal Fees	25,930	Y

**Definition of a consultant:**

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

**Item 3                      DELIVERY PROGRAM AND OPERATIONAL PLAN HALF YEAR PROGRESS REPORT**

Author                      Chief Financial Officer

Attachments              Delivery Program and Operational Plan Half Year Progress Report Summary  
Delivery Program and Operational Plan Half Yearly Progress Tables

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**RECOMMENDATION:**

***That Council receive the Delivery Program and Operational Plan Half Year Progress Report and endorse its publication to the community.***

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**SUMMARY**

The Council has committed to presenting progress reports to the community covering the implementation of the Council's Delivery Program and Operational Plan (DPOP) which supports the Community Strategic Plan. The attached report is for the half year period July to December 2022 and comprises a summary report and tables recording progress with the individual actions undertaken.

As in recent reporting periods, there have been unplanned items, that Council officers have worked on that were not considered at the time of writing the DPOP.

**BACKGROUND**

The Council's adopted "Combined Delivery Program and Operational Plan" identifies the actions the Council planned while delivering the adopted Community Strategic Plan. Council has committed to presenting progress reports to the community in the form of a half year report and annual report in accordance with the NSW Government's Integrated Planning & Reporting (IPR) framework.

The attached report is for the half year July to December 2022. At the half year point, 93% of actions are 'on track', 6% are 'behind schedule' and less than 1% 'at risk'.

Those actions listed as 'behind schedule' are generally either planned for the second half of the year or been delayed.

The report is divided into two parts:

1. High level summary focussing on notable half year activity; and
2. Listing and providing a status update in table format of all items in the adopted DPOP divided into our themes of Liveable, Prosperous, Sustainable and Collaborative.

# **GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.**

## **CONSIDERATIONS**

Council has spent a great deal of time on three one-off activities:

1. Rectification of roads damaged from the floods in the first half of the financial year has meant resources have been taken from the scheduled capital works programs.
2. The Special Rate Variation (SRV) Submission. This is included in the DPOP. Significant time was spent on public consultation during the first half of the year.
3. The pending closure of the Junee Branch of the Commonwealth Bank. This was not included in the DPOP and has taken up a considerable amount of senior staff time.

## **Legislation**

It is a legislative requirement pursuant to the NSW Government's Integrated Planning & Reporting framework that Council present progress reports to the community in the form of a half-year and annual report.

## **Risk Assessment**

The Integrated Planning & Reporting framework mitigates the risk of the Council overlooking its role in delivering against the community's aspirations as expressed in the Community Strategic Plan. The Combined DPOP outlines the Council's commitments in this regard. The regular reporting to the elected members of the Council and the community provides an opportunity for emerging or changing risks to be highlighted and managed.

## **Financial**

The progress report is subject to Quarterly Budget Reviews.

## **CONCLUSION**

It is recommended that the half yearly report be received and the community made aware of its production.



# **JUNEE SHIRE COUNCIL**

## **ATTACHMENT TO ITEM 3**

**21 FEBRUARY 2023**

# JUNEE SHIRE COUNCIL



## DELIVERY PROGRAM AND OPERATIONAL PLAN HALF YEARLY REPORT



## **Summary of 2022/23 Half Yearly Progress Report on the Delivery Program and Operational Plan**

### **Theme 1: Liveable**

***‘...a liveable community is an inclusive place which provides for everyone – a place where we can be involved, healthy and active. A place we are proud of. A place where others want to be. A great place to live.***

### **Parks and Gardens**

Council continued to receive feedback from both tourists and community members about the impressive state of the Parks and Gardens in our Shire. Relative to size, very few Council's would have as much Lawn and Garden space to maintain as Junee. It is a credit to the Parks and Gardens team who consistently strive to ensure our Shire's sporting fields and recreation areas are in pristine condition.



### **Community Programs**

The Junee Junction Recreation & Aquatic Centre (JJRAC) and Junee Library ran a number of programs throughout the reporting period providing both physical and mental stimulation for the community.

Many events returned to the calendar after being in hiatus due to COVID-19, these included the Junee Show, Illabo Show and Christmas on Broadway. Council continues to work with community groups to support community events when requested.

Planning commenced in August for the 2023 Australia Day program. The Official Ceremony will once again be held at the Athenium Theatre. The Jailbreak fun run will also make a return.



### **Junee Junction Recreation & Aquatic Centre (JJRAC)**

The pool has been re-opened after being re-tiled which was funded from a successful grant application. This has given the pool a real facelift and increased the integrity of the structure. The deep end of the pool was also lifted so as to reduce running cots. As well as providing a better service to the users these initiatives will save money in the long term.

Council has also received funding to up-grade the women's and disabled toilets which will be implemented in the second half of the year.

Stadium and gym attendance has remained consistent with Senior and Junior Basketball Associations continuing to utilise the facility for training and competitions. Several regional basketball competitions have been held at the centre.

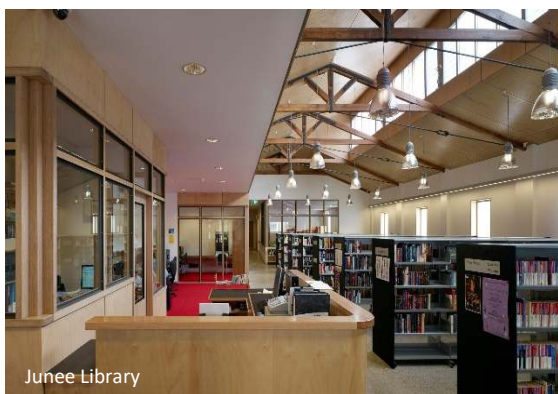


Regular aerobic, pump aerobic and spin classes continue to be offered at the centre.

## Junee Library

Council has been successful in gaining a library infrastructure renewal grant of \$319,000 during the first six months of this financial year. This will be used to improve the library layout which will enhance the visitor experience.

Delivery service and reader reference services continue to be provided and offered. The volume of home bound services has increased during the COVID-19 shut down period. Wi-Fi and public computers continue to be provided and well used.



## Athenium Theatre

Following the refurbishment of the Athenium Theatre usage continued to increase.

Regular movies have been shown which have been well attended. The highlight was when 150 children attended the Grinch Christmas movie. Top Live acts such as

Amber Lawrence have also performed to good attendances.



The Theatre also continues to be regularly used for community church group meetings, conferences and the upcoming state election.

The significant capital improvements undertaken in the previous financial year to the Theatre, together with an upgrade of the website, is assisting to lift the Theatre's profile.

A further grant of \$1.5 million has been approved to upgrade the back stage areas and the front kitchenette servery.



## Out of Town Recreational Areas

Recreational areas such as Bethungra Dam and Sandy Beach Reserve are promoted through Council, Canola Trail, Visit Wagga and Visit NSW Facebook, Instagram pages and websites.



Ongoing promotion is provided in the Canola Trail Visitor Guide and Junee Shire Pocket Map.



Bethungra Dam Toilet

Composting toilets were installed at both of these locations during the first half of this financial year.

Unfortunately adverse weather and high river flow meant Sandy Beach was closed to the public for a three month period.



Sandy Beach Closed Due to Flooding



Sandy Beach

A section of the Bethungra Dam Reserve was re-leased for grazing purposes in September 2022 with an increased annual rental. Leasing rental is placed in a reserve for improvements to the recreation area around Bethungra Dam.



Bethungra Dam Shade Shelter

## Community Transport

Community Transport numbers have bounced back after temporarily being impacted by COVID-19.

We have a wonderful group of volunteers who provide valuable support to those in the community in need. New vehicles were also in use throughout the reporting period.



Community Transport Vehicle

## Theme 2: Prosperous

*‘...a prosperous community provides choices and opportunities for investment, employment and learning. We focus on the things that will attract visitors and new residents which in turn generate wealth and vibrancy. We do more with what we have. We are mindful of change and quick to adapt...’*

### Keeping our Bank

In September 2022, the CBA announced that it was closing its Junee branch which is the only remaining bank in Junee. Council commenced a lobbying campaign which delayed the closure until 3 March 2023.

Council has managed to generate a large amount of publicity and successfully applied to have its case heard by the Australian Financial Complaints authority (AFCA). It has also managed to get the matter of Rural Branch Closures to be considered by the Senate.

Council continues to hold discussions with other banks which may be interested in opening a branch in Junee.

This matter is on-going.



## Flood Restoration

Council has devoted much of its attention to repairing roads which were damaged by floods in August and September.

Initial work revolved around pothole repair and Council has subsequently focused on reconstructing damaged roads. The most focus has been on Byrnes Road, Old Junee Road and Oura Road.

Flood restoration on our roads will continue into early 2024.



## Capital Works Program

Delivery of the road network capital and renewal program is behind schedule due to the manpower devoted to flood restoration works. Major areas of work for the first part of 2022/23 are:

- River Road Widening and Rehabilitation.
- Gundagai Road Heavy Patching and Rehabilitation.
- Patterson Road Rehabilitation.
- Byrnes Road Heavy Patching and Rehabilitation.
- Old Cootamundra Road Rehabilitation.

Council continues delivering the heavy patching programme and maintenance grading programme.

## Development Control

Application assessments and determinations during the reporting period were substantially completed within prescribed timeframes and in accordance with legislation and planning guidelines.

Information was distributed to developers and builders relating to changes in legislation and guidelines. This has been done via the website with an overhaul of information now that development applications are being lodged on the NSW Planning Portal.



Council continues to aid businesses and the community seeking to undertake development in Junee Shire, particularly relating to the on-line lodgement of development applications. Staff are available to guide businesses and community members through the lodgement process.

## Tourism

Council participates in a number of tourism based initiatives including:

- Wagga Wagga Partner Program including additional campaigns rolled out on top of the usual membership programming
- Canola Trail
- Listing tourism providers and attractions on the Australian Tourism Data Warehouse for publication on the Visit NSW website
- Regular contact with Destination Riverina Murray
- Informing existing and potential Tourism operators of funding opportunities

## JJRAC

30% percent of classes are specifically tailored for senior citizens, and a further 15% are suitable for seniors with a higher level of ability.

JJRAC currently run classes each week suitable for people with disability to participate.



Funding for upgrades to the women's and disability bathrooms at JJRAC has been approved. Council is undertaking community consultation in the second half of the financial year to update the Junee Shire Disability Inclusion Action Plan.

Synergy Healthworks continue to operate from JJRAC encouraging older people and those with a disability to attend.



## Theme 3: Sustainable

***A sustainable community lives in harmony with the built and natural environment, through responsible planning and management practices and using our resources wisely.***

This is a wide-ranging theme as it covers not only our responsibility in maintaining and preserving the natural environment, but also to ensure that Council is financially and environmentally sustainable, and that when and where we can, we are actively reducing our environmental footprint.

### Financial Sustainability

In September 2022 Council released its Financial Statements for the 2022 Financial year. They showed a significant improvement in Council's financial position. The accounts were qualified due to a technical matter relating to the non-recognition of Rural Fire Service Assets.

The statutory accounts are available on Council's website.

### SRV

Council resolved to apply for a Special Rate Variation for the 2023/24 financial year. It undertook wide ranging public meetings and consultation which provided the opportunity for community feedback.

The SRV will amount to 17.5% (including the rate peg) in 2023/24 and 12.5% (including the rate peg) in 2024/25. The application is due to be lodged by 3 February 2023.

If approved, the SRV will raise an additional \$1.1 million per year and ensure Council's long term financial viability. If the SVR is not

approved, service levels across the community will need to be reduced in order to maintain a financially sustainable footing.

### Greenhouse Footprint

Following the adoption of the Renewable Energy Action Plan, Council allocates a modest budget of \$20,000/year towards addressing the actions included in the Plan.



The Community Recycle Centre (CRC) at the Junee Waste Landfill Facility continues to operate well. New segmented areas for drop off points within the Facility continue to operate well, so that waste streams are separated ready for recycling. Community education programs for recyclables are ongoing.



Green Waste continues to be mulched for a lesser impact on the environment. This mulch is then reused to rejuvenate landfill areas and landscaping within the Shire. Food and garden organics (FOGO) form part of the green waste stream.

## Theme 4: Collaborative

***“A collaborative community is one where we are socially, physically and culturally engaged and connected. We will have an informed and involved community, build strong relationships and share responsibilities.***

### Community

Council continued to support the “Junee Independent” newspaper. Produced weekly, the Junee Independent is a welcomed print outlet providing printed weekly news to our community.

The local paper is also available for reading at the Junee Library.



Council continues to focus on increasing their social media presence.

### Partnerships

Council continues to work in partnership with neighbouring councils and government agencies in regional promotion, policy development and service provision. These partnerships include: the tourism promotion initiative Canola Trail with Coolamon and Temora Shire Councils, Riverina Regional Library (RRL), Riverina Eastern Regional Organisation of Councils (REROC), NSW

Roads and Maritime Services, the Internal Audit Alliance and NSW Rural Fire Service (RFS).

### Inland Rail Project

Council has continued to work collaboratively with the ARTC Inland Rail Community Consultation Committees with other stakeholders to maintain updates on the project which is planned to commence construction in 2024.

The reference design for Albury to Illabo progressed to completion. Finalised designs included:

- Removing the Junee Station footbridge to allow for double-stacked freight trains.
- Replacing the Kemp Street bridge with a new three-span bridge in the existing location. The bridge will be 2.5m higher and the ARTC are now considering a proposal for a separated footbridge 3m wide which will be fully compliant with disability access requirements.
- Modifying the Olympic Highway rail bridge from dual track transition to single track across the bridge to create necessary horizontal clearances for double-stacked trains

The Environmental Impact Statements for the Illabo to Stockinbingal and Albury to Illabo projects were placed on public exhibition with Council making submissions on behalf of the community interests.

Works are expected to commence in early 2024.









# **DELIVERY PROGRAM / OPERATIONAL PLAN**

## **HALF-YEARLY 2022-2023 REPORT**




## TI: Liveable

### I: To be healthy and active

#### I.1: Have in place the right health services

Action Name	Comments	Status
Periodically assess the needs of the Junee community to ensure appropriate health and medical services are available	The needs of the community continue to be monitored via Council's participation in Keep-The-Safe (KTS) Interagency meetings.	
Provide advice and information to the Junee Health Advisory Committee upon request	Upon request, Council attends meetings of the Junee Health Advisory Committee.	
Interact with the relevant stakeholders, such as Junee Inter-Agency Forum, Junee Aged Hostel Community, Junee Community Centre and Lawson House	Interactions continue with the Junee Inter-Agency Forum and Junee Community Centre. Contract with Synergy Physio Services office space at JJRAC continue to support members of the Junee Community Centre and the community. Information on Lawson House is being captured by Councillor feedback.	
Provide Community Transport to eligible community members	Junee Community Transport provides transport services to eligible community members.	

#### I.2: Encourage and enable healthy and inclusive lifestyle choices


Action Name	Comments	Status
Maintain sports grounds and associated infrastructure in line with agreed levels of service, maintenance program and budget.	The maintenance of Councils sporting grounds and associated infrastructure was impacted by the August and November 22 floods. The impacts from the floods have largely been rectified and maintenance is currently in line with the agreed levels of service. Additional funding has been sought through Cricket NSW is to replace the Cricket pitch surface which was damaged by the floods. Council continues to receive compliments of the condition of its sporting grounds.	
Work with local law enforcement to apply for funding for increased CCTV coverage in public areas including sports grounds and recreational areas	Discussions with local law enforcement and contractors underway to prepare relevant information required for funding applications for increased CCTV coverage in public areas.	
Maintain parks, gardens, open spaces and associated infrastructure in line with agreed levels of service, maintenance programs and budget	Maintenance of P&G is on-track notwithstanding challenges with the floods early in the financial year.	

Action Name	Comments	Status
Maintain the Sandy Beach and Bethungra Dam Reserves and associated infrastructure in line with agreed levels of service, maintenance programs and budget	Maintenance on-track. Access to Sandy Beach is now available after being cut off earlier in the financial year due to the floods.	●
Maintain the Junee Skate Park and associated infrastructure in line with agreed levels of service, maintenance programs and budget	Patrols and cleaning occur daily.	●
Deliver capital and renewal works for Parks, Gardens, Sports Facilities and Open Space in line with the annual works program and budget	There are minor capital works in this area for this financial year; the focus has been on roads. Refurbished toilets at the Recreation Centre are planning for the second half of the financial year.	●
Maintain the pedestrian network in line with agreed levels of service, maintenance program and budget.	The pedestrian network is currently being maintained in line with the agreed levels of service. This includes undertaking regular inspections of the network and assessing trip hazards and defects for repair.	●
Deliver pedestrian network capital and renewal works in line with the annual works program and budget	<p>Works completed to date include:</p> <ul style="list-style-type: none"> <li>While most of the work was completed in previous reporting period, finishing touches to the new kerb at Memorial Park including new pedestrian ramp crossings, disabled access ramp and footpath upgrades where finalised.</li> <li>Installation of new kerb in Lisgar Street including upgrades to footpath, ramps and disability access.</li> <li>Funding application made under the Active-NSW funding program to undertake further extensions to the footpath network.</li> </ul>	●
Advocate and support community events which provide physical and mental stimulation	JJRAC and Library run programs throughout the year providing both physical and mental stimulation.	●

### 1.3: Provide the right places, spaces and activities










Action Name	Comments	Status
Support local Landcare Groups	Council Officers actively support local Landcare and similar groups. This has included supporting tree planting funding applications by external groups including the Old Junee Hall Committee.	●
Develop a Plan of Management for Rocky Hill	Plan of Management for Rocky Hill underway.	●
Provide animal control services	All animal concerns are followed up quickly and actioned as appropriate.	●

Action Name	Comments	Status
Develop and implement programs and activities that encourage young people, older people and people with a disability to attend	JJRAC currently provides numerous programs and activities that target the mentioned groups.	●
Develop and implement programs to encourage increased use of the Stadium and Gym	JJRAC has developed multiple programs that encourage the use of the stadium and gym – examples: Little Warriors, Fitness Fun Games, Free Stadium Entry, Junee Juggernauts partnership.	●
Ensure the Recreation Centre offers a range of recreational opportunities to meet the needs of its community	JJRAC offers an extensive range of recreational opportunities for the wider community - GYM Facilities, Pool Facilities, Group Fitness classes, Stadium use, School Holiday programs and Active Kids programs.	●
Ensure the Recreation Centre operates within its allocated budget	JJRAC is operating within the allocated budget.	●
Provide a recreational/leisure facility that is accessible	JJRAC patrons have access to continuous walking paths from most areas of Junee. Internally there is continuous improvement to improve access. JJRAC are also in the process of upgrading the disability bathrooms which includes a new pool hoist, portable hoist and change table.	●
Provide aquatic services that maintain public health and safety	JJRAC maintains great public health and safety at the facility; staff members follow a daily cleaning schedule to maintain the high standards of the facility. Staff also test the quality of the pool water every four hours to align with the standards of public pools. JJRAC recently installed a new chemical dosing unit that monitors the quality of the pool water.	●
Survey members and users for feedback leading to improvement at Junee Junction Recreation and Aquatic Centre	JJRAC develop and implement an annual survey to all members – preparation work for the next survey has commenced.	●
Participate in meetings with the Junee Sports Committee	Meetings are being attended by Councillor Knight.	●
Operate the Library and its spaces to meet the information, education, recreation, cultural and resource needs of the community	The successful Public Infrastructure Grant application for renovating internal space and upgrading lighting in the Library is a positive step to meet the needs of the community.	●
Provide services and activities to members and patrons (e.g. Storytime, holiday activities, promote Imagination Library)	Activities continue to be provided to patrons of the Junee Library including weekly Storytime, bi-weekly baby bounce and holiday activities. Promotion of the Imagination Library continues with currently 45 total enrolments of new-born babies in the Junee Shire receiving monthly books.	●
Provide WiFi and computers for public use	WiFi and public computers continue to be provided and utilised.	●











Action Name	Comments	Status
Survey Library users for feedback on Library services	Library survey to be conducted in next reporting period.	

## 2: To be a great place to live

### 2.1: Enable viable localities and villages

Action Name	Comments	Status
Assist community groups on proposed silo art applications	Council will assist community groups when approached on silo art.	
Review community notice boards in villages and seek funding for roll out	Community notice boards recommended by Section 355 Committee and endorsed by Council for completion in 2022/23.	
Progressively implement village improvement plans in accordance with approved budgeted expenditure	Section 355 Committee have reviewed priorities which received Council endorsement at its October meeting.	
Facilitate development through appropriate land use initiatives that may lead to population growth in Village consistent with planning and regulatory guidelines	Council's planning team facilitates development consistent with planning and regulatory guidelines.	
Support the development and hosting of new events and tourism activities in the villages and localities	Council's application to the Regional Tourism Activation fund has been partially approved. This approval includes capital works to Bethungra Dam Reserve and the development of the Canola Trail, including viewing platforms and maze from 2023/24.	
Maintain village parks and open spaces in line with agreed service levels, maintenance program and budget	Village parks and open spaces are being maintained in line with service levels.	
Advocate for improved telecommunications and general equity in services across the Shire	Council continue to support the REROC initiative to map the region's mobile blackspot areas with a view to making a consolidated funding application to the State and Federal Governments.	
Feature our localities and villages in the local newspaper and/or through social media	Council have committed to a full page in each weekly newspaper in which articles on localities and villages have been included.	
Promote community activities and events to the wider LGA community	Together with including in the weekly newspaper, ongoing regular website messaging both on Council's site and Visit NSW sites and social media posts promote the various events around the Shire.	

## 2.2: Build on our heritage, creativity and cultural expression




Action Name	Comments	Status
Maintain Cemeteries in line with agreed levels of service, maintenance program and budget	Cemeteries are being maintained in line with agreed levels of service.	
Ensure continued compliance with the Cemeteries and Crematoria Act	Cemeteries management complies with the Act.	
Provide customer service to community members during times of loss	Service to community members is provided with sensitivity and empathy.	
Maintain public access to cemetery mapping/database	Public access to cemetery data base is being maintained.	
Provide support to Festivals	Council assists with promotional activities through social media, Wagga Partner Program and Canola Trail Visitor Guide. Further assistance input and advice is provided as required.	
Support tourism activities associated with historical, creative and cultural themes across the Shire	Support provided to Junee Roundhouse relating to their 75th Anniversary celebrations. Continuing to work with Junee Town Band, Junee Choir, Junee Business & Trades and other community groups to bring events to Junee Shire. Renowned artists have been secured to perform at the Athenium Theatre and regular movies have also been occurring. Work will continue to secure further acts at the Athenium.	
Attract and book shows for the Athenium Theatre	Promotion of the Theatre continues with bookings occurring. With successful grant funding being secured for the final stages of the Master Plan, it is envisaged that more prominent artists will be secured in the future.	
Facilitate the hire of the theatre and generate revenue	While the hire and use of the Theatre is increasing revenues are modest due to hiring rates.	
Apply for grant funding opportunities as they arise to complete the upgrade in line with Athenium Master Plan	Council has been successful under the Creative Capital Medium to Large Projects funding for the Athenium to commence works in 2023. Approximately \$1,517,000 has been secured to complete the upgrade in line with the Athenium Master Plan.	
Retain a Heritage Area and maintain in accordance with Junee Development Control Plan	The Heritage Area has been maintained with reference to the Junee Development Control Plan. Relevant developments continue to be referred to Council's Heritage Consultant for input to proposals and development consent conditions.	

### 2.3: Cater for the ageing population








Action Name	Comments	Status
Improve community awareness on equitable sharing of path network - pedestrians, cyclists and mobility scooters	Articles planned for print and social media in the next reporting period.	●
Provide Community Transport to eligible aged community members	Transport services continue to be provided to eligible aged community members.	●
Ensure that access to the library and its services are appropriate for older people	Programs for older people have included Movie of the Month and Home Bound Service. The large print and talking book collections continue to be updated and utilised. Library services to Cooinda Court have commenced again.	●
Facilitate Seniors Week	Seniors Week continues to be facilitated. Senior weeks occurs in February 2023.	●
Ensure older people are able to access the Recreation Centre for appropriate activities, events and sessions.	Older people have equal opportunity to access the Recreation Centre due to the continuous walking paths, accessibility ramps and grab rails. JJRAC also implements a concession rate for all eligible patrons.	●

### 2.4: Create opportunities for and value people with a disability

Action Name	Comments	Status
Implement the Junee Shire Disability Inclusion Action Plan (DIAP) in accordance with program and budget	Funding through the Stronger Country Communities Fund has been awarded to improve pedestrian access across the Shire.	●
Include images that represent the diversity of our community in publications	Images representing diversity in publications are represented in Council strategies and plans.	●
Promote occasions that celebrate ability and diversity (eg Mental Health Month, International Day for people with a disability)	Recognised and promoted through social media activities. Movie events held at Athenium Theatre to celebrate Carers Week.	●
Support funding for community groups and services to improve accessibility	Council provides support when requested by community groups to improve accessibility.	●
Publicise the availability of accessible facilities	Publicised through social media and Inclusion Action Plan.	●
Provide Community Transport to eligible community members with a disability	Junee Community Transport is not a registered NDIS service provider however the service has numerous contracts with various NDIS providers and provides transport services to those eligible community members. Clients with a disability who are not a NDIS client, use the service as a CTP client.	●

Action Name	Comments	Status
Provide accessible and appropriate activities, events and facilities for people with a disability	<p>People with a disability are welcome to attend group fitness classes. The fitness classes at JJRAC cater for all walks of life but have specific classes for gentle exercise communities (Tai Chi, Gentle Water, Strength &amp; Mobility, Heart moves etc.).</p> <p>JJRAC also has a resident Physiotherapy that is at the Centre twice a week to help cater for people who have mobility issues.</p>	
Ensure access to the library and its services is appropriate for people with a disability	Access to the library and its services is appropriate for people who may have a disability. The Library Infrastructure grant funding will also improve community space/lighting for people with a disability.	
Provide home-bound library service	Delivery services continue to be provided and offered.	

## 2.5: Support and create opportunities for youth







Action Name	Comments	Status
Develop and Implement a Youth Development Program	To be reviewed in next reporting period when new Youth Council recruited.	
Actively seek funding to support Children and Young people's wellbeing	Funding initiatives are sort out and applications made where applicable.	
Support mental health initiatives in the community for young people	Mental health initiative provided through school holiday programs, youth hospitality program. Support provided when required to local schools.	
Engage with schools/health organisations in the Shire and support any programs being provided	Council has strong engagements with local schools and health organisations, such as the Community Centre. Support is provided and active.	
Coordinate Youth Council meetings	No meetings were held during the reporting period due to the Youth Council needing to re-invigorate after the impacts of COVID-19 and existing members moving on to tertiary studies.	
Coordinate School Holiday programs	Numerous events and activities are scheduled and coordinated during the school holiday programs at the Junee Recreation Centre, Junee Library and various other locations around Junee.	
Work with Sporting Associations to engage youth in continued sporting activities and community events	JJRAC continue to work together with Junee Juggernauts basketball, Junee Diesels and Junee Jaguars.	

Action Name	Comments	Status
Maintain relevant collection and access to youth activities	Youth material has been reviewed or procured during the reporting period. School holiday program and activities are provided.	●
Provide access to youth activities during school holidays	Craft, story time and activity sessions continue to be held during school holidays with increasing attendance and sessions held.	●

## T2: Prosperous

### 3: To grow our local economy

#### 3.1 : Plan for, develop and maintain the right assets and infrastructure

Action Name	Comments	Status
Maintain the road network in line with the agreed levels of service, maintenance program and budget	Notwithstanding the floods early in the financial year, maintenance of the road network is occurring in line with agreed levels of service and the budget. Additional funding has been attained for pothole repair and road reconstruction which is helping this process.	
Deliver road network capital and renewal works in line with the program and budget	The capital works and renewal program has been re-prioritised to accommodate the impacts of the ongoing wet weather and flood events. This has included the re-allocation of funds for heavy patching of Byrnes Road and Old Junee Road. Rehabilitation of a 500m section of Patterson's Road has also been completed. Rehabilitation of River Road has commenced and is ongoing. Further rehabilitation works are also programmed for Canola Way and Gundagai Road.	
Maintain function and support of the Local Traffic Committee	Traffic Committee supported with matters/recommendations considered by Council on an as needs basis.	
Deliver road safety programs, projects and infrastructure in partnership with TfNSW and in line with program and budget	Road safety programs being delivered by the Road Safety Officer who is jointly employed by Council with Temora Shire Council. Some of the programs/events delivered to date include: child restraint presentations, Plan B - win a swag campaign, Rotary road safety seniors event..	
Operate and maintain the sewer collection system and treatment plant in accordance with the license conditions, maintenance program and budget. Manage and respond to system failures in a timely manner minimising negative environmental impacts	Sewer system being managed in accordance with legislative and budget requirements.	
Deliver sewer network capital and renewal works in line with the program and budget	Capital works program is being delivered roughly according to schedule.	

Action Name	Comments	Status
Maintain the stormwater network in line with agreed levels of service, maintenance program and budget	The piped stormwater network is being maintained as per the agreed levels of service. Some issues were experienced during the recent flood events with the capacity of the systems being exceeded resulting in overland flows and significant damage to roads and associated infrastructure. Works on the rectification of damaged infrastructure under the Natural Disaster Emergency Works Arrangements is underway.	●
Deliver stormwater network capital and renewal works in line with the works program and budget	Stormwater network and capital works completed to date include the upgrade of the kerb and gutter in Lisgar Street and both sides of Memorial Park.	●
Support utility providers in their own long term and strategic planning activities	Utility providers are being supported where necessary. This includes Goldenfields Water undertaking water main upgrades in Junee and Essential Energy undertaking pole upgrade service extensions. Council is also working with ARTC on the service relocations required to accommodate the Inland Rail Project.	●
Undertake a review of asset management plans and service levels in line with Councils Sustainability objectives	Plans reviewed and re-written as part of the SRV application.	●
Asset management plans for roads, drainage, sewer and buildings to be progressively updated.	Asset management plans and the Asset Management Strategy have been re-written as part of the Special Rate Variation process.	●
Maintain Council's Administration Building in line with the agreed maintenance program and budget	The Council administration building has been externally painted.	●

### 3.2: Support our business sector

Action Name	Comments	Status
Work with Business Stakeholder groups to implement strategic projects/programs to support economic activity	Council continues to support the business sector, most recently with grant/personnel assistance for Christmas on Broadway yearly event and advocating for the Commonwealth Bank to remain open.	●
Work with larger businesses in Junee to support and build the local economy	Advocacy to retain CBA branch in Junee. Support to Junee Businesses & Trades for building event in December. Adoption of Shire wide Economic Development Plan in August.	●

Action Name	Comments	Status
Advocate for and/or provide training opportunities that assist business growth	Continuation of school-based trainees employed at Council. Graduation ceremony for 29 students who completed Junee youth employment partnership program in retail and food handling.	●
Conduct food and skin penetration premises inspections	Complete all required food shop inspections within the required reporting period.	●
Provide information packs to new residents providing directory of local businesses and services	Information packs are available for new residents.	●
Maintain virtual marketing material for business attraction	Business information is available on Council's website and social media.	●
Build internal and external marketing/promotion collateral to promote business attraction	Updates are continuing across the board on Council websites and on promotional materials.	●
Maintain marketing materials promoting inward investment opportunities	Marketing materials update to reflect newly released employment and economic data.	●
Monitor the availability of space in the commercial precincts of Junee and advocate/facilitate opportunities	Scheduled to be undertaken in next reporting period.	●
Maintain access to published materials relevant to local economy to support consideration of business investment in Junee Shire	Council maintain access to Junee ID forecast. The product is web based and provides a range of statistical local economy data. The information assists in supporting local business proposals or funding submissions.	●
Development Application and Complying Development Certificate approval times be monitored to improve turnaround times	Approval times throughout the period remain consistent and within target time frames.	●

### 3.3: Grow our tourism sector

Action Name	Comments	Status
Develop and implement a volunteer attraction program	To be reviewed in next reporting period.	●
Maintain Tourism and Visitor Information materials for distribution to tourism stakeholders	Tourism and Visitor Information materials are maintained and provided at the Visitor Information Centre. Support is also offered to other Visitor Information Outlets.	●
Review Visitor Information services	A review of the Accredited Visitor Information Centre was prepared for the December 2022 Council meeting.	●
Seek funding opportunities for improved facilities and amenity at the Athenium Theatre	Successful funding opportunity for the Athenium Theatre under Creative Capital grant was secured and will commence work in 2023.	●

Action Name	Comments	Status
Promote and market the use of the Athenium Theatre. Provide and facilitate the hire of the Athenium including the provision of administration support, equipment and marketing for performances, ceremonies, events and activities.	The promotion and marketing of the Athenium Theatre has been successful with increased bookings. Council continues to provide administrative support, equipment and marketing for performances, ceremonies, events and activities.	●
Work with tourism operators and proprietors to identify and develop products and services that appeal to visitors to the shire, and to co-ordinate the promotion of our attractions	Council participates in programs and marketing across a number of stakeholders and networks. Council supports a number of social media platforms in promoting local tourism products and businesses.	●

### 3.4: Promote our community as a place to visit and stay for longer

Action Name	Comments	Status
Maintain Junee Visitor Information Services in line with program and budget	Council's Visitor Information Centre passed a review for accreditation.  Council support other organisations and businesses who function as tourism information outlets.	●
Support major tourism events in Junee	Supports for major community events continues. Assistance includes promotional activities, traffic management plans, additional bins and cleaning services to public toilets on the day of an event.	●
Work with neighbouring Shires to promote regional tourism	Participation continues with the Canola Trail joint marketing initiative with Temora and Coolamon Shire Councils and Wagga Wagga Partner Program.	●
Review and maintain contemporary tourism webpages and social media	Regular social media postings on both Facebook and Instagram platforms are undertaken. Websites are regularly updated.	●
Update Junee Visitor Guide	The Canola Trail Visitor guide continues to be the main promotional guide and an updated version will be considered later in the in 2023.	●

### 3.5: Plan our land resources for the future


Action Name	Comments	Status
Distribute information to developers and builders relating to changes in legislation and guidelines	Any changes to legislation and guidelines are provided to developers and builders by the Planning Team.	●
Provide pre-lodgement advice and assistance to applicants	Pre-lodgement advice and assistance is routinely applicants.	●

Action Name	Comments	Status
Assess and determine complying development applications, development applications, and construction certificates in line with legislation and Council policy	Assessment times remain consistent with Council's policy.	●
Provide certification inspection services	Inspections continued throughout the period in line with requests.	●
Undertake swimming pool compliance program	Conducted compliance inspections upon request and as required during the reporting period.	●
Undertake Strategic planning for re-zoning for growth.	There is sufficient vacant land areas zoned for residential development. The market is yet to exercise the potential for growth into these areas.	●



#### 4: To be a resilient community ready to adapt for the future

##### 4.1: Build the capacity and skills of our community to meet, innovate and lead change

Action Name	Comments	Status
Implement Workforce Plan to provide for local employment capability	School based Trainees, a cadet engineer and a graduate accountant are employment at Junee Shire Council.	●
Develop and maintain partnerships with the business community with the objective of staying on top of emerging issues and opportunities	Support is provided to civic business functions and events. Council has hosted a business forum within on the proposed the Commonwealth Bank Branch Closure in Junee. The Junee Shire Economic Development Plan and Junee Shire Visitor Economy Action Plan was adopted in August 2022 with the Council progressively attending to actions listed in these Plan.	●
Implement a program of community engagement with the objective of staying on top of emerging issues and opportunities	Weekly Junee newspaper continues to assist with regular updates to community members. The recently endorsed Section 355 Committee has commenced operation with bi-monthly meetings being held.  Community consultation regarding a proposed Special Rates Variation also occurred.	●
Actively seek and educate staff on new and innovative practices/processes including new technologies	Sharepoint has been activated which supports Microsoft software collaboration amongst staff.  Record Management software training has been provided.	●

Action Name	Comments	Status
Facilitate education sessions with the community around new technologies and change (e.g. energy efficiency, environmental sustainability)	Limited activities during reporting period. Council currently investigating Electronic Vehicle charging stations and will commence education sessions and promotion when funding is secured.	

#### 4.2: Prepare and transition to the economy of the future

Action Name	Comments	Status
Advocate for improved mobile reception across the Shire	There was no specific or formal advocacy during the reporting period.	
Advocate for enhanced Rail sector presence in Junee	Continued to advocate for enhanced Rail sector presence in Junee via the Inland Rail project. Within the reporting period a number of submissions and meetings have been held with ARTC including written responses to Inland Rail State Major Projects Development Applications.	
Participate in the Inland Rail Project consultation	Council continues to meet with the Inland Rail Project team and make submissions to the Major Project Development Application.	
Implement visitor economy programs that grow the tourism potential within the Shire	The Junee Shire Visitor Economy Action Plan was adopted in August 2022 and actions outlined in this plan have commenced. Most recently grant funding has been secured for Canola Viewing Platforms.  Training has been undertaken with Visitor Information Centre staff and volunteers in the tourism sector which will continue to run on an annual basis.  The recently secured grant funding for the Athenium Theatre will also assist to encourage a more entrepreneurial use of the Theatre.	
Support the Agricultural sector in the development and use of emerging technologies	Within the reporting period Council made a submission for an increased range of skilled migration into the Riverina area in support of agricultural employment opportunities for which there is labour shortages, particularly in meat processing industry.	
Work with local businesses to support new sector based initiative that grow the local economy	Council works with local and regional training providers to link courses to business needs. Support is provided to local business groups to deliver business networking events.	
Continue to support and employ School based trainees within Council	A feature of Council's commitment for over a decade now is the employment of school-based trainees. Within the reporting period there were up to three school-based trainees, with two more planned for 2023.	

Action Name	Comments	Status
Work with local business and industry to grow opportunities for employment opportunities for younger people	Council implemented a Junee Youth Employment Partnership Program which provides students in Years 9 and 10 with practical training and mentorship in hospitality operations. Stage 2 participants attended a graduation ceremony in the Reporting period.	●
Advocate for social and medical service provision to allow for local people to continue to live and age in place	Council continues to work closely with Junee Community Centre, the Junee Health Advisory Committee and Keep-Them-Safe (KTS) Inter-agency network.	●
Promote Junee as an attractive and desirable community to live in	Social media presence is being maintained.	●

## T3: Sustainable

### 5: For our community to be in harmony with its built and natural environment

#### 5.1: Encourage respectful planning, balanced growth and good design

Action Name	Comments	Status
Carry out Council regulatory obligations effectively	Council continues to discharge its regulatory obligations as required.	●
Provide environmental and sustainability advice and education	Advice given when required.	●

#### 5.2: Plan and respond to our changing environment

Action Name	Comments	Status
Support the activities of the Local Emergency Management Committee (LEMC) and maintain a local Emergency Operations Centre (EOC)	Facilitated two meetings of the Local Emergency Management Committee in August and December 2022. The Emergency Operations Centre is ready to be used if needed.	●

#### 5.3: Protect, conserve and maintain our natural assets

Action Name	Comments	Status
Tender for the agricultural agistment of non-public areas of Bethungra Reserve	Completed.	●
Support the management and control of weeds in line with the agreed program and budget.	Management of weeds is continuing through the Weeds Management Program,	●
Actively engage with and support the Weed Management Committee.	Council is represented on this Committee.	●
Manage roadside environments in line with the relevant guidelines and legislation	Roadside environments continue to be managed in accordance with the relevant guidelines and legislation. This includes ensuring that significant vegetation is assessed and identified for protection as part of the planning process for undertaking works in the road corridor. Council also undertakes a weed spaying and roadside slashing program to assist with managing local and regional road corridors.	●
Monitor, manage and protect public waterways in partnership with the relevant agencies and in line with the relevant guidelines and legislation	Monitoring and protection of relevant Junee Shire waterways is continuing.	●

Action Name	Comments	Status
Manage and operate the Junee waste facility in line with the relevant guidelines and license conditions	The operation of the Junee Waste Facility was impacted by the ongoing wet weather and flood events with the asbestos disposal area being closed and the leachate collection dam being damaged. Both incidents were reported to the EPA and rectification works are currently being planned. Ongoing improvements have been made to the operation of the facility including the installation of a new gatehouse building and improvements to the recycling and waste disposal areas.	●
Deliver waste services in line with the agreed levels of service, programs and budgets	Kerbside collection and disposal are meeting agreed levels of service.	●
Review waste fees and charges annually in line with Councils sustainability objectives	Fees were reviewed and adopted in the 2022/23 Delivery Program and Operational Plan.	●
Protect and manage threatened species populations and endangered ecological communities	Working with Ozfish to increase the biological diversity of native species in Bethungra Dam and reduce the numbers of the invasive fish species present.	●
Deliver a community waste education program aimed at improving recycling, reducing waste to landfill and reduced littering	Council participates in the REROCC waste forums along with industry forums. Monitoring of recycling services to ensure optimisation of these services is ongoing, this includes the kerbside recycling bin service along with the Community Recycling Centre at the Junee Landfill and recycling at the transfer stations.	●
Progressively develop and implement Plans of Management for Crown Lands managed by Council on behalf of the community	Draft Generic Plans of Management have been developed and referred to the Department of Industry and Environment – Crown Lands for review and endorsement to place on public exhibition.	●

## 6: To use and manage our resources wisely (human, financial and built assets)

### 6.1: Council is recognised by the community as being financially responsible



Action Name	Comments	Status
Delivery Program and Operational Plan advertised for public exhibition each year	Completed.	●
Update the Long Term Financial Plan (LTFP) each year	LTFP has been updated and adopted.	●
Undertake a review of asset service levels in line with Councils Sustainability objectives	Service reviews completed as part of the SRV Process. It was decided to maintain services at existing levels. This analysis was put to Council as part of the SRV application and the associated Long Term Financial Plan.	●

Action Name	Comments	Status
Publish half yearly Council performance reports	Release date February 2023.	●
Publish the Annual Report	Annual Report for the year ending 30 June 2022 has been placed on Council's website.	●
Advocate for a more sustainable infrastructure funding model for local government infrastructure	Council is a member of Riverina Eastern Organisations of Council (REROC). Throughout the year REROC made submissions on behalf of its members to Government white papers and regulatory reform which may advocate or influence outcomes for more sustainable infrastructure funding model for local government infrastructure. Within the reporting period Council submitted an application to the Regional NSW - Business Case and Strategy Development Fund for an employment lands study to support further light industrial zoned land which was unsuccessful.	●
Report quarterly on capital works program as part of the quarterly budget review process	Quarterly capital works reporting is included with quarterly budget review statement reporting which requires approval by the Council.	●
Consider Residential Land Development where economically viable.	Consideration for purchase of suitable land for residential development is considered by the Council with known lands comes to market.	●
Consider entrepreneurial opportunities where appropriate	Council continues to maintain its roads maintenance and ordered works contract with TfNSW to support its workforce.	●
Maintain the Roads Maintenance Council Contract with TfNSW	Statutory accounts and quarterly reports are provided to TfNSW in accordance with the contract. The Council is required to maintain and adhere to contractual arrangements. Additional road repair works have been undertaken as a result of flood damage to the State Road network.	●
Review Councils capability and capacity to actively pursue external contracting work as a supplementary revenue source	Council's capacity to undertake external contracting works (private works) is considered as opportunities arise. However, Council's capacity to undertake private works is currently limited due to the additional works underway in response to the recent flood events and the Road Maintenance Contract with TfNSW.	●
Financial management reporting meets compliance frameworks	All financial reporting has met compliance frameworks for this financial year.	●
Provide sound financial management of Council's investments and borrowings	Council reports monthly on investments in accordance with its Investment Strategy which balances risk and return.	●


Action Name	Comments	Status
Develop annual budgets in the Operational Plan that are financially sustainable or meet sector performance ratios over the 10 year financial planning cycle	Budget is being developed and is on track to be adopted at the June 23 meeting of Council.	●
Prepare and report Quarterly Budget Statement Reviews (QBRs)	Quarterly Budget Review Statements are being reviewed by the Council.	●
Half yearly review of Council's rating revenue to reduce aged debtors.	Overdue rates are being reviewed regularly. Council has had recent success at reducing outstanding rates as evidenced by outstanding rates being reduced to 7.43% at the 30 June 2022 compared to 9.83% the previous year.	●
Complete and Implement a Fraud Control Plan in line with program and budget	Fraud Control Plan actions are reported to the Audit Risk Improvement Committee.	●
Build in controls against external creditor fraud.	Council has implemented EFTsure which is a software program that mitigates creditor fraud. Council also has a checking procedure in place for any changes to creditor details.	●
Undertake a Service review on Weed Control	Service review on the control of weeds across the LGA is currently underway. The review includes consideration of the Riverina Eastern Noxious Weeds Authority (RENWA), NSW Noxious Weeds Act 1993 and the NSW Weed Action Plan.	●
Undertake a service review on Library operations	Service review of Library operations to be completed in next reporting period.	●
Prepare and apply for a Special Rate Variation	Application for SRV is currently on track and is expected to be lodged with IPART prior to the due date of 3 February 2023.	●
Support and facilitate the Audit Risk and Improvement Committee.	ARIC is being supported. Meetings are held three or four times per year.	●
Consult with the community relating to the Special Rates Variation application	The community was consulted with extensively, in line with a tailored communication strategy, relating to the proposed SRV.	●

## 6.2: Embrace energy efficiency and industrial ecology principles



Action Name	Comments	Status
Progressively implement recommendations contained in the Renewable Energy Action Plan in line with program and budget	<p>Recommendations are progressively being implemented as funds allow and grant or revenue opportunities become available.</p> <p>Council postponed a decision to install an electric charging station until the second half of 2022/23.</p>	●

Action Name	Comments	Status
Facilitate industry to look for opportunities to help each other to reduce waste generation and increase resource recovery at the source	Council continues to monitor opportunities to reduce waste generation and increase resource recovery at the source. Work is also underway on the development of an Organics Management Plan for Junee. The plan includes a review of the processes for the collection and composting of organics and reuse opportunities for the material.	
Undertake advocacy activities to further the opportunities for the Council and community to work together on community renewable energy generation	Work is progressing following adoption of Renewable Energy Action Plan.	

### 6.3: Manage our built assets with asset management plans

Action Name	Comments	Status
Implement asset management improvement actions in line with Councils asset management plans and sustainability objectives	Council's new asset management plans have recently been adopted and improvement actions are starting to be implemented.	

### 6.4: Reduce, reuse and recover waste

Action Name	Comments	Status
Maintain watching brief on waste revenue market opportunities eg. scrap metal	Council is a participant of the regional RERO contract for the collection and resale of scrap metal to optimise the return on the material. Scrap metal is separated and stockpiled at the Junee Landfill for resale under the contract.	
Provide waste management services	Waste Management Services provided in line with the agreed levels of service and budget. These services currently comprise of the following key elements: Kerbside bin collection services. Rural Transfer Stations. Junee Landfill and Community Recycling Centre.	

## T4: Collaborative

### 7: To be a socially, physically and culturally engaged and connected community

#### 7.1: Encourage an informed and involved community

Action Name	Comments	Status
Maintain and distribute information packs to new residents	New residents packs are available. Updates to information scheduled for 2023.	●
Support 'Welcome to Junee' functions for new residents	To be reintroduced in 2023. Has been on hiatus during the height of the pandemic period.	●
Provide content in Junee Independent newspaper	Council provides weekly content to the Junee Independent newspaper.	●
Manage social media platforms and content	Social media platforms and content are regularly updated and used.	●
Draft and review communication material	Communication material is drafted and reviewed as appropriate.	●
Promote what Council has achieved in accessibility in the community through Council News and online.	Further upgrades to JJRAC facilities which have considerable benefits to accessibility will occur over 2023 and once work commences, this will then be promoted in the community through Council News and online.	●
Attend village and community meetings	Village and community meetings attended when scheduled and invited. Recently proposed Special Rate Variation meetings were held throughout the Shire and were attended by Council staff.	●
Combine Community Engagement Strategy and Community Participation Plan into one document	To be completed in next reporting period.	●
Process formal and informal Government Information Public Access and Privacy and Personal Information Act applications.	GIPA requests are being processed.	●
Maintain Council websites and social media with current information	Social media channels are kept up-to-date with current information. Increasing social media posts are produced each month with relevant information uploaded to websites.	●
Provide first point of customer contact - telephone, internet and in-person	First point contact is being provided by Council's Customer Service Team.	●
Facilitate front-line services for Council - payments, applications, enquiries	A front-line service for payments, applications and enquiries is being provided.	●
Facilitate front-line services on behalf of other Government Agencies eg. Service NSW, Centrelink	Council's Business support team comply with requirements of Service NSW, Centrelink, Companion Animals agencies and follow policy and procedures that are in place.	●

## 7.2: Enable broad, rich and meaningful engagement to occur

Action Name	Comments	Status
Support or maintain volunteer registers that community stakeholders can access	Volunteer register being maintained.	●
Participate in the Riverina Eastern Regional Organisation of Councils (REROC) Take Charge Forum (Youth volunteering)	Representatives from Junee Shire Council were present at this REROC event which occurred in August 2022.	●
Provide access to volunteer training for community members	Training is provided for community volunteers, particularly our community transport volunteers who require legislated training to be undertaken including first aid training.	●
Recognise volunteers throughout Council publications and media	Recognised through Australia day ceremonies social media activities and featured press releases.	●
Host annual celebration of volunteers (coordinate with National Volunteering Week)	Volunteers recognised through social media activities.	●
Assist Not for Profit (NFP) event organisers with traffic management plans	Assistance provided for numerous events across the LGA including Christmas on Broadway, Roundhouse Museum 75th Anniversary and the School Boys Carnival.	●
Assist Not for Profit (NFP) organisations with regulatory approval applications	Continue to assist NFP organisations throughout the reporting period.	●
Provide assistance to Not for Profit (NFP) organisations with funding submissions	Provide assistance to NFP organisations as and when required.	●

## 7.3: Build on our sense of community

Action Name	Comments	Status
Athenium Theatre building is well maintained and marketed to attract regional scale events	The Athenium Theatre is being maintained. The Theatre has attracted regional performers.	●
Conduct regular meetings of the Local Emergency Management Committee	Facilitated LEMC meetings in August and December 2022. Council attended the Flood Emergency Operations and Recovery meetings.	●
Junee Junction Recreation and Aquatic Centre provide contemporary leisure services to the Shire	Service continues to be offered to the public.	●
Library provides and/or organises recreation space for community gatherings	The library building is available for social and community gatherings and is increasingly being used by community groups and individuals.	●
Library to maintain relevant up to date resources for the public to use	Resources are routinely maintained, reviewed and added to at the Junee Library.	●

Action Name	Comments	Status
Council supports community initiatives and events within available resources	Community initiatives and events supported through website, social media and inclusion in tourism partnership programs.	●
Facilitate local Australia Day nominations and awards	Council has facilitated local Australia Day nominations and awards for the ceremony to be held in the next reporting period.	●
The Mayor and Councillors makes themselves available for community and civic purposes	Council meetings are open for the public to attend. Every Councillor serves as a delegate to one or more community committees. It is through these committees that community representatives can talk through stakeholder issues. Councillors also attend civic and community events throughout the year.	●

## 8: To work together to achieve our goals

### 8.1: Build strong relationships and shared responsibilities

Action Name	Comments	Status
Councillors or council staff attend community progress association meetings	Councillors or Council staff attend community progress association meetings when requested and available.	●
Australia Day - host and provide leadership and support to the public event	Council continues to prepare for the Australia Day celebrations to be held at the Athenium Theatre.	●
Provide administrative support to the Junee Liquor Accord	Administrative support by Council continues to be provided to the Junee Liquor Accord.	●
Member participant of the District Emergency Management Committee	Council facilitated LEMC meetings in August and December 2022. Council also attended the Flood Emergency Operations and Recovery meetings in preparation for and in response to the recent flood events.	●
Junee Interagency Forum - Council services participate in this forum and events	Council continues to participate in this forum and events held.	●
Junee Youth Council - host and provide leadership and support to promote the voice of young people via citizenship activation	No meetings were held during the reporting period due to the Youth Council needing to be re-invigorated after the impacts of COVID-19 and existing members moving on to tertiary studies.	●
Senior Citizens Committee - the annual event to proceed and support activities for our aging residents	Council continues to support the Senior Citizen's Committee to proceed with the annual event and Council takes an active role in supporting activities for our aging residents.	●

Action Name	Comments	Status
Support local volunteer drivers in the Junee Community Transport scheme	<p>The Community Transport Coordinator is in daily contact with volunteer drivers and provides monthly newsletters, keeping the team informed.</p> <p>The Community Transport program would not be able function without the valuable support and contribution of local volunteers.</p>	●
Provide administration support to Committees of the Council	Administrative support is provided to Committees of the Council.	●



## 8.2: Work in partnership to plan for the future

Action Name	Comments	Status
Meet with members of the business community to support business and community events	Council continues to meet with members of the business community to support business and community events, such as Christmas on Broadway.	●
Meet with Junee Sports Committee to improve and maintain sporting assets across the shire	Council representatives attended Junee Sports Committee meetings and actively worked with the Committee on ensuring the use of the sporting assets is optimised. This includes undertaking general maintenance and repairs of the clubrooms and associated facilities.	●
Support membership of the Riverina Eastern Regional Organisation of Councils (REROC) and the Riverina Joint Organisation (RIVJO) in line with budget	Council is a member of the Riverina Eastern Regional Organisation of Councils (REROC) and the Riverina Joint Organisation (RIVJO).	●
Work collaboratively with the NSW Roads and Maritime Services to maintain a safe and fit for purpose highway network	<p>Council continues to work together with TfNSW to maintain a safe and fit for purpose highway network across the Junee Local Government Area through the delivery of works under the Road Maintenance Council Contract (RMCC) with TfNSW.</p> <p>The RMCC is intended to support a collaborative contractual relationship between TfNSW and Council, with both parties committed to shared values and trust. The contract aims to lift the standard of risk and asset management by fostering the exchange of ideas, work practices and planning methodologies, with the ultimate result of improving value for money.</p>	●

Action Name	Comments	Status
Work collaboratively with the NSW Rural Fire Service to mitigate bush fire hazard across the Shire	Council representatives have actively attended and participated in the Bushfire Management Committee meetings and the Next Generation Bush Fire Risk Management Workshops. The meetings and workshops provided Council with the opportunity to be involved in planning for bushfires and help identify assets at risk of bush fire in the area to inform the Bush Fire Risk Management Plan.	●
Invite Local Federal Member of Parliament to meet with elected body	Local Member attends civic celebrations and functions where possible. The Hon Michael McCormack meets often with Councillors.	●
Invite Local State Member of Parliament to meet with elected body	Member for Cootamundra, Steph Cooke MP regularly attends official openings of events where Councillors are also in attendance.	●
Meet with State and Federal Agencies to advocate for local and regional interest	Council is a member of Riverina Eastern Organisation of Council (REROC). Throughout the year REROC make submissions on behalf of its member to Government white papers and regulatory reform which may advocate or influence outcome Local and Regional interest.	●

### 8.3: Provide representative, responsive and accountable community governance and leadership

Action Name	Comments	Status
Develop Council's Delivery Program and Operational Plan in response to the Community Strategic Plan	DPOP 2023/24 currently under development.	●
Prepare a Quarterly Budget Review Statement within two months of the close of each quarter.	Quarterly Budget review statements are being adopted within two months of the end of the quarter.	●
Ensure Financial Statements are completed and lodged in accordance with statutory requirements	Financial Statements lodged and completed.	●
Maintain an appropriate suite of Policies to guide Council's activities	A suite of policies is being maintained. Policies are being progressively updated.	●
Maintain an Enterprise Risk Management (ERM) system	Enterprise Risk Register is being maintained.	●
Public information is readily accessible on council websites for public viewing	Council's website is continually updated with the latest relevant information. The website was also recently updated to comply with the GIPA Act.	●

Action Name	Comments	Status
Community Surveys carried out to help identify community satisfaction or expectations in service delivery areas	Community surveys are carried out as required. Most recently within this reporting period, feedback received through the proposed Special Rate through an online and paper based survey.	
Maintain Council's Records Management systems in line with compliance guidelines and standards	Records management system is being maintained. It complies with relevant legislation.	

# GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

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## Item 4                    355 COMMITTEE MEMBERSHIP

Author                    General Manager

Attachments            Nil

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### **RECOMMENDATIONS:**

1.     ***That Council appoints the following individuals to Council's Section 355 Junee Shire Advisory Committee:***
    - ***Keith Griffin***
    - ***Monique Lerchner***
  2.     ***Council advise applicants of Council's membership determination.***
- 

### **BACKGROUND**

There have been two recent resignations from the Junee Shire Advisory Committee.

Council resolved to adopt the minutes of the Junee Shire Advisory Committee meeting (27 October 2022) at its Ordinary Council Meeting 15 November 2022.

The minutes of the Junee Shire Advisory Committee meeting requested:

*"...The Junee Shire Advisory Committee recommend to council to advertise to fill the vacant [committee members] positions."*

Calls for nominations were placed in the local paper and on social media with two nominations received:

- Keith Griffin
- Monique Lerchner

Both applicants live locally and are involved in community groups. If endorsed, they would add value to the Advisory Committee. This report proposes to resolve their membership to the Junee Shire Advisory Committee.

To summarise briefly some of the attributes each candidate provided in Expressions of Interest received:

#### **Keith Griffin**

- *"My experiences as a professional musician and involvement with community music through the band and choir give me some insight into matters of the arts within the community".*
  - Honest person and someone willing to listen to differing views and work towards consensus.
-

# **GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.**

Monique Lerchner

- *“Through my work, I have seen the important role Council plays within the community as well as the role locals can play in contributing to making their town a better place.”*
- Empathetic and compassionate, courageous and committed to equality and diversity.

## **CONSIDERATIONS**

### **Policy**

Committees are delegated certain functions in accordance with sections 355 and 377 of the Local Government Act 1993. A committee has a Constitution (also known as Terms of Reference) to govern its purpose, role and function. A council guidance document (Section 355 Committee Guide) is also available which assists committee members.

Council policies and procedures apply, including Council's Code of Meeting Practice and Code of Conduct.

### **Risk Assessment**

The committee structure and function have regard to sections 355 and 377 of the Local Government Act 1993 as well as other Council policies and procedures. Broad risks associated with the delegation of Council functions to these committees are mitigated by the governance framework under which the committees operate.

### **Financial**

The Committee is of an advisory nature and has no fiscal or direct decision-making function.

## **CONCLUSION**

The recommendation is for Council to consider appointing the two nominees for membership to the Section 355 Junee Shire Advisory Committee.

# GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

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## Item 5                    **APPOINTMENT OF NSW ELECTORAL COMMISSION TO CONDUCT THE 2024 LOCAL GOVERNMENT ELECTIONS**

Author                    Chief Financial Officer

Attachments            Nil

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### **RECOMMENDATIONS:**

*The Junee Shire Council ("the Council") resolves:*

- 1. Pursuant to s. 296(2) and (3) of the Local Government Act 1993 (NSW) ("the Act") that an election arrangement be entered into by contract for the Electoral Commissioner to administer all elections of the Council.*
  - 2. Pursuant to s. 296(2) and (3) of the Act, as applied and modified by s. 18, that a council poll arrangement be entered into by contract for the Electoral Commissioner to administer all council polls of the Council.*
  - 3. Pursuant to s. 296(2) and (3) of the Act, as applied and modified by s. 18, that a constitutional referendum arrangement be entered into by contract for the Electoral Commissioner to administer all constitutional referenda of the Council.*
- 

### **SUMMARY**

The next Local Government election is scheduled to be held in September 2024. The purpose of this report is to appoint the NSW Electoral Commission to run that election.

### **BACKGROUND**

The NSW Electoral Commission has conducted all of Councils recent elections including the previous one held in December 2021.

### **CONSIDERATIONS**

Adopting the wording shown in the recommendation enables the NSW Electoral Commission to provide the same contract to all councils, and it covers the conduct of subsequent elections and polls and/or referenda, without the need to enter into a new contract. This is particularly important if the date of the election changes as happened at the last election.

The alternative to appointing the NSW Electoral Commission is for Council to run the election themselves or appoint another party.

### **CONCLUSION**

Council does not have the expertise or manpower to run the election and knows of no other party that offers this service. Consequently, it is recommended that Council adopt the above resolution which will appoint the NSW Electoral Commission to run its next election.

# GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEE SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

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## Item 6                    **COUNCIL INVESTMENTS AND BANK BALANCES – DECEMBER 2022**

Author:                    Manager Finance and Business Services

Attachments:          Nil

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### **RECOMMENDATION:**

***That Council notes the Investment Report as of 31 December 2022, including the certification by the Responsible Accounting Officer***

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### **PURPOSE**

To provide a report setting out all money that the Council has invested under Section 625 of the *Local Government Act 1993*.

### **EXECUTIVE SUMMARY**

In accordance with Clause 212 of the *Local Government (General) Regulation 2021*, a report stating the details of money invested must be presented to Council monthly.

The report must include certification as to whether the investments have been made in accordance with the Act, Regulations, and Council's Investment Policy.

The Investment Report shows that Council has total cash and investments of \$5,205,607 comprising:

Trading Accounts -	\$533,873
At Call Accounts -	\$671,734
Investments -	\$4,000,000

### **Certification – Responsible Accounting Officer**

I, Lloyd Hart, hereby certify that the investments listed in the attached reports have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005, and existing Investment Policies.

### **BACKGROUND**

In accordance with Clause 212 of the *Local Government (General) Regulation 2021*, a report stating the details of money invested must be presented to Council monthly.

The report must also include certification as to whether the investments have been made in accordance with the Act, the Regulations, and Council's Investment Policy.

# GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

## LINK TO STRATEGY

The report relates to the Community Strategic Plan Outcome of:

- Sustainable – Strategy 6.1 – Council is accountable and financially sustainable

## FINANCIAL CONSIDERATIONS

Actual investment income for the period from 1 July 2022 to date was \$20,460.94.

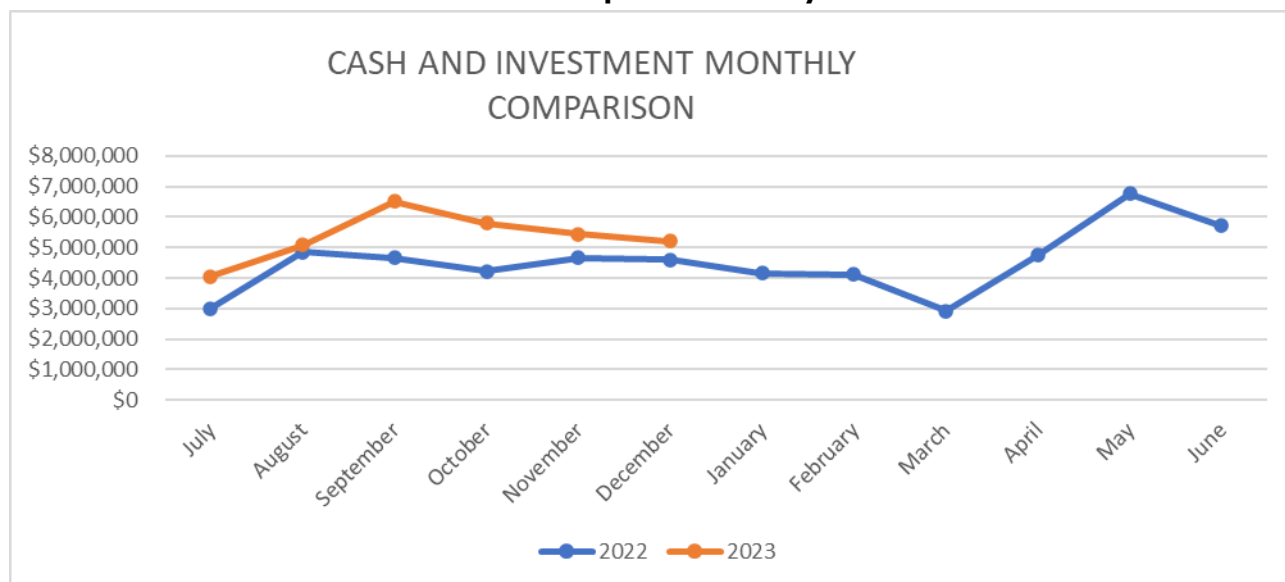
## SOCIAL CONSIDERATIONS

Council's investments are managed in accordance with Council's Investment Policy. Council's Investment Policy requires consideration of social responsibility when making investment decisions.

