



WALGETT SHIRE COUNCIL

AGENDA

16 MARCH 2006

*Alan Nelson
Acting General Manager*



6 March 2006

Administrator
Walgett Shire Council
PO Box 31
WALGETT NSW 2832

NOTICE IS HEREBY GIVEN that the Ordinary Meeting of Walgett Shire Council will be held in the Collarenebri Town Hall, on **Thursday, 16 March 2006, commencing at 10.00am.**

AGENDA

PUBLIC FORUM PRESENTATIONS

(limited to five minute presentations, and must relate to items listed within the Business Paper, with two speakers, speaking for the item and two speakers, speaking against the item to be considered)

WELCOME TO VISITORS

(recognising the original Aboriginal caretakers of the lands covered by the Shire)

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- 5. MANAGER OF ENGINEERING'S REPORT**
- 6. COMMITTEE MINUTES**
- 7. PRECINCT COMMITTEE REPORTS**
- 8. REPRESENTATIVE REPORTS**
- 9. LETTERS OF APPRECIATION**

CONFIRMATION OF MINUTES – 16 FEBRUARY 2006

The Draft Minutes of the Council Meeting held on 16 February 2006 were distributed to Council's Administrator.

ADMINISTRATORS 16 MARCH 2006	REPORT TO COUNCIL MEETING
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Item No: 1

Subject: Staff Housing Policy

Author: Hugh Percy – Administrator

File No: 315/01/02/21

Summary:

The Policy adopted on 16 June 2005 lacks clarity in relation to a number of matters including the issue of inspections for maintenance and upgrading.

Comments (including issues and background):

For the guidance of Council Staff who are appointed to administer the Policy and so that Tenants may understand the requirements of the Council, it is proposed that a number of amendments be made to the Policy previously adopted.

The amendments proposed are set out below under the numbered headings as they appear in the 16 June 2005 document.

5. Tenancy Agreements and Bonds.

It shall be the responsibility of the Council's Assets Officer to ensure that tenants sign a Tenancy Agreement prior to occupying a Council Residence.

A bond equal to four (4) weeks rental is to be paid by all new tenants.

In the case of staff it will be deducted from salary in 4 equal instalments. The bond will be lodged with Rental Bond Board and repaid on termination of employment less any costs incurred by Council associated with damage or works required for re-tenancy not considered fair wear and tear including garden maintenance.

8. Periodical Inspections

Six monthly inspections of Leased Residences shall be carried out by the Council's Assets Officer.

The tenant shall be given at least forty eight hours notice of a proposed inspection and shall be entitled to be in attendance when the inspection is undertaken.

Unsatisfactory conditions will be dealt with in accordance with the terms of the tenancy agreement signed by the tenant.

9. Day to Day Maintenance

The Tenant shall notify the Council's Asset Officer in writing of maintenance required as the need arises. The Asset Officer shall consult the Manager of Engineering Services regarding the priority to be given to the work and funding available and where agreed arrange for the work to be performed as quickly as possible.

The Council will not pay for day to day maintenance not arranged in accordance with this Policy.

10. Emergency repairs

Where the need for emergency repairs arises during Council's normal operating hours, the matter shall be reported to the Council's Asset Officer for action.

Emergency repairs which affect the health or security of the tenant may be arranged by the tenant if the need for the repairs arises outside normal Council operating hours or if the Asset Officer is unavailable to deal with the matter.

Invoices for emergency repairs arranged by the tenant in accordance with this Policy shall be submitted to the Council for payment.

15. Housing upgrades

As part of the preparation of the Annual Management Plan, the Manager of Engineering Services shall arrange for an assessment of each of the Council's Residences to be made regarding the need for works to upgrade those residences and shall report to the Council the details of works considered necessary with an estimate of the cost.

The Council shall determine what upgrades shall be undertaken and include those works in its adopted Plan of Management for the relevant year.

20. Disputes

Any unresolved dispute concerning the Council's Staff Housing Policy shall be referred to a Committee consisting of the General Manager, Manager of Finance, Engineering and Planning and Regulations, whose decision shall be final and binding on the Council and the Tenant.

Relevant Reference Documents:

- Walgett Shire Council's Staff Housing Policy – June 2005

Recommendation:

That the amendments to the Staff Housing Policy set out in this Report be adopted and that a revised Staff Housing Policy incorporating the changes at this meeting and the meeting held on 16 February 2006 be incorporated in the revised document.

ADMINISTRATORS 16 MARCH 2006	REPORT TO COUNCIL MEETING
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Item No: 2

Subject: Title Deeds – RSL Memorial Land and Bradley's Hardware

Author: Hugh Percy – Administrator

File No: 230/01/00/00

Summary:

Many years ago the Council sought to acquire from the RSL Memorial Trust and adjoining property owners Keith and Shirley Bradley a strip of land required to create a rear laneway.

Comments (including issues and background):

The conveyancing was not properly completed and from the records, which are available, it appears that Solicitors acting for the Council may have been at fault.

As a consequence, the title deeds of Mr and Mrs Bradley continue to have the RSL Trust recorded as part owner of their land.

Mr and Mrs Bradley have been trying unsuccessfully to have their Solicitors rectify the error, but have not been prepared to pay the costs which would be involved bearing in mind that the situation has arisen through no fault of theirs.

In an effort have this matter resolved, Mr and Mrs Bradley approached the Council for help. At the request of the Council, Browne, Jeppesen and Sligar Solicitors acting for Mr and Mrs Bradley have written to the Council stating that the cost of rectifying the title problem is in the order of \$2,000.00 - \$3,000.00, but a more accurate quote will be given after further investigations of what is a complicated matter.

It is considered that the Council has some responsibility in the matter because the problem arose through the actions of people acting on behalf of the Council.

Recommendations:

1. That Browne Jeppesen and Sligar be advised that the Council would be prepared to pay legal costs of up to \$3,000.00 to have the matter rectified subject to the submission of a more accurate quote and provided that the Solicitors agree to expedite the work.
2. That a letter be forwarded to Mr and Mrs Bradley advising them of the action taken by the Council.

ADMINISTRATORS	REPORT	TO	COUNCIL	MEETING
16 MARCH 2006				

Item No: 3

Subject: Sale of Land for Unpaid Rates

Author: Michael Murphy - Solicitor

File No: 25/05/01/77

Summary:

The Council's Solicitor has commenced preparation of the Contracts for Sale for the Auction set down for 1 April 2006.

Comments (including issues and background):

During the process of checking that proper procedures for notification of interested parties has been carried out, it has been noted that a number of properties scheduled for sale have mortgages and caveats recorded on the Certificate of Title and that the mortgagees and caveators have not been notified of the proposed sale.

Section 715 of the Local Government Act requires that before exercising the power of sale, the Council, among other things, must take reasonable steps to ascertain the identity of any person who has an interest in the land and to notify each such person of the Council's intention to sell the land.

Additional Land Title Searches will be required before the necessary notifications can be issued in these cases where there are mortgages or caveats in respect of the land in question.

The Land Titles Office has advised that the searches could not be completed in time for notifications to be issued prior to the Auction date of 1 April 2006.

It is proposed that the Auction of the properties, which are not affected by the need for additional searches proceed as, scheduled on the 1 April 2006.

With regard to the remaining properties it is proposed that the Auction be deferred until the additional searches have been completed and necessary further notifications have been issued.

SHIRE OF WALGETT - AGENDA

Recommendations:

1. That the Council proceed with the sale of the following properties as scheduled on 1 April 2006: -

Ass No	Name of Owner/s or persons having an interest in the land	Description of Land	Area sq M
1187	Neville Athol SMITH	Colless Street COME-BY-CHANCE Lot 3 DP 13603	4047
1188	Peter Gower LOWDNS	Colless Street COME-BY-CHANCE Lot 1 DP 226811	398
775	Rachel May TOWNS	Alma Street BURREN JUNCTION Lot 18 DP 15645	1277
799	Sandra Pauline HEAD	Balaclava Street BURREN JUNCTION Lot 2 Sec 5 DP 758199	2023
827	Brian John JONES	Houlahan Street BURREN JUNCTION Lot 24 DP 15645	1125
786	ESTATE LATE James Anthony McDONNELL	Balaclava Street BURREN JUNCTION Lot 8B DP 434300	1011
782	David (Wayne) SMITH	Balaclava Street BURREN JUNCTION Lot 7 Sec 7 DP 758199	2023
2035	Colin Barrie SMITH	Middle Street ROWENA NSW Lot 62 DP 753953	3250

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Ass No	Name of Owner/s or persons having an interest in the land	Description of Land	Area sq M
2033	Craig Noel INGHAM	Middle Street ROWENA Lot 9 Sec 2 DP 758889	1492
2018	Joseph ROGERS	Collarenebri Road POKATAROO NSW Lot 20 Sec 1 DP 758849	1012
942	David Peter SCASCIGHINI	Wilga Street CARINDA Lot 10 Sec 17 DP 758227	2023
884	Bruce Richard CRAWFORD	Colin Street CARINDA Lot 7 Sec 13 DP 758227	2023
889	OliverThomas CARPENTER	Colin Street CARINDA NSW Lot 7 Sec 17 DP 758227	2023
2176	Charles Shaw STUART	Cannda-Bogewong Road CARINDA Lot 1 DP 927418	2049
2175	Dulcie Isabel DUNN	Cannda-Bogewong Road CARINDA Lot 5 DP 930461	4123
1563	Danwood Pty Ltd	53 Harlequin Street LIGHTNING RIDGE Lot 11 Sec 14 DP 758612	1011
1621	Adform Building Pty Ltd	15 Lappkalle Street LIGHTNING RIDGE Lot 8 DP 837866	1201

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Ass No	Name of Owner/s or persons having an interest in the land	Description of Land	Area sq M
1442	Ante PERSA	39 Fantasia Street LIGHTNING RIDGE Lot 29 DP 837866	1000
1776	Kevin George DICKINSON Brian Joseph DICKINSON	Nobby Road LIGHTNING RIDGE Lot 23 DP 263351	3116
1985	ESTATE LATE Arpad Imre RONAI	Shincracker Street LIGHTNING RIDGE Lot 16 DP 263351	2552

2. That the sale of the properties listed below be deferred to a date to be determined by the Council after necessary further searches and notifications have been completed.

