

4. PART 1 – ROUTINE MAINTENANCE

4.1 ACTIVITY BASED COSTING

Routine maintenance activity levels

Each link in the network has a surface type and activity level. Whilst the unsealed sections in the shire will be formed to some degree, reflecting the need to raise the roadway above the table drains, they can be broken into different categories based on their surface type. In this plan, provision is made for two unsealed categories; one is the formed natural surface that is common for most property access roads and the other is for those sections of formed road that have been gravelled.

Each of the surface types has up to three activity levels depending on the resources required and the frequency of servicing required to maintain the road at the required service level. The description of the activity levels for this first pass of the planning process is shown in Table 4.1

Table 4.1: Description of activity levels

Surface Type	Activity Level Description	
Formed only	1	One pass of the grader crew each year
	2	Two passes of the grader crew each year
	3	Three passes of the grader crew each year
Formed and gravelled	1	One pass of the grader crew each year
	2	Two passes of the grader crew each year
	3	Three passes of the grader crew each year
Sealed	1	Inspection and pothole patching over the network once each year and 12 lane km of heavy patching
	2	Inspection and pothole patching over the network once each year for half the network and twice a year for the other half and 18 lane km of heavy patching
	3	Inspection and pothole patching over the network twice a year and 24 lane km of heavy patching

The estimate of cost for each surface type and activity level is estimated by costing the resources that go into the activity. Four tasks are costed for activity level 1 and then escalated up for the greater frequency of the activity for the higher levels. They are:

- Grade unsealed formed road with only a grader and operator – task RM1
- Grade unsealed gravelled road with only a grader and operator – task RM2
- Heavy patching of a sealed road with a gang and compaction plant – task RM3
- Pothole patching of a sealed road with a small gang and jet patcher – task RM4

Resources required

The resources required for grading an unsealed formed and gravelled road are shown in Tables 4.2 and 4.3. Tables 4.4 and 4.5 show the resources required for the two maintenance activities on a sealed road.

The labour and plant rates per hour were established from Council's records but the materials items were more difficult to incorporate in the process. The materials items comprised the supply of fuel, gravel, bituminous materials, and the various miscellaneous items required for plant and labour. In order to keep the estimate process as simple as possible, an equivalent unit rate per hour was used

and a value adopted to give a reasonable balance between the total of labour, plant and materials. Whilst the materials required for grading the formed and gravelled roads are low, Council's records showed that the materials percentage for the sealed roads was about 27%³.

Table 4.2: Resources required for grading a formed road – RM1

Task	Resource Category	Resource Description	Rate	Resource Unit	Cost Year
RM1	Labour	Plant Operator x 1	\$45.00	hour	2019
RM1	Materials	Materials for grading formed road	\$10.00	hour	2019
RM1	Plant - Large	Grader x 1	\$107.00	hour	2019

Table 4.3: Resources required for grading a formed and gravelled road – RM2

Task	Resource Category	Resource Description	Rate	Resource Unit	Cost Year
RM2	Labour	Plant Operator x 1	\$45.00	hour	2019
RM2	Materials	Materials for grading gravelled road	\$25.00	hour	2019
RM2	Plant - Large	Grader x 1	\$107.00	hour	2019

Table 4.4: Resources required for maintaining a sealed road – heavy patching – RM3

Task	Resource Category	Resource Description	Rate	Resource Unit	Cost Year
RM3	Labour	Plant operator x 4	\$45.00	hour	2019
RM3	Labour	Traffic controller x 1	\$45.00	hour	2019
RM3	Materials	Materials for heavy patching	\$260.00	hour	2019
RM3	Plant	Grader x 1	\$107.00	hour	2019
RM3	Plant	Multi-tyred Roller x 1	\$95.00	hour	2019
RM3	Plant	Padfoot Roller x 1	\$95.00	hour	2019
RM3	Plant	Smooth Drum Roller x 1	\$95.00	hour	2019
RM3	Plant	Truck - 7 tonne	\$22.00	hour	2019
RM3	Plant	Water Truck x 1	\$80.00	hour	2019

Table 4.5: Resources required for maintaining a sealed road – pothole patching – RM4

Task	Resource Category	Resource Description	Rate	Resource Unit	Cost Year
RM4	Labour	Labourer x 1	\$45.00	hour	2019
RM4	Labour	Truck Driver x 1	\$45.00	hour	2019
RM4	Materials	Materials for pothole patching	\$80.00	hour	2019

³ The percentages for plant and labour were 50% and 23% respectively

Task	Resource Category	Resource Description	Rate	Resource Unit	Cost Year
RM4	Plant	Jet patcher x 1	\$22.25	hour	2019
RM4	Plant	Truck 7t x 1	\$22.00	hour	2019
RM4	Plant	Ute x 1	\$10.00	hour	2019

The resource costs are based on a cost year that needs to be escalated to a value for the project year (2020). The escalation rates used are shown in Table 4.6.

The resource units are combined and converted to a rate reflecting the cost per kilometre of road network based on the productivity output factors shown in Table 4.7.

Table 4.6: Escalation factors

Resource Type	Escalation pa
Labour	1.0%
Materials	3.0%
Plant	3.0%
Tender	3.0%

Table 4.7: Productivity table

Task Code	Scope	Output
RM1	Entire network	0.8km per hour
RM2	Entire network	0.8km per hour
RM3	12 lane km/year	200m/day
RM4	Entire network	1.5km per hour

These factors combine to produce a unit rate for each task, as shown in Table 4.8. These costs reflect Activity Level 1 for each task. Provision can be made for adding contingency percentages or project management overheads, although none has been made in the development of the plan to date.

Table 4.8: Project task estimated costs

Activity Level	Project Task	Task Units	Project Year Cost	Comment
1	RM1	Network Km	\$210	Grade formed road
1	RM2	Network Km	\$225	Grade gravelled road
1	RM3	Network Km	\$500	Heavy patching sealed road
1	RM4	Network Km	\$130	Pothole patching sealed road

Activity based costs for each activity level

The routine maintenance cost per km adopted in the planning model for each surface type and activity level are shown in Table 4.9. They are based on the Activity Level 1 costs and escalated by the frequency of the treatment to match the levels of service shown in Table 4.1.