## INVESTMENT BALANCES

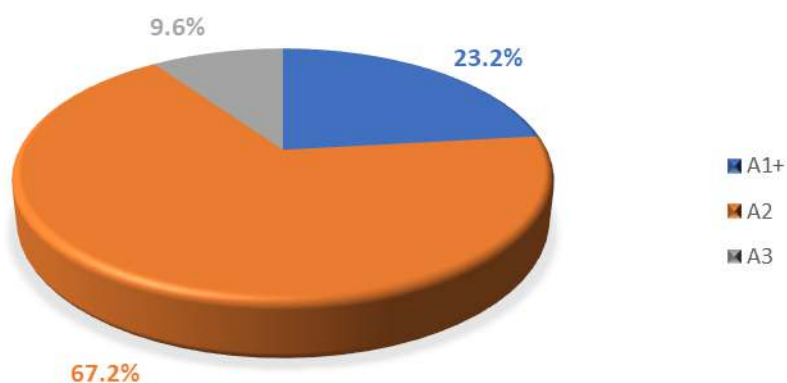
INVESTMENT BALANCES As of 31 December 2022						
INSTITUTION	RATING	AMOUNT (\$)	MATURITY DATE	INTEREST RATE	INTEREST AT MATURITY (\$)	BENCHMARK – AusBond
<b>Trading Accounts</b>						
Commonwealth Bank of Australia Ltd	A1+	533,873	-	-	-	-
		<b>533,873</b>			-	
<b>At Call Accounts</b>						
Commonwealth Bank of Australia	A1+	671,734	At Call	2.40%	5,945.74	2.41%
		<b>671,734</b>			<b>5,945.74</b>	
<b>Term Deposits</b>						
Judo Bank	A3	-	Matured	-	872.60	-
Macquarie Bank	A1	-	Matured	-	1,495.89	-
MyState Bank	A2	-	Matured	-	2,864.38	-
AMP Bank	A2	-	Matured	-	4,506.16	-
National Australia	A1+	-	Matured	-	4,776.17	-
Judo Bank	A3	500,000	4-Jan-23	3.10%	8,068.49	3.04%
MyState Bank	A2	500,000	12-Jan-23	3.35%	5,598.63	3.04%
Australian Unity Bank	A2	500,000	13-Feb-23	3.55%	10,504.10	3.04%
Bank of Queensland	A2	500,000	28-Mar-23	3.70%	13,836.99	3.04%
AMP Bank	A2	500,000	5-April-23	4.20%	10,068.49	2.70%
AMP Bank	A2	500,000	3-May-23	4.25%	11,818.49	2.70%
Members Equity Bank	A2	500,000	2-Jun-23	3.25%	16,205.48	2.70%
AMP Bank	A2	500,000	14-Jun-23	4.10%	15,332.88	2.70%
		<b>4,000,000</b>			<b>105,948.74</b>	
<b>Total Cash and Investment</b>		<b>5,205,607</b>				

## Cash Comparative Analysis



## Portfolio Analysis

### COUNCIL INVESTMENT PORTFOLIO BY INSTITUTION RATING



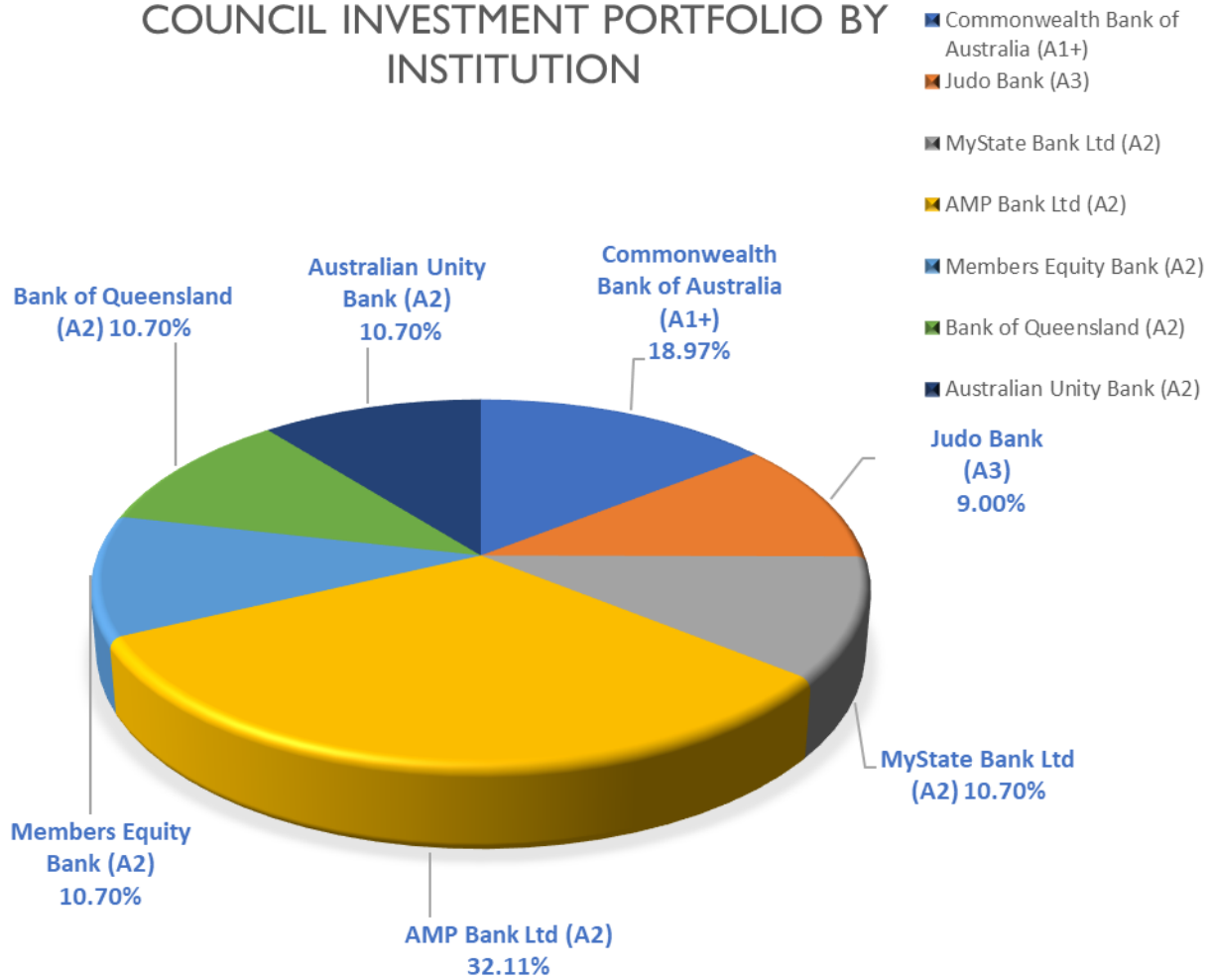
## Portfolio Credit Framework – Compliance with Investment Policy Requirements

Clause 9a of the Council's Investment Policy requires that the total percentage exposure within the market to any particular credit rating category be limited, as detailed in the table below:

S&P Long Term Rating	S&P Short Term Rating	Maximum %	Portfolio Complies with Policy?
AAA	A1+	100%	Yes
AA+	A1	100%	Yes
AA			
AA-			
A+	A2	75%	Yes
A			
A-			
BBB+	A3	40%	Yes
BBB			
BBB-			
Unrated	Unrated	25%	Yes (\$Nil)

**GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES  
SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.**

## COUNCIL INVESTMENT PORTFOLIO BY INSTITUTION



## Overall Portfolio Credit Framework – Compliance with Investment Policy Requirements

Clause 9b of the Council's Investment Policy requires that exposure to an individual institution be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

<b>S&amp;P Long Term Rating</b>	<b>S&amp;P Short Term Rating</b>	<b>Maximum %</b>	<b>Portfolio Complies with Policy?</b>
AAA	A1+	50%	Yes
AA+	A1	50%	Yes
AA			
AA-			
A+	A2	35%	Yes
A			
A-			
BBB+	A3	20%	Yes
BBB			
BBB-			
Unrated	Unrated	20%	Yes (\$Nil)

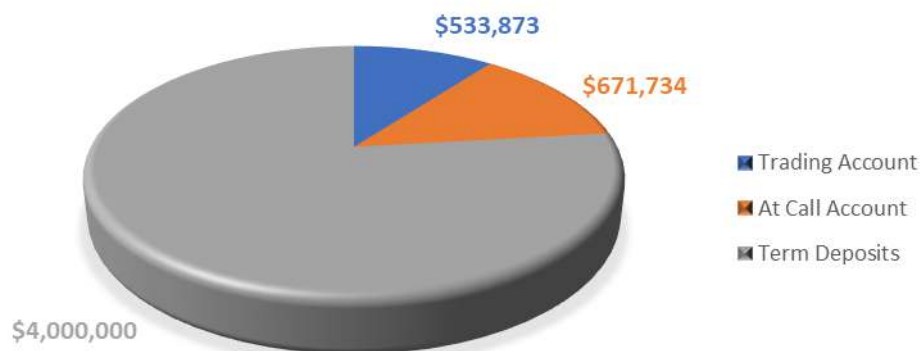
# GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

## Term to Maturity Framework – Compliance with Investment Policy Requirements

Clause 9c of the Council's Investment Policy requires Council's investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity Limited			Portfolio Complies with Policy?
Portfolio % < 1 year	Min 65%	Max 100%	Yes
Portfolio % > 1 year < 3 years	Min 0%	Max 20%	Yes
Portfolio % > 3 years < 5 years	Min 0%	Max 15%	Yes
Portfolio % > 5 years	Min 0%	Max 0%	Yes

## COUNCIL CASH AND INVESTMENT PORTFOLIO BY TYPE OF INVESTMENT



## Statement of Investment Policy Compliance

Legislative Requirements		Compliant
Institutional Exposure Limits	Yes	Fully compliant
Portfolio Credit Rating Limits	Yes	Fully compliant
Term to Maturity Limits	Yes	Fully compliant

# GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEE SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

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## Item 7                    **COUNCIL INVESTMENTS AND BANK BALANCES – JANUARY 2023**

Author:                    Manager Finance and Business Services

Attachments:          Nil

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### **RECOMMENDATION:**

***That Council notes the Investment Report as of 31 January 2023, including the certification by the Responsible Accounting Officer***

---

### **PURPOSE**

To provide a report setting out all money that the Council has invested under Section 625 of the *Local Government Act 1993*.

### **EXECUTIVE SUMMARY**

In accordance with Clause 212 of the *Local Government (General) Regulation 2021*, a report stating the details of money invested must be presented to Council monthly.

The report must include certification as to whether the investments have been made in accordance with the Act, Regulations, and Council's Investment Policy.

The Investment Report shows that Council has total cash and investments of \$5,448,724 comprising:

Trading Accounts -	\$526,056
At Call Accounts -	\$1,422,668
Investments -	\$3,500,000

### **Certification – Responsible Accounting Officer**

I, Lloyd Hart, hereby certify that the investments listed in the attached reports have been made in accordance with Section 625 of the *Local Government Act 1993*, Clause 212 of the *Local Government (General) Regulation 2005*, and existing Investment Policies.

### **BACKGROUND**

In accordance with Clause 212 of the *Local Government (General) Regulation 2021*, a report stating the details of money invested must be presented to Council monthly.

The report must also include certification as to whether the investments have been made in accordance with the Act, the Regulations, and Council's Investment Policy.

# GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

## LINK TO STRATEGY

The report relates to the Community Strategic Plan Outcome of:

- Sustainable – Strategy 6.1 – Council is accountable and financially sustainable

## FINANCIAL CONSIDERATIONS

Actual investment income for the period from 1 July 2022 to date was \$35,062.07.

## SOCIAL CONSIDERATIONS

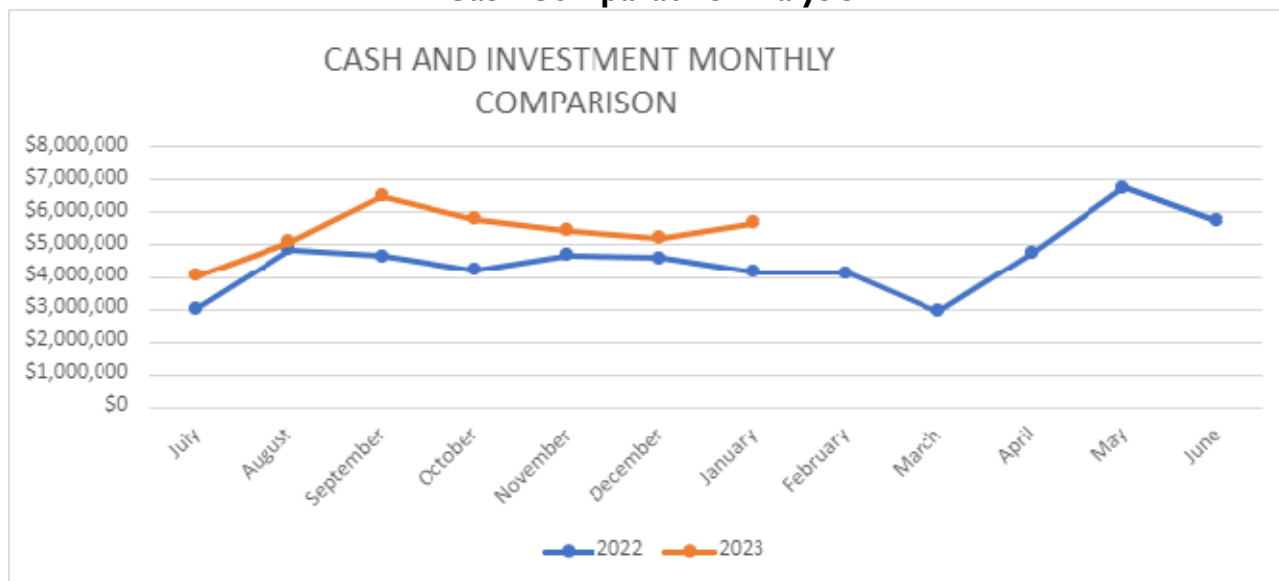
Council's investments are managed in accordance with Council's Investment Policy. Council's Investment Policy requires consideration of social responsibility when making investment decisions.

## INVESTMENT BALANCES

INVESTMENT BALANCES As of 31 January 2023						
INSTITUTION	RATING	AMOUNT (\$)	MATURITY DATE	INTEREST RATE	INTEREST AT MATURITY (\$)	BENCHMARK – AusBond
<b>Trading Accounts</b>						
Commonwealth Bank of Australia	A1+	526,056	-	-	-	-
		<b>526,056</b>			-	
<b>At Call Accounts</b>						
Commonwealth Bank of Australia	A1+	1,422,668	At Call	3.15%	6,879.75	3.10%
		<b>1,422,668</b>			<b>6,879.75</b>	
<b>Term Deposits</b>						
Judo Bank	A3	-	Matured	-	872.60	-
Macquarie Bank	A1	-	Matured	-	1,495.89	-
MyState Bank	A2	-	Matured	-	2,864.38	-
AMP Bank	A2	-	Matured	-	4,506.16	-
National Australia	A1+	-	Matured	-	4,776.17	-
Judo Bank	A3	-	Matured	-	8,068.49	-
MyState Bank	A2	-	Matured	-	5,598.63	-
Australian Unity Bank	A2	500,000	13-Feb-23	3.55%	10,504.10	3.24%
Bank of Queensland	A2	500,000	28-Mar-23	3.70%	13,836.99	3.12%
AMP Bank	A2	500,000	5-April-23	4.20%	10,068.49	3.12%
AMP Bank	A2	500,000	3-May-23	4.25%	11,818.49	3.12%
MyState Bank	A2	500,000	12-May-23	4.05%	6,657.53	3.12%
Members Equity Bank	A2	500,000	2-Jun-23	3.25%	16,205.48	3.12%
AMP Bank	A2	500,000	14-Jun-23	4.10%	15,332.88	3.12%
		<b>3,500,000</b>			<b>112,606.28</b>	
<b>Total Cash and Investment</b>		<b>5,448,724</b>				

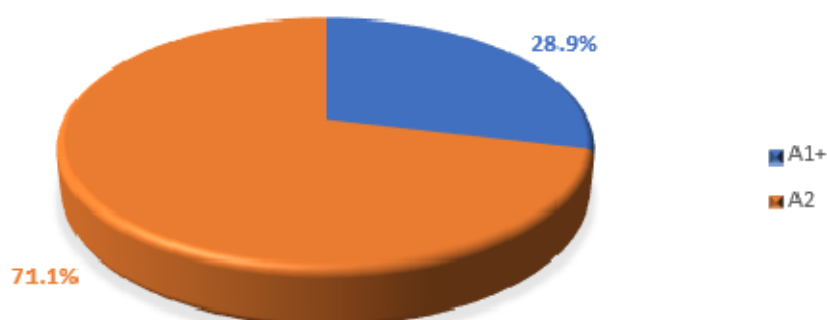
# GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

## Cash Comparative Analysis



## Portfolio Analysis

### COUNCIL INVESTMENT PORTFOLIO BY INSTITUTION RATING

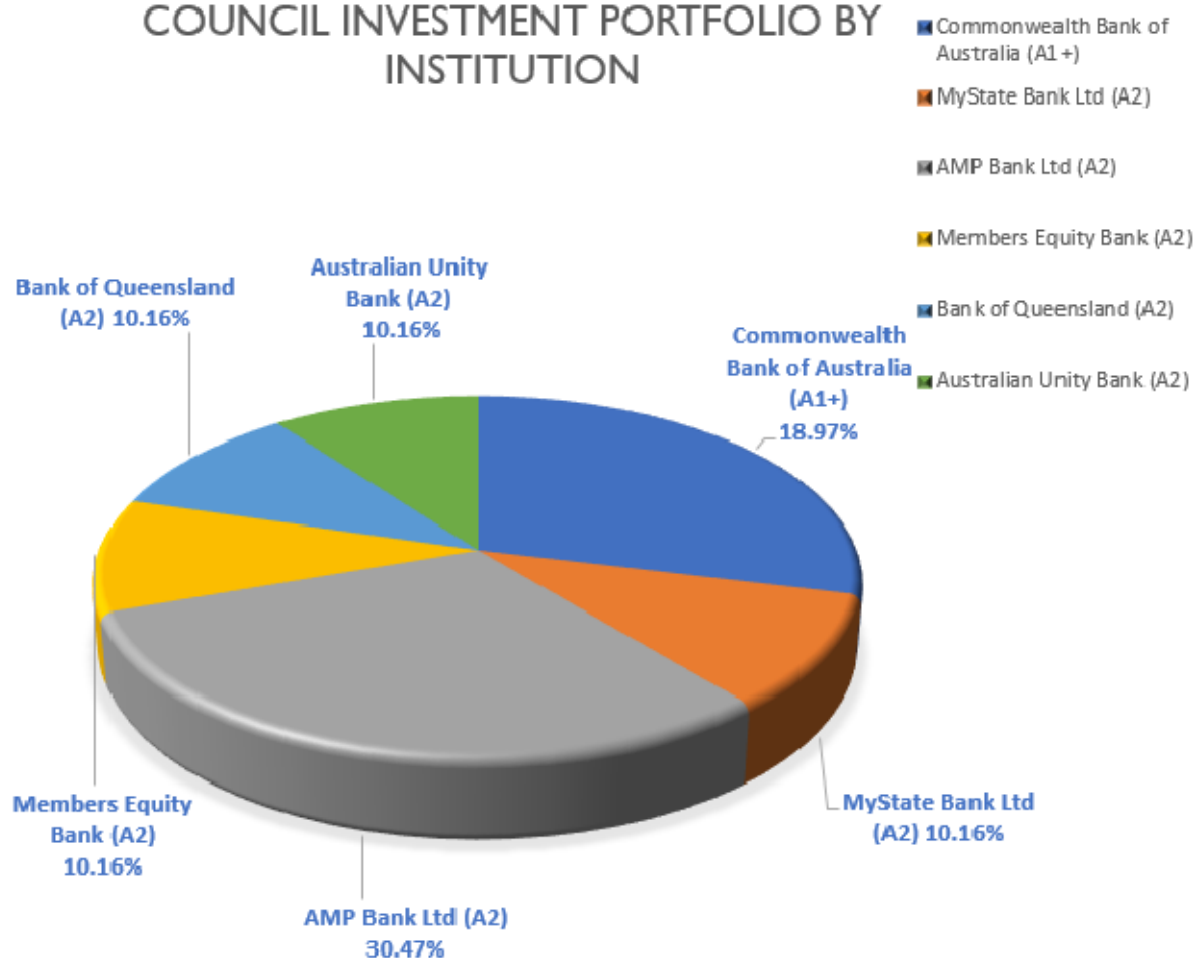


## Portfolio Credit Framework – Compliance with Investment Policy Requirements

Clause 9a of the Council's Investment Policy requires that the total percentage exposure within the market to any particular credit rating category be limited, as detailed in the table below:

S&P Long Term Rating	S&P Short Term Rating	Maximum %	Portfolio Complies with Policy?
AAA	A1+	100%	Yes
AA+	A1	100%	Yes
AA			
AA-			
A+	A2	75%	Yes
A			
A-			
BBB+	A3	40%	Yes
BBB			
BBB-			
Unrated	Unrated	25%	Yes (\$Nil)

## COUNCIL INVESTMENT PORTFOLIO BY INSTITUTION



### Overall Portfolio Credit Framework – Compliance with Investment Policy Requirements

Clause 9b of the Council's Investment Policy requires that exposure to an individual institution be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

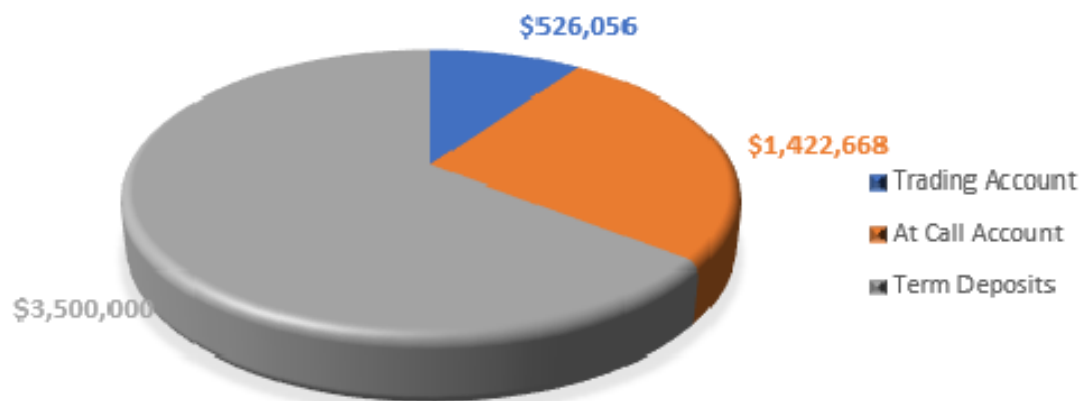
S&P Long Term Rating	S&P Short Term Rating	Maximum %	Portfolio Complies with Policy?
AAA	A1+	50%	Yes
AA+	A1	50%	Yes
AA			
AA-			
A+	A2	35%	Yes
A			
A-			
BBB+	A3	20%	Yes
BBB			
BBB-			
Unrated	Unrated	20%	Yes (\$Nil)

## Term to Maturity Framework – Compliance with Investment Policy Requirements

Clause 9c of the Council's Investment Policy requires Council's investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity Limited			Portfolio Complies with Policy?
Portfolio % < 1 year	Min 65%	Max 100%	Yes
Portfolio % > 1 year < 3 years	Min 0%	Max 20%	Yes
Portfolio % > 3 years < 5 years	Min 0%	Max 15%	Yes
Portfolio % > 5 years	Min 0%	Max 0%	Yes

## COUNCIL CASH AND INVESTMENT PORTFOLIO BY TYPE OF INVESTMENT



## Statement of Investment Policy Compliance

Legislative Requirements		Compliant
Institutional Exposure Limits	Yes	Fully compliant
Portfolio Credit Rating Limits	Yes	Fully compliant
Term to Maturity Limits	Yes	Fully compliant

Item 8	<b>DRAFT GENERIC PLAN OF MANAGEMENT FOR CROWN RESERVE LAND CATEGORISED AS GENERAL COMMUNITY USE, PARK, SPORTSGROUND AND NATURAL AREA</b>
Author	GIS/Grants Coordinator
Attachment	Final Draft Generic Plan of Management for General Community Use, Park, Sportsground and Natural Area

---

### **RECOMMENDATIONS:**

1. ***That Council note the report titled Generic Plan of Management for Crown Reserve Land Categorised as General Community Use, Park, Sportsground and Natural Area.***
  2. ***That Council adopt the Plan of Management pursuant to Section 40 of the Local Government Act 1993 in accordance with 3.23(6) of the Crown Land Management Act 2016.***
- 

### **SUMMARY**

This report provides to Council a final draft of the Crown Reserve Generic Plan of Management for Land Categorised as General Community Use, Park, Sportsground and Natural Area.

### **BACKGROUND**

The *Crown Land Management Act 2016* authorises councils that are appointed to manage dedicated or reserved Crown land (Council Crown Land Managers) to manage that land as if it were public land under the *Local Government Act 1993* (LG Act).

Under the *LG Act*, a 'plan of management' must be adopted for all community land. The plan categorises the land and governs its use and management. The process of developing a plan of management for Crown land has been reported to Council previously.

### **CONSIDERATIONS**

The draft *Crown Reserve Generic Plan of Management (PoM) for Land Categorised as General Community Use, Park, Sportsground and Natural Area* was reported on and provided to the March 2022 Council Meeting. Council resolved to refer the PoM to the Department of Industry and Environment – Crown Lands for endorsement and proceed to public exhibition.

The Department of Industry and Environment – Crown Lands requested that some minor changes be made to the PoM and the final approved draft document is attached to this report.

No submissions were received from the public exhibition phase.

**Policy – Nil**

# GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEE SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

## **Financial**

There are no adverse financial implications resulting from this report.

## **Connection with IPR**

5.3.1 Review Crown Reserve Plans of Management.

## **CONCLUSION**

It is recommended that Council note this report and resolve to adopt the *Generic Plan of Management for General Community Use, Park, Sportsground and Natural Area*.



# **JUNEE SHIRE COUNCIL**

## **ATTACHMENT TO ITEM 8**

**21 FEBRUARY 2023**



**JUNEE SHIRE COUNCIL  
CROWN RESERVE LAND  
FINAL DRAFT  
GENERIC PLAN OF MANAGEMENT  
FOR GENERAL COMMUNITY USE  
LAND, PARK, SPORTSGROUND  
AND  
NATURAL AREA**

**PoM**

## Acknowledgement of Country

Junee Shire Council acknowledges the Wiradjuri people who are the traditional custodians of this land. The Council pays respect to the Elders both past and present of the Wiradjuri Nation and extends that respect to other community members.

## Document Details

**Name:** Generic Plan of Management for General Community Use Land, Park, Sportsground and Natural Area

**Council:** Junee Shire Council

**Adoption Date:** XXXX

## Table of Versions

Version	Description	Date
1	Initial Draft (for Council Comment)	15/03/2022
2	Version for Public Exhibition	30/06/2022
3	Final Draft Submitted to Crown Land	01/02/2023
4	Final Version submitted to Council	21/02/2023

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# I Introduction

## I.1 What is a Plan of Management?

The Local Government Act 1993 (the Act) requires a Plan of Management (PoM) to be prepared for all public land that is classified as ‘Community Land’ under that Act.

A PoM is an important management tool which is developed by Council in consultation with the community. A PoM outlines the features of the land and clarifies how Council will manage, use or develop the land in the future. A PoM provides a transparent and coordinated approach to public land management.

Community land may include a wide variety of properties ranging from small recreation reserves to iconic parks and in some instances, buildings.

Community land supports important aspects of community life, and is valued and appreciated by residents, workers, and visitors to the Junee Local Government Area.

The Local Government Act 1993 requires that community land be categorised as:

- natural area,
- sportsground,
- park,
- an area of cultural significance, or
- general community use.

A PoM can be prepared for more than one parcel of land (Generic or Geographic) or for a single property (Significant or Specific).

## I.2 Need for this Plan of Management

Section 3.23 of the Crown Land Management Act, 1993, requires Council to prepare a PoM for all Crown Land that it manages on behalf of the Crown. This PoM has been prepared for and applies to the majority of Crown Reserve Land that is managed by the Junee Shire Council on behalf of the Crown.

The *Local Government Act 1993* (the ‘Act’) requires all Council-owned land to be classified as either ‘Community’ or ‘Operational’ land. Land classified as ‘Community’ land is to be managed and used in accordance with an adopted PoM.

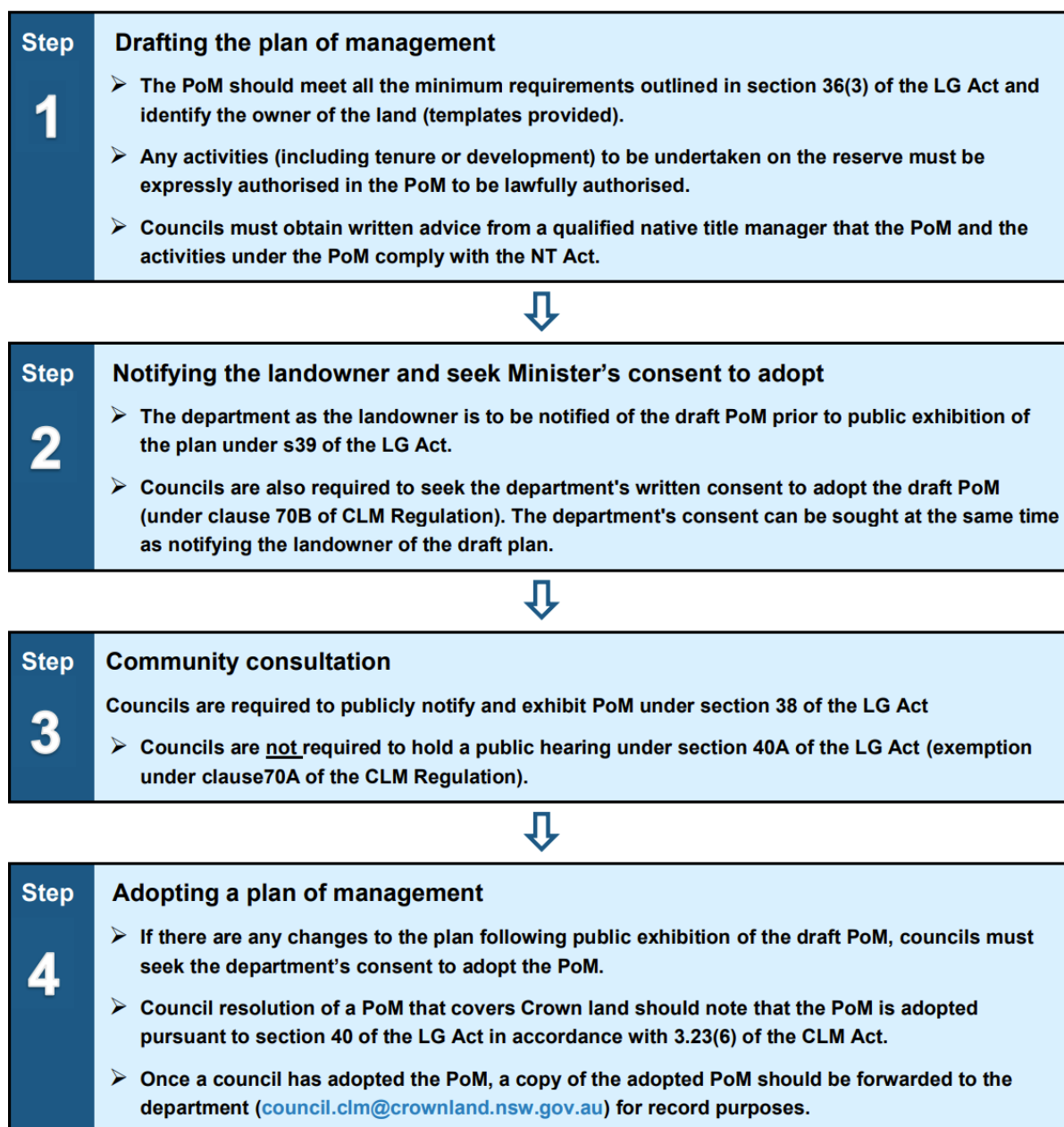
The purpose of this generic PoM is to:

- contribute to Junee Shire Council’s broader strategic goals and vision as set out in the Junee Community Strategic Plan adopted in 2017;
- ensure compliance with the Local Government Act 1993;
- ensure compliance with the Crown Land Management Act 2016; and
- provide clarity in the future development, use and management of community land.
- Ensure consistent management that supports a unified approach to meeting the varied needs of the community.

## I.3 Process of Preparing a Plan of Management

The following sections provide information about how to prepare a draft PoM. There are four key steps to follow when preparing and adopting the first PoM for Crown reserves.

**Figure I. Process of Preparing a Plan of Management for Council managed Crown Reserves**



Section 3.23 (7) (c) of the Crown Land Management Act 2016, provides that:

If the draft first plan of management results in the land being categorised by reference to categories assigned as provided by this section, the council manager will not be required to hold public hearings under section 40A of the Local Government Act 1993 but must give public notice of it as required by section 38 of that Act.

Given this is the first plan of management for the Crown Land identified in this plan and that initial categorisations have not altered, the process in Figure I.1 was not required to be undertaken.

## 1.4 Change and Review of Plan of Management

This PoM for Council Managed Crown Reserve Land will require regular review to ensure that it aligns with community values and changing community needs and to reflect changes in Council priorities.

The performance of this PoM will be reviewed on a regular basis to ensure that park, sportsground, natural area and general community use land and buildings are well maintained and that they provide a safe environment for public enjoyment.

Strategic reviews of this PoM will occur at five-year intervals.

The Appendices to this PoM may be updated from time to time to reflect significant changes to the condition of the community land.

The community will have an opportunity to participate in reviews of this PoM as part of the Council meeting cycle.

## 1.5 Community Consultation

Community consultation and input is important to ensure a Plan of Management meets the needs of the local community. It also encourages an appreciation of the aims of Council for the management of public land.

Before Council can adopt a PoM, it must be placed on public exhibition for at least 28 days. The period in which written submissions can be received is not less than 42 days from the first day of public exhibition.

## 1.6 Contents of this Plan of Management

This Plan of Management is divided into the sections outlined in Table 1.

**Table 1. Structure of this Plan of Management**

Section	What does it Include?
<b>Introduction</b>	Background to the Plan of Management – what is a Plan of Management? The need for the Plan of Management, process of preparation, review, community consultation, contents.
<b>Land Description and Planning</b>	Land covered by the PoM.
<b>Legislative Framework</b>	State government planning legislation, local planning context.
<b>Basis of Management</b>	Categories of community land.
<b>Land Uses</b>	Permissible uses and developments, scale and intensity of use, use agreements, bookings and events.
<b>Leases, Licences and Other Estates</b>	Authorisation of leases, licences and other estates. Short term versus casual hire.
<b>Strategy and Action Plan</b>	Objectives, performance targets, assessment of performance.
<b>Change and Review of PoM</b>	Process of reviewing and updating the PoM.
<b>Appendices</b>	<p>A. Contains a schedule of the Community land covered by this PoM.</p> <p>B. Detailed Property Information Sheet for each property listed in Appendix A. These detailed property information sheets include both the core information requirements under the Act and additional information to facilitate the relationship between Council's overall strategies and its operational management.</p> <p>C. Land Identification Maps.</p>

Requirements of the Local Government Act for Plans of Management are listed in Table 2.

**Table 2 Contents of a Plan of Management for Community Land**

Requirements of the Local Government Act	How this plan satisfies the Act
Categorisation of community land.	Sections 3, 4 and Appendix B
Core objectives for management of the land.	Section 4
A description of the condition of the land and of any buildings or other improvements on the land, as at the date of adoption of the Plan of Management.	Appendix B
The purposes for which the land and any such buildings or improvements will be permitted to be used.	Sections 5, 6
The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	Sections 5, 6
A description of the scale and intensity of any such permitted use or development under Section 5 Authorisation of Leases, Licences or Other Estates over community land.	Section 6
Performance targets.	Section 7
A means for assessing achievement of objectives and performance targets.	Section 7

## 2 Land Description and Planning

### 2.1 Land Covered by this Plan of Management

This generic PoM includes majority of Crown Land that is managed by the Junee Shire Council on behalf of the Crown and that is categorised as General Community Use, Park, Sportsground or Natural Area.

Including these categorisations in a generic PoM ensures consistent management which supports a cohesive approach to meeting the diverse needs of the community.

Crown land covered by this Generic Plan of Management is identified in Appendix A.

Property information sheets for each area of community land are in Appendix B.

Land Identification Maps are in Appendix C.

### 2.2 Why is Some Crown Land Missing from this PoM?

Land that is not covered by this Generic PoM includes:

- Community land covered by specific PoMs,
- Public open spaces and recreation facility assets within the Local Government Area (LGA) that are owned or managed by other entities,
- Privately owned land that is made available for public use,
- Road that has been physically closed.

## 3 Legislative Framework

This section describes the legislative and policy framework applying to the land covered by this PoM.

### 3.1 Crown Land Management Act 2016

Under the Crown Land Management Act 2016, councils will continue to manage certain land that is dedicated or reserved as Crown land. However, the new Act ensures that in the future, Councils will manage Crown land under the Local Government Act 1993 (NSW) (LG Act) in accordance with the provisions that apply to 'community land' owned by Council, including the requirement for a plan of management, with oversight rights maintained by the Minister.

Crown land where Council is the appointed Crown Land Manager has been transferred to Council as 'community land' and will be managed under the Local Government Act 1993. Categorisation of the majority of transferred land has been included in the Act to prevent the land being sold, and so that it is retained for a public purpose. All income derived from Crown land where Council is the Crown Land Manager will be retained by Council.

### 3.2 Local Government Act 1993

Community land must be managed according to the provisions of the Local Government Act 1993 and the Local Government (General) Regulation 2021.

The Local Government Act 1993 requires all Council owned land to be classified as either "Operational" or "Community" land. Community land is defined as land that must be kept for the use of the general community and must not be sold. Community land is required to be managed in accordance with a PoM (refer Table 3.) and any other laws regulating the use of the land.

**Table 3. Requirements of the Local Government Act for Community Land Management**

Requirements of the Local Government Act
• All community land must be categorised.
• The Plan must contain core objectives for management of the land.
• The Plan must include a description of the condition of the land, and of any buildings or other improvements on the land.
• The Plan must specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used.
• The Plan must specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.
• The Plan must describe the scale and intensity of any such permitted use or development.
• The Plan must include performance targets.
• The Plan must contain means for assessing achievement of objectives and performance targets.
• Council must exhibit the draft Plan for 28 days and give at least 42 days for the making of submissions.
• Any amendments to the draft Plan must be publicly exhibited in the same way, until the Council can adopt the draft Plan without further amendment.
• A Council may only grant a lease, licence or other estate over community land if it is expressly authorised in a Plan of Management.

### 3.3 Native Title Act 1993

The Crown Land Management Act 2016 provides a new regime for the management of Crown land and Council is now responsible for compliance with Native Title legislation for the Crown land that it manages.

Council is required to undertake steps to identify what affect any activity that they undertake on Crown land will have on Native Title, what provisions of the Native Title Act will validate the activity and what procedures should be taken in relation to a particular activity prior to its commencement.

Council must receive written advice from its Native Title Manager in relation to certain activities and acts carried out on Crown land.

### 3.4 Zoning and Planning Controls

The Environmental Planning and Assessment Act 1979 (EPA Act) establishes the statutory planning framework for environmental and land use planning in NSW.

Junee Shire Council has previously prepared and adopted a comprehensive Local Environmental Plan (LEP) known as the Junee Local Environmental Plan 2012 for the entire LGA. The LEP identifies Crown Land managed by Council as one, or a combination of the following land use zones (Refer to Appendix A):

- RU5 Village,
- RU1 Primary Production,
- SP2 Infrastructure, and
- RE1 Public Recreation zone.

Development or uses requiring a Development Application will be assessed under Section 4.15 of the Environmental Planning and Assessment Act 1979.

In summary, the possible impacts of the proposal will be considered in the light of all relevant planning controls and Council policies.

### 3.5 Heritage

The Council has carried out a number of heritage studies and recognises the heritage significance of items by their inclusion in its Local Environmental Plan. The use and development of heritage items is then managed through a Development Control Plan. The inclusion of heritage significant items within an LEP provides a strong framework to protect these assets. This PoM is intended to be consistent with the LEP framework but to focus primarily on the nature and balance of use, management and care of the land as a whole.

In respect of Section 36D of the Local Government Act 1993, 'Community land comprising area of cultural significance' it is confirmed that no land contained within this PoM is community land that is the subject of a resolution by the council which declares that, because of the presence on the land of any item that the Council considers to be of Aboriginal, historical, or cultural significance, the land is an area of cultural significance.

### 3.6 The Changing Environment

Over the past 140 years, the Junee local government area has been transformed by agricultural and small-scale development. Despite this development, many natural features remain in the Council's local government area - for example, Ulandra Nature Reserve.

The land covered by this PoM has not been identified as the habitat of any threatened species or of any ecological value. However, there are some remnants of natural features in/on some of the land covered by this PoM and many such spaces serve an important ecological role.

The Council intends to sympathetically retain these natural features and to augment the key and supporting habitat areas.

Comprehensive Ecological Studies will inform the ongoing management and development of any of the Crown Land managed by Council where such proposals have an ability to disturb natural features and habitats.

In respect of Section 36C of the Local Government Act 1993, 'Community land containing significant natural features' it is confirmed that no land contained within this PoM contains any community land that was the subject of a resolution by Council that declared the land to be the site of:

- a known natural, geological, geomorphological, scenic or other feature that is considered by the council to warrant protection or special management considerations, or
- a wildlife corridor is land to which this section applies.

### 3.7 Other Relevant Legislation and Policies

In addition to the requirements of the Crown Land Management Act 2016 and Local Government Act 1993, there is a number of other pieces of legislation and Government policies that are relevant to the ongoing development and management of Crown Land that is managed by Council and categorised as General Community Use, Parks, Sportsgrounds or Natural Areas.

Legislation and policies with direct relevance to the subject sites are listed below:

#### Commonwealth Legislation

The Federal Telecommunications Act 1997 provides for telecommunication facilities being permitted on community land without authorisation in a Plan of Management.

#### NSW Government Legislation and Policies

- *Aboriginal Land Rights Act 1983*
- *Biodiversity Conservation Act 2016*
- *Biosecurity Act 2015*
- *Companion Animals Act 1998*
- *Disability Inclusion Act 2014*

- *Environmental Planning and Assessment Act 1979 State Environmental Planning Policies (SEPPs)*
- *Environmental Protection and Biodiversity Conservation Management Act 1999 (Cth)*
- *Fisheries Management Act 1994*
- *Heritage Act 1977*
- *Local Land Services Act 2013*
- *Pesticides Amendment Act 2015*
- *Protection of the Environment Operations Act 1997*
- *Retail Leases Act 1994*
- *Rural Fires Act 1997*
- *Soil Conservation Act 1938*
- *Waste Avoidance and Resource Recovery Act 2001*
- *Water Management Act 2000*

#### **Junee Shire Council Planning Instruments, Plans and Policies**

- *Junee Local Environmental Plan 2012*
- *Junee Development Control Plan 2015*
- *Inclusion Action Plan 2022-2026*
- *Walking and Cycling Accessibility Plan*
- *Local Companion Animals Management Plan*
- *Junee Shire Council Community Strategic Plan 2017*
- *Junee Shire Council Village Improvement Plans*

## 4 Basis of Management

### 4.1 Categorisation of Community Land

Under section 3.23(2) of the Crown Land Management Act 2016 Council Crown Land Managers must assign to all Crown land under their management one or more initial categories of community land referred to in section 36 of the Local Government Act 1993. Section 36(4) of the Act requires Community land to be categorised into one or more of five categories:

- Natural Area (to be further sub-categorised as Bushland, Wetland, Escarpment, Watercourse or Foreshore),
- Sportsground,
- Park,
- Area of Cultural Significance,
- General Community Use.

Council managers must assign a category that they consider to be most closely related to the purpose for which the land is dedicated or reserved.

The degree to which the reserve purpose relates to the assigned category of the land is important for ongoing management of the land because Council must obtain Native Title Manager advice as to the validity of the activities that they wish to undertake on the land prior to dealing with the land.

The Native Title Act recognises the intent of the original reserve purpose of the land so that complying activity can be validated, particularly under Section J of the Native Title Act 1993.

The initial categories of **Park, Sportsground, General Community Use and Natural Area – Bushland** have been approved by the Minister administering the Crown Land Management Act 2016, as the closest categories to the reserve purpose(s) of the land identified in Appendix A.

Council does not propose to alter the initial categories assigned by the Minister by this Plan of Management, as the assigned categories most closely align with the reserve purpose of the land and its core use.

Activities on the reserves will need to reflect the intent of the public purpose and will be assessed for compliance with relevant Local Government and Crown Land legislation including assessment of the activity under the Native Title (New South Wales) Act 1994.

Use of the land for any activity is subject to application and approval. Assessment will consider compliance with the objectives and relationship to and impact upon the public purpose for the land. Other uses that do not comply with the plan of management or zoning of the land under Council's LEP would not be considered.

The guidelines for categorisation of community land are set out in the Local Government (General) Regulation 2021. The core objectives for each category are set out in the Local Government Act 1993. The guidelines and core objectives for Park, Sportsground, General Community Use and Natural Area categories are set out in Table 4.

**Table 4. Guidelines for and core objectives of community land categorised as Park, Sportsground or General Community Use**

Category	Guidelines (1)	Core objectives (2)
Park	Land which is, or proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	<ul style="list-style-type: none"> <li>• encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities.</li> <li>• provide for passive recreational activities or pastimes and for the casual playing of games.</li> <li>• improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management</li> </ul>
Sportsground	Land should be categorised as 'Sportsground' if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	<ul style="list-style-type: none"> <li>• encourage, promote and facilitate recreational pursuits in the community involving active recreation involving organised sports and informal sporting activities and games.</li> <li>• ensure that such activities are managed having regard to any adverse impact on nearby residences.</li> </ul>
General Community Use	Land that may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public.	<ul style="list-style-type: none"> <li>• to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</li> <li>• in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.</li> <li>• in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).</li> </ul>
Natural Area	Land should be categorised as a natural area, if the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore.	<ul style="list-style-type: none"> <li>• to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area.</li> <li>• to maintain the land, or that feature or habitat, in its natural state and setting.</li> <li>• to provide for the restoration and regeneration of the land.</li> <li>• to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion.</li> <li>• to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994 .</li> </ul>

(1) Local Government (General) Regulation 2021

(2) Local Government Act 1993

Council must manage Community land according to these core objectives. Any activities or uses of the land should be consistent with the core objectives for that category of land. Additional objectives, which support the above core objectives, are included in Section 7. Strategy and Action Plan.

## 4.2 Management of Community Land

The Council intends to manage its community land to meet the objectives set out in Table 4 and Section 7 of this PoM. The types of uses and development which may take place are identified in Sections 5 and 6.

## 4.3 Guiding Principles for Parks, Sportsgrounds, Natural Areas and General Community Use Land

Guiding principles, derived from the Junee Shire Council Community Strategic Plan “Making Tracks 2035”, which apply to park, sportsground, natural areas and general community use land in the Junee LGA are:

### **Livable**

- Provide the right places, spaces and activities.
- Enable viable localities and villages.

### **Prosperous**

- Plan for, develop and maintain the right assets and infrastructure.
- Plan our land resources for the future.

### **Sustainable**

- Plan for and respond to our changing environment.
- Protect, conserve and maintain our natural assets.

### **Collaborative**

- Encourage an informed and involved community.

## 4.4 Key Strategic Directions

### 4.4.1 Parks, Sportsgrounds and Natural Areas

The key strategic directions and objectives of the Community Strategic Plan which apply to parks sportsgrounds and natural areas are to:

- i) Provide attractive, accessible and safe parks, recreational and other public places eg. local communities organising regular community gatherings.
- ii) Maintain and update initiatives to continue to attract tourists such as improving signage, access to and knowledge of caravan park and free camp areas.
- iii) Protect and conserve the natural environment.

#### 4.4.2 General Community Use

##### Management Principles and Objectives

Crown Reserve Land categorised as General Community Use may consist of areas with an operational function that has not been classified as operational land. Properties included within this category fall into two types:

**Type 1:** Includes access corridors, rights of way and infrastructure and drainage reserves.

**Type 2:** Includes buildings that fully cover the land or have a substantial presence upon the balance of the land. The buildings may function as multi-purpose community facilities or specialised single purpose facilities providing a range of services from libraries to cultural centers to childcare.

The Council may grant easements for the provision of services over or on the land provided that a Native Title assessment has been carried out by Council's Native Title Manager and the provisions of the Local Government Act 1993 and the Crown Land Management Act 2016 have been complied with.

Management principles and objectives which apply to Crown Reserve Managed Land, General Community Use Land and Built Facilities on that land are set out in Table 5.

**Table 5. Management principles and objectives for land categorised as General Community Use**

Principle	Management Objective
Facilities will be sustainable	<p>Sustainable community facilities enhance positive environmental, social, cultural and economic factors in terms of the built form, design, and uses.</p> <p>They limit negative environmental, social and economic impacts. Planning and provision for sustainable community facilities considers long term factors and has regard for future generations.</p>
Facilities will be multipurpose and flexible	<p>Multi-purpose community facilities enhance the wellbeing and life opportunities for diverse groups within the community. They provide opportunities to interact and share mutually beneficial activities and experiences for everyone.</p>
Community facilities will be accessible	<p>Community facilities must be fully accessible to the entire community by being centrally located close to other essential services and transport links, physically accessible to people of all abilities, affordable as well as open and welcoming to people of all backgrounds.</p>

Principle	Management Objective
Community facilities will be equitably located across the Junee LGA	<p>Community facilities must be within walking and cycling distance of resident's homes or close to accessible and frequent public transport. This ensures that the whole community can enjoy the benefits of community spaces and programs. Community facilities will be safe and of high quality. Community facilities can enhance the safety and amenity of the local neighborhood by providing increased activity and surveillance in the area.</p> <p>They activate neighborhoods and provide spaces for safe use at night and on weekends. Quality community facilities are of a standard and finish that is robust, durable and 'built-to-last'.</p>
Community facilities will Promote a positive local identity	The design of community facilities can provide opportunities for local community expression and for the distinctive characteristic of villages to be displayed. They can contribute to the vitality and viability of village centers, relating to and integrating with surrounding retail and other services.

### Role of General Community Use Land

General Community Use areas perform many functions relating to the enhancement of the health and wellbeing of the community. Outside of the provision of power easements, drainage reserves and accessways, the land may house buildings and structures such as neighborhood centers or Scout/Guide halls that cater for formal and informal leisure and recreational activities, hobbies, artistic endeavors, educational, cultural and social functions. Consequently, these areas play a pivotal role in promoting and developing dynamic communities with a strong sense of belonging.

Open space areas associated with General Community Use land also offer the community a range of recreation opportunities. This provides individuals and communities with health-related benefits achieved through physical activity such as physical, mental, social, cultural, economic and environmental benefits that lead to the overall health and wellbeing of the community.

Dual Purpose of General Community Use Land. Council recognises that some General Community Use land throughout the Junee Shire can serve a dual recreation and drainage function and this function must be monitored closely to maintain the recreational and drainage integrity of these assets.

## 5 Land Uses

### 5.1 Permissible Uses and Developments

The use and development of community land should be generally compatible with both the intended function of the land and the wider community context.

Council encourages a wide range of uses of community land and intends to facilitate uses which increase the vitality and general enjoyment of its land.

Within buildings and recreational and sporting facilities in particular, Council intends to permit and encourage a broad range of activities. The use of Community land is frequently encouraged and supported by appropriate ancillary development (for example, shade structures, playground equipment, amenity blocks, or food kiosks). The general types of uses which may occur on Community land categorised as Park, Sportsground and General Community Use, and the forms of development generally associated with those uses, are set out in Table 6. The facilities on Community land may change over time, reflecting the needs of the community.

While this PoM intends to facilitate and encourage the use of land, it does not reduce Council's capacity to manage its assets in an alternative way. For example, Council may choose to operate its facilities through staff or using contractors.

The anticipated uses and associated development identified in Table 6 are intended to provide an overview or general guide. The expressions used are not intended to impose a strict or defined meaning. For example, a reference to "cricket" is also intended to include the variations and modifications of that game (such as Kanga Cricket, and Rounders).

Council anticipates that new sports may develop, and others increase in popularity. If this occurs, then some sections of Community land identified in this plan may be adapted to allow that use, as it is a form of 'active recreation' enjoyed by members of the Junee Shire community. References such as 'field' or 'court' are not intended to preclude development of an appropriate surface for that sport, even if that surface is usually described in a slightly different way.

**Table 6. Permissible Uses of Land Categorised as Park, Sportsground, Natural Area and General Community Use**

Purpose/Use	Development
<b>Park Category</b>	
<ul style="list-style-type: none"><li>• Active and passive recreation including children's play</li><li>• Group recreational use, such as picnics and private celebrations</li><li>• Festivals, parades, markets, fairs, auctions and similar events and gatherings</li><li>• Exhibitions</li><li>• Filming and photographic projects</li><li>• Busking</li><li>• Public address (speeches)</li><li>• Community gardens</li><li>• Café or refreshment areas (kiosks) including</li></ul>	<ul style="list-style-type: none"><li>• Development for the purposes of improving access, amenity and the visual character of the park.</li><li>• Amenities to facilitate the safety, use and enjoyment of the park eg. children's play equipment.</li><li>• Lighting, seating, toilet facilities, courts or marked areas (eg. access paths and activity trails).</li><li>• Hard and soft landscaped areas.</li><li>• BBQ facilities and sheltered seating areas.</li></ul>

Purpose/Use	Development
<b>Park Category</b>	
<ul style="list-style-type: none"> <li>external seating.</li> <li>Publicly accessible ancillary areas, such toilet facilities.</li> <li>Restricted access ancillary areas (eg. storage areas associated with functions, gardening equipment).</li> <li>Service areas ancillary to the use of land (eg. loading areas, car spaces, bicycle racks).</li> <li>Low intensity commercial activities (eg. recreational equipment hire).</li> </ul>	<ul style="list-style-type: none"> <li>Ancillary service, transport or loading areas.</li> <li>Commercial development which is sympathetic to and supports use in the area, eg. cafes, kiosks, recreation hire equipment areas.</li> <li>Community gardens.</li> </ul>
<b>Sportsground Category</b>	
<ul style="list-style-type: none"> <li>Active and passive recreational and sporting activities consistent with the nature of the particular land and any relevant facilities, e.g. <ul style="list-style-type: none"> <li>oval (cricket, football, rugby, track and field athletics, Australian rules, baseball, softball).</li> <li>marked court (basketball, volleyball, tennis, and netball).</li> <li>aquatic facility (learn to swim classes, squad training, fitness and health classes including aqua aerobics, recreational and competitive swimming and diving, organised water sports including water polo, diving, hydrotherapy facilities).</li> </ul> </li> <li>Change room/locker areas.</li> <li>Shower/toilet facilities.</li> <li>Kiosk/café uses.</li> <li>Ancillary areas (staff rooms, meeting rooms, recording rooms, equipment storage areas).</li> <li>Shade structures, storage ancillary to recreational uses, community events or gatherings, and public meetings.</li> <li>Commercial uses associated with sports facilities (eg. kiosks, cafes, sale or hire of recreational equipment, sports tuition, nutritionist, physiotherapist).</li> </ul>	<ul style="list-style-type: none"> <li>Development for the purpose of conducting and facilitating organised sport (both amateur and professional).</li> <li>Sports training.</li> <li>Promotion of organised and unstructured recreation activities.</li> <li>Provision of amenities to facilitate use and enjoyment of the community land including change rooms, toilets, storage, first aid areas.</li> <li>Café/kiosk facilities.</li> <li>Equipment sales/hire areas.</li> <li>Meeting rooms/staff areas.</li> <li>Compatible, small scale commercial uses (eg. physiotherapy practice, dietician).</li> </ul>
<b>Natural Area Category</b>	
<ul style="list-style-type: none"> <li>Active and passive recreation including children's play.</li> <li>Group recreational use, such as picnics and private celebrations</li> <li>Filming and photographic projects.</li> <li>Public address (speeches).</li> <li>Café or refreshment areas (kiosks) including external seating.</li> <li>Publicly accessible ancillary areas, such toilet facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Development for the purposes of improving access, amenity and the visual character of the natural areas.</li> <li>Any development or activity that promotes the preservation, restoration and regeneration of the land and it's ecosystem.</li> <li>Amenities to facilitate the safety, use and enjoyment of the natural area eg. children's play equipment.</li> </ul>

Purpose/Use	Development
<b>Natural Area Category</b>	
<ul style="list-style-type: none"> <li>• Restricted access ancillary areas (eg. storage areas associated with functions, gardening equipment).</li> <li>• Service areas ancillary to the use of land (eg. loading areas, car spaces, bicycle racks).</li> <li>• Low intensity commercial activities (eg. recreational equipment hire).</li> </ul>	<ul style="list-style-type: none"> <li>• Lighting, seating, toilet facilities, courts or marked areas (eg. access paths and activity trails) that will not adversely affect the natural state or setting of the area.</li> <li>• Hard and soft landscaped areas that will not adversely affect the natural state or setting of the area.</li> <li>• BBQ facilities and sheltered seating areas that will not adversely affect the natural state or setting of the area.</li> <li>• Ancillary service, transport or loading areas that will not adversely affect the natural state or setting of the area.</li> <li>• Commercial development which is sympathetic to and supports use in the area, that will not adversely affect the natural state or setting of the area eg. cafes, kiosks, recreation</li> </ul>
<b>General Community Use Category</b>	
<ul style="list-style-type: none"> <li>• Provides a location, and supports the gathering of groups, for a range of general social, cultural or recreational purposes.</li> <li>• Includes multi-purpose buildings (eg. community halls and centers) with specialised community uses.</li> <li>• Uses may include: <ul style="list-style-type: none"> <li>- Casual or informal recreational use.</li> <li>- Meetings, (including for social, recreational, educational or cultural purposes).</li> <li>- Functions.</li> <li>- Concerts, including all musical genres.</li> <li>- Performances (including film and stage).</li> <li>- Exhibitions.</li> <li>- Fairs, trade shows and auctions (eg. antiques, coins, art and other goods)</li> <li>- Workshops.</li> <li>- Parades (eg. fashion parades).</li> <li>- Leisure or training classes.</li> <li>- Childcare (eg. before and after school care, vacation care).</li> <li>- Designated group use (eg. scout and girl guide use).</li> <li>- Entertainment facilities.</li> <li>- Educational centers, including libraries, information and resource centers.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Development for the purposes of social, community, cultural, recreational activities, including: <ul style="list-style-type: none"> <li>- Landscaping and finishes, improving access, amenity and the visual character of the general community area.</li> <li>- Provision of buildings or other amenity areas to facilitate use and enjoyment by the community.</li> <li>- Development (particularly within buildings) for the purposes of addressing the needs of a particular group (eg. library facilities, stage facilities, recording areas).</li> </ul> </li> </ul>

In some instances, physical assets may be located on land which falls into different categories. For example, a playground may be located on land categorised as sportsground, or on land categorised for General Community Use.

Future development and use of the community land will need to:

1. Meet legislative requirements

The zoning table in the Junee LEP specifies the range of uses and activities that may be permitted on the land. A number of uses are also set out in the Regulations to the Local Government Act 1993.

Buildings and amenities may be provided where consistent with the need to facilitate the purpose of the land, provided that a Native Title assessment has been carried out by Council's Native Title Manager and the provisions of the Local Government Act 1993 and the Crown Land Management Act 2016 have been complied with.

2. Be consistent with the guidelines and core objectives of the community land category

Under the Local Government Act uses and development of community land must be consistent with the guidelines for categorisation and the core objectives of each category and any other additional objectives the Council proposes to place on the community land categories (refer to Section 4).

3. Be consistent with relevant Council policies

Relevant Council policies as at the date of adoption of this plan are set out in Section 3 (Legislative Framework). The goals and strategies outlined in these documents have been used to guide the outcomes of this PoM.

Council's policies will continue to develop after the preparation of this PoM. Management of Council's assets, and their development, will take into account the policy framework at the relevant time.

Substantial upgrades and proposed new development will take into account a range of factors, including:

- This PoM and the core objectives for the land;
- The planning controls for the land;
- Council's adopted policies;
- The characteristics of the land affected, including existing and future use patterns.
- Any landscape masterplan for the land.

Minor changes to Community land are regularly made on a routine basis, such as replanting of garden beds and replacement of damaged play equipment.

## 5.2 Scale and Intensity of land use

The scale and intensity of development and activities on Community land is to be generally compatible with the scale and anticipated use of the park or reserve.

In particular, the scale and intensity of use will be consistent with the carrying capacity of

the land and any masterplan or development application relating to the land.

### 5.3 Consent for Development and Leasing or Licensing of Crown Land

Crown land is generally reserved for a public purpose and uses on the reserve must be compatible with or ancillary to that public purpose. Whilst generally the Minister's consent is required for the making of a development application or the entering into a lease or licence agreement over community land, Crown Land identified in this plan will instead be subject to Council's consent (refer to Sections 2.23 and 3.22 of the Crown Land Management Act, 2016).

### 5.4 Uses and Agreements

Council may from time to time enter into or create a range of leases, licences, other estates, management agreements/booking arrangements to encourage the use of the land/buildings appropriately and effectively.

These arrangements are intended to support and encourage a range of uses which enhance the level of activation and enjoyment of the space.

Kiosks, refreshment facilities, mobile vending, recreational equipment sale or hire (eg. bicycle hire or sale of swimming accessories) may support the general community enjoyment of the areas. Each proposal will be reviewed to ensure it is compatible with the relevant land. The types of uses and agreements which Council considers appropriate are described in Section 6.

### 5.5 Bookings and Events

*'Open space is not only for recreation and conservation of environmental and cultural values, it is the foundation of urban livability.*

*It underpins many social, ecological and economic benefits that are essential to the healthy functioning of the urban environment'* (Source: Linking People and Spaces, Parks Victoria 2002).

In supporting urban livability parks, sportsgrounds, and buildings intended for community use have significant potential as venues for short-term public and private special events of different sizes and scale.

Council is responsible for bookings of community land and reserves in its LGA. Generally, it seeks to encourage a broad and appropriate range of uses within its area. A number of policies address specific types of use in greater detail. Applicants should check Council's website at [www.junee.nsw.gov.au](http://www.junee.nsw.gov.au) for up-to-date information.

## 6 Leases, Licences and Other Estates

### 6.1 What are Leases, Licences and other Estates?

A lease is a contract between a landowner and another entity granting that entity a right to occupy an area for a specified period of time. Council will consider leasing areas of the land covered by this PoM especially in the following situations:

- There is a clear reason for granting a lease, and the lease is consistent with the reserve purpose and the intended use of the land eg. a childcare operator may need exclusive occupation and control of the childcare centre.
- The occupant has made (or intends to make) a significant financial contribution to the asset eg. a café operator may propose a new fit out of the café as part of a lease agreement.
- There is a very strong link between the nature of the asset and the proposed tenant eg. a licence over the Caravan Park to a tourist park operator.

In addition, the Act and its Regulation specify some additional uses (eg. public infrastructure) which are permitted, and which may be authorised by a lease or licence arrangement.

A licence allows occupation and a clear and transparent way of identifying the permitted activity. The main difference between a lease and licence is that a licence does not permit the sole, or exclusive, use of the area. Licences may be granted to formally recognise and endorse shared uses. For example, an outdoor seating area adjoining a café may be used by the café at some periods but not all the time.

Short-term licences and bookings may be used to allow Council to program different uses at different times, allowing the best overall use. The Council may use short term licences or bookings to manage the types of uses set out in Table 7 in particular.

The terms of the authorisation for a lease, licence or other estate should include Native Title assessment and validation under the Native Title Act 1993 and should ensure the proper management and maintenance of the land and that the interests of Council and the public are protected.

### 6.2 Authorisation of Leases, Licences or Other Estates over Community Land

The Act requires that any lease or licence of Community Land must be authorised by a PoM. The lease or licence must be for purposes consistent with the categorisation and zoning of the land.

The maximum period for leases or Licences on Community land permitted under the Act is 21 years.

If a lease or licence is anticipated, then public notice should be given in accordance with the requirements of the Act. Where a lease arrangement has been entered into with Council for community land, sub-leasing the land must be in accordance with the requirements of Section 47C of the Act and Clause 119 of the *Local Government (General) Regulation 2021*.

Supporting occupations in the form of leases and licence agreements are indicated in the detailed information sheets in Appendix B. This PoM authorises existing leases and licence agreements until the end of their current term. The leased or licenced areas may be renewed or changed in future.

The leased or licenced areas may be reconfigured in the future to reflect changes in community needs.

This PoM authorises Council to grant leases, licences or any other estates for community land covered in this PoM for purposes and uses which are identified or consistent with those in Tables 6, 7 and 8.

Some examples of long-term arrangements are outlined in the following Table 7. Shorter arrangements (for example, a short-term licence associated with a particular event or recurring for a few hours each season) are set out in Table 8.

**Table 7. Leases, Licences and other Estates**

Type of Arrangement Authorised	Land and Facilities Covered	Purposes for Which Long Term Leasing/Licensing will be Granted
Lease	Community land and buildings	<p>Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the area to support the activity.</p> <p>Sympathetic, compatible uses may include:</p> <ul style="list-style-type: none"> <li>• Childcare or vacation care.</li> <li>• Health or medical practitioners associated with the relevant facility (eg. nutrition, physiotherapy).</li> <li>• Educational purposes, including libraries, education classes, workshops.</li> <li>• Cultural purposes, including concerts, dramatic productions, and galleries.</li> <li>• Recreational purposes, including fitness classes; dance classes, and games.</li> <li>• Sporting uses developed/operated by a private operator.</li> <li>• Kiosk, café and refreshment purposes.</li> <li>• Commercial retail uses associated with the facility (eg. sale or hire of sports goods).</li> <li>• Grazing of land.</li> </ul>
	Park/ Sportsground	<p>Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the area to support the activity.</p> <p>Sympathetic, compatible uses including:</p> <ul style="list-style-type: none"> <li>• Café/kiosk areas, including seating and tables.</li> <li>• Management of court facilities.</li> <li>• Hire or sale of recreational equipment.</li> </ul>

Type of Arrangement Authorised	Land and Facilities Covered	Purposes for Which Long Term Leasing/Licensing will be Granted
Licence	Community land and buildings	<p>Sympathetic, compatible uses including:</p> <ul style="list-style-type: none"> <li>• Social purposes (including childcare, vacation care).</li> <li>• Educational purposes, including libraries, education classes, workshops.</li> <li>• Recreational purposes, including fitness classes; dance classes.</li> <li>• Café/kiosk areas.</li> <li>• Grazing of land.</li> </ul>
	Park/ Sportsground	<p>Sympathetic, compatible uses including:</p> <ul style="list-style-type: none"> <li>• Outdoor café/kiosk seating and tables.</li> <li>• Management of court or similar facilities.</li> <li>• Hire or sale of recreational equipment.</li> <li>• Any licence proposal will be assessed and considered, having regard to the community benefit, compatibility with this PoM and the capacity of the area to support the activity.</li> <li>• Grazing of land.</li> </ul>
Other Estates	Community land and buildings	<p>This PoM allows Council to grant ‘an estate’ over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the Local Government Act 1993.</p> <p>Estates may also be granted across community land for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the Council or other public utility provider that is situated on community land.</p>

The examples given in Tables 7. and 8. are illustrative only. The Council welcomes innovation and there may be new ways to better utilise a space. Interested parties should contact the Council Administration Centre to discuss their particular area of interest.

The grant of a lease or licence is an important step in using community land, but there may be other requirements relevant to any proposed use. For example, the refurbishment of a kiosk may also require development consent under the Environmental Planning and Assessment Act 1979. Any interested person should check carefully to make sure that they are aware of all relevant requirements.

With regard to the use of a residence located on land with the reserve purpose of public recreation, Council has a responsibility in managing the reserve to ensure the use is consistent with or ancillary to the reserve purpose. For example, if leasing the Caretaker’s Cottage at Laurie Daley Oval (Reserve 79355), any tenancy agreement must include Caretaker duties.

The issue of any proposed lease, licence or other estate and any subsequent provisions of the lease, licence or other estate must be validated by the relevant provisions of the Native Title Act 1993.

## 6.3 Short Term Uses

**Table 8. Short Term Uses**

<b>Community Land Category</b>	<b>Purposes for Which Short Term Casual Licences May be Granted</b>
Park	<p>Community events and festivals.</p> <p>Playing a musical instrument or singing for fee or reward.</p> <p>Picnics and private celebrations such as weddings and family gatherings.</p> <p>Filming, including for cinema/television.</p> <p>Conducting a commercial photography session.</p> <p>Public performances.</p> <p>Engaging in an appropriate trade or business</p> <p>Delivering a public address.</p> <p>Community events.</p> <p>Fairs, markets, auctions and similar activities.</p>
Sportsground	<p>Sporting fixtures and events.</p> <p>Sports and fitness training and classes.</p> <p>Broadcasting or filming of sporting fixtures.</p> <p>Ancillary ceremonies (eg. rehearsal of opening and closing ceremonies, cheer squads, etc.).</p> <p>Uses reasonably associated with the promotion or enhancement of Sporting groups, fixtures and events (eg. “guest” events for juniors, gala days, club meetings).</p>
Natural Area	<p>Community recreational events and festivals.</p> <p>Picnics and private celebrations such as weddings and family gatherings.</p> <p>Filming, including for cinema/television.</p> <p>Conducting a commercial photography session.</p> <p>Engaging in an appropriate trade or business.</p>
General Community Use	<p>Public speeches, meetings, seminars and presentations, including educational programs.</p> <p>Functions (including commemorative functions, book launches, film releases, balls, and similar activities).</p> <p>Displays, exhibitions, fairs, fashion parades and shows.</p> <p>Events (including weddings, corporate functions, and community gatherings).</p> <p>Concerts and other performances, including both live performances and film (cinema and TV).</p> <p>Broadcasts associated with any event, concert, or public speech.</p> <p>Engaging in an appropriate trade or business delivering a public address, community events; auctions, markets and similar activities.</p>

Agreements for use of community land may be granted for events of short duration, which may be anything from a few hours to a few days. These casual arrangements should be for the types of short term uses identified in Table 8.

The functions and events conducted at each particular location may vary significantly, in light of the facilities available in that location.

In assessing Community Land categorised as Park as a venue for any proposed event, Council applies the following minimum criteria:

- The event should not result in physical damage to the park;

- Where appropriate, the event should be made available to all sections of the community;
- The event should not result in a significant adverse impact on adjoining residents;
- Organisers of the site should be responsible for cleaning up the site and repairing any damage that may occur.

Fees for short-term casual bookings will be charged in accordance with Council's adopted Fees and Charges at the time.

## 7 Strategy and Action Plan

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

- The means by which the Council proposes to achieve the plan's objectives and performance targets;
- The manner in which the Council proposes to assess its performance with respect to the plan's objectives and performance targets.

Table 9 sets out these requirements.