Ass No	Name of Owner/s or persons having an interest in the land	Description of Land	Area sq M
1059	Shane Lindsay MILLSTEAD	George Street COLLARENEBRI Lot 4 Sec 9 DP 758262 W L L 9208	1012
1016	Carolee HARRIS Benjamin James FLICK	Earl Street COLLARENEBRI Lot 8 Sec 18 DP 758262	2023
1099	Mark Wayne McMAHON	Maitland Street COLLARENEBRI Lot 69,70 DP 820448 W L L 14028	8977
1002	Mary Anne MARSH Steve Kim MARSH	Church Street COLLARENEBRI Lots 1,2 DP 746968	2025

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Ass No	Name of Owner/s or persons having an interest in the land	Description of Land	Area sq M
1015	Paul William HARRIS Vanessa Lindsay Caryl MARTYN	Earl Street COLLARENEBRI Lot 7 Sec 18 DP 758262	2023
1168	Oliver David CRIDGE Melinda Jane CRIDGE	Wilson Street COLLARENEBRI Lots 1 DP 186099, Lot A DP 189513	2406
31	Shane Dale THURSTON Donna Lee THURSTON	62 Arthur Street WALGETT Lot 33 DP 588872	907
153	Allan Patrick MOLLOY	6 Duff Street WALGETT Lot 43 DP 847451	1840
754	ESTATE LATE Brian William WRIGHT	Neilly Street WALGETT Lot 102 DP 568884	675
125	ESTATE LATE Eugene George LAKE	97 Dewhurst Street WALGETT NSW Lot 3 Sec 38 DP 759036	2023
930	David Wayne SMITH	Warren Street CARINDA Lot 2 Sec 2 DP 758227	2023
913	Paul John LUNN	Oliver Street CARINDA Lot 5 Sec 13 DP 758227	2023
1257	Aymold Pty Ltd	Walgett Street CUMBORAH Lots 2,3 Sec 8 DP 758317	6361

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Ass No	Name of Owner/s or persons having an interest in the land	Description of Land	Area sq M
1763	Sheref SANCAR	Nobby Road LIGHTNING RIDGE Lot 1 DP 263351	9000
2002	Jozef STARK-STRZELECKI Iris Esme DAVIES	Silica Street LIGHTNING RIDGE Lot 10 Sec 19 DP 758612 WLL 12758	809.4

GENERAL MANAGER'S REPORT TO COUNCIL MEETING 16 MARCH 2006
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Item No: 4
Subject: Councillor Numbers and System of Electing Mayor
Author: Stephen McLean – General Manager
File No: 013/07/01/12

Summary:

The Administrator submitted a report at the 15 December 2005 Council meeting requesting that Council ask for public submissions on a proposal to change the number of elected members and the method by which the Mayor is elected. The period for comment has now closed.

Comments (including issues and background):

As requested at the December meeting public submissions were called with regards to the proposed change from nine (9) to seven (7) elected Councillors and the method of electing the Mayor.

As at the closing of the public submission period 4 written responses had been received by Council. Namely,

- Lightning Ridge Tourist Association
- Walgett Precinct Committee
- Ms Margaret Bow (Walgett)
- Mr Robert Greenaway (Collarenebri)

All four submissions are in favour of the proposal that a constitutional referendum be held to determine the method of electing the Mayor. Three submissions are in support of the proposed reduction of Councillor numbers to seven, with the fourth making no comment on this matter.

Two of the submissions make mention that the establishment of wards should be considered within the Walgett Shire.

With consideration of the submissions received the resolutions of the December meeting are now to be considered.

Relevant Reference Documents:

- Local Government Amendment Act 2005
- Report to Council meeting 15 December 2005
- Written submissions received from the public

SHIRE OF WALGETT - AGENDA

Stakeholders:

- Walgett Shire Council and residents

Financial Implications:

The cost implications of reducing Councillor numbers and change of Mayoral election method are limited. The costs of holding a referendum on the matter of Mayoral election would be included in the costs incurred as part of the next election.

Recommendations:

1. That the Council make application to the Minister for Local Government for approval to reduce the number of Councillors for Walgett Shire Council to seven.
2. That a constitutional referendum be conducted in conjunction with the election for the Shire of Walgett to be held in September 2006 for the purpose of determining the question of whether the basis for the election of Mayor for the Shire should be changed to "election by electors".

MANAGER CORPORATE SERVICES REPORT TO COUNCIL MEETING 16 MARCH 2006

Item No: 5

Subject: Walgett Youth Centre Upgrade

Author: Gai Richardson – Community Liaison Officer

File No: 130/04/00/00

Summary:

Walgett Youth Centre is currently closed due to the poor condition of the facilities and therefore the lack of ability to attract suitable staff to provide youth programs in Walgett.

Discussions have been held between Council and Government Departments to transfer funding received by Council for a Rage Cage Project, to upgrade the Youth Centre.

The Rage Cage Project did not go ahead due to community perception that a facility with that name would not be suitable for the youth of Walgett.

We are awaiting the outcome of a Regional Partnership Application, which has been submitted by Council to DOTARS, for \$70,000.00.

Comments (including issues and background):

Original Grants and funding available for the Rage Cage Project were: -

• DOTARS Regional Partnerships through the Barwon Darling Alliance	\$ 70,000
• Premier's Department	\$ 45,000
• Walgett Shire Council – equipment and labour	<u>\$ 14,000</u>
	<u>\$129,000</u>

Quotes received: -

To up-grade the Youth Centre	-	\$ 74,150
To build an external amenities and small storage block		<u>\$ 30,000</u>
		<u>\$104,150</u>

DOTARS requested Barwon Darling Alliance return their grant as it had not been used.

DOTARS have advised that a new application will now need to be submitted to go through the correct channels. It is understood that the funding will be forthcoming after the new application has been received and assessed.

The upgrading of the Walgett Youth Centre should be ready to commence after notification of approval of funding.

SHIRE OF WALGETT - AGENDA

The Premier's Department Grant of \$45,000.00 is being held as an externally restricted reserve by Council.

The issue of the Youth Centre being closed, especially over the Christmas holidays, has been raised by the Community Working Party, Walgett Aboriginal Medical Service and Interagency Group. A letter of complaint was also received from the Dharriwaa Elders Group.

These organisations, along with the Police Department, Sport and Recreation Department and Premier's Department strongly support the up grading and re-opening of the Youth Centre as soon as possible.

The proposed upgrade will maximise the use of the facility by local and visiting organisations working with the youth in Walgett.

Examples of visiting groups include: -

Youth off the Streets, BigArt (Beyond Empathy), StormCo, Kezang.

Council has also had requests from organisations such as the Wilcannia Youth Club and church youth groups to use the facility as an overnight camping venue when they are visiting or passing through Walgett on excursions.

Local organisations include: Walgett Aboriginal Medical Service's Vacation Care and Youth Health Related Programs, Sport and Recreation Department Activities, Uniting Church Youth Support, Police Department Youth Programs

Increased use by the Youth in Walgett will also support the concept of a PCYC coming to Walgett

Relevant Reference Documents:

- Quotations for Upgrading of Youth Centre

Stakeholders:

- Walgett Shire Council
- Walgett Community
- Department of Transport and Regional Services
- New South Wales Premier's Department

Financial Implications:

- Council has previously agreed to provide \$14,000 in kind for a youth project

Recommendation:

That Council note the report concerning funding for the upgrade of the Walgett Youth Centre and that the Regional Partnership Application, has been submitted by Council to DOTARS.

MANAGER CORPORATE SERVICES REPORT TO COUNCIL MEETING 16 MARCH 2006

Item No: 6

Subject: Monthly Management Report to 28 February 2006

Author: John Burke – Acting Manager Corporate Services

File No: 145/04/27/00

Summary:

This report is prepared to report on the operational performance against adopted estimates for the year ended 28 February 2006.

Comments (including issues and background):

Department of Local Government Report, Recommendation 31, requires monthly reports be submitted to Council reporting on significant differences. This report analyses the financial performance of the Council for the period ending 28 February 2006 comparing actual expenditure and revenue against the budget.

Analysis of the data contained in this report realises a surplus result of \$1,849,270, and there is no evidence of abnormal items that are likely to have any significant impact on the budget for 2005/06.

It is acknowledged that this report is based on actual figures for income and expenditure, and reflects the expenditure incurred, for which Council has not received income.

Income recognised as at 28 February 2006 but not included in the budget are:

- SIC Ordered Works \$309,000
- HACC Centre Funding \$247,000

It is also noted that 100% of rates income has been raised for the financial year.

SHIRE OF WALGETT - AGENDA

<i>Management Review as at 28 February 2006</i>						
	Original Budget	Amended 2005/2006 Budget	YTD Actual	YTD Actual (Committed)	Budget Available Current Year	
Executive Revenue	(41,000)	(41,000)	(30,747)	(30,747)	(10,253)	75%
Executive Expenditure	847,500	847,500.00	626,263	644,918	202,582	76%
Corporate Services Revenue	(119,000)	(119,000)	(21,330)	(21,330)	(97,670)	18%
Corporate Services Expenditure	873,375	873,375.00	453,954	471,021	402,354	54%
Marketing & Promotions Revenue	(20,000)	(20,000)	(14,578)	(14,578)	(5,422)	73%
Marketing & Promotions Expenditure	223,750	223,750.00	157,900	157,900	65,850	71%
Financial Services Revenue	(7,607,512)	(8,225,237)	(5,525,276)	(5,525,276)	(2,699,961)	67%
Financial Services Expenditure	2,710,550	3,219,550.00	1,350,514	1,350,318	1,869,232	42%
Community Services Revenue	(256,500)	(255,500)	(300,977)	(300,977)	45,477	118%
Community Services Expenditure	589,827	649,827.00	302,905	302,081	347,746	46%
Developmental Services Revenue	(57,600)	(57,600)	(57,548)	(57,548)	(52)	100%
Developmental Services Expenditure	548,279	558,279.00	372,271	377,353	180,926	68%
Engineering Services Revenue	(58,000)	(58,000)	(25,378)	(25,378)	(32,622)	44%
Engineering Services Expenditure	96,525	96,525.00	42,108	41,567	54,958	43%
Engineer Works Revenue	(10,198,208)	(9,990,664)	(6,843,869)	(6,843,869)	(3,146,795)	69%
Engineer Works Expenditure	12,501,808	12,512,808.00	8,385,264	9,331,140	3,181,668	75%
Domestic Waste Revenue	(639,430)	(639,430)	(625,524)	(625,524)	(13,906)	98%
Domestic Waste Expenditure	712,919	712,919.00	380,418	418,180	294,739	59%
Public Order & Safety Revenue	(70,798)	(70,798)	(34,481)	(34,481)	(36,317)	49%
Public Order & Safety Expenditure	210,870	210,870.00	121,804	122,869	88,001	58%
Water Services Revenue	(1,111,185)	(1,111,185)	(1,053,466)	(1,053,466)	(57,719)	95%
Water Services Expenditure	965,296	965,296.00	849,082	954,552	10,744	99%
Sewerage Services Revenue	(491,618)	(491,618)	(531,275)	(531,275)	39,657	108%
Sewerage Services Expenditure	380,146	380,146.00	172,696	174,813	205,333	46%
	(10,006)	170,813	(1,849,270)	(717,737)		
Variance of Income Compared to Expenditure						
		Budget YTD	Actual YTD	% of Budget		
Income		(21,080,032)	(15,064,449)	71%		
Expenditure		21,250,845	13,215,179	62%		
Variance		170,813	(1,849,270)			

Relevant Reference Documents:

- Monthly Management Report for the period ending 28 February 2006.