Table 4.9: Costs for each activity level

Surface Type	Activity Level	Cost Per Km
Formed	1	\$210
	2	\$420
	3	\$630
Gravelled	1	\$225
	2	\$450
	3	\$675
Sealed	1	\$630
	2	\$945
	3	\$1,260

4.3 ASSIGNING ACTIVITY LEVELS

Principles applied

The activity level for all surface types was taken as the same as the road hierarchy level, with exceptions for specific routes. This is shown in Table 4.10 with no exceptions identified at this stage.

Table 4.10: Application of service levels

Activity level	Road surface	Inclusion	Exceptions
1	Unsealed	All class 1 roads	None
	Sealed	All class 1 roads	None
2	Unsealed	All class 2 roads	None
	Sealed	All class 2 roads	None
3	Unsealed	All class 3 roads	None
	Sealed	All class 3 roads	None

Costs to maintain the levels of service

The costs to maintain the assigned levels of service are summarised in Tables 4.11, 4.12 and 4.13.

Table 4.11: Cost by zone and road class

Zone	Road Class	Length, km	Cost
Carinda	RR	105.17	\$103,776
Carinda	LR	368.08	\$119,669
ComeByChance	RR	120.58	\$119,626
ComeByChance	LR	395.32	\$137,881
Cumborah	RR	82.07	\$90,357

Zone	Road Class	Length, km	Cost
Cumborah	LR	195.25	\$56,574
LightningRidge	RR	168.27	\$146,821
LightningRidge	LR	316.14	\$102,721
LightningRidge Town	LR	12.35	\$5,084
Rowena	RR	77.40	\$97,524
Rowena	LR	464.95	\$178,660
Walgett Town	LR	6.12	\$2,417
Total		2311.7	\$1,161,110

Table 4.12: Total cost by road class

Road Class	Length, km	Total Cost	Unit Cost, per km
RR	553.49	\$558,104	\$1,008
LR	1758.20	\$603,006	\$343
Total	2311.69	\$1,161,110	

Table 4.13: Total cost by road category

Road Category	Length, km	Total Cost	Unit Cost, per km
Sealed	466.42	\$549,011	\$1,177
Unsealed	1,845.28	\$612,099	\$332
Total	2,311.7	\$1,161,110	

4.4 ROUTINE MAINTENANCE PLAN

Budget

The maintenance plan is based on a road maintenance budget of \$1.16 million per annum for 2020/21, which reflects Council's actual budget of \$1.1 million in 2019/20.

Road hierarchy

The plan is based on the road hierarchy shown in Figure 3, which reflects Tables A.1, A.2 and A.3 in Appendix A.

Maintenance activities

The plan is based on the following maintenance resourcing:

- Grading of an unsealed road (formed and gravelled) with a grader and plant operator.
- Two routine maintenance operations on the sealed network; a small gang engaged in filling potholes using a jet patcher and another comprising a larger gang undertaking heavy patching of failed pavements.

Levels of service

There are three levels of service for each surface type, costed as shown in Table 4.14.

Table 4.14: Unit cost for each activity level

Activity level	1	2	3
Unsealed road	One grade per year - \$210 per km for formed sections and \$225 per km for gravelled sections	Grade every 6 months - \$420 per km for formed sections and \$450 per km for gravelled sections	Grade every 4 months - \$630 per km for formed sections and \$675 per km for gravelled sections
Sealed road	Inspection and pothole maintenance coverage once a year and heavy patching of 12 lane km - \$630 per km	Inspection and pothole maintenance coverage once a year for half the network and twice for the other half and heavy patching of 18 lane km - \$945 per km	Inspection and pothole maintenance coverage twice a year and heavy patching of 24 lane km - \$1,260 per km

5. PART 2 – SCHEDULED MAINTENANCE

5.1 SEALING ACTIVITIES

The total length of sealed regional and local roads is 466km, spread across the shire, and for those sections where the seal age was not known, an estimate was made from an assessment of condition of the seal. The seals were rated on a 1 (very good) to 5 (very poor) scale from a visual assessment.

The life expectancy of a seal is 10 - 15 years depending on the amount of traffic and the climatic conditions. For a hot climate and low traffic, like that for Walgett, the life expectancy will be at the lower end of the range. The correlation between the rating and the range in seal age is shown in Table 5.1. This table also includes the Year of Last Seal, used in the analysis of the Walgett roads.

A more detailed assessment of the condition of the seal will need to be made for those roads scheduled for resealing over the next five years.

Table 5.1: Correlation between seal rating and age of last seal

Rating	Range	Year of Last Seal
1	2016 - 2019	2018
2	2013 - 2016	2016
3	2010 - 2013	2013
4	2007 - 2010	2010
5	< 2007	2007

The inventory of sealed sections in the network is listed in Appendix B.

A resealing plan was developed based on the funding required to reseal sections over a ten-year period for an average seal life of 11 years. The total cost was estimated at \$32.34 million in present value dollars based on a reseal cost of \$9 per square metre.

Moderation of the cash flow was undertaken to average out the cash flow over the early years of the program. This included a subjective assessment of sealing priority of Merrywinebone Road and Cumberland Way, in preference for the former road. Both these roads are due for resealing based on the estimated age of the current seal.

The cash flow for the program is shown in Figure 4, whilst the resealing plan is shown in Figure 5. Both these figures are in out-turn dollars. The plan is based on an annual budget of \$1,000,000 increased at 2% per annum. The reseal costs are also expected to increase at 2% per annum.

The current annual budget is only \$500,000, which will be inadequate to meet the needs over the next few years.

A summary of the reseal costs in present value dollars, over the eleven-year cycle by road class is shown in Table 5.2.