**Table 9. Performance Targets**

Objectives and performance targets of the plan with respect to the land s.36 (b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d)
<i>Urban Context</i>		
To maintain Council's Crown Reserve managed park, sportsground, natural area and general community use properties as vibrant and integral components in the visual and social fabric of the Junee Shire community.	<p>Strengthen the character of each property on all street frontages, by establishing consistent tree planting to define street boundaries.</p> <p>Specifically, in the case of Parks, provide facilities and routes through these properties that maintain their role as attractive destinations and thoroughfares.</p> <p>Maintain and enhance parks, sportsgrounds and general community use property as secure places in the locality through provision of upgraded lighting schemes.</p>	<p>Increased appreciation of the park, sportsground, natural area or general community use property as measured by positive comments received by Council.</p> <p>Community consultation, including surveys of park, sportsground, natural area or general community use property users, to determine level of use and any community concerns. Surveys to be undertaken as required.</p> <p>Maintain records of public comments in relation to park, sportsground, natural area or general community use property.</p> <p>Regularly review records to guide future directions.</p>
<i>Uses and Recreation</i>		
To enhance opportunities for a balanced, organised and unstructured recreational use of parks, sportsgrounds, natural areas and general community land.	Maintain and increment the range of organised and informal/unstructured activities in parks, sportsgrounds and natural areas.	Increased local use of parks, sportsgrounds and natural areas measured by survey and observation.
To optimise public access to all areas of parks, sportsgrounds, and general community use land.	Provide improved facilities for event usage so that these functions may be accommodated without	

Objectives and performance targets of the plan with respect to the land s.36 (b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d)
<i>Uses and Recreation</i>		
	<p>adversely affecting the values and character of individual parks, sportsgrounds and natural areas.</p> <p>Provide amenities to increase use and enjoyment of parks, sportsgrounds and natural areas including toilets, change rooms and kiosk/café facilities.</p> <p>Undertake audit of facilities to identify compliance with Council's Disability Inclusion Action Plan.</p> <p>Enforce dog management provisions as per the requirements of Council's Local Companion Animals Management Policy.</p>	
<i>Community facilities</i>		
Provide sustainable community facilities for a range of community, social, and other compatible activities.	<p>Provide community facilities which are multipurpose and flexible to a range of appropriate uses.</p> <p>Ensure community facilities are universally accessible.</p> <p>Ensure community facilities are equitably and appropriately located across the Junee Shire.</p> <p>Ensure that community facilities are safe and of high quality.</p> <p>Facilities provided and managed in consultation and partnership with user groups and the community.</p> <p>Ensure community facilities meet sustainable building requirements.</p>	<p>Increased usage and visitation of community facilities as measured by bookings.</p> <p>Community facilities user satisfaction surveys.</p> <p>Facility inspections and audits.</p>

Objectives and performance targets of the plan with respect to the land s.36 (b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d)
<i>Landscape Character</i>		
To improve landscape character, visual and environmental quality of Crown Reserve parks, sportsgrounds, natural areas or general community use property.	<p>Establish replacement planting strategies for each park, sportsground, natural area or general community use property to ensure improvement to the current character and improved biodiversity outcomes.</p> <p>Specifically, for parks, sportsgrounds and natural areas, develop a consistent design vocabulary of park and sportsground furniture, walls, paving, fencing that is appropriate to the setting and the sport or activity type.</p> <p>Develop a coordinated signage strategy for the property and its boundaries.</p>	<p>Increased appreciation of the property as measured by positive comments received by Council.</p> <p>Community consultation, including surveys of property users, to determine level of use and any community concerns.</p> <p>Surveys to be undertaken as required.</p> <p>Maintain records of public comments in relation to properties.</p> <p>Regularly review records to guide future directions.</p>
<i>Built Form</i>		
Buildings and structures to contribute to park, sportsground, natural areas and general community use amenity, facilitate a range of uses and have regard to environmentally sustainable design, resource use and maintenance.	Building and structure design specifications to consider park, sportsground, natural area and general community use character, expected use and environmental sustainability features.	<p>Buildings provide positive contribution to park, sportsground, natural area and general community use amenity and use.</p> <p>Increased park, sportsground and general community use land booking and use.</p> <p>Positive comments from the community user groups.</p>
<i>Sporting Amenities</i>		
Provide high quality sporting facilities to accommodate junior/regional team sports.	<p>Open space planning to consider sporting facility provision across the local government area to ascertain needs and shortfalls.</p> <p>Capital works program to plan for improvements and upgrades of existing facilities.</p>	<p>Completed capital works upgrades of sporting facilities.</p> <p>Positive response from sporting groups and users.</p>

Objectives and performance targets of the plan with respect to the land s.36 (b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d)
<i>Cultural and Historical Significance</i>		
<p>Appreciation and interpretation of the heritage significance of the site in terms of both natural and cultural components.</p> <p>Dedicate a name for each park, sportsground, natural area and general community use property.</p>	<p>Undertake, when required, heritage and cultural assessment studies to identify cultural and heritage values for retention and interpretation.</p> <p>Incorporate historical information on property signage to instill an understanding and appreciation of the site and the history it represents.</p> <p>Installation of public art and interpretation.</p>	<p>Retention and interpretation of heritage and cultural values provides increased appreciation of the property and its history as measured by property user surveys.</p>
<i>Total Asset Management – Land and Building Management, Maintenance and CAPEX</i>		
<p>To provide professional, efficient management of Crown Reserve, Council Managed parks, sportsgrounds, natural areas and general community use properties.</p>	<p>Regular visitation and condition assessments.</p>	<p>Measured against contract KPIs.</p> <p>Internal business unit users, public and tenant surveys.</p> <p>Audits.</p>
<p>Provide professional management of all buildings and structures within parks and sportsgrounds, natural areas and on general community land.</p>	<p>Regular visitation and condition assessments.</p>	<p>Measured against contract KPIs.</p> <p>Internal business unit users, public and tenant surveys.</p>
<p>To provide clean, well-maintained parks, sportsgrounds, natural areas and general community use properties.</p> <p>Reduce the occurrence of vandalism and graffiti, and repair promptly.</p> <p>Reduce the amount of littering and encourage recycling.</p>	<p>Maintenance programs carried out in accordance with maintenance specifications.</p> <p>Repair vandalism or graffiti within 24 hours where possible.</p> <p>Provide waste and recycling bins to cater for public use.</p> <p>Regular waste and recycling collection to minimise litter.</p> <p>Remove litter overflow regularly.</p>	<p>Positive comments received by Council.</p> <p>Maintain records of public comments in relation to parks.</p> <p>Regular review of register to guide future directions.</p>

Objectives and performance targets of the plan with respect to the land s.36 (b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d)
<i>Total Asset Management – Land and Building Management, Maintenance and CAPEX</i>		
Asset Management Plans for each Council Managed Crown Reserve park, sportsground, natural area and general community use property.	Life cycle approach to management.  Sustainable funding models.  Service delivery.	Business systems measuring integrated asset management actions.
<i>Access and Circulation</i>		
<p>To provide safe and improved access to the parks, sportsgrounds, natural areas and general community use properties for pedestrians and cyclists.</p> <p>To ensure access to and within parks, sportsground and natural areas and general community use land for people with disabilities.</p>	<p>Park, Sportsground, Natural Area and General Community Use property upgrades, refurbishments and/or improvement works to consider and include improvements to public access and ensure appropriate connections with surrounding developments.</p> <p>Proposed ramps, stairs and pathways to comply with relevant Council and BCA requirements consistent with Australian Standard AS 1428, Council's Walking and Cycling Accessibility Plan and Inclusion Action Plan.</p>	Increased local use of parks, sportsgrounds, natural areas and general community use properties measured by survey, observation and public comments.
<i>Traffic and Parking</i>		
To ensure traffic and parking requirements provide a safe environment for park, sportsgrounds, natural areas and general community use property users and do not impact on the amenity of the properties.	<p>Ensure that the use of vehicles, when permitted in parks, sportsgrounds, natural areas and general community use property are regulated and does not affect the normal functioning of these properties for recreational, sporting and community use.</p> <p>Installation of signage preventing vehicles from entering unauthorised areas.</p> <p>Where vehicles are permitted, provide clearly demarked vehicle movement areas and encourage safe driver behaviour.</p>	<p>Reduced pedestrian, cyclist and vehicle conflicts.</p> <p>Improved public safety.</p>

Objectives and performance targets of the plan with respect to the land s.36 (b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d)
<i>Natural Environment</i>		
<p>To maintain and enhance the ecology and health of parks and natural areas, including flora, fauna, wetland and watercourses.</p> <p>To maintain, protect and improve the health of identified significant trees, understory, native grasses and surrounding street trees, and improve soil health.</p> <p>To ensure access is appropriately controlled to any environmentally sensitive areas.</p>	<p>Develop and implement Tree Management Plans for key sites and implement recommendations.</p> <p>Develop and implement a native vegetation planting program to provide additional habitat for local fauna.</p> <p>Environmentally sensitive areas identified and appropriate access control measures implemented.</p>	<p>Improved health of existing trees, understory and natural grasses, and successful establishment of new trees as measured by qualified survey on a regular basis.</p> <p>Measurement and monitoring of native vegetation and habitat.</p> <p>Water quality monitoring of wetland and watercourses.</p> <p>Compile and review list of environmentally sensitive areas and control measures regularly inspected.</p>
<i>Environmentally Sustainable Principles</i>		
<p>Management of parks, sportsgrounds, natural areas and general community land and buildings to ensure best environmental management practices and principles having regard to environmentally sustainable design, resource use and maintenance.</p>	<ul style="list-style-type: none"> <li>• Energy efficiency.</li> <li>• Water savings.</li> <li>• Waste reduction.</li> <li>• Natural heating and cooling.</li> <li>• Sense of place and local identity.</li> </ul>	<p>Measurement and verification savings plan.</p> <p>Real time measurement.</p> <p>Monthly, Quarterly and Annual performance.</p>
<i>Safety and Risk Management</i>		
<p>Provide safe park, sportsgrounds, natural areas and general community use properties and recreation Facilities.</p>	<p>Park, sportsground, natural area and general community use land improvements to be designed and maintained in accordance with CPTED (Crime Prevention through Environmental Design) principles including:</p> <ul style="list-style-type: none"> <li>• Passive surveillance.</li> <li>• Good sight lines.</li> <li>• Territorial reinforcement and space management.</li> <li>• Lighting.</li> </ul> <p>Seek specialist assistance to review lighting and security for both day and night use.</p>	<p>Works to be in accordance with relevant Australian Standards.</p>

Objectives and performance targets of the plan with respect to the land s.36 (b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d)
<i>Safety and Risk Management</i>		
	<p>Coordination with local police to identify and act on safety issues.</p> <p>Recreation facilities and equipment will be installed and maintained in accordance with relevant Australian standards.</p>	Safe parks, sportsgrounds, natural areas and general community use land with no reported incidents.
<i>Ownership and Tenure</i>		
To ensure that ownership, tenure and permitted use arrangements allow the widest possible community access to parks, sportsgrounds, natural areas and general community use land, and are orientated to mutually compatible recreational, sporting, community and other activities.	All future leases and licences to meet the requirements of the Local Government Act 1993, the Crown Land Management Act 2016 and Native Title Act 1993.	Type and extent of licencing and leasing as measured by record keeping, survey and observation.

## 8 List of Tables

1. **Structure of this Plan of Management.**
2. **Contents of a Plan of Management for Community Land.**
3. **Requirements of the Local Government Act for Community Land Management.**
4. **Guidelines and Core Objectives of Community Land Categorised as Park, Sportsground and General Community Use.**
5. **Management Principles and Objectives for Land Categorised as General Community Use.**
6. **Permissible Uses of Land Categorised as Park, Sportsground and General Community Use.**
7. **Leases, Licences and Other Estates.**
8. **Short Term Uses.**
9. **Performance Targets.**

## 9 List of Figures

1. **Process of preparing this Plan of Management.**

## 10 Appendices

### Appendix A - Crown Land Managed by Council

Map Id.	Reserve No.	Reserve Type	Reserve Name	Mgmtent Type	Manager	Purpose	Legal Description	Initial (LG Act) Category	Gazette Date
1	2533	Reserve	Open Space at Wantabadgery	Council Crown Land Manager	Junee Shire Council	Public Recreation, Public Buildings	Lots 6-10 Section 7 DP 759047 Parish Wantabadgery County Clarendon	General Community Use and Park	20/02/1882
2	27356	Reserve	Illabo Sports Ground	Council Crown Land Manager	Junee Shire Council	Public Recreation	Lot 701 DP 94372 Parish Billabung County Clarendon	Park	26/03/1898
3	33281	Reserve	Bethungra Sports Ground	Council Crown Land Manager	Junee Shire Council	Public Recreation	Lot 31 DP 751396 Parish Bethungra County Clarendon	Park	5/10/1901
4	59362	Reserve	Eurongilly Tennis Courts	Council Crown Land Manager	Junee Shire Council	Public Recreation	Lot 240 DP 751406 Parish Eurongilly County Clarendon	Park and Sportsground	3/12/1926
5	70726	Reserve	Memorial Park, Main Street, Junee	Council Crown Land Manager	Junee Shire Council	Public Recreation	Lots 8-13 Section 2 DP 2004 Parish South Junee County Clarendon	Park	30/10/1942
6	76042	Reserve	Illabo Tennis Courts	Council Crown Land Manager	Junee Shire Council	Public Recreation	Lot 2 Section 9 DP 758533 Parish Billabung County Clarendon	Sportsground	3/07/1953
7	77977	Reserve	Reserve off Worldon Lane	Council Crown Land Manager	Junee Shire Council	Access; Public Recreation	Lot 225 DP 751426 Parish Tenandra County Clarendon	Park	23/09/1955
8	79355	Reserve	Junee Caravan Park and Laurie Daley (formerly Willow Park)/ Loftus Ovals	Council Crown Land Manager	Junee Shire Council	Public Recreation	Lots 156-157 DP 1061900 Parish Junee County Clarendon	General Community Use, Sportsground and Park	1/03/1957
9	83165	Reserve	Resting Place	Council Crown Land Manager	Junee Shire Council	Resting Place	Lot 7001 DP 94400, Lot 7304 DP 1154276 Parish Houlaghan County Clarendon	Natural Area - Bushland	5/05/1961
10	83167	Reserve	Junee Reefs War Memorial	Council Crown Land Manager	Junee Shire Council	War Memorial	Part Lot 126 DP 751409 Parish Houlaghan County Clarendon	Natural Area - Bushland	5/05/1961
11	83926	Reserve	Wallacetown Rest Area	Council Crown Land Manager	Junee Shire Council	Resting Place	Lot 7006 DP 94352 Parish Malebo County Clarendon, Lot 7001 DP 1115410 Parish Wallace County Clarendon	Natural Area - Bushland	20/07/1962
12	84784	Reserve	Coursing Park Tennis Courts	Council Crown Land Manager	Junee Shire Council	Public Recreation	Lot 1 DP 517274 Parish Malebo County Clarendon	Sportsground	6/03/1964
13	94593	Reserve	Corner Waratah and Denison Street, Junee	Council Crown Land Manager	Junee Shire Council	Public Recreation	Lot 10 Section 3 DP 758548 Parish South Junee County Clarendon	Park	10/04/1981
14	620022	Dedication	Illabo War Memorial	Council Crown Land Manager	Junee Shire Council	Monument/ Public Park	Lot 7300 DP 1131273 Parish Billabung County Clarendon	Park	31/10/1919
15	620054	Dedication	Old Junee Cricket Ground	Council Crown Land Manager	Junee Shire Council	Public Recreation	Lot 7010 DP 94341, Lots 189, 191 DP 751414 Parish Junee County Clarendon	Park	11/10/1895

Map Id.	Reserve No.	Reserve Type	Reserve Name	Mgment Type	Manager	Purpose	Legal Description	Initial (LG Act) Category	Gazette Date
16	27146	Reserve	Part of Illabo Cemetery	Council Crown Land Manager	Junee Shire Council	Cemetery	Lot 7011 DP 1073089 Parish Boree County Clarendon	General Community Use	15/01/1898
17	33889	Reserve	Part of Illabo Cemetery	Council Crown Land Manager	Junee Shire Council	Cemetery Extensions; Plantation	Lot 7013 DP 1073090 Parish Boree County Clarendon	General Community Use	22/02/1902

## Appendix B – Individual Property Information Sheets

<b>Reserve Number:</b>	<b>2533</b>
<b>Name of Reserve:</b>	OPEN SPACE AT WANTABADGERY
<b>Legal Description:</b>	Lots 6-10 Section 7 DP 759047 Parish Wantabadgery County Clarendon
<b>Map Id:</b>	I
<b>Site Area:</b>	9,944.36m <sup>2</sup>
<b>Landowner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> </ol>
<b>Property Purpose:</b>	Public Buildings/Public Recreation
<b>Condition of the land and quality of buildings:</b>	RFS Shed Good – well maintained. Open space behind RFS shed is not accessible to the public as it is fenced. Fence removal required.
<b>Heritage:</b>	Not applicable
<b>Available facilities:</b>	Rural Fire Service Shed
<b>LGA Categorisation</b>	General Community Use and Park
<b>Supporting Occupations</b>	Wantabadgery Bushfire Brigade

<b>Reserve Number:</b>	<b>27356</b>
<b>Name of Reserve:</b>	ILLABO SPORTSGROUND
<b>Legal Description:</b>	Lot 701 DP 94372 Parish Billabung County Clarendon
<b>Map Ref:</b>	2
<b>Site Area:</b>	44,357.36m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> <li>3. The plan defining the land in this folio which was prepared for identification purposes is now suitable for title issue. It is not a current plan in terms of Section 7A of the Conveyancing Act 1919.</li> </ol>
<b>Property Purpose:</b>	Public Recreation
<b>Condition of the land and quality of buildings:</b>	Weed control/slashing required – Toilets in useable condition.
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Male and Female toilet/change sheds
<b>Categorisation</b>	Park
<b>Supporting Occupations</b>	Nil

<b>Reserve Number:</b>	<b>33281</b>
<b>Name of Reserve:</b>	BETHUNGRA SPORTS GROUND
<b>Legal Description:</b>	Lot 31 DP 751396 Parish Bethungra County Clarendon
<b>Map Ref:</b>	3
<b>Site Area:</b>	40,837.57m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> </ol>
<b>Property Purpose:</b>	Public Recreation
<b>Condition of the land and quality of buildings:</b>	Good but with some weed infestation. Disused toilet structures in poor condition. Weed control required.
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Nil
<b>Categorisation</b>	Park
<b>Supporting Occupations</b>	Nil

<b>Reserve Number:</b>	<b>59362</b>
<b>Name of Reserve:</b>	EURONGILLY TENNIS COURTS
<b>Legal Description:</b>	Lot 240 DP 751406 Parish Eurongilly County Clarendon
<b>Map Ref:</b>	4
<b>Site Area:</b>	87,970.59m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> </ol>
<b>Property Purpose:</b>	Public Recreation
<b>Condition of the land and quality of buildings:</b>	The "Park" area has been cropped/grazed under licence in the past and is in good condition. Tennis courts themselves are overgrown from lack of use. Fencing and amenities are in a disused state.
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Nil
<b>Categorisation</b>	Park and Sportsground
<b>Supporting Occupations</b>	Nil

<b>Reserve Number:</b>	<b>70726</b>
<b>Name of Reserve:</b>	MEMORIAL PARK, MAIN STREET, JUNEE
<b>Legal Description:</b>	Lots 8-13 Section2 DP 2004 Parish South Junee County Clarendon
<b>Map Ref:</b>	5
<b>Site Area:</b>	4,850.59m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> </ol>
<b>Property Purpose:</b>	Public Recreation
<b>Condition of the land and quality of buildings:</b>	Good - well maintained. Playground equipment is aged with upgrade required.
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Picnic and BBQ facilities, Rose Arbour, Water Fountain and Children's playground, Public Toilet
<b>Categorisation</b>	Park
<b>Supporting Occupations</b>	Nil

<b>Reserve Number:</b>	<b>76042</b>
<b>Name of Reserve:</b>	ILLABO TENNIS COURTS
<b>Legal Description:</b>	Lot 2 Section 9 DP 758533 Parish Billabung County Clarendon
<b>Map Ref:</b>	6
<b>Site Area:</b>	5,979.09m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> </ol>
<b>Property Purpose:</b>	Public Recreation
<b>Condition of the land and quality of buildings:</b>	Good – well maintained.
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Community meeting room, tennis courts with lighting, playground equipment
<b>Categorisation</b>	Sportsground
<b>Supporting Occupations</b>	Nil

<b>Reserve Number:</b>	<b>77977</b>
<b>Name of Reserve:</b>	RESERVE OFF WORLDON LANE
<b>Legal Description:</b>	Lot 225 DP 751426 Parish Tenandra County Clarendon
<b>Map Ref:</b>	7
<b>Site Area:</b>	179,020.86m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> </ol>
<b>Property Purpose:</b>	Access/Public Recreation
<b>Condition of the land and quality of buildings:</b>	Good. No buildings
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Nil
<b>Categorisation</b>	Park
<b>Supporting Occupations</b>	Nil

<b>Reserve Number:</b>	<b>79355</b>
<b>Name of Reserve:</b>	JUNEE CARAVAN PARK AND LAURIE DALEY (FORMERLY WILLOW PARK)/LOFTUS OVALS
<b>Legal Description:</b>	Lots 156 and 157 DP 1061900 Parish Junee County Clarendon
<b>Map Ref:</b>	8
<b>Site Area:</b>	120,892.63m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<p>1. Land excludes minerals (s.171 Crown Lands Act 1989).</p> <p>* 2. Reserve No. 79355 (part) for public recreation vide notification in gov. Gaz. Dated 1.3.1957.</p> <p>* 3. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister. See AA240360.</p> <p>4. AM391187 Lease to RIDESUN Pty Ltd expires: 30/6/2026. Option of renewal: 10 years plus one further Option of 5 years.</p> <p>AN79848 Transfer of Lease AM391187 Lessee now LDL TOURIST PARKS PTY LTD</p> <p>* AP227556 Mortgage of Lease AM391187 to COMMONWEALTH BANK OF AUSTRALIA</p>
<b>Additional Notifications on Title specific to Lot 157 (Junee Caravan Park)</b>	
<b>Property Purpose:</b>	Public Recreation
<b>Condition of the land and quality of buildings:</b>	Good – well maintained.
<b>Heritage:</b>	Nil
<b>Available facilities</b>	3 x Sports ovals, Adventure Playground, Toilets/Change Rooms, Caravan Park, Swimming pool, Public Toilets, BBQ, Caretakers Cottage, Seating, Open Space, Park Dam.
<b>Categorisation</b>	General Community Use, Park and Sportsground
<b>Supporting Occupations</b>	<p>Caravan Park Lease to LDL Tourist Parks Pty Ltd expires 30/6/2026.</p> <p>Caretaker Cottage – Agreement only requiring caretaker duties from 2/5/2016 ongoing. Not registered.</p> <p><b>Note: Any future tenancy agreement is required to include reserve caretaker duties to ensure use of the reserve is consistent with or ancillary to the reserve purpose.</b></p>

<b>Reserve Number:</b>	<b>83165</b>
<b>Name of Reserve:</b>	RESTING PLACE, JUNE REEFS
<b>Legal Description:</b>	Lot 7001 DP 94400, Lot 7304 DP 1154276 Parish Houlaghan County Clarendon
<b>Map Ref:</b>	9
<b>Site Area:</b>	17,546.62m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>June Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> <li>3. The plan defining the land in this folio which was prepared for identification purposes is now suitable for title issue. It is not a current plan in terms of Section 7A of the Conveyancing Act 1919.</li> <li>4. The land excludes the road(s) shown in the Title Diagram.</li> </ol>
<b>Additional Notification on Title Specific to Lot 7304</b>	
<b>Property Purpose:</b>	Resting Place
<b>Condition of the land and quality of buildings:</b>	Good. No buildings
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Nil
<b>Categorisation</b>	Natural Area – Bushland
<b>Supporting Occupations</b>	Nil

<b>Reserve Number:</b>	<b>83167</b>
<b>Name of Reserve:</b>	JUNE REEFS WAR MEMORIAL
<b>Legal Description:</b>	Part Lot 126 DP 751409 Parish Houlaghan County Clarendon
<b>Map Ref:</b>	10
<b>Site Area:</b>	120.96m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>June Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> </ol>
<b>Property Purpose:</b>	War Memorial
<b>Condition of the land and quality of buildings:</b>	Good. No buildings. Not fenced. Forms part of reserve surrounding it.
<b>Heritage:</b>	In 2007 the Memorial was removed, refurbished and relocated to its current location in front of the June Reefs Hall.
<b>Available facilities</b>	Nil
<b>Categorisation</b>	Natural Area - Bushland
<b>Supporting Occupations</b>	Nil

<b>Reserve Number:</b>	<b>83926</b>
<b>Name of Reserve:</b>	WALLACETOWN REST AREA
<b>Legal Description:</b>	Lot 7006 DP 94352 Parish Malebo County Clarendon Lot 7001 DP 1115410 Parish Wallace County Clarendon
<b>Map Ref:</b>	11
<b>Site Area:</b>	43,168.53m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> <li>3. The plan defining the land in this folio which was prepared for identification purposes is now suitable for title issue. It is not a current plan in terms of Section 7A of the Conveyancing Act 1919.</li> </ol>
<b>Additional Notification on Title Specific to Lot 7006</b>	
<b>Property Purpose:</b>	Resting Place
<b>Condition of the land and quality of buildings:</b>	Good - Regularly maintained
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Toilet, Picnic and Parking Amenities
<b>Categorisation</b>	Natural Area - Bushland
<b>Supporting Occupations</b>	Nil

<b>Reserve Number:</b>	<b>84784</b>
<b>Name of Reserve:</b>	COURSING PARK TENNIS COURTS
<b>Legal Description:</b>	Lot 1 DP 517274 Parish Malebo County Clarendon
<b>Map Ref:</b>	12
<b>Site Area:</b>	5,398.22m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. Land excludes minerals - See Crown Grant.</li> <li>2. K149221 Land excludes minerals - (Sec.141 of the Public Works Act, 1912).</li> <li>3. The land is a reserve within the meaning of Part 5 of The Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister.</li> </ol>
<b>Property Purpose:</b>	Public Recreation
<b>Condition of the land and quality of buildings:</b>	Poor - Tennis courts (4) are overgrown from lack of use, fencing, court lighting, amenities and play equipment are in a disused state. Weed control required.
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Tennis Courts and Shed, Male and Female Toilets, ancient play equipment
<b>Categorisation</b>	Sportsground
<b>Supporting Occupations</b>	Nil

<b>Reserve Number:</b>	<b>94593</b>
<b>Name of Reserve:</b>	CORNER WARATAH AND DENISON STREET, JUNEE
<b>Legal Description:</b>	Lot 10 Section 3 DP 758548 Parish South Junee County Clarendon
<b>Map Ref:</b>	13
<b>Site Area:</b>	1,676.68m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> </ol>
<b>Property Purpose:</b>	Public Recreation
<b>Condition of the land and quality of buildings:</b>	Good - regularly maintained. No buildings
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Walking/Cycling pathway
<b>Categorisation</b>	Park
<b>Supporting Occupations</b>	Nil

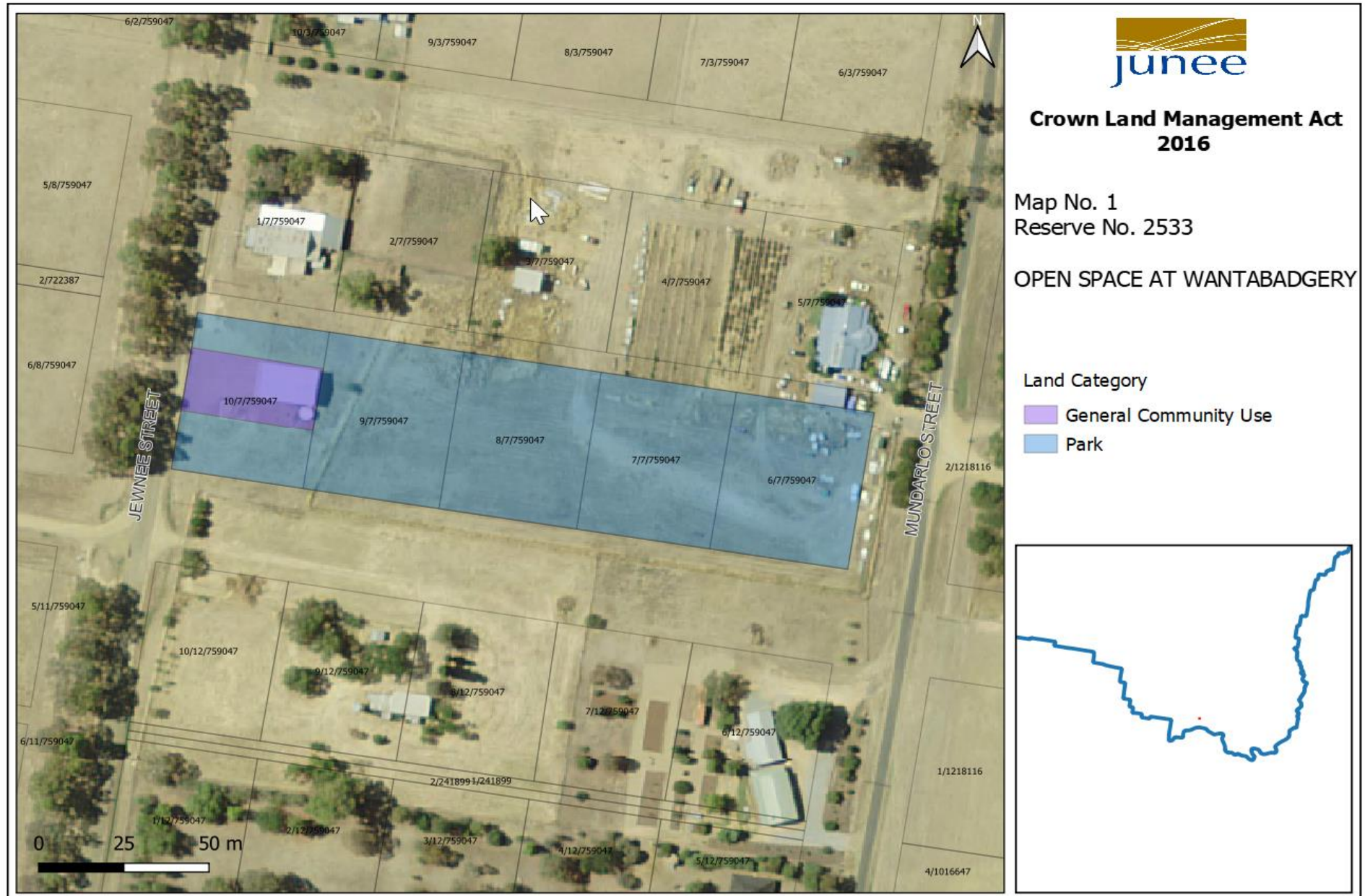
<b>Reserve Number:</b>	<b>620022</b>
<b>Name of Reserve:</b>	ILLABO WAR MEMORIAL
<b>Legal Description:</b>	Lot 7300 DP 1131273 Parish Billabung County Clarendon
<b>Map Ref:</b>	14
<b>Site Area:</b>	1,154.28m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> </ol>
<b>Property Purpose:</b>	Monument/Public Park
<b>Condition of the land and quality of buildings:</b>	Good - well maintained. No buildings
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Nil
<b>Categorisation</b>	Park
<b>Supporting Occupations</b>	Nil

<b>Reserve Number:</b>	<b>620054</b>
<b>Name of Reserve:</b>	OLD JUNEE CRICKET GROUND
<b>Legal Description:</b>	Lot 7010 DP 94341, Lots 189 and 191 DP 751414 Parish Junee County Clarendon
<b>Map Ref:</b>	15
<b>Site Area:</b>	156,869.95m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> </ol>
<b>Notification on Title Specific to Lot 7010</b>	<ol style="list-style-type: none"> <li>3. The plan defining the land in this Folio which was prepared for identification purposes is now suitable for Title issue. It is not a current plan in terms of Section 7A of the Conveyancing Act 1919.</li> <li>4. The land is dedicated for a public purpose.</li> </ol>
<b>Property Purpose:</b>	Public Recreation
<b>Condition of the land and quality of buildings:</b>	Weed control needed. Toilet in disrepair
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Nil
<b>Categorisation</b>	Park
<b>Supporting Occupations</b>	Nil

<b>Reserve Number:</b>	<b>27146</b>
<b>Name of Reserve:</b>	PART OF ILLABO CEMETERY
<b>Legal Description:</b>	Lot 7011 DP 1073089 Parish Boree County Clarendon
<b>Map Ref:</b>	16
<b>Site Area:</b>	14,771.67
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	General Community Use
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that act, which may require consent of the Minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> <li>3. The plan defining the land in this folio which was prepared for identification purposes is now suitable for title issue. It is not a current plan in terms of Section 7A of the Conveyancing Act 1919.</li> </ol>
<b>Property Purpose:</b>	Cemetery
<b>Condition of the land and quality of buildings:</b>	Good. No buildings
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Nil
<b>Categorisation</b>	General Community Use
<b>Supporting Occupations</b>	Nil

<b>Reserve Number:</b>	<b>33889</b>
<b>Name of Reserve:</b>	PART OF ILLABO CEMETERY
<b>Legal Description:</b>	Lot 7013 DP 1073090 Parish Boree Country Clarendon
<b>Map Ref:</b>	17
<b>Site Area:</b>	7,612.37m <sup>2</sup>
<b>Land Owner:</b>	Crown
<b>LGA 1993 Classification:</b>	Community Land
<b>Junee Shire Council or Other Interests:</b>	<ol style="list-style-type: none"> <li>1. The land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the minister.</li> <li>2. Limited Title. Limitation pursuant to section 28T(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> <li>3. The plan defining the land in this folio which was prepared for identification purposes is now suitable for title issue. It is not a current plan in terms of Section 7A of the Conveyancing Act 1919.</li> </ol>
<b>Property Purpose:</b>	Cemetery Extensions and Plantation
<b>Condition of the land and quality of buildings:</b>	Good. No buildings
<b>Heritage:</b>	Nil
<b>Available facilities</b>	Nil
<b>Categorisation</b>	General Community Use
<b>Supporting Occupations</b>	Nil

## Appendix C - Land Identification Maps





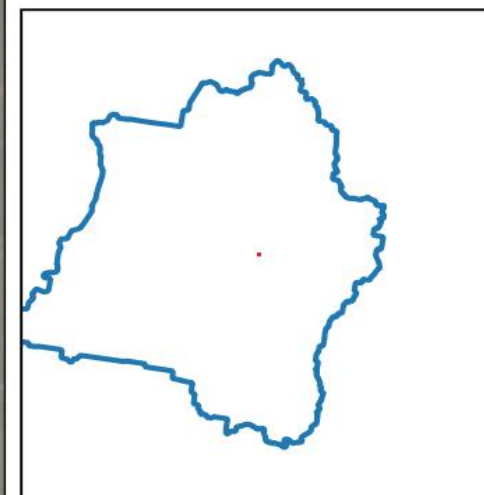
## Crown Land Management Act 2016

Map No. 2  
Reserve No. 27356

ILLABO SPORTSGROUND

Land Category

Park






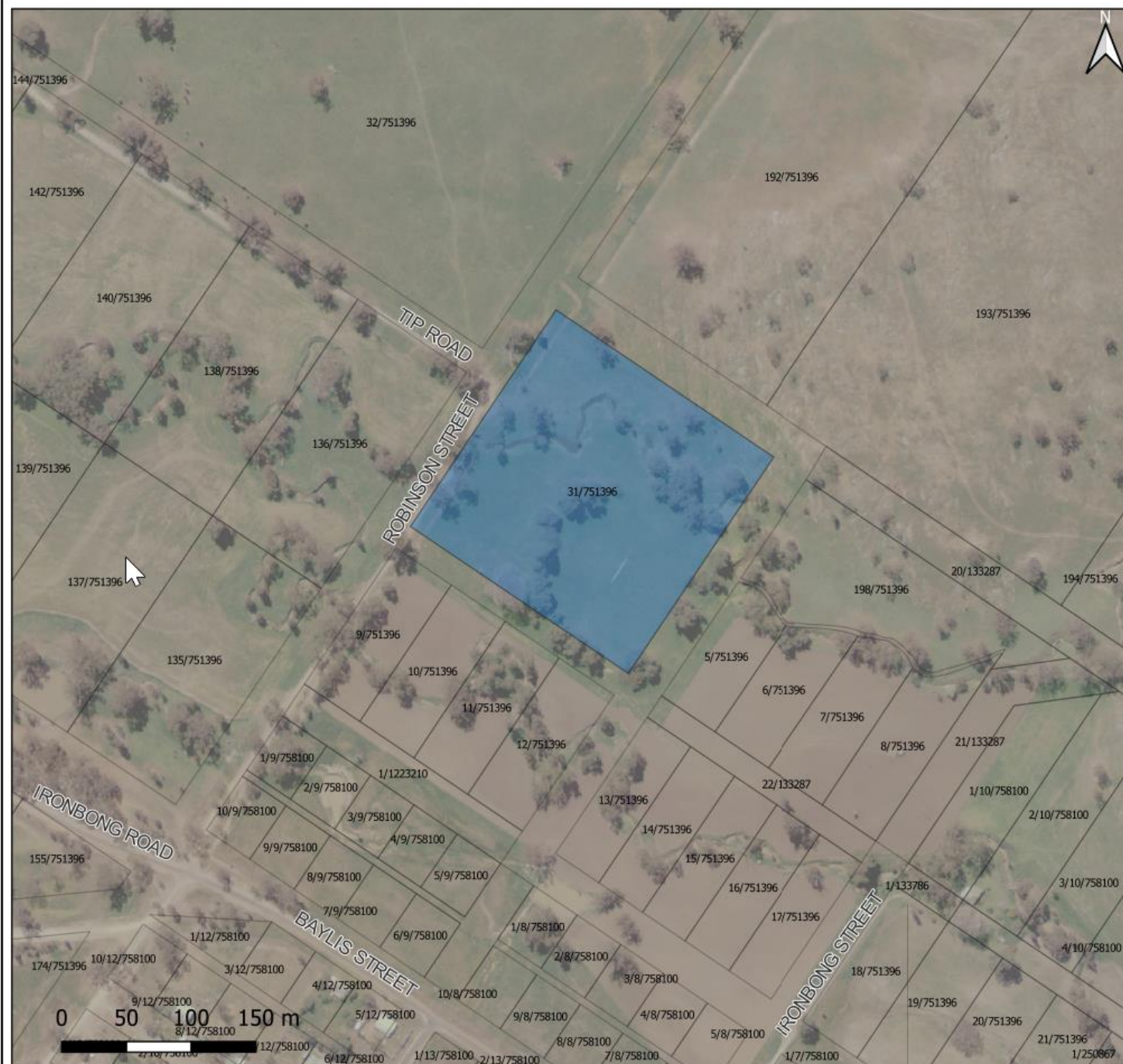
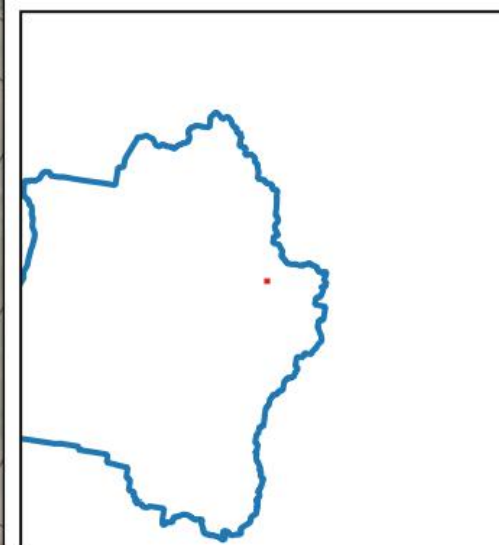
**Crown Land Management Act  
2016**

Map No. 3  
Reserve No. 33281

BETHUNGRA SPORTSGROUND

Land Category

 Park






**Crown Land Management Act  
2016**

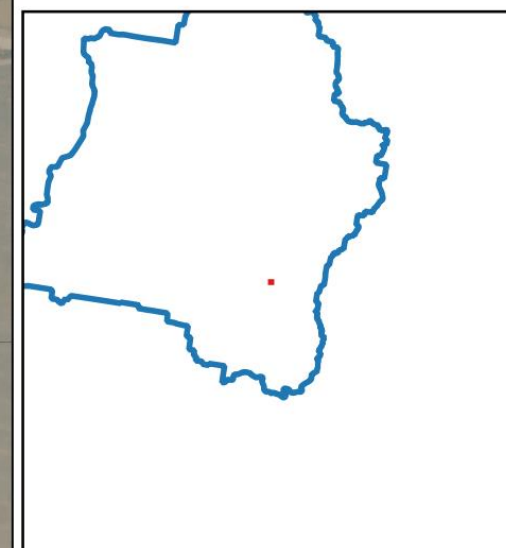
Map No. 4  
Reserve No. 59362

EURONGILLY TENNIS COURTS

Land Category

 Park

 Sportsground




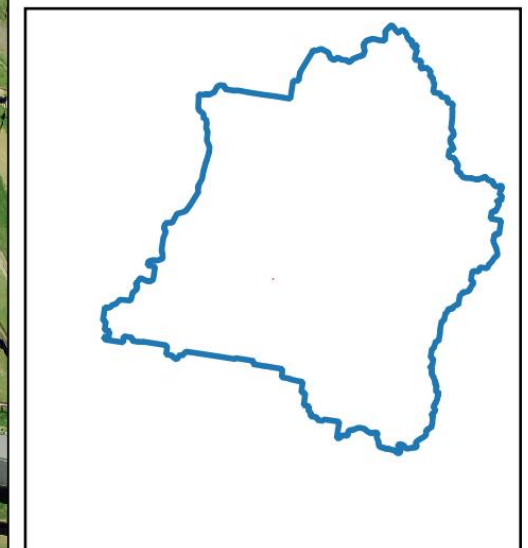


Map No. 5  
Reserve No. 70726

MEMORIAL PARK  
MAIN STREET  
JUNEE

Land Category

 Park





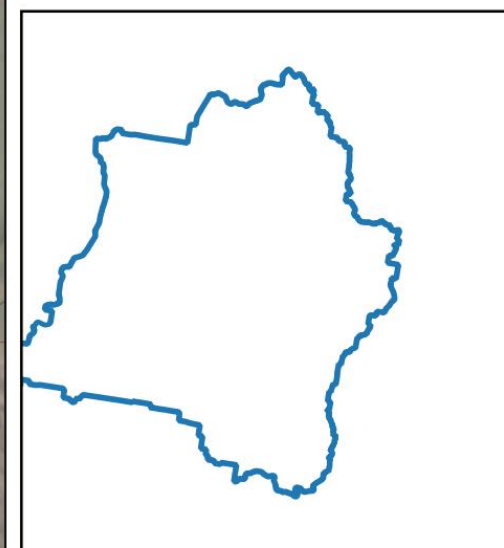
## Crown Land Management Act 2016

Map No. 6  
Reserve No. 76042

ILLABO TENNIS COURTS

Land Category

 Sportsground






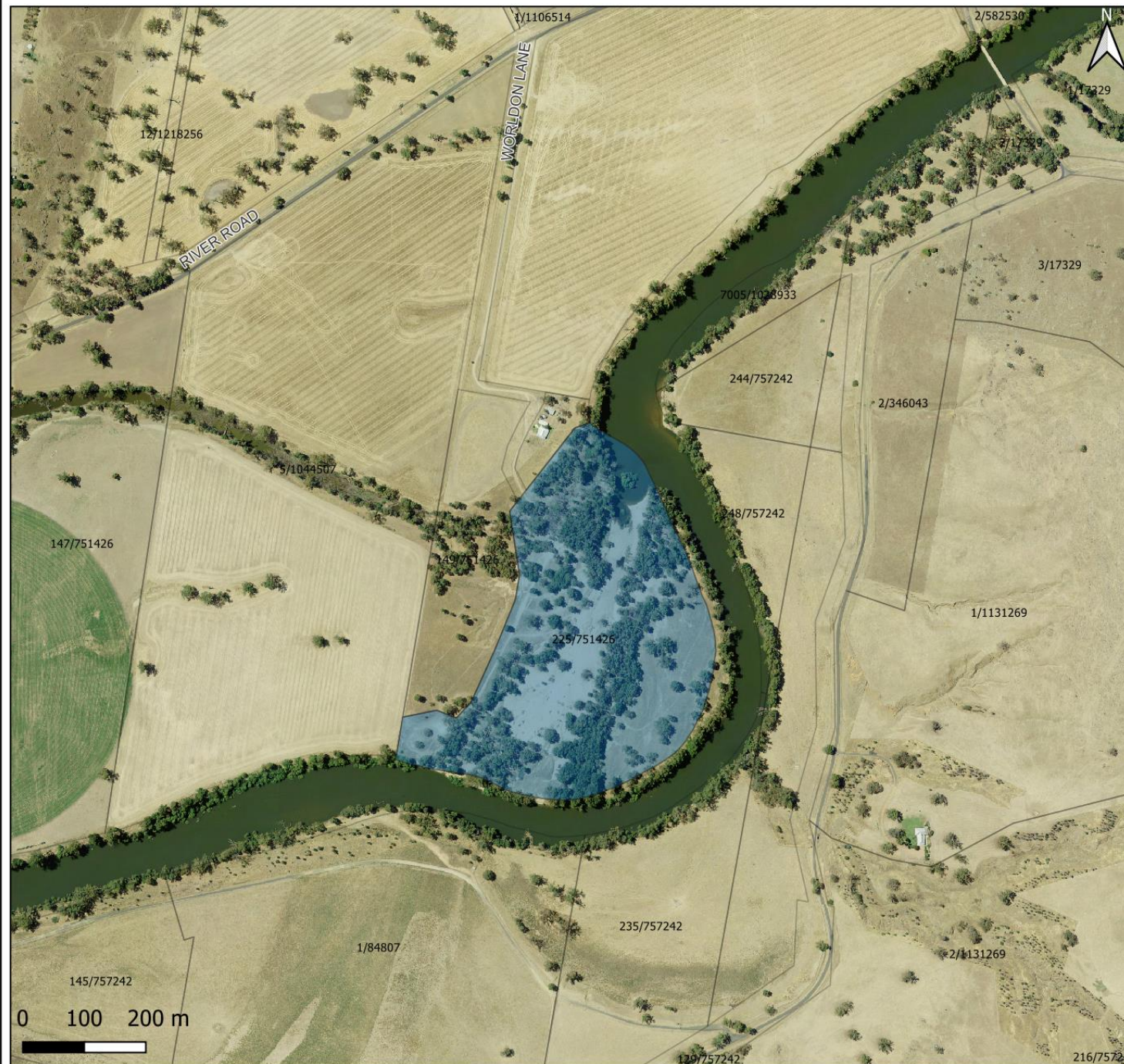
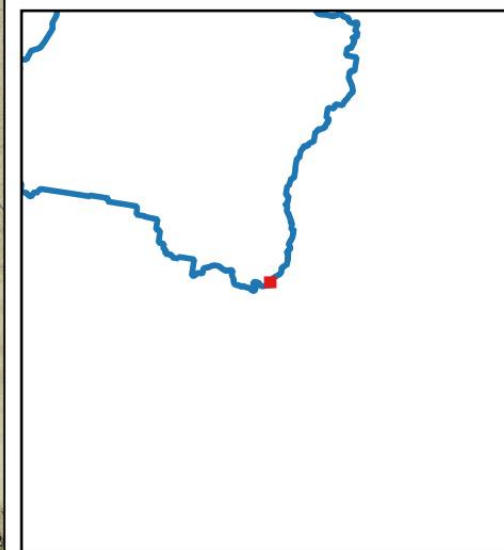
# Crown Land Management Act 2016

Map No. 7  
Reserve No. 77977

RESERVE OFF WORLDON LANE

Land Category

 Park





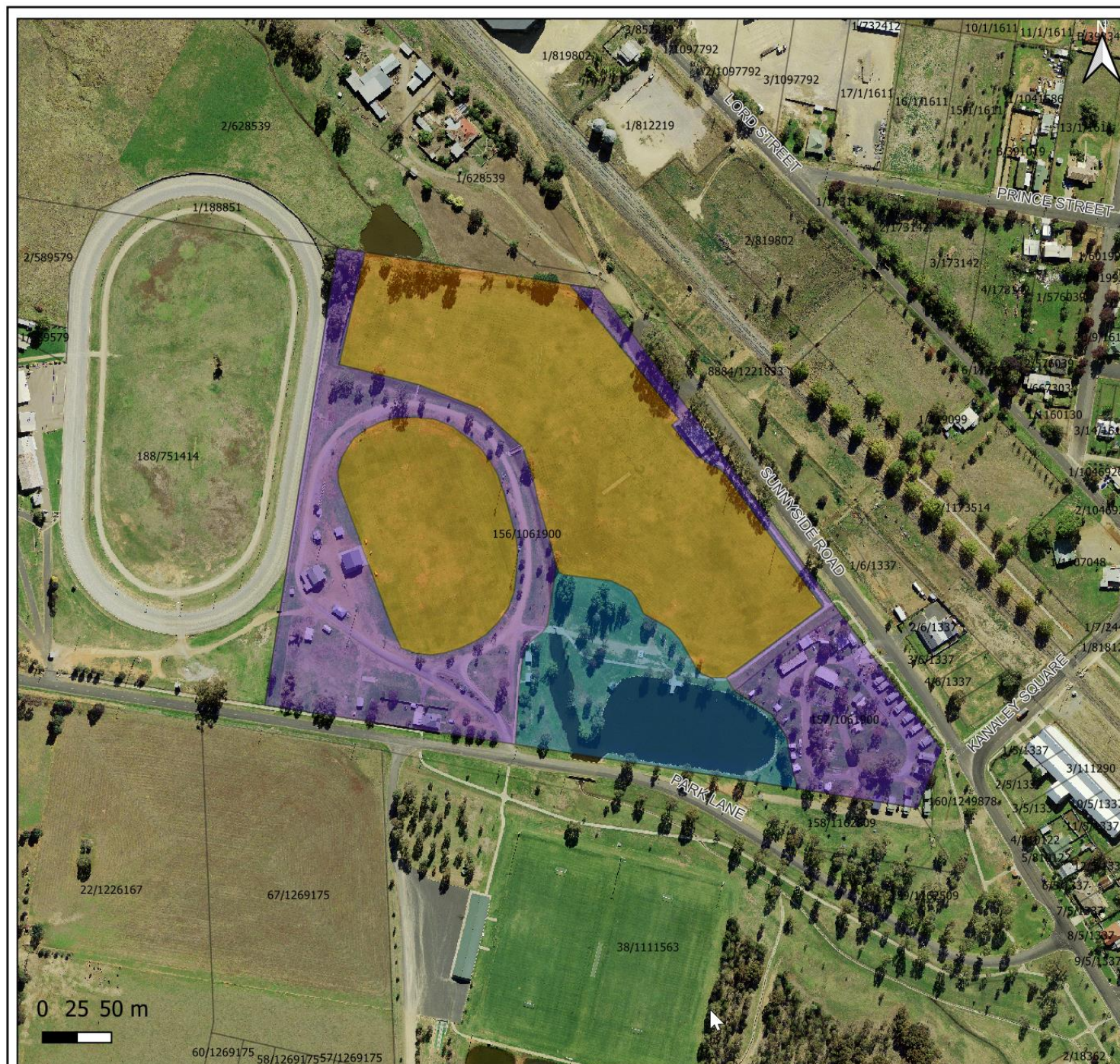
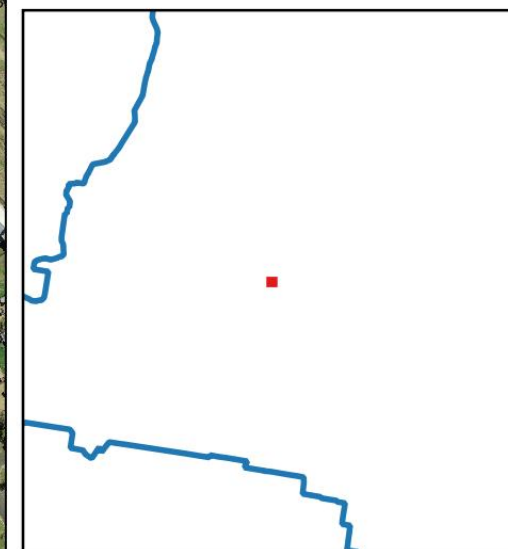
# Crown Land Management Act 2016

Map No. 8  
Reserve No. 79355

JUNEE CARAVAN PARK AND  
LAURIE DALEY (FORMERLY  
WILLOW PARK)/LOFTUS OVALS

## Land Category

- General Community Use
- Park
- Sportsground





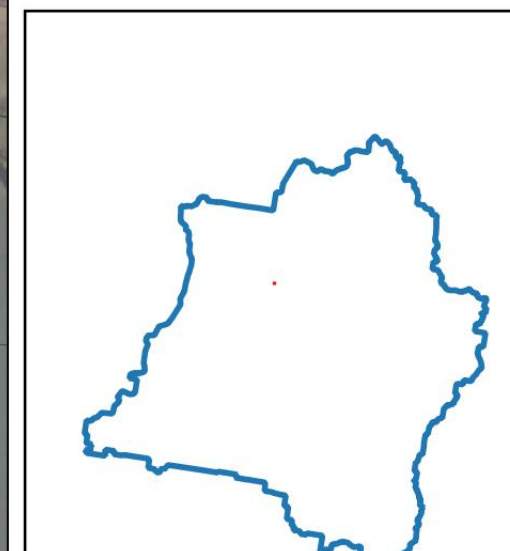
## Crown Land Management Act 2016

Map No. 9  
Reserve No. 83165

RESTING PLACE  
JUNEE REEFS

Land Category

 Natural Area - Bushland





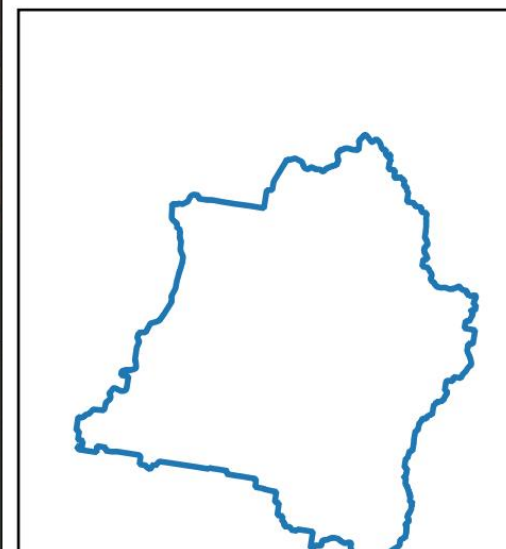
# Crown Land Management Act 2016

Map No. 10  
Reserve No. 83167

(FORMERLY) JUNE REEFS WAR  
MEMORIAL

Land Category

 Natural Area - Bushland





## Crown Land Management Act 2016

Map No. 11  
Reserve No. 83926

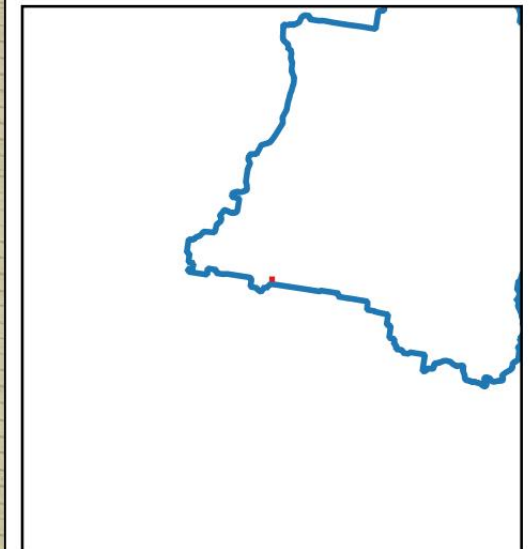
### WALLACETOWN REST AREA

Land Category

 Natural Area - Bushland



0 50 100 150 m





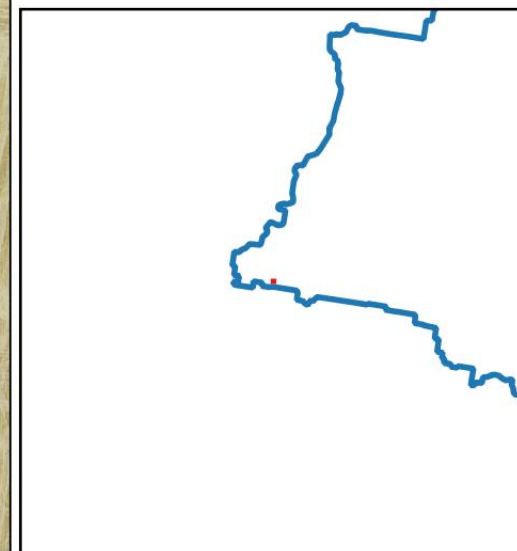
**Crown Land Management Act  
2016**

Map No. 12  
Reserve No. 84784

**COURSING PARK TENNIS  
COURTS**

Land Category

 Sportsground




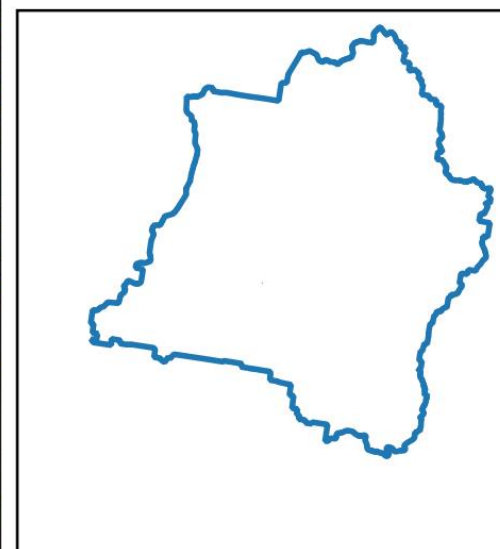


Map No. 13  
Reserve No. 94593

CORNER WARATAH AND  
DENISON STREETS

Land Category

 Park






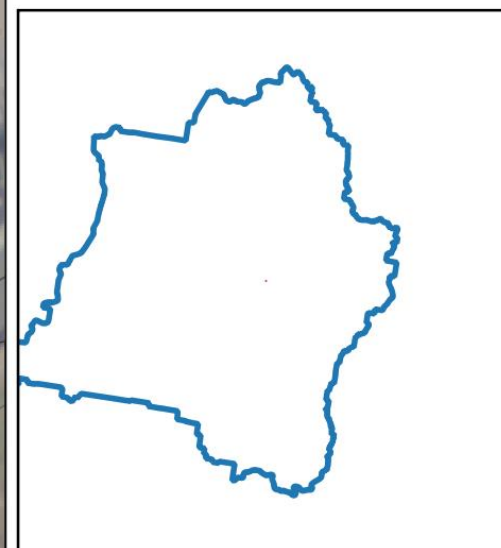
# Crown Land Management Act 2016

Map No. 14  
Reserve No. 620022

ILLABO WAR MEMORIAL

Land Category

 Park






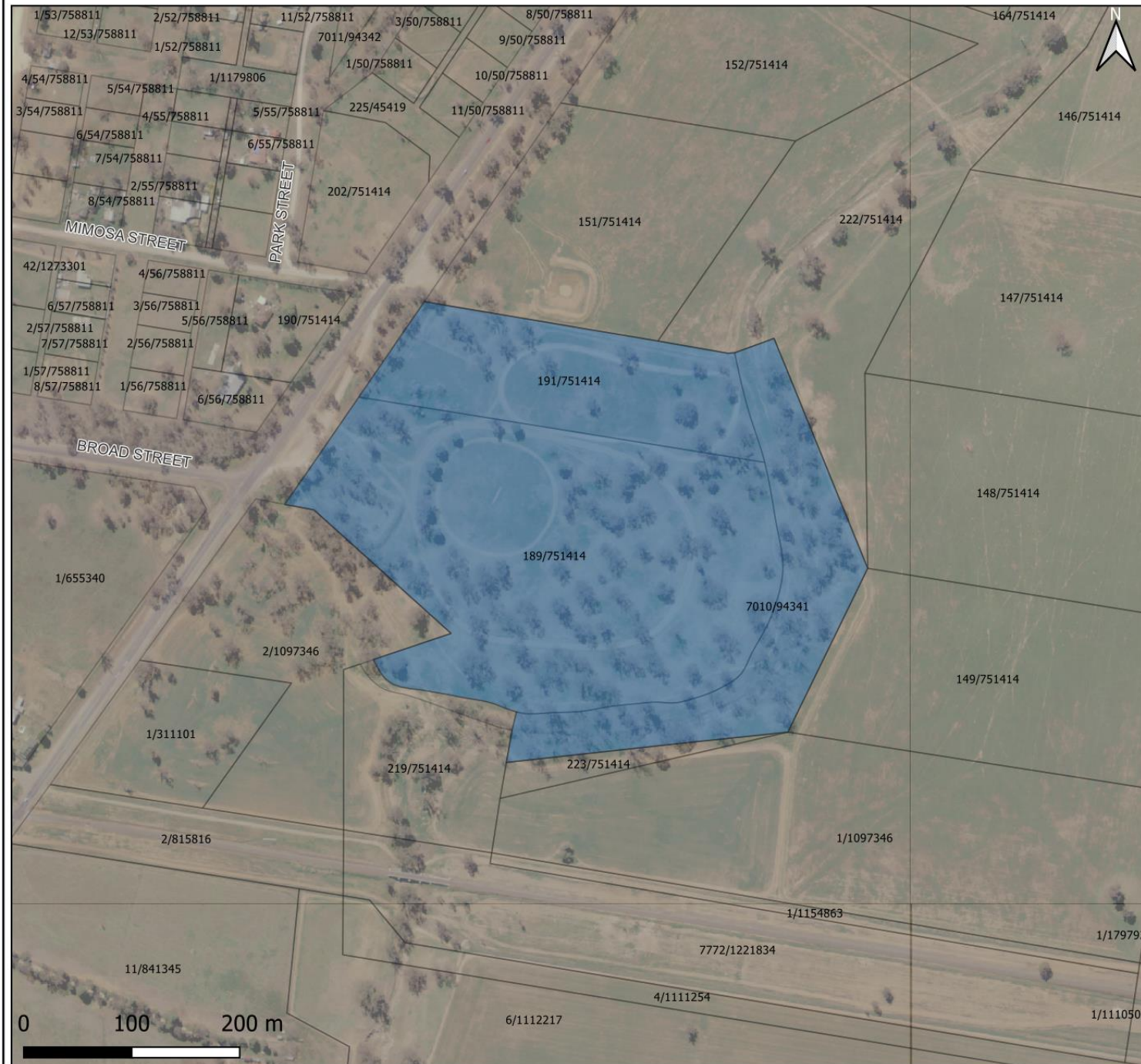
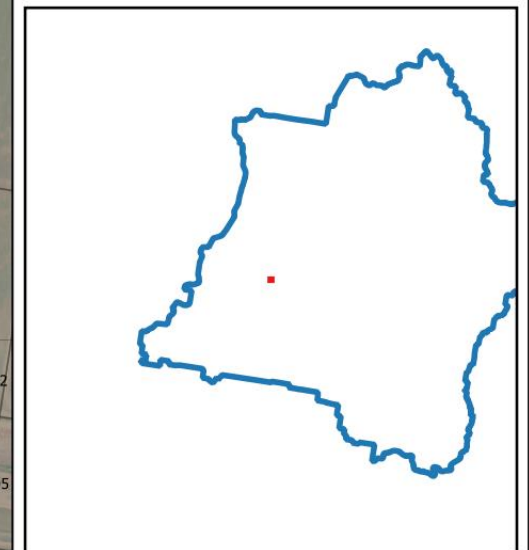
## Crown Land Management Act 2016

Map No. 15  
Reserve No. 620054

OLD JUNE CRICKET GROUND

Land Category

 Park





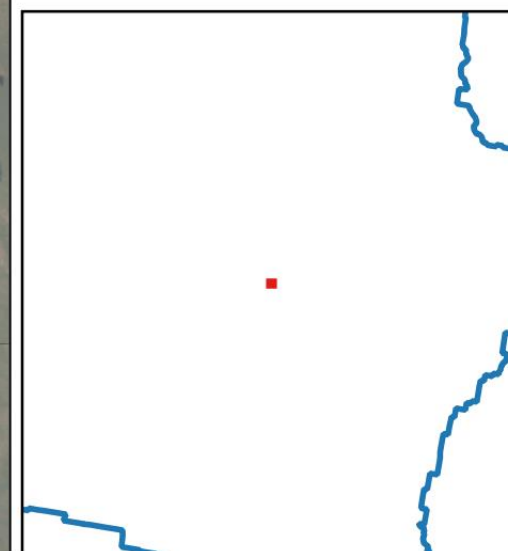
**Crown Land Management Act  
2016**

Map No. 16  
Reserve No. 27146

**PART OF ILLABO CEMETERY**

Land Category

 General Community Use





# Crown Land Management Act 2016

Map No. 17  
Reserve No. 33889

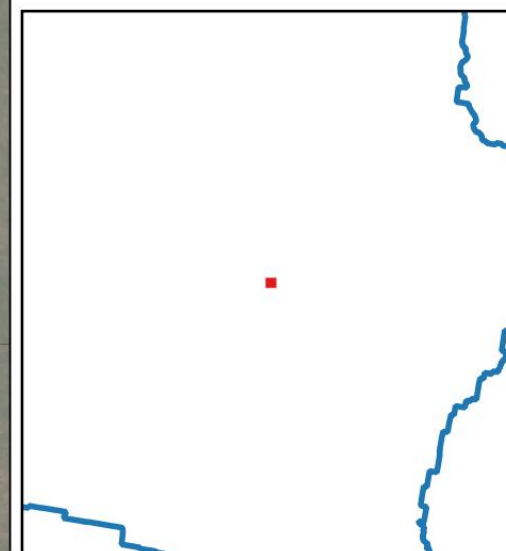
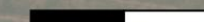
PART OF ILLABO CEMETERY

Land Category

 General Community Use



0 50 100 m



**Item 9                    RIVERINA MURRAY REGIONAL TRANSPORT PLAN**

Author                    Director Engineering Services

Attachments            Attachment 1 - TfNSW Roadshow Power Point Presentation  
Attachment 2 – Draft Transport Study Project Update

---

**RECOMMENDATION:**

***That Council receive this report on the Riverina Murray Regional Transport Plan.***

---

**SUMMARY**

Transport for New South Wales (TfNSW) have commenced discussions with Councils across the Murray and Riverina Region including Junee Shire Council on the preparation of the Riverina Murray Regional Transport Plan.

The plan is intended to support the State Future Transport Strategy outlining how TfNSW will respond to the transport needs of the Murray Riverina Region, and how it will plan for future regional challenges.

This report provides information on the context, proposed approach and timelines for the preparation of the plan as advised by TfNSW.

**BACKGROUND**

The Future Transport Strategy, forms part of a broader suite of Government strategies and plans guiding integrated land use and infrastructure planning across NSW.

The strategy is aimed at directing how transport for communities will be developed and guides transport investment to achieve mobility for communities and businesses.

The strategy can be accessed via the following link:

<https://www.future.transport.nsw.gov.au/about-strategy>

As part of the broader vision of the strategy to achieve integration with regional transport and land use planning, TfNSW have commenced with the preparation of a Riverina Murray Regional Transport Plan which includes the Junee Local Government Area.

The Riverina Murray Regional Transport Plan, once finalised, is intended as a supporting plan to the Future Transport Strategy.

## GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

The approach proposed by TfNSW to deliver the plan includes the following:

- *Identify and respond proactively to anticipated changes in land use, demographics and travel demand.*
- *Informed through direct engagement and workshops with key internal and external stakeholders.*
- *Provides a transport response to complement NSW Government initiatives, strategies and plans.*
- *Reinforces a whole of Government approach to infrastructure provision, service planning and policy intervention.*
- *Public exhibition of Draft Plan to validate current thinking, and identify gaps and opportunities to address prior to publication of Final Plan.*
- *Identifies opportunities for cross-Government partnering to deliver improved customer outcomes.*

Proposed timelines for delivery of the plan:

- *Council Engagement – Jan-Feb 2023.*
- *Ground truth key issues and opportunities.*
- *Identify gaps in narrative and partnering opportunities.*
- *Public Exhibition of Draft Plan – Mid-2023.*
- *Provides formal opportunity to review and respond to Draft Plan.*
- *Supported by targeted stakeholder briefings.*
- *Release of Final Plan – Late 2023 / Early 2024.*

Attachment I to this report provides further information on the preparation of the Riverina Murray Regional Transport Plan.

## CONSIDERATIONS

Representatives from TfNSW met with Council Officers on the 23 January 2023 to discuss the transport challenges for Junee to inform the plan with consideration being given to the following:

- Population projections and the trend for residing in regional areas, villages and townships.
- Aging population.
- Economic and social connection with Wagga Wagga and other regional centres and cities.
- Impacts of more extreme and frequent weather events on transport and resilience of the transport network to withstand flooding and extended wet weather events.
- Travel connectivity to Wagga Wagga, regional centres and cities.
- Public transport services – point to point and custom services.
- Movement of freight in and around Junee including:
  - Olympic Hwy corridor through Junee (including the rail level crossing)
  - heavy vehicle bypass of Junee via Goldfields Way, Old Junee Road and Queen Street
  - Gundagai Road (Gundagai to Junee).
  - Byrnes Road (Edgar Street)
  - internal (internal to Junee) “road freight connectors” from Cox Street (from the intersection of Olympic Highway) to Byrnes Road including Peel Street, Lorne Street, Ducker Street, William Street, as well as the Kemp Street bridge connection from the Olympic Highway
- Opportunities for higher productivity vehicles and last mile issues.
- Posted speed limits particularly through towns, villages and high risk intersections.
- Infrastructure for electric vehicles – charging stations no further than 100km apart.

## GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

- Cycleways linking regional and rural towns and villages – example: cyclists riding b/w Wagga and Junee.
- Impacts of the Inland Rail project – both positive and negative.
- Distribution and expansion of funding opportunities for upgrades to the transport network to include ongoing maintenance and operations - funding generally limited to capital upgrades that often imposes higher levels of maintenance and associated costs on Councils.
- Coordination of upgrades to the transport network to be inclusive of State Regional and Local Roads - not done in isolation creating connectivity issues.