Stakeholders:

- Walgett Shire Council

Financial Implications:

- Operations are still considered within Budget constraints.

Recommendation:

That Council note the Monthly Management report for the period ending 28 February 2006.

**MANAGER CORPORATE SERVICES REPORT TO COUNCIL MEETING
16 MARCH 2006**

Item No: 7
Subject: Report on Rates – 28 February 2006
Author: Fiona McKenzie – Revenue Officer
File No: 180/09/00/00

	Feb-05	Feb-06
Arrears as at 30 June	1,339,457.28	1,395,484.94
Adjusted Levy	5,339,795.19	5,510,925.76
Interest	41,407.36	49,889.14
Payments	(4,125,641.53)	(4,145,438.65)
Adjustments	(16,120.35)	(94,077.97)
Discount	(49,219.95)	(53,661.41)
Legal Fees	16,862.30	1,192.02
Total Outstanding	\$ <u><u>2,546,540.30</u></u>	<u><u>2,664,313.83</u></u>

COMPARISON WITH 2004/2005

	Feb-05	Feb-06
Current	1,506,582.25	1,482,306.14
Arrears	721,266.77	823,192.44
Interest	255,391.98	298,303.62
Legals	63,299.30	60,511.63
Total Outstanding	\$ <u><u>2,546,540.30</u></u>	<u><u>2,664,313.83</u></u>

Total YTD Collected

	Feb-05	Feb-06
Collected YTD % of Arrears and Levy	63%	62%
Collected YTD % of Levy	78%	78%

Recommendation:

That the Report on Rates as at 28 February 2006 be received.

MANAGER CORPORATE SERVICES REPORT TO COUNCIL MEETING 16 MARCH 2006

Item No: 8

Subject: Statement of Bank Account Balances – 28 February 2006

Author: Fiona McKenzie – Revenue Officer

File No: 180/02/00/00

Summary:

This submission summarises the cash position of Walgett Shire Council and reports a healthy cash flow.

Comments (including issues and background):

The current bank account total is \$11,851,424.10. This includes total investments of \$8,550,000.00. Walgett Shire Council has the ability to service its debt on a timely basis and has the capacity to respond to opportunities or unforeseen commitments that may arise.

Relevant Reference Documents:

Nil

Stakeholders:

Walgett Shire Council

SHIRE OF WALGETT - AGENDA

STATEMENT OF BANK ACCOUNT BALANCES

The following is a summary of Council's Bank Accounts as at 28 February 2006

FUND	BALANCE	RECEIPTS	PAYMENTS	BALANCE
	31/01/2006			28/02/2006
Consolidated Fund	6,148,222.50	2,758,643.00	1,521,482.26	7,385,383.24
Walgett Shire Sewer	1,523,642.03	47,905.64	2,206.83	1,569,340.84
Walgett Shire Water	2,555,211.27	90,298.14	18,354.34	2,627,155.07
Domestic Waste Management	(232,819.25)	50,435.57	48,071.37	(230,455.05)
	<u>9,994,256.55</u>	<u>2,947,282.35</u>	<u>1,590,114.80</u>	<u>11,351,424.10</u>
	\$	\$		\$
				<u>8,550,000.00</u>
				\$
				3,249,541.22
				\$
				95,813.26
				\$
				(43,930.38)
				<u>11,851,424.10</u>
				\$

The balance of Council's investments as at 28 February 2006 (as per Bank Statements)

Cash Management Accounts
 PLUS: Outstanding Deposits
 LESS: Outstanding Cheques

SHIRE OF WALGETT - AGENDA

INVESTMENTS - CONSOLIDATED

Council investments have been made in accordance with the Local Government Act 1993 No 30, the regulations and council's investment policy

<u>Investment Institution</u>	<u>Type of Investment</u>	<u>Term (days)</u>	<u>Rate %</u>	<u>Ref</u>	<u>Reset Date</u>	<u>Maturity Date</u>	
NM Rothchild & Sons (Aust) Ltd	Term Deposit	365	6.05	312.05		22-Feb-06	500,000.00
Westpac	Callable Range Accrual	90	9.00	359/05	7-Mar-06	07-Mar-10	500,000.00
IMB Ltd	Term Deposit	365	6.17	316/05		08-Mar-06	500,000.00
Commonwealth	Callable Range Accrual	90	7.50	362/05	16-Mar-06	16-Dec-10	500,000.00
Suncorp Metway Ltd	Term Deposit	182	5.72	349/05		21-Mar-06	250,000.00
IMB Ltd	Term Deposit	120	5.76	355/05		28-Mar-06	500,000.00
Citibank	Term Deposit	90	5.66	363.06		10-Apr-06	250,000.00
Savings & Loans Credit Union	Term Deposit	182	5.91	351/05		11-Apr-06	500,000.00
Bankwest	Term Deposit	154	5.76	358/05		09-May-06	500,000.00
Investec Bank (Aust) Ltd	2 year rolling NCD	89	6.00	369/06	13-May-06	13-Aug-06	500,000.00
Bank of Qld	Term Deposit	182	5.79	361.05		13-Jun-06	500,000.00
Citibank	Term Deposit	126	5.66	368/06		20-Jun-06	200,000.00
IMB Ltd	Term Deposit	120	5.77	371/06		21-Jun-06	500,000.00
IMB Ltd	Term Deposit	152	5.78	370/06		18-Jul-06	200,000.00
Westpac	Term Deposit	307	5.50	350/05		08-Aug-06	300,000.00
Bankwest	Term Deposit	365	5.85	341/05		09-Aug-06	300,000.00
Bank of Qld	Term Deposit	182	5.71	367/06		15-Aug-06	250,000.00
Local Govt Financial Services	Fixed Deposit	125	5.70	364/06		16-Aug-06	500,000.00
Westpac	Term Deposit	335	5.65	357/05		01-Nov-06	500,000.00
National	Term Deposit	365	5.63	356/05		30-Nov-06	500,000.00
Commonwealth	Term Deposit	365	5.65	360/05		10-Dec-06	300,000.00
							8,550,000.00

SHIRE OF WALGETT - AGENDA

Total Payments for Month

I wish to advise that the following payments were made from Council's Accounts for the month of February 2006 using cheques 16871 - 16951 and EFT's 778 & 780 - 785

EFT's	1,040,113.19
Cheques	291,932.26
Manual Cheques	632.50
Cancelled Cheques	(1,144.22)
Direct Debits	28,730.57
Payroll	229,574.63
Bank Charges	275.87
	<u>\$1,590,114.80</u>

<u>Year to Date Totals</u>	
	Receipts
Jul 05 - Jan 06	11,371,014.45
	Payments
	11,783,984.31
Feb-06	2,947,282.35
	1,590,114.80
Total 2005/2006	14,318,296.80
	13,374,099.11

Recommendation:

That the Statement of Bank Account Balances as at 28 February 2006 be received.

MANAGER CORPORATE SERVICES REPORT TO COUNCIL MEETING 16 MARCH 2006

Item No: 9

Subject: Walgett Shire Tourism Summary

Author: Alana Douglas – Tourism Development Officer

File No: 245/02/10/00

Summary:

This report provides a summary of activities currently being carried out regarding tourism within the Walgett Shire.

Comments (including issues and background):

Participation in the following events

- | | |
|--------------------|--|
| • 1 March 2006 | Orana ACC Meeting held in Dubbo |
| • 7 March 2006 | Outback NSW Events Workshop held in Dubbo |
| • 14 March 2006 | Regional Development Meeting with Administrator in Walgett |
| • 15 March 2006 | Outback Arts Annual General Meeting to be held in Warren |
| • 29-31 March 2006 | Local Government Tourism Conference to be held in Penrith |

Summary of Orana ACC Meeting held on 1 March 2006

The Orana ACC Meeting was very much in aid of support for communities with numerous representatives from ODEC, OACC, Orana Business Advisory and DSRD attending to demonstrate how their organisation could benefit from individual communities.

Unfortunately, there were only two representatives from Council's attending this meeting, which included Walgett and Nyngan.

Summary of Event Workshop held on 7 March 2006

- A Speaker from Insurance Company "Insurance Advertisement Pty Ltd" was extremely helpful; and discussions were held with him regarding the possibility of all Walgett Shire Events being coordinated under one umbrella for insurance purposes.

Whilst the representative indicated that this proposal could be possible, the cost and politics involved for this process would far outweigh the reduced cost on individual event committees.

- Worksheets enabled participants to focus on their individual events and realise better strategies necessary for their prolonged success.

SHIRE OF WALGETT - AGENDA

- Recent data, statistics and case studies were used to show exactly how the events market is developing and is a lucrative option for all tourism and potential tourism locations.
- The discussions and networking were very useful and were one of the main benefits of the workshop.
- The workshop was very successful and has allowed me to take away many facets of the day, including funding opportunities and sponsorship development ideas.

Visitor Numbers for February 2006

The following visitor numbers have been recorded from both Lightning Ridge and Walgett Visitor Information Centres for the period, February 2006: -

- Walgett Visitor Information Centre 227 visitors (including local and visitors)
- Lightning Ridge Visitor Information Centre 465 visitors

I intend to pursue visitor numbers from Grawin, Carinda, Burren Junction, Cryon and Collarenebri, and work to develop an appropriate strategy based on each individual town/village and whether numbers are calculated through a visitor book or accommodation places.

Logo Design

A letter will be forwarded this week to relevant stakeholders (industry, communities, business houses and individuals) within the Walgett Shire, inviting suggestions and / or comments for the design of a Walgett Shire Tourism Logo.

A media release will also be placed in the Walgett Spectator, Black Opal Advocate and Lightning Ridge News inviting residents to submit their thoughts and ideas for the design of a Walgett Shire Tourism Logo.

It is proposed that this logo will be used in conjunction with tourism advertising, signage and promotional material.

Signage Audit

Following consultation from community members regarding the lack of signage throughout Walgett Shire and in particular the Opal Fields, it is proposed to initiate a detailed signage audit and inventory of signage matters within the Shire.

A Kamilaroi Highway Signage Audit was completed mid 2005, and when compiling information regarding the Audit for Walgett Shire, information from the Kamilaroi Highway Signage Audit will be considered.

On completion of the Audit, a report will be prepared and will include photographs, descriptions, possible alternatives, and keeping in mind that any proposed new signage will include the new Walgett Shire Tourism Logo.

Kamilaroi Highway Committee - Update

The Kamilaroi Highway committee have contracted the 'Today Show' at a cost of \$35,809.87 to travel the Kamilaroi Highway for 5 nights in June 2006 (exact date still to be decided).

Lightning Ridge has been identified as the designated location for filming in the Walgett Shire area, however Cryon and Walgett will also be included. The Today Show has an audience of 200,000 and will reach a majority of the Kamilaroi Highway's target market.

A more detailed report will be provided to Council once costings and itinerary have been finalised.

Kamilaroi Highway Rest Areas

The Kamilaroi Highway Committee are very interested in ensuring that there are at least two designated rest areas along the route in each Shire, including two sites for Walgett Shire.