Table 5.2: Summary of reseal costs by road class over the eleven year cycle

	Length, km	Cost, (2020\$m)
Regional Road	385.05	\$26.75
Local Road	81.37	\$5.59
Total	466.42	\$32.34

Figure 4: Cash flow for the resale program

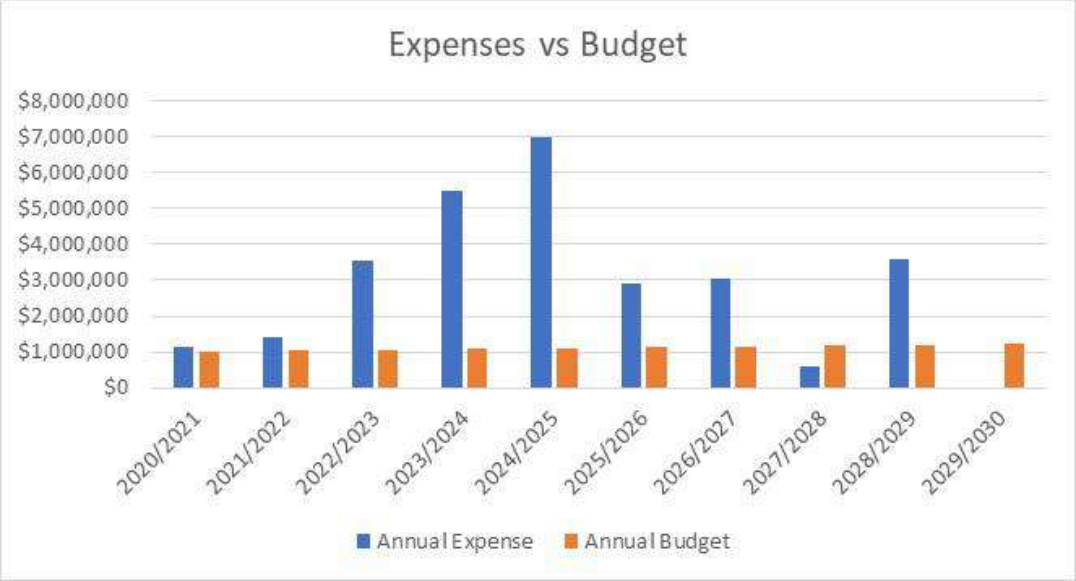


Figure 5: Cash flow for reseal program

Road Link	Zone-Road name	Last seal year	Seal length, m	Seal width, m	Contract No - 1, 2 or 3	Adjust asset life	Seal Life	Remaining Life	Base Yr 2019	Yr 0 2019	Out-turn Dollars									
											2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030
											1	2	3	4	5	6	7	8	9	10
31A	Carinda_Gungahman Road	2010	58	7.0	1	0	11	2	\$3,654	\$3,654		\$3,802								
33A	Carinda_Teranyan Road	2013	36	7.0	1	0	11	5	\$2,268	\$2,268					\$2,504					
34A	Carinda_Bowra Lane	2013	5	7.0	1	0	11	5	\$315	\$315					\$348					
40A	Carinda_Ginghet Road	2013	67	7.0	1	0	11	5	\$4,221	\$4,221					\$4,660					
58A	Carinda_Regans Road	2013	125	7.0	1	0	11	5	\$7,875	\$7,875					\$8,695					
81A	Carinda_Mac Masman Road	2013	15	7.0	1	0	11	5	\$945	\$945					\$1,043					
112A	Carinda_Brewon Road	2019	2,114	8.0	1	0	11	11	\$152,208	\$152,208										
114A	Carinda_Bogewong Road	2016	130	7.0	1	0	11	8	\$8,190	\$8,190								\$9,596		
333A	Carinda_Cumberdoon Way	2010	22,100	7.0	2	1	12	3	\$1,392,300	\$1,392,300			\$738,760	\$753,535						
333B	Carinda_Cumberdoon Way	2010	12,700	7.0	2	2	13	4	\$800,100	\$800,100				\$433,027	\$441,688					
333C	Carinda_Cumberdoon Way	2010	11,000	7.0	1	3	14	5	\$693,000	\$693,000					\$765,128					
333D	Carinda_Cumberdoon Way	2013	14,300	7.0	1	4	15	9	\$900,900	\$900,900								\$1,076,659		
333E	Carinda_Cumberdoon Way	2010	3,900	7.0	1	5	16	7	\$245,700	\$245,700							\$282,232			
333F	Carinda_Carinda Road	2010	16,000	7.0	1	2	13	4	\$1,008,000	\$1,008,000				\$1,091,092						
17A	ComeByChance_Tareela Lane	2013	285	7.0	1	0	11	5	\$17,955	\$17,955					\$19,824					
21A	ComeByChance_Meadow Plains Road	2010	505	7.0	1	1	12	3	\$31,815	\$31,815										
25A	ComeByChance_Wombo Lane	2010	70	7.0	1	1	12	3	\$4,410	\$4,410				\$33,762						
26A	ComeByChance_Hardys Lease Road	2010	750	7.0	1	1	12	3	\$47,250	\$47,250				\$50,142						
103A	ComeByChance_Bugilbone Road	2019	28,700	8.0	1	0	11	11	\$2,066,400	\$2,066,400										
116A	ComeByChance_Goangra Road	2010	965	7.0	1	1	12	3	\$60,795	\$60,795					\$64,516					
118A	ComeByChance_Yarraldool Road	2010	45	7.0	1	1	12	3	\$2,835	\$2,835				\$3,009						
383A	ComeByChance_Pilliga Road	2010	21,480	7.0	3	2	13	4	\$1,353,240	\$1,353,240				\$488,263	\$498,029	\$507,989				
7716A	ComeByChance_Come by Chance Roa	2015	30,000	8.0	1	0	11	7	\$2,160,000	\$2,160,000							\$2,481,161			
7716B	ComeByChance_Come by Chance Roa	2019	13,822	8.0	1	0	11	11	\$995,184	\$995,184										
7716C	ComeByChance_Come by Chance Roa	2007	4,000	8.0	1	0	11	1	\$288,000	\$288,000	\$293,760									
48A	Cumborah_Boorooma Creek Road	2010	55	7.0	1	0	11	2	\$3,465	\$3,465		\$3,605								
101A	Cumborah_Wilby Wilby Road	2010	12,980	7.0	2	1	12	3	\$817,740	\$817,740			\$433,896	\$442,574						
111A	Cumborah_Narran Lake Road	2010	25	7.0	1	2	13	4	\$1,575	\$1,575				\$1,705						
402A	Cumborah_Gingie Road	2013	20,000	8.0	2	0	11	5	\$1,440,000	\$1,440,000					\$794,938	\$810,837				
402B	Cumborah_Gingie Road	2013	20,643	8.0	2	0	11	5	\$1,486,296	\$1,486,296					\$820,495	\$836,905				
402C	Cumborah_Llanillo Road	2013	18,000	8.0	2	0	11	5	\$1,296,000	\$1,296,000					\$715,444	\$729,753				
402D	Cumborah_Llanillo Road	2013	18,225	8.0	1	0	11	5	\$1,312,200	\$1,312,200					\$1,448,775					
437A	Cumborah_Bangate Road	2010	5,200	7.0	1	0	11	2	\$327,600	\$327,600			\$340,835							
98A	LightningRidge_Lorne Road	2017	1,160	7.0	1	0	11	9	\$73,080	\$73,080									\$87,337	