Copies of the Draft Junee Traffic Study and REROC Regional Freight Transport Plan were also provided to TfNSW to help inform Riverina Murray Regional Transport Plan.

The Draft Junee Traffic Study was considered by Council at its meeting held in September 2022 and placed on public exhibition. The public exhibition process included advertisements in both the local printed media and via social media along with letters being sent directly to key stakeholders including the local transport businesses and the relevant Government agencies.

Attachment 2 to this report provides an update on the project to finalise the Junee Traffic Study.

### CONCLUSION

Ongoing engagement in the development of the Riverina Murray Regional Transport Plan TfNSW provides Council with the opportunity to raise local and regional transport issues and hopefully link and align these issues with both regional and State transport planning, in particular some of the road safety issues identified in the Draft Traffic Study for Junee.



# **JUNEE SHIRE COUNCIL**

## **ATTACHMENT TO ITEM 9**

**21 FEBRUARY 2023**

# Riverina Murray Regional Transport Plan

Council Engagement  
January 2023

Mark Hannan – Director, South & West Regions, TfNSW  
Noah van Raaphorst-King – Project Lead, TfNSW  
Rose Badger – Transport Planner, TfNSW

[transport.nsw.gov.au](https://transport.nsw.gov.au)

# Riverina Murray Regional Transport Plan

1	Context
2	Approach
3	Project Timelines
4	Key Contacts
5	Discussion

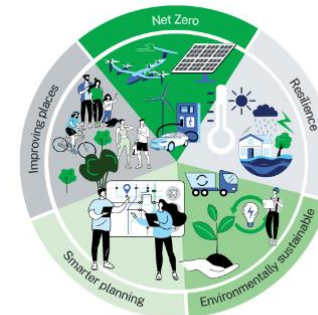


# Regional Transport Plans – Context

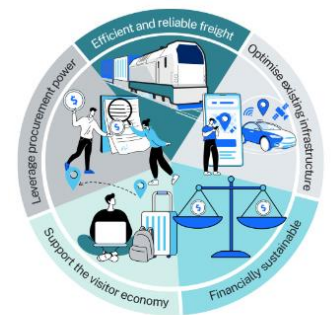
- Supporting Plan to Future Transport Strategy
- Detail short, medium and long-term initiatives that in combination, support the bespoke transport vision for the region
- Provides a transport response to key trends, issues and opportunities projected to influence the region over the next 20 years
- Examples may include anticipated changes to demographics, travel demand, customer need, significant infrastructure interventions (e.g. Inland Rail, Special Activation Precincts, REZs, etc.), climate
- Clear focus on aligning Plan initiatives with three FT strategic outcomes – greater modal choice, safer journeys, successful places, improved freight efficiencies, an emissions-free transport network, a thriving visitor economy, enhanced network resilience
- Underpinned by a robust data baseline to ensure progress can be tracked and benefits realised



Connecting our customers

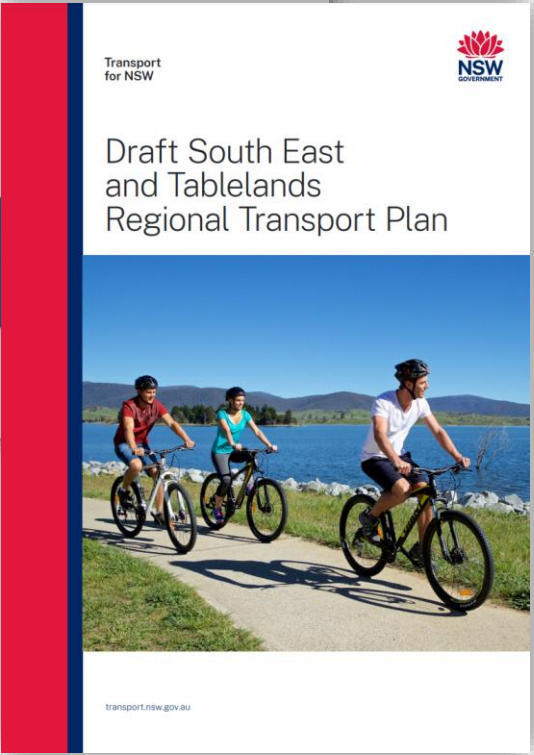
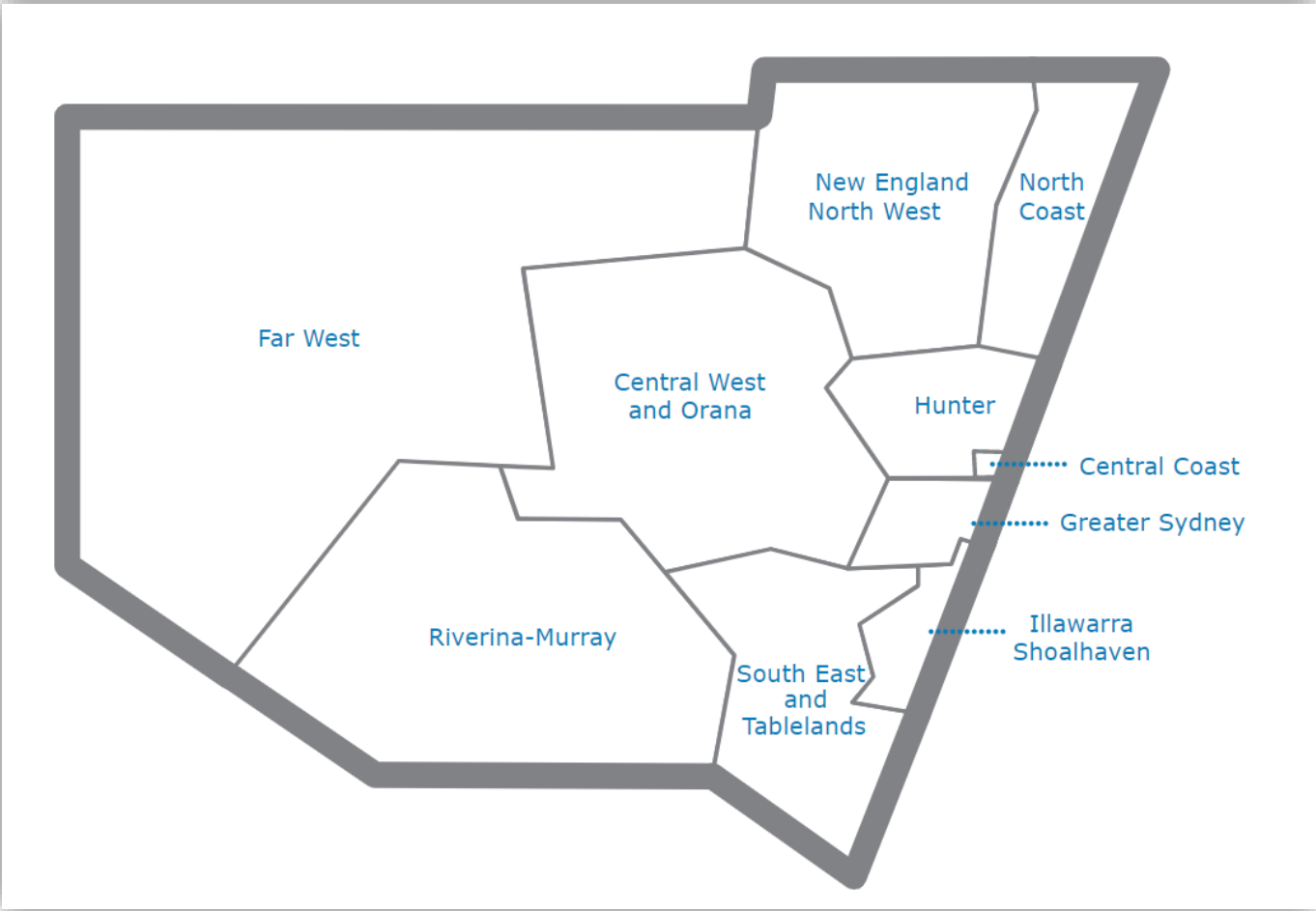


Successful places



Enabling economic activity

# Regional Transport Plans – Context



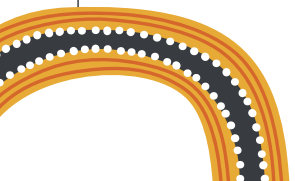
# Regional Transport Plans – Approach

- Enables Transport for NSW to respond proactively to anticipated changes in land use, demographics and travel demand
- Informed through direct engagement and workshops with key internal and external stakeholders
- Provides a transport response to complementary NSW Government initiatives, strategies and plans
- Reinforces a whole of Government approach to infrastructure provision, service planning and policy intervention
- Uses public exhibition of Draft Plan to validate current thinking, and identify gaps and opportunities to address prior to publication of Final Plan
- Identifies opportunities for cross-Government partnering to deliver improved customer outcomes



# RM RTP – Project Timelines

- Council Engagement – Jan-Feb 2023
  - Ground truth key issues and opportunities
  - Identify gaps in narrative and partnering opportunities
- Public Exhibition of Draft Plan – Mid-2023
  - Provides formal opportunity to review and respond to Draft Plan
  - Supported by targeted stakeholder briefings
- Release of Final Plan – Late 2023 / Early 2024
- Plan refresh will be undertaken every five years

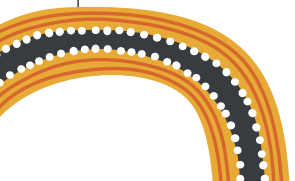
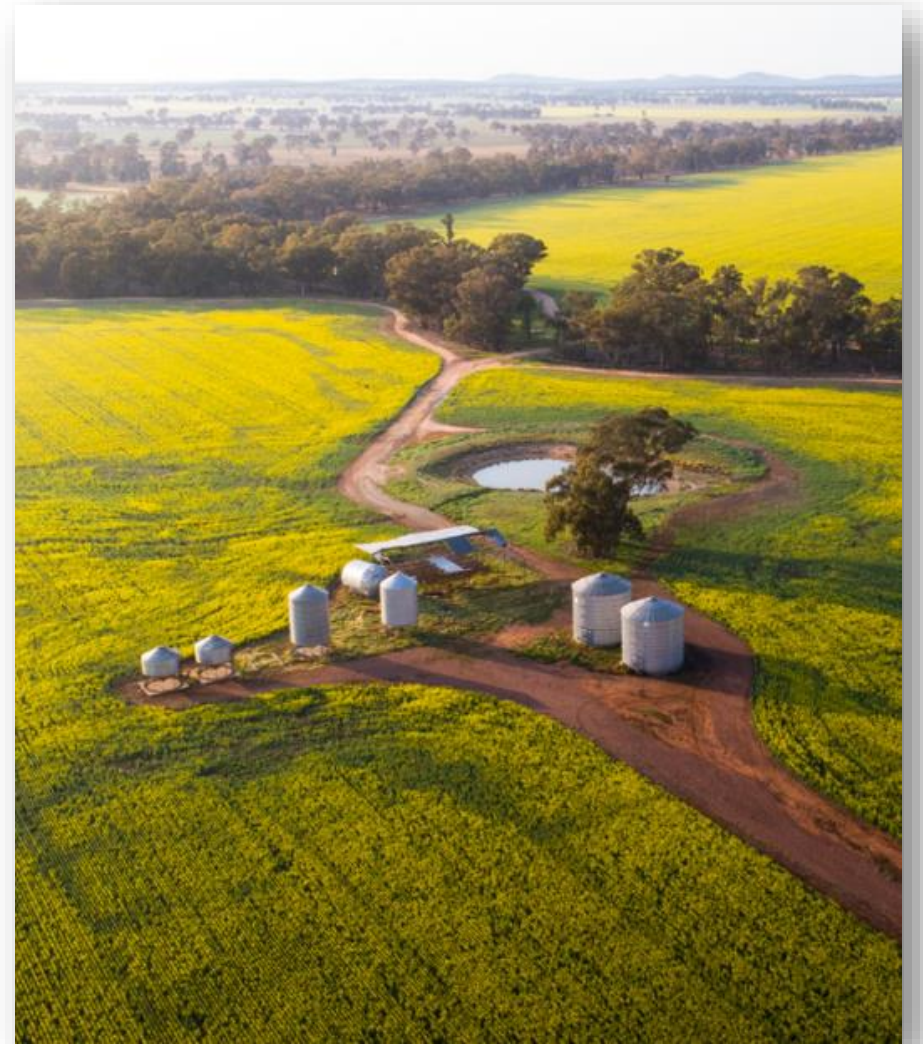


# RM RTP – Key Contacts

Project Lead – Riverina Murray Regional Transport Plan

Transport Planner– Riverina Murray Regional Transport Plan

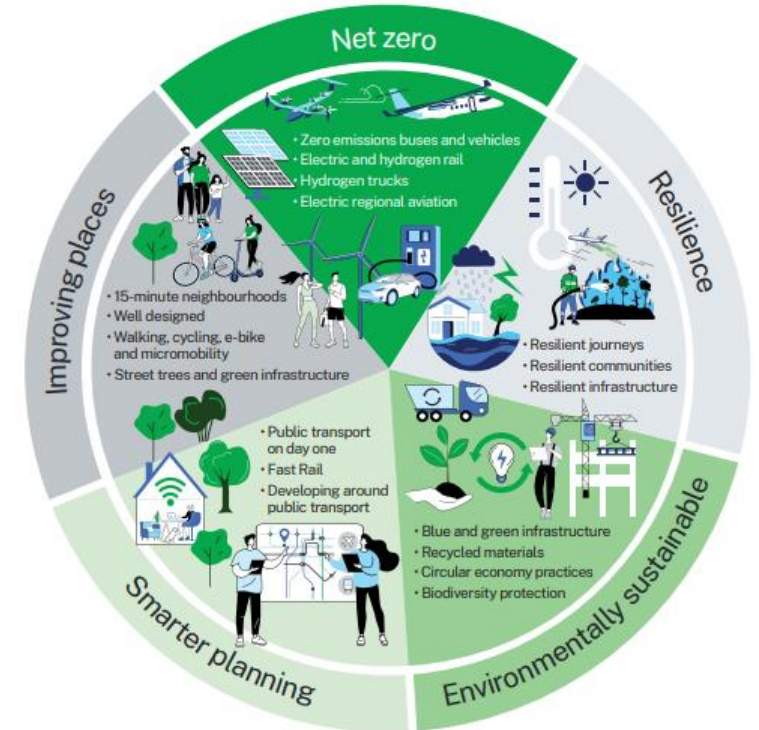
Planning for Places Director – South & West Regions



# RM RTP – Successful Places

## *Potential Initiatives for Consideration*

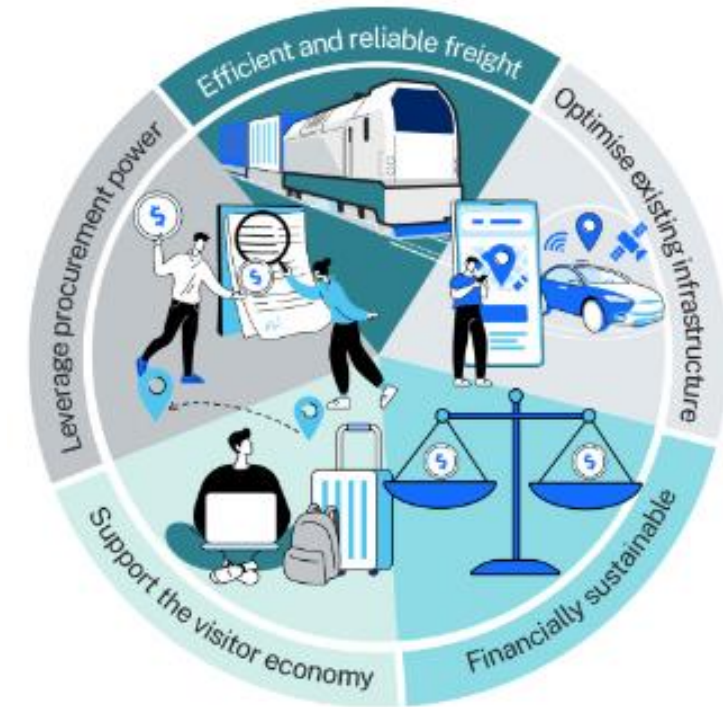
- Work with Councils, DPE and industry partners to ensure new neighbourhoods are walking and cycle-friendly
- Support posted speed limits in town centres that are cognisant of place, and consider both activities and land use beyond the pavement
- Leverage the potential of active transport and micromobility
- Utilise the 'Movement & Place' Framework to support improved transport planning that effectively balances both movement and place needs
- Work with Councils to effectively manage conflict between local demand and through traffic in town centres and high streets
- Collectively address barriers to walking and cycling for short trips
- Partner with Local Government to deliver place-based transport planning solutions for Regional Cities and Strategic Centres – like the Wagga Wagga Transport Plan
- Deliver EV Fast Charging Network across State Road network



# RM RTP – Enabling Economic Activity

## *Potential Initiatives for Consideration*

- Expand access for High Productivity Vehicles – PBS 2B, 3A
- Resolve known freight constraints on key road freight corridors e.g. Sheahan Bridge Upgrade
- Ensure major intermodal facilities (like Wagga Wagga SAP) are complemented with supportive infrastructure and services
- Expand opportunities for hydrogen – like the Hume Hydrogen Highway project
- Identify where additional rest stop facilities are required for all State Roads
- Repurpose redundant road and rail assets for active transport use – like the Tumbarumba to Rosewood Rail Trail
- Support local events with temporary public transport services
- Work with Councils, DPE and industry partners to:
  - protect key road and rail freight corridors from incompatible land uses
  - deliver appropriate first-and-last-mile solutions for improved freight connectivity



## MEMORANDUM

**To: Councillors**

**From: Director Engineering Services**

**Date: 13 December 2022**

**Subject: PROJECT UPDATE**  
**JUNEE FREIGHT AND TRANSPORT PLAN**

---

Dear Councillors

This memo provides an update on the project to finalise the Draft Traffic Study for June.

The study included a review and identification road safety issues associated with the movement of freight through and around the township of June, along with proposed mitigation strategies to improve the movement of freight through June.

### Background

The draft study was considered by Council at its meeting held in September 2022.

Council resolved the following at the meeting:

**11[DES] JUNEE FREIGHT AND TRANSPORT PLAN – DRAFT TRAFFIC STUDY REPORT**

**13.09.22** **RESOLVED** on the motion of Cr P Halliburton seconded Cr M Austin that:

1. Council receive this report on the Draft Traffic Study.
2. Endorse placing the Draft Traffic Study on public exhibition for a minimum of 28 days for public comment and feedback.
3. Endorse undertaking consultation with the local transport industry, business and the relevant State Government Agencies on the Draft Traffic Study.
4. Undertake a Councillor workshop to review the Draft Traffic Study Report and outcomes of the public exhibition and consultation as described in Items 2 and 3 above.
5. Receive a further report to finalise the Traffic Study Report following the completion of Items 2, 3 and 4 as described in the above.

### Report

Following the resolution of Council, the draft study was placed on public exhibition and advertised in both the local printed media and via social media.

Letters were also sent directly to key stakeholders including the local transport businesses and the relevant Government agencies as listed in the table below.

The table also provides a summary of responses received. Copies of the full responses are attached.

## MEMORANDUM



Please note that the responses are considered confidential and not for public dissemination as they contain names of the companies and respondents.

Stakeholder / business	Response summary
June Prime Land (Abattoirs)	<p>Does not agree with some of the conclusions made in the study in particular the prioritisation of the Byrnes Road corridor link to Harefield as medium.</p> <p>Questioned the accuracy of traffic survey and crash data referred to in the report.</p> <p>Suggested inclusions to the study:</p> <ol style="list-style-type: none"> <li>1. Byrnes Road needs to be prioritised as a 'High Priority Site'</li> <li>2. Dual travel lanes should be provided at least one kilometre east and one kilometre west of 2882 Byrnes Road</li> <li>3. The travel speed along these dual lanes should be reduced to 80km /hour and potentially 50km / hour in proximity of the entrance to 2882 Byrnes Road</li> <li>4. Significant upgrade and repair work is required particularly between June township and 2882 Byrnes Road. This work needs to address the roadside drainage issues which appear to regularly impact the standard of the road surface and regularly requires substantial repair.</li> </ol>
Hanlon Enterprises	
June Primary School	
June North Primary School	
NSW Farmers Association June Branch	
NSW Farmers Association Illabo Branch	
June Buses	
Transport for NSW	<p>Transport has reviewed the report and offers the following comments for consideration:</p> <p><b>Section 2.2.1</b> – Active transport – this section could be strengthened through identifying the different types of active transport that is catered for, separating out footpaths, shared paths and dedicated cycleways within the map. This would assist in identifying gaps in the different active transport networks.</p> <p><b>Section 2.2.2.3</b> – Rail – this section appears to relate to passenger services only. To provide clarity to the reader it may be appropriate to refer to the section as Passenger Rail.</p> <p><b>Section 2.3</b> – Figure 2-7 could benefit from an inset of crashes within June town centre. Table 2-5 compares crash severity to NSW, it should be noted that NSW figures would include the Sydney metropolitan area and therefore would be skewing the</p>

## MEMORANDUM



	<p>data and not allowing for a clear comparison against the rural and regional areas of NSW. As a freight focused report, an understanding of crashes involving heavy vehicles may provide further context to identified issues.</p> <p><b>Section 2.4:</b></p> <p>The following information is offered to assist Council. All customer services that currently enter and stop at June Station are as follows:</p> <ul style="list-style-type: none"> <li>• 2 daily XPT rail services to Melbourne</li> <li>• 2 daily XPT rail services to Sydney</li> <li>• 2 times a week XPLOER rail services to Griffith</li> <li>• 2 times a week XPLOER rail services to Sydney</li> <li>• 3 times a week coach services to Canberra</li> <li>• 3 times a week coach services to Wagga Wagga</li> </ul> <p>The report states that Kemp Street bridge is being upgraded to accommodate A-double vehicles. It is Transport's understanding the new bridge will be designed to accommodate a SM1600 traffic loading as per AS5100.2, as opposed to a prescribed vehicle type.</p> <p><b>Section 3.1.1</b> – the effects of COVID-19 and other factors affecting volumes during the traffic survey period are not identified within the report, for example, the 2021 harvest period was severely impacted by wet weather which may have affected traffic volumes and the anticipated increase in heavy vehicle volumes.</p> <p><b>Section 3.2 and 3.3</b> – findings in Section 3.2 and 3.3 should be reviewed for consistency against the Albury to Illabo line.</p> <p><b>Section 4.4</b> – some of the predicted changes in freight movements are subject to Kemp Street being approved for high productivity vehicles. The approval of high productivity vehicles appears to be contingent on upgrades to the adjoining intersections (unfunded) opposed to the upgrade of Kemp Street bridge (funded and being delivered by ARTC).</p> <p><b>Section 5.1</b> - Transport has recently released Future Transport Strategy: Our vision for Transport in NSW.  <a href="https://future.transport.nsw.gov.au/">https://future.transport.nsw.gov.au/</a> This release supersedes Future Transport 2056.</p>
BFB Temora	
June Terminal GrainCorp	<p>Supports the proposal to upgrade the HL Robinson Bridge and Old June Road to enable road trains to access GrainCorps storage and receival site in June.</p> <p>Allowing road train access to the site from Goldfields Way would allow a 23% payload increase for the same number of truck movements.</p> <ul style="list-style-type: none"> <li>• Improves safety and decreased impact on infrastructure as we can move more tonnes with less truck movements</li> </ul>

## MEMORANDUM

	<ul style="list-style-type: none"> <li>• Decrease the cost per tonne for growers to deliver to GrainCorp, increasing the price grain traders pay growers delivering to GrainCorp June due to lower freight costs than with B Doubles</li> <li>• Allows more rail use</li> <li>• Has a positive impact on environmental concerns for the area</li> </ul> <p>The site deals with upto 2,000 truck movements per year outside of harvest and upto 10,000 ex-farm recievals during harvest</p>
ARTC	<p>The Draft Traffic Study has considered the current rail operation of the Main South Line through June, as well as with the proposed future construction and operation of Inland Rail.</p> <p><b>Olympic Highway Level Crossing Crew Changeover</b></p> <p>Prior to the closure of Kemp Street bridge ARTC will investigate opportunities to reduce the duration of closure at this level crossing. ARTC will consult with rail operators and update JSC as this investigation progresses, noting that a potential relocation solution is contingent on being compatible with the network configuration and safety of train crews in the context of an operating rail corridor.</p> <p><b>Connectivity</b></p> <p>ARTC notes that the Draft Traffic Study identifies that increases in train numbers from Inland Rail operations will impact on June. ARTC will continue to monitor and manage the growth of train movements into the future, with a focus on the safe operation of the level crossing, and will maintain engagement with JSC in this regard.</p> <p>With regard to the Kemp Street Bridge replacement, ARTC will further engage with JSC on the design outcomes and design vehicle requirements throughout the detailed design phase of the project, consistent with mitigation measures TT1 and TT6 within the A2I EIS and the arrangements within the proposed Master Inland Rail Development Agreement.</p>
Hart Bros Seeds	

### Next Steps

Before finalising the study and reporting to Council for consideration and adoption, the following will be undertaken:

- undertake a second round of follow ups with the targeted stakeholders that have not yet provided comment on the draft study

## MEMORANDUM

- follow up with the stakeholders that have provided comment to the study to discuss/clarify their comments/feedback
- consideration of comments/feedback and make amendments to the draft study as deemed appropriate using tracked changes
- workshop the updated study and feedback with Councillors prior to referring the finalised report to Council for adoption

At this stage it is intended that the final version of the study will be referred to Council for consideration and adoption in April 2023.

**Item 10 WEED MANAGEMENT – SERVICE REVIEW**

Author Director Engineering Services

Attachments Nil

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**RECOMMENDATION:**

***That Council receive this report and service review on the management of weeds across the Local Government Area.***

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**SUMMARY**

Recognising the potential damaging impacts of weeds on our natural landscape and biodiversity Council continues to actively work on the prevention, eradication and containment of weed infestations across the Local Government Area (LGA).

Weed invasion has the potential to reduce cropping returns and in some cases, eliminate native and introduced pastures. For this reason, it is critically important that weeds which potentially threaten the agricultural production and biodiversity of the Junee LGA are actively and effectively managed.

The mechanisms currently managed through Council to assist with the management of weeds across the LGA include the following:

- Council is a constituent of the Riverina Eastern Noxious Weeds Authority (RENWA) which provides noxious weeds management services to Temora, Coolamon and Junee Shire Councils.
- Active control of weeds as part of the maintenance of recreational facilities including sporting fields and parks and roads.
- As part of the risk management process for undertaking works, the presence of weeds is assessed and controlled to ensure the risks of weed transportation and infestations associated with the works are appropriately managed.

**BACKGROUND**

Weeds can have damaging effects on our natural landscape and biodiversity. They can harm native plants and animals, water catchments and agriculture and can have a negative impact on the economy, human health and recreational activities.

For farmers and landholders, weeds pose a serious risk. Weeds can threaten primary production and biodiversity and can impact market access and agricultural production.

Weed management is an important part of protecting the environment and agriculture industries.

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## GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

On 1 July 2017, the *NSW Biosecurity Act 2015* (the Act) became the primary legislation dealing with weed management in NSW. The Act superseded the *Noxious Weeds Act 1993* and operates on a risk management framework, providing flexibility in the development and implementation of weed management programs at a local level based on the level of risk that a weed poses to the local economy, environment and/or community.

The management of weeds under the Act is a shared responsibility with the State Government Department of Local Land Services is primarily responsible for:

- delivering regional strategic weed management plans
- facilitating and coordinating regional strategic planning
- assisting with education and community outreach programs.

Councils, are responsible for enforcing the *Biosecurity Act* as it relates to weeds, including conducting weed inspections on both public and private land.

However, it is also important to note that landowners and managers are responsible for controlling weeds on their own land.

### CONSIDERATIONS

As described in Councils Policy '*Biosecurity – Weeds Policy*' Council delivers on its obligations under the Act through its membership of the Riverina Eastern Noxious Weeds Authority (RENWA). RENWA is a cooperative arrangement between Junee, Coolamon and Temora Shires to facilitate efficient and cost-effective weed management across the three local government areas.

RENWA's responsibilities are:

- Adhere to Council's invasive weeds policy and weeds strategy.
- Apply for, manage and maintain records of any relevant available grant funding.
- Report regularly to Council and maintain such records as to provide public and legislative accountability for Council's actions and activities dealing with weeds.

Through RENWA, Council is committed to:

- Inspect properties within the Council area with a view to locate, map and encourage control of weeds infestations by the relevant land manager.
- Advise land managers of their responsibilities under the *NSW Biosecurity Act 2015*.
- Enforce the *NSW Biosecurity Act 2015 No 24* as required.
- Inform and educate land managers and the community as to identifying invasive and emerging weeds within the Shire and those weeds that are close to and threatening the Shire.
- Liaise and cooperate with Federal, State and Regional Organisations and Authorities involved in invasive weeds management.
- Reduction of existing invasive weeds infestations and the prevention or limiting of establishment of new invasive weeds within the Shire.
- Plan and manage the operational control of invasive weeds on Council controlled lands.

The above is largely delivered using contract staff engaged through RENWA.

## GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

In addition to the work delivered through RENWA, Council also undertakes significant weed control works associated with the functional areas of facilities maintenance, parks and recreation along with asset maintenance and construction. Council also liaises with other local control authorities to ensure effective control of invasive weeds in areas of common interest such as boundaries and shared catchments.

### Current Levels of Service

The provision of technical advice to landholders for the identification and treatment of weed infestations is provided through RENWA and Council's Environmental Officer.

The weeds control program within the Junee LGA operates based on the regional priorities as outlined in the *Riverina Regional Strategic Weed Management Plan 2017-2022 (RRSWMP)*, along with local priorities as they are identified.

The table below provides a summary of the current levels of service for weed management as they relate to the RRSWMP and the need to manage weeds through prevention, eradication, containment and asset management.

Table I – Weed Management Service Levels

Service Area	Category	Objective (Why we fund the service area)	Service Deliverable (What is needed to meet the objective)	Outcomes (RENWA) (How do we attempt to meet the deliverable)
<b>Weed Mgt.</b>	Prevention	To prevent the weed species arriving and establishing in the Council area.	Monitoring and spraying of areas before weeds of concern establish/become mature and seed.	Regular inspection of roads and lanes under Council management and inspections of other locations when requested by Council. Notification by works crew of any weed infestations noticed during day to day works being completed.
	Eradication	To permanently remove the species and its propagules from the area or to destroy infestations to reduce the extent of the weed in the area or a part of it within the aim of local eradication.	Consistent spraying program. Council weed spraying equipment so that spot infestations can be maintained and sprayed when noticed and does not require the use of contractors.	Light maintenance weed control across the shire roads and lanes.
	Containment	To prevent the ongoing spread of the species in all or part of the area.	Ensure the boundaries of all Council managed land is maintained so that no weeds can spread from this land onto neighbouring properties.	Organise road shoulder spraying operations as required, using local agronomic advice.

**GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.**

Service Area	Category	Objective (Why we fund the service area)	Service Deliverable (What is needed to meet the objective)	Outcomes (RENTWA) (How do we attempt to meet the deliverable)
	Asset Protection	To prevent the spread of the species to key sites/assets of high economic environmental and or social value or to reduce impact on these values if spread has occurred.	List of assets that require maintenance yearly or as required in relation to weed management.	For larger projects, sourcing and managing contract operators to undertake spraying. Carrying out some general maintenance spraying operations that involve council amenities utilising internal resources.
	Monitor and Management	Maintain a register of all known infestations and monitor success of all sprayed areas.	Monitoring and record system to map weeds and areas of infestations.	Register of weeds locations and type is recorded in the Council mapping database (Intramaps) and is updated by RENTWA when they complete an inspection. Targeted weed management programs for locally and/or regionally significant weeds.

Council also undertakes local weed control associated with the maintenance of its facilities, parks and sporting fields. The levels of service as described in the '*Parks, Recreation Areas and Cemeteries Asset Management Plan*' are shown in the table below. These service levels are based on hierarchy, are intended as a guide only and may not always be achievable due to limited resources and budget.

**Table 2 – Parks and Recreation Service Levels**

Service Area	Facility	Service Level
<b>Pruning and weeding</b>	Memorial Park Broadway Gardens Broadway Walkway Seignior St Gardens Hobbin Park Dobbyn Park Minor Parks	As required to maintain weed free gardens
	Lawn Cemetery	Weeding as required to maintain a weed free gardens
<b>Spraying Weed Spraying Insect/fungicide</b>	Sports fields Laurie Daley Oval Burns Park Loftus Oval	2 x annually 2 x annually
	Hierarchy I Memorial Park Broadway Gardens Broadway Walkway Seignior St Gardens Hobbin Park Dobbyn Park Minor Parks	2 x annually 8 x annually

**GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.**

Service Area	Facility	Service Level
	Hierarchy 2 Bernie Fraser Park Ben Martin Park Endeavour Park Jubilee Park (Skate Park)	2 x annually Not required
	Lawn Cemetery	2 x annually 6 x annually
<b>Edging</b>	Hierarchy 1 Memorial Park Broadway Gardens Broadway Walkway Seignior St Gardens Hobbin Park Dobbyn Park Minor Parks	As required to maintain weed free edges
	Hierarchy 2 Bernie Fraser Park Ben Martin Park Endeavour Park Jubilee Park (Skate Park)	As required to maintain weed free edges
	Lawn Cemetery	As required to maintain weed free edges

Further to the above, Council also undertakes regular roadside slashing. Although slashing is not effective for eradicating weeds, it is useful for the temporary controlling of weeds.

Roadside slashing can assist:

- prevent tall weeds from flowering and seeding.
- temporarily control weeds until they re-shoot.
- control vegetation and weeds along roadsides.

The levels of service for roadside slashing as described in the 'Roads and Bridges Asset Management Plan' are shown in the table below. These service levels are based on road hierarchy, are intended as a guide only and may not always be achievable due to limited resources and budget.

**Table 3 – Parks and Recreation Service Levels**

Service Area	Facility	Service Level
<b>Roadside Slashing</b>	Category 1 Regional and Local Sealed Roads Carrying >200VPD	If required
	Category 2 Local Sealed Arterial Roads Carrying >50 and <200VPD	If required
	Category 3 Sealed Collector Roads Carrying > 20 and > 50 VPD	If required
	Category 4 Local Sealed Feeder Roads Carrying >10 and <50VPD	If required
	Category 5 Local Unsealed Feeder Roads Carrying > 10 and <50VPD	Nil
	Category 6 Local Unsealed Access Roads Carrying <10VPD	Nil

## GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

In accordance with the TfNSW Road Maintenance Contract, Council also undertakes roadside slashing and some weed control along the State Roads (Highways) within the Junee LGA. The service levels and budget for this work is set by TfNSW.

The NSW RFS also provides Council with funding through the *Bush Fire Risk Mitigation & Resilience Grant* for bushfire mitigation works. Council was allocated funding in this year's program to maintain the fire breaks as listed below. This work includes, roadside slashing, grading and weed control as required.

Table 4 – Bush Fire Risk Management Service Levels

Service Area	Facility	Service Level
<b>Fire Break Maintenance</b>	Sandy Beach Lane TC Firebreak	Roadside slashing, grading and weed control as required
	Beckham Street TC Fire Break	Roadside slashing, grading and weed control as required
	Wantabadgery Road TC Fire Break	Roadside slashing, grading and weed control as required
	Oura Road TC Firebreak	Roadside slashing, grading and weed control as required
	Byrnes Road TC Firebreak	Roadside slashing, grading and weed control as required
	Bethungra Road TC Firebreak	Roadside slashing, grading and weed control as required
	McDonalds Lane TC fire break Wantabadgery NSW	Roadside slashing, grading and weed control as required.
	Dirnaseer Road TC Firebreak	Roadside slashing, grading and weed control as required
	Robinson Street TC fire break Robinson Street Bethungra NSW	Roadside slashing, grading and weed control as required
	Coffin Rock Road TC Fire Break	Roadside slashing, grading and weed control as required
	Albert Street - TC Firebreak Junee NSW	Roadside slashing, grading and weed control as required
	Category 6 Local Unsealed Access Roads Carrying <10VPD	Roadside slashing, grading and weed control as required

### Cost of Service

The cost of weed management through RENWA is funded through a grant sourced through Local Land Services.

Additional grants are also actively sought through externally funded programs as they arise. For example, Council was successful in securing an additional grant for weed management for \$30,000 this financial year.

The table below shows a breakdown of the average annual expenditure for weed management including roadside slashing across the LGA, noting that this will change year to year depending growing conditions, available resources and funding.

**GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.**

**Table 5 – Weed Management – Annual Cost of Service**

<b>Activity</b>	<b>Cost</b>	<b>Funding Source</b>
Weed Management through (RENWA)	\$159,000	Funded through Local Land Services and shared across 3 x Councils.
Weed Management and Control (internal Parks and Rec staff).	\$60,000	Estimated and subject to change as growing conditions change - funded internally through the Parks and Rec maintenance budget.
Weed control – drains and landfill (Internal)	\$10,000	Funded through internal maintenance budgets.
Weed Control Sewer Treatment Plant (Internal)	\$6,000	Funded through internal maintenance budget.
Weed Management associated with capital works	Varies according to requirements of the project and review of environmental factors	Funded through the relevant capital project budgets.
<b>Roadside Slashing</b>		
Roadside Slashing – General (Local and Regional sealed roads as required).	\$70,000	Funded through road maintenance – internally funded.
Roadside Slashing and weed control – Highways.	\$46,000	Funded through TfNSW Road maintenance Contract.
Roadside Slashing/Grading/Weed Control – Fire Breaks	\$71,300	Allocated and funded through RFS.
<b>Total</b>	<b>\$422,300</b>	

## **CONCLUSION**

The management of weeds imposes a significant resource and cost impost on Council, but is critically important to maintain the natural landscape and biodiversity of the region.

Failure to effectively manage weeds across the LGA could threaten agriculture and the economic viability of agriculture associated industries.

This review of the levels of service for the management of weeds identified a number of potential improvements to ensure the service is up to date with current legislation and industry best practice and continues to achieve the service levels required to effectively manage weeds across the LGA.

**Table 6 – Weed Management Improvement Plan**

<b>Description</b>	<b>Priority</b>
Review and update Biosecurity – Weeds Policy (Policy was developed in December 2019 and scheduled for review in December 2021).	High

**GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.**

<b>Description</b>	<b>Priority</b>
Develop and implement a Weed Management Plan that consolidates and brings together the levels of service, funding arrangements and partnering arrangements for the ongoing management of weeds across the Junee LGA.	Med
Review and update the Junee Shire Roadside Vegetation Survey and Management Guidelines. (The guidelines were last reviewed 2007)	Low
Continue to actively apply for grants for the management of weeds as they arise.	High
As part of the annual budget process, review the levels of service against the available budget and funding sources.	High

**Item 11                    DEVELOPMENT APPLICATION 2022/47 – 16 WATERWORKS ROAD, JUNEES - DWELLINGS AND COMMUNITY TITLE SUBDIVISION**

Author                    Town Planner; Directorship: Planning and Community Development

Attachments            s4.15 Assessment Report; Statement of Environmental Effects; Submitted Plan Set

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**RECOMMENDATION:**

***Development Application No. 2022/47 from Abeaut Design Pty Ltd for the construction of dwellings and subdivision of community titled lots, located on Lot: 23, DP 1270953, known as 16 Waterworks Road, Junees be APPROVED subject to conditions of consent.***

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**SUMMARY**

The proposed development involves the construction of two dwellings and community title subdivision.

A variation to the development standards contained in the Junees Development Control Plan (DCP) 2021 has been requested, specifically the requirement for the 1.5m side setback. The proposed dwelling is setback approximately 0.91m from the side boundary of the lot. It is recommended the variation be supported in this instance and the development be approved, subject to conditions of consent.

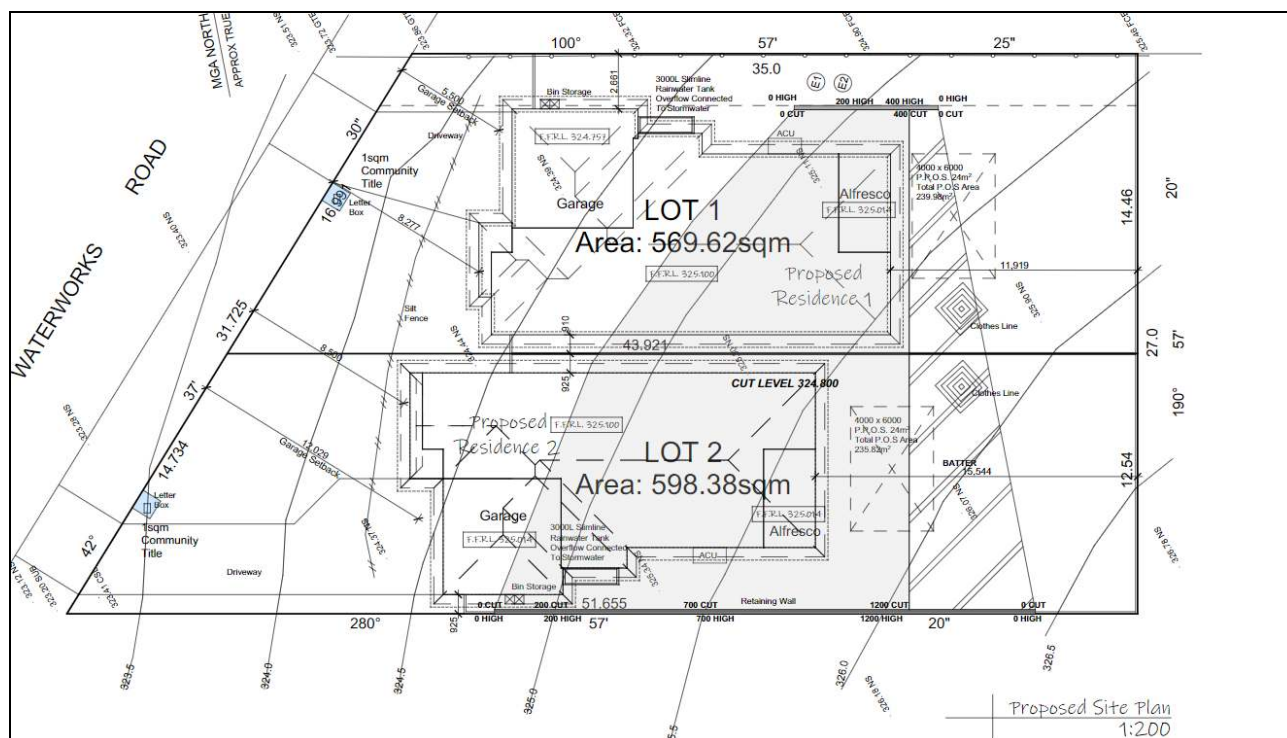
**BACKGROUND**

The proposed dwelling on Lot 1 is to have a total footprint of 189.31sqm, including living, garage, alfresco and porch areas. The proposed dwelling on Lot 2 is to have a total footprint of 185.25sqm, including living, garage, alfresco and porch areas.

The dwellings are proposed to be of a concrete slab and timber frame construction, finished with lightweight weatherboard cladding with a corrugated steel roof. The overall height of the dwelling from FFL to ridge is proposed to be approximately 4.57m. New driveways are proposed to be installed to Waterworks Road and Benbow Court.

Additional measures are proposed to minimise the impact of rail operations on the occupants of the dwelling, as required under SEPP (Transport and Infrastructure) 2021.

# GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.



**Figure 1: Proposed Development**

A variation of more than 15% of a numerical control in the Junee DCP 2021 is required to facilitate the development. A variation is requested for the required setback to the proposed dwelling, where the DCP requires medium density dwellings to be setback 1.5m from the side or rear boundary. The proposed dwelling will be set a maximum of 1m from the front boundary, representing a 50% variation to the control. No other variation is required or requested.

Council has resolved previously (November 2022 General Council Meeting) to require that the applicant provide a Traffic Impact Assessment as part of this development application. Further to discussions with the applicant and their consultant, Council staff conducted a preliminary assessment of the potential traffic impact mitigation measures which was accepted at the December 2022 General Council Meeting. The following traffic impact mitigation measures were proposed:

## Preconstruction

- Regular slashing of the road verge by the developer to help ensure sight distances are maintained

## Construction Phase

- During the construction phase the road verges should remain clear of vegetation, materials and equipment including vehicles.
- Construction materials and equipment should not be stored/parked on the road verge during the construction phase.
- Temporary road works construction zone be implemented on the approaches to the development during the construction phase or until permanent 50km/h speed limit signage is approved and installed.

Post-construction

- Roadside parking in the vicinity of the development restricted to the eastern side of Waterworks Roads only.
- Roadside parking on the eastern side may also need to be restricted on either side of the proposed driveways to ensure sight distances for approaching vehicles is maintained.
- Advisory signage be installed on the approaches to the development advising of driveways on the bend in the road.

The application is again presented to Council for consideration with the addition of the measures outlined above as a condition of any consent.

## CONSIDERATIONS

### Policy

#### State Environmental Planning Policies

SEPP (Transport and Infrastructure) 2021 – Section 2.100 Impact of rail noise or vibration on non-rail development is applicable to the proposed development. The subject land is located in proximity to an existing rail corridor and residential development on this land is considered to be potentially impacted by rail noise. A review of the Interim Noise Guidelines for Development Near Rail Corridors and Busy Roads indicates that the site is classified as a Zone B acoustic assessment zone where the application of Noise Control Treatment – Category 2 is suitable to mitigate noise from rail corridors for the purpose of the SEPP, and not requiring specialist acoustic assessment. It is considered that the proposed dwelling satisfactorily proposes the required measures to meet the Category 2 requirements.

#### Junee Local Environmental Plan 2012

The proposed development is considered to be a *dwelling house and community title subdivision* as defined by the Junee LEP 2012. *Dwelling houses* located in the RU5 Village zone are a use that is permissible with consent under the land use table contained in the Junee LEP 2012. The objectives of the RU5 Village zone are:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To promote and encourage development that will strengthen the economies of Junee and the villages of Wantabadgery, Illabo, Bethungra and Old Junee in a manner that is compatible with their urban function.*
- *To enable a range of housing forms and complementary business uses taking into account the distinct character of each urban area.*

It is considered the proposal is consistent with the objectives of the zone.

Clause 6.1 Earthworks: The proposed earthworks are considered to be ancillary to a permitted use on the site. It is considered the proposed earthworks will have minimal impact as outlined in the items for consideration under this clause of the LEP. Adequate retaining systems to be implemented to any cut or fill exceeding 600mm.

Clause 6.3 Stormwater Management: The proposed dwellings will be required to utilise the existing stormwater management arrangements on the site and direct any stormwater to Councils existing stormwater management infrastructure.

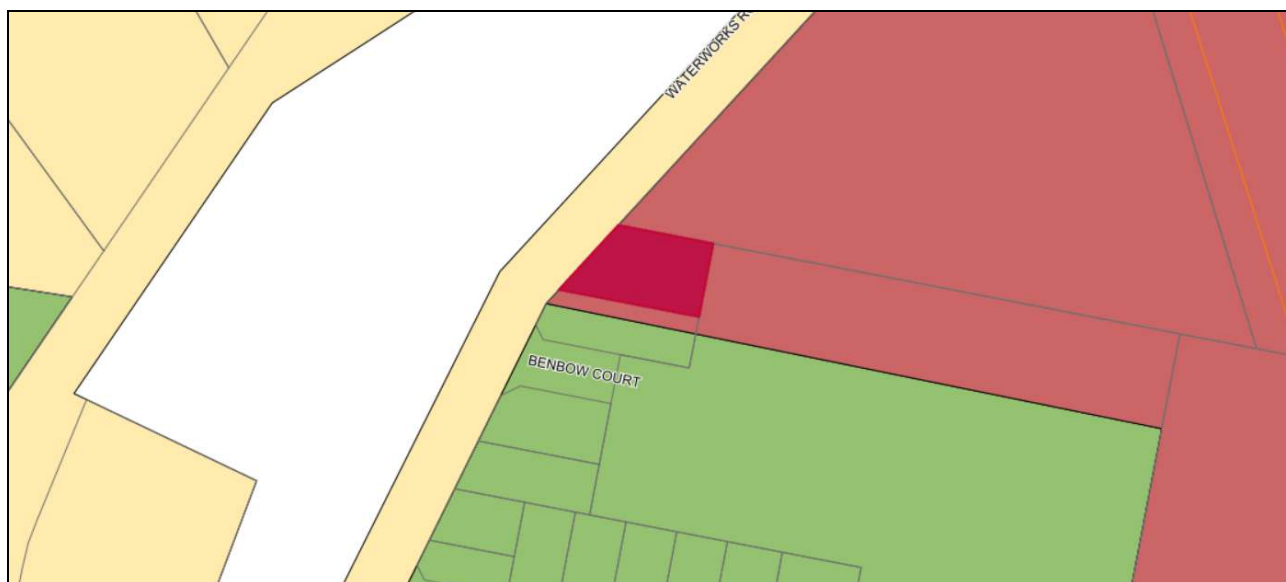
Clause 6.9 Essential Services: All essential services are available to the subject site. The proposed dwelling houses will be required to connect to these services.

### **Junees Development Control Plan 2021**

A number of sections of the Junees DCP 2021 are applicable to this development, including Part C6 Medium Density Dwellings, as a result of the proposed community title subdivision. The proposed development is considered to be generally consistent with the controls and objectives outlined in these parts of the DCP.

One variation to the dwelling setback requirements outlined in Section C6.5 is required to facilitate the development. Per this section, dwellings are required to have a setback from the side or rear boundary of 1.5m or the average setback of the adjoining dwellings. A variation is requested for the dwelling to be located a minimum of 1m from the side or rear boundary.

A variation in this instance could be supported due to the overall consistency of the development with the objectives of this section of the DCP. A variation in this instance will not significantly undermine established planning principles for development in this area. A 900mm setback would have applied to this dwelling had the irregular location of the minimum lot size mapping (shown below) not restricted the subdivision aspect of this development to a community title arrangement.



**Figure 2: Minimum Lot Size Mapping**

### **Risk Assessment**

The approval of this application has minimal risk to Council, given the minimal anticipated impact of the variation.

There is the possibility of the applicant requesting a review of any determination made, as permitted under Section 8.2 of the Environmental Planning and Assessment Act (EP&A Act) 1979.

In addition, the applicant may appeal any determination to the Land and Environment Court, as permitted under Section 8.7 of the EP&A Act 1979.

### Financial

The refusal or approval of this development application has minimal financial risk to Council. It should be noted however, any review or appeal of the determination may require additional staff resourcing and legal costs.

## CONCLUSION

It is recommended Development Application No. 2022/47 from Abeaut Design Pty Ltd for the construction of dwellings and community title subdivision on Lot: 23, DPI270953, known as 16 Waterworks Road, Junee be **APPROVED** subject to conditions of consent, for the following reasons:

1. The proposed variation to the development control is of a minor nature and impact, and is consistent with the existing and desired future character of this location.
2. The variation does not restrict the ability of the development to meet the other applicable objectives and controls of the specific section of the Junee Development Control Plan 2021.
3. The development is consistent with all other controls and development standards applicable to this development.

### Proposed Non-Standard Conditions:

1. **Acoustic Treatment:** The applicant is required to notify the Principle Certifying Authority (PCA) (if other than Council) of the acoustic performance requirements under the State Environmental Planning Policy (Transport and Infrastructure) 2021, prior to the issue of any Construction Certificate. The relevant acoustic standards are considered to be in this instance, Category 2 Acoustic Treatment as specified in *Appendix C - Acoustic Treatment of Residences of the Development near Rail Corridors and Busy Roads – Interim Guideline*.

**REASON:** *To ensure compliance with State Environmental Planning Policies*

2. **Traffic Impact Mitigation:** The following measures are required to be implemented at each stage of the project:
  - a. Preconstruction
    - i. Regular slashing of the road verge by the developer to help ensure sight distances are maintained.
  - b. Construction phase
    - i. During the construction phase the road verges should remain clear of vegetation, materials and equipment including vehicles.
    - ii. Construction materials and equipment should not be stored/parked on the road verge during the construction phase.
    - iii. Temporary road works construction zone be implemented on the approaches to the development during the construction phase or until permanent 50km/h speed limit signage is approved and installed.

GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES  
SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

c. Post-construction

- i. Roadside parking in the vicinity of the development restricted to the eastern side of Waterworks Roads only.
- ii. Roadside parking on the eastern side may also need to be restricted on either side of the proposed driveways to ensure sight distances for approaching vehicles is maintained.
- iii. Advisory signage be installed on the approaches to the development advising of driveways on the bend in the road.

**REASON:** *To ensure the safety of the public and traffic on Waterworks Road.*



# **JUNEE SHIRE COUNCIL**

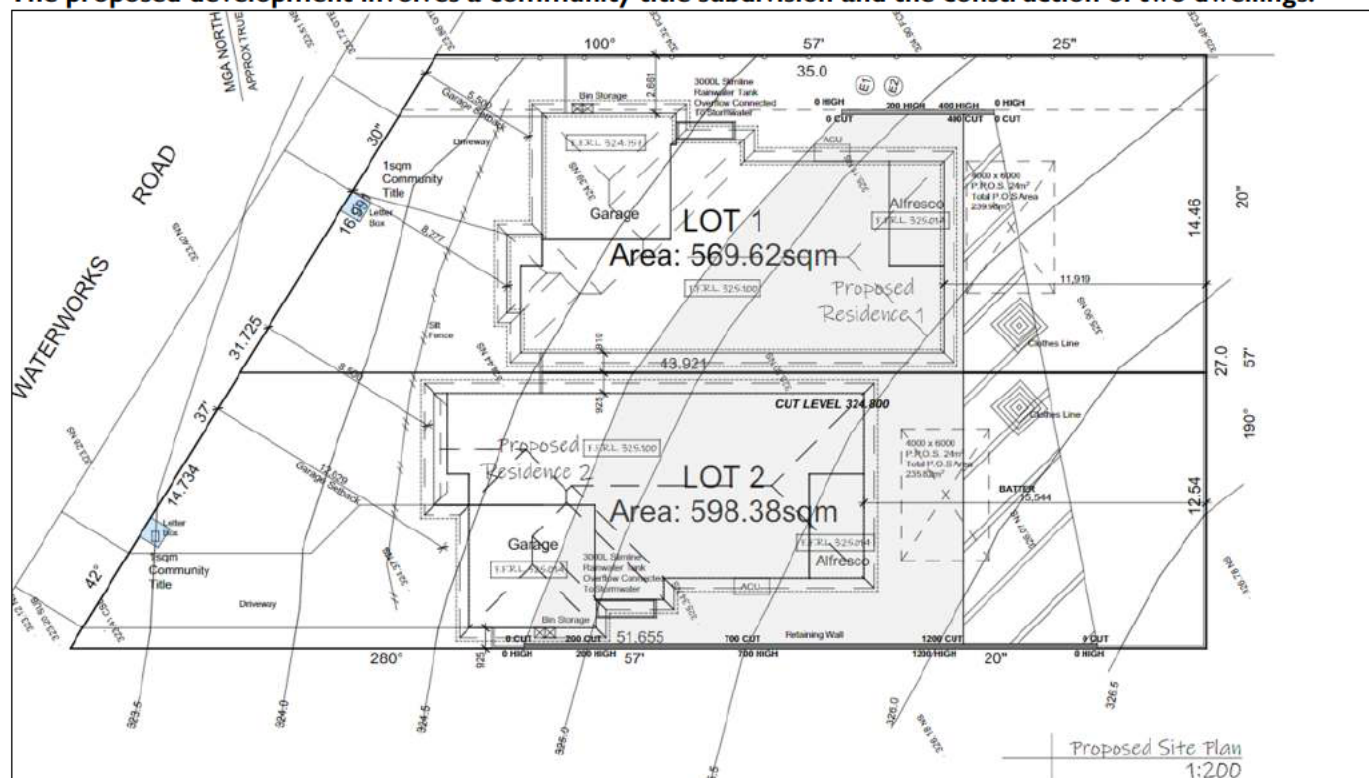
## **ATTACHMENT TO ITEM 11**

**21 FEBRUARY 2023**

Application Summary	
<b>Development Application No:</b>	DA2022/47
<b>Proposed Land Use:</b>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural <input type="checkbox"/> Other
<b>Property Description:</b>	Lot: 23 Section: - DP: 1270953  Address: 16 Waterworks Road
<b>Applicant:</b>	<b>Ms Belinda Shafer</b>
<b>Owner/s:</b>	<b>Dickinson Property Group Pty Ltd</b>
<b>Proposed Development Classification:</b>	<input checked="" type="checkbox"/> Local <input type="checkbox"/> Integrated <input type="checkbox"/> Designated
<b>Assessing Officer:</b>	Rohan Johnston - Town Planner
Development Application & Site History	
<b>Details of Previous Consents (Last 5 years)</b>	Nil.
<b>Previous Use</b>	Vacant residential land
<b>Previous Subdivision(s) Affecting the Site</b>	DA2011/28 – 51 Lot Residential Subdivision
<b>Easements/Restrictions on title</b>	None shown on plan.
Public Consultation	
<b>Notifications – Adjoining Landowners:</b>	Notification Not Required - Same owner all adjoining land
<b>Newspaper Advertisements:</b>	Advertising Not Required
<b>Exhibition Dates:</b>	<b>Start: -</b> <b>End: -</b>
<b>No. of Submissions Received:</b>	0
<b>All Submissions Acknowledged?</b>	No - notification not undertaken.
Referrals	
<b>Date Government Agencies Referred to:</b>	-
<b>Agency Name:</b>	<input type="checkbox"/> Rural Fire Service NSW <input type="checkbox"/> Office of Environment and Heritage <input type="checkbox"/> Department of Primary Industries <input type="checkbox"/> Department of Planning, Industry & Environment <input type="checkbox"/> Other – Nil
<b>Agency Response/Conditions:</b>	Nil.
<b>Internal Referrals:</b>	<input type="checkbox"/> Engineering <input type="checkbox"/> GIS <input type="checkbox"/> Other
<b>Comments or Recommendations:</b>	-
<b>Additional Planning Commentary:</b>	Nil.

## Development Specifics

The proposed development involves a community title subdivision and the construction of two dwellings.



**Figure 1: Proposed Development**

The subdivision of the land includes 2 community titled lots, as shown above, with proposed Lot 1 being 569.62sqm and proposed Lot 2 being 598.38sqm.

Two 4-bedroom dwellings are also proposed to be constructed as part of this application. Dwelling 1, located on proposed Lot 1, is proposed to have a total area of 183sqm. Dwelling 2, located on proposed Lot 2, is proposed to have a total area of 175.5sqm. The dwellings are proposed to be constructed of a standard concrete slab and brick and lightweight cladding veneer construction, with a precoloured corrugated steel roof.

Additional, separate driveways are proposed to Waterworks Road, as shown above. A cut of up to 1200mm is proposed to the southern boundary of Lot 2, being battered to the rear boundary as shown.

The Provisions of Any Environmental Planning Instrument			
State Environmental Planning Policies (SEPPs)	State Environmental Planning Policies	Applicable?	
		Y	N
	State Environmental Planning Policy (Biodiversity and Conservation) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Housing) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Industry and Employment) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Planning Systems) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Precincts—Central River City) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Precincts—Regional) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Precincts—Western Parkland City) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	State Environmental Planning Policy (Primary Production) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Resilience and Hazards) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Resources and Energy) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Transport and Infrastructure) 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<b>Ministerial Directions</b>		
	Section 117(2) – Ministerial Directions	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SEPP Commentary:**

SEPP (Transport and Infrastructure) 2021 – Section 2.100 Impact of rail noise or vibration on non-rail development is applicable to the proposed development. The subject land is located in proximity to an existing rail corridor and residential development on this land is considered to be potentially impacted by rail noise. A review of the Interim Noise Guidelines for Development Near Rail Corridors and Busy Roads indicates that the site is classified as a Zone B acoustic assessment zone where the application of Noise Control Treatment – Category 2 is suitable to mitigate noise from rail corridors for the purpose of the SEPP, and not requiring specialist acoustic assessment. It is considered that the proposed dwelling satisfactorily proposes the required measures to meet the Category 2 requirements.

There are no other SEPPs or s177's considered to be applicable or relevant to the proposed development.

The Provisions of Any Environmental Planning Instrument – Cont.			
Biodiversity Conservation Act 2016 No.63	Section 7.3 - Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats	Applicable?	
		Y	N
	<i>In the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity— (i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or (ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>In relation to the habitat of a threatened species or ecological community— (i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and (ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and (iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comments	There are no known or anticipated impacts caused by the development on threatened species or communities that would require further assessment under the Biodiversity Conservation Act 2016.		
Local Environmental Plans (LEPs)	<b>In Force LEPs</b>	<b>Applicable?</b>	
		Y	N
	June Local Environmental Plan 2012	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<b>Land Zoning</b>	<b>Relevant?</b>	
		Y	N
	R5 Large Lot Residential- Permissible with Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4.1 – Minimum subdivision lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4.1A – Minimum subdivision lot size for strata plan schemes in certain rural and residential zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2 – Rural subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2A – Erection of dual occupancies (attached) and dwelling houses on land in Zone RUI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2B – Erection of rural workers' dwellings in Zone RUI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2C – Exceptions to minimum lot sizes for certain rural subdivisions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.6 – Exceptions to development standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5.3 - Development near zone boundaries	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.4 - Controls relating to miscellaneous permissible uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.5 – Controls relating to secondary dwellings on land in a rural zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.10 – Heritage conservation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.11 – Bush fire hazard reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.13 – Eco-tourist facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.16 - Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.18 - Intensive livestock agriculture	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.19 - Pond-based, tank-based and oyster aquaculture	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.20 - Standards that cannot be used to refuse consent—playing and performing music	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.21 - Flood Planning	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.1 - Earthworks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.3 - Stormwater management	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.4 - Terrestrial biodiversity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.5 - Groundwater vulnerability	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.6 - Riparian land and watercourses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.7 - Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.8 - Salinity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.9 - Essential Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**LEPs Commentary:** The subject site is zoned R5 Large Lot Residential.

The proposed development is considered to be a *subdivision and dwelling houses* as defined by the Junee LEP 2012. *Subdivision and separate dwelling houses* located in the R5 Large Lot Residential zone is an activity and use that is *permissible with consent* under the land use table contained in the Junee LEP 2012. The objectives of the R5 Large Lot Residential zone are:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To facilitate and promote an increased range of living opportunities by providing for low intensity residential development compatible with the rural characteristics of the locality.

It is considered that the proposal is generally consistent with the objectives of the zone.

The proposal also involves earthworks involving cut or fill up to a maximum of 1200mm. The proposed earthworks are considered as part of this assessment. It is considered that the proposed earthworks will not significantly impact the site or any adjoining lands. As it is proposed to significantly cut into the front of proposed Lot 2, adjacent to the footpath and posing a safety risk to the public, a fence is required to be constructed in accordance with the SEPP (Exempt and Complying Development) Codes 2008 where the height of the retaining wall adjacent to the footpath exceeds 300mm below natural ground level.

The proposed development will not significantly impact or cause stormwater issues on adjoining properties or any receiving waters. Connection to Councils existing stormwater infrastructure will be conditioned.

All essential services are available to the site and can be connected to as required.

	The Provisions of Any Environmental Planning Instrument – Cont.	
Development Control Plans (DCPs)	DCPs	Applicable
		Y N
	Junee Shire Council Development Control Plan 2021	<input checked="" type="checkbox"/> <input type="checkbox"/>
	Policies/S.94A Plans	
		Y N
	Council Policies & Procedures – checked?	<input checked="" type="checkbox"/> <input type="checkbox"/>
	Relevant plans	<input checked="" type="checkbox"/> <input type="checkbox"/>

Part	Section	Comment
<b>Part C: Residential and Rural Residential Development</b>		
C2 Site Planning, Earthworks and Utilities	C2.1 Site Planning	The objectives of this section are generally met and has been designed to respond to the opportunities and constraints of the development site.
	C2.2 Water and Energy Efficiency	BASIX certificates have been provided with pass scores.
	C2.3 Earthworks	Earthworks are proposed in excess of 600mm, requiring the provision of engineering detail prior to issue of Construction Certificate.
	C2.4 Utilities	All reticulated services are available to the site and will be connected as required.
	C2.5 Waste Management	Connection to Councils Sewer is possible and will be required. Adequate site area is available for bin storage on each proposed lot.
	C2.6 Letterboxes and Street Numbering	Correct house numbering to be affixed to each dwelling, clearly identifying each dwelling.
C6 Medium Density Dwellings	C6.1 State Environmental Planning Policies	SEPP not applicable to the proposed development.
	C6.2 Suitability of the Site	The site is considered to be suitable for the proposed medium density development, considering access, transport, recreation, and amenity. The proposal is considered to be suitable in the existing and desired future character of the area.
	C6.3 Minimum Street Frontage	The minimum street frontage of 18m is considered to be met, with a width of approximately 31.7m to Waterworks Road.
	C6.4 - Density and Site Area	The overall site area of the lots is approximately 1168sqm, meeting this control. 4 bedroom dwellings are required to have a minimum of 360sqm of site area each, requiring a minimum of 720sqm of total site area.
	C6.5 Setbacks	The setback requirements for the site include primary front setbacks of 4.5m. Side and rear boundaries are required to have a setback of 1.5m. The proposed dwellings will have a front setback of a minimum of 5.5m. A variation is required to the side setbacks, with a proposed minimum setback of 910mm. This variation is supported given that the subdivision would have been permitted as a torrens title subdivision if not for the irregularity in the zone and minimum lot size mapping. It is considered that the desired future character of the site is for a more urban type residential development, as per the previous subdivision approval.
	C6.6 Site Coverage	The maximum impermeable site coverage permitted by the DCP is 70% of the total site area. The indicated site coverage is calculated as approximately 31%, meeting the DCP requirement of 70%.
	C6.7 Height and Solar Access	The overall height of the dwellings will not exceed 9m in overall height. No privacy or overlooking impacts are anticipated to occur as result of the development. A minimum of 2 hours of solar access to each dwelling is considered to be maintained between 9am and 3pm during the winter solstice.
	C6.8 Presentation to Street and Driveways	The proposal is considered to be consistent with the controls of this section, being orientated to separate frontages. At least one habitable room is orientated to the street for the proposed dwelling.
	C6.9 Noise and Visual Privacy	The development is considered to be generally consistent with the requirements of this section of the DCP, with regards to noise and visual privacy.
	C6.10 Private Open Space	The minimum private open space requirements for the development is a minimum of 40sqm per dwelling. The primary open space area must have a minimum area of 4m x 4m. The development is considered to be consistent with the DCP controls regarding private open space per dwelling.
	C6.11 Landscaping and Deep Soil Zones	The proposal includes details of onsite landscaping to be provided to each dwelling. It is considered that the development is consistent with this section of the DCP.
	C6.12 Fencing	No fencing is requiring approval is proposed to the frontage of either dwelling.
	C6.13 Solid Waste Management	Adequate onsite storage of bins is proposed.
	C6.14 Adaptability	Not Applicable – development does not involve more than 6 dwellings.

C8 Access and Parking	C8.1 Vehicle Parking	Suitable onsite parking is proposed as part of this development in the form of the existing carport. The existing is consistent with the requirements of C5.3 of the DCP.
	C8.2 New Driveways and Entrances in Urban Areas	Suitable access arrangements are proposed for each dwelling, with each driveway being more than 3m.