Following discussions with Engineering Staff the proposed rest areas were regarded unsuitable.

The Scar Tree site (located on the Brewarrina Road) has been suggested and put forward for consideration by the Engineering Staff for a number of reasons.

Discussions are currently being held with representatives of the Roads and Traffic Authority to ensure their support for this particular area to be designated as a Rest Area Site.

The Kamilaroi Highway Committee is supportive of this recommendation, as they believe it will provide great opportunities for interpretive signage and be a potentially inviting area.

The second site proposed by the Kamilaroi Highway Committee is at Cryon. The Committee have liaised with the owners of Nomads Cryon and they have advised that they are happy to support the proposed Kamilaroi Highway Signage on their property.

Discussions have not yet been held with the Engineering Department regarding the second proposed Rest Area Site, however a letter has been forwarded from the Kamilaroi Highway Committee detailing plans for the proposed rest area.

Recommendation:

That Council receive and note the Tourism Development Officer's Report.

**MANAGER PLANNING AND REGULATIONS REPORT TO COUNCIL
MEETING 16 MARCH 2006**

Item No: 10

Subject: Development and Complying Development Certificate Applications

Author: Matthew Goodwin - Manager Planning and Regulation

File No: 315/01/00/00

Summary:

This report provides a summary of the Development and Complying Development Certificate applications recently dealt with by the Manager Planning and Regulations and General Manager under delegated authority.

Comments (including issues and background):

The following tables provide a summary of Development (DA) and Complying Development Certificate (CDC) applications dealt with under delegated authority by the Manager Planning and Regulations and General Manager during February 2006.

CDC	DATE	TOWN	DESCRIPTION	ZONING	LAND (lot/sec/DP)	DECISION
2006007	2-Feb-06	Lightning Ridge	Pool fence	2. Village	2//39545	Approved
2006008	23-Feb-06	Walgett	Front fence	2. Village	B//399615	Approved
2006010	23-Feb-06	Walgett	Carport	2. Village	35//229884	Approved

DA	DEVELOPMENT	LAND (lot/sec/DP)	LOCATION	ZONING	DECISION	DATE
2005048	Amalgamate two lots and erect patio over existing boundary	28//226373 & 29//226373	Walgett	2. Village	Approved	9-Feb-2006
2005051	Subdivision	20/11/758612 and 23/11/758612	Lightning Ridge	2. Village	Approved	16-Feb-2006
2006002	Erect a glass enclosure	21//229884 & 22//229884	Walgett	2. Village	Approved	3-Feb-2006
2006003	39 place childcare facility, including building, playground, play equipment and car parking.	20/41/759036	Walgett	2. Village	Approved	28-Feb-2006

SHIRE OF WALGETT - AGENDA

Relevant Reference Documents:

- Respective Development Application and Complying Development Certificate files.

Stakeholders:

Public and applicants.

Financial Implications:

Nil.

Recommendation:

That Walgett Shire Council resolve to note the Development and Complying Development Certificate applications dealt with under delegated authority by the Manager Planning and Regulation and General Manager during February 2006.

MANAGER PLANNING AND REGULATIONS REPORT TO COUNCIL MEETING 16 MARCH 2006

Item No: 11

Subject: Development Application 2006001 – Walgett Shire Council

Author: Janet Babic - Planner
Matthew Goodwin - Manager Planning and Regulation

File No: DA 2006001

Summary:

A Development Application has been lodged by Walgett Shire Council to subdivide Lot 1436 in DP 767160, Lots 166 and 167 in DP 820444 into seven lots at Lightning Ridge. It is recommended that development consent be issued subject to certain conditions.

Comments (including issues and background):

Walgett Shire Council has lodged a Development Application to subdivide Crown Lands Reserves R230083, R230055 and R230053 into seven lots at Lightning Ridge. The land being subdivided is Lot 1436 in DP 767160, Lots 166 and 167 in DP 820444 as shown on the diagram below. The proposal involves:

- Creation of seven new lots. Lot 1 will be about 5765m², Lot 2 will be about 2.561ha, Lot 3 will be about 6084m², Lot 4 will be about 6010m², Lot 5 will be about 5672m², Lot 6 will be about 1.511ha and Lot 7 will be about 7193m² as shown in the figure below.
- The land is currently used for a Caravan Park, Swimming Pool and Sports Centre and a Hall.
- Commercial and residential land uses are dominant on nearby lots.
- The proposed subdivision will facilitate improved management of the respective sites by establishing lot boundaries that are more representative of fence lines and the distinct land uses being undertaken in the area. The proposed subdivision will also provide a separate lot for the new Lightning Ridge Community Centre.



Figure – Existing lots.

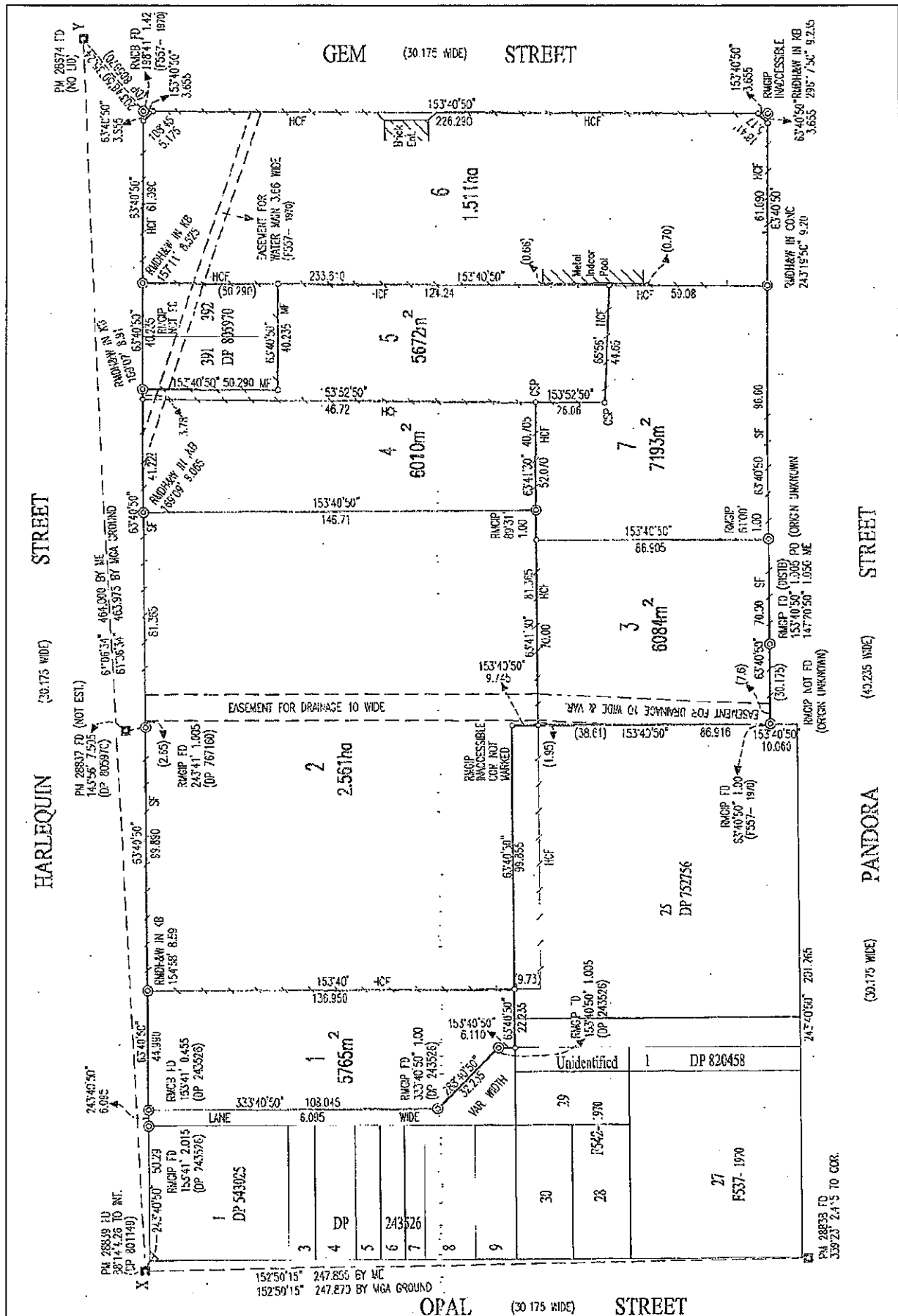


Figure – Proposed lots.

Statutory matters for consideration:

79C (1)(a)(i) Provisions of any environmental planning instrument.

The only relevant environmental planning instrument is the Interim Development Order No. 1 – Shire Of Walgett 1968 (IDO). Under that order the land is located within a "2.Village or Township" zone.

In accordance with Column III of the IDO Zoning Table, (titled "Development which may be carried out only with the consent of Council"), *Development other than that prohibited by Column V*, development consent is required to permit the subdivision.

79C (1)(a)(ii) Provisions of any draft environmental planning instrument that is or has been placed on public exhibition.

Not applicable.

79C (1)(a)(iii) Any development control plan.

No relevant DCPs. However the Walgett Shire Council Land Subdivision Code – Urban Areas was used as a guide. While obsolete, this code is expected to form the basis for subdivision standards that will be adopted under a future DCP. The proposal meets the requirements of the code.

79C(1)(a)(iiia) Any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

Not applicable.

79C(1)(a)(iv) The regulations.

Section 92 and 92A of the Environmental Planning and Assessment Regulation 2000 prescribe additional matters for consideration (see comments below).

79C (1)(b) Likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

The current land use on surrounding lots is predominantly commercial and residential. No change in land use has been proposed as part of the Development Application.

In general the subdivision will not have any significant detrimental impacts on the natural or built environments, nor any detrimental social or economic impact.

79C (1)(c) Suitability of the site for the development.

All new lots will have adequate access to public streets.

There are no known environmental or other factors that make the site unsuitable for the proposed subdivision.

79C (1)(d) Submissions made in accordance with the Act or the regulations.

Not applicable. Under the Environmental Planning and Assessment Act 1979 the proposal is local development with no opportunity for submissions under the act or regulations (as opposed to designated or advertised development).

SHIRE OF WALGETT - AGENDA

79C (1)(e) **The public interest.**

No objections from occupiers of the affected land, or adjoining landowners, have been received.

A stormwater drain and Council sewer main traverses proposed new Lots 2 and 3. A 10 metre wide easement is proposed for this drain. An existing easement for Council water main, as shown on Deposited Plan No. 82044, traverses the new lots 4,5, and 6. In discussions with Council's Projects Engineer, Ian Taylor, he indicated that the easement should be retained.

Given that the proposed subdivision will facilitate improved management of Crown land, and no change of use for the land is proposed, approval of the Development Application appears to be in the public interest.

The following matters must also be considered by Council in accordance with Sections 92 and 92A of the Environmental Planning and Assessment Regulation 2000 when making a decision on any Development Application.