426A	LightningRidge_Bill O'Brien Way	2019	5,096	9.0	1	0	11	11	\$412,776	\$412,776										
426B	LightningRidge_Shermans Way	2016	6,684	8.0	1	0	11	8	\$481,248	\$481,248								\$563,859		
426E	LightningRidge_Ridge Road	2017	6,200	7.0	1	0	11	9	\$390,600	\$390,600									\$466,803	
457A	LightningRidge_Gundabloui Road	2017	22,860	8.0	1	0	11	9	\$1,645,920	\$1,645,920									\$1,967,027	
457B	LightningRidge_Gundabloui Road	2019	9,935	8.0	1	0	11	11	\$715,320	\$715,320										
457C	LightningRidge_Gundabloui Road	2019	25,500	8.0	1	0	11	11	\$1,836,000	\$1,836,000										
69A	LightningRidgeTown_Woolooroo Road	2013	1,518	7.0	1	0	11	5	\$95,634	\$95,634					\$105,588					
84A	LightningRidgeTown_Fred Reece Way	2013	1,808	7.0	1	0	11	5	\$113,904	\$113,904					\$125,759					
91A	LightningRidgeTown_Three Mile Road	2013	2,604	7.0	1	0	11	5	\$164,052	\$164,052					\$181,127					
2A	Rowena_Belarra Road	2013	1,450	7.0	1	0	11	5	\$91,350	\$91,350					\$100,858					
5A	Rowena_Cryon Road	2015	3,615	8.0	1	0	11	7	\$260,280	\$260,280							\$298,980			
12A	Rowena_Millie Road	2010	1,325	8.0	1	1	12	3	\$95,400	\$95,400			\$101,239							
16A	Rowena_Mercadool Road	2019	3,134	8.0	1	0	11	11	\$225,648	\$225,648										
59A	Rowena_Moomin Road	2010	345	8.0	1	1	12	3	\$24,840	\$24,840					\$26,360					
67A	Rowena_Collarenebri Mission Road	2010	1,110	8.0	1	1	12	3	\$79,920	\$79,920					\$84,812					
71A	Rowena_Rossmore Road	2010	20	8.0	1	1	12	3	\$1,440	\$1,440					\$1,528					
87A	Rowena_Burren Bore Road	2010	183	8.0	1	1	12	3	\$13,176	\$13,176					\$13,982					
117A	Rowena_Beanbri Road	2010	5,700	7.0	1	1	12	3	\$359,100	\$359,100					\$381,080					
123A	Rowena_Rowena Road	2010	7,775	8.0	1	2	13	4	\$559,800	\$559,800				\$605,946						
329A	Rowena_Merrywinebone Road	2010	11,700	8.0	1	-1	10	1	\$842,400	\$842,400	\$859,248									
329B	Rowena_Merrywinebone Road	2010	22,700	8.0	2	0	11	2	\$1,634,400	\$1,634,400		\$850,215	\$867,219							
329C	Rowena_Merrywinebone Road	2010	19,000	8.0	2	1	12	3	\$1,368,000	\$1,368,000			\$725,866	\$740,384						
329D	Rowena_Merrywinebone Road	2010	24,000	8.0	2	2	13	4	\$1,728,000	\$1,728,000				\$935,221	\$953,926					
96A	WalgettTown_Saleyards Road	2010	1,600	8.0	1	0	11	2	\$115,200	\$115,200		\$119,854								
129A	WalgettTown_George Sands Way	2010	1,095	8.0	1	0	11	2	\$78,840	\$78,840		\$82,025								
Annual expend											\$1,153,008	\$1,400,336	\$3,530,852	\$5,491,747	\$6,988,828	\$2,885,485	\$3,062,373	\$573,455	\$3,597,826	\$0
Annual budget											\$1,020,000	\$1,040,400	\$1,061,208	\$1,082,432	\$1,104,081	\$1,126,162	\$1,148,686	\$1,171,659	\$1,195,093	\$1,218,994
Balance at yr											-\$133,008	-\$492,944	-\$2,962,588	-\$7,371,903	-\$13,256,650	-\$15,015,972	-\$16,929,660	-\$16,331,455	-\$18,734,189	-\$17,515,194

5.2 REGRAVELLING ACTIVITIES

There are only a small number of gravelled sections in the shire, with the total length totalling only 15.2km. They are listed in Appendix C.

A regravelling plan was developed based on the funding required to regravel every six years with a 150mm gravel layer⁴. The total cost to regravel the existing sections was estimated at \$410,000 in present value dollars based on a unit rate of \$3 per square metre or \$20 per cubic metre⁵.

The cash flow shown in Figures 6 and 7 are based on a budget of \$30,000 per annum and a growth of 2% per annum for both the regravelling activity and the budget. Council's budget is \$200,000 per annum, which allows for the progressive extension of the gravel network each year.

A summary of the regravel costs for the existing gravelled sections by road class is shown in Table 5.3 in both current value (2019) dollars and in out-turn dollars. As more sections are gravelled, they will need to be added to the future cash flow.