The Provisions of Any Environmental Planning Instrument – Cont.			
Planning Agreements (VPAs)	VPAs	Applicable	
		Y	N
	Any 93F VPAs or Draft VPAs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VPAs Commentary: N/A			
Any Matters Prescribed by the Regulations			
Regulations	Regulations	Applicable?	
		Y	N
	Does Section 4 of the Regulations have any relevance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Any specific items prescribed by the Regulations of relevance?*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
*(Clause 92, 93, 94 or 94A of the Regs)			
Regulations Commentary: No requirement to upgrade Fire safety			

4.15(b) Matters for Consideration Likely Impacts of the Development	
Primary Matters	Comments
Context & Setting	Minimal, the proposed development is considered to be consistent with the existing and desired future context and setting of the locality.
Site Design & Internal Design	Minimal, the proposed development is considered to have an adequate site and internal design.
Ecologically Sustainable Building Design	BASIX Certificates provided with pass scores.
Access, Transport & Traffic	Minimal, additional traffic is considered to be compatible and consistent with the existing traffic levels of the residential area.
Public Domain	Minimal, no significant impacts on the public domain are anticipated as a result of this development.
Utilities	Minimal, all utilities are available within close proximity of the site and can be readily connected to.
Heritage	Minimal, there are no heritage items or conservation areas within close proximity to the subject site.
Other Land Resources	Minimal, no significant impacts to land resources are anticipated as a result of the development.
Water	Minimal, development will be required to connect to Councils stormwater management infrastructure.
Soils	Minimal impact anticipated if adequate retaining systems are installed on the site.
Air & Microclimate	Minimal impact anticipated; site is proposed to be fully landscaped reducing potential for dust generation. No odour impacts anticipated.
Flora & Fauna	Nil, site has been previously developed for the purpose of residential development.
Waste	Standard residential waste generation anticipated, overall minimal impact.
Energy	Standard residential energy consumption anticipated; existing infrastructure suitable for proposed development.
Noise & Vibration	Minimal impact, standard residential noise generation anticipated.
Natural Hazards	Nil, site is not mapped as bushfire prone or flood prone land.
Technological Hazards	Minimal, development is not anticipated to generate any technological hazards.
Safety, Security & Crime Prevention	Positive, additional dwellings in location, additional casual surveillance of street. Development has been designed generally in accordance with CPTED principles.
Economic Impact on the Locality	Positive, development of residential land for residential use, local trades and suppliers, additional spending in local economy from residents.
Social Impacts	Positive, additional residents in area.

<b>Construction</b>	Minimal impacts, some likely additional noise and air impacts such as dust and odour, consistent with standard residential construction. Additional traffic generated during construction including deliveries from heavy vehicles and multiple trades vehicles.
<b>Cumulative Impacts</b>	Overall impact is anticipated to be minimal, with standard impacts associated with residential dwellings and construction.
<b>Other?</b>	Nil.

**Additional Planning Commentary:** The overall impact of the development is considered to be appropriate for the area and intended use of the site for residential dwellings.

	<b>Suitability of the Site for the Development.</b>
<b>Primary Matters</b>	<b>Comments</b>
<b>Does the proposed development fit within the locality?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Are the site attributes conducive to the development?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**Additional Planning Commentary:** The site is considered to be suitable for the proposed community title subdivision and medium density dwellings on the site.

	<b>Any Submission Made in Accordance with the Act or the Regulations</b>
<b>Primary Matters</b>	<b>Comments</b>
<b>Are the issues raised of relevance to the DA?</b>	N/A
<b>Are relevant issues raised in the submissions being considered?</b>	N/A

**Additional Planning Commentary:** No submissions received.

	<b>The Public Interest</b>
<b>Federal, State, Local Government Interests &amp; Community Interests</b>	<b>Comments</b>
Do any policy statements from Federal or State Governments have relevance?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any relevant planning studies and strategies?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there any management plan, planning guideline, or advisory document that is relevant?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
Are there any credible research findings applicable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
Have there been relevant issues raised in public meetings and inquiries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
Were there consultations and submissions made in addition to (d) above?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
Will the health and safety of the public be affected?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No.

**Additional Planning Commentary:** The development is not anticipated to have any significant impact on matters pertaining to or arising from the public interest.

<b>RECOMMENDATION</b>	<b>Approve Development Consent</b>
<b><i>It is recommended that Development Application 2022.47 be granted approval, pursuant to Section 4.16 of the EP&amp;A Act 1979, subject to the following conditions:</i></b>	
<b>Standard Conditions:</b> D1, D2, D5, D8, D153, D154, D158, D167, D13, D169, D14, D23, D27, D29, D40, D46, D47, D50, D57, D137, D63, D66, D208, D209, D210, D118, D122, D123, D127, D178, D179, D214	

**Additional Conditions:**

- I. The applicant is required to notify the Principle Certifying Authority (PCA) (if other than Council) of the acoustic performance requirements under the State Environmental Planning Policy (Transport and Infrastructure) 2021, prior to the issue of any Construction Certificate. The relevant acoustic standards are considered to be in this instance, Category 2 Acoustic Treatment as specified in *Appendix C - Acoustic Treatment of Residences of the Development near Rail Corridors and Busy Roads – Interim Guideline*.

**REASON:** *To ensure compliance with State Environmental Planning Policies*

2. **Traffic Impact Mitigation:** The following measures are required to be implemented at each stage of the project:
  - a. Preconstruction
    - i. Regular slashing of the road verge by the developer to help ensure sight distances are maintained
  - b. Construction phase
    - i. During the construction phase the road verges should remain clear of vegetation, materials and equipment including vehicles.
    - ii. Construction materials and equipment should not be stored/parked on the road verge during the construction phase.
    - iii. Temporary road works construction zone be implemented on the approaches to the development during the construction phase or until permanent 50km/h speed limit signage is approved and installed.
  - c. Post-construction
    - i. Roadside parking in the vicinity of the development restricted to the eastern side of Waterworks Roads only
    - ii. Roadside parking on the eastern side may also need to be restricted on either side of the proposed driveways to ensure sight distances for approaching vehicles is maintained.
    - iii. Advisory signage be installed on the approaches to the development advising of driveways on the bend in the road.

**REASON:** *To ensure the safety of the public and traffic on Waterworks Road*

**Name of Assessing Officer:** Rohan Johnston – Town Planner

**Signature of Assessing Officer:**

**Date:** 4/11/2022

**Statement of Environmental Effects**  
**To Accompany Development Application 2022.47**  
**- Addendum:**

**Construction of Detached Dual Occupancy  
Dwellings and Community Title Subdivision**  
**Lot 23 in DP 1270953, No 16 Waterworks Road,**  
**JUNEE**



Prepared For:  
**DICKINSON**  
PROPERTY GROUP

Prepared By:



September 2022

**Preparation, Review and Authorisation**

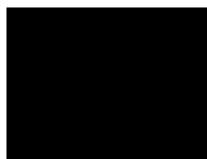
Revision No.	Date	Prepared By:	Reviewed By:	Approved for issue by:
1	13/04/22	MB	MB	MB
2	07/07/22	MB	MB	MB
3	15/09/22	MB	MB	MB

**Document Certification**

This report has been developed based on agreed requirements as understood by Michael Brown Planning Strategies Pty Ltd at the time of investigation. It applies only to a specific task on the lands nominated. Other interpretations should not be made, including changes in scale or application to other projects.

Any recommendations contained in this report are based on an honest appraisal of the opportunities and constraints that existed at the site at the time of investigation, subject to the limited scope and resources available. Within the confines of the above statements and to the best of my knowledge, this report does not contain any incomplete or misleading information.

SIGNED:



Position: Town Planner

Date: 15/09/22

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## Appendices

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## Executive Summary

This addendum document forms a component of a development application that proposes the construction of detached single storey dual occupancy dwellings. It is proposed to undertake a community title subdivision of the subject land at 16 Waterworks Road, JUNE in accordance with *June Local Environmental Plan (LEP) 2012*. The subject land is zoned R5 Large Lot Residential under this zoning the proposed development is permissible, as the zone allows subdivision and dwellings with development consent. The community title subdivision will undertaken in accordance with Clause 4.1AA of the LEP.

Consent to Development Application 2011/28 was approved by Council to create 51 residential lots, subject to conditions. At the time of the subdivision approval, a number of lots were identified as future dual occupancy sites. The subject property was one of those sites.

This Addendum Statement of Environmental Effects (SoEE) has been prepared on behalf of the applicant Dickinson Property Group and should be read in conjunction with development plans prepared by **Accurate Design & Drafting** (refer to **Table 1**).

The SoEE evaluates the proposed development for its compliance with the statutory controls embodied in various statutory planning instruments. This SoEE demonstrates that the development is consistent with the aims and objectives of these instruments. In preparation of this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act, 1979, as amended.
- The Environmental Planning and Assessment Regulation 2021.
- June Local Environmental Plan 2012.
- June Development Control Plan 2021.
- State Environmental Planning Policy (Transport and Infrastructure) 2021.
- State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 – Remediation of Land.
- June Local Strategic Planning Statement 2040.

There has been considerable attention given to the layout of the development having regard to its relationship to existing and proposed adjoining development. The development provides for residential accommodation in this part of the June LGA, with 2 x 4-bedroom dwellings proposed.

This SoEE provides a description of the subject site and surrounds, an identification of the development proposed by this application and an assessment of the perceived impacts of this proposal for the matters contained within Section 4.15 of the Environmental Planning & Assessment Act, 1979, as amended.

The SoEE assesses the proposal and concludes that the DA will achieve appropriate and desirable development outcomes for the site and that the application should be approved on the following grounds:

- The proposal is generally consistent with relevant town planning policies and statutory controls; and

- The proposal represents an appropriate balance between built form, density and open space.

Considering the above planning merits of the proposed development, the proposal succeeds when assessed against the Heads of Consideration pursuant under Section 4.15, and we recommend that Council grant consent to the development, subject to appropriate conditions.

## 1. Introduction

## 1.1 GENERAL

This addendum ‘Statement of Environmental Effects’ (SoEE) has been prepared by Michael Brown Planning Strategies Pty Ltd to accompany Development Application 2022.47 on land described as Lot 23 in DP 1270953, No 16 Waterworks Road, JUNE. The proposed development briefly consists of:

- Construction of two x four-bedroom x single storey dwellings.
- Subdivision of the dwellings into two Community Title lots.
- Site works, including drainage, access driveways and landscaping.

## 1.2 PROJECT TEAM

Michael Brown Planning Strategies Pty Ltd, in preparing this SoEE has relied on relevant inputs from the following as detailed in **Table 1**:

**TABLE 1 – PROJECT TEAM**

The Project Team	
Architectural	Accurate Design & Drafting ( <b>Appendix A</b> )

## 1.3 SCOPE OF REPORT

The Report describes the nature of the site and its immediate context. It proceeds to document the proposal and concludes with an assessment against the prevailing planning regulations instruments, together with the relevant matters set out in the *Environmental Planning and Assessment Act 1979* (the Act) and the *Environmental Planning and Assessment Regulation 2021* (the Regulation).

## 1.4 REPORT STRUCTURE

This SoEE is structured in the following manner:

**Section 2** – Describes the Site and provides a detailed description of the site and the nature of surrounding development.

**Section 3** – Provides a Site Analysis.

**Section 4** – Details the Proposed Development and other relevant information.

**Section 5** – Details the Statutory Controls that apply to the Development Site.

**Section 6** – Details the Environmental Assessment of the proposed Development.

**Section 7** – Provides a Conclusion.

The following commentary and assessment is provided in respect of the above.

## 2. The Site Context

The site consists of an allotment on land legally described as Lot 23 in DP 1270953, No 16 Waterworks Road, JUNE. The subject site has an area of 1170.0m<sup>2</sup>. There are two (2) easements located on the northern side of the property for sewer and drainage 2.5m wide.

FIGURE 1 – AERIAL PHOTOGRAPH OF LAND



### 2.1 SURROUNDING AREAS

The subject site is located in a predominately residential precinct that was the subject of a subdivision to create fifty-one (51) residential lots via consent to Development Application DA2011/28. The subject property was identified as a future dual occupancy site, as part of this approval.

## 3. The Proposed Development

### 3.1 DESCRIPTION OF DEVELOPMENT

The proposed development is detailed in the accompanying DA plans (reproduced at **Appendix A**) and generally includes:

- Construction of two x four-bedroom single storey dwellings.
- Subdivision into two (2) Community Title lots.
- Site works, including drainage, access driveways and landscaping.

### 3.2 SUBDIVISION

It is proposed to subdivide the property into two lots. The following **Table 2** provides a detail of the development. It should be noted that 1m<sup>2</sup> of each lot is for the letter box.

**TABLE 2 – SUBDIVISION DETAILS**

Lot	Lot Size Details M <sup>2</sup>	Lot width & depth
1	569.62	16.991m x 35m (northern boundary)
2	598.38	14.734m x 43.921m (northern boundary)

Each lot will have frontage to a street, as detailed on the plans.

The following **Table 3** provides details of the dwellings to be constructed on such lots.

**TABLE 3 – DEVELOPMENT DETAILS**

No	Details	Area M <sup>2</sup> excluding garage & alfresco	Private Open Space M <sup>2</sup>
1	4 bedrooms, meals/family room, kitchen, alfresco and double garage.	133.75	260.29
2	4 bedrooms, meals/family room, kitchen and double garage.	127.31	230.78

The proposed dwellings have a mixture of building materials to provide contrast in the built form. Dwelling 1 is part brick veneer; whilst Dwelling 2 is cladding. Both have pitched roofs, with Dwelling 1 being a tiled roof and Dwelling 2 metal roof sheeting.

### 3.3 ACCOMPANYING PLANS AND REPORTS

The following plans accompany the application as detailed in **Table 4** below.

**TABLE 4 – SUBMITTED PLANS**

Drawing No	Sheet	Prepared by	Plan title	Date
22067-2	01	Accurate Design & Drafting	Perspective View	09-09-22
22067-2	02	Accurate Design & Drafting	Cover Page	09-09-22
22067-2	03	Accurate Design & Drafting	Existing Site Plan	09-09-22
22067-2	04	Accurate Design & Drafting	Subdivision Site Plan	09-09-22
22067-2	05	Accurate Design & Drafting	Proposed Site Plan	09-09-22
22067-2	06	Accurate Design & Drafting	Landscape Plan	09-09-22

Drawing No	Sheet	Prepared by	Plan title	Date
22067-2	07	Accurate Design & Drafting	Drainage Plan	09-09-22
22067-2	08	Accurate Design & Drafting	House 1 Floor Plan	09-09-22
22067-2	09	Accurate Design & Drafting	House 2 Floor Plan	09-09-22
22067-2	10	Accurate Design & Drafting	Front & Side Elevations	09-09-22
22067-2	11	Accurate Design & Drafting	Rear & Side Elevations	09-09-22
22067-2	12	Accurate Design & Drafting	Sections & Details	09-09-22
22067-2	13	Accurate Design & Drafting	Electrical Plan	09-09-22
22067-2	14	Accurate Design & Drafting	Basix House 1	09-09-22
22067-2	15	Accurate Design & Drafting	Basix House 2	09-09-22

### 3.4 WASTE MINIMISATION AND MANAGEMENT

The proposed development has embraced the principles of waste minimisation and management from the earliest days of visioning/design work. In a like manner, construction phase has been the subject of significant waste minimisation and resource recovery thinking. A Waste Management Plan (WMP) accompanies this application and addresses waste generated during construction and on-going operation.

### 3.5 OFFSITE WORKS

The creation of new entry driveways necessitates approval under the Roads Act 1993. Section 138(1) of the *Roads Act 1993* requires consent to:

- “(a) erect a structure or carry out a work in, on or over a public road, or*
- (b) dig up or disturb the surface of a public road, or*
- (c) remove or interfere with a structure, work or tree on a public road, or*
- (d) pump water into a public road from any land adjoining the road, or*
- (e) connect a road (whether public or private) to a classified road”.*

Consent is therefore sought for the construction of the new driveways.

### 3.6 CONSTRUCTION MANAGEMENT

A Construction Management Plan (CMP) will be prepared on the basis of ensuring that there is minimal impact/disruption to residents during the construction phase and adjoining developments.

A Site Management Plan (SMP) will be prepared to ensure the safety of the public during the construction program. This will include:

- Means of managing dust and noise; and
- Means of communicating with the contractor and clear procedures for registering complaints and follow-up.

The following is provided in relation to these issues:

### 3.6.1 SEDIMENT AND EROSION CONTROL

Drains will be blocked or barricaded and silt fencing, sandbags and/or hay bales will be used to prevent offsite sediment movement.

However, these should be more fully developed in consultation with the contractor and incorporated into a Soil and Water Management Plan (SWMP) in accordance with NSW Department of Housing (1998) *Managing urban stormwater: soils and construction*. The controls outlined in the plan should be put in place prior to works commencing.

### 3.6.2 NOISE CONTROL

Noise producing machinery and equipment should only be operated between the hours of 7.00 am and 6.00 pm Monday to Friday and 8.00am to 4.00pm on Saturdays, unless requested otherwise by Council.

Various Australian standards outline guidelines for the minimisation of noise on construction sites. These include:

- Australian Standard AS2460 AS 2012.1-2990: *Acoustics - Measurement of airborne noise emitted by earth-moving machinery and agricultural tractors - Stationary test condition - Determination of compliance with limits for exterior noise*;
- AS/NZS 1269.1:2005 – *Occupational noise management-Measurement and assessment of noise emission and exposure*;
- AS/NZS 1269.2:2005 – *Occupational noise management-Noise control management*; and
- AS/NZS 1269.3:2005 – *Occupational noise management-Hearing protector program*.

## 4. Assessment of Relevant Controls and Policies

### 4.1 RELEVANT PLANNING INSTRUMENTS, CONTROLS AND POLICIES

The following documents are relevant to the proposed development:

- Local Environmental Plan 2012.
- Development Control Plan 2021.
- State Environmental Planning Policy (Transport and Infrastructure) 2021.
- State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 – Remediation of Land.
- State Environmental Planning Policy (BASIX) 2004.
- Junee Local Strategic Planning Statement 2040.

## 4.2 STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policies (SEPP's) which apply to the site include:

### 4.2.1 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

#### 4.2.1.1 SECTION 2.48 – DETERMINATION OF DEVELOPMENT APPLICATIONS

Section 2.48 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the Infrastructure SEPP) identifies triggers which require the local electricity supply authority to be given written notice of a Development Application. In this regard:

- The proposal does not include the penetration of ground within 2 metres of an underground electricity power line or an electricity distribution pole or within 10 metres of any part of an electricity tower;
- The proposal is not located within or immediately adjacent to any existing easement for electricity purposes or electricity substation;
- The proposal includes works that are within 5 metres of exposed overhead electricity power lines situated along the site's frontage;

There is no electricity distribution pole situated in front of the property that would require to be relocated and therefore the application does not require referral to local authority and will be a condition of development consent to obtain approval for electricity supply.

#### 4.2.1.2 SUBDIVISION 2 – DEVELOPMENT ADJACENT TO RAIL CORRIDORS







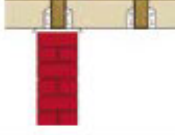

Section 2.99 of this part of the SEPP provides:

- (1) This section applies to development for any of the following purposes that is on land in or adjacent to a rail corridor and that the consent authority considers is likely to be adversely affected by rail noise or vibration –
  - (a) residential accommodation,
- (2) Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Secretary for the purposes of this section and published in the Gazette.
- (3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded –
  - (a) in any bedroom in the residential accommodation – 35 dB(A) at any time between 10.00 pm and 7.00 am,
  - (b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway) – 40 dB(A) at any time.

The subject property is located opposite the railway line to the west as shown on **Figure 1** and therefore subject to the Section 2.99 of the Transport and Infrastructure SEPP 2021. This section requires noise attenuation to be installed in dwellings (residential accommodation) to protect the

amenity of residents. **Figure 2** provides details of acoustic treatment for these dwellings to address the SEPP provisions. We are of the opinion that the proposed acoustic treatment is consistent with the Section 2.99.

**FIGURE 2 – ACOUSTIC TREATMENT**

Category No.	Building Element	Standard Constructions	sample
2	Windows/Sliding Doors	Openable with minimum 6mm monolithic glass and full perimeter acoustic seals	
	Frontage Facade	<b>Timber Frame or Cladding Construction:</b> 6mm fibre cement sheeting or weatherboards or plank cladding externally, 90mm deep timber stud or 92mm metal stud, 13mm standard plasterboard internally with R2 insulation in wall cavity.	
		<b>Brick Veneer Construction:</b> 110mm brick, 90mm timber stud frame or 92mm metal stud, minimum 50mm clearance between masonry and stud frame, 10mm standard plasterboard internally.	
		<b>Double Brick Cavity Construction:</b> 2 leaves of 110mm brickwork separated by 50mm gap	
	Roof	Pitched concrete or terracotta tile or metal sheet roof with sarking, 10mm plasterboard ceiling fixed to ceiling joists, R2 insulation batts in roof cavity.	
	Entry Door	40mm solid core timber door fitted with full perimeter acoustic seals	
	Floor	1 layer of 19mm structural floor boards, timber joist on piers	
		Concrete slab floor on ground	

#### 4.2.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021 – CHAPTER 4 – REMEDIATION OF LAND

The proposed development is subject to the provisions of State Environmental Planning Policy – Remediation of Land. This SEPP aims to provide a State-wide planning approach to the remediation of contaminated land, and in particular, promotes the remediation of contaminated

land for the purpose of reducing risk of harm to human health or the environment.

Depending on the level of contamination, remediation may be required with the consent (Category 1) or without the consent (Category 2) of the consent authority. The State Government publication *Managing Land Contamination: Planning Guidelines* sets out the process for consideration of land contamination. Based on an initial consideration of known historical land uses, the guidelines may require, in certain circumstances, one or more of the following steps:

- A Preliminary Investigation – where contamination is likely to be an issue;
- A Detailed investigation – where a Preliminary Investigation highlights the need for further detailed investigations or where it is known that the land is likely to be contaminated and/or that the proposed use would increase the risk of contamination;
- A Remedial Action Plan (RAP) – to set the objectives and process for remediation;
- Validation and Monitoring – to demonstrate that the objectives of the RAP and any conditions of development consent have been met.

The subject property has been part of a subdivision of the parent property and Council can use its discretion not to require a Phase 1 Contamination Assessment under the SEPP, as Council would have required this matter to be addressed prior to release of the Subdivision Certificate.

#### 4.2.3 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

BASIX is the Building Sustainability Index, the State Government's web-based planning tool designed to assess the potential performance homes against a range of sustainability indices, being: Landscape, Stormwater, Water, Thermal Comfort and Energy. The BASIX SEPP operates in conjunction with the Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure consistency in the implementation of BASIX in NSW. The BASIX assessment accompanies this application at Sheets 14 and 15 of **Appendix A**.

### 4.3 JUNE LOCAL ENVIRONMENTAL PLAN 2012

#### 4.3.1 GENERAL

The LEP provides a number of generic objectives which apply to development generally, but has more specific objectives applying to the zone. The zoning of the land is R5 – Large Lot Residential (refer to **Figure 3**). The following objectives apply to the zone.

#### 4.3.2 OBJECTIVES

The objectives of the R5 Large Lot Residential zone, are:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To facilitate and promote an increased range of living opportunities by providing for low intensity residential development compatible with the rural characteristics of the locality.

In respect of these objectives, the following is provided:

Dot point 1      The proposed development provides for the housing needs to meet the socio-economic requirements of the community. It is likely that providing accommodation of this type within the June LGA will be highly attractive to people not currently residing in the June area.

The proposed development provides for housing choice and increases densities close to commercial centres and community facilities, and other facilities. The dwellings have been designed in relation to each other in façade treatments, visual/acoustic privacy, entry points, outdoor private open space, living/sleeping zones and garage entry points and address each street.

Dot point 2      N/A, as the lot already exists.

Dot point 3      The proposed has been designed to minimise demand on services. The development may be required to make a contribution to local services via a Section 7.12 Contribution.

Dot point 4      The site has two zones and therefore unlikely to impact on adjoining zones.

Dot point 5      This aspect was addressed above.

Subdivision of the land is permissible under Clause 2.6 and Clause 4.1 of LEP 2012.

The following uses are permissible in the zone.

*Bed and breakfast accommodation; Building identification signs; Business identification signs; **Dual occupancies**; Dwelling houses; Group homes; Home industries; Kiosks; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Roads; Roadside stalls; Sewage reticulation systems; Tank-based aquaculture; Any other development not specified in item 2 or 4*

The proposed development is defined as follows:

**dual occupancy** means a dual occupancy (attached) or a dual occupancy (detached).

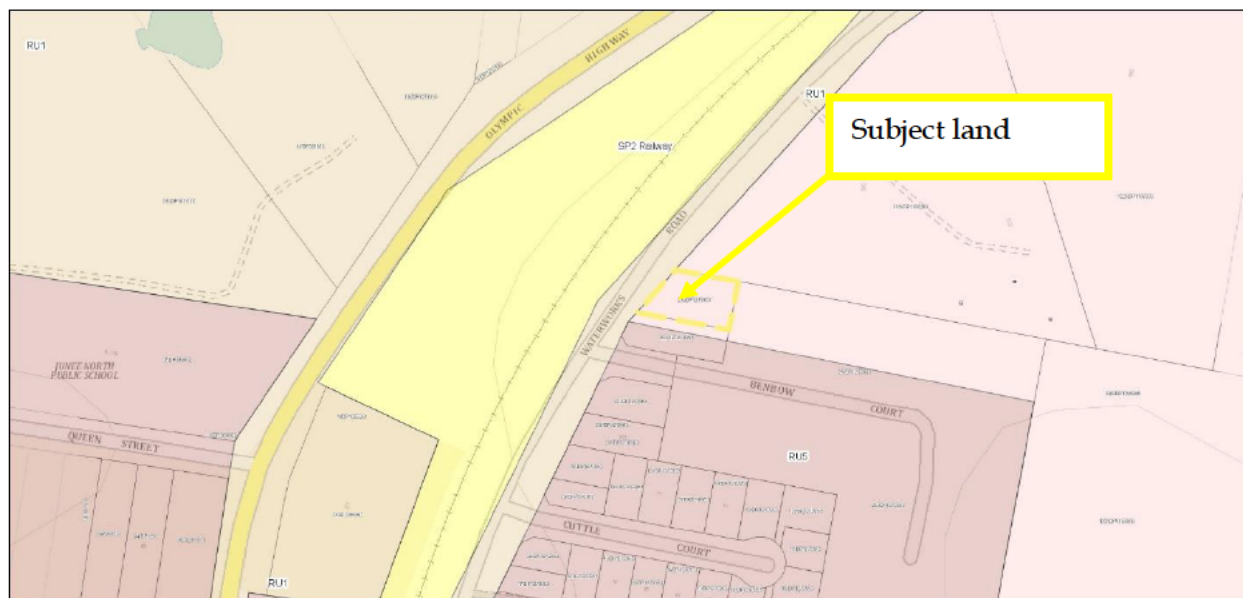
**dual occupancy (detached)** means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

**dwelling house** means a building containing only one dwelling.

It would be noted that the proposal involves two detached dwellings, on separate lots.

The proposed subdivision and development for dwellings is consistent with the zonal objectives and is also listed in the permitted with consent column and is therefore permissible with development consent. The subdivision is permissible in accordance with Clause 4.1, which is addressed below in Section 4.3.3.2 and therefore compliant in terms of area.

FIGURE 3 – LAND ZONE MAP



### 4.3.3 SPECIFIC CLAUSES

The following provides an assessment against the various applicable clauses of LEP 2012.

#### 4.3.3.1 CLAUSE 2.6 – SUBDIVISION

Subdivision of land requires development consent. This application seeks consent to create two Community Title lots, as detailed in Table 2.

#### 4.3.3.2 CLAUSE 4.1 – MINIMUM SUBDIVISION SIZE

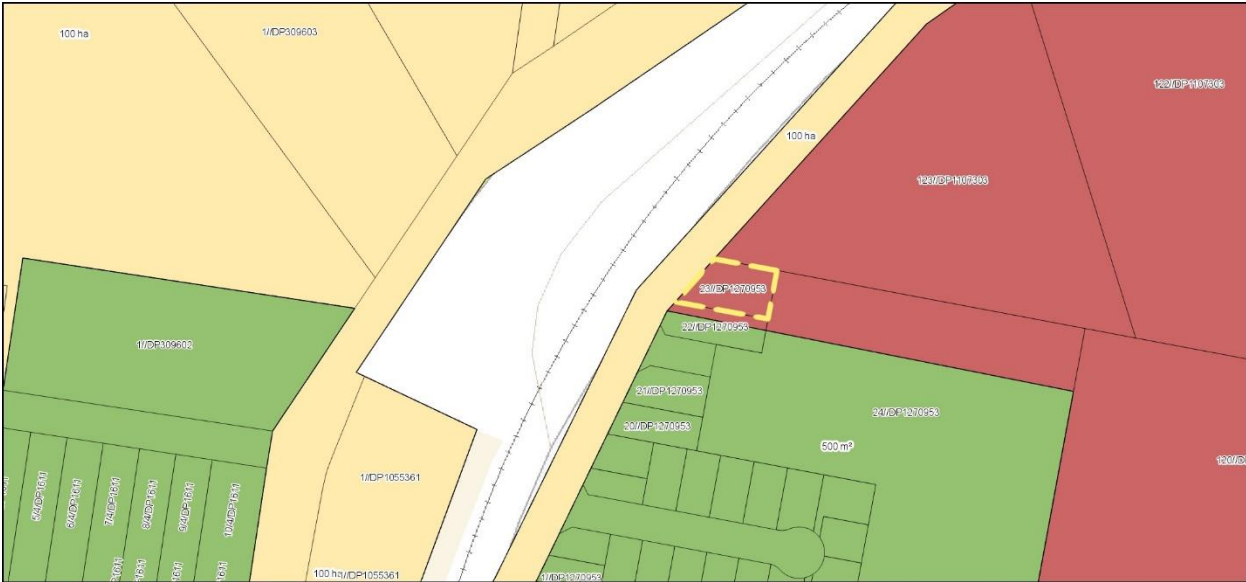
Clause 4.1 provides minimum lot sizes for subdivision (refer to Figure 4). It is proposed to subdivide the land, as detailed in Table 2. It would be noted from Table 2 that each lot to be created is above 500m<sup>2</sup>. The adjoining zone is RU5 Village zone, which has a minimum lot size of 500m<sup>2</sup>. In this regard, Clause 5.3 applies to the development and is addressed below in Section 4.3.3.5.

As discussed in Section 4.3.3.5, the adjoining zone is RU5 Village. Clause 5.3 provides that where development adjoins land in another zone:

- (1) .....where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.
- (2) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is 50 metres.

It would be noted that the adjoining property is zoned RU5 Village and therefore within 50m. As such the Council can utilise the clause to approve the subdivision, noting the development of a dual occupancy development is permissible with development consent.

#### FIGURE 4 – MINIMUM LOT SIZE



#### 4.3.3.3 CLAUSE 4.1AA – MINIMUM LOT SIZE FOR COMMUNITY TITLE SCHEMES

It is noted that Council has not adopted this clause and therefore the issue of the subject property being within two (2) zones and two (2) minimum lot sizes does not apply.

#### 4.3.3.4 CLAUSE 4.3 – HEIGHTS OF BUILDINGS

Clause 4.3 refers to the heights of buildings. The Height of Buildings Map does not apply to the subject property. The dwellings are single storey.

#### 4.3.3.5 CLAUSE 4.4 – FLOOR SPACE RATIO

The Floor Space Ratio (FSR) Map for this area does not apply.

#### 4.3.3.6 CLAUSE 5.16 – SUBDIVISION OF, OR DWELLINGS IN RESIDENTIAL ZONES

This clause provides the following objective:

- (1) The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or conservation zones concerned (particularly between residential land uses and other rural land uses).

As addressed above, there is no conflict between the two zones and it is noted at subclause (2) that RU5 Village is not listed. Notwithstanding, subclause (4) states:

- (4) The following matters are to be taken into account –
- (a) the existing uses and approved uses of land in the vicinity of the development,

- (b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,
- (c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),
- (d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).

As noted in the SoEE, dwelling houses and dual occupancy development is permissible on this land and within the immediate area (a). the predominant land use within the immediate area will be housing (b)-(d). as such, the proposed development is not inconsistent with the objective of preserving the character of the area and minimising conflict between zones.

#### 4.3.3.7 CLAUSE 6.3 – STORMWATER MANAGEMENT

Clause 6.3 refers to the ability to manage stormwater from the development. Stormwater from the development can be directed to the Council street system, as shown on Sheet 07 of **Appendix A**.

#### 4.3.3.8 CLAUSE 6.8 – SALINITY

The subject land is not shown to be affected by salinity. Notwithstanding, infrastructure and buildings will be designed having regard to the requirements to protect against such soils.

#### 4.3.3.9 CLAUSE 6.9 – ESSENTIAL SERVICES

All requisite services are available to the subject property.

There are no other clauses applicable to the development of the site.

### 4.4 JUNE DEVELOPMENT CONTROL PLAN 2021

The subject Development Control Plan provides a compendium of development controls for the June Local Government Area. Some controls are land use based and generic, whilst others are detailed and sometimes site specific. Where there is any non-compliance, justification will be provided for variation to the relevant control.

#### 4.4.1 PART 1 – INTRODUCTION

##### 4.4.1.1 1.2 – GENERAL PRINCIPLES FOR DEVELOPMENT

The general principles for development in June are espoused in the part of the DCP.

##### 4.4.1.2 - PART C

This Development Control Plan provides controls for various development and in particular Part C – Residential & Rural Residential Development and Part F – Subdivision. The following **Tables 5 to 7** provide compliance with the controls, where applicable or has been addressed elsewhere and therefore not repeated.

TABLE 6 – COMPLIANCE TABLE – PART C

Control	Comments	Compliance
<b>C3.1 Setbacks</b>		
<b>Front 4.5m</b>	Setback to Waterworks Road is 5.5 for Dwelling 1 and 8.5m for Dwelling 2	Yes
<b>Side 900mm</b>	910mm (1) and 925mm (2)	Yes
<b>Corner 3m</b>	Not applicable	N/A
<b>C3.2 Site coverage</b>	Driveways and parking areas do not occupy more than 50%	Yes.
<b>C3.3 Height &amp; scale</b> <b>Two storeys or 8.5m.</b>	Dwellings are single storey	Yes
<b>C3.4 Building Elevations</b>	Both dwellings face Waterworks Road.	Yes
1. Building facades facing a public road cannot have large areas of blank wall(s) and must incorporate:		
a. Window(s) to a habitable room facing the street to allow for casual surveillance of any street frontage;	Compliant with CPTED principles.	Yes
b. Variation of materials and/or colours on larger surfaces;	Variation of materials with use of brick (dwelling 1) and weatherboard (dwelling 2) materials.	Yes
c. Variation of building setback and roof lines;	Yes refer to plans with variation setbacks.	Yes
d. Any other articulation acceptable to Council.	Refer to plans with articulation in design.	Yes
2. Side elevations visible from a public road or place should not be blank for more than 10m without a feature listed above.	No side elevations with blank walls.	Yes
<b>C3.5 Noise and Visual Privacy</b>	The dwellings are single storey and it is unlikely that visual privacy would be an issue. Any noise from the development would be consistent with residential development	Yes
<b>C3.6 Fencing</b>	The properties will be fenced for compliance with CPTED but also compliant with standard fence height and compliance with the DCP.	Yes
<b>C3.7 Landscaping &amp; Private Open Space</b>	The development will be landscaped to the street frontages.	Yes

As can be seen from the above compliance checklist, the development proposal generally complies with the above requirements.

TABLE 6 - COMPLIANCE TABLE - C6

Control	Comments	Compliance
<b>C6.2 Suitability of the Site</b>		
1. Applicants must address why the proposed site is well-suited to the intended density of dwellings including:	The subject site is located in close proximity to the Township and in a growing estate. There is a need for some medium density housing close to services and facilities and providing housing affordability with new homes. The proposed development is consistent with Council's Local Strategic Planning Statement (LSPS) in meeting the demands for the new population, as addressed in Section 4.7.	Yes
a. The site's access to services, transport, recreation and amenity;		Yes
b. The existing and/or desired future character of the area including heritage and landscape qualities (where applicable).		Yes
<b>C6.3 Minimum Street Frontage</b>		
1. All multi-dwelling housing and residential flat buildings must have a minimum street frontage of 18 metres at the front building line.	31.725m to the Waterworks Road frontage.	Yes.
<b>C6.4 Density and Site Area</b>		
Multi-Dwelling Housing: The minimum site area / maximum number of dwellings permitted on a site for multi-dwelling housing is calculated by dividing the site area by the site area required for each	The proposal provides for 2 x 4 bedroom dwellings. Lot 23 has an area of 1170m <sup>2</sup> . Proposed Lot 1 has an area of 569.62m <sup>2</sup> and Lot 2 - 598.38m <sup>2</sup> . The DCP does not consider 4-bedroom dwellings and is considered to be compliant.	Yes.

Control	Comments	Compliance
proposed dwelling size		

### C6.5 Setbacks

All new dwellings must meet the minimum setbacks from the lot boundaries as set out in the following table and in accordance with the Setback Definitions in Part C1.3 including the averaging of setbacks. Any variations must be justified in accordance with Part A1.11 Variation to Controls	The dwelling on proposed Lot 1 is setback 8.277m to Waterworks Road; whilst Dwelling 2 is setback 8.5m and therefore both dwellings are compliant.	Yes.
--	--	------

### C6.6 Site Coverage

Development must not exceed a site coverage of 70% (including all ancillary buildings and impermeable, hardstand and/or driveway areas.	Dwelling 1 site coverage is 32.13%; whilst Dwelling 2 is 29.33%.	Yes.
---	--	------

### C6.7 Height and Solar Access

1. Maximum Height: Any proposal that exceeds 9m in height (measured from natural or existing ground vertically) or two (2) storeys (including attics with dormer windows) will need to provide: a. Detailed site analysis that demonstrates it	Both dwellings are single storey and comply with the height controls and there is no impact of overshadowing or loss of solar access to adjoining properties given the single storey proposal and the orientation of the property.	Yes.
--	--	------

Control	Comments	Compliance
<p>will not significantly impact on the amenity of neighbouring properties or other dwellings that form part of the development;</p> <p>b. Elevation drawings with Reduced Level (RL) for the maximum ridge, eave, floor, ceiling height(s) and existing/proposed ground level(s);</p> <p>c. Shadow Diagrams to demonstrate there is a minimum of 3 hours solar access between 9am and 3pm on 21 June (Winter Solstice) in the primary living spaces and open space(s) of adjacent dwellings;</p> <p>d. Justification of building transitions to adjacent lower scale dwellings within 40m of the proposed development and how it fits within the existing and/or desired street character.</p> <p><b>C6.8 Presentation to Street and Driveways</b></p>		
<p>Development must address any public road frontage and internal driveway as follows: a. Ensure each dwelling (especially when attached) reads as a separate dwelling with its own clear</p>	<p>Each dwelling faces Waterworks Road.</p>	<p>Yes.</p>

Control	Comments	Compliance
entrance facing the street or internal access-way.		
b. Avoid repetition in the dwelling types and layouts where the building forms become monotonous and/or mirrored with little differentiation between different dwellings.		
c. Building facades facing a public road or internal driveway cannot have large areas of blank walls.		
d. There is at least one window to a habitable room (not a bathroom or laundry) facing the street or internal driveway that allows for casual surveillance of public and semi-public areas.		
e. Blank walls (or walls with little or no articulation) to public streets, internal driveways, or side setbacks are not supported.		
f. Garages and carports are integrated into the design so they do not dominate the street frontage or internal driveways;		
g. Soften the visual impact of large areas of hard stand / driveway by varying driveway alignment when servicing more than six (6) dwellings and adding significant		

Control	Comments	Compliance
landscaping.		
<b>C6.9 Noise and Privacy</b>		
Windows & Balconies: Development: a. That is more than one storey (including habitable attic rooms with dormer windows); or b. Where the floor level is greater than one (1) metre above the existing ground level; or c. That does not meet the minimum building setbacks; or d. Involves multiple dwellings on the one lot and/or strata/community title subdivision, must be designed to locate dwellings/rooms and locate/size windows to habitable rooms or balconies to avoid looking directly into windows, balconies, courtyards, primary private open space(s) or access walkways of adjoining dwellings or demonstrate how overlooking will be minimised.	Single storey dwellings and therefore no privacy issues that would be acceptable with single storey dwellings.	Yes.
<b>C6.10 Private Open Space</b>		
Area/Dimension: For each dwelling in dual	More than compliant and refer to Table 3 for details.	Yes.

Control	Comments	Compliance
occupancies, or multi-dwelling housing (at ground level): a. The minimum dimension of the one area of 'primary' open space is 4m by 4m; and b. The minimum combined open space area is 40sqm (only areas with a minimum depth of 1.5m are included).		
<b>C6.11 Landscaping and Deep Soil Zones</b>		
Landscape Design: The applicant is required to lodge a Landscaping Plan(s)	Landscape plan is shown on Sheet 6 of Appendix A.	Yes.
<b>C6.12 Fencing</b>		
Fencing for medium density residential developments should meet the objectives and performance criteria outlined in C3.6.	Fencing proposed between the dwellings.	Yes.
<b>C6.13 Waste</b>		
	Waste will be collected from the front of the dwellings.	Yes.

TABLE 7 - COMPLIANCE TABLE - PART F3

Control	Comments	Compliance
<b>F3.1 Lots Size</b>	Proposal is a two-lot subdivision and no road works involved and minor infrastructure works for building pad site and sewer and water. Lots compliant with minimum lot size under JLEP 2012. A width of 16.991m for Lot 1 and 14.734m for Lot 2 provided.	Yes, however, Lot 2 slightly less than 15m (266mm) but considered acceptable, given Lot 1 affected by a 2.5m wide easement.
<b>F3.2 Access</b>	Safe access is provided to the properties from the roads.	Yes.

#### 4.5 SECTION 7.12 – COMMUNITY FACILITIES

Any applicable Section 7.11 Development Contribution Plan requirements can be imposed as conditions of development consent.

#### 4.6 JUNEED LOCAL STRATEGIC PLANNING STATEMENT 2040

The Local Strategic Planning Statement (LSPS) is Council's long-term plan to shape Juneed's future which will help guide the development of suburbs and balance the need for housing, jobs and services.

Local Planning Priorities 1,2 and 3 under the 'Opportunities for Housing in Right Locations' 'Provide Infrastructure to Support Development Outcomes' and 'Maintain and Enhance the Character of Towns and Villages' are goals of the LSPS seek to provide liveable communities, productivity and protect the environment aligned with growth that is expected to grow to approximately 1300 new residents over the period of the LSPS. The proposed development will provide for the opportunity to deliver social infrastructure for the community with residential accommodation.

The proposal is consistent with the action of managing growth over these ensuing years, with the potential increase in population for a further 1,300 new residents.

### 5. Assessment of Environmental Impacts

#### 5.1 GENERAL

An overview assessment of the environmental effects of conducting the subject activity in the manner previously described in this report is provided below. This assessment has had regard to the provisions of Section 4.15 of the Environmental Planning and Assessment Act (as amended).

#### 5.2 SECTION 4.15 (1) (a) – (i) PROVISIONS OF ENVIRONMENTAL PLANNING INSTRUMENTS, (ii) EXHIBITED DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS, (iii) DCP, (iv) THE REGULATIONS.

The relevant matters for consideration include the provisions of Juneed LEP 2012 and JDCP, 2021, all of which have been considered in Section 4 of this Report. The objects of the Environmental Planning and Assessment Act 1979, as stated under Section 5(a), form the fundamental consideration for development proposals. Specifically, Section 5(a) encourages:

- (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
- (ii) the promotion and co-ordination of the orderly and economic use and development of land,
- (iii) the protection, provision and co-ordination of communication and utility services,
- (iv) the provision of land for public purposes,
- (v) the provision and co-ordination of community services and facilities, and

- (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
- (vii) ecologically sustainable development, and
- (viii) the provision and maintenance of affordable housing.

The subject application provides housing choice, and hence is an ‘*orderly and economic*’ use of the land. The proposed development is in a location well served by road infrastructure. It is in a residential locality and does not generate adverse impacts such as traffic on any areas within the surrounding locality. It therefore encourages ‘*the proper management, development and conservation of natural and artificial resources*’.

It utilises public investment in major roads within the immediate vicinity of the site and the broader catchment. It does not generate any significant adverse impacts on third parties such as loss of privacy or overshadowing in the surrounding locality, as addressed in this SoEE.

There are no significant adverse impacts on air quality, water quality, acoustic amenity and solar access, hence supporting the ‘*protection of the environment*’ and principles of ecological sustainable development. The proposal therefore satisfies the objects of the Act, and is sound and desirable development of this residential property.

### 5.3 SECTION 4.15 (1) (b) – IMPACT OF THE DEVELOPMENT

#### 5.3.1 NATURAL AND BUILT ENVIRONMENT

##### 5.3.1.1 ENERGY

The proposed development is designed in accordance with BCA requirements for this category of development. It utilises durable materials and the landscaping is designed to minimise maintenance (refer to Sheet 06). The buildings will incorporate design measures, appliances and fittings to promote energy efficiency and complies with BASIX (refer to Sheets 14 & 15).

#### 5.3.2 TRAFFIC AND PARKING ASSESSMENT

##### 5.3.2.1 PARKING

The DCP provides car parking requirements for this form of development. The DCP requires 2 spaces per dwelling. The total number of spaces to be provided is therefore 4, which are provided on-site within garages. The garage widths comply with Council requirements.

In addition, the parking layout complies with AS/NZ 2890.1: 2004 – Parking Facilities: Part 1: Off-street Car Parking in terms of access to such spaces.

#### 5.3.3 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The proposed development adopts the principles of “Safer by Design” to ensure that the development will create an environment, which feels safe and is safe for tenants and visitors. The following is provided in respect of the overall development.

Effective design of subdivisions can reduce community fear, as well as opportunities for crime. The proposed subdivision complies with the principles of CPTED and best practice guidelines as identified below.

#### 5.3.3.1 SAFER BY DESIGN PRINCIPLES

There are four (4) principles, which form the basis of crime risk assessment as it relates to Development Applications.

#### 5.3.3.2 SURVEILLANCE

Surveillance is providing human observation of public space. It can be assisted by providing unobstructed views, lighting high use areas and by using visibly permeable building materials. Natural surveillance does not have to compromise privacy.

#### 5.3.3.3 ACCESS CONTROL

The ease with which intruders can get in and out of an environment uncontrolled or undetected or the extent to which they are compelled to use shared entries has a significant bearing on crime risk. The use of fences, security devices and locks to restrict access, increases the effort required to commit an offence and therefore reduces the potential for it to happen.

#### 5.3.3.4 TERRITORIAL REINFORCEMENT

Areas that are well protected and look as if they are owned and cared for, give an impression that it is harder to conduct anti-social behaviour. Cared for areas also reduce the level of fear within the community.

#### 5.3.3.5 SPACE MANAGEMENT

Spaces that are well managed and maintained and where any evidence of anti-social behaviour is promptly removed reduce levels of satisfaction for those performing anti-social activities and reduce fear in the community.

The following provides an analysis of the proposed development in terms of the principles.

#### 5.3.3.6 NATURAL SURVEILLANCE

The objectives of natural surveillance are to encourage the passive observation of spaces from surrounding buildings and land uses and to further improve surveillance through increased legitimate use. Using design, clear sightlines, effective lighting and landscaping to enhance opportunities for surveillance increases the risk of offenders being seen, heard, reported and potentially apprehended.

Surveillance needs to be balanced with privacy needs. Natural surveillance provided by habitable living areas facing Waterworks Road and the properties fenced to minimise access.

#### 5.3.3.7 CONCLUSION

Having regard to the safer by design principles referred to above we are of the opinion that the

proposed development, through the built form and access design provide a satisfactory response in minimising crime risk.

#### **5.3.4 BUILT FORM**

The general scale of the proposed development along the street frontages is consistent with the character of the area and does not detract from adjoining residential development within the immediate area. Refer to submitted plans for details.

The bulk and intensity of development at such a location is considered appropriate, given design treatments to improve the visual quality of the development in relation to its surrounds and having regard to the zoning of the land.

#### **5.3.5 PUBLIC DOMAIN**

The proposed development is likely to provide a positive contribution to the public domain. In this regard, the architectural features of the development have had regard to the existing and likely future built form of the desired future character of the area. The style of the dwellings provides regular modulation and façade treatment to provide visual interest and variety. The entries to the dwellings are emphasised and are visually integrated with the development.

#### **5.3.6 SOCIAL AND ECONOMIC IMPACT**

The proposal will deliver a range of social benefits at local level. The establishment of the development offers residential accommodation options at a price level that enables persons to enter into the housing market.

The proposed development is integrated with the surrounding road network of the locality. The development does not pose adverse social impacts, and enhances the wellbeing of the community through providing a development to meet the growing population within the Junee LGA and affordable housing opportunities.

The proposal also makes an efficient use of the land through providing a residential development close to facilities. Furthermore, it does not inhibit or restrict the orderly development of residential areas within the locality (planned and existing). It promotes synergy between land uses by contributing to the existing area and utilises transport networks and there are no landuse or zone conflicts.

Economic benefits will be realised through both construction phase of the proposed development. In this regard the proposal will generate a number of short-term employment opportunities on the site. The proposed development will have a positive effect on the social and economic environments in Junee LGA.

Furthermore, the proposed development will not generate significantly detrimental social or economic impacts, nor does it compromise residential development within the surrounding area.

The likely impacts of the development are positive, and the proposed development satisfies the statutory requirements under both state and local planning frameworks, as discussed above.

#### 5.4 SECTION 4.15 (1) (c) – THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The proposed development is highly appropriate within the context of the development site and the surrounding locality. It maintains appropriate regard for the status of the site and its location within the surrounding area. The relationship of the proposed dwellings within the context of the residential area has been discussed throughout this report and no adverse impacts will occur.

The proposed development represents a well-considered design option for the site. The design provides an appropriate response to all site constraints and opportunities. There are no site attributes, which are considered unsuitable for the proposed development.

#### 5.5 SECTION 4.15 (1) (d) – SUBMISSIONS

This cannot be dealt with as part of this Statement. If the Council receives submissions as part of the notification of the application, such submissions will need to be considered having regard to Section 4.15 of the EP&A Act 1979.

#### 5.6 SECTION 4.15 (1) (e) – THE PUBLIC INTEREST

The public interest is an overarching concept. The public interest may best be served by the provision of additional, high quality residential development for the growing population on land that is zoned for that purpose, including housing affordability.

The proposal is in the public interest because of the environmental, social and economic benefits resulting from the development in accordance with the zone. The proposal will contribute to providing much needed housing options in the area and consistent with the LSPS 2040, as addressed above in Section 4.6.

### 6. Conclusion

The proposed development comprises a detached dual occupancy development and community title subdivision to create two lots as described in detail in this Statement.

#### 6.1 SUMMARY OF FINDINGS

- The proposed development application is in accordance with the aims, objectives and provisions of all the relevant statutory and non-statutory planning instruments. It is considered to be suitable development for the site on which it is proposed and meets the relevant heads of consideration under **Section 4.15** of the Act.
- The proposed development satisfies the guidelines of the Act through providing an orderly and efficient usage of existing infrastructure within the locality. Moreover, there are no significant adverse impacts on ‘public goods’ such as air quality, noise, views and amenity.

The development is sustainable, and caters for both existing and future demand for housing opportunities in Junee.

- The proposed development is in accordance with the aims and objectives of Council's policies for the area. The proposal particularly satisfies the objectives of the LEP through efficiently utilising existing serviced land within an established area of Junee.
- The proposal generally complies with the objectives and provisions of the relevant Development Control Plan 2021. Where there are non-compliances, justification has been provided, with a request to vary the provisions of the DCP.
- It is considered that the development will have no adverse environmental effects. It contributes positively to the local economy; and has been designed to be cohesive with the characteristics of the site and locality.
- The social and economic consequences on the locality are considered to be positive. They respond to emerging trends in residential accommodation without adversely impacting on third parties or 'public goods' such as amenity, air and water quality. It utilises existing public investment.

In summation, the development proposal is in the interest of both Council and the broader community, and it will provide significant benefits within the locality over the long-term. It is considered to support Council's objectives and strategies for Junee as a whole.

In view of the lack of adverse environmental impact, it is recommended to the Council that the application be approved, subject to appropriate conditions.

## Appendix “A” Architectural Plans



ISSUE:

C

DRAWING:

22067-2

SHEET:

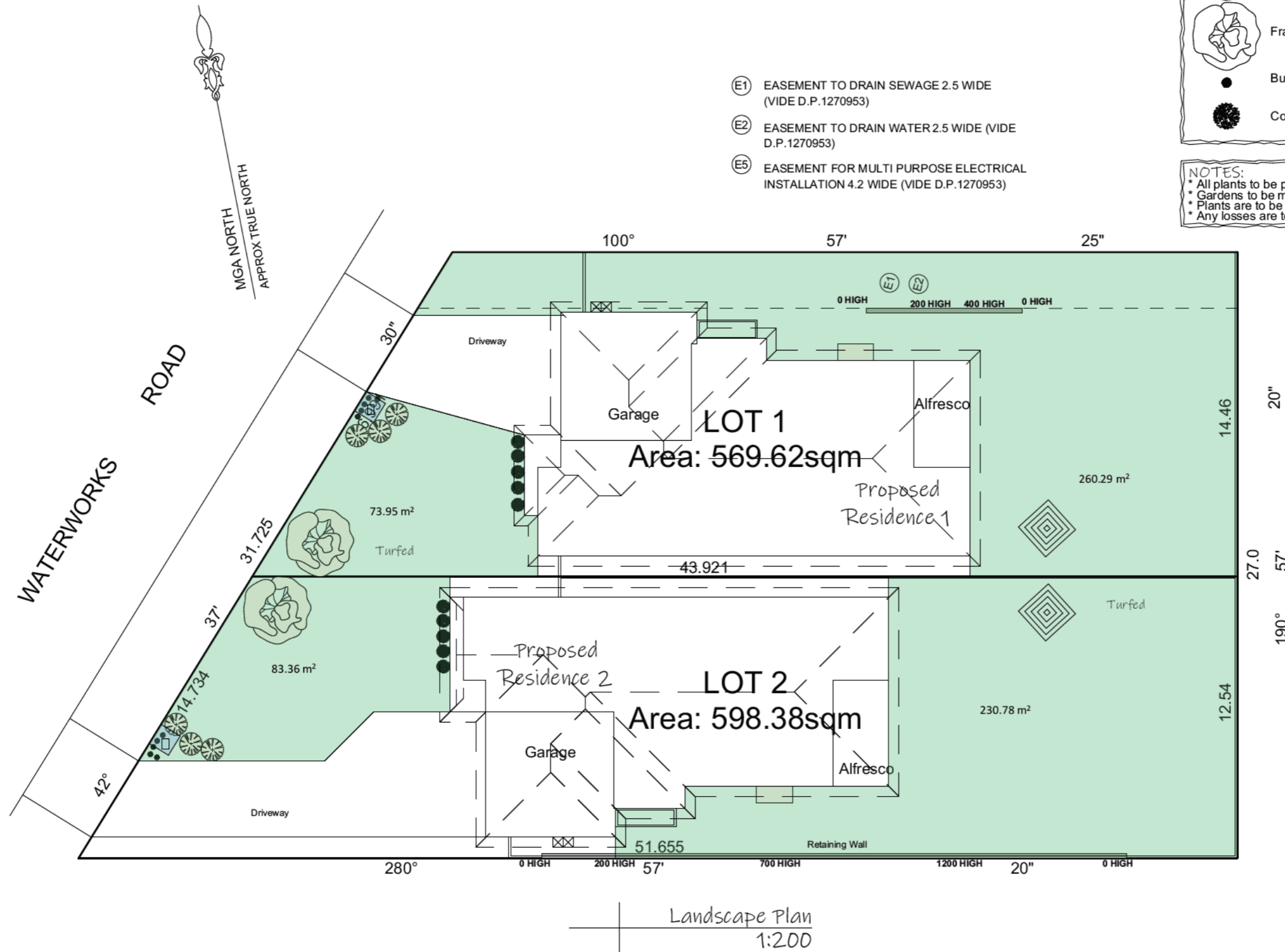
1/15

Proposed Dual Occupancy  
**#16 Waterworks Road, Junee**

**ACCURATE**  
design & drafting

info@accuratedesign.com.au  
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(02) 4647 2552



Lot 23  
1170.00m²  
DP: 1270953

ISSUE: **C**  
DRAWING: 22067-2  
SHEET: 6/15  
DATE: 09-09-22  
PAPER: A3  
LOT: 23  
DP: 1270953

note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Dual Occupancy  
**#16 Waterworks Road, Junee**

**ACCURATE**  
design & drafting

info@accuratedesign.com.au  
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**Briefing Paper**  
**Proposed Development**  
**16 Waterworks Road**  
**Driveway Access**

**Background**

At its meeting held on the 19 November 2022 regarding Development Application 2022/47, Council resolved the following.

**12[DPCD] DEVELOPMENT APPLICATION 2022/47 – 16 WATERWORKS ROAD,  
JUNEE - DWELLINGS & COMMUNITY TITLE SUBDIVISION**

**19.11.22** **RESOLVED** on the motion of Cr D Carter seconded Cr P Halliburton that Council request the applicant to provide a traffic safety audit report assessing traffic movements, accessibility of egress and ingress and street parking for the development application onto Waterworks Road and that a report be submitted back to Council for further consideration.

At this stage the developer has not progressed the traffic safety audit and has questioned the validity of the resolution.

To better understand the traffic management matters related to the development, Council's engineering department have undertaken a preliminary assessment of the site.

The assessment considered the locations of the proposed driveways, street parking and road safety during the construction phase.

**Assessment**

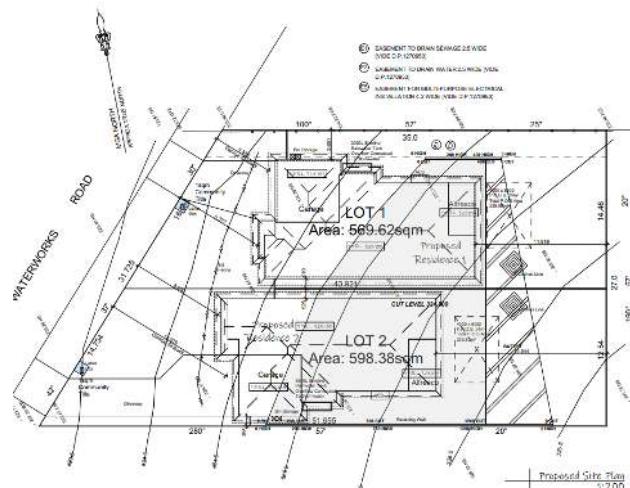
**Location of proposed driveways**

The proposed development fronts onto Waterworks Road on the lead into a large sweeping bend as shown in the below.

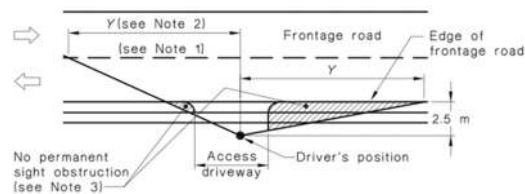
The development is also located on a crest in the road.



The proposal includes the installation of two new driveways as shown in the site plan below.



The table below as extracted from AS 2890.1 provides guidance on sight line requirements for driveways. A full extract including the supporting notes for the table is shown in attachment 1.



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2 <sup>nd</sup> and 3 <sup>rd</sup> columns
100	139	160	
110	153	190	

As shown in the photos below of each direction along Waterworks Road taken at the location of the proposed driveways, there is sufficient sight distance in both directions

It should be noted that the road verge was slashed when these photos were taken, and the developer should ensure the road verges are regularly slashed to maintain sight distances.



Photo 1 – looking north towards Illabo



Photo 2 – looking south towards Junee

#### Roadside Parking

The width of the roadway in the vicinity of the development has been widened from 5.4m to 7.8m to accommodate residential driveway access and parallel parking on the eastern side of the road only.

This is consistent with the road width along the built-up section at the southern end of Waterworks Road.

It should be noted that the current road width is not sufficient for parking on both sides of the roadway and parking on the eastern side may need to be restricted on either side of the proposed driveways to ensure sight distances for approaching vehicles is maintained.

#### Construction speed zones

Any works undertaken within the road reserve will require for the development and implementation of a traffic control plan approved by Council Officers. This includes the installation of services and construction of the proposed driveways.

To help ensure sight distances are maintained during construction, the road verges should remain clear of vegetation, materials and equipment including vehicles. Construction materials and

equipment should not be stored/parked on the road verge during the construction phase. The road verges should also be regularly slashed by the developer.

### Speed Zone

A request to install 50km/hr speed limit signage on the approaches to the development has been approved by the Local Traffic Committee, and an application has been made to TfNSW for approval to install the required signage. Council is still awaiting approval from TfNSW for the signage. Approval is required from TfNSW before signage can be installed.

In the interim it is noted that as the area is developed the 50km/h speed zone applies by default. The below statement is sourced from the TfNSW Centre for Road Safety website.

<https://roadsafety.transport.nsw.gov.au/speeding/speedlimits/safespeedlimits.htm>

### 50 km/h zones

A 50 km/h speed limit applies to all built-up areas across NSW. Built-up areas have buildings on the land next to the road, or have street lights along the road with a spacing of 100 metres or less for a total length of at least 500 metres, or if the road is shorter than 500 metres, for the whole length of the road.

- The 50 km/h default limit applies on all urban roads without a speed sign
- Reduced speed limits at school zones, road works and other special areas still apply

The 50 km/h urban limit is part of a nationwide strategy to improve safety for all road users.



Noting that the development directly transitions from rural residential to residential and is located on a crest in the road, it is recommended that a temporary road works construction zone be implemented on the approaches to the development during the construction phase or until permanent 50km/h speed limit signage is approved and installed.

It is also recommended that advisory signage be installed on the approaches to the development advising of driveways located on the bend in the road once they have been installed.



## **Recommendations**

### Preconstruction

- regular slashing of the road verge by the developer to help ensure sight distances are maintained

### Construction phase

- during the construction phase the road verges should remain clear of vegetation, materials and equipment including vehicles.

- construction materials and equipment should not be stored/parked on the road verge during the construction phase.
- temporary road works construction zone be implemented on the approaches to the development during the construction phase or until permanent 50km/h speed limit signage is approved and installed.

#### Post-construction

- roadside parking in the vicinity of the development restricted to the eastern side of Waterworks Roads only
- roadside parking on the eastern side may also need to be restricted on either side of the proposed driveways to ensure sight distances for approaching vehicles is maintained.
- advisory signage be installed on the approaches to the development advising of driveways on the bend in the road.

## Attachment 1

1. → Re-line or centre of road (undivided road), or right-hand edge of right-hand through lane (divided road). 2 ¶

2. → A check to the left is not required at a divided road where the median is wide enough to shelter a vehicle leaving the driveway. ¶

3. → Parking on this side of the frontage road may need to be restricted on either side of the driveway so that the sight distance required by the above table to an approaching vehicle is not obstructed. ¶

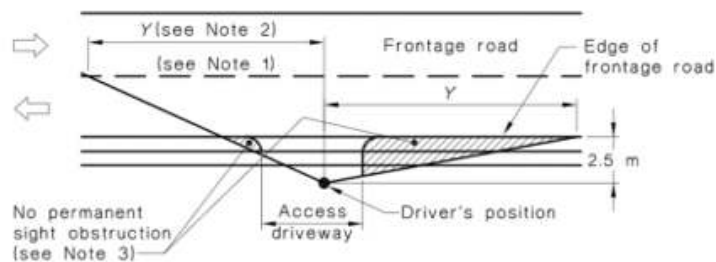
4. → This is the posted or general speed limit unless the 85<sup>th</sup> percentile speed is more than 5 km/h above the limit in which case the tabulated speed nearest the 85<sup>th</sup> percentile shall be adopted. ¶

5. → The values in the table apply only to left-turn and right-turn manoeuvres into two-way roads up to four lanes wide and one-way streets regardless of width, either for a 5 s gap, desirable at lower frontage road speeds, or minimum stopping sight distance based on 2 s reaction time. ¶

crossing manoeuvres (e.g. from an access opposite the stem of a T-junction) over four lanes or more, and turning manoeuvres into a six-lane two-way road would require longer gaps unless there was a median wide enough to store a vehicle and allow a two-stage manoeuvre. ¶

6. → These distances are based on stopping sight distances with reaction time of 1.5 s for traffic approaching along the frontage road and are applicable to a frontage road speed of up to 80 km/h only. Wherever practicable sight distance provided at domestic property accesses should meet the values given in the second or third columns of the table. ¶

7. → When checking sight distance, the driver's eye height and the height of the object (approaching vehicle) are to be taken as 1.15 m above the road surface. ¶



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2 <sup>nd</sup> and 3 <sup>rd</sup> columns
100	139	160	
110	153	190	

**Item 12      DEVELOPMENT APPLICATION 2023/04 – 29A BOLTON STREET, JUNEES (COMMUNITY TITLE SUBDIVISION AND NEW DWELLING)**

Author            Town Planner; Directorship: Planning and Community Development

Attachment      s4.15 Assessment Report; Statement of Environmental Effects; Submitted Plan Set

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**RECOMMENDATION:**

*Development Application No. 2023/04 from Troy Raulston Constructions for the community title subdivision and construction of a new dwelling located on Lot: 15, Section 15, DP2004, known as 29A and 29B Bolton Street, Junees be REFUSED CONSENT for the following reasons:*

- *The proposed development is considered to be inconsistent with the objectives and controls of the Junees Development Control Plan 2021.*
  - *The site is not considered to be suitable for the proposed development, as required by the heads of consideration outlined in s4.15 of the Environmental Planning and Assessment Act 1979.*
- 

**SUMMARY**

The proposed development involves the community title subdivision and construction of a new dwelling to the rear of the existing dual occupancy on the site.

The proposed development is recommended for refusal for noncompliance with the Junees Development Control Plan 2021.

**BACKGROUND**

The proposal includes the subdivision of the land into three community titled lots, including a community titled lot containing access and services. The remaining lots would contain the existing dual occupancy (two x 2-bedroom dwellings) and the proposed new 3-bedroom dwelling. An additional driveway is proposed for access from Bolton Street to Loftus Lane. This will be required to be a one-way access only, with exit onto Loftus Lane, which is also a one-way lane.

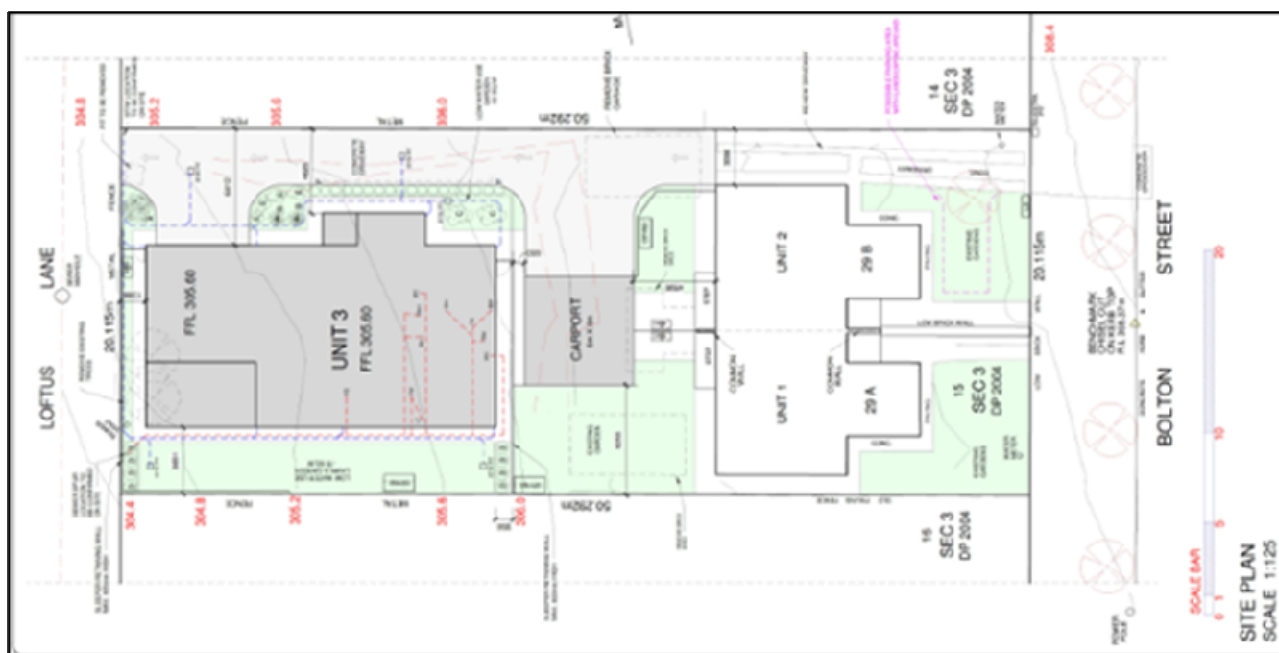


Figure 1: Proposed Development – Site Plan

The application has requested several variations to the Junee Development Control Plan 2021 (DCP), including site setback requirements from side boundaries, site coverage controls and access requirements. These are discussed in further detail in the relevant section below.

## CONSIDERATIONS

### Policy

#### State Environmental Planning Policies

There are no applicable State Environmental Planning Policies (SEPPs) that are considered to be applicable to the subject site or the proposed development.

#### Junee Local Environmental Plan 2012

The proposed development is considered to be a new *dwelling* and *community title subdivision* as defined by the Junee LEP 2012. *Dwellings* located in the RU5 Village zone are a use that is permissible with consent under the land use table contained in the Junee LEP 2012.