92 (1) (a) **Coastal areas.**

Not Applicable.

92 (1) (b) **Demolition.**

Not Applicable, no demolition work is proposed at this time.

92A **Preliminary planning.**

Not applicable.

Relevant Reference Documents:

- Development Application file 2006001
- Environmental Planning and Assessment Act 1979.
- Interim Development Order No. 1 – Shire Of Walgett 1968.
- Walgett Shire Council Land Subdivision Code – Urban Areas 1991.

Stakeholders:

- Walgett Shire Council and the community.

Recommendation:

That Development Application 2006001 be approved subject to the following conditions of consent:

PRESCRIBED CONDITIONS OF DEVELOPMENT CONSENT

As no 'work' is to be undertaken there are no prescribed conditions of development consent under the Environmental Planning and Assessment Regulation 2000.

SPECIAL CONDITIONS SET BY COUNCIL

GENERAL

Gen 010.

It is possible that a covenant may affect the land, which is subject to this consent. The granting of this consent does not necessarily override any covenant. You should seek legal advice regarding the effect of any covenants that may affect the land.

Reason: To avoid breaching the requirements of any covenant.

Gen 020.

Any future development on the subject site or use of the subject land in a manner inconsistent with this development consent (approval) will require separate development consent to be obtained from council in writing prior to the commencement of any work.

Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979.

SUBDIVISION

Sub 010.

That seven lots are created by the subdivision of Lots 1436 and 167 in DP 820444 and Lot 1436 in DP 767160, one of about 2.561 hectares, one of about 5765m², one of about 6010m², one of about 5672m², one of about 7193m², one of about 6084m² and one of about 1.511 hectares.

Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.

Sub 020.

A surveyor's plan must be submitted to Walgett Shire Council prior to the expiry date of this development consent so that the subdivision certificate on the plan can be signed by an authorised officer.

Reason: The subdivision cannot be registered with the Land Titles Office, and be finalised, until the subdivision certificate on the surveyors plan is signed by an authorised officer of Walgett Shire Council.

SHIRE OF WALGETT - AGENDA

Sub 060.

The subdivision certificate will not be released until development consent conditions under this section (titled "SUBDIVISION") have been complied with.

REASON: To ensure compliance with the terms of the development consent.

APPROVED PLANS

Pln 010.

The development shall be implemented in accordance with:

- (a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,
- (b) the details set out on the plans approved and stamped by authorised officers of Council,

except as amended by the conditions of this development consent.

Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.

OPAL MINING DISTURBANCE

Min 010.

Opal mining and prospecting operations may have been previously carried out on, or below, the land, which is the subject of this consent, or on adjoining lands. The developer should make their own enquiries to determine whether the land being developed might be adversely affected by such activities, prior to proceeding with the development.

Reason: There are no official records of the extent of opal mining workings within the Lightning Ridge area. It is in the interest of the developer to ensure that there is no evidence that the land is detrimentally affected by mining activity.

END.

MANAGER ENGINEERING REPORT TO COUNCIL MEETING 16 MARCH 2006
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Item No: 12

Subject: Athel Pine Trees – Gray Park, Walgett

Author: Alan Nelson – Manager Engineering

File No: 011/07/01/48

Summary:

This report recommends the removal of three Athel Pine trees which are growing in Gray Park, Walgett and the staged removal of the balance of these trees in future years.

Comments (including issues and background):

Several years ago Council received funding from the State Government to construct the shelter adjacent to the Countrylink bus stop in Euroka Street, Walgett. There is a small amount (about \$3,000) of unexpended funds from this project and unless Council can spend it on something closely related to the purpose for which it was given, it will need to be returned to the funding body.

The Athel Pine trees, growing around the perimeter of Gray Park are considered an eyesore by some people and have been identified by the Occupational Health and Safety Committee as a potential hazard. However, conversely, they are contained on a draft list of heritage items, which is yet to be submitted to Council. There can be no doubt that the community would be split on any proposal to remove these trees and replace them with others.

Public notification of a proposal to remove three trees growing close to the abovementioned shelter, as the first stage of an overall proposal to replace all Athel Pine trees growing around the perimeter of Gray Park, has been undertaken. A submission, supporting the staged removal of these trees and replacement with a more appropriate species, has been received from Mrs D Gale. This submission is considered to be well balanced and the recommendations well worthy of adoption. A submission, along similar lines, has been received from the Walgett and District Tourism Association Inc. The Walgett Precinct Committee minutes, relating to their meeting held on 14 February 2006, recommend that no tree be removed from Gray Park. There is no further comment as to why this recommendation was made. The recommendation of Council's Heritage Advisor, Mr Graham Hall, is that these trees should be retained. Mr Hall considers the trees present a pleasing landscape and, if they were in private ownership, he would not agree to their removal, unless an arborist's report recommended accordingly.

SHIRE OF WALGETT - AGENDA

As previously reported, a search of the internet revealed that every reference to the Athel Pine indicated that it was a problem weed and is included in the list of Australia's twenty weeds of national significance. Without wishing to appear disrespectful to Council's Heritage Advisor, I do have concerns that Council would actively promote and protect a weed of significance in a relatively high profile public place.

Relevant Reference Documents:

- Submission from Council's Heritage Advisor
- Published material on Athel Pine Trees
- Minutes of Walgett Precinct Committee
- Submission from Mrs D Gale
- Council Minute 33/06

Stakeholders:

- Walgett Shire Council
- Residents of Walgett

Financial Implications:

Funds are available to remove three trees, which are at risk of dropping material onto the bus shelter. Funding for further tree removal would need to come from a subsequent budget.

Recommendation:

1. That Council remove three Athel Pine trees, which are growing adjacent to the bus shelter in Gray Park.
2. That suitable replacement trees be planted within the area from where these three Athel Pine trees are removed.
3. That Council give consideration to the staged removal of the remaining Athel Pine trees in Gray Park in subsequent budgets.

MANAGER ENGINEERING REPORT TO COUNCIL MEETING 16 MARCH 2006
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Item No: 13

Subject: Collarenebri Water and Sewer Funds

Author: Alan Nelson – Manager Engineering

File No: 180/03/00/00

Summary:

This report recommends that Council approach the Minister for Utilities, seeking State Government support in eliminating substantial debts that both the Collarenebri Water Fund and the Collarenebri Sewer Fund currently owe.

Comments (including issues and background):

As at 30 June 2005, the Collarenebri Water Fund was in debt to the extent of \$159,714. The budgeted deficit for 2005/06 is \$28,041, however the trend to date would suggest this deficit will be exceeded. On the basis of this year's budget figures, the water charge in Collarenebri would need to be increased by 21.8% to eliminate the budget deficit situation and, if it were lifted by a further 15%, the accumulated debt could be eliminated over a ten year period. This would result in water charges of about \$780, compared to the present charge of \$569.50. A charge of \$780 is considered to be beyond the reasonable capacity of Collarenebri residents to pay. However, the real situation is actually worse as, within this ten year period there will need to be investment in asset replacement and other capital works which would place additional financial pressure on the fund. It should also be noted that, at the present time, the consumption of filtered water in Collarenebri seems grossly excessive. For example, the consumption of filtered water per household in Collarenebri is roughly double that of Wentworth, another area in the west of the state with a dual water supply. An intensive effort to establish the reasons for this is to be undertaken shortly and, it is hoped, that this will lead to a reduction in consumption and a corresponding reduction in costs to the consumer.

Collarenebri Sewer Fund has an accumulated debt of some \$470,000. The annual income from sewer charges on ratepayers within the fund is some \$57,000. In the current year, the Collarenebri Sewer Fund is forecast to operate at a deficit of some \$27,000 and, unless sewer charges in Collarenebri are raised substantially next year and retained into the future at these higher levels, the debt will continue to grow. Sewer charges in Collarenebri would need to be doubled, and kept at this level for in excess of a decade, to eliminate this debt. However, as is the case with the water fund, the real situation is actually worse as there will also be a need to invest in asset replacement and other capital works which would place additional financial pressure on the fund.

SHIRE OF WALGETT - AGENDA

One reason for these debts is the fact that Council has adopted shire wide water and sewerage charges, rather than separate charges for the three principal towns, these being Walgett, Lightning Ridge and Collarenebri. In very general terms, it would be expected that costs would be somewhat higher in Collarenebri, because it is much smaller and lacks any economy of scale that the other centres may have.

It is acknowledged that Collarenebri is not a wealthy community and any increase in water and sewerage charges will create difficulties for some people. Nevertheless, the future viability of the fund is reliant on prudent, difficult financial decisions being taken. It is considered that, if Council takes a decision to increase charges from 2006/07 to eliminate further deficit budgets for both these funds, it is considered that Council would have a reasonable foundation upon which to base a request to the State Government for assistance in eliminating the accumulated debt of the two funds.

The following suggestions are put forward, as a basis for discussion with the State Government ;

1. Council will increase water and sewerage charges in Collarenebri from 2006/07 to a point where the funds no longer continue to operate at a loss.
2. Council requests the State Government to assist by making available funds to eliminate the debt owed by the funds.

It is acknowledged that the likely initial response from the State Government will be that the two funds be subsidised by the similar funds in Walgett and Lightning Ridge. This would be financially possible, however the fairness of this is questionable, as it equates to an average subsidy by those in Walgett and Lightning Ridge of over \$400 per assessment. If the subsidy was made on a state wide basis, it would only be a few cents per assessment.

Relevant Reference Documents:

- Council Management Plan 2005/06
- Council Financial Statements 2004/05

Stakeholders:

- Walgett Shire Council
- Residents of Walgett, Lightning Ridge and Collarenebri
- NSW State Government

Financial Implications:

Without external assistance, the elimination of significant debt in the Collarenebri Water and Sewer Funds will result in severe financial hardship for those contributing to the schemes.

Recommendations:

- 1. That Council agree in principle to set water and sewerage charges in Collarenebri for 2006/07 which does not see the funds continue operating at a deficit.**
- 2. That Council discontinue previous arrangements whereby common water and sewerage charges are applied across the towns of Walgett, Lightning Ridge and Collarenebri.**
- 3. That Council approach the NSW State Government, seeking funding to eliminate the current indebtedness of both the Collarenebri Water Fund and the Collarenebri Sewer Fund.**

MANAGER ENGINEERING REPORT TO COUNCIL MEETING 16 MARCH 2006
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Item No: 14

Subject: Morilla Street Footpath – Lightning Ridge

Author: Alan Nelson – Manager Engineering

File No: 180/03/00/00

Summary:

This report recommends that Council accepts an offer from the proprietor of Lost Sea Opals, to turf the footpath area along the Morilla Street frontage to Lost Sea Opals, on the basis of Council supplying the materials and the property owner laying and maintaining the turfed area.

Comments (including issues and background):

Council has recently completed a concrete footpath in Morilla Street from Agate Street to Onyx Street. Following the completion of this path, the proprietor of Lost Sea Opals has requested Council to consider the laying of pavers between the new concrete footpath and the kerb. However, Council's budget is not able to fund this expense.