Figure 6: Cash flow for the regravel program

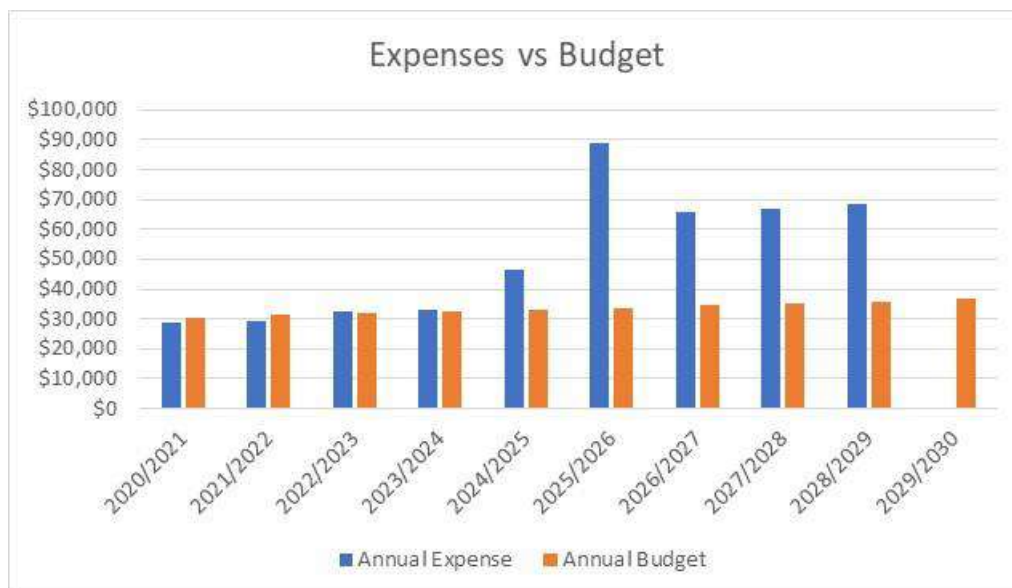


Table 5.3: Summary of regravelling costs by road class for existing gravelled sections

	Length, km	PV \$m Year 0	Out-turn \$m over 10 years
Regional Road	0.00	\$0.00	\$0.00
Local Road	15.19	\$0.41	\$0.46
Total	15.19	\$0.41	\$0.46

⁴ This equates to the loss of gravel of 25mm per year due to traffic and weather factors

⁵ Based on a 150mm gravel layer

Figure 7: Cash flow for regravel program

										Activity Cost, \$		Out-turn Dollars								
										Base Yr	Yr 0	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
			Gravel length,	Gravel width,	Contract No - Adjust asset			Remaining												
Road Link	Zone-Road name	Last gravel	m	m	1 or 2	life	Asset Life	Life	2019	2019	1	2	3	4	5	6	7	8	9	
112A	Carinda_Brewon Road	2019	1,380	9.0	1	0	6	6	\$37,260	\$37,260						\$41,961				
116A	ComeByChance_Goangra Roa	2012	2,100	9.0	2	0	6	1	\$56,700	\$56,700	\$28,917	\$29,495								
98A	LightningRidge_Lorne Road	2019	2,260	9.0	2	-3	3	3	\$61,020	\$61,020			\$32,377	\$33,025						
102B	LightningRidge_Angledool Roa	2017	3,100	9.0	2	1	7	5	\$83,700	\$83,700					\$46,206	\$47,130				
16A	Rowena_Mercadool Road	2019	6,346	9.0	3	1	7	7	\$171,342	\$171,342							\$65,606	\$66,918	\$68,257	
											Annual expenditure	\$28,917	\$29,495	\$32,377	\$33,025	\$46,206	\$89,091	\$65,606	\$66,918	\$68,257
											Annual budget	\$30,600	\$31,212	\$31,836	\$32,473	\$33,122	\$33,785	\$34,461	\$35,150	\$35,853
											Balance at year end	\$1,683	\$3,400	\$2,858	\$2,306	-\$10,777	-\$66,083	-\$97,228	-\$128,997	-\$161,400

6. PART 3 – ROUTE DEVELOPMENT PRIORITIES

6.1 SIXMAPS ANALYSIS

In addition to the roads in these five zones, there are non-urban local roads servicing properties within the townships of Walgett and Lightning Ridge.

The five zones have been subdivided into smaller areas to enable more precise measurement of agricultural production and to estimate impacts on bordering roads and internal service roads. In total, 48 smaller areas (areas) were examined to identify and measure farming activity. The number of areas in each zone is shown in Table 6.1.

Table 6.1: No of sectors in each zone

Zone	No of Areas
Carinda	8
Come By Chance	10
Cumborah	7
LightningRidge	11
Rowena	12
Total	48

The annual agricultural production tonnages entering the Walgett shire road network were estimated by a visual assessment of the land characteristics from the NSW Government's SixMaps⁶.

The estimates allow for trucks entering the network at point of production and travelling out through the local road network to major highways or key destinations. Global parameter values were adopted for crop yields, DSEs and other parameter values, but the model allows for specific input where productivity varies across the shire. Estimates of land areas, cultivation (dryland and irrigation) were drawn from an analysis of SixMaps images. The five zones were broken down further into areas bounded by specific roads so localised production could be assigned to specific boundary roads or internal public service roads.

Cultivation areas can be readily identified in SixMaps, but the images have been prepared in different years. Nonetheless, most appear to have been prepared in 2018. Interestingly, the irrigation areas are clearly observable as shown by turkey nest dams and laser levelled paddocks. The areas identified were approximately double those reported in the Agricultural Censuses. However, respondents may have reported what was irrigable subject to water availability. It has been assumed that about 50% of the irrigation areas would be irrigated in normal years. Productive areas will vary, and it is possible to change production input by road and sub areas if reliable data are available.

6.2 ESTIMATED TONNAGES BY ROAD

The total tonnage transported on the road network of dryland and irrigation cultivation, and grazing output in an average year for each zone is shown in Table 6.2. Of course, there is no average year in this part of NSW, as the farming seasons tend to be one of either good or poor depending on annual rainfall and the distribution of rain during the year, among various seasonal factors.