The objectives of the RU5 Village zone are:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To promote and encourage development that will strengthen the economies of Junee and the villages of Wantabadgery, Illabo, Bethungra and Old Junee in a manner that is compatible with their urban function.
- To enable a range of housing forms and complementary business uses taking into account the distinct character of each urban area.

It is considered that the proposal is consistent with the objectives of the zone.

Clause 6.1 Earthworks: The proposal involves earthworks involving cut or fill up to a maximum of 600mm. The proposed earthworks are considered as part of this assessment. It is considered that the proposed earthworks will not significantly impact the site or any adjoining lands. Engineering plans to be provided at Construction Certificate stage.

Clause 6.3 Stormwater Management: The proposed dwellings will be required to utilise the existing stormwater management arrangements on the site and direct any stormwater to Councils existing stormwater management infrastructure.

Clause 6.9 Essential Services: All essential services are available to the subject site. The proposed dwelling houses will be required to connect to these services.

## **Junees Development Control Plan 2021**

A number of sections of the Junees DCP 2021 are applicable to this development, *including Part C6 Medium Density Dwellings, and Part F6 Community & Strata Title Subdivision.*

Variations are requested to the DCP controls including Setbacks (Section C6.5), Site Coverage (Section C6.6) and New Driveways and Entrances in Urban Areas (Section C8.2).

### **Setbacks**

The setback requirements for the site include primary front setbacks of 4.5m. Side and rear boundaries are required to have a setback of 1.5m. There are no primary street frontages for the proposed dwelling. A variation is requested to the side setback control of 1.5m. The variation is for a side setback of 1.388m, requiring a 7.47% variation to the DCP control. A variation in this instance could be supported due to the minor nature of the variation and overall consistency with the objectives of this section of the DCP, as well as the setback adjoining a rear lane, minimising impacts to adjoining dwellings.

### **Site Coverage**

The maximum impermeable site coverage permitted by the DCP is 70% of the total site area (708.134sqm). The indicated site coverage is calculated as (750sqm) 74.2%, exceeding the DCP requirement of 70%. The variation to this control is calculated at 6%.

No adequate justification, based on valid planning grounds, for a variation to this control is considered to have been provided by the applicant to date.

### **Driveway Width**

The proposed driveway that services three dwellings is indicated at approximately 3m wide, not meeting the DCP standard of 4.5m. It is considered that there is some justification in permitting a narrower driveway in this instance as the driveway is proposed to be a one-way arrangement with exit to Loftus Lane at the rear of the site. The proposed driveway however is located in close proximity to the existing dual occupancy and will be utilised by all residents on this site, potentially reducing the amenity of the residents in this dwelling. Additionally, Council does not encourage primary entrance or exit to residential sites via the laneway. As Loftus Lane is a one-way lane, with the exit to this lane being at the intersection of Cox Street and Peel Street, it is considered that the proposed access arrangement will increase regular traffic at this difficult intersection, which is not encouraged or supported.

### Site Suitability

The number of required variations to the DCP controls, although minor, raise concerns that the site may not be suitable for the proposed development. The proposed development may also challenge established planning principles, undermining the endorsed controls of the DCP for future development.

### Risk Assessment

The rejection of this application has minimal risk to Council, given the anticipated impact of the proposed development and the required variations.

There is the possibility of the applicant requesting a review of any determination made, as permitted under Section 8.2 of the Environmental Planning and Assessment Act (EP&A Act) 1979. In addition, the applicant may appeal any determination to the Land and Environment Court, as permitted under Section 8.7 of the EP&A Act 1979.

### Financial

The refusal or approval of this development application has minimal financial risk to Council. It should be noted however, any review or appeal of the determination may require additional staff resourcing and potential legal costs.

### CONCLUSION

It is recommended Development Application No. 2023.04 from Troy Raulston Constructions for the community title subdivision and construction of a new dwelling located on Lot: 15, Section 15, DP2004, known as 29A and 29B Bolton Street, Junee be **REFUSED CONSENT** for the following reasons:

- The proposed development is considered to be inconsistent with the objectives and controls of the Junee Development Control Plan 2021.
- The site is not considered to be suitable for the proposed development, as required by the heads of consideration outlined in s4.15 of the Environmental Planning and Assessment Act 1979.



# **JUNEE SHIRE COUNCIL**

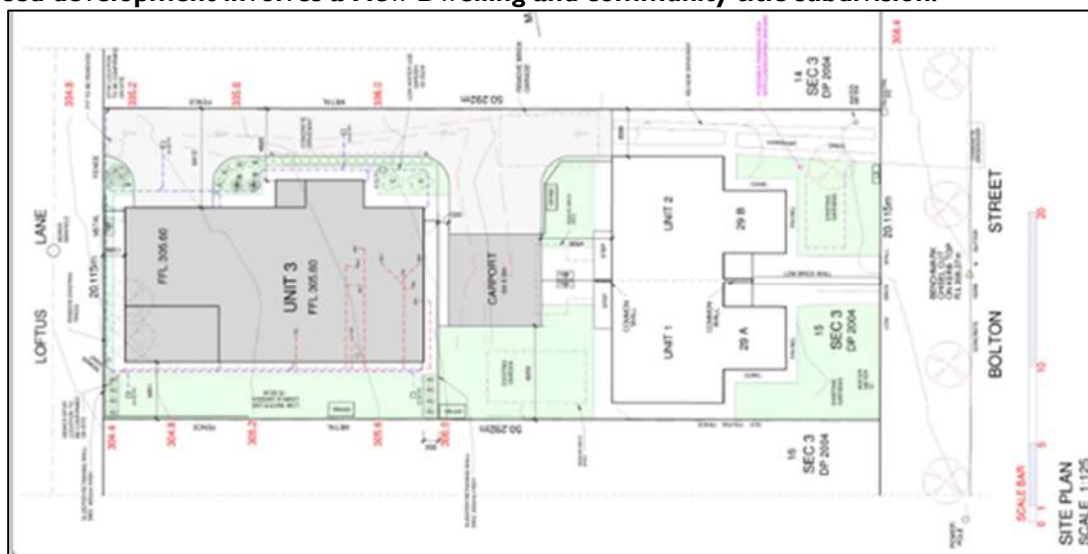
## **ATTACHMENT TO ITEM 12**

**21 FEBRUARY 2023**

Application Summary	
Development Application No:	DA2023/4
Proposed Land Use:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural <input type="checkbox"/> Other
Property Description:	Lot: 15 Section: 3 DP: 2004  Address: 29a Bolton Street, Junee
Applicant:	Troy Raulston Constructions Pty Ltd
Owner/s:	FM Neill
Proposed Development Classification:	<input checked="" type="checkbox"/> Local <input type="checkbox"/> Integrated <input type="checkbox"/> Designated
Assessing Officer:	Rohan Johnston - Town Planner
Development Application & Site History	
Details of Previous Consents (Last 5 years)	Nil.
Previous Use	Residential Land – Dwelling containing 2 attached units exists
Previous Subdivision(s) Affecting the Site	Nil
Easements/Restrictions on title	None shown on plan.
Public Consultation	
Notifications – Adjoining Landowners:	Notification Required
Newspaper Advertisements:	Advertising Not Required
Exhibition Dates:	<div> <b>Start:</b> <a href="#">Click to enter a date.</a> </div> <div> <b>End</b> </div>
No. of Submissions Received:	0
All Submissions Acknowledged?	No - no submissions received.
Referrals	
Date Government Agencies Referred to:	<a href="#">Click to enter a date.</a>
Agency Name:	<input type="checkbox"/> Rural Fire Service NSW <input type="checkbox"/> Office of Environment and Heritage <input type="checkbox"/> Department of Primary Industries <input type="checkbox"/> Department of Planning, Industry & Environment <input type="checkbox"/> Other – Insert details of Agency.
Agency Response/Conditions:	Insert details of any response received
Internal Referrals:	<input type="checkbox"/> Engineering <input type="checkbox"/> GIS <input type="checkbox"/> Other
Comments or Recommendations:	Insert details of internal referral comments
Additional Planning Commentary:	<a href="#">Click here to enter text.</a>

## Development Specifics

The proposed development involves a New Dwelling and community title subdivision.



**Figure 1:** Proposed Development

Multi Residential Development with a new dwelling proposed to be constructed as part of this application. Unit 1 & Unit 2 are pre-existing. The new dwelling is proposed to be constructed of a standard concrete slab and weatherboard construction, with a precoloured corrugated steel roof.

An additional driveway is proposed for access from Bolton Street to Loftus Lane. This will be required to be a one-way system only, with exit onto Loftus Lane.

The subject land is proposed to be subdivided into 3 community title lots, with proposed Lot 1 being the community land. Lot 1 is proposed to be 148.79sqm, Lot 2 – 494.11sqm and Lot 3 - 368.72sqm. Lot 2 will contain the existing dual occupancy, with Lot 3 containing the proposed dwelling.

The Provisions of Any Environmental Planning Instrument			
State Environmental Planning Policies (SEPPs)	Applicable?		
	State Environmental Planning Policies		
	Y	N	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Aboriginal Land) 2019
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Activation Precincts) 2020
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Affordable Rental Housing) 2009
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Infrastructure) 2007
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Koala Habitat Protection) 2020
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Major Infrastructure Corridors) 2020
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy No 19—Bushland in Urban Areas
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy No 21—Caravan Parks
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy No 33—Hazardous and Offensive Development
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy No 36—Manufactured Home Estates

	State Environmental Planning Policy No 50—Canal Estate Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy No 55—Remediation of Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy No 64—Advertising and Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Primary Production and Rural Development) 2019	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (State and Regional Development) 2011	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (State Significant Precincts) 2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Three Ports) 2013	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Urban Renewal) 2010	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<b>Ministerial Directions</b>		
	Section 117(2) – Ministerial Directions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SEPP Commentary:</b> There are no SEPPs or s177's considered to be applicable or relevant to the proposed development.			

	<b>The Provisions of Any Environmental Planning Instrument – Cont.</b>		
<b>Biodiversity Conservation Act 2016 No.63</b>	<b>Section 7.3 - Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats</b>	<b>Applicable?</b>	
		<b>Y</b>	<b>N</b>
	<i>In the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity— (i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or (ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>In relation to the habitat of a threatened species or ecological community— (i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and (ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and (iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Comments</b>	There are no known or anticipated impacts caused by the development on threatened species or communities that would require further assessment under the Biodiversity Conservation Act 2016.		
<b>Local Environmental Plans (LEPs)</b>	<b>In Force LEPs</b>	<b>Applicable?</b>	
		<b>Y</b>	<b>N</b>
	Junee Local Environmental Plan 2012	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<b>Land Zoning</b>	<b>Relevant?</b>	
		<b>Y</b>	<b>N</b>
	RU5 Village- Permissible with Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4.1 – Minimum subdivision lot size	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.1A – Minimum subdivision lot size for strata plan schemes in certain rural and residential zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2 – Rural subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2A – Erection of dual occupancies (attached) and dwelling houses on land in Zone RUI	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.2B – Erection of rural workers' dwellings in Zone RU1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2C – Exceptions to minimum lot sizes for certain rural subdivisions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.6 – Exceptions to development standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.3 - Development near zone boundaries	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.4 - Controls relating to miscellaneous permissible uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.5 – Controls relating to secondary dwellings on land in a rural zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.10 – Heritage conservation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.11 – Bush fire hazard reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.13 – Eco-tourist facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.16 - Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.18 - Intensive livestock agriculture	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.19 - Pond-based, tank-based and oyster aquaculture	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.20 - Standards that cannot be used to refuse consent—playing and performing music	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.21 - Flood Planning	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.1 - Earthworks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.3 - Stormwater management	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.4 - Terrestrial biodiversity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.5 - Groundwater vulnerability	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.6 - Riparian land and watercourses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.7 - Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.8 - Salinity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.9 - Essential Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**LEPs Commentary:** The proposed development is considered to be a new dwelling and community title subdivision as defined by the Junee LEP 2012. New Dwellings located in the RU5 Village zone are a use that is permissible with consent under the land use table contained in the Junee LEP 2012. The objectives of the RU5 Village zone are:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To promote and encourage development that will strengthen the economies of Junee and the villages of Wantabadgery, Illabo, Bethungra and Old Junee in a manner that is compatible with their urban function.
- To enable a range of housing forms and complementary business uses taking into account the distinct character of each urban area.

It is considered that the proposal is consistent with the objectives of the zone.

The proposal involves earthworks involving cut or fill up to a maximum of 600mm. The proposed earthworks are considered as part of this assessment. It is considered that the proposed earthworks will not significantly impact the site or any adjoining lands. Engineering plans to be provided at Construction Certificate stage.

The proposed development will not significantly impact or cause stormwater issues on adjoining properties or any receiving waters. Connection to Councils existing stormwater infrastructure will be conditioned.

All essential services are available to the site and can be connected to as required.

The Provisions of Any Environmental Planning Instrument – Cont.			
Development Control Plans (DCPs)	DCPs	Applicable	
		Y	N
	Junee Shire Council Development Control Plan 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Policies/S.94A Plans		
		Y	N
	Council Policies & Procedures – checked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Relevant plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part	Section	Comment
<b>Part C: Residential and Rural Residential Development</b>		
C2 Site Planning, Earthworks and Utilities	C2.1 Site Planning	The objectives of this section are generally met and has been designed to respond to the opportunities and constraints of the development site.
	C2.2 Water and Energy Efficiency	BASIX certificates have been provided with pass scores.
	C2.3 Earthworks	Earthworks are proposed to 600mm, not requiring engineering detail. It is considered that the earthworks as proposed can be accommodated on the site through the appropriate use of retaining walls.
	C2.4 Utilities	All reticulated services are available to the site and will be connected as required.
	C2.5 Waste Management	Connection to Councils Sewer is possible and will be required. Adequate site area is available for bin storage on each proposed lot.
	C2.6 Letterboxes and Street Numbering	Correct house numbering to be affixed to each dwelling, clearly identifying each dwelling.
C6 Medium Density Dwellings	C6.1 State Environmental Planning Policies	SEPP not applicable to the proposed development.
	C6.2 Suitability of the Site	The site is considered to be suitable for the proposed medium density development, considering access, transport, recreation, and amenity. The proposal is considered to be suitable in the existing and desired future character of the area.
	C6.3 Minimum Street Frontage	The minimum street frontage of 18m is considered to be met, with a width of 20.1m.
	C6.4 - Density and Site Area	Each dwelling is required to have a minimum land area (300sqm for 2 bedroom and 360sqm for 3 bedroom) per dwelling, the proposal being for 1 three-bedroom dwelling and 2 two-bedroom dwellings. The minimum requirement is for 960sqm of site area. The overall site area of the lot is 1011.62sqm, meeting this control.
	C6.5 Setbacks	The setback requirements for the site include primary front setbacks of 4.5m. Side and rear boundaries are required to have a setback of 1.5m. There are no street frontages for the proposed dwelling. A variation is requested to the side setback control of 1.5m. The variation is for a side setback of 1.388m, requiring a 7.47% variation to the DCP control. A variation in this instance is supported due to the minor nature of the variation and overall consistency with the objectives of this section of the DCP, as well as the adjoining rear lane.
	C6.6 Site Coverage	The maximum impermeable site coverage permitted by the DCP is 70% of the total site area (708.134sqm). The indicated site coverage is calculated as (750sqm) 74.2% , exceeding the DCP requirement of 70%. The variation to this control is calculated at 6%. $[(750.62 - 708.134) / 708.134] * 100 = 6\%$  No adequate justification for a variation to this control is provided by the applicant.
	C6.7 Height and Solar Access	The overall height of the dwellings will not exceed 9m in overall height. No privacy or overlooking impacts are anticipated to occur as result of the development. A minimum of 2 hours of solar access to each dwelling is considered to be maintained between 9am and 3pm during the winter solstice.
	C6.8 Presentation to Street and Driveways	The proposal is considered to be consistent with the controls of this section, being orientated to separate frontages. At least one habitable room is orientated to the front of the proposed dwelling.
	C6.9 Noise and Visual Privacy	The development is considered to be generally consistent with the requirements of this section of the DCP, with regards to noise and visual privacy.
	C6.10 Private Open Space	The minimum private open space requirements for the development is a minimum of 40sqm per dwelling. The primary open space area must have a minimum area of 4m x 4m. The development is considered to be consistent with the DCP controls regarding private open space per dwelling.

	C6.11 Landscaping and Deep Soil Zones	The proposal includes details of onsite landscaping to be provided to each dwelling. It is considered that the development is consistent with this section of the DCP.
	C6.12 Fencing	New fencing is proposed to be installed to the boundaries of the site. No fencing is proposed to the frontage of either dwelling.
	C6.13 Solid Waste Management	Adequate onsite storage of bins is proposed.
	C6.14 Adaptability	Not Applicable – development does not involve more than 6 dwellings.
	C8.1 Vehicle Parking	Suitable onsite parking is proposed as part of this development in the form of an attached garage and separate carport. The proposed attached garage is consistent with the requirements of C5.3 of the DCP.
C8 Access and Parking	C8.2 New Driveways and Entrances in Urban Areas	The proposed driveway that services 3 dwellings is indicated at approximately 3m wide, not meeting the DCP standard of 4.5m. It is considered that there is some justification in permitting a narrower driveway in this instance as the driveway is proposed to be a one-way arrangement with exit to Loftus Lane at the rear of the site. The proposed driveway however is located in very close proximity to the existing dual occupancy and will be utilised by all residents on this site.

Part F: Subdivision		
F2 Site Planning & General Subdivision Requirements	F2.1 Site Planning	The proposed subdivision is considered to be generally consistent with the objectives of this section.
	F2.2 Topography & Earthworks	Minor earthworks are required to be construct a level buildings site and can be accommodated on the site. Site earthworks will not exceed 600mm.
	F2.3 Lot Size & Arrangement	The overall lot size and arrangement is considered to be suitable for the proposed future use and the context of the area. The development is considered to be generally consistent with the objectives and controls of this section.
	F2.4 On-Site Effluent Management	N/A
	F2.5 Access & Entrances	Legal access and entrances to each lot have been provided.
	F2.6 Access - Rights of Way & Battle-Axe Lots	N/A – community title arrangement.
	F2.7 Utilities/Easements	All utilities can be adequately provided to each lot.
	F2.8 Staging	No staging of the development is proposed.
F6 Community & Strata Title Subdivision	F6.1 Minimum Allotment Size	The minimum site area per dwelling can be achieved on each proposed lot, as discussed above.
	F6.2 Medium Density Housing Controls	The applicant has considered the controls in Part C6 – Medium Density Dwellings. The proposal is generally consistent with the controls of this section.
	F6.3 Utilities	Noted, separate meterage to be added as a condition of consent.

The Provisions of Any Environmental Planning Instrument – Cont.			
Planning Agreements (VPAs)	VPAs	Applicable	
		Y	N
	Any 93F VPAs or Draft VPAs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VPAs Commentary: N/A			
Any Matters Prescribed by the Regulations			
Regulations	Regulations	Applicable?	
		Y	N
	Does Section 4 of the Regulations have any relevance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Any specific items prescribed by the Regulations of relevance? *(Clause 92, 93, 94 or 94A of the Regs)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Regulations Commentary: No requirement to upgrade Fire safety			

4.15(b) Matters for Consideration Likely Impacts of the Development	
Primary Matters	Comments

<b>Context &amp; Setting</b>	Minimal, the proposed development is considered to be consistent with the existing and desired future context and setting of the locality.
<b>Site Design &amp; Internal Design</b>	Minimal, the proposed development is considered to have an adequate site and internal design.
<b>Ecologically Sustainable Building Design</b>	BASIX Certificate provided with pass scores.
<b>Access, Transport &amp; Traffic</b>	Minimal, additional traffic is considered to be compatible and consistent with the existing traffic levels of the residential area.
<b>Public Domain</b>	Minimal, no significant impacts on the public domain are anticipated as a result of this development.
<b>Utilities</b>	Minimal, all utilities are available within close proximity of the site and can be readily connected to.
<b>Heritage</b>	Minimal, there are no heritage items or conservation areas within close proximity to the subject site.
<b>Other Land Resources</b>	Minimal, no significant impacts to land resources are anticipated as a result of the development.
<b>Water</b>	Minimal, development will be required to connect to Councils stormwater management infrastructure.
<b>Soils</b>	Minimal impact anticipated if adequate retaining systems are installed on the site.
<b>Air &amp; Microclimate</b>	Minimal impact anticipated; site is proposed to be fully landscaped reducing potential for dust generation. No odour impacts anticipated.
<b>Flora &amp; Fauna</b>	Nil, site has been previously developed for the purpose of residential development.
<b>Waste</b>	Standard residential waste generation anticipated, overall minimal impact.
<b>Energy</b>	Standard residential energy consumption anticipated; existing infrastructure suitable for proposed development.
<b>Noise &amp; Vibration</b>	Minimal impact, standard residential noise generation anticipated.
<b>Natural Hazards</b>	Nil, site is not mapped as bushfire prone or flood prone land.
<b>Technological Hazards</b>	Minimal, development is not anticipated to generate any technological hazards.
<b>Safety, Security &amp; Crime Prevention</b>	Development has been designed generally in accordance with CPTED principles, no negative impact anticipated.
<b>Economic Impact on the Locality</b>	Positive, development of residential land for residential use, local trades and suppliers, additional spending in local economy from residents.
<b>Social Impacts</b>	Positive, additional residents in area.
<b>Construction</b>	Minimal impacts, some likely additional noise and air impacts such as dust and odour, consistent with standard residential construction. Additional traffic generated during construction including deliveries from heavy vehicles and multiple trades vehicles.
<b>Cumulative Impacts</b>	Overall impact is anticipated to be minimal, with standard impacts associated with residential dwellings and construction.
<b>Other?</b>	Nil.
<b>Additional Planning Commentary:</b> The overall impact of the development is considered to be minimal.	
<b>Suitability of the Site for the Development.</b>	
<b>Primary Matters</b>	<b>Comments</b>
<b>Does the proposed development fit within the locality?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Are the site attributes conducive to the development?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Additional Planning Commentary:</b> The site is not considered to be suitable for the proposed community title subdivision and new dwelling.	
<b>Any Submission Made in Accordance with the Act or the Regulations</b>	
<b>Primary Matters</b>	<b>Comments</b>
<b>Are the issues raised of relevance to the DA?</b>	N/A
<b>Are relevant issues raised in the submissions being considered?</b>	N/A
<b>Additional Planning Commentary:</b> No submissions received.	



# STATEMENT OF ENVIRONMENTAL EFFECTS

**Date:** 11-2-23  
**Address:** No. 29a & 29b Bolton Street  
**Lot:** 15  
**D.P.** 2004  
**Suburb:** Junee 2663  
**Area of Allotment:** 1011.62 m<sup>2</sup>  
**Prepared by:** BCM Design Centre Pty Ltd

## DESCRIPTION OF DEVELOPMENT

This statement is part of an application to create a new Neighbourhood Sub-division and construct a new 3brm residence.

The new residence will be single storey, with weatherboard cladding to all external walls, & the floor will be a concrete raft slab. Roof is to be sheeted with Colorbond corrugated iron. The residence has three bedrooms, and a double garage.

An existing garage is to be removed and a new double carport to be constructed for the existing dwellings.

An optional parking bay is also located in the front setback if council would like additional parking areas.

A new driveway to service all units is to be constructed. All units can enter via Bolton and leave via Loftus Lane.

## DESCRIPTION OF SITE

The land is zoned RU5 – Village.

The site is located on the western side of Bolton St about ½ way between Orr & Cox Streets.



Constructed on the site is an existing 2 x 2 brm single storey brick units, with a single garage to the unit on the northern side.



The site is within a fully developed residential area and has single dwellings to each side.

Vehicle access is currently off Bolton St.

There are no easements on the block.

The block is not flood or bushfire affected.

## **PLANNING CONTROLS**

Relevant controls to this site include:

- \* Junee Local Environmental Plan (LEP) 2012
- \* Junee Development Control Plan (DCP) 2021

The land is zoned RU5 - Village.

Most of council's DCP controls have been met. The ones that have not been met have been justified why they do not meet the requirements below.

## **SITE SUITABILITY**

Allotment is within a well-established residential area and will provide extra accommodation in a popular area not far from the centre of town.

Being this close to central Junee allows for a quick walk into town if needed or public transport is readily available if needed.

The development is close to Peel Street Park and other recreational facilities in town.

It will provide much needed extra accommodation in the area.

## **MINIMUM STREET FRONTAGE**

The DCP calls for a minimum of 18m in width at the front building line, this development is 20.115m wide.

## **DENSITY & SITE AREA**

The land has access to reticulated water.

There is 2 x 2brm existing units on the site and we are proposing 1 x 3brm unit which when calculated with the table in the DCP is  $(2 \times 300) + (360) = 960\text{m}^2$ . We are well within this requirement and have 1011.62 sq.m of land.

## **SETBACKS**

The front buildings are existing and new residence behind these dwellings, so front setback really isn't applicable to this development.

Side and rear setbacks required are 1.5m

We are a minimum of 3.65m away from the left (south) boundary and 4.625m away from the right (north) boundary

The building is within 1.5m of the rear boundary being at 1.388m which is only 112mm outside the control or 7.5%.

We feel this is justified by a number of reasons: -

- Normally construction on a standard block in a residential area is ok as close as 900mm from the boundary.
- The block does not back onto other residential property and has a rear lane. So the proximity of the residence to the lane doesn't affect anybody. There are already many existing structures along the rear lane that are built closer than the required 1.5m.
- The amount we are asking to vary the control is only 7.5%.

## **SITE COVERAGE**

The DCP control states a maximum of 70% impermeable land.

This means we need a total 303 sq.m of permeable land of which we have 265sq.m, which is only 38sq.m shy of what the DCP is asking. This is within the 15% variance allowed by council

We would argue that in today's climate and the type of residential development we are proposing, that the landscaping provided is ample. Reasons being:-

- Firstly, people living in unit blocks do not want to care for large areas of gardens, nor may they have the time, and possibly not the extra money needed to maintain them – thus the reason they are probably renting a unit in the first place, to avoid have to look after a large garden area.
- Secondly, in today's climate with water usage being an issue (other than the last 2 years) really the least amount of garden you have the less water you will use. To have a percentage of non-impermeable surfaces just shouldn't be a thing any more – Wagga council have no requirements of minimum amounts of permeable surfaces.
- Lastly – in providing easy access for all vehicles to enter and leave the development we have provided a driveway that runs from the front of the block right through to the rear of the block. Without providing this driveway we would have been able to meet the requirements easily but for the sake of the development it was decided that use of the lane would be advantageous and thus more hardstand area was required.

## **HEIGHT & SOLAR ACCESS**

Height is not an issue; the residence is only single storey.

Solar access to any adjoining property will not be affected in any way.

## **STREET PRESENTATION & DRIVEWAYS**

The residence has its own clear entrance when approached within the internal access way.

The building is not repetitious of any of the existing buildings on the site.

Glazed areas on the unit face public/semi-public areas for casual surveillance.

Blank walls have been avoided.

Garages do not dominate the street frontage or internal driveway.

## **NOISE & VISUAL PRIVACY**

Both of these have been thought about in the design and the new residence is located well away from the existing units.

The new unit's outdoor area has been located at the opposite end of the house, away from the existing units.

## **PRIVATE OPEN SPACE**

The new residence has a private open space more than 4 x 4m in dimensions and a total of around 106 sq.m of private open space for this unit alone. The 3 units added together have a total private open space of 221 sq.m.

All private open spaces will receive at least 2hrs sunlight throughout the Winter Solstice.

## **LANDSCAPING**

Whilst not quite meeting the 30% permeable area requirement ample landscaping has been provided throughout the site both in front of and behind all units.

The front gardens which are existing will not be altered.

New landscaping will meet the Basix requirements and details/layouts shown on the plans.

## **FENCING**

All fencing is existing – any new fencing required will be 1800mm high colorbond panels

## **SOLID WASTE MANAGEMENT**

Bin storage areas have been nominated on the site plan for new and existing units

## **F6 – COMMUNITY & STRATA TITLE SUB-DIVISION**

The development will be broken up into a new neighbourhood(community title) sub-division.

In designing a neighbourhood subdivision the block is treated as a whole and not necessarily what individual block sizes are (as much can be used up with the common land in this case Lot 1)– so as was stated previously above the calculations area as follows.

There is 2 x 2brm existing units on the site and we are proposing 1 x 3brm unit which when calculated with the table in the DCP is  $(2 \times 300) + (360) = 960\text{m}^2$ . We are well within this requirement and have 1011.62 sq.m of land.

Each lot will be connected to individual utilities and have separate water & electricity meters.

## **PRESENT AND PREVIOUS USE**

The current and is as a dual occupancy, and has been that way for some time.

## **SOCIAL IMPACT**

Provision of an additional residence will make good use of the large allotment in an area growing in popularity, due to its location.

There is a shortage of rental accommodation in the local area so this can only help in meeting the community's demand.

## **ECONOMIC IMPACT**

Development of this site will provide employment for local trade's people and benefit local suppliers of building materials and furnishings.

## **PEDESTRIAN & VEHICLE MOVEMENTS**

Easy pedestrian and vehicle access will be provided to the site for all residences.

All vehicles will enter and leave in a forward direction. Vehicles can enter in from Bolton St and leave via the rear lane.

The Junee DCP for multi-unit development asks for a road width of 4.5m to allow vehicles to pass each other.

We do not meet this requirement due to the location of the existing residence, leaving only 3.086m.

The minimum width allowed in the Australian standards – 2890.1 Parking Facilities – Off-street car parking is 3.0m. Which we do meet.

If cars are not required to pass each other than a driveway of 4.5m wide should not be not required and only increases the percentage of hardstand area which is already slightly over the 70%.

Cars can enter in from one street and exit via the lane at the rear.

We also argue that the amount of car parks provided on-site is not any more than a dual occupancy development with a double garage each – and that type of development only needs a 3.0m driveway and it doesn't have a drive through driveway like this one does.

So whilst we are not within 15% of the 4.5m width we maintain that this control should not apply to this development as cars do not need to pass each other either entering or exiting the site like they may have to in most multi-unit scenarios.

## **PRIVACY/VIEWS & OVERSHADOWING**

This development is sited away from all boundaries and is well isolated from all surrounding residences.

Due to the single storey construction it will have minimal effect on any neighbouring properties.

Views are minimal to the residence and its low impact appearance will make sure the residence will not impede on any surrounding neighbours views

This development will not create any overshadowing problems to any existing development.

## **SOIL AND WATER**

Site cut & fill has been equalised over the site with approx. 600mm fill and 600mm cut to provide a level site for the new residence.

Stormwater system will be collected and piped to the rear lane.

Sewer will be connected and run to the rear sewer spur, confirm location on-site.

Sediment control measures, to council regulations will be in place during construction.

## **ENERGY EFFICIENCY**

The residence has been designed to allow Northern sun into the main living area. Double glazing has been provided throughout & all walls and ceilings have good insulation. The design complies with the State Government Energy Efficiency requirements and a 'BASIX' Certificate is supplied.

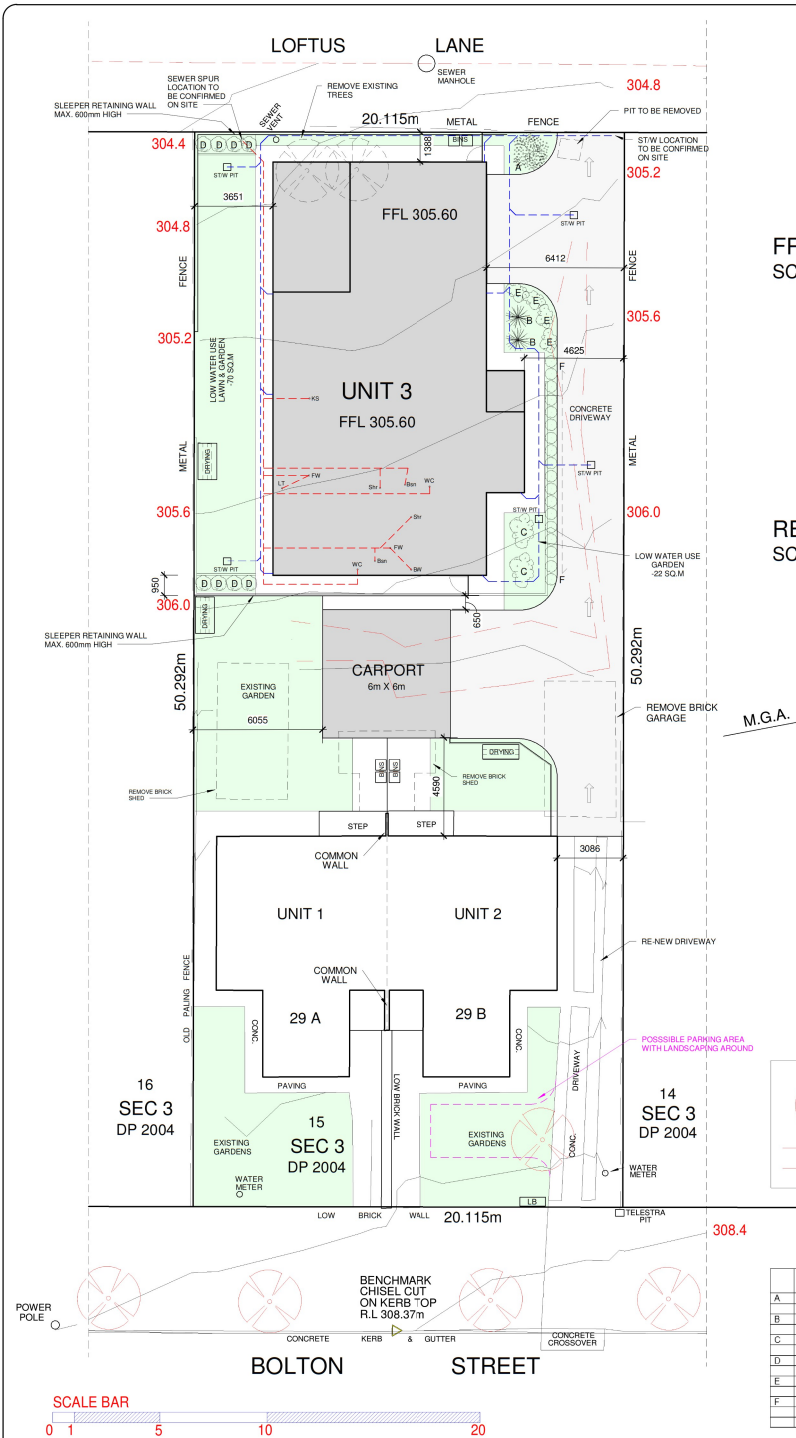
## **LANDSCAPING**

New landscaping as per the plans will be provided about the new residence. Any other landscaped area which is disturbed by this development will be reinstated.

## **DEMOLITION**

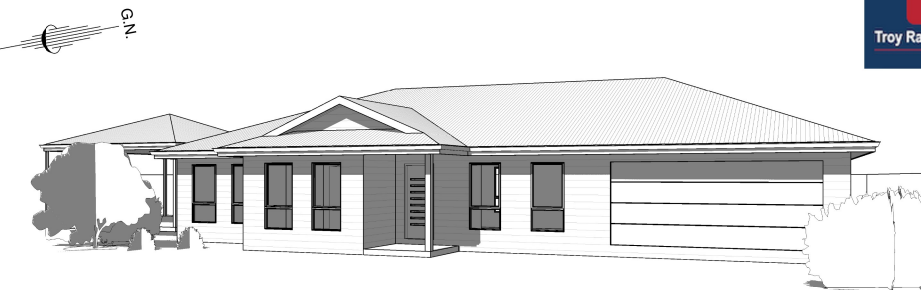
Demolition will include removal of the existing brick/steel carport. Along with the associated carport concrete area & existing driveway will all be removed. Materials will be kept separated, reused where possible. All waste will be taken to a recycling and/or waste disposal site.

This SEE has been prepared by BCM Design



**FRONT ELEVATION**  
SCALE 1:100

**REAR ELEVATION**  
SCALE 1:100



**SIDE ELEVATION**  
SCALE 1:100

**SIDE ELEVATION**  
SCALE 1:100

**AREAS:-**

ALLOTMENT - 1011.62 SQ.M

DRYING - 4 SQ.M PER UNIT

GARAGE - 2 SQ.M PER UNIT

LANDSCAPING

UNIT 1 - 112 SQ.M

UNIT 2 - 57 SQ.M

UNIT 3 - 92 SQ.M

TOTAL - 261 SQ.M

EXISTING

UNIT 1

LIVING - 74.10 SQ.M

PORCH - 3.06 SQ.M

UNIT 2

LIVING - 74.10 SQ.M

PORCH - 3.06 SQ.M

GARAGE - 21.19 SQ.M

(DEMOLISH)

PROPOSED

UNIT 3

LIVING - 139.59 SQ.M

GARAGE - 39.10 SQ.M

PORCH - 3.42 SQ.M

PATIO - 21.93 SQ.M

**PETER KENNARD CONSULTING**  
STRUCTURAL ENGINEERS

REGION	TERRAIN	SHIELDING	TOPOGRAPHY	STANDARD
A	TC3.0	FS	T0	N1

**BASIX DETAILS**

*NOTE: DETAILS AND AREAS FOR BASIX USE ONLY. NOT TO BE USED FOR PRICING			
DETAILS		ENERGY	
STREET ADDRESS	No 29A & 29B BOLTON STREET	HOT WATER UNIT	GAS INSTANTANEOUS - 5 STAR
SUBURB	JUNEE	COOLING	LIVING EVAPORATIVE COOLER
LOT / DP NUMBER	LOT 15 / DP 2004	BEDROOMS	EVAPORATIVE COOLER
POSTCODE	2663	LIVING	GAS FIXED FLUE HEATER - 4 STARS
LOCAL GOVT	JUNEE SHIRE COUNCIL	BEDROOMS	GAS FIXED FLUE HEATER - 4 STARS
NO. OF SEPARATE HOUSES	ONE	VENTILATION	BATHROOM EXHAUST INDIVIDUAL FAN, DUCTED TO ROOF
SITE AREA	424.82 SQ.M	KITCHEN	SWITCH - MANUAL SWITCH ON/OFF
TOTAL ROOF AREA	241.51 SQ.M	KITCHEN EXHAUST	INDIVIDUAL FAN, DUCTED TO ROOF
NO. OF BEDROOMS	3	LAUNDRY EXHAUST	NATURAL VENTILATION
CONDITIONED FLOOR AREA	116.50 SQ.M	LAUNDRY EXHAUST	SWITCH - MANUAL SWITCH ON/OFF
NON-CONDITIONED FLOOR AREA	15.50 SQ.M	LAUNDRY EXHAUST	SWITCH - N/A
WATER		LIGHTING	
AREA OF GARDEN AND LAWN	92 SQ.M	NATURAL LIGHTING	BATHING
AREA OF NON-CONDENSABLE WATER USE SPECIES	92 SQ.M	NATURAL LIGHTING	KITCHEN
FUTURE RATINGS (SHOWERHEADS)	3 STAR (0.75-0.9 L/MIN)	ARTIFICIAL LIGHTING - LED OR FLUO	NO. OF ROOMS: 2
TOILETS	4 STAR	ROOMS FITED	YES
KITCHEN TAPS	3 STAR	LIVING/DINING	YES - 2 of
BATHROOM TAPS	3 STAR	KITCHEN	YES
ROOF AREA DIVERTED TO TANK	N/A	ALL BATHROOM / WC	YES
TANK SIZE	N/A	LAUNDRY	YES
		ALL HALLWAYS	YES
		KITCHEN APPLIANCES	YES
		OTHER	PRIVATE OUTDOOR CLOTHES DRYING AREA
THERMAL - MINIMUM REQUIREMENTS			
FLOOR - CONCRETE SLAB ON GROUND	NIL	ADDITIONAL INSULATION	OTHER SPECIFICATIONS
EXTERNAL WALL - FRAMED (WEATHERBOARD)	2.25 (OR 2.60 R-CL CONSTRUCTION)		
INTERNAL WALL - SHARED WITH GARAGE	0.84 (OR 1.20 R-CL CONSTRUCTION)		
CEILING & ROOF - FLAT CEILING/ITCHED ROOF	CEILING 3.5 (up), ROOF FOL/SARKING		UNVENTILATED - COLOUR DARK



Scientific Name	Common Name	Dimensions	Amount	Pot size
A Lagerstroemia Indica x L. Faurei 'Blow'	Crape Myrtle	7m high x 5m wide	1	30cm
B Yucca Glauca	Yucca	2-3m high x 1m wide	2	20cm
C Viburnum Tinus	Laurestinus	3m high x 2m wide	2	20cm
D Photinia Robusta	Red Leaf Photinia	2m high x 1m wide	8	15cm
E Coleonema Pulchrum 'Aureum'	Golden Diosma	2m high x 2m wide	4	20cm
F Lomandra Hystrix 'LHC001'	Lomandra	1m high x 1m wide	18	20cm
Total:			35	

**PROPOSED NEW DWELLING BEHIND TWO EXISTING UNITS**

AT : No 29A & 29B BOLTON STREET  
JUNEE, 2663  
FOR : TROY RAULSTON HOMES



**GENERAL DETAILS**

SCALES: 1:100 AT A1	DATE: 7 / 12 / 2022	DRAWN: B.MERRETT
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Copyright: ©	PLAN & SHEET No.	No. OF SHEETS
PLAN No:	22127 - 1	2

**Item 13            DEVELOPMENT APPLICATION 2022/15 – 98 MURRULEBALE  
ROAD, OLD JUNEE – ANIMAL BOARDING OR TRAINING  
ESTABLISHMENT**

Author            Town Planner; Directorship: Planning and Community Development

Attachments     s4.15 Assessment Report; Statement of Environmental Effects; Submitted Plan  
Set; Noise Impact Assessment

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**RECOMMENDATION:**

***Development Application No. 2022/15 from Mrs Anneleisa Jones for the operation of an Animal Boarding or Training Establishment, located on Lot: 3, DP846289, known as 98 Murrulebale Road, Old Junee be APPROVED subject to conditions of consent.***

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**SUMMARY**

The proposed development involves the operation of an animal boarding or training establishment, as defined in the Junee Local Environmental Plan (LEP) 2012, on the subject land. The operation is existing and seeks formal consent for the continued use of the site for this purpose.

A variation to the development standards contained in the Junee Development Control Plan (DCP) 2021 has been requested, specifically the requirement for the buffer distances to lot boundaries and neighbouring unrelated dwellings. The proposed dwelling is setback approximately 33m from the boundary of the lot and 95m from the closest unrelated dwelling. It is recommended the variation be supported in this instance and the development be approved, subject to conditions of consent.

Five submissions were received in relation to this development application, triggering the requirement for a determination to be made by Councillors.

**BACKGROUND**

The proposed land use has been conducted on the site for approximately nine years without formal consent. The submitted development application seeks consent for the current operation, and does not propose any extension to the operation or any additional works.

The proposal involves the use of the site for the housing and training of working dogs, primarily of German Shephard and related breeds. These dogs are trained for use by law enforcement and other specialist agencies, as well as companion animals. The current setup includes three kennel structures, a training area, as well as storage facilities ancillary to the operation. A maximum of 17 dogs are permanently kept on site, housed in kennel structures made predominantly from metal sheeting.

On occasion, training is also conducted for dogs not associated with the breeding operations, where members of the public will attend the site to seek guidance from the site operators in training dogs for behavioural issues.

The business operators live in the existing dwelling on the site.

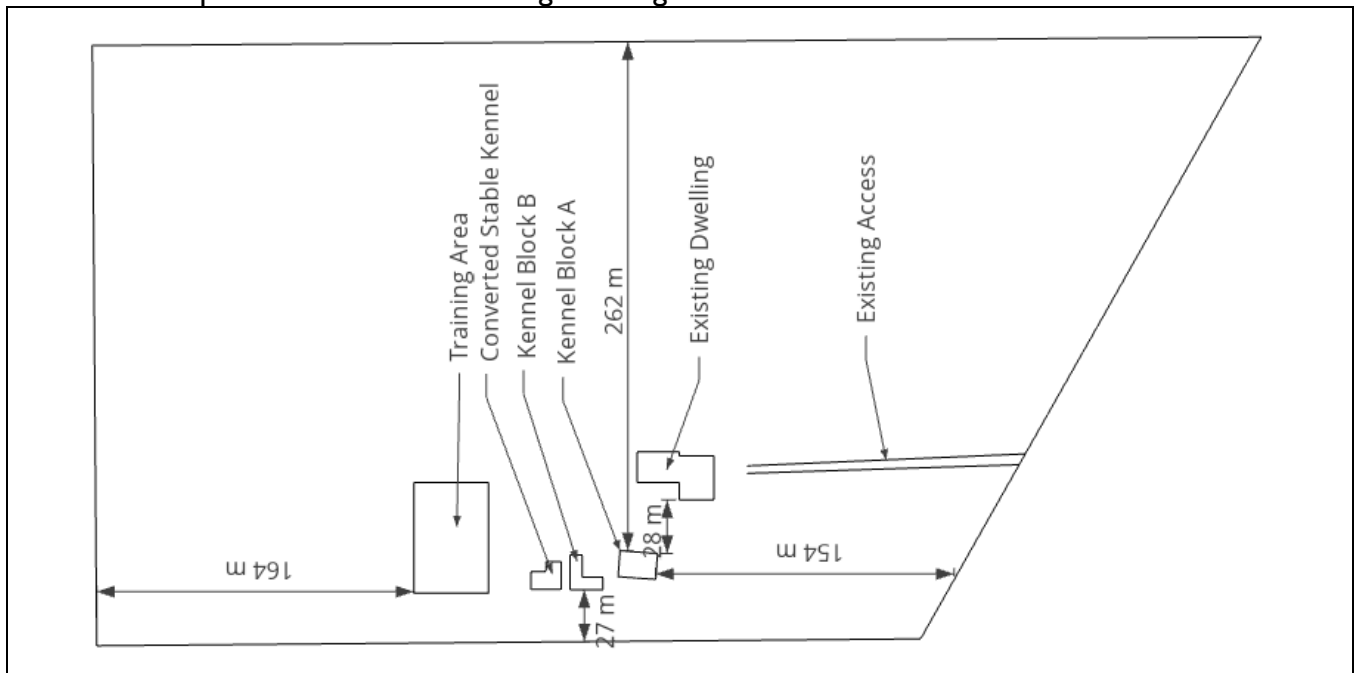


Figure 2: Proposed Development - Site Plan

A variation of more than 15% of a numerical control in the Junee DCP 2021 is required to facilitate the development. The proposal requires a variation to the buffer distances to nearby dwellings and site boundaries. Animal Boarding & Training Establishments are required to have a minimum of 500m distance from an off-site dwelling and 200m to a site boundary.

The existing kennels are located approximately 95m away from the nearest offsite dwelling, however the residents of this dwelling have provided a letter of support for the development. The next closest dwellings are approximately 335m and 350m away from the existing kennels. The closest dwelling represents an 81% variation to the development standard of the DCP.

The kennels are also located a minimum of 33m from the site boundary, representing an 83.5% variation to the DCP controls.

Given that the main concern from this establishment is the generation of noise (dog barking), a noise impact assessment (NIA) has been required to be provided by the applicant. The provided NIA has indicated that there are minimal impacts anticipated as a result of noise generated from the site, other than to the nearest dwelling.

## STATUTORY AND POLICY CONSIDERATIONS

### Policy

#### State Environmental Planning Policies

There are no SEPP's considered to be applicable to the site or the proposed development.

#### Junee Local Environmental Plan 2012

The proposed development is considered to be an *animal boarding or training establishment*, as defined by the Junee LEP 2012. *Animal boarding or training establishments* located in the RUI Primary

## GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

Production zone is a use that is permissible with consent under the land use table contained in the Junee LEP 2012. The objectives of the RUI Primary Production zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To allow the development of processing, service and value adding industries related to primary production.*
- *To encourage tourist and visitor accommodation that does not have an adverse impact on agricultural activities.*
- *To allow for the development of non-agricultural land uses that are compatible with the character of the zone.*

It is considered that the proposal is consistent with the objectives of the zone.

There are no other applicable clauses of the LEP. The proposal is for the use of the site only and does not involve any earthworks or stormwater management.

Clause 6.9 Essential Services: All essential services are available to the subject site.

### **Junee Development Control Plan 2021**

The proposal requires a variation to the buffer distances to nearby dwellings and site boundaries, as set out in Part G2.6 of the Junee DCP 2021. Animal Boarding & Training Establishments are required to have a minimum of 500m distance from an off-site dwelling and 200m to a site boundary.

The existing kennels are located approximately 95m away from the nearest offsite dwelling, however the residents of this dwelling have provided a letter of support for the development. The next closest dwellings are approximately 350m away from the existing kennels. The closest dwelling represents an 81% variation to the development standard of the DCP.

The kennels are also located a minimum of 33m from the site boundary, representing an 83.5% variation to the DCP controls.

Given that the main concern from this establishment is the generation of noise (dog barking), a noise impact assessment (NIA) has been required to be provided by the applicant. The provided NIA has indicated that there are minimal impacts anticipated as a result of noise generated from the site, other than to the nearest dwelling. It is considered that appropriate mitigation measures can reduce the impact of noise to adjoining dwellings to below acceptable levels.

A variation in this instance could be supported due to the overall consistency of the development with the objectives of this section of the DCP, as well as the proposed mitigation and management measures required to reduce potential impacts to adjoining dwellings.

### **ADDITIONAL CONSIDERATIONS**

In addition to the statutory and policy considerations for the proposed development, consistency with similar development for animal boarding or training establishments across the Local Government Area was also considered.

## GENERAL MANAGER'S REPORT TO THE ORDINARY MEETING OF JUNEES SHIRE COUNCIL HELD ON 21 FEBRUARY 2023.

In previous instances, a noise impact assessment was provided to the Council by the applicant requiring the installation of a purpose-built kennel facility with acoustic treatment, noise mitigation barriers and the implementation of various management and operational procedures to lessen the anticipated impact of noise to nearby dwellings. It should be noted that this development is located within the RUI Primary Production zone. It is considered that there is a lesser sensitivity requirement for activities within the RUI zone in comparison to other residential based zoning.

The following measures are proposed to be required of the development to mitigate the impacts of noise on the adjoining residential land:

- Plan of Management
  - Monitoring and Management of Noise
  - Complaint Register
  - Identification of Animals
  - Animal Housing
  - Behaviour and Breeding
  - Health and Safety
  - Onsite Visitors and Training Operation
- Construction of a minimum 2m high acoustic barrier between the kennels and the dwellings located at 126 Murrulebale Road and 129 Murrulebale Road.
- Visual screening of the kennels to reduce visual stimuli that may generate barking.

It is considered that these measures will reduce the potential impact of noise to an acceptable level within a rural environment, and will be consistent with the requirements of similar facilities in the Junee Local Government Area.



Figure 3: Approximate distance from nearest adjoining dwellings

## Submissions

The development application also attracted five submissions during the notification period. These submissions included four objections to the proposal and one letter of support. The letter of support was received from the immediate neighbour to the west of the site, being potentially the most affected dwelling.

The other four submissions generally objected on the grounds of noise generation from the site, citing current and ongoing noise impact and loss of amenity. Additionally, some submissions identified issues with containment of dogs from the facility on the site. It is considered that these potential impacts have been or can be addressed through the required mitigation measures imposed as conditions of any consent.

## Risk Assessment

The approval of this application has minimal risk to Council, given the minimal anticipated impact of the variation as a result of the required impact mitigation measures to be employed on the site.

There is the possibility of the applicant requesting a review of any determination made, as permitted under Section 8.2 of the Environmental Planning and Assessment Act (EP&A Act) 1979. In addition, the applicant may appeal any determination to the Land and Environment Court, as permitted under Section 8.7 of the EP&A Act 1979.

## Financial

The refusal or approval of this development application has minimal financial risk to Council. It should be noted any review or appeal of the determination may require additional staff resourcing and legal costs.

## CONCLUSION

It is recommended Development Application No. 2022/15 from Mrs Anneleisa Jones for the operation of an Animal Boarding or Training Establishment, located on Lot: 3, DP846289, known as 98 Murrulebale Road, Old Junee be **APPROVED** subject to conditions of consent., for the following reasons:

1. The proposed variation to the development control is of a minor nature and impact, and is consistent with the existing and desired future character of this location.
2. The variation does not restrict the ability of the development to meet the other applicable objectives and controls of the specific section of the Junee Development Control Plan 2021.
3. The development is consistent with all other controls and development standards applicable to this development.

## Proposed Non-Standard Conditions:

1. **Plan of Management:** A Plan of Management shall be developed, provided to Council for approval and immediately adopted by the facility operators. The measures contained within the plan shall be implemented onsite within thirty (30) days from the written approval of Council of the Plan of Management.

The Plan of Management will form an integrated part of the development consent and any variations or amendments to the approved Plan of Management shall be submitted to Council for review prior to its adoption. In some cases, a formal application to modify the consent may be required to make variations to the approved Plan of Management if it is considered to represent a significant change in the approved operation of the facility.

The Plan of Management shall include measures and practises related to:

- Monitoring and Management of Noise
- Complaint Register
- Identification of Animals
- Animal Housing
- Behaviour and Breeding
- Health and Safety
- Onsite Visitors and Training Operation

A copy of the approved Plan of Management and any subsequent amended versions are to be kept on the premises at all times and be made available to staff and Council officers upon request.

**REASON:** *To minimise impacts to adjoining properties as a result of the development.*

2. **Acoustic Mitigation Measures:** within three months of the date of this consent, the site operator shall construct an acoustic barrier to a minimum of 2m tall between the kennel buildings and the nearby dwellings (126 Murrulebale Road and 129 Murrulebale Road). This barrier shall be constructed to the following specifications:

- Constructed of a solid material with a minimum surface density of 8kg/sqm
- Constructed with no gaps in the face or at the bottom

The acoustic barrier should be as complementary to the rural nature of the subject locality as practical.

**REASON:** *To minimise noise impacts to adjoining properties as a result of the development.*

3. **Visual Screening:** Within three months of the date of this consent, permanent visual screening is to be placed around the kennel structures to reduce the visual stimuli that may cause barking, including other dogs or wildlife. This screening is to be securely installed on the site. This barrier may be constructed of a permeable material to permit airflow but should not be able to be seen through.

**REASON:** *To minimise noise impacts to adjoining properties as a result of the development.*

4. **Secure Fencing of Training Area:** Prior to the use of the training area for off leash training, this area shall be securely fenced to ensure that dogs are contained to this area.

**REASON:** *To ensure dogs associated with the facility do not enter the adjoining lands.*

5. **Off-leash Roaming:** No off-leash roaming shall occur by dogs associated with the facility on the property at any time. Dogs are to be accompanied by and remain under the control

of a suitable person if off-leash training or activities are conducted outside of the securely fenced training area.

**REASON:** *To ensure dogs associated with the facility do not enter the adjoining lands.*

6. **Solid Waste Disposal:** All solid faecal waste produced on site shall be collected from the site daily, deposited in a durable, airtight container/s and appropriately stored onsite for eventual transportation and disposal at the Junee Waste Landfill Facility (or other licensed waste collection service/facility) at least fortnightly.

Waste disposal dockets/receipts shall be kept on premises for a period of not less than 12 months and made available upon request by Council officers as proof of compliant waste disposal.

No faecal solid waste shall be deposited in any domestic garbage collection bin service.

**REASON:** *To ensure waste generated by the development is disposed of in an appropriate manner.*

7. **Dog identification and maximum numbers housed onsite:** All dogs housed on the premises shall be recorded in accordance with the approved Plan of Management. Dog numbers housed onsite at any one time shall be limited to the following:

Dog type	Maximum number at one time
Male/Female Dog (associated with facility - training & breeding program)	17
Male/Female Dog (associated with facility – training program only)	2
Puppy Litter (associated with facility)	3 litters
Male and/or Female De-sexed Dog (Non-breeding/pet)	2

**REASON:** *To ensure compliance with the stamped approved plans and Statement of Environmental Effects under the Environmental Planning and Assessment Act 1979*

8. **Animal Welfare Code of Practice:** The dog breeding and training facility shall be operated in strict accordance with the NSW Government's Department of Primary Industries *Animal Welfare Code of Practice – Breeding Dogs and Cats 2021*, as amended or superseded.

A hard copy of the code shall be kept on the premises at all times and be made available to staff and Council officers upon request.

**REASON:** *To ensure compliance with the best practise guidelines for the keeping and breeding of animals, as required by the NSW State Government.*

9. **Restrictions on Future Use:** The use of the premises for any other commercial purposes such as a temporary animal boarding establishment or any expansion on its approved use is strictly prohibited without prior consent of Council first being obtained.

**REASON:** *To ensure compliance with the stamped approved plans and Statement of Environmental Effects under the Environmental Planning and Assessment Act 1979*

- 10. Business Identification Signage:** A non-illuminated business identification sign shall be erected or installed on the boundary fence of the subject site close to the primary vehicle entrance gate measuring between 0.5sqm and 1.0sqm. The business identification sign shall include the following details:

- Primary business contact phone number,
- Primary business contact email address,
- Business website address (if applicable).

**REASON:** *To provide a point of contact for the public if there any issues arising from the development.*



# **JUNEE SHIRE COUNCIL**

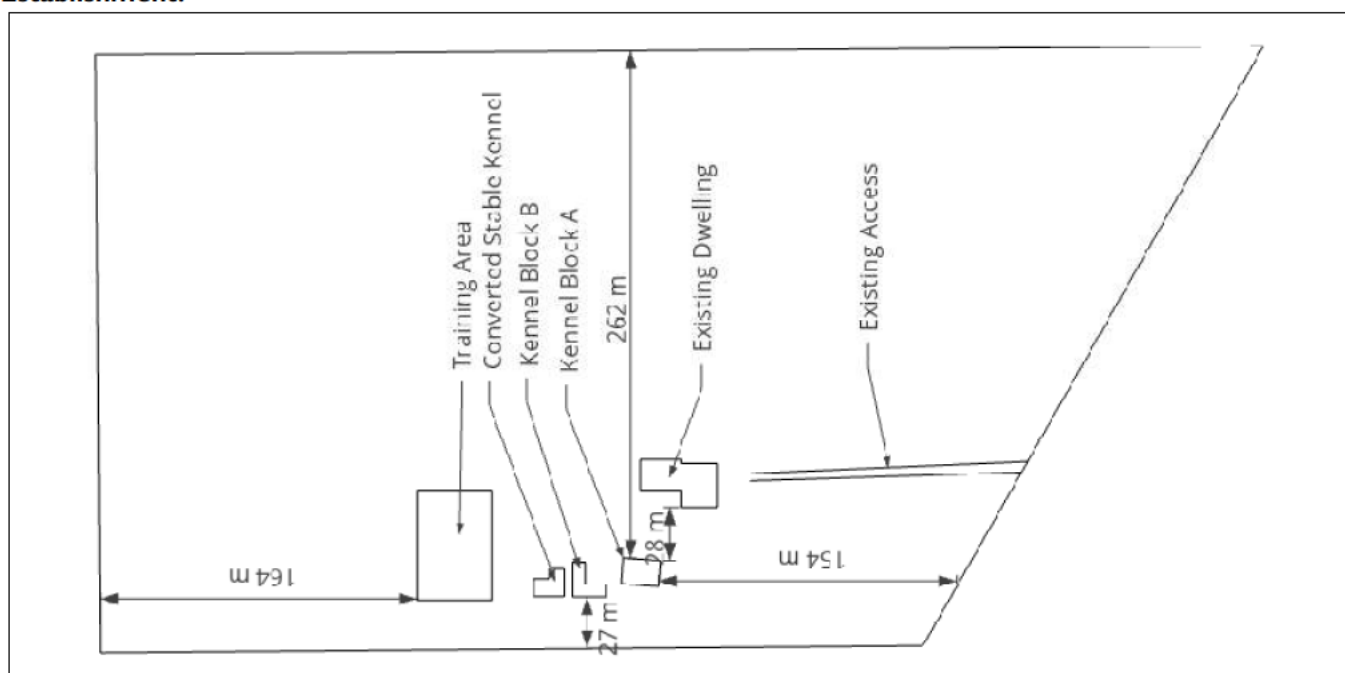
## **ATTACHMENT TO ITEM 13**

**21 FEBRUARY 2023**

Application Summary	
<b>Development Application No:</b>	DA2022/15
<b>Proposed Land Use:</b>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Other
<b>Property Description:</b>	Lot: 3 Section: - DP: 846289  Address: 98 Murrulebale Road, Old June
<b>Applicant:</b>	<b>Mrs Anneleisa Jones</b>
<b>Owner/s:</b>	<b>Mr Paul Jones &amp; Mrs Anneleisa Jones</b>
<b>Proposed Development Classification:</b>	<input checked="" type="checkbox"/> Local <input type="checkbox"/> Integrated <input type="checkbox"/> Designated
<b>Assessing Officer:</b>	Rohan Johnston - Town Planner
Development Application & Site History	
<b>Details of Previous Consents</b> (Last 5 years)	Nil.
<b>Previous Use</b>	Residential Primary Production
<b>Previous Subdivision(s) Affecting the Site</b>	Nil.
<b>Easements/Restrictions on title</b>	Nil.
Public Consultation	
<b>Notifications – Adjoining Landowners:</b>	Notification Required
<b>Newspaper Advertisements:</b>	Advertising Not Required
<b>Exhibition Dates:</b>	<b>Start:</b> 10/03/2022 <b>End:</b> 24/03/2022
<b>No. of Submissions Received:</b>	5 submissions received – 4 objections, 1 letter of support
<b>All Submissions Acknowledged?</b>	Yes- all submissions acknowledged.
Referrals	
<b>Date Government Agencies Referred to:</b>	-
<b>Agency Name:</b>	<input type="checkbox"/> Rural Fire Service NSW <input type="checkbox"/> Office of Environment and Heritage <input type="checkbox"/> Department of Primary Industries <input type="checkbox"/> Department of Planning, Industry & Environment <input type="checkbox"/> Other – -
<b>Agency Response/Conditions:</b>	-
<b>Internal Referrals:</b>	<input type="checkbox"/> Engineering <input type="checkbox"/> GIS <input type="checkbox"/> Other
<b>Comments or Recommendations:</b>	-
<b>Additional Planning Commentary:</b>	N/A

## Development Specifics

The proposed development includes the continued use of the site as an **Animal Boarding and Training Establishment**.



**Figure 1: Proposed Development**

The proposal involves the use of the site for the housing and training of working dogs, primarily of German Shephard and related breeds. These dogs are trained for use by law enforcement and other specialist agencies, as well as companion animals. The current setup includes 3 kennel structures, a training area, as well as storage facilities ancillary to the operation. A maximum of 17 dogs are permanently kept on site, housed in kennel structures. The business operators live in the existing dwelling on the site.

On occasion, training is also conducted for dogs not associated with the breeding operations, where members of the public will attend the site to seek guidance from the site operators in training dogs for behavioural issues.

The development application seeks formal consent for an activity that has been conducted on the site

The kennel structures are irregularly constructed from predominantly metal sheeting and open mesh to permit airflow.

The Provisions of Any Environmental Planning Instrument			
State Environmental Planning Policies (SEPPs)	Applicable?		
	State Environmental Planning Policies		
	Y	N	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Biodiversity and Conservation) 2021
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Housing) 2021
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Industry and Employment) 2021
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Planning Systems) 2021
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Precincts—Central River City) 2021
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Precincts—Regional) 2021
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Precincts—Western Parkland City) 2021
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Environmental Planning Policy (Primary Production) 2021

	State Environmental Planning Policy (Resilience and Hazards) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Resources and Energy) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Transport and Infrastructure) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<b>Ministerial Directions</b>		
	Section 117(2) – Ministerial Directions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SEPP Commentary:</b> There are no SEPPs or s177's considered to be applicable or relevant to the proposed development.			

<b>The Provisions of Any Environmental Planning Instrument – Cont.</b>			
<b>Biodiversity Conservation Act 2016 No.63</b>	<b>Section 7.3 - Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats</b>	<b>Applicable?</b>	
		<b>Y</b>	<b>N</b>
	<i>In the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity— (i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or (ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>In relation to the habitat of a threatened species or ecological community— (i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and (ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and (iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Comments</b>	There are no known or anticipated impacts caused by the development on threatened species or communities that would require further assessment under the Biodiversity Conservation Act 2016.		
<b>Local Environmental Plans (LEPs)</b>	<b>In Force LEPs</b>	<b>Applicable?</b>	
		<b>Y</b>	<b>N</b>
	Junee Local Environmental Plan 2012	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<b>Land Zoning</b>	<b>Relevant?</b>	
		<b>Y</b>	<b>N</b>
	RUI Primary Production- Permissible with Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4.1 – Minimum subdivision lot size	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.1A – Minimum subdivision lot size for strata plan schemes in certain rural and residential zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2 – Rural subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2A – Erection of dual occupancies (attached) and dwelling houses on land in Zone RUI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2B – Erection of rural workers' dwellings in Zone RUI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2C – Exceptions to minimum lot sizes for certain rural subdivisions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.6 – Exceptions to development standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.3 - Development near zone boundaries	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.4 - Controls relating to miscellaneous permissible uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.5 – Controls relating to secondary dwellings on land in a rural zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.10 – Heritage conservation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.11 – Bush fire hazard reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.13 – Eco-tourist facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.16 - Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.18 - Intensive livestock agriculture	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5.19 - Pond-based, tank-based and oyster aquaculture	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.20 - Standards that cannot be used to refuse consent—playing and performing music	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.1 - Earthworks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.2 - Flood Planning	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.3 - Stormwater management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.4 - Terrestrial biodiversity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.5 - Groundwater vulnerability	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.6 - Riparian land and watercourses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.7 - Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.8 - Salinity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.9 - Essential Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**LEPs Commentary:** The proposed development is considered to be *animal boarding or training establishment* as defined by the Junee LEP 2012. *Animal boarding or training establishments* located in the RUI Primary Production zone is a use that is *permissible with consent* under the land use table contained in the Junee LEP 2012. The objectives of the RUI Primary Production zone are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow the development of processing, service and value adding industries related to primary production.
- To encourage tourist and visitor accommodation that does not have an adverse impact on agricultural activities.
- To allow for the development of non-agricultural land uses that are compatible with the character of the zone.

It is considered that the proposal is consistent with the objectives of the zone.

There are no other applicable clauses of the LEP. The proposal is for the use of the site only and does not involve any earthworks or stormwater management.

The Provisions of Any Environmental Planning Instrument – Cont.		
Development Control Plans (DCPs)	DCPs	Applicable
		Y N
	Junee Shire Council Development Control Plan 2021	<input checked="" type="checkbox"/> <input type="checkbox"/>
	Policies/S.94A Plans	
		Y N
	Council Policies & Procedures – checked?	<input checked="" type="checkbox"/> <input type="checkbox"/>
	Relevant plans	<input checked="" type="checkbox"/> <input type="checkbox"/>

Delete sections of the DCP below that do not apply

Part	Section	Comment
E4 Animal Boarding & Training Establishments	E4.1 Objectives	<p>The proposed facility is to be conducted and maintained in accordance with the DPI <i>Animal Welfare Code of Practice - Breeding Dogs and Cats 2021</i> at all times.</p> <p>The site has been used for the proposed land use with minimal impact to the natural environment. Any potential conflict with adjoining land uses can be mitigated through various mitigation measures.</p>
	E4.2 Controls	<p>A noise impact assessment (NIA) has been provided by the applicant that demonstrates that the noise impacts from the site have minimal impact when assessed for noise amenity criteria outlined in the EPA's <i>Noise Policy for Industry 2017</i>. A single exceedance of this policy was noted at the closest dwelling house during the early morning (5:45am – 8:00am). There may be a number of mitigation strategies available to reduce the overall impact of noise on adjoining lands.</p> <p>A management plan for the site has been briefly provided in the SEE for this development. A more comprehensive plan is to be provided to Council as a condition of any consent.</p>

		It is considered that there are adequate methods for the disposal of any solid or liquid wastes as a result of the operation. A sediment control plan is not required to be provided.
<b>Part G: Environment and Natural Hazard Management</b>		
G2 Buffers to Sensitive Land Uses	G2.1 Application of this Section	This section is applicable to the proposed land use of the site.
	G2.3 Noise & Vibration	A Noise Impact Assessment (NIA) has been provided in accordance with the NSW EPA Noise Policy for Industry 2017. The noise impact assessment indicates that minimal impact as a result of noise from the site is anticipated.
	G2.4 Odour & Dust	Minimal odour or dust is anticipated as a result of the development.
	G2.5 On-Site Effluent Disposal	No additional onsite effluent disposal is proposed as part of the development.
	G2.6 Buffers to Sensitive Land Uses	<p>The proposal requires a variation to the buffer distances to nearby dwellings and site boundaries. Animal Boarding &amp; Training Establishments are required to have a minimum of 500m distance from an off-site dwelling and 200m to a site boundary.</p> <p>The existing kennels are located approximately 95m away from the nearest offsite dwelling, however the residents of this dwelling have provided a letter of support for the development. The next closest dwellings are approximately 335m and 350m away from the existing kennels. The closest dwelling represents an 81% variation to the development standard of the DCP.</p> <p>The kennels are also located a minimum of 33m from the site boundary, representing an 83.5% variation to the DCP controls.</p> <p>Given that the main concern from this establishment is the generation of noise (dog barking), a noise impact assessment (NIA) has been required to be provided by the applicant. The provided NIA has indicated that there are minimal impacts anticipated as a result of noise generated from the site, other than to the nearest dwelling. It is considered that appropriate mitigation measures can reduce the impact of noise to adjoining dwellings to below acceptable levels.</p>
	G2.7 Buffers & Landscaping	Existing landscaping on the site is considered to screen the development from the majority of public viewpoints.
	G2.8 Agriculture & Right to Farm	The proposed land use is not anticipated to impact on the ability of adjoining land to conduct agricultural activities.