As an alternative, the property owner has proposed turfing the area and has negotiated a keen price from a Canowindra based turf supplier. The proprietor has made an offer which would involve Council in the expenditure of some \$1,800 to pay for the turf, as well as supply and spread some soil bedding. The proprietor would lay the turf, top dress it as required then maintain, cut and trim the lawn thereafter.

The presentation of the business does inspire confidence that this business owner will maintain the lawn well, to fit in with the excellent presentation of the business.

Relevant Reference Documents:

Written offer from Proprietor, Lost Sea Opals.

Stakeholders:

- Walgett Shire Council
- Proprietor, Lost Sea Opals

Financial Implications:

The cost to Council, to accept this offer, is estimated at \$1,800 which can be funded from the current budget.

Recommendation:

That Council accept the written offer received from the Proprietor, Lost Sea Opals to establish a turfed lawn along the Morilla Street frontage, Lightning Ridge to his property, on the basis of Council supplying the turf and preparing the soil bedding and the proprietor laying the turf and maintaining it thereafter.

MANAGER ENGINEERING REPORT TO COUNCIL MEETING 16 MARCH 2006
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Item No: 15

Subject: Five Year Road Plan

Author: Alan Nelson – Manager Engineering

File No: 250/12/00/00

Summary:

This report recommends that Council adopt the advertised draft of the Five Year Road Plan, as a dynamic document subject to annual review.

Comments (including issues and background):

A draft Five Year Road Plan was presented to Council's December 2005 meeting, at which stage Council resolved 'that the draft Five Year Road Plan presented to Council be placed upon public exhibition until 30 January 2006 and that it be resubmitted, with any comments received, to Council for final consideration'.

The plan has been placed upon public exhibition and submissions have been received as follows ;

1. Carinda Precinct Committee – requests that a number of projects be deleted from the plan, with these funds being directed to the Walgett-Carinda Road. The projects to be deleted are three projects on RR329 (Collarenebri-Burren Junction) totalling \$900,000, two projects on RR457 (Collarenebri-Mungindi) totalling \$600,000, one project on SR103 (Burren Junction-Pilliga) totalling \$300,000, one project in Burren Junction totalling \$200,000 and one project in Cumborah totalling \$200,000. It should be noted that this submission does not exclude a project on the Carinda-Brewarrina Road totalling \$200,000.
2. Mrs L Robinson – essentially seeking the same outcome as the Carinda Precinct Committee.
3. Rowena Precinct Committee – finds the draft plan unacceptable in that, based upon the rate of progress achieved over the next five years, it would take some 20 years to complete sealing of the regional road between Rowena and Burren Junction. The Rowena group do not suggest amendments to the plan to accelerate this road sealing but indicate they would support Council in efforts to seek additional external funding.

SHIRE OF WALGETT - AGENDA

In addition to these submissions, a number of other submissions were received prior to the December 2005 meeting of Council.

These included:-

- a. Ms Jude Costello, on behalf of the Collarenebri-Mungindi Road Improvement Committee – seeking additional works on Regional Road No 457.
- b. Mr Robert Greenaway – seeking reconstruction funds to be expended on Regional Road No 333 in 2006, 2008 and 2010, Regional Road No 329 in 2007 and Regional Road No 457 in 2009.
- c. Mrs Margaret Bow – seeking the following priorities for regional road reconstruction Regional Road No 333, 329, 7716 and 457.
- d. Burren Junction Precinct Committee – considers the two main priorities for their area are Regional Road No 329 and Shire Road No 103.
- e. Walgett Special One Co-Operative Limited – seeks the upgrading of Regional Road No 457.

The draft plan, as advertised for public comment, saw approximately four times the expenditure proposed for RR333 (Walgett-Carinda) as any other road. If the amendments to the plan, proposed by the Carinda Precinct Committee were adopted, this would mean that practically all network development funding was directed to this one road for the full five years. The Carinda Precinct Committee suggest the upgrading of this road is essential to allow children to attend school. Surely this same argument could be advanced by those living along many other roads, including the Collarenebri-Mungindi Road (RR457) or the Rowena-Burren Junction leg of RR329.

Funding in the draft plan is heavily directed towards RR333, but not at the total expense of other roads in the Shire. It is considered that this is fair and does reflect that this road enjoys Council's Number One priority. Despite comments to the contrary, construction work on the road between Cumborah and Lightning Ridge did not occur at the total expense of other roads in the Shire.

This plan, in whatever form it is adopted, should be subject to annual review and should be treated as a rolling programme, with another year added to its effective life as each year is passed.

Relevant Reference Documents:

- Draft Five Year Road Plan
- Submissions from Precinct Committees and Others
- Council Minute 346/05

SHIRE OF WALGETT - AGENDA

Stakeholders:

- Walgett Shire Council
- Residents and Ratepayers of Walgett Shire
- Commonwealth Government
- New South Wales Government
- Roads and Traffic Authority

Financial Implications:

The plan has been prepared on the understanding that current levels of road funding will not be eroded, nor will they escalate, within the life of the plan. It also presumes that Council will continue current practice of not directing any locally generated revenue (rates) directly into roadworks.

Recommendation:

That Council adopt the draft Five Year Road Plan in unamended form and this be subject to annual review on a rolling basis.

MANAGER ENGINEERING REPORT TO COUNCIL MEETING 16 MARCH 2006
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Item No: 16

Subject: Bridge over Namoi River at Walgett - Naming

Author: Alan Nelson – Manager Engineering

File No: 315/01/06/00

Summary:

This report informs Council that the former Minister for Roads, the Hon Joe Tripodi MP, has reviewed naming submissions for the bridge over the Namoi River at Walgett and has now endorsed Council's proposal to name this bridge "The Marjorie Phyllis Walford Bridge".

Comments (including issues and background):

The naming of the bridge over the Namoi River at Walgett has been a volatile matter before Council over the past year or so. Council had resolved to seek the name "Marjorie Phyllis Walford Bridge" for the structure, however this name was not initially supported by the Roads and Traffic Authority, presumably because of the depth of community opposition that the naming proposal had received.

A letter has been received from the former Minister for Roads, the Hon Joe Tripodi MP and part of this letter is reproduced below ;

"Having now been given the opportunity to consider in full the actual submissions which Council received during the consultative process, I am pleased to advise that the Roads and Traffic Authority (RTA) accepts Council's proposal and I endorse the adoption of the name "Marjorie Phyllis Walford Bridge".

It is now in order for Council to proceed with the physical requirements to complete the formal naming of this bridge, namely the provision of signage and the planning of a formal opening ceremony, if this is to occur.

Relevant Reference Documents:

- Council File No 315/01/06/00
- Naming Submissions – For and Against
- Council Minute No 27/05
- Council Minute No 67/05

SHIRE OF WALGETT - AGENDA

Stakeholders:

- Walgett Shire Council
- Residents of Walgett and District
- Roads and Traffic Authority
- Family of the late Marjorie Phyllis Walford

Financial Implications:

Expected to be minor, consisting of a pair of signs at each approach to the bridge and, if a formal opening ceremony is to be held, minor costs associated with this function.

Recommendation:

That Council note the acceptance of the name “Marjorie Phyllis Walford Bridge” for the bridge over the Namoi River at Walgett and that a small formal opening ceremony be planned, at a time to be arranged with the family of the late Mrs Walford.

MANAGER ENGINEERING REPORT TO COUNCIL MEETING 16 MARCH 2006
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Item No: 17

Subject: Walgett Parks and Sporting Fields

Author: Alan Nelson – Manager Engineering

File No: 021/06/01/00

Summary:

This report identifies three areas of parkland which are considered surplus to Council's requirements and recommends their disposal as residential housing land. Funds from these sales could be used towards addressing deficiencies in the remaining parks.

Comments (including issues and background):

In February 2006 Council resolved as follows ;

'It was resolved on the Motion of the Administrator that a further report be compiled, relating to the inventory of parks and sporting grounds in Walgett and the capacity of Council, based upon present funding levels, to adequately maintain and develop these. Furthermore, that any decision relating to the future of Eloura Park be deferred pending consideration of this report.'

Walgett has a number of parks and these are listed below with a brief description of the facilities available and their usage ;

Gray Park – this park, in central Walgett, is clearly the most developed passive recreation area in the town. The retention of this park in the future is unquestionable. Facilities provided in the park include a bus shelter, toilets, a picnic shelter, barbeque, garden, play equipment and seating. Short term requirements, apart from normal maintenance of these facilities include the provision of softfall under the play equipment and an automatic watering system. The provision of softfall is considered to be a priority item whereas an automatic watering system is desirable, as a water saving and labour saving initiative, when funds can be allocated for it.

Pearson Park – this park is located in Pitt Street and is developed over approximately the southern half of the area reserved for its establishment. There is little justification for the future expansion of the park over the undeveloped portion, an area which was formerly used as a caravan park. Facilities provided include playground equipment (not compliant with current standards), a toilet (derelict and not operational) and seating. Replacement of the non-compliant playground equipment, removal of the non-operational toilet and provision of an automatic watering system are seen as initiatives which should be undertaken when funds are available.

SHIRE OF WALGETT - AGENDA

Apex Park – this park is located in Fox Street, adjacent to the Walgett Swimming Pool and across the highway from the Walgett and District Sporting Club. It is frequently used as a resting place by travellers. Facilities include a picnic shelter, a derelict barbeque, playground equipment (not compliant with current standards) and an enclosed historic feature, in need of some attention. Given the fact that barbeques are in place in two other parks in Walgett (Gray and Trevallion Parks), there seems little justification in reinstating a barbeque in this park. Replacement of the non-compliant playground equipment and provision of an automatic watering system should be considered when funds can be made available.

Eloura Park – now consists of vacant land next to a Council staff residence at 8 Euroka Street. This park was initially created by a community group and had some basic playground equipment which fell into disrepair and was removed. The park could be used as a means of public access to an historic survey marker in the rear yard of 8 Euroka Street. Alternately, a right of way could be created along the boundary between 8 Euroka Street and Eloura Park to provide this public access and the balance of Eloura Park returned as a residential housing block. The public exhibition document currently released suggests that this land become operational with a view to its sale for housing purposes.

Gilbert Park – is located at the eastern end of Gilbert Street, running through to Albert Street. This park is very neglected and has basic facilities including a small picnic shelter and a derelict garden. There seems little justification in its retention and it could be returned to become two residential housing blocks. The public exhibition document currently released suggests that this land become operational with a view to its sale for housing purposes.

Unnamed Park – is also located in Gilbert Street, running through to Arthur Street. It consist of vacant land which should be converted to a number of residential housing blocks. The public exhibition document currently released suggests that this land become operational with a view to selling the southern half, retaining the balance for future park improvements. This report actually recommends selling the lot.