⁶ SixMaps is topographic mapping maintained by Spatial Services, on behalf of the NSW Surveyor General. Spatial Services creates and maintains a spatial representation of the State and their maps can be found at <https://maps.six.nsw.gov.au/>

Table 6.2: Tonnage produced in each zone, in an average year

Zone	Cultivation	Grazing	Total Tonnage
Carinda	153,792	17,172	170,964
ComeByChance	276,107	10,574	286,681
Cumborah	20,584	26,537	47,121
LightningRidge	92,517	30,092	122,609
Rowena	302,270	12,082	314,352
Total	845,270	96,457	941,727

Estimates were prepared of direct production and transport of agricultural product through the local road network. The estimates in Table 6.3 allow for the transfer of production from private properties to adjacent public roads and then through the local road network to a major regional or state road or to a primary destination such as a receival depot or cotton gin.

Table 6.3: Tonnage by road, in an average year: direct plus distributed tonnage

Zone	Road Number	Road Name	Cultivation	Grazing	Total Tonnage
Carinda	31	Gungalman Road	15,758	1,687	17,445
Carinda	32	Gilwarny Road	159	234	394
Carinda	33	Teranyan Road	463	97	560
Carinda	34	Bowra Lane	117	143	260
Carinda	38	Wanourie Creek Road	2,718	224	2,942
Carinda	40	Ginget Road	66,971	5,583	72,554
Carinda	41	Green & Branders Road	0	1,333	1,333
Carinda	58	Regans Road	0	161	161
Carinda	60	Marra Creek Road	0	877	877
Carinda	73	Miralwyn Road	22,179	891	23,070
Carinda	74	Loch-lomond Road	0	87	87
Carinda	76	Maroubra Road	159	66	225
Carinda	77	Nedgera Road	4,859	309	5,168
Carinda	81	Mac Masman Road	272	121	393
Carinda	112	Brewon Road	25,533	2,212	27,745
Carinda	113	Binghi Road	18,198	1,495	19,694
Carinda	114	Bogewong Road	29,943	1,469	31,411
Carinda	115	Aberfoyle Road	1,120	784	1,904
Carinda	202	Merri Merri Road	252	112	363
Carinda	333	Cumberdoon Way	42,492	5,903	48,395
Carinda	333	Carinda Road	10,659	459	11,118
Carinda	7516	Billibingbone Road	0	1,208	1,208
ComeByChance	7	Pampas Road	7,434	222	7,655
ComeByChance	17	Tareela Lane	4,801	308	5,109
ComeByChance	21	Meadow Plains Road	15,565	480	16,045
ComeByChance	24	Marlbone Road	32,880	658	33,538
ComeByChance	25	Wombo Lane	445	234	679
ComeByChance	26	Hardys Lease Road	2,981	106	3,087
ComeByChance	27	Colrose Road	1,250	134	1,383
ComeByChance	28	Wingadee Road	436	158	594

Zone	Road Number	Road Name	Cultivation	Grazing	Total Tonnage
ComeByChance	30	Nilma Road	7,664	881	8,545
ComeByChance	57	Epping Road	4,121	1,003	5,124
ComeByChance	68	Haines Hut Road	4,129	74	4,203
ComeByChance	72	Middle Route Road	4,691	224	4,915
ComeByChance	75	Gidginbilla Road	484	57	541
ComeByChance	82	Proctors Road	372	56	428
ComeByChance	89	Belaba Road	10,436	290	10,726
ComeByChance	103	Bugilbone Road	31,206	1,480	32,686
ComeByChance	116	Goangra Road	12,095	702	12,797
ComeByChance	118	Yarraldool Road	50,489	998	51,487
ComeByChance	119	Hollywood Lane	2,002	252	2,254
ComeByChance	131	O'Neils Road	10,150	617	10,768
ComeByChance	383	Pilliga Road	12,551	741	13,291
ComeByChance	7716	Come by Chance Road	105,175	5,228	110,403
Cumborah	48	Boorooma Creek Road	0	781	781
Cumborah	70	Lone Pine Road	0	1,371	1,371
Cumborah	85	Tungra Road	0	1,957	1,957
Cumborah	86	Kia-ora Road	0	985	985
Cumborah	92	Stathmore Road	850	923	1,773
Cumborah	101	Wilby Wilby Road	0	3,834	3,834
Cumborah	110	Kurrajong Road	0	2,114	2,114
Cumborah	111	Narran Lake Road	0	4,630	4,630
Cumborah	402	Gingie Road	7,814	6,168	13,983
Cumborah	402	Llanillo Road	0	4,602	4,602
Cumborah	437	Bangate Road	0	392	392
LightningRidge	19	Springs Road	0	579	579
LightningRidge	46	Bonanza Road	3,241	1,558	4,799
LightningRidge	47	Schmalkuche Road	1,280	1,393	2,673
LightningRidge	51	Millencowbah Road	4,016	1,251	5,266
LightningRidge	52	Willis Road	3,530	950	4,481
LightningRidge	53	Koomalah Road	3,595	1,522	5,117
LightningRidge	55	Burrnbaa Road	11,770	3,900	15,670
LightningRidge	61	Cambo Road	2,261	1,167	3,428
LightningRidge	88	Fabians Road	614	1,349	1,963
LightningRidge	102	Angledool Road	17,792	5,068	22,860
LightningRidge	126	Purtles Road	3,500	1,413	4,913
LightningRidge	127	Boora Road	9,018	6,231	15,249
LightningRidge	426	Bill O'Brien Way	21,394	5,420	26,814
LightningRidge	426	Shermans Way	18,592	4,158	22,750
LightningRidge	426	Ridge Road (upper)	3,685	444	4,129
LightningRidge	426	Ridge Road (middle)	41	1,086	1,127
LightningRidge	426	Ridge Road (lower)	25,508	11,010	36,518
LightningRidge	457	Gundabloui Road	25,230	6,973	32,203
LightningRidgeTown	45	Borehead Road	2,378	457	2,834