	<b>The Provisions of Any Environmental Planning Instrument – Cont.</b>		
Planning Agreements (VPAs)	VPAs	<b>Applicable</b>	
		<b>Y</b>	<b>N</b>
	Any 93F VPAs or Draft VPAs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VPAs Commentary: N/A			
	<b>Any Matters Prescribed by the Regulations</b>		
Regulations	Regulations	<b>Applicable?</b>	
		<b>Y</b>	<b>N</b>
	Does Section 4 of the Regulations have any relevance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Any specific items prescribed by the Regulations of relevance?*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
*(Clause 92, 93, 94 or 94A of the Regs)			
Regulations Commentary: No requirement to upgrade Fire safety			

	<b>4.15(b) Matters for Consideration Likely Impacts of the Development</b>
<b>Primary Matters</b>	<b>Comments</b>
<b>Context &amp; Setting</b>	The existing context of the site is of small rural holdings, set within a primary production landscape. It is considered that the proposed development is suitable within the existing context and setting of the site, with appropriate impact mitigation.
<b>Site Design &amp; Internal Design</b>	The site design is considered to be adequate for the intended use.

<b>Ecologically Sustainable Building Design</b>	Not applicable – no buildings works proposed.
<b>Access, Transport &amp; Traffic</b>	Minimal to no additional impact to traffic is anticipated as a result of the proposed development.
<b>Public Domain</b>	No significant impact to any lands within the public domain is anticipated.
<b>Utilities</b>	All utilities are available to the site and will be connected to where possible.
<b>Heritage</b>	No heritage impacts are anticipated.
<b>Other Land Resources</b>	No other impacts are anticipated to other land resources. The existing land is zoned for primary production, however the use of the land in this location is utilised for small holding type activities.
<b>Water</b>	Minimal impact to water resources anticipated as a result of the development.
<b>Soils</b>	Minimal impact to soil anticipated as a result of the development.
<b>Air &amp; Microclimate</b>	No significant amounts of dust are anticipated to be generated by the development.
<b>Flora &amp; Fauna</b>	No flora is proposed to be removed from the site to facilitate the development.
<b>Waste</b>	No significant impacts to waste are anticipated from this development. Waste is to be appropriately managed onsite and disposed of to a licensed waste management facility.
<b>Energy</b>	No significant additional energy requirements are considered to be required by the development.
<b>Noise &amp; Vibration</b>	Some noise impacts are anticipated as a result of the development. Management procedures and construction of acoustic barriers in appropriate locations to minimise noise impacts will be required.
<b>Natural Hazards</b>	The site is not identified as flood or bushfire prone land. No processes or activities on the site are anticipated to increase natural hazard risk.
<b>Technological Hazards</b>	No technological hazards are anticipated as a result of this development.
<b>Safety, Security &amp; Crime Prevention</b>	No security or crime impacts are anticipated as a result of the proposed development. Some safety considerations are required as conditions of consent and can be managed through operational procedures.
<b>Economic Impact on the Locality</b>	Positive, investment in local business.
<b>Social Impacts</b>	Improved outcomes and minimisation of impacts as a result of the proposed development.
<b>Construction</b>	Minimal construction proposed.
<b>Cumulative Impacts</b>	Overall anticipated impacts are anticipated to be acceptable in this location.
<b>Other?</b>	N/A
<b>Additional Planning Commentary:</b> The anticipated impacts of this development are considered to be suitable in this rural location.	
	<b>Suitability of the Site for the Development.</b>
<b>Primary Matters</b>	<b>Comments</b>
<b>Does the proposed development fit within the locality?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Are the site attributes conducive to the development?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Additional Planning Commentary:</b> The site is considered to be suitable for the proposed activity, if appropriate mitigation measures are implemented as required.	
	<b>Any Submission Made in Accordance with the Act or the Regulations</b>
<b>Primary Matters</b>	<b>Comments</b>
<b>Are the issues raised of relevance to the DA?</b>	The submissions received predominantly mention noise generation from barking dogs as the main source of concern in relation to this development.
<b>Are relevant issues raised in the submissions being considered?</b>	The concerns relating to noise generation have been considered, with the applicant required to provide Council with a Noise Impact Assessment. The assessment has indicated that the noise generated from the site meets the relevant criteria for noise intrusiveness, with the exception of during one period at the closest receptor. Council will require the construction of a suitable acoustic barrier as a minimum to further reduce any noise impacts from the site. A plan of management is also required to be

	submitted to Council outlining operational procedures in relation to noise management and other matters.
<b>Additional Planning Commentary:</b> It is considered that the development will be able to minimise the impacts raised through the submissions received by Council.	
	<b>The Public Interest</b>
<b>Federal, State, Local Government Interests &amp; Community Interests</b>	<b>Comments</b>
Do any policy statements from Federal or State Governments have relevance?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any relevant planning studies and strategies?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there any management plan, planning guideline, or advisory document that is relevant?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
Are there any credible research findings applicable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
Have there been relevant issues raised in public meetings and inquiries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
Were there consultations and submissions made in addition to (d) above?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
Will the health and safety of the public be affected?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No.
<b>Additional Planning Commentary:</b>	

<b>RECOMMENDATION</b>	<b>Approve Development Consent</b>
<b>It is recommended that Development Application 2022.15 be granted approval, pursuant to Section 4.16 of the EP&amp;A Act 1979, subject to the following conditions:</b>	
<p><b>Standard Conditions:</b> D1, D2, D5, D167, D13, D169, D46, D47</p> <p><b>Additional Conditions:</b></p> <p>1. <b>Plan of Management:</b> A Plan of Management shall be developed, provided to Council for approval and immediately adopted by the facility operators. The measures contained within the plan shall be implemented onsite within thirty (30) days from the written approval of Council of the Plan of Management.</p> <p>The Plan of Management will form an integrated part of the development consent and any variations or amendments to the approved Plan of Management shall be submitted to Council for review prior to its adoption. In some cases, a formal application to modify the consent may be required to make variations to the approved Plan of Management if it is considered to represent a significant change in the approved operation of the facility.</p> <p>The Plan of Management shall include measures and practises related to:</p> <ul style="list-style-type: none"> <li>- Monitoring and Management of Noise</li> <li>- Complaint Register</li> <li>- Identification of Animals</li> <li>- Animal Housing</li> <li>- Behaviour and Breeding</li> <li>- Health and Safety</li> <li>- Onsite Visitors and Training Operation</li> </ul> <p>A copy of the approved Plan of Management and any subsequent amended versions are to be kept on the premises at all times and be made available to staff and Council officers upon request.</p> <p><b>REASON:</b> To minimise impacts to adjoining properties as a result of the development.</p> <p>2. <b>Acoustic Mitigation Measures:</b> within 3 months of the date of this consent, the site operator shall construct a acoustic barrier to a minimum of 2m tall between the kennel buildings and the nearby dwellings (126 Murrulebale Road and 129 Murrulebale Road). This barrier shall be constructed to the following specifications:</p>	

- Constructed of a solid material with a minimum surface density of 8kg/sqm
- Constructed with no gaps in the face or at the bottom

The acoustic barrier should be as complementary to the rural nature of the subject locality as practical.

**REASON:** *To minimise noise impacts to adjoining properties as a result of the development.*

- 3. Visual Screening:** Within 3 months of the date of this consent, permanent visual screening is to be placed around the kennel structures to reduce the visual stimuli that may cause barking, including other dogs or wildlife. This screening is to be securely installed on the site. This barrier may be constructed of a permeable material to permit airflow but should not be able to be seen through.

**REASON:** *To minimise noise impacts to adjoining properties as a result of the development.*

- 4. Secure Fencing of Training Area:** Prior to the use of the training area for off leash training, this area shall be securely fenced to ensure that dogs are contained to this area.

**REASON:** *To ensure dogs associated with the facility do not enter the adjoining lands.*

- 5. Off-leash Roaming:** No off-leash roaming shall occur by dogs associated with the facility on the property at any time. Dogs are to be accompanied by and remain under the control of a suitable person if off-leash training or activities are conducted outside of the securely fenced training area.

**REASON:** *To ensure dogs associated with the facility do not enter the adjoining lands.*

- 6. Solid Waste Disposal:** All solid faecal waste produced on site shall be collected from the site daily, deposited in a durable, airtight container/s and appropriately stored onsite for eventual transportation and disposal at the Junee Waste Landfill Facility (or other licensed waste collection service/facility) at least fortnightly.

Waste disposal dockets/receipts shall be kept on premises for a period of not less than twelve (12) months and made available upon request by Council officers as proof of compliant waste disposal.

No faecal solid waste shall be deposited in any domestic garbage collection bin service.

**REASON:** *To ensure waste generated by the development is disposed of in an appropriate manner.*

- 7. Dog identification and maximum numbers housed onsite:** All dogs housed on the premises shall be recorded in accordance with the approved Plan of Management. Dog numbers housed onsite at any one time shall be limited to the following:

Dog type	Maximum number at one time
Male/Female Dog (associated with facility - training & breeding program)	17
Male/Female Dog (associated with facility – training program only)	2
Puppy Litter (associated with facility)	3 litters
Male and/or Female De-sexed Dog (Non-breeding/pet)	2

**REASON:** *To ensure compliance with the stamped approved plans and Statement of Environmental Effects under the Environmental Planning and Assessment Act 1979*

- 8. Animal Welfare Code of Practice:** The dog breeding and training facility shall be operated in strict accordance with the NSW Government's Department of Primary Industries *Animal Welfare Code of Practice – Breeding Dogs and Cats 2021*, as amended or superseded.

A hard copy of the code shall be kept on the premises at all times and be made available to staff and Council officers upon request.

**REASON:** *To ensure compliance with the best practise guidelines for the keeping and breeding of animals, as required by the NSW State Government.*

- 9. Restrictions on Future Use:** The use of the premises for any other commercial purposes such as a temporary animal boarding establishment or any expansion on its approved use is strictly prohibited without prior consent of Council first being obtained.

**REASON:** *To ensure compliance with the stamped approved plans and Statement of Environmental Effects under the Environmental Planning and Assessment Act 1979*

- 10. Business Identification Signage:** A non-illuminated business identification sign shall be erected or installed on the boundary fence of the subject site close to the primary vehicle entrance gate measuring between 0.5sqm and 1.0sqm. The business identification sign shall include the following details:

- Primary business contact phone number,
- Primary business contact email address,
- Business website address (if applicable).

**REASON:** *To provide a point of contact for the public if there any issues arising from the development.*

**Name of Assessing Officer:** Rohan Johnston – Town Planner

**Signature of Assessing Officer:**

**Date:** 15/02/2023

## **Statement of Environmental Effects**

### **Proposal**

We are ANKC Registered breeders and trainers of German Shepherd Dogs.

We have been doing this for 30 years under the prefix Pantathean both here in Australia and in the United Kingdom.

The proposal is for us to continue this. We have 5 colourbond fenced individual kennels set on one block with a secured walkway into 2 of these. All five have lockable sleeping areas 2 x 4m floor area and about 6ft high – walk in - with large baths of water in each run and buckets of water in the sleeping area. The sleeping areas are carpeted with either crates or baskets for the sleeping comfort of the dogs.

We have a block of 3 kennels with a rear sleeping area a front area and a large run – all fenced with 1.5inch mesh at 1.8m high concrete based. These are all fed by an automatic watering system which catches rainwater and stores it at the rear of the kennels – 4000litres.

The three bay is connected to mains electricity and inside and outside areas have yellow lights to discourage insects.

The stables have been converted into 2 kennels with large mesh containment walls. There is electricity to this area and water is provided in a large bath and a bucket in the sleeping area.

Our training area is a purpose built sand arena originally built for horses. We use this to train on as it is 100m long x 60m wide. It has flood lights for evening training.

It is planned to be fenced .

### **Environmental Impact**

We have considered noise, smell, flies, mice and rats, snakes and waste water and solids from the dogs that we keep. We are aware of the environmental impacts as we have used HACCP to risk assess all realistic possibilities and their control measures.

Fly control is with fly attractant bottles.

Vermin control is with external bait stations placed around the kennels. This is also done using buckets as we live on a farmlet it is an everyday thing to control.

Solid waste and feed bags etc are managed by Veolia who collect on a monthly basis.

By catching water and using solar power where possible we control our environmental footprint.

We have considered the barking (Noise)that will come from our dogs and have placed kenneling towards the rear of the property in order to reduce the impact on our neighbours. There is an amount of land between our closest neighbour which acts a buffer, and between our kennels and the road there is a hill and about 500m.

We talk regularly with our closest neighbour who has never identified any issues.

In 9 years we have not had any complaints. There is always a person – either Anna or Paul on the property and we have a strict management schedule so that we are able to highlight when noise may impact our neighbours.

If people visit which happens occasionally the dogs will bark.

Known deliveries are as follows:

Our food deliveries are fortnightly from Coles.

Dog Food is delivered by Toll Priority once a month.

Anna has private dog training lessons between 09:00am and 17:00pm usually a maximum of 5 to 10 a week.

JDSC operates between 10:00am and 14:00pm on Sunday.

When Paul arrives home from work dogs bark.

General road traffic does not impact them.

Noise Risk factors after dark are largely rabbits. We employ people to shoot at sundown on a fortnightly basis to reduce the risk of noise after 20:00pm to an acceptable level. Our kennel doors are not solid metal as we need to allow air flow.

Our care and work schedule in a 24 hour period is as follows:

07:15 – Unlock kennels let out dogs and refresh water.

08:00 – morning walks – Under the Companion Animals Act we are required to ensure that our dogs have at least 20 minutes outside daily. We walk twice daily and train.

Morning walks take about 2 hours. We cannot walk everyone together so it is to be expected that there will be barking. We know that this stops after less than 2 minutes.

10:00 – training in the arena. Our Competition dogs are trained in Obedience, Tracking and protection. We train in the arena to limit any potential noise nuisance to our neighbours.

The arena sits at the bottom of the property about 1km from the road with a hill between.

16:00 – we begin to feed the dogs which invokes a little barking.

17:00 - Evening walks are begun around 17:00 - 17:30 and take approximately 2 hours.

19:00 – feed preparation for the next day bedding changes as required laundry.

21:00 – 22:00 – we lock down the dogs for the night.

Anna is a canine aggression specialist and is asked 5 – 10 times weekly to assist people in the management of their dogs and training. These dogs do not enter any kennel with our dogs and are always under the control of their respective owners.

We operate a Covid scan in and out system and a covid safety plan as required by the NSW Government.

## **Site Analysis**

The site we own was set up for sheep farming and horses. We do not have any sheep but we have 2 horses on the property.

Fencing is sturdy and functional and has not been changed.

The site is laid out into 5 large paddocks and 4 small agistment paddocks which we use for tracking.

The sand arena is attached to a large square paddock which forms our canine training ground.

The side connection to the lot next door is buffered by an area of land with trees that is about 40 meters wide and runs the length of the property.

Proposed use is simply for the breeding and training of German Shepherd Dogs. Approximately 3 litters annually maximum. Training is ongoing and every day.

There are no known site constraints.

## **Permissibility**

The proposed use is permissible under the current zoning. There are no specific requirements that we could find.

## **Context and Setting**

In context the land uses nearby surrounding are farms with equines and sheep. There are some chickens as well. Our 3 closest neighbours all have dogs.

There is arable farming on the far side of the road and limited access to this.

The visual street scape is not impacted and the kennels are not visible from the road.

There is no heritage significance.

Nothing impacts any adjoining properties no visual or audible impacts that we are aware of.

Dogs barking under the companion animals act is noise nuisance. In order to consider and mitigate this we have placed the kennels towards the side and rear of the property. We have a strict schedule so we know when there are high risk times – these are detailed above in our daily schedule.

We are happy to erect sound proof fencing and shrubs in order to contain any offensive noises.

We understand the decibel levels associated 55 – 65 are happy to measure the decibel level at road side and inside adjoining properties to determine what actions may be required if any. Our closest neighbour doesn't hear our dogs.

## **Operational Uses**

Hours and days of operation	Please tick		From	To
	<input checked="" type="checkbox"/>	Sunday	09:00	17:00
	<input checked="" type="checkbox"/>	Monday	09:00	17:00
	<input checked="" type="checkbox"/>	Tuesday	09:00	17:00
	<input checked="" type="checkbox"/>	Wednesday	09:00	17:00
	<input checked="" type="checkbox"/>	Thursday	09:00	17:00
	<input checked="" type="checkbox"/>	Friday	09:00	17:00
	<input checked="" type="checkbox"/>	Saturday	09:00	17:00
Number of Staff:	Nil			
Onsite Activities:	GSD Breeding and whelping			
	Training			
	JDSC			

There are no raw materials or finished products  
There are no hazardous materials or processes  
No skin penetration  
No food preparation  
No signs except for club rules and signs in NSW Government signs.

## **Traffic and Access**

Local traffic movement will not be adversely affected.  
Access is via the drive which is 500m long  
No additional loading or unloading facility is required.  
No car parking spaces required.

## **Utilities**

There is no additional requirement for sewerage management drainage systems or extensions thereof.  
No other utilities required – electricity is already connected.

## **Waste**

There is no liquid trade waste and no DAF plant or other waste management system is required. Solid waste is contracted to Veolia who remove collected waste monthly.

## **Additional Supportive Information**

Paul and I are registered ANKC Breeders of Working Line German Shepherd Dogs.  
Registration number 2100079413.

We supply Police dogs across Australia including the NT and we supply dogs to NSW Corrective Services – GP dogs at Junee Correctional Centre and at Goulburn Correctional Centre.

We train to IGP standards – Obedience tracking and protection.  
We are not new to the area and have had dogs here for 9 years.

Please find attached photographs of our kennels. The distance from the kennels to our nearest neighbours dwelling is not 500meters, however from our training arena it may be.  
Is this a problem?

Would a sound proof barrier – fencing and hedging be appropriate as mitigation?  
This area is not where we train and is not for boarding – we don't do boarding.



Two kennels behind the first 3



Front kennel with 2 more behind



Feed store – white container. Puppy kennel and the three bay with the stable behind it.

Our water catchment site behind this



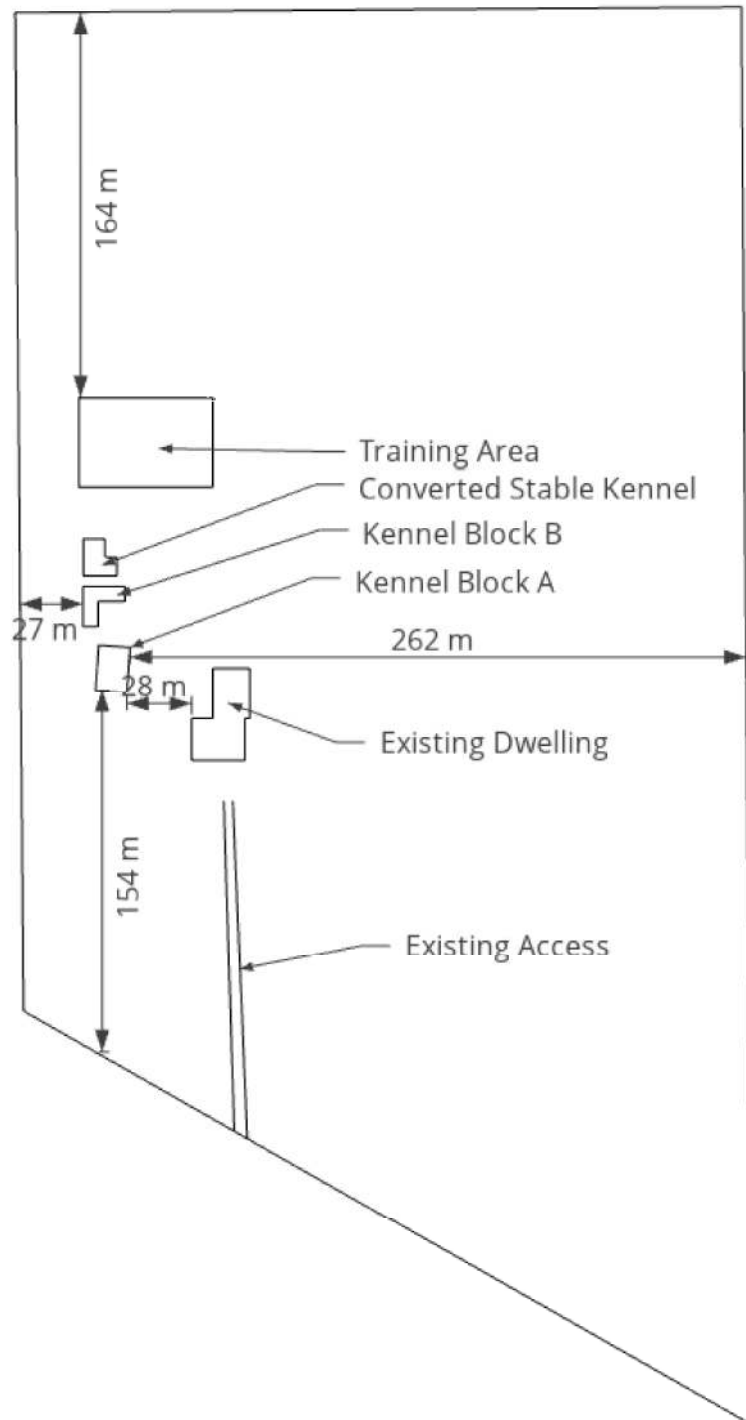
Arena and the  
equipment  
container

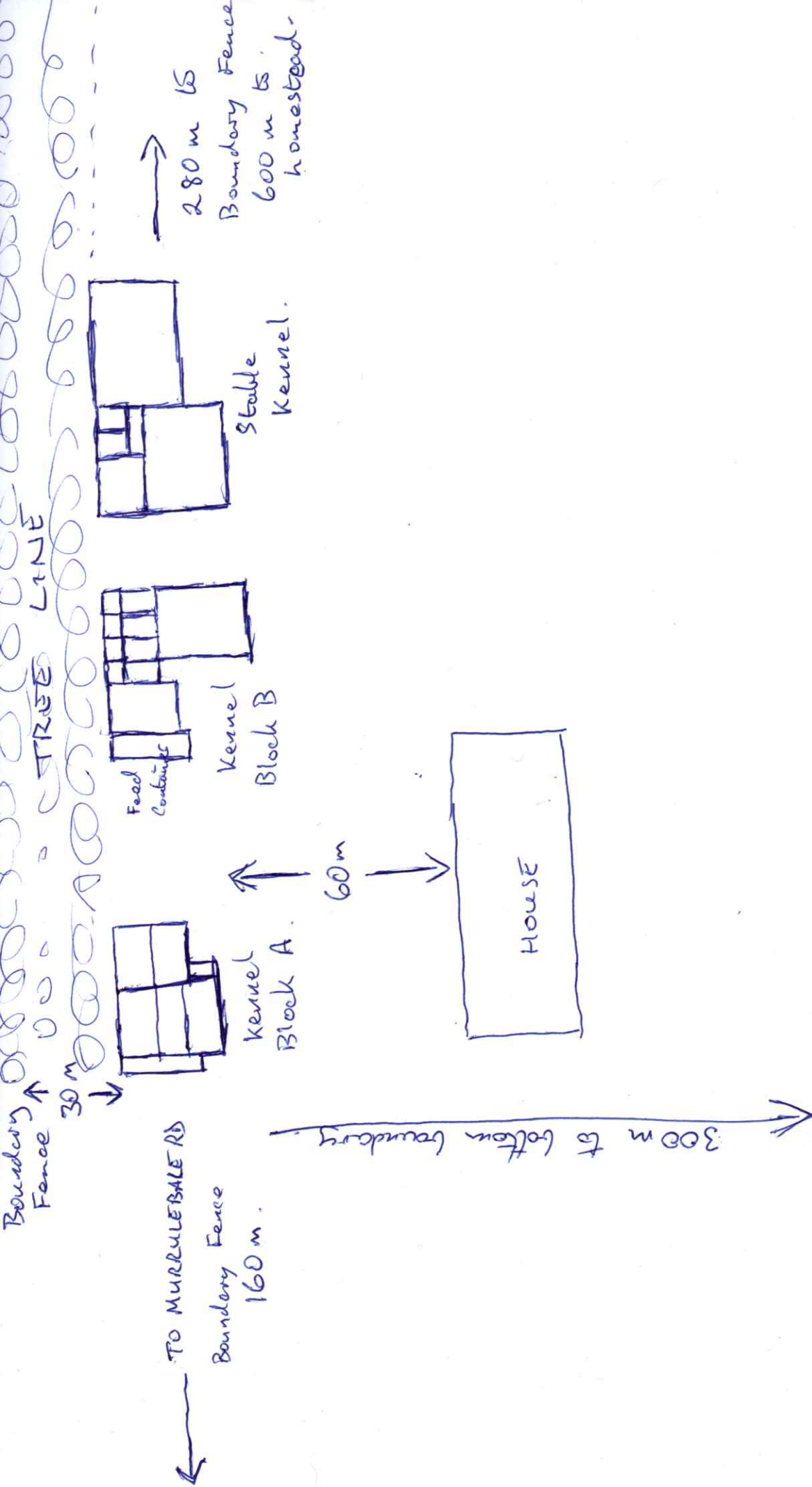


Buffer distance  
between us and  
closest neighbour



Buffer between Kennels  
and closest neighbour  
boundary line.







Report

# Noise Impact Assessment

98 Murrulebale Rd, Old Junee

Prepared for:

Pantathean GSD

Prepared by:

Advitech Pty Limited

Job: J02, Folder: F22559

Revision: 1 (Final) 25 September 2022

# Document Details

## Noise Impact Assessment

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## Client

Anna & Paul Jones, Pantathean GSD

Email: rpcurlsgirl@hotmail.com

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## History

Date	Revision	Comments
18-09-2022	0	First draft
25-09-2022	1	Final issue

## Endorsements

Prepared By:		Natasha Pegler	18-09-2022
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Authorised for Release By:	for	Clayton Sparke	18-09-2022
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# 1. Introduction

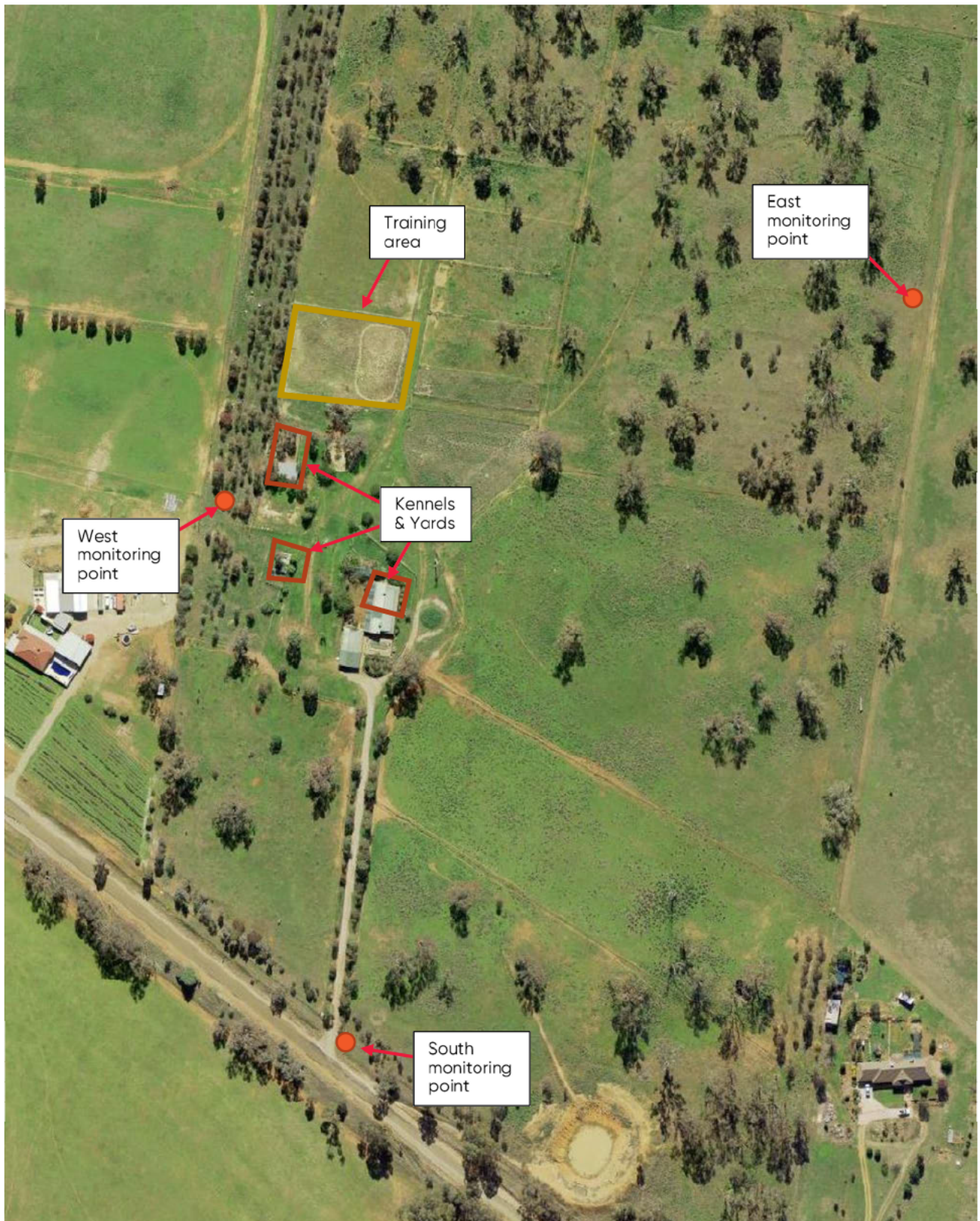
Advitech Pty Limited (Advitech) was engaged by Pantathean GSD to conduct a Noise Impact Assessment of their site at 98 Murrulebale Rd, Old Junee. This report details the assessment process and outcomes.

It should be noted that this report was prepared by Advitech Pty Limited for Pantathean GSD ('the customer') in accordance with the scope of work and specific requirements agreed between Advitech and the customer. This report was prepared with background information, terms of reference and assumptions agreed with the customer. The report is not intended for use by any other individual or organisation and as such, Advitech will not accept liability for use of the information contained in this report, other than that which was intended at the time of writing. It should also be noted that information contained within any draft report is subject to change as a result of final checking or the availability of additional information.

## 2. Background

### 2.1 Site Description

Pantathean GSD is a breeding kennel and training site for German Shepherd dogs. The site comprises a residence, several outdoor kennels, a training area, and vegetated areas used for walking the dogs. A detailed site map is provided in **Figure 1**



**Figure 1: Site detail & attended monitoring positions**

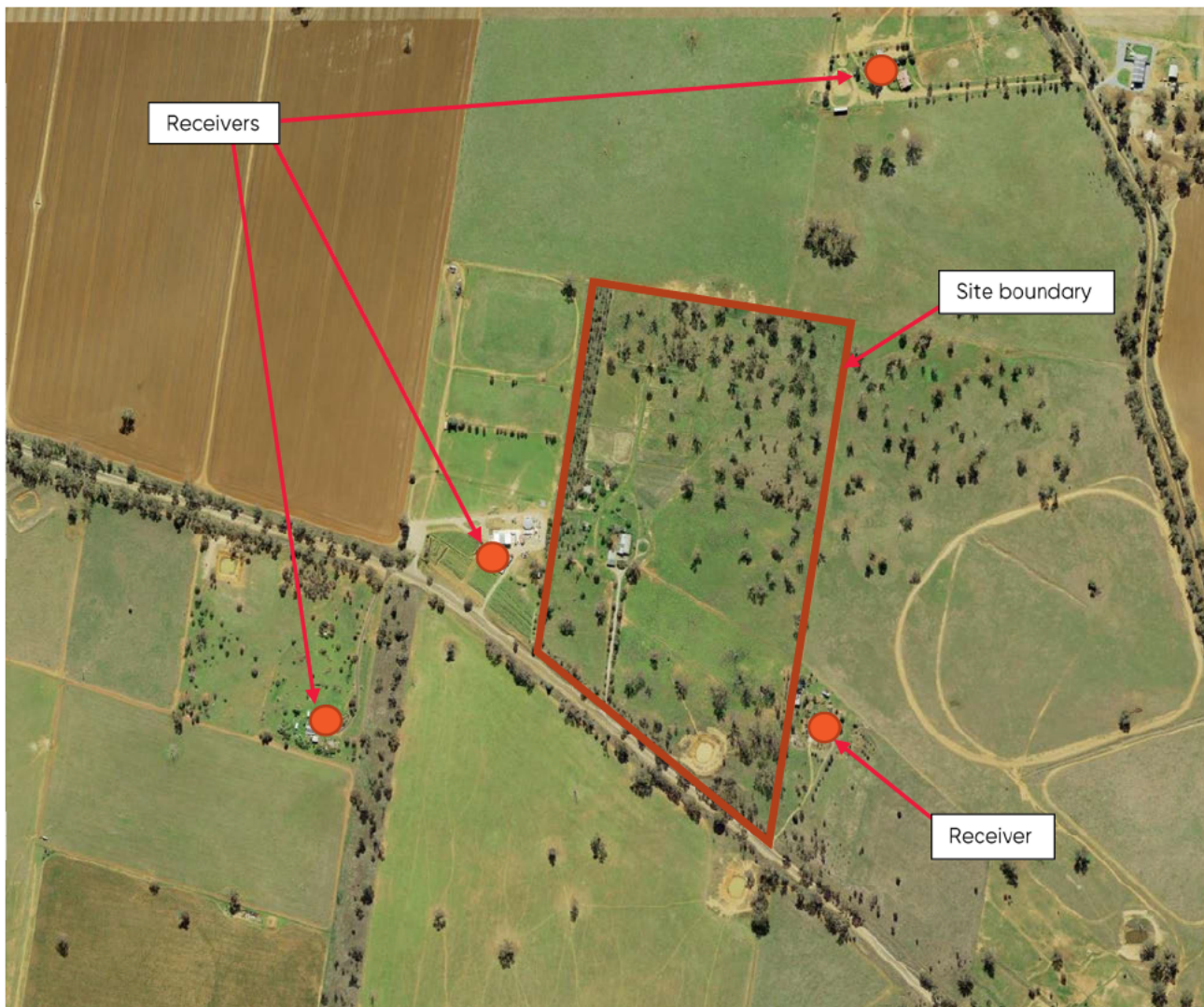
Typically there will be 11 dogs on the site at a time, though the maximum number will be 17. The dogs are housed in kennels during the night and let out during the day and evening. Table 1 summarises typical operation patterns, as described by site staff.

**Table 1: Site operational patterns**

Standard day (typically weekdays)	Off day (typically Saturday)	Sundays
5:45 pm – Dogs let into yards	7:00 am – Dogs let into yards	7:00 am – Dogs let into yards
6:30 am–7:00 pm – Feeding	8:00 am–10:00 am – Walks	7:30 am–9:00 am – Walks
7:00 pm–9:00 pm – Walks	4:00 pm–5:00 pm – Feeding	11:00 am–2:00 pm – Training activities
9:00 pm – Dogs back in kennels	6:00 pm–8:00 pm – Walks	4:30 pm–5:00 pm – Feeding
	9:00 pm – Dogs back in kennels	5:30 pm–7:00 pm – Walks
		9:00 pm – Dogs back in kennels

## 2.2 Surrounding Area & Assessment

The site is located in a rural area, approximately 7 km northwest of Junee. The closest residence is located at 126 Murrumbidgee Rd, immediately to the west; it is approximately 100 m from the closest kennel. Other nearby residences are located to the southwest, southeast, and northeast. **Figure 2** shows the site and nearby receivers.



**Figure 2: Site and nearby sensitive receivers**



Advitech understands that the site has been operating in its current configuration for [time]. Initially, Wagga Wagga Council (Council) did not require a noise assessment; however, in response to a complaint from the residence at 126 Murrumbidgee Rd, Council have requested a full noise assessment for the site in accordance with the NSW Noise Policy for Industry (NPfI).

### 3. References

The analyses in this report were based on the following Australian Standards, codes and/or design references:

1. NSW Environment Protection Agency, *Noise Policy for Industry*, October 2017.

## 4. Noise Environment and Criteria

### 4.1 Noise Environment

Attended measurements were carried out on 31 July, 2022. The measurement campaign included operator attended noise monitoring around the site boundary, followed measurements to evaluate emissions from the dogs on site barking; these measurements were used as input to noise modelling discussed in Section 5. During measurements, northerly winds were observed (approx. 3–5 m/s), which contributed heavily to the noise environment. Discussion of the environmental noise measurements is provided in Table 2, and a map of measurement locations is shown in Figure 1. Measurements were taken between 11am–12:15 pm, during training activities; periods of barking were observed at all measurement positions.

**Table 2: Attended measurement notes**

Measurement Location	$L_{Aeq}$	$L_{A*0}$	Commentary
West boundary	56	43	Barking dogs at the kennel are dominant; short term levels range from 55–70 dBA for individual barks, depending which area the dog is in. Near constant noise from wind in foliage, 48–55 dBA Occasional birds or residential noise
South boundary	56	44	Continuous noise from wind in foliage, 48–58 dBA Occasional close-by birds peaking around 70 dBA Barking dogs are audible, but generally similar levels (or below) wind – 48–50 dBA Background levels (low wind, no dogs or birds) around 41 dBA
East boundary	48	43	Wind in foliage 44–45 dBA Occasional bird calls up to 65 dBA Road traffic on Goldfields Way occasionally audible, ~48 dBA Dogs barely audible when no other significant noise sources are present, 43–44 dBA



## 4.2 Adopted Criteria

In lieu of measuring existing background noise levels, this assessment will adopt the minimum background noise levels presented in the NPfI. Amenity criteria were found to be higher than the intrusiveness criteria, so intrusiveness criteria were adopted as the most restrictive noise criteria. These are summarised in Table 3.

**Table 3: Assessment criteria**

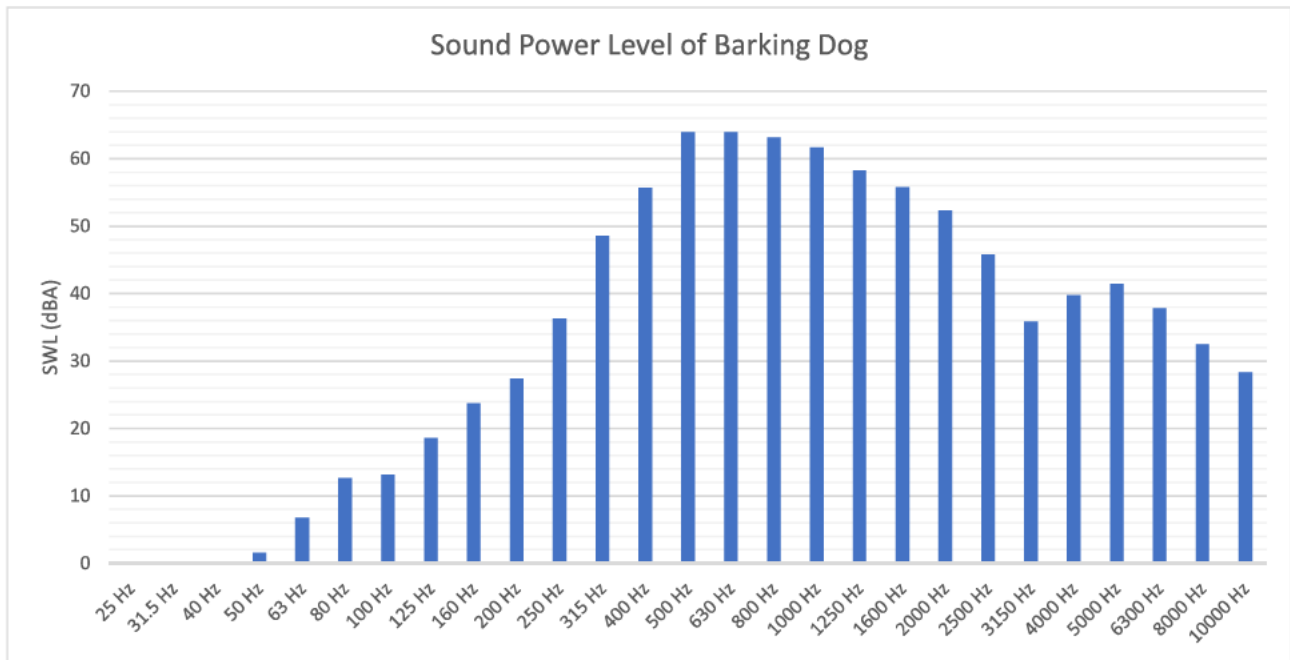
	Day	Evening	Night
Applicable time	7:00 am – 6:00 pm (weekday) 8:00 am – 6:00 pm (weekend & public holiday)	6:00 pm – 10:00 pm	10:00 pm – 7:00 am (weekday morning) 10:00 pm – 8:00 am (weekend & public holiday morning)
Adopted Rating Background Level (RBL)	35 dBA	30 dBA	30 dBA
Intrusiveness criteria ( $L_{Aeq,15min}$ )	40 dBA	35 dBA	35 dBA
Amenity criteria (~5 min adjustment) ( $L_{Aeq,15min}$ )	48 dBA	43 dBA	38 dBA
Project noise trigger level ( $L_{Aeq,15min}$ )	40 dBA	35 dBA	35 dBA
Sleep disturbance criteria ( $L_{Amax}$ )	-	-	52 dBA

## 5. Modelling

### 5.1 Model inputs

#### 5.1.1 Noise sources

The only significant noise source at the site are the dogs themselves. In order to accurately model the dogs' noise levels, sound power levels (SWL) were evaluated from measurement undertaken during the site visit on 31 July, 2022.



**Figure 3: Barking Dog SWL**

Measurements were undertaken by inducing the dogs to bark, and taking measurements at a known distance from the kennel's chain fence. The calculated SWL of a barking dog is shown in **Figure 3**. While measurements undertaken in this method focused on noise from one dog, the other dogs on site were also barking at the same time. This method is therefore likely to overstate the SWL of an individual dog, since noise from the other dogs would be attributed to the individual in the calculation.

A total of 17 dogs were included in the model, distributed between the kennel locations and the training area. The noise sources were positioned 0.7 m from the ground, representative of large dogs standing on four legs.

### 5.1.2 Model settings

Model settings and inputs are summarised in **Table 4**.

**Table 4: Model Configuration**

Item	Status
Modelling software	iNoise v2022
Calculation method	ISO 9613 1/3 octave
Assumed weather conditions	Source-to-receiver winds of approx. 3 m/s
Ground absorption factor	1 (porous ground) – all surrounding terrain is grass or other vegetation
Terrain data	Sourced from Geoscience Australia
Screening effects	None – kennel structures were not incorporated in the model due to their small size and potential for overestimation of screening

### 5.1.3 Corrections for annoying characteristics

The NPfI specifies corrections that should be applied to noise that may be particularly annoying to sensitive receivers. Two corrections were identified as potentially relevant for this assessment: tonal noise and intermittent noise.



Since all noise from the site is caused by barking dogs, tonality may be assessed by looking at the SWL spectrum (shown in **Figure 3**). Analysis of this spectral data shows that no one-third octave band is sufficiently prominent to qualify as tonal noise; as such, no tonal correction has been applied in accordance with guidance provided in Fact Sheet C of the NPfI.

The intermittent noise correction applies only to noise in the night period – specifically in cases where the level of the noise source varies by 5 dBA or more. Review of attended monitoring data shows noise levels varying by approximately 20 dBA between periods where dogs are or are not barking. This was measured near the kennel; the variation at locations further away is likely to be lower, as the level of the barking drops closer to the background noise level. However, with the closest receiver positioned only 100 m away, the intermittent noise correction is appropriate to correctly assess noise impacts. Where noise possesses and intermittent characteristics, a +5dBA penalty is added to predicted or measured noise levels.

## 5.2 Modelling Scenarios

Site staff have advised that barking occurs most frequently during the following activities:

- Feeding.
- Walks; and
- Training activities.

These activities take place across all assessment periods (day, evening, and night). As such, modelling will focus on the worst case scenario (maximum noise activity at a time with the lowest noise criteria).

The standard operational model will consider average noise levels over a 15-minute period. Each dog was modelled as barking for 50% of the time; the attended measurements (discussed in **Section 4.1**) show individual dogs barking for approximately 3 minutes over a 15-minute measurement, so the modelled 7.5 minutes of barking is a conservative assumption.

The sleep disturbance model will consider peak worst-case noise levels, taken as the noise level resulting from all dogs barking simultaneously. Adjustment from  $L_{Aeq}$  to  $L_{Max}$  was performed by adding a 15 dB margin to the  $L_{Aeq}$  results, equivalent to the difference between the  $L_{Aeq}$  and  $L_{Max}$  for a barking dog. This models the unlikely scenario of all dogs on site barking with the peak noise level of each bark lining up.

## 6. Results

The results of modelling are presented in **Table 5**.

**Table 5: Modelled levels at receivers**

Modelling scenario	Criteria	Receiver	Modelled level <sup>1</sup>	Complies with criteria
Project noise trigger level	35 dBA	126 Murrulebale Rd	38	No
		72 Murrulebale Rd	18	Yes
		129 Murrulebale Rd	16	Yes
		82 Pikedale Rd	15	Yes
Sleep disturbance criteria	52 dBA	126 Murrulebale Rd	51	Yes
		72 Murrulebale Rd	31	Yes
		129 Murrulebale Rd	29	Yes
		82 Pikedale Rd	28	Yes

Note 1: Includes 5 dBA correction for intermittent noise



The results show that the site may not comply with the  $L_{Aeq15,minute}$  project noise trigger level during the night period at the closest receiver. In all other time periods, and at all other receivers, the site is expected to comply with the relevant criteria.

Notably, the modelled exceedance occurs due to the intermittent noise correction applicable only during the night period. For this reason, there is no modelled exceedance during the evening period, despite the evening and night periods having identical project noise trigger levels.

All potential exceedances in the night period will occur in the early morning (5:45 – 8:00 am). Section A3 of the NPfI indicates that this may fall into the category of a 'shoulder period', covering the transition between night period and day period. At the discretion of the Council, assessing this period as a shoulder period would allow the site's operation to comply at all times of day.

## 7. Conclusions

This report has considered the potential noise impacts caused by the operation of Pantathean GSD at 98 Murrulebale Rd, Old Junee. Assessment was based on a combination of attended noise measurements taken at the site and computational noise modelling. The results show that the site may exceed noise assessment criteria at the nearest residence (126 Murrulebale Rd) during the early morning period (5:45 am – 7 am). Noise levels at all other receivers and all other times are expected to comply with the relevant criteria.

Ref 7.2.3 Rj:BjB

Mr Rohan Johnston,

Junee Shire Planner.

Date Received	16 MAR 2022
GDA 10	
Disposal Date	
Document ID	✓
Old File No	
Officer	DCPD

Sir, we have read the proposed boarding and breeding kennel proposal for murrulebale road. We consider the noise level of the existing dogs to be annoying to us the neighbours. If more were to be added it would be horrendous.

We have had problems with straying dogs going onto our property. When the owner was confronted she just walked away and wouldn't listen. The Council Ranger was contacted and informed but until something was killed with pictures of the dog, nothing would be done.

We run valuable sheep and lambs adjoining this property and also have broodmares and foals which do not like dogs in their paddocks.

I seriously hope you consider our opinion and those of the other neighbours with regard to this issue.

Thankyou

✓  
14-5-22

RE DEVELOPMENT APPLICATION 2022/15 98 MURRULBALE ROAD, OLD JUNEE NSW 2652

To Whom it may concern,

I wish to lodge an official objection to the proposed DA as listed above.

Our property has a large frontage of approx. 500 mtrs to Murrulbale Rd in close proximity to the property in question and we are approximately 800 mtrs to the southwest of it.

We moved onto our property in 2006 to have peace and serenity in a rural setting, however have experience excessive dog barking noise for years from the property in question, that affects us.

It was a surprise to learn that the dogs were not of private use and that a commercial business has been running for many years without any council approval. The barking once started can go on for hours continuously and can be clearly heard on our land and around our home. I have many times overheard yelling and swearing quote [REDACTED] dogs up from what I can only assume from a neighbour which must be just living hell for them being closer than me. My husband has also heard yelling in relation to their pack of dogs barking. The issue seems to present mostly in the early to late evenings

My daughter aged 10 years has ASD and is very sound sensitive, the dogs regularly wake her during the night and then its impossible for her to resettle. This is of a major concern for me as when her sleep is disturbed it affects her mood, behaviours, mental health and focus and attention which then affects her learning.

We have installed metal roller shutters on her room but it has not eliminated the issue, we leave her AC on for white noise even when not required for temperature control to help but still is affected. We have tried ear plugs but these cause distress for her. Her room is at the northern end of our house and faces east.

Our other daughter aged 8 also complains of being woken by the dogs, her room is on the north end of our home facing west. We also have installed a roller shutter on her room but it has not eliminated the problem.

My husband is a shift worker and requires to sleep at all different times of day and night he also hears the dogs barking at times and for extended periods.

When the dogs are constantly barking our livestock are stressed by it.

The noise seems amplified by metal and after reading the very lacking application it seems the dogs are housed in Colourbond buildings and fenced in Colourbond fencing which explains why it sounds amplified. The land is rural farming and there is very little bushland and buildings/structures to absorb noises and sound just travels for miles. Even our neighbours whom live even further away can hear the dogs in certain conditions.

I can't believe that their closest neighbour does not hear their dogs unless he is deaf?

I find this to be a completely false statement.

With the application itself I am confused what they are actually asking for?

More Dogs? More dog accommodation? Permission to open a business legally?

- **Point about rabbit control.**

Note they have mentioned/identified and confirmed the cause of the night time/ early morning barking is from rabbits.

This is a rural farming area and has always been infested by rabbits, at night and dusk all the properties for miles and miles are a moving - live with rabbits

**NO AMOUNT OF HUNTING/VERMIN CONTROL IS EVER GOING TO PUT A DENT IN THE RABBIT POPULATION HERE THEREFORE THIS PROBLEM WILL NEVER BE RECIFIED**

I have major concerns that if this was to be approved and more dogs are allowed onsite these issues will intensify and cause us further distress, I ask that you please consider the impact being imposed on all the residents located around this property prior to approval.

If put on public record, could I please have my name and address removed due to the disclosure of my daughter's medical condition.

Kind Regards

Ref: 7.2.3 RJ:BjB

Date Received	16 MAR 2022
GDA 10	
Disposal Date	
Document ID	/
Old File No	
Officer	DCPD

Mrs Rohan Johnston

June Shire Planner

Dear Sir

We have read the proposed Boarding and Breeding Kennel Application for 98 Murrulebale Road Old Junee.

We wish to Lodge a submission against this proposal Reason being the excessive amount of Barking coming from the already existing Kennels is intolerable and with more kennels being added the noise would be horrendous, we usually are able to have our sliding door open of a night in summer but the barking from these existing dogs does not allow us to do that any more.

We have also found numerous training aids in our paddock that adjoins 98 Murrulebale Road Old Junee which suggest to us the dogs are coming into our paddock which we run Sheep, Lambs and valuable show horses in.

We hope you can consider the reason we are against this proposal

Thanking you

Date Received	21 MAR 2022
DA 10	
Disposal Date	✓
Document ID	
Old File No	
Officer	DCPD

To Whom It May Concern,

**Re: DA No. 2022/15 Animal Boarding and Training Facility**  
**Address: 98 Murrulebale Rd OLD JUNEE**  
**Applicant: Mrs A M Jones**

We are writing to put forward our strong objections/concerns regarding this proposal.

Firstly we are unsure as to what this DA is referring to as it very ambiguous. We are unsure if it means an expansion of the current facility, increasing the number of buildings, is the applicant trying to get Council approval for an enterprise that has been running for years, or for some other reason.

Our objections are divided into sections under the headings taken from the Application. Relevant passages taken from the Application are quoted in *italics* with our comments and objections outlined after each quote.

#### SITE PLAN

We do not understand how an application is able to be submitted and accepted with such an amateurish site plan included. It does not show the whole of the property, adjoining neighbours' properties and dwellings, and items referred to in the proposal, such the position of the training area which is of considerable size, and where wastes are stored. There is no scale nor is there a compass key to indicate directions. Some of the distances stated are inaccurate, although this is difficult to see due to the failure to provide an accurate site plan.

Surely the application should have an aerial photograph or a view showing the exact location and nature of the property, its position relative to the surrounding properties and dwellings, its size, the exact location of the existing structures on the property, and the position of any proposed new structure to be built.

The sizes and dimensions of the kennel and stable kennel blocks are not mentioned and seem to be quite large compared to the indicated size of the house as per the site plan.

As stated above, the distances indicated are very questionable. The distance of 90 metres (60m + 30m as per their site plan) from the house to boundary fence with

126 Murrulebale Rd is too small, as are the distances of 60 metres from the house and a further 30 meters from the boundary fence.

The plan does not show what are the existing structures or buildings, nor what is to be changed or added, if anything.

The training area is not indicated on the site plan. Where is it located? It is stated in the Application that this training area is 100m by 60m. Due to its size, this would put it much closer to surrounding properties than the kennels. It is stated that it was originally built for horses, which tend to be quieter while being trained. Using this area to train dogs would probably be much noisier due to the dogs' tendency to bark, especially when excited. Also, this area is supposed to be used for evening training as stated in the proposal. Any noise would travel further at night.

This training area also *"has floodlights for evening training"*. What effect might these floodlights have on neighbouring properties? According to the Hours and Days of Operation given in the application, no operation or activities are to take place after 17.00. How then can the applicant consider training potentially noisy dogs at night such that floodlights are needed.

Do the sizes and construction of the kennels currently on site comply with the requirements under the Animal Welfare Code of Practice? Also, as required by this, there is no isolation facility or treatment room indicated.

## PROPOSAL

*"Is for us to continue as dog breeders and trainers"*

Does this mean that Mrs Jones has been doing this for the past 9 years that she has been on the property? If they have been running such a facility then is this not in contravention of the Junee Shire's Landuse Zoning of RU1, (the property falls in this zone) which "permits with consent to (conduct) Animal Boarding or Training establishments." When was this consent granted previously, if at all? Neighbouring properties were certainly not notified by the applicant or by Council about any proposal to develop a dog breeding and training centre.

Also, if this is so, why has the Council not acted earlier regarding this issue? They should have been aware as we have submitted Customer Action Requests regarding the noise from this property.

*"We are ANKC Registered breeders and trainers of German Shepherd Dogs. ....  
The proposal is for us to continue this."*

This statement suggests that they **will continue breeding and training only German Shepherd dogs**. The proposal as stated in the application does not mention the **boarding of dogs** of any breed, and yet the heading for the Development Application includes boarding.

## ENVIRONMENTAL IMPACT

There is no mention of how they intend to mitigate the possibility of contagious diseases among any dogs in the kennels or being trained or being boarded. What is the proviso of preventing any communicable diseases spreading to surrounding properties? How is any microbial contamination to be dealt with?

*" We have considered the barking (noise)."*

This is certainly not the case as there is considerable noise emanating from the dogs and has been for a long time.

*"placed the kenneling towards the rear of the property in order to reduce impact on neighbours."*

From the site plan as submitted in the Application, there are areas which are further from any neighbours but they show a distance of only 30 metres to closest neighbour's boundary. The house on this property is only another 30 to 40 metres from the boundary.

*"there is an amount of land between our closest neighbour which acts as a buffer, and between our kennels and the road there is a hill and about 500 metres."*

There is no hill between the kennels and the road. The property is in clear sight from the road. There is a slope up to the nearest dwelling on the western side along Murrulebale Road and a slope down towards the property to the east along Murrulebale Road, and a slope down towards Murrulebale Road at the front of the house, so there would be no noise level abatement because of this. Hills do not deflect or diminish sound as sound waves bend, especially at night. We do not understand what the distance of 500 metres refers to as it is not indicated on the site plan nor is a direction given. As shown in the final photograph on the Application, there is limited and sparse vegetation between the kennels and the nearest dwelling, just a few trees with no understory of vegetation. Even though the photograph submitted with this application is of such poor and unsatisfactory quality, you can just make out the roofline of the nearest dwelling and indicates that there is an upward slope from the kennels to the nearest dwelling, not a hill as stated in the application. All vegetation that is on the property on the southern, western and eastern sides was existing before the purchase of the property by the present owner and its current role as a dog breeding facility. No extra vegetation seems to have been planted between the house and the nearest property during the time during which this business has been operating.

If there is a so-called distance of 500 metres between the kennels and the road (Murrulebale Road?), as per their site plan this would put the kennels about 350 to 400 metres behind the house (which is about 100 to 120 metres from Murrulebale Road) and therefore the kennels would be outside the northern boundary fence and in the next property.

*"we regularly talk with our closest neighbour who has never identified any issues."*

This may well be the case as the previous owners of 126 Murrulebale Rd installed metal shutters on all windows and built a 2 metre metal fence to deflect the sound as they grew frustrated by the noise and nothing being done to mitigate it. We would often hear them shouting at the dogs in an attempt to quieten them. One neighbour took some sheets of metal from us and built a fence on the boundary between the house and the dogs as he said every time he went outside the dogs would start barking and he hoped this would stop them seeing him. Surely a property owner should be able to go outside and work on his property without being annoyed by the noise from the dogs on the adjacent property.

*"In 9 years we have not had any complaints."*

We have sent emails regarding this which the applicant has acknowledged by return email (for the latest email and reply, see Attachment 1). We have also lodged Customer Action Requests with Council. **We have never received any replies to these.** As I am writing this the dogs have been barking for hours and nothing has been done.

When walking the dogs Anna states *"...there will be barking. We know this stops after less than 2 minutes"*.

It may be the case with the dog being walked but the other dogs continue. There is no proviso in their application that indicates how she will control the other dogs while she is walking or working with a dog. She also indicates that walks are 20 minutes as required under Companion Animal Act. This has changed to 30 minutes. For a supposed development of this size, is it appropriate that only one person looks after a large number of dogs? Perhaps the kennels are understaffed during the daytime while the husband is working elsewhere. Are the kennels as exist at present staffed all day? Surely it is not safe for the dogs to be unattended if Anna has to leave the property for any period of time in those times when her husband is at work.

The barking which is heard from the facility occurs throughout the day and is most days. It involves several dogs at a time. It sounds like dogs fighting. This questions whether there is in fact always a person on the property as is stated.

Barking has meant we have had to alter our lives. Our home was designed to use passive cooling in summer. We can no longer do this as we can't keep doors and windows open. We have had to move our bedroom and are installing metal shutters to try to mitigate this noise which is at considerable expense us.

Other people who live in Parkwood Lane and Goldenfields Way have mentioned in conversation that they find the noise disturbing to them and don't know how we put up with it.

Visitors to our property have also found it annoying and commented similarly.

*"Noise Risk factors after dark are largely rabbits. We employ people to shoot at sundown on a fortnightly basis reduce the risk of noise after 20.00pm to an acceptable level."*

Not once have we been notified or warned by the applicant of any shooting that is to take place in our near vicinity. Occasionally we hear shooting from the direction of the applicant's property, not fortnightly. The sound of the shooting, when it does occur, scares our dogs and horses. Are they allowed to conduct this shooting practice without notifying the neighbouring properties of their intent for safety purposes of people and animals on the nearby properties? All our near neighbours notify us in advance whenever they plan to conduct activities which may impact us, our animals and property. eg: burning off, baiting, spraying.

Trying to control the rabbit population in the area by shooting is a pointless activity and will not have any effect on lowering the rabbit population. All it does is to terrify other animals, such as sheep, horses, cattle and household pets and working dogs, in the vicinity.

What does the applicant consider to be an acceptable level of noise after 20.00pm? We expect this area to be a quiet, rural area with little noise at night except that which would normally be associated with normal rural life. We moved here 25 years ago looking for a quiet life which we have enjoyed until the development of the dog breeding business on the applicant's property.

*"Anna is a canine aggression specialist and is asked 5 - 10 times weekly to assist people in the management of their dogs and training. These dogs do not enter any kennel with our dogs and are always under the control of their respective owners."*

Is this assistance provided on the site of 98 Murrulebale Road or at the dog owner's property? If it is done on the site of 98 Murrulebale Road, what contingencies exist if the owner loses control of their dog with an aggressive behaviour? Does this cause a possible problem for neighbouring properties on which there may be lambs, chickens, etc?

If it is done at the owner's property, who is taking care of the dogs on site at 98 Murrulebale Road?

### KNOWN DELIVERIES

All deliveries indicated are from business outside of the Junee Shire. This raises the question of the economic benefit to our shire by this facility. In the Junee Local Environment Plan 2012 Section 1.2 (d) it states: "to provide... support the long-

term economic viability of local community". This doesn't seem to be the case in this instance.

## SITE ANALYSIS

*"The side connection to the lot next door is buffered by an area of land with trees that is about 40 meters wide..."*

This is in direct contradiction to the applicant's site plan which states that there is a distance of 30 metres to the boundary fence.

## CONTEXT AND SETTING

*"the kennels are not visible from the road."*

They are visible to the road (Murrulebale Road) according to the site plan submitted. In fact, according to the site plan submitted, the Kennel Block A is closer to the road than the house. The house is clearly visible to the road. The extent of the vegetation is not well shown on the site plan. In fact,

*"nothing impacts any adjoining properties or audible impacts we are aware"*

Once again I refer to attachment 1.

*"We are happy to erect sound proof fencing and shrubs in order to contain any offensive noises".*

We would suggest this is a bare minimum and should have been erected some years ago. If extra vegetation is to be planted as a supposed inhibitor of noise pollution from the loud barking of dogs trained to be police and guard dogs and from dogs which are to be boarded in a kennel away from their normal place of abode, it will take several years before this vegetation is of sufficient size and density for it to have any effect at reducing any noise. Neighbouring properties would have to put up with the increased noise levels from the increased number of dogs for this period of time.

*"Our closest neighbour doesn't hear our dogs"*

This is a spurious statement. We hear the dogs clearly during the day and often at night. We have complained about the noise from the barking dogs. We are having to try to alleviate the noise level we hear by installing external roller shutters on the rooms facing towards the kennel site. One of these rooms is our main bedroom, the other is a bedroom/study. Our sleep has been interrupted by barking dogs. Lindsay, who has health problems, has had to move to a bedroom towards the back of our house, furthest from the side facing the kennel site, in order to get a better sleep. The barking is annoying and it is difficult to concentrate on work and study being done in the study room because of the barking from the kennel site during the day.

## ADDITIONAL SUPPORTIVE MATERIAL

*"We supply Police Dogs across Australia"*

This concerns us as it is stated in the Application that the training facility is not currently fenced. These dogs, as part of the training, are encouraged to be noisy in order to make their presence known when on duty.

*We supply Police dogs across Australia..... we supply dogs to NSW Corrective Services...*

*We train to IGP standards - Obedience tracking and protection*

Are these dogs trained to attack? Dogs being trained for protection of people and/or property seems to suggest that they need to be aggressive. According to the Application this training may occur during the day and night in an unfenced area surrounded by other nearby dwellings and properties. How can this be allowed to happen? It is a dangerous practice considering the possible behavioural nature of these dogs.

Why has this training area remained unfenced considering the amount of time this business has been operating?

Murrumbidgee Road is a popular route for cyclists. Any unfenced area containing potentially dangerous dogs could put them at risk.

There seems to be little signage indicating that the property is being used as a dog breeding and training centre for German Shepherd dogs. Is appropriate signage required by law and is there a minimum size limit for any signage?

*"We are not new to the area and have had dogs here for 9 years."*

If this is the case and that they have been doing this business for 9 years, how is it that they are only now applying for permission from Council to operate. This seems to suggest that they have been running a potentially illegal business for the last 9 years.

*"The distance from the kennels to our nearest neighbours dwelling is **not** 500 meters (sic), however from our training arena it may be. Is this a problem?"*

This seems to suggest that there are regulations regarding the minimum distance for the kennels to be placed from neighbouring properties. From the supplied site plan, it is obviously not 500 metres to the neighbouring dwelling. It is shown on their site plan that it is only 30 metres to the neighbouring property boundary fence. The plan does not even show the locations of neighbouring dwellings to the east, west, north and south. The nearest house on the neighbouring property to the west is only about 60 to 70 metres away from Kennel Block A. If regulations do

exist which state there must be a minimum distance to neighbouring properties, then the Applicant is stating that they are probably breaking these regulations.

*‘This area is not where we train and is not for boarding - we don’t do boarding.’*

The Applicant’s Instagram and Facebook accounts clearly states from an owner of a Kelpie dog that they have boarded the dog for some time. Clearly, other breeds of dog can be on the premises.

This development application is for an Animal Boarding and Training Facility. Is this wording a general requirement from Council or is it specific for this particular application?

### WASTE

*“Solid waste is contracted to Veolia who remove collected waste monthly.”*

What is done with the solid waste in the month between collections? How is it stored, if at all? Does this explain why they have to have daily vermin control? Does the presence of the dog waste attract the vermin such as mice and rats to the area? What effect might this have on neighbouring properties?

Their weekly garbage collection bin is often filled to over the top when put out on Murrumbidgee Road for collection. Does any waste associated with the dog training operation go into this bin?

### PHOTOGRAPHS

Really these are not showing anything as they are a very poor quality. There is no indication of the orientation of the photographs, from where they are taken or in which direction the camera is pointed. They are not referenced to the site plan.

Council surely cannot utilise these “photographs” to put a positive spin on this application.

### ISSUES NOT RAISED IN THIS SUBMISSION

This Application is about keeping dogs. However there is no mention of how many dogs there will be for

- \* breeding
- \* training
- \* boarding
- \* whether companion animals or pets are being kept as well
- \* number of competition dogs
- \* the number of visitors’ dogs being brought onto the property and its frequency
- \* the maximum number of dogs on the property at any one time
- \* the number of dogs owned by others but who may be being trained at the facility

\* the number of dogs that will be having “*approximately 3 litters annually maximum*” and therefore the approximate number in total of pups for the year. This could be considered to be very relevant as the existence of “puppy mills” has been quite controversial of late. The Victorian Government has recently banned these and some places along the NSW/Vic border have had an influx of places doing this. How closely will they be monitored?

The number of animals to be kept in total is an important issue which needs to be addressed.

Paul, Anna’s husband, runs a dog/puppy transport business. There is no indication of this as to whether the dogs/puppies are kept at any time at the facility. If so, what numbers are involved here?

Since they are a dog breeding facility they must abide by legislation, namely the Companion Animal Act and Animal Welfare Code of Practice. Do they in fact comply with all of the provisions of these Acts? There seems to be occasions where there is no-one present on the property, which is not allowed.

What does JDSC mean? The applicant has used acronyms without any explanation of what they mean.

### ANECDOTAL EVIDENCE

We have heard from people that on occasions dogs are free to roam. As a consequence, a delivery driver and a tradesman who was expected have both been bitten. We realise that this is from anecdotal sources and may or may not be true

We declare that neither of us have made any donations to a political party or gifts to any politician, Councillor or Council worker.

### SUMMARY

We have serious concerns about this Development Application. It is unclear and confusing as to what exactly is its purpose. Is it to gain a “last minute” Junee Council approval and permission to establish a facility that has already been operating for some years, possibly without Junee Council approval, or is it seeking approval to enlarge the size and scale of the facility and hence increase its capacity and ability to train, breed, sell and/or board more and more dogs?

This Development Application seems to have been put together hurriedly and in a haphazard fashion. The site plan and photographs provided are unclear and basically show nothing. Since this is a Development Application for a business, it is very unprofessional. It seems to us that the Applicant has submitted this proposal

as an afterthought, that she has realised that she has been running a business for some time without previous approval, and has only now realised that she had better ask for Council's approval. This is unsatisfactory.