Trevallion Park – this park is located at the southern gateway to Walgett and facilities include a waste dump point for caravans, a kiosk (currently unused but has been used as a driver reviver service in the past), a picnic shelter, seating, barbeque and a fenced off old tractor. The provision of an automatic watering system should be considered when funds can be made available.

Comments on Parks – excluding the parks that are currently either undeveloped or poorly developed, the number of parks in Walgett does not seem to be inadequate to meet the reasonable needs of the town. All established parks need money spent on them to meet current standards and all need automatic watering systems for efficiency purposes. There seems little reason to retain the two parks in Gilbert Street (Gilbert Park and Unnamed Park) and the retention of Eloura Park in Euroka Street very much depends on Council's attitude to providing public access to an historic survey marker at the rear of 8 Euroka Street. Retention of this park would represent the most convenient, but not the only, means of allowing public access to this marker. It is not considered prudent, given the funding requirements of other parks, that Council retain and develop Eloura Park, simply to allow public access to an historic marker.

SHIRE OF WALGETT - AGENDA

However, having said this, it is considered worthwhile that public access to this marker be provided.

It should be noted that the community has an opportunity to express a view, either for or against any of these proposals, by way of the public exhibition of proposals to classify public land within the Walgett Shire.

Sporting Fields in Walgett, together with the facilities available and usage are as follows ;

Number One Oval – as the name suggests, this is the premier sports ground in Walgett. Facilities include an amenities block and non-compliant grandstand seating. Redundant tennis courts are contained at the corner of Fox and Dewhurst Streets. A suggestion was received recently to have these courts brought back into service, however the cost of this would be great and there has been no evidence of widespread community support for this facility. Tennis courts at the Walgett and District Sporting Club seem adequate for community needs at the present time. The provision of an automatic watering system should be considered when funds can be made available.

Number Two Oval – this oval is located east of Number One Oval and is similar in size but lacks the facilities of the main oval. Again, provision of an automatic watering system would be a worthwhile addition.

Comments on Sporting Fields – sporting fields in Walgett appear adequate for the current, and projected future, needs of the community. Maintenance of these is currently very labour intensive and the provision of automatic watering systems is seen as a means of introducing efficiencies when funds can be made available for this purpose.

Relevant Reference Documents:

- Council File No 021/06/01/00
- Public Exhibition Documents for the Draft Local Environment Plan - Classification of Public Land

Stakeholders:

- Walgett Shire Council
- Residents of Walgett
- Travellers through Walgett

Financial Implications:

This report recommends that three areas of parkland be considered for sale, which would return some funds, of an unknown amount, to Council. The report makes no recommendations regarding the expenditure of funds on Parks and Sporting Fields.

SHIRE OF WALGETT - AGENDA

Recommendation:

That, subject to submissions received following the public exhibition of the Draft Walgett Local Environment Plan (Classification of Public Land), Council give consideration to the conversion of the following parkland for disposal as residential housing land ;

- 1. Gilbert Park (Lot 35 DP 226373)**
- 2. Unnamed Park (Lot 31 DP 226373)**
- 3. Eloura Park (Lot 33 DP 253488)**

MANAGER ENGINEERING REPORT TO COUNCIL MEETING 16 MARCH 2006
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Item No: 18

Subject: Street Trees – Arthur Street, Walgett

Author: Alan Nelson – Manager Engineering

File No: 011/07/01/48

Summary:

This report recommends the further deferral of a decision relating to trees growing in Arthur Street, along the frontage to Walgett High School, pending further advice from Country Energy.

Comments (including issues and background):

Concern was expressed by Country Energy, that large eucalypt trees, growing along the frontage to Walgett High School in Arthur Street, were encroaching into overhead power lines. These trees have been pruned on previous occasions and an option to undertake further pruning is available. However, other options deserve consideration including removal of the trees and subsequent replacement with a more suitable tree.

Country Energy will look at options of placing the power underground, as well as the use of bundled conductors. Bundled conductors will significantly reduce the extent of pruning required to allow the trees to remain, however underground power, despite its advantages in terms of allowing the trees to remain virtually untouched, will probably be prohibitively expensive.

It is anticipated that Country Energy will report back to Council to allow the presentation of a final report on this matter to the April meeting of Council. This final report will incorporate the submissions of the Walgett Precinct Committee, the Walgett and District Tourism Association Inc and Mrs D Gale, who have responded to Council's invitation to submit views on this matter.

Relevant Reference Documents:

- Council Minute 33/06
- Walgett Precinct Committee Minutes – 14 February 2006
- Submission from Mrs D Gale

Stakeholders:

- Walgett Shire Council
- Residents of Walgett
- Country Energy

SHIRE OF WALGETT - AGENDA

Financial Implications:

- Unknown at this stage

Recommendation:

That Council defer a decision on a proposal to remove street trees in Arthur Street, along the frontage to Walgett High School, pending further advice from Country Energy and a further report on this matter.

MANAGER ENGINEERING REPORT TO COUNCIL MEETING 16 MARCH 2006
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Item No: 19

Subject: Street Tree – Fox Street, near Wee Waa Street, Walgett

Author: Alan Nelson – Manager Engineering

File No: 011/07/01/48

Summary:

This report advises Council that, owing to the non-receipt of an arborist's opinion, it has not been possible to finalise this matter in advance of the March 2006 meeting of Council. It is presumed, at this stage, that a report will be presented to the April meeting of Council.

Comments (including issues and background):

BEST Employment have requested Council to remove a limb from a street tree located outside the property they occupy at the corner of Fox and Wee Waa Streets, Walgett. Whilst this request can be accommodated, it is questionable whether the entire tree should be removed. At the February 2006 meeting, Council resolved ;

1. The report presented to Council concerning a Street Tree, located at Fox Street, near Wee Waa Street, Walgett be deferred for one month.
2. The opinion of an Arborist be sought concerning the abovementioned tree and that the findings be provided to a Risk Assessor for a risk assessment to be carried out relating to the tree located in Fox Street, near Wee Waa.
3. A report be submitted to the March 2006 Council Meeting

A1 Tree Service is a recognised arborist in Dubbo and a company which regularly works in Walgett. They have been asked to provide an opinion, which would then be referred to Council's Insurer for a risk assessment to be undertaken. At the time of writing this report, the arborist's opinion has not been submitted, accordingly it has not been possible to submit a final report on this matter to the March meeting of Council. It is envisaged that a report will be presented to the April meeting of Council.

Relevant Reference Documents:

- Council File No 011/07/01/48
- Street Trees – Council Policy and Procedures (September 2005)
- Council Minute 39/06

SHIRE OF WALGETT - AGENDA

Stakeholders:

- Walgett Shire Council
- Roads and Traffic Authority
- Residents of Walgett

Financial Implications:

- Unknown at this stage

Recommendation:

That Council note that the matter of the historic street tree near the intersection of Fox and Wee Waa Streets has been held over to the April meeting of Council.

MANAGER ENGINEERING REPORT TO COUNCIL MEETING 16 MARCH 2006
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Item No: 20

Subject: Lightning Ridge Landfill – Future Waste Management

Author: Melanie O'Sullivan – Technical Officer

File No: 185/02/00/00

Summary:

The current Lightning Ridge Landfill is projected to reach the end of its working life within the next two years. Council previously approved the conduct of a feasibility study to establish the best option for waste management of the town of Lightning Ridge over a 50 year period. The feasibility study has been completed and is available for perusal.

Comments (including issues and background):

The feasibility study recommends as the best option the establishment of a new Landfill Facility in an area of council owned land situated on the corner of Bill O'Brien Way and the Castlereagh Highway. The land is council owned and is suitably zoned for the intended application.

Two other options for waste management for Lightning Ridge were considered as part of the feasibility study and are not recommended for the following reasons:-

- The first option for a landfill located in the vicinity of the golf club and cemetery was considered unsuitable due to the proximity of sensitive receivers (town water supply, golf club, cemetery, airport, mining claims).
- The second option of waste transfer to Walgett was considered unsuitable because operating costs calculated over the life of site proved to be six times the amount required for landfill.

In order to complete construction prior to the decommissioning of the existing landfill, development planning should be commenced immediately with construction to commence no later than 2007.

It is proposed that the landfill be designed to accommodate the needs of Lightning Ridge for a total period of fifty years with initial works being conducted to meet the needs of the town for the next five years. Further development would be conducted as needed in concurrence with a staged plan over the life of the site. Detailed costing estimates are supplied in the feasibility study.

SHIRE OF WALGETT - AGENDA

Relevant Reference Documents:

- Lightning Ridge Landfill Feasibility Study – conducted by Hyder Consulting
- Netwaste Waste Management Plan

Stakeholders:

- Walgett Shire Council
- Greg Lane Earthmoving – Current Landfill Contractor

Financial Implications:

Initial site Establishment Cost Estimates

- Site Survey - \$10,000
- Site Design - \$100,000
- Environmental Impact Study - \$60,000
- Development Approval - \$15,000
- Community Consultation - \$2,000
- Initial Construction - \$700,000
- Total - \$887,000

Recommendations:

1. That Council agree to proceed with development of new Lightning Ridge Landfill facility at the Bill O'Brien Way site as recommended by the Feasibility study.
2. That Council give consideration to the expenditure of \$887,000.00 in the financial year 2006/07 for the completion of the following:
 - Site Survey
 - Site Design
 - EIS
 - DA
 - Community consultation
 - Initial construction

MANAGER ENGINEERING REPORT TO COUNCIL MEETING 16 MARCH 2006
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Item No: 21

Subject: Asset Management and Revaluations

Author: Ian Taylor – Projects Engineer

File No: 180/03/00/00

Summary:

Council is recommended to authorise the use of \$30,000 currently held in restricted funds for Water Supply and Sewerage to contribute to funding the acquisition of an asset management and valuation tool.

Comments (including issues and background):

Council is required to revalue its assets, including roads, water supply and treatment, drainage, buildings, plant and equipment at least every five years. This task is well overdue to have been completed. To undertake much of this task a computer software is required to maintain and manipulate a range of asset data in a robust and auditable format. Council does not currently possess such a tool.

External consultants (valuers) can provide some data, for example, real estate valuations. However, other valuations must be derived from a vast amount of data held or obtained by Council – for example roads, water, sewerage, and drainage. All valuations have to be maintained annually, with any capital acquisitions being added to the database in the year that they are acquired or constructed. In the case of roads, water, sewerage, and drainage this requires all the “background data” that will be used to derive future revaluations.

The above data is also a valuable tool for strategic planning, such as capital works programs, and provides a knowledge base for day-to-day operations.

Suitable software has already been identified through a select quotation process.

Relevant Reference Documents:

- Australian Accounting Standard 27

Stakeholders:

- Walgett Shire Council

Financial Implications:

The estimated cost of acquiring the software, initial training and some data translation is \$40,000. This does not include the cost of valuations by external consultants, which is already provided for in the Current Management Plan.

It is proposed that this be funded from the following sources:

- (a) Restricted Funds – Water Supplies (\$15,000)
- (b) Restricted Funds – Sewerage (\$15,000)
- (c) Current Management Plan funding for Local and Regional Roads (\$10,000)

Recommendation:

That Council approve the transfer of the amounts of \$15,000.00 from Restricted Funds for Water Supplies and \$15,000.00 from Restricted Funds for Sewerage and \$10,000.00 from the current Roads and Bridges Budget to the current Engineering Administration budget for the procurement of an asset management and valuation tool.

MANAGER ENGINEERING REPORT TO COUNCIL MEETING 16 MARCH 2006
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Item No: 22

Subject: Lightning Ridge Home and Community Care Centre

Author: Ian Taylor – Projects Engineer

File No: 004/04/06/02

Summary:

Tenders closed for Contract No E0602 Construction for Home and Community Care Centre Lightning Ridge at 4pm on Thursday 2 March 2006.

Comments (including issues and background):

Five tenders were received, one from the following firms:

- AMFM Constructions Pty Ltd
- Bannister Corp Pty Ltd
- Brendon Bowyer
- MDF Group Pty Ltd
- Paintrite Building Services Pty Ltd

There were no late tenders received.

All tenders were evaluated in accordance with the Conditions of Tendering, which included the following criteria:

- Conformity with the tender documents;
- Value for money;
- Technical, managerial, physical and financial resources;
- Evidence of capability;
- Industry reputation;
- Safety record; and
- Assessed previous performance.

The tender received from the following business demonstrated an inadequacy in relation to one or more of the evaluation criteria and were not considered further:

- Brendon Bowyer

SHIRE OF WALGETT - AGENDA

The following firms contained qualifications in their tenders in relation to the extent of works included in the price offered:

- AMFM Constructions Pty Ltd
- MDF Group Pty Ltd

To proceed to enter into a contract with one of these firms must only be considered if these qualifications are removed from their tender with no alteration of the tender price.

The tender received from the following firm included an additional provisional sum within their tender. This had the effect of artificially increasing the lump sum price offered:

- Paintrite Building Services Pty Ltd

The conforming (or *potentially* conforming) tenders were then assessed in detail in relation to the *value for money* criterion. This established a preliminary preferred tenderer, whose tender could either be accepted or with whom negotiations could be conducted.

It considered that whilst negotiations could be entered into with the preferred tenderer, the potential for savings in the project price is significantly greater if a revised scope of work is priced by a number of interested tenderers. It is also considered that the original request for tenders for this project retroactively satisfies the requirements of the Local Government (General) Regulation 2005 (NSW) Clauses 168 (1) to (4) in relation to an invitation for expressions of interest.

Relevant Reference Documents:

- File 004/04/06/02

Stakeholders:

- Walgett Shire Council
- Western Area Health Service

Financial Implications:

All tender prices exceed Council's available funding. Therefore Council cannot proceed without obtaining additional funding or reducing the scope of works by negotiation with a preferred tenderer.

Recommendations:

- 1. That Council declines to accept all tenders as submitted for contract number E0602 Construction of Home and Community Care Centre Lightning Ridge;**

and
- 2. That Council invite fresh tenders in accordance with the Local Government (General) Regulation 2005 (NSW) Clause 168, being select tenders from the firms that submitted an offer for Contract No E0602 Construction for Home and Community Care Centre Lightning Ridge, based on revised drawings and specifications.**

COMMITTEE MINUTES TO COUNCIL MEETING 16 MARCH 2006

Item No: 23

Subject:

Author:

File No:

No Reports Submitted

PRECINCT COMMITTEE REPORTS TO COUNCIL MEETING 16 MARCH 2006
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Item No: 24

Subject: Lightning Ridge Precinct Committee Minutes – 6 March 2006

Author: Lightning Ridge Precinct Committee

File No: 004/09/09/92

LIGHTNING RIDGE PRECINCT (ADVISORY) COMMITTEE

**MINUTES OF MEETING HELD AT LIGHTNING RIDGE BOWLING CLUB
6th March 2006**

PRESENT – David Lane, Harry Parada, Debbie Dwyer, Jeff Naismith, Herman Kreller, Heather Landini, Noni Rutherford, Nick, Christina Johannson, Peter Collison & Michael Taylor (8.00pm).

Meeting Chaired by David Lane opened 7.05pm

Guest Speakers: Justin Contegiacomo (Telstra Country Wide –Armidale) and Alan Nelson (Acting General Manager)

Minutes of Meetings 6th February 2005

Moved: Jeff Naismith Seconded: Harry Parada

BUSINESS ARISING FROM MINUTES:

1. The leaking water and puddle at the corner of Harlequin and Opal Sts has been repaired.
2. Neighbourhood Centre received the February Council Minutes and hope this continues, as it is the most central place for them to be accessed by members of the committee and the general public.
3. Christina and to speak to Alan after the meeting as to where they are up to with Public Housing.
4. Table drain on Three Mile Road. Alan has a meeting with the LRMA next week to discuss this matter and how access to Stoney's Rd and camps adjacent to the area could be affected.
5. The pothole near the Castlereagh Hwy intersection has been fixed, but concern expressed for the breakdown of a repair at Dentist Hill (past the Nine Mile Rd turnoff).
6. Alan not happy with the state of the repaired section of Morilla St outside the Post Office and he is liaising with Chris on this matter.

CORRESPONDENCE:

INWARDS:

1. DA 2006001 Lots 166 & 167, DP 820444 and Lot 1436 DP 767160 (Crown Reserve R230055, R230083, R230053, R97330, R96985) Reserve Trusts
2. Letter X 2 from Allan Nelson, re attendance at March meeting.
3. Stephen McLean - Reports for Precinct Committees including Update on requests for repairs and reporting forms.

Email: Matthew Goodwin - DA update for 2005 till 3-Feb 2006

OUT:

Letter to Alan Nelson Requesting attendance at March meeting

BUSINESS ARISING FROM CORRESPONDENCE:

1. **DA 2006001- Motion** –“ that the committee is happy with the subdivision so long as there is provision for Community Centre as well as the HACC centre. The Community Centre has Lots 4, 5 & 7 already allocated”. Moved: Christina Seconded: Heather - Carried
2. Alan questioned why these to buildings could not be combined.
3. Precinct Committee strongly recommend there be showers included in the new amenities block proposed in Harlequin St adjacent to the Caravan Park. Carried

GENERAL BUSINESS:

Guest Speakers –

Justin Contegiacomo (Events Manager North West NSW Telstra Countrywide Armidale) Justin informed the meeting that the 28 members of his office have all joined community groups and organization to be part of our communities. He then spoke on the 3G network that will be replacing

SHIRE OF WALGETT - AGENDA

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the CDMA network. The time frame for this is 5 years when we will have to replace our current mobile phones.

Telstra has approximately \$16,000 available to communities in the North West area for sponsorship of local events and interested persons can send a letter with details of requirements.

A request was made for more customer service, as some members were not able to access parts, accessories or service from the local agent at the CTC. Concern also expressed about proposed removal of public phones and would this apply to Lightning Ridge.

Alan Nelson presented the meeting with the Draft Lightning Ridge Landfill Feasibility Study to be presented at the next Council Meeting on 16th March 2006.

3 options were presented. Option No1 being near the intersection of Bill O'Brien Way and The Castlereagh Hwy. Option No 2 Near the Cemetery and Golf Club and not far from the existing one and Option 3 is for a Transfer station. Options 1 & 2 were considered and will be discussed further after members have had time to read the draft. A copy of the draft is available at the Neighbour Centre.

Meetings will now be held on the Last Monday in the month to allow more time to get the Precinct Minutes to Council for inclusion in these minutes, as members are concerned that they are not arriving early enough.

Precinct Requests – Truck Parking Area – this item is to be discussed at the next Traffic Committee meeting. Dave and Debbie ti get together either the day before or on the day of the next meeting to see what is still outstanding.

Other Business:

Dogs are still of great concern to the residents and in particular the ones walking or using other means of exercise.

Question discussed re the lengthening of the Lightning Ridge Airport Runway after it was discovered to be 400 meters shorter than in Councils records. The lack of length caused problems with planes bringing approx 800 conference delegates to the Ridge. Alan knows of no money or plans for this to happen.

Meeting Closed 9.00pm

Next Meeting - 7.00pm Monday 27th March 2006 at LRD Bowling Club.

**PRECINCT COMMITTEE REPORTS TO COUNCIL MEETING
16 MARCH 2006**

Item No: 25

Subject: Walgett Precinct Committee Minutes – 7 March 2006

Author: Walgett Precinct Committee

File No: 004/09/09/92

REPORT FROM PRECINCT COMMITTEE

Name of Precinct : WALGETT
Date of Meeting : 7th march 2006

Walgett Shire Council
REC'D
08 MAR 2006
number 56
Number Present : 10
LETTER No: 2010
REFER: AEA

Subject. Recommendations from Committee

Recommendation : That Council be requested to provide a up-to-date reply to all requests for action from the Walgett Precinct Committee.

REPORT FROM PRECINCT COMMITTEE

Name of Precinct : WALGETT
Date of Meeting : 7th march 2006

number 56
Number Present : 10

Subject. Walgett Shire Draft Local Environment Plan

That the classification of lands be changed so that the "Eloura Park" in Euroka Street, be changed community land and that Lot 8 on the western side of Eloura Park be sub-divided so that the Astronomical Survey Mark is included in the land of the park.

REPORT FROM PRECINCT COMMITTEE

Name of Precinct : WALGETT
Date of Meeting : 7th march 2006

number 57
Number Present : 10

Subject. Constitutional Referendum

That the Committee reinforces its previous recommendation For ridings and popular Election of Mayor.

REPORT FROM PRECINCT COMMITTEE

Name of Precinct : WALGETT
Date of Meeting : 7th march 2006

number 58
Number Present : 10

Subject. Local Preference on tendering

That having noted the resolution of Council in not giving local preference in tenders that this Committee recommends that the motion of the February Meeting be rescinded and 10% tolerance be allowed when Council is considering tenders for Council's works.

SHIRE OF WALGETT - AGENDA

Mrs. Bow and Mrs Yeomans advised of a pecuniary Interest

REPORT FROM PRECINCT COMMITTEE

Name of Precinct : WALGETT

number 59

Date of Meeting : 7th march 2006

Number Present : 10

:

Subject. Dental Services

That this committee recommends to Council that it actively pursues the establishment of a full Dental practice in Walgett.

REPORT FROM PRECINCT COMMITTEE

Name of Precinct : WALGETT

number 60.

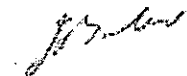
Date of Meeting : 7th march 2006

Number Present : 10

:

Subject. Walgett Memorial Swimming Pool.

That this Precinct Committee expresses concern at the restrictions being placed on Swimming Club activities and the lack of supervision by the Manager and staff at the Pool.



Chairman and Acting Secretary

REPRESENTATIVE REPORTS TO COUNCIL MEETING 16 MARCH 2006
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Item No: 26

Subject:

Author:

File No:

No reports submitted.