Zone	Road Number	Road Name	Cultivation	Grazing	Total Tonnage
Rowena	1	Franxton Road	25,426	919	26,345
Rowena	2	Belarra Road	40,185	388	40,573
Rowena	3	Clarkes Lane	11,580	1,010	12,589
Rowena	5	Cryon Road	39,749	2,378	42,127
Rowena	12	Millie Road	3,009	343	3,352
Rowena	13	Woodvale Road	2,418	115	2,533
Rowena	14	Baroona Road	20,775	116	20,891
Rowena	15	Pokatattoo Road	1,282	107	1,389
Rowena	16	Mercadool Road	23,025	1,634	24,660
Rowena	59	Moomin Road	49,831	293	50,124
Rowena	66	Perrottets Road	3,449	113	3,562
Rowena	67	Collarenebri Mission Road	0	99	99
Rowena	71	Rossmore Road	7,564	196	7,760
Rowena	79	Pagan Creek Road	938	47	985
Rowena	83	Drilldool Road	218	77	294
Rowena	87	Burren Bore Road	0	0	0
Rowena	94	Ivanhoe Crossing Road	0	0	0
Rowena	121	Pian Creek Road	20,006	917	20,923
Rowena	122	Old Burren Road	19,542	717	20,259
Rowena	123	Rowena Road	33,343	1,106	34,449
Rowena	124	Dundee Road	11,172	411	11,583
Rowena	125	Glen Eden Road	13,639	591	14,229
Rowena	128	Camerons Lane	2,194	315	2,509
Rowena	329	Merrywinebone Road	165,569	5,812	171,381
WalgettTown	64	Wimbledon Road	187	615	803

Note: Those roads without any production have been excluded

6.3 ESTIMATE OF TOTAL TRAFFIC

The agricultural activity is not the only traffic that needs to be considered when determining the priority for road upgrading. Traffic arising from inter-town private, business and tourist activity as well as local rural property occupant trips need to be added to the traffic generated by agricultural activity.

Inter-town traffic movements adopted for the analysis are summarised in Table 6.4.

Table 6.4: Inter-town traffic, vehicles per day

Road No	Road Name	Inter-town Traffic
426	Bill O'Brien Way	80
329	Merrywinebone Road	20
426	Shermans Way	20
426	Ridge Road (lower)	20
55	Burranbaa Road	15
102	Angledool Road (lower)	15
333	Cumberdoon Way	5
402	Gingie Road	5

Road No	Road Name	Inter-town Traffic
402	Llanillo Road	5
426	Ridge Road (middle and upper)	5
437	Bangate Road	5
457	Gundabloui Road	5
7516	Billibingbone Road	5
7716	Come by Chance Road	5

The number of properties accessed directly from each road and the cumulative number of properties served by each road are summarised in Table 6.5.

Table 6.5: Properties served by each road

Zone	Road No	Section No	Road Name	No of Properties	
				On Road	Served
Carinda	31	A	Gungalman Road	8	10
	32	A	Gilwarny Road	0	0
	33	A	Teranyan Road	3	6
	34	A	Bowra Lane	2	2
	38	A	Wanourie Creek Road	1	4
	40	A	Ginghet Road	7	14
	41	A	Green & Branders Road	5	5
	43	A	Bushs Road	1	1
	58	A	Regans Road	1	1
	60	A	Marra Creek Road	3	3
	73	A	Miralwyn Road	2	2
	74	A	Loch-lomond Road	1	1
	76	A	Maroubra Road	2	2
	77	A	Nedgera Road	2	2
	81	A	Mac Masman Road	2	2
	112	A	Brewon Road	12	12
	113	A	Binghi Road	1	1
	114	A	Bogewong Road	4	4
	115	A	Aberfoyle Road	3	3
	333	A	Cumberdoon Way	4	32
	333	B	Cumberdoon Way	2	24
	333	C	Cumberdoon Way	2	18
	333	D	Cumberdoon Way	2	16
	333	E	Cumberdoon Way	2	12
	333	F	Carinda Road	4	7
	7516	A	Billibingbone Road	1	1
ComeByChance	7	A	Pampas Road	1	1
	17	A	Tareela Lane	5	5
	21	A	Meadow Plains Road	7	7
	24	A	Marlbone Road	5	6
	25	A	Wombo Lane	2	2
	26	A	Hardys Lease Road	4	4
	27	A	Colrose Road	5	5

Zone	Road No	Section No	Road Name	No of Properties	
				On Road	Served
	28	A	Wingadee Road	3	6
	30	A	Nilma Road	4	4
	57	A	Epping Road	6	6
	68	A	Haines Hut Road	1	1
	75	A	Gidginbilla Road	1	1
	82	A	Proctors Road	1	1
	89	A	Belaba Road	2	2
	103	A	Bugilbone Road	9	14
	116	A	Goangra Road	5	5
	117	A	Beanbri Road	2	6
	118	A	Yarraldool Road	5	11
	119	A	Hollywood Lane	5	5
	131	A	O'Neils Road	1	1
	383	A	Pilliga Road	7	7
	7716	A	Come by Chance Road	9	56
	7716	B	Come by Chance Road	10	28
	7716	C	Come by Chance Road	7	8
Cumborah	48	A	Boorooma Creek Road	1	1
	70	A	Lone Pine Road	4	4
	85	A	Tungra Road	1	1
	92	A	Stathmore Road	1	1
	101	A	Wilby Wilby Road	10	10
	110	A	Kurrajong Road	5	5
	111	A	Narran Lake Road	5	5
	402	A	Gingie Road	4	9
	402	B	Gingie Road	8	13
	402	C	Llanillo Road	2	7
	402	D	Llanillo Road	2	7
LightningRidge	19	A	Springs Road	3	3
	46	A	Bonanza Road	4	4
	47	A	Schmalkuche Road	3	3
	51	A	Millencowbah Road	5	5
	52	A	Willis Road	5	5
	53	A	Koomalah Road	6	6
	55	A	Burranbaa Road	4	11
	61	A	Cambo Road	3	3
	88	A	Fabians Road	1	1
	98	A	Lorne Road	2	2
	102	A	Angledool Road (upper)	4	7
	102	B	Angledool Road (lower)	3	3
	126	A	Purtles Road	2	2
	127	A	Boora Road	21	21
	426	B	Shermans Way	4	26
	426	C	Ridge Road (upper)	2	2

Zone	Road No	Section No	Road Name	No of Properties	
				On Road	Served
	426	D	Ridge Road (middle)	3	3
	426	E	Ridge Road (lower)	8	24
	457	A	Gundabloui Road	3	15
	457	B	Gundabloui Road	4	10
	457	C	Gundabloui Road	5	12
Rowena	2	A	Belarra Road	1	1
	3	A	Clarkes Lane	1	1
	5	A	Cryon Road	10	20
	12	A	Millie Road	4	4
	13	A	Woodvale Road	2	2
	14	A	Baroona Road	1	1
	15	A	Pokatattoo Road	0	0
	16	A	Mercadool Road	9	12
	59	A	Moomin Road	4	4
	66	A	Perrottets Road	2	2
	71	A	Rossmore Road	1	1
	72	A	Middle Route Road	3	3
	79	A	Pagan Creek Road	1	1
	83	A	Drilldool Road	1	1
	90	A	Fairview Road	1	1
	94	A	Ivanhoe Crossing Road	1	1
	121	A	Pian Creek Road	7	7
	122	A	Old Burren Road	8	10
	123	A	Rowena Road	9	12
	124	A	Dundee Road	3	3
	125	A	Glen Eden Road	6	6
	128	A	Camerons Lane	2	2
	329	A	Merrywinebone Road	1	8
	329	B	Merrywinebone Road	4	7
	329	C	Merrywinebone Road	5	9
	329	D	Merrywinebone Road	6	16
WalgettTown	64	A	Wimbledon Road	1	1

Note: Those roads without any properties have been excluded

6.5 DEVELOPMENT PRIORITY

The three sources of traffic, as outlined and quantified above, were combined to form a single index to underpin the assessment of development priorities. The first step is to convert the agricultural tonnages to an equivalent number of semi-trailers. A net payload of 24t was used and it is assumed that for every trip there will be an empty or unladen return trip. The next step was to convert the number of semi-trailer trips to an equivalent number of light vehicle trips (car trips). Our research indicates a conversion factor within the range of 3 and 10 car trips per semi-trailer movement⁷. An

⁷ This is based on the range in ratio of toll charges and the NSW registration charges for a semi-trailer compared to a car

average of 5 car trips was used for the plan. This can be varied to reflect higher priority to agricultural movements compared to inter-town and rural property traffic, if required.

The inter-town trips were expressed as the number of cars and therefore do not need to be converted. The final step was to estimate the number of local car trips based on the number of properties served by each route and an average number of trips per property per day. 1.5 trips per farming property per day was used for this analysis.

Property names are shown on a shire map, enabling the number of properties to be estimated for each road. Whilst many of the properties have been amalgamated into single farming units, a high proportion of the homesteads shown are occupied by family members, farm workers, contractors, or other persons.

The combined total number of equivalent number car trips provided an assessment of the benefits that will accrue by upgrading the road to a higher standard. The combined traffic for each road is shown in Table 6.6 and listed in order of priority.

Table 6.6: Total equivalent car traffic on each road, ranked in order of priority

Zone	Road No	Section No	Road Name	Semi Equivalent	Inter-town Vehicles	Property served Vehicles	Total Traffic
Rowena	329	D	Merrywinebone Road	196	20	24	240
Rowena	329	C	Merrywinebone Road	196	20	14	229
Rowena	329	A	Merrywinebone Road	196	20	12	228
Rowena	329	B	Merrywinebone Road	196	20	11	226
ComeByChance	7716	A	Come by Chance Road	126	5	84	215
ComeByChance	7716	B	Come by Chance Road	126	5	42	173
ComeByChance	7716	C	Come by Chance Road	126	5	12	143
LightningRidge	426	A	Bill O'Brien Way	31	80	0	111
Carinda	333	A	Cumberdoon Way	55	5	48	108
Carinda	40	A	Ginghet Road	83	0	21	104
LightningRidge	426	E	Ridge Road (lower)	42	20	36	98
Carinda	333	B	Cumberdoon Way	55	5	36	96
Carinda	333	C	Cumberdoon Way	55	5	27	87
LightningRidge	426	B	Shermans Way	26	20	39	85
Carinda	333	D	Cumberdoon Way	55	5	24	84
Carinda	333	E	Cumberdoon Way	55	5	18	78
Rowena	5	A	Cryon Road	48	0	30	78
ComeByChance	118	A	Yarraldool Road	59	0	17	75
LightningRidge	457	A	Gundabloui Road	37	5	23	64
Rowena	59	A	Moomin Road	57	0	6	63
LightningRidge	457	C	Gundabloui Road	37	5	18	60
ComeByChance	103	A	Bugilbone Road	37	0	21	58
Rowena	123	A	Rowena Road	39	0	18	57
LightningRidge	457	B	Gundabloui Road	37	5	15	57
Carinda	112	A	Brewon Road	32	0	18	50
LightningRidge	55	A	Burranbaa Road	18	15	17	49
LightningRidge	127	A	Boora Road	17	0	32	49
Rowena	2	A	Belarra Road	46	0	2	48
ComeByChance	24	A	Marlbone Road	38	0	9	47

Zone	Road No	Section No	Road Name	Semi Equivalent	Inter-town Vehicles	Property served Vehicles	Total Traffic
Rowena	16	A	Mercadool Road	28	0	18	46
LightningRidge	102	B	Angledool Road (lower)	26	15	5	46
Carinda	114	A	Bogewong Road	36	0	6	42
Cumborah	402	B	Gingie Road	16	5	20	40
Rowena	117	A	Beanbri Road	30	0	9	39
Rowena	122	A	Old Burren Road	23	0	15	38
LightningRidge	102	A	Angledool Road (upper)	26	0	11	37
Carinda	31	A	Gungahman Road	20	0	15	35
Cumborah	402	A	Gingie Road	16	5	14	34
Rowena	121	A	Pian Creek Road	24	0	11	34
Rowena	1	A	Franxton Road	30	0	0	30
Carinda	73	A	Miralwyn Road	26	0	3	29
ComeByChance	21	A	Meadow Plains Road	18	0	11	29
ComeByChance	383	A	Pilliga Road	15	0	11	26
Rowena	14	A	Baroona Road	24	0	2	25
Rowena	125	A	Glen Eden Road	16	0	9	25
Carinda	113	A	Binghi Road	22	0	2	24
Carinda	333	F	Carinda