This dog breeding facility has caused a lot of annoyance, disruption and worry to us and other neighbouring properties. The noise emanating from it has had a detrimental impact on ourselves, on the neighbouring properties and the lifestyles and activities of the residents. This would only be exacerbated if approval to enlarge this facility or allow further development and diversification of its practices was granted by Council. As a bare minimum, Council should insist that the Applicant installs soundproofing that would have an immediate effect at diminishing noise levels to a level that satisfies all neighbouring residents and immediately erects appropriate fencing to all areas where dogs are bred, trained or boarded. There must also be put into place an easy-to-access complaint system that residents and Council has access to.

Junee Shire Council should reject this Development Application in its current form.

Yours sincerely,

MENT 1  
nd.com>

**Subject: Dogs Barking**

Dear Anna and Paul,

I am sorry to be sending this email but we have become increasingly frustrated by your dogs almost continuously barking. We live at 129 Murrumbidgee Rd so we are over 800meters from your home. It does not matter from which direction the wind is blowing by the way.

As we are retired we live on our property most of the time and we are becoming increasingly frustrated as well as fed up by the dog's barking. We bought and established our property to have peace, quiet and tranquility surrounded by the sounds of nature and farmlands. This is no longer the case. We have had to change our home and are now having to look at adding \$1000's of extras in order to be able to live as we like here.

Your dogs barking is at all times day and night. You are dog trainers and so should be able to ensure this does not happen. We have dogs and given the commands they will not bark. They do bark at night to make us aware of foxes near our chickens. When given the command they stop immediately. We are aware of disturbing our neighbours.

I have spoken over the last months with people who live nearby as well. They all bought up the noise issue and asked how we cope. All of the visitors we have and whom stay for some time comment on the noise. Of these people come from city environments so are used to noise and they find sleep disturbed etc.

We are requesting that you put in motion actions to improve this problem within in the next 5 days. We need to be informed of these changes to ensure that they will improve our situation adequately. If not we shall be looking further into this matter.

I hope we can come to a mutual agreement successfully

Yours sincerely

**Subject: Re: Dogs Barking**

Thanks for the email.

We shall look into it.

Warm regards  
Anna & Paul

On Sun, 23 Jan 2022 at 15:31,  
Dear Anna and Paul,

I am sorry to be sending this email but we have become increasingly frustrated by your dogs almost continuously barking. We live at 129 Murrumbidgee Rd so we are over 800meters from your home. It does not matter from which direction the wind is blowing by the way.

As we are retired we live on our property most of the time and we are becoming increasingly frustrated as well as fed up by the dog's barking. We bought and established our property to have peace, quiet and tranquility surrounded by the sounds of nature and farmlands. This is no longer the case. We have had to change our home and are now having to look at adding \$1000's of extras in order to be able to live as we like here.

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I hope we to come to a mutual agreement successfully

Yours sincerely

16<sup>th</sup> March 2022

Re. DA number: 2022/015 Animal Boarding and Training Facility; 98 Murrulebale Road, OLD JUNEE

Thank you for your letter dated 10<sup>th</sup> March 2022 and accompanying documentation containing details of the facility and plans.

As owner-occupiers of one of the two adjacent properties (as referred to on the plan) I am writing to confirm that we are not lodging an objection. We note from the details of the submission that this is a training facility not a boarding facility (as stated on the first page with images on). We can confirm that our two properties are buffered by an area of land with trees that extends most of the length of the property (and includes all along where the dog facilities are). The plans submitted do not include anything that is not currently *in situ*. As far as I can see there is nothing new.

Whilst we do hear the dogs, this is usually at the critical time points such as their feeding times as indicated in the submission, i.e. around the applicant's necessary dog management activities. We are aware that we are noisy at times. My partner often makes noise in his shed which may well trigger the dogs to bark. We have three dogs of our own who also bark mostly in anticipation of their walk time. We also have dirt bikes – which can be out for around an hour at any one time, depending on the time of the year/weather conditions. We are aware that some of our activities may cause the dogs to bark, such as when the door of one of our containers is opened to access feed for our horses (this can be one or two times a day, am and pm). We will modify this to make it quieter and can continue to work with the applicant to increase the screening between our properties. As an international highly regarded animal welfare scientist with national animal welfare advisory roles I would not want to see our neighbours' dogs have to live behind solid doors/fences as this would not only lead to inadequate air flow but also be detrimental to their quality of life.

Please don't hesitate to contact me if necessary

Yours faithfully



**JUNEE SHIRE COUNCIL**

# **DELEGATES REPORTS**



## **Seniors Week**

**5<sup>th</sup> to 11<sup>th</sup> February 2023**

A hot week, but some fabulous times were nonetheless had.

The week started with an ecumenical church service led by the new Roman Catholic priest in town, Father Paddy, at the Senior Citizens' Rooms. Councillors Smith, Clinton and Halliburton attended.

There were many and varied activities during the week to test seniors' skills and provided them with fun. Councillor Clinton enjoyed his croquet and Mrs Clinton fell in love with Scrabble at the Library all over again.

Highlights of the week were the bus trip to Canberra and the boat trip on the lake on Tuesday and the Neil Diamond Tribute Concert on Friday. Cr Halliburton presented the Colouring In Competition prizes at the latter.

The week ended on Saturday night with delightful entertainment from the ukelele players who led us in the singing of numerous old-time favourites before a delicious meal at the Senior Citizens' Rooms. Crs Smith, Carter, Clinton and Halliburton attended and thoroughly enjoyed themselves.

Crs Clinton and Halliburton Seniors' Week Delegates. 12<sup>th</sup> February 2023.

## **Annual Sports Council Inspection Tour**

On Thursday 9<sup>th</sup> February the Junee Sports Council held their annual inspection tour of the sports facilities in Junee.

Council was represented by Cr's Smith, Austin and Carter with apologies from Cr's Knight and Halliburton.

Before the tour commenced the committee held its Annual meeting with Jason Barrett remaining at the helm.

All the sporting fields were in good condition and credit was paid to the staff for their excellent work.

### **Willow Park**

The main concern with Willow Park is the condition of the field between the clubhouse and the playing service. This area is part of a natural drain area and has no sub soil drainage which results in the area becoming very boggy during the winter months. This is further exaggerated during heavy downpours which result in the buildings gutters overflowing as a result of blocked storm water drainage. This also occurs on the western side of the building as well.

Heinz has agreed to put a camera into the storm water network in order to ascertain the problem and report back to the Committee with possible solutions and costings so the Council and Senior Rugby League will have a better understanding as to what may be needed for any future Grant application.

### **Snr Rugby League**

The club appears to be in good shape for this season with 5 teams being fielded.

### **Loftus Oval**

The grant received by the Junior Rugby League Club for an upgrade, including female change rooms should be started within the next couple of months. All the facilities were reported to be in good condition with the flooding issues not causing any long-term damage.

Council needs to look further down the creek to ascertain if the 'turkeys nest dam' can have some treatment so that the water can get away from the oval quicker.

### **Junior Rugby League**

The club appears to be in good shape with a full roster of teams being catered for this season. The club would like other hirers of its facilities to spend a few more minutes cleaning up the facility after they have been used.

### **Burns Park**

Thanks to the Council, during the year, with improvements to the drainage and pumps the Oval withstood the wet winter unusually well.

### June Soccer

A new committee has been formed with plans for a very active year. It looks like 2 senior male teams will be playing this year.

### Tennis Courts

The tennis club is in the final stages of building new toilets, in the clubhouse, from the grant they received a couple of years ago. Once completed the old toilets will be demolished.

Their biggest concern is the encroachment of trees roots onto Court 4 and 3. This was disappointing, especially to court 4, after the large amount of work undertaken 4 years ago. A tree root barrier was installed in 2013 and leveling work done before this court had a new surface installed.

Heinz is looking into this matter, for possible solutions, and will report back to the club.

### Tennis Club

Player numbers continue to be good.

On a personal note it was pleasing to see the new information boards installed on the walls of the change rooms at Willow Park but concerning that the Karkai weed around the building is still not being controlled.

Report compiled by Cr Carter



# **JUNEE SHIRE COUNCIL**

## **QUESTIONS ON NOTICE**



## QUESTIONS ON NOTICE FROM COUNCILLOR D CARTER

### Referred to Council's Meeting of 21 February 2023

Councillor Carter asked the following question:

- I. When is the Bethungra entrance/welcome sign being reinstalled at Bethungra.

Note: it was taken away some 12mths ago for drainage works to be carried out at Bethungra and the sign has since gone missing.

**Response:**

*Due to competing priorities and limited resources, the replacement of the Bethungra Village Entry sign has been deferred.*

*The sign that was removed was reused to replace the damaged sign on the southern entry to the village.*

*The damaged sign will need to be repaired/replaced before it can be installed on the northern entry to the village.*

2. What is the proposed timetable for the expenditure of the various grants received over the last few months.

**Response:**

- Flood emergency works – 30 June 2023 (extended from February 2023)
- Weeds Grant – 30 June 2023
- Flood restoration repair works – November 2025
- Fixing Local Roads Pothole Repair - February 2024
- Regional and Local Roads Repair - Program February 2024
- Fixing Local Roads Round 4 – February 2025
- Local Roads and Community Infrastructure Program Phase 4 – June 2025
- Stronger Country Community Fund Round 5 - 4 December 2025
- Regional Tourism Activation Fund - June 2026
- OLG NSW Local Government Recovery Grants Program - June 2025

3. In relation to weed spraying:

- a) What roads were sprayed for St John's Wort during the summer months

**Response:**

*Olympic Highway, Ironbong Road, Bethungra Road, Kiaree Lane, Allawah Road and Yammatee Road.*

b) How much was spent on this program

**Response:**

*\$16,254 spent on this program (LLS grant Funded).*

4. Does Council own any defibrillators. If so, where are they located?

**Response:**

- *Junee Junction Recreation Centre (two)*
- *Sporting bodies may have accessed defibrillators independently via previous grants*

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A Question with Notice inclusion in the Council's business paper is administered under the Code of Meeting Practice for Local Councils in NSW and includes:

- *They must be in writing and be submitted no later than 5:00pm seven business days before the meeting is to be held.*
- *Councillors must put questions directly, succinctly, respectfully and without argument.*
- *The Chairperson must not permit discussion on any reply to, or refusal to reply to, a question put to a Councillor or Council employee.*
- *Responses to a question with notice may be by way of a report included in the business paper for the relevant meeting of the Council or orally at the meeting.*

## QUESTIONS ON NOTICE FROM COUNCILLOR A CLINTON

Referred to Council's Meeting of 21 February 2023

Councillor Clinton asked the following question:

There is a perception in the community that a lot of people are leaving the employ of the Council and in fact there is a "brain drain "from the place and that we are losing a lot of our corporate knowledge.

Would it be possible to have some data to hand to comment accurately on the point with some level of true knowledge.

Is it possible to look at the council staff in three groups. The first is the Outdoor staff. The second is the Rec Centre and Pool staff and the third is the General Office staff.

Within these categories is it possible to be advised how many people arrived, how many have left, how many remain and how many positions are vacant.

One further refinement would be to split them into staff at Director Level, Immediate report to Director and the Balance.

The information I am seeking is from the 1<sup>st</sup> December 2021 to date, some fourteen months.

### **Response:**

	Outdoor Staff				JJRAC				Office and Balance			
Between December 2021 to date	Arrived	Left	Remain	Vacant	Arrived	Left	Remain	Vacant	Arrived	Left	Remain	Vacant
Director level	1	1	1	0	0	1	0	1	0	0	2	0
Immediate report to Director	3	3	5	0	0	0	1	0	2	3	8	1
Balance	6	7	34	1	3	3	16	0	2	2	15	0

Note: Casual and Part time staff are included, 13 of which are seasonal or roster based at the JJRAC

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## QUESTIONS ON NOTICE FROM COUNCILLOR P HALLIBURTON

Referred to Council's Meeting of 21 February 2023

Councillor Halliburton asked the following questions:

1. Has a consultant been engaged to complete a safety investigation of the Canola Way Railway Crossing?

### **Response**

*An independent safety audit was completed in November 2022.*

2. If so, what is the result of the safety investigation?

### **Response**

*The audit rated the crossing as high risk and made recommendations for improvement including additional signage and pavement markings.*

*Quotes have been obtained for the pavement marking and signage was ordered in December. Installation of the signage and pavement markings will commence once the materials are delivered.*

3. Has a desktop assessment by TfNSW occurred with regard to the positioning of 50km traffic signs on Waterworks Road?

### **Response**

*TfNSW have confirmed that they are assessing the application made by Council Officers to install 50km/hr speed limit signage on Waterworks Road north of Cuttle Court.*

*Council Officers have followed up with TfNSW numerous times on the status of the application.*

*Latest advice received from TfNSW on 8 February 2023:*

*“To install 2 x C size signs north of Benbow (decreasing to 50km/h) is still with TfNSW to approve as a formal speed zone review.”*

4. Has a safety inspection for Main Street (Olympic Highway) underpass been conducted with representatives from TfNSW and Council?

### **Response**

*An onsite inspection was undertaken with a representative of TfNSW.*

5. If so, what is the outcome?

**Response**

*Awaiting follow-up/advice from TfNSW.*

6. Has the Junee Shire Council reassessed the parking at The Athenium and undertaken a review of existing disabled parking spaces in Junee, including the spaces in front of the Athenium Theatre to assess functionality, upgrade requirements and associated costs to meet current standards?

**Response**

*The project to review disabled parking in Junee including the Athenium has not commenced.*

*The review will be undertaken when resources and competing priorities allow.*

7. If so, what is the outcome?

**Response**

*Review has not commenced.*

8. Who is Steph Cooke's Representative on the Junee Shire Council Traffic Committee?

**Response**

*Steph Cooke's Office is not currently represented on the Committee.*

*Council Officers have contacted her office to establish if they would like representation on the Committee.*

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- *Responses to a question with notice may be by way of a report included in the business paper for the relevant meeting of the Council or orally at the meeting.*



# **JUNEE SHIRE COUNCIL**

## **INFORMATION BOOKLET**





**JUNEE SHIRE COUNCIL**

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**ORDINARY MEETING TUESDAY, 21 FEBRUARY 2023**

- 1[GM]      COUNCILLOR DELEGATE MEETINGS**
- 2[HR]      WORKERS' COMPENSATION/REHABILITATION**
- 3[DPCD]   LIBRARY**
- 4[DES]      WORKS PROGRAM**
- 5[RSO]      ROAD SAFETY OFFICER**
- 6[DES]      SEWERAGE SYSTEM**
- 7[DPCD]   RANGER REPORT**
- 8[DES]      SOLID WASTE REPORT**
- 9[EO]       WEEDS**
- 10[DPCD]   10.7 CERTIFICATES**
- 11[DPCD]   DEVELOPMENT/COMPLYING DEVELOPMENT DETERMINATIONS**
- 12[DPCD]   HEALTH, BUILDING, PLANNING AND ENVIRONMENTAL INSPECTIONS**
- 13[DPCD]   COMMUNITY AND RECREATION**
- 14[GM]      CUSTOMER SERVICE REQUESTS SUMMARY**

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## **1[GM] COUNCILLOR DELEGATE MEETINGS**

Notification of Council committee meetings or community meetings for which Councillors may be attending.

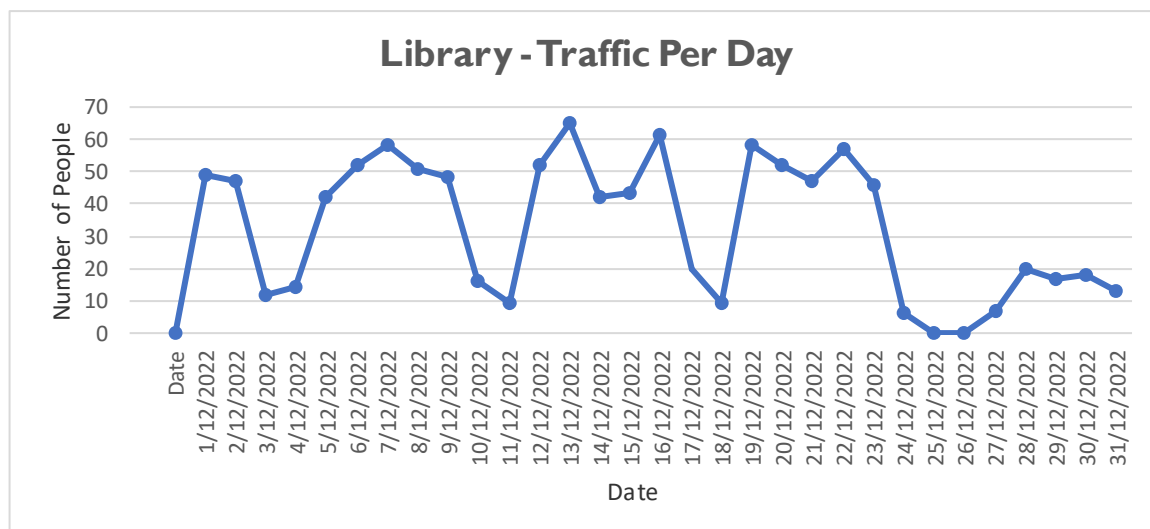
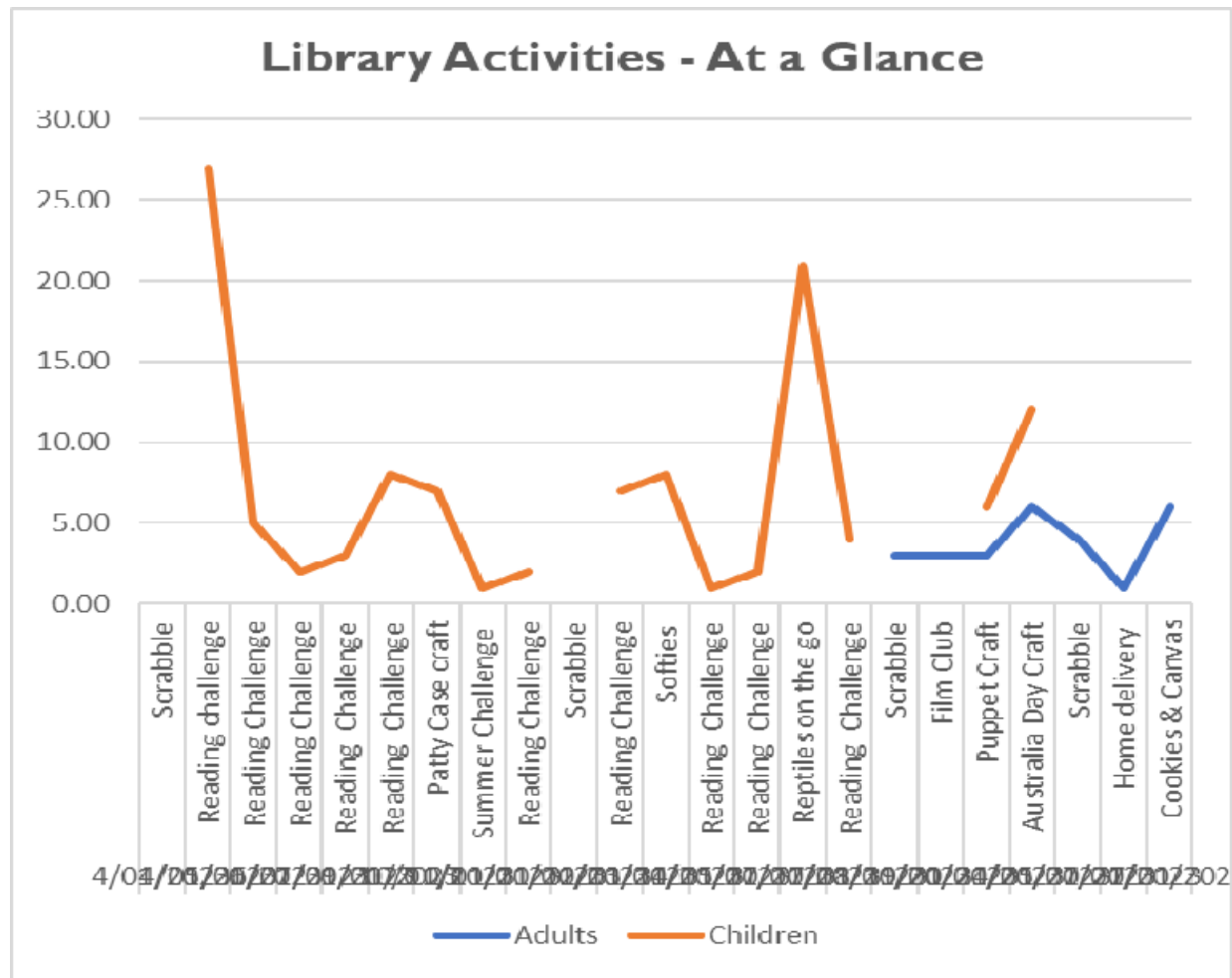
### Council Committee and Delegate Meetings

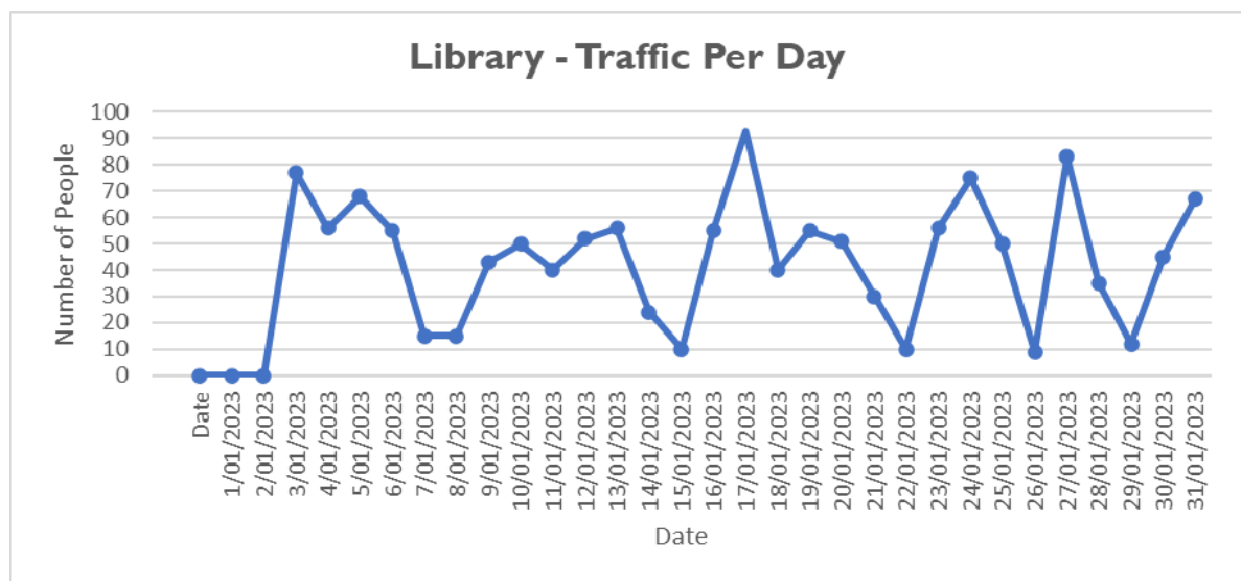
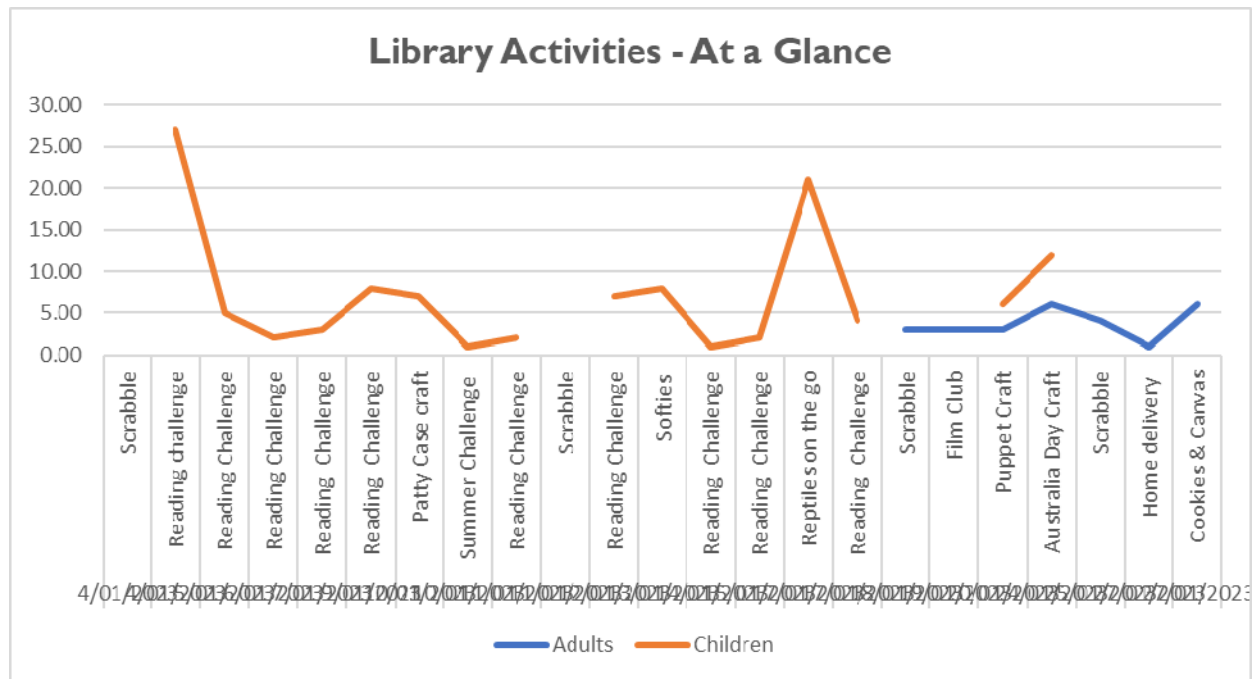
<b>Attendee</b>	<b>Delegate Meeting</b>	<b>Date</b>
Mayor/General Manager	Police Community Liaison Meeting	21 February 2023
Mayor/General Manager	REROC Board Meeting	24 February 2023
Mayor/General Manager	RIVJO Board Meeting	24 February 2023
Councillor Carter	Weeds Committee	March 2023
Councillor Clinton and Councillor Knight	Audit Risk & Improvement Committee	9 March 2023
Councillor Halliburton	Riverina Regional Library Advisory Committee	29 March 2023
Director Engineering Services	Coolamon Junee Local Emergency Management Committee	5 April 2023
Councillor Knight	Junee Sports Committee	TBA
Mayor	REROC Executive Meeting	TBA
Councillor Halliburton Councillor Halliburton	Inland Rail Community Consultative Committees: A2I I2S	TBA TBA
General Manager	Riverina Murray Regional Emergency Management Committee	TBA
Councillor Carter	Riverina Zone, Rural Fire Service Bushfire Management Committee	TBA
Councillor Carter	Riverina Zone Service Level Agreement Committee	TBA
Councillor Clinton and Councillor Halliburton	Senior Citizens Festival Committee	TBA
Councillor Asmus	Junee Youth Council	TBA
Councillor Cook	Junee Traffic Committee	As required

## **2[HR] WORKERS' COMPENSATION/REHABILITATION**

There were no recordable incidents for the month of December 2022 and January 2023.

December 2022





#### 4[DES] WORKS PROGRAM

##### MR78 (Olympic Highway)

- Potholes patched.
- Rest areas and toilets have been maintained.
- Weekly safety inspections have been undertaken.
- Signs and guideposts have been maintained and replaced.
- Bethungra Hill culvert replacement commenced.

##### MR 57 (Goldfields Way)

- Potholes patched, repaired wearing surfaces.
- Signs and guideposts maintained and replaced.
- Fortnightly safety inspections have been conducted.

#### MR243 (Regional Roads - Canola Way, Old Junee Road, Byrnes Road and Gundagai Road)

- Signs and guideposts maintained.
- Potholes patched, repaired wearing surfaces.
- Fortnightly safety inspections completed.
- Old Junee Road – further heavy patching programmed.
- Canola way – heavy patching and rehabilitation underway.

#### Rural Sealed Roads

- Signs and guideposts maintained.
- Jet patched and cold mix patched various roads.
- Tar patching.
- River Road widening and rehabilitation – batter works completed.

#### Rural Unsealed Roads

- Signs and guideposts maintained.
- Maintenance grade with gravel brought in at:
  - Macaulays Lane
  - Park Lane
  - Moss Road
  - Pinchgut Road
  - Dudauman Road
  - Blackgate Road
  - Church Lane
  - Old Sydney Road
  - Emerys Lane
  - Mahomets Lane
  - Rifle Range Road

#### Urban Sealed Roads

- Jet patched various town streets.
- Stormwater issues rectified and managed.
- Fallen trees removed.
- Tar patching.

#### Junee

- General maintenance.
- Junee Tip – site maintenance.
- Gutters/drains cleaned.
- Various merit requests completed.

#### Villages

- Rest area maintenance.
- Bethungra Village – slashing.

#### Parks And Gardens

- Planted trees in Junee town streets.
- Mowed and whipper snipped the parks, ovals and cemeteries.
- Weeded the gardens.
- Carried out other routine gardening works.

## Traffic Committee Report

1. Speed reduction for Canola Way Railway Crossing
2. Special Event Application – Haycarters Race
3. Special Event Application – Jailbreak Fun Run
4. Email sent to Steph Cook asking if she wishes to nominate a representative for the Traffic Committee.

### **5[RSO] ROAD SAFETY OFFICER**

- Meeting with Manager Engineering Services to discuss *Road Safety Strategic Plan* and projects.
- Meeting with Communication and Event Coordinator to discuss Seniors Week and Youth Week.
- Contacted Junee High regarding SafeT360 truck visit.
- Organising January Fatigue campaign.
- Fatigue campaign will go over budget; have reached out to TfNSW for assistance.
- *Speeding On Local Roads* project completed and signed off in RSO database – Project was over budget; TfNSW paid excess project costs.
- *Free Cuppa For The Driver* Campaign postponed for 2023 due to TfNSW refresh/strategize of 12 year old campaign.
- Completed entries in Road Safety Database for 2022.
- Working on 2023/24 Projects.
- Researching access to *Tour Downunder* blow up bike for 2023/24 safe cycling campaign.
- Organised VMS boards for January Fatigue campaign.
- Picked up entry forms from Win A Swag participating venues and started campaign evaluation.
- Contacted SafeT360 to confirm details for truck power needs.
- Emailed Double Demerits reminder to Councils for placement on website and socials.
- Presented at Probus 20/01/2023.
- Fatigue campaign to run over Australia Day weekend.
- Requested an increase of funding from TfNSW on four of five projects.
  - Speeding
  - Fatigue
  - Pedestrian Safety
  - Plan B – Win A Swag
- Started advertising *Helping Learner Drivers Become Safer Drivers* workshop.



### **6[DES] SEWERAGE SYSTEM**

- December/January - two chokes in the mains and one choke in the services.
- Sewer revaluation, clean and video inspect for sewer mains conditions.
- Six manholes in Main Street were refurbished.
- Total inflow to the treatment plant for the month of December was 67.7ML with 35.6ML of effluent reused.
- Final effluent discharge for December totalled 8ML.
- Total inflow to the treatment plant for the month of January was 63.5ML with 40.4ML of effluent reused.

- Final Effluent discharge for January totalled zero.
- Site tests indicate the process is producing good effluent.

## **7[DPCD] RANGER REPORT**

### Abandoned/Impounded Vehicle

	Notices attached – impoundment process commenced	Vehicles impounded
January 2022	3	0
February 2022	2	0
March 2022	3	0
April 2022	2	0
May 2022	4	0
June 2022	3	0
July 2022	4	0
August 2022	2	0
September 2022	1	0
October 2022	2	0
November 2022	2	0
December 2022	1	0
January 2023	3	0

### Impounded Dog Activity

During December 2022, there were four dogs impounded with one released to their owner and three were rehomed.

During January 2023, there were seven dogs impounded with two released to their owner and three still in the pound. Two dogs were rehomed.

## **8[DES] SOLID WASTE REPORT**

### Junee Landfill Waste Facility (JLWF)

The Junee Transfer Station is functioning well with no issues or incidents at the site.

### Rural Transfer Stations

All rural transfer stations were inspected on the 20 December 2022 and were in good condition.

All rural transfer stations were inspected on the 10 January 2023 and four were in good condition. Old Junee and Wantabadgery Transfer Stations had bulky rubbish dumped at the sites that required clean-up and removal.

## **9[EO] WEEDS**

- High risk roadways inspected across the Shire.
- Silverleaf Nightshade inspected and to be treated.
- Prairie Ground Cherry on Olympic Highway treated.
- St John's Wort treatment was affected initially due to wet weather and then heat.
- Large amounts of Bathurst Burr have been observed, treated and mapped.
- Inspections in Yathella and Wallacetown areas.

## **10[DPCD] S.10.7 CERTIFICATES**

Average Processing time (Working Days) for last 10 Certificates	2 days
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## **11[DPCD] DEVELOPMENT/COMPLYING DEVELOPMENT DETERMINATIONS**

### December 2022

DA/CDC No.	Development type	Address	Determination Date
DA 2022/31	New Dwelling & Shed	Lot 9, Gundagai Street, Wantabadgery	07/12/2022
DA 2022/32	New Dwelling & Shed	Lot 3, Gundagai Street, Wantabadgery	07/12/2022
DA 2022/100	New Shed	9 Cassia Way, Junee	08/12/2022
DA 2022/101	New Shed	6 Percy Street, Old Junee	14/12/2022
DA 2022/84	Alts & Adds to Commercial Premises (Spray Painting & Steel Manufacturing)	25 Joffre Street, Junee	20/12/2022
DA 2022/104	New Dwelling & Subdivision of Land	270 Old Sydney Road, Old Junee	21/12/2022
DA/CDC No.	Development Modified	Address	Determination Date
DA 2018/11	Solar Farm Modification	346 Old Sydney Road, Junee	08/12/2022
DA 2022/55.2	Dual Occupancy – Two (2) Three (3) Bedroom Dwellings	24 Hilton Place, Junee	13/12/2022

### January 2023

DA/CDC No.	Development Type	Address	Determination Date
DA 2019/51.2	Modification – Part Shed	25 Pretoria Avenue, Junee	23/01/2023
DA 2021/14.2	Modification – Temporary Structure Shipping Container	20A Regent Street, Junee	04/01/2023
DA 2022/44.2	Modification - Alts & Adds to Commercial Premises	41 Lord Street, Junee	17/01/2023
DA 2022/106	Demolish Dwelling	98 Park Lane, Junee	18/01/2023

DA/CDC No.	Development Type	Address	Determination Date
DA 2022/107	Cut and Fill Earthworks	5928 Gundagai Road, Junee	25/01/2023
DA 2022/108	New Dwelling	35 Hayes Crescent, Junee	11/01/2023
CDC 2023/1	New Swimming Pool	3685 Olympic Highway, Junee	10/01/2023
DA 2023/3	New Rural Storage Shed	77 Albert Street, Junee	31/01/2023

## **12(DPCD) HEALTH, BUILDING, PLANNING AND ENVIRONMENTAL INSPECTIONS**

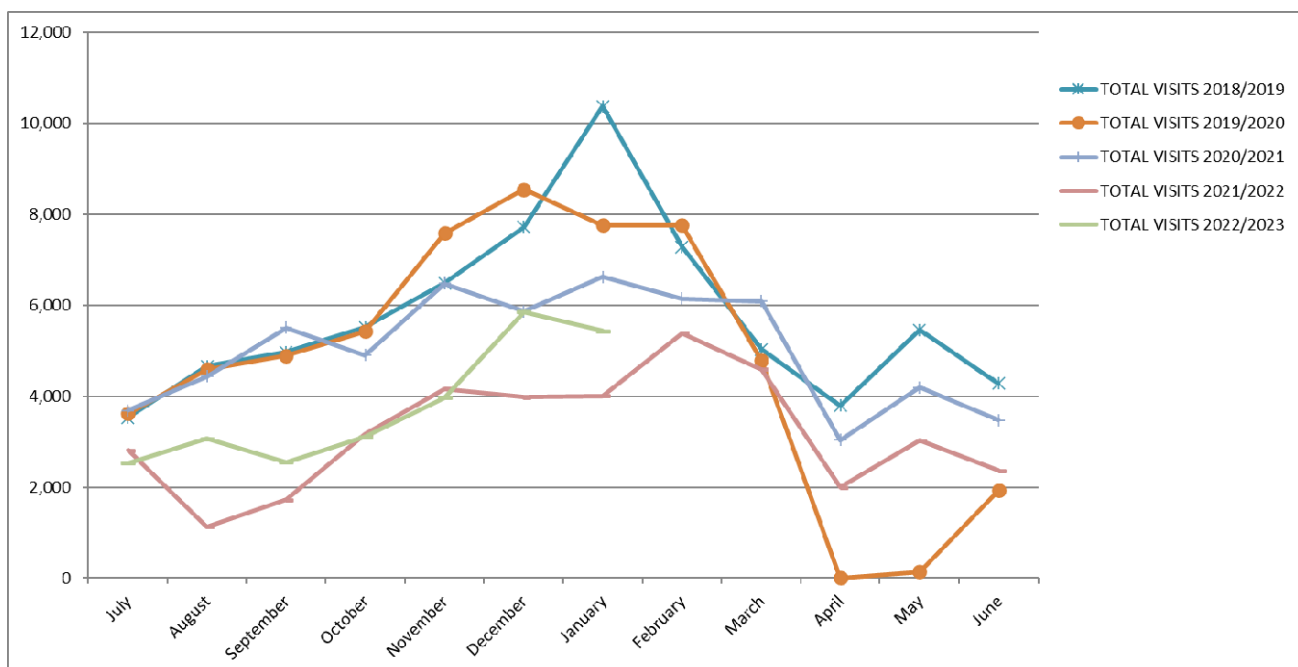
There were 28 health, building and planning inspections carried out during the month of December 2022 and 12 inspections for the month of January 2023.

## **13[DPCD] COMMUNITY AND RECREATION**

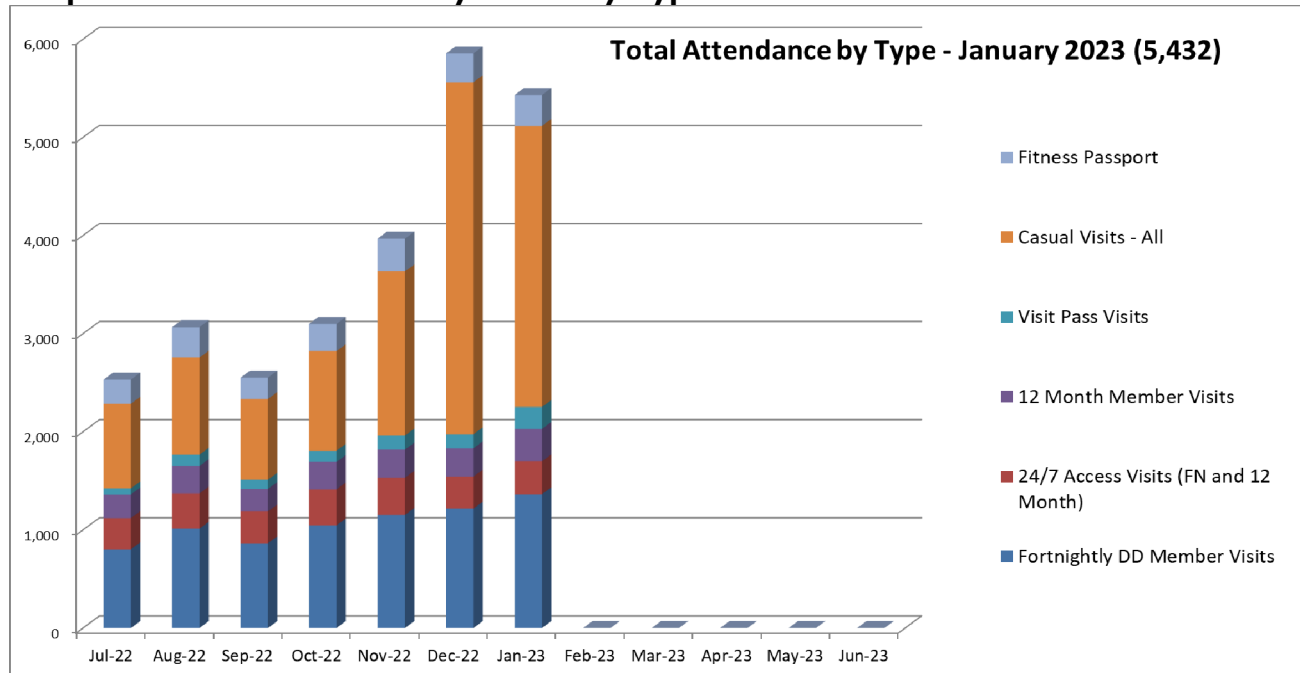
### **Junee Junction Recreation and Aquatic Centre**

The following tables summarise the attendance and membership statistics at JJRAC for January 2023- membership numbers have taken an enormous increase from 773 → 830 throughout this month. This membership number is currently a record at JJRAC.

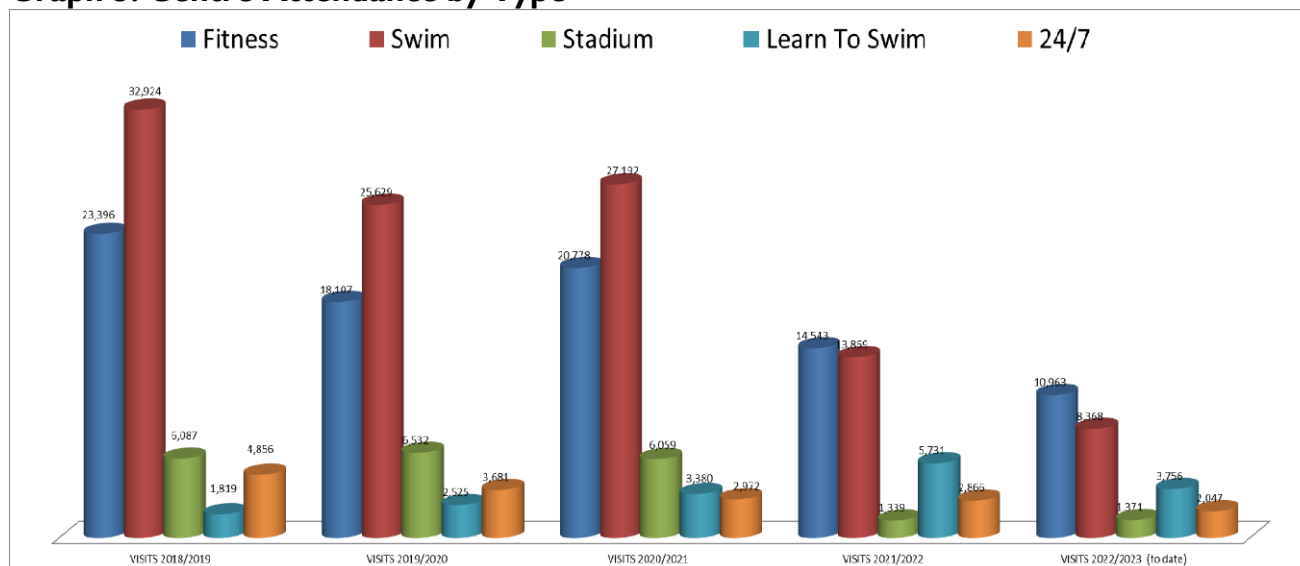
**Graph 1: Total Attendances by Month**



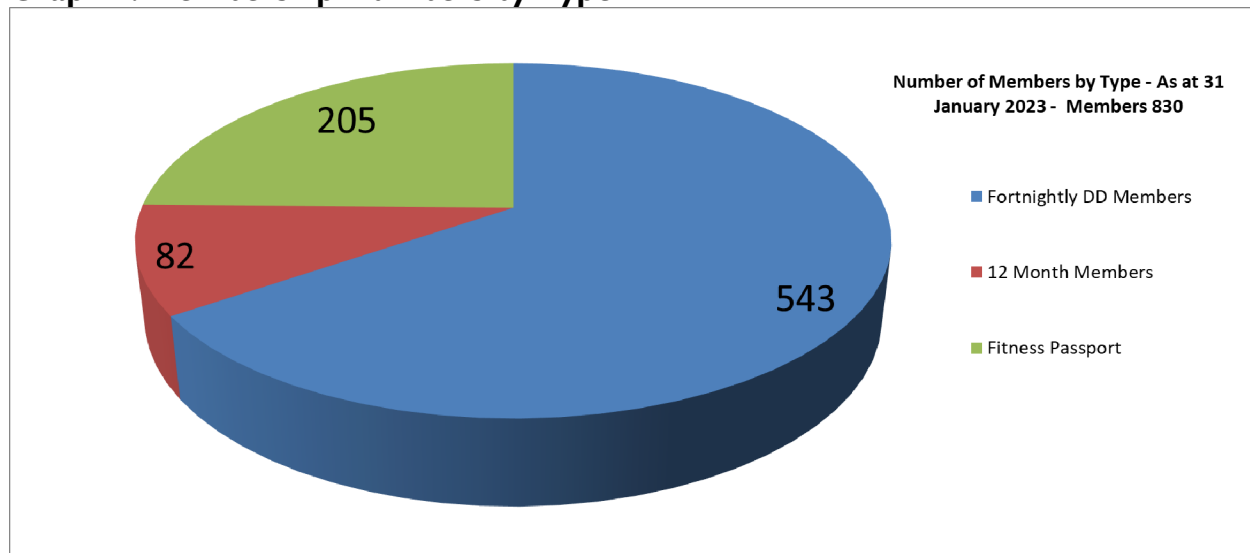
**Graph 2: Total Attendances by Month by Type of Visit**



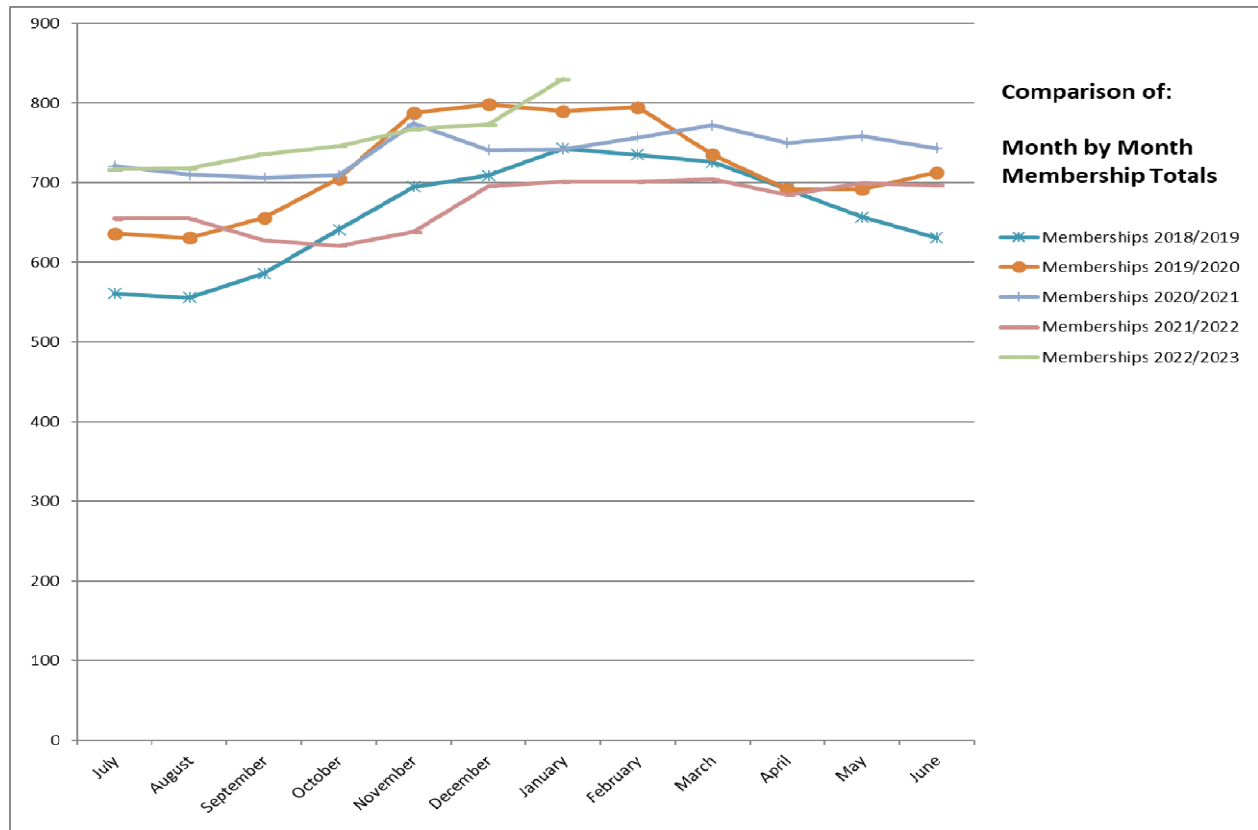
**Graph 3: Centre Attendance by Type**



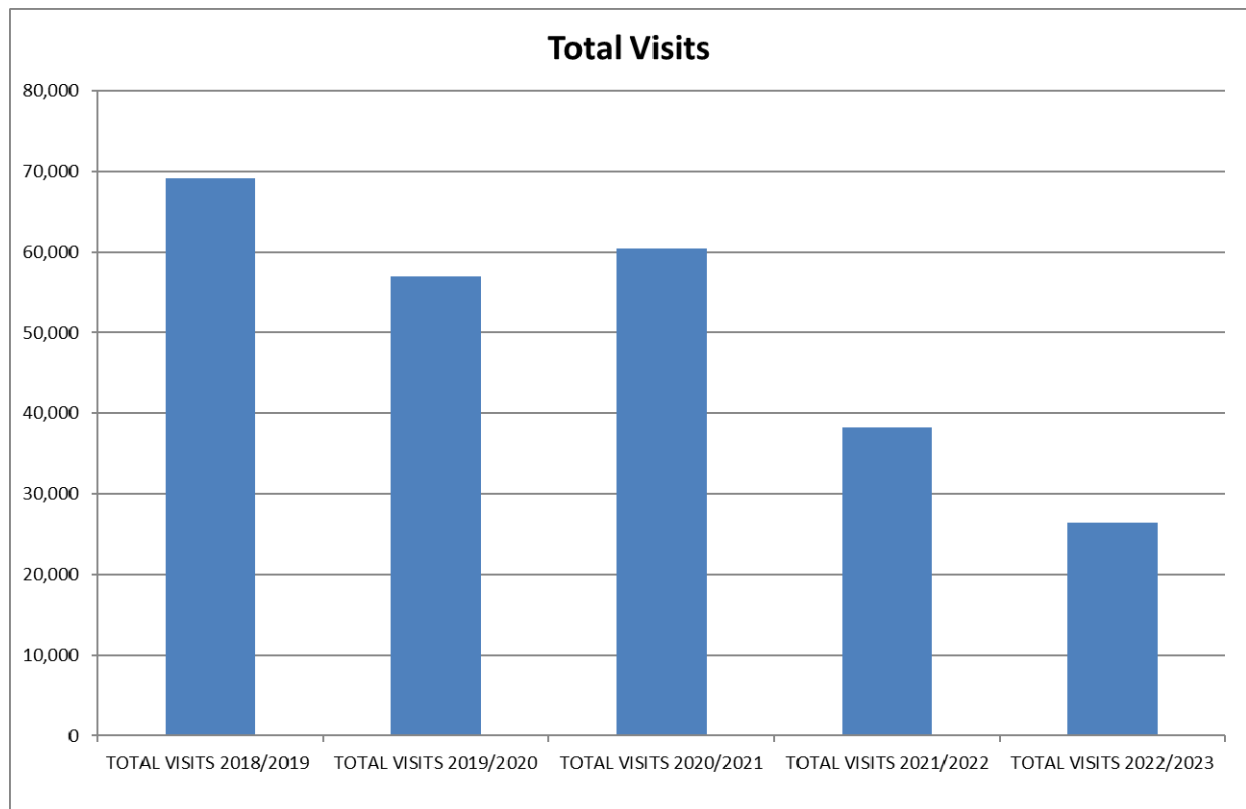
**Graph 4: Membership Numbers by Type**



**Graph 5: Yearly Comparison of Month by Month Membership Numbers**



**Graph 6: Comparison of Visits by Year**



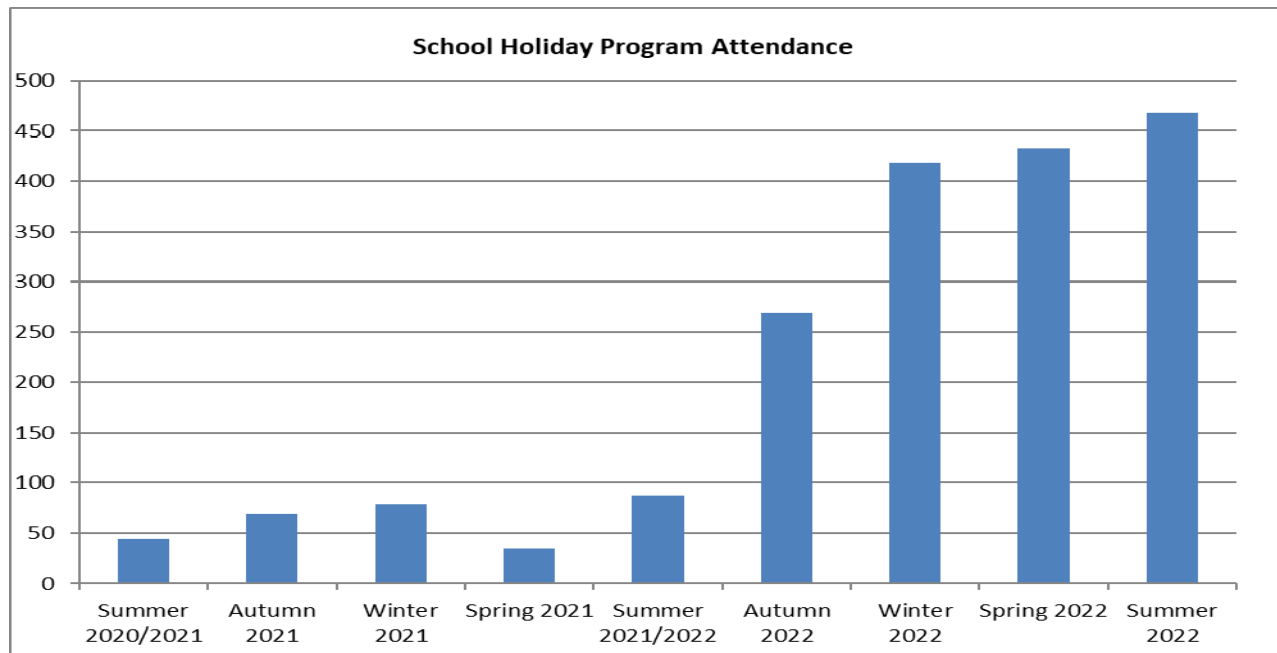
## Social Media Statistics

JJRAC social media data. The following statistics were recorded:

<b>MONTH</b>	<b>Facebook Page Likes</b>	<b>Facebook Page Reach</b>	<b>Instagram Page Followers</b>
December 2022	1,820	4,880	-
January 2023	1,840	8,370	775

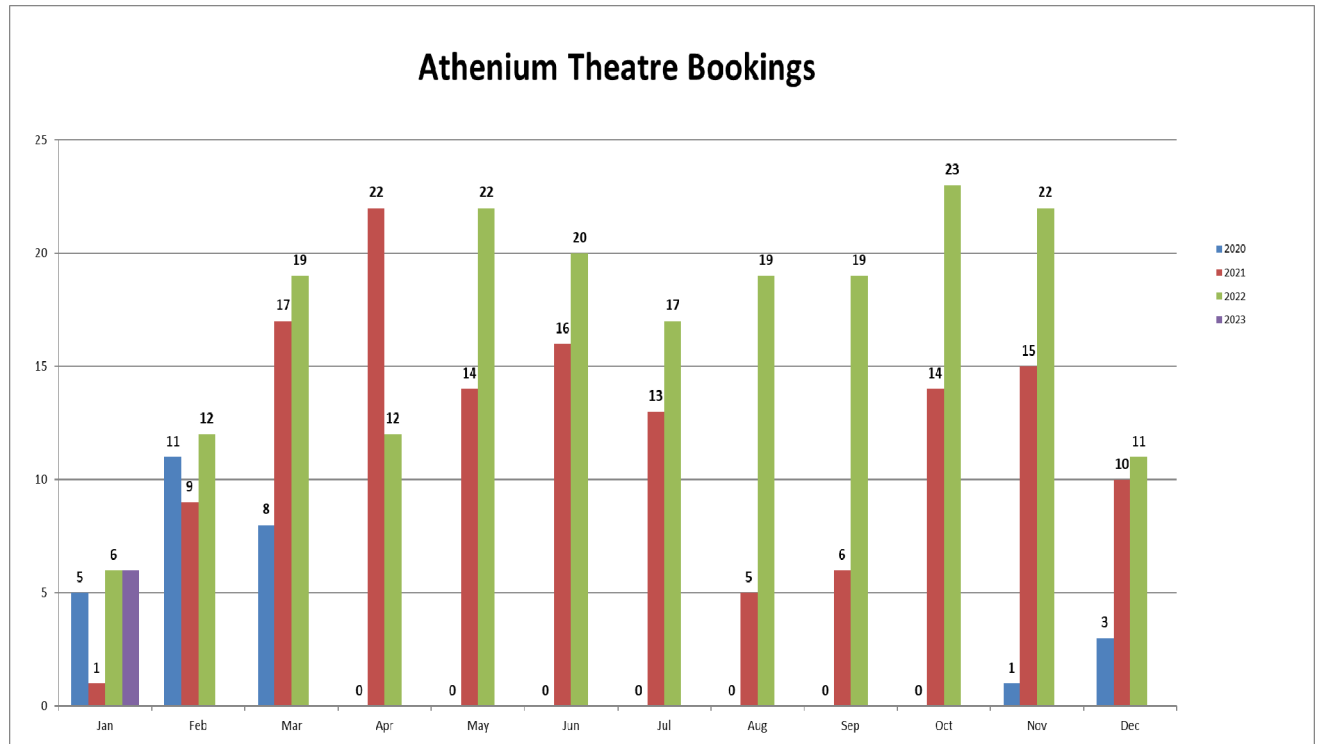
## Community Development - Youth Program/Youth Council

We have seen a significant increase in school holiday activity participation since COVID-19 restrictions have eased almost completely. Day time movies at the Athenium Theatre are still thriving through the holidays and all activities at the Junee Junction Recreation & Aquatic Centre has been highly successful. The Junee Library arts and crafts programs continue to be a hit particularly with the primary school aged children.



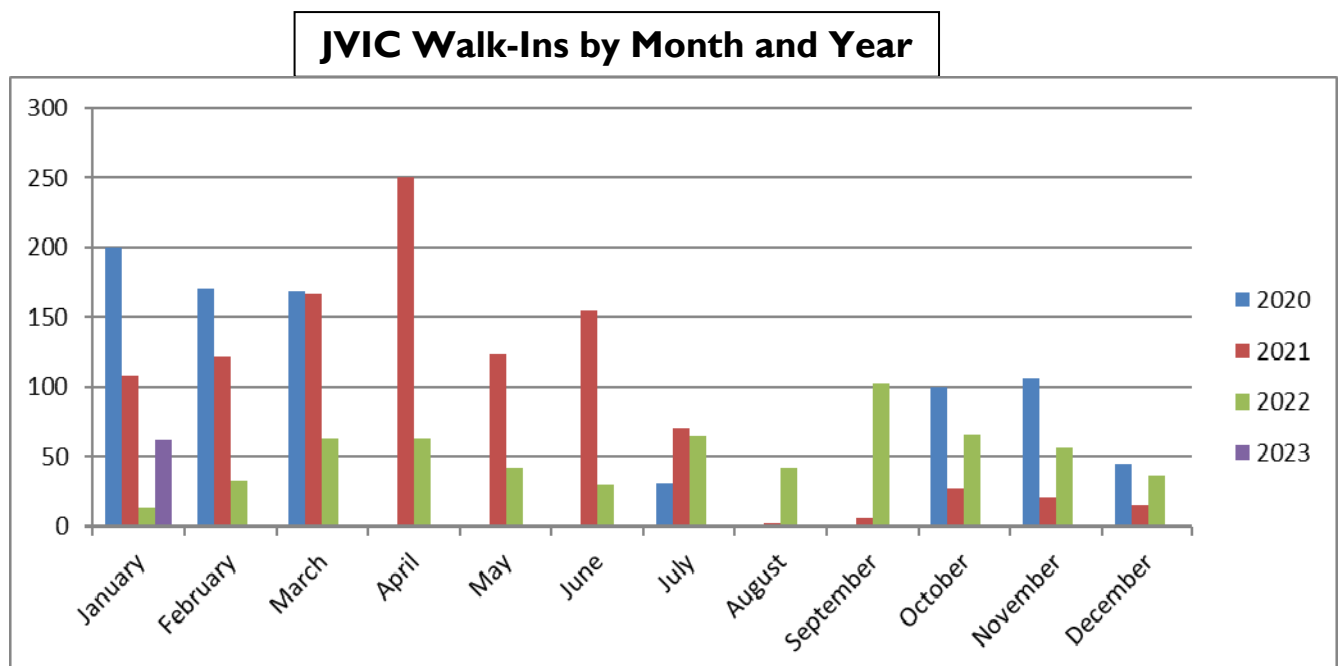
## Junee Athenium Theatre

The Athenium Theatre remained rather steady throughout December 2022 and January 2023. Funding is still in place from the NSW Government which continues to provide free entry movie events which are proving popular with the community, particularly the mid-week school holiday events and Friday evening movies.

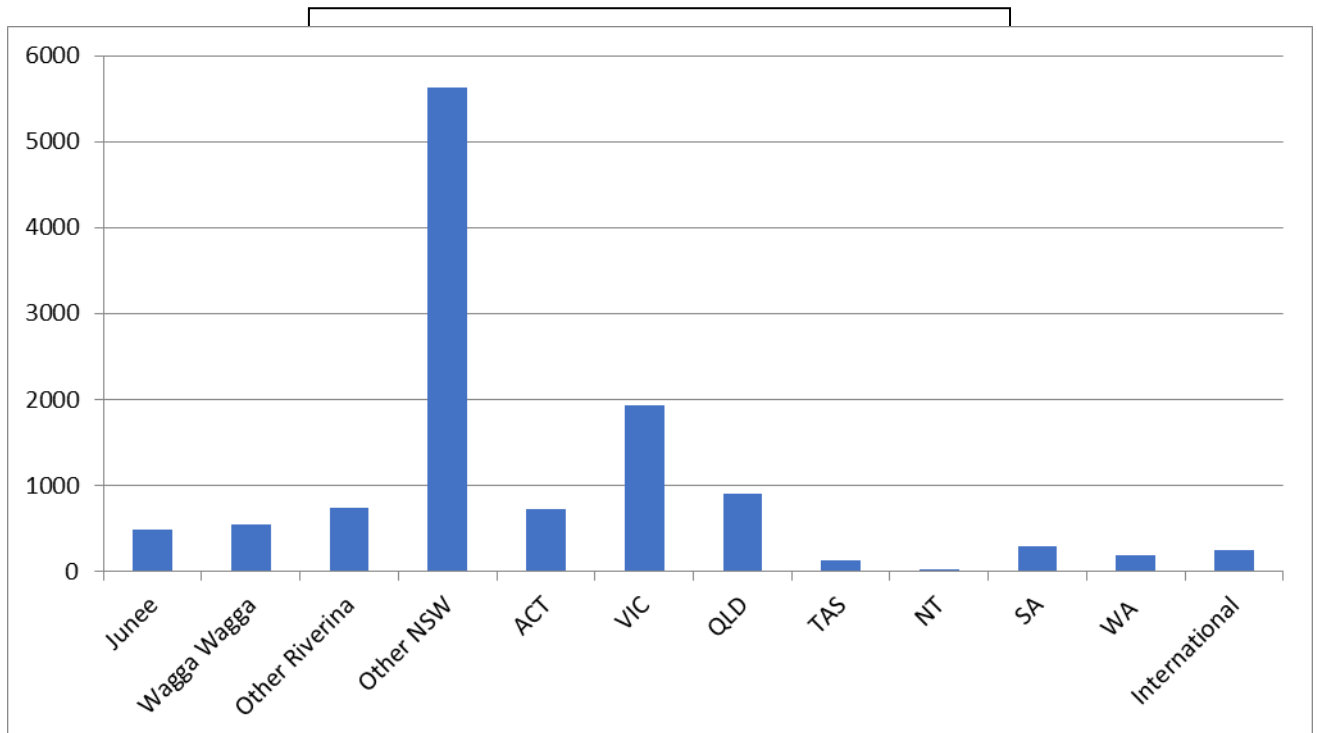
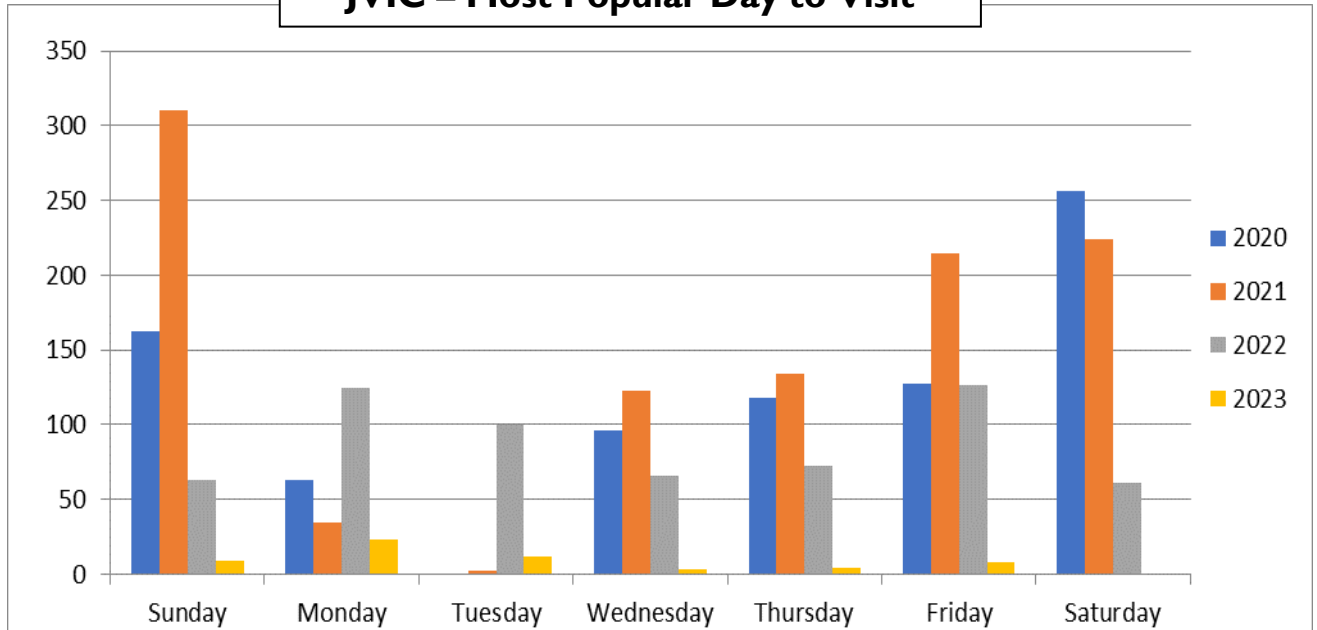


## Visitor Information Centre

The Visitor Information Centre continues to operate well, receiving fantastic feedback from tourists and locals alike. Due to the extensive range of travel information provided, the VIC is proving to have a very successful dual purpose. Not only is it providing information to visitors to the Junee Shire but also locals who are researching travel destinations.



### JVIC – Most Popular Day to Visit



**I4[GM] CUSTOMER SERVICE REQUESTS SUMMARY**

<b>January Merit</b>	<b>Count of Function Name</b>
<b>Engineering Services</b>	
Buildings and Surrounds	2
Cemetery	1
Collection Service	8
Footpaths Kerb and Gutter Hazard	3
Playground Equipment	1
Road Maintenance	5
Street Signs	2
Township/Village	8
Trees - Urban and Village	4
Vandalism and Damage	1
<b>Finance and Administration</b>	
Rates Enquiry	1
<b>General Manager</b>	
Animals	3
Enforcement	8
Food Safety	2
<b>Grand Total</b>	<b>49</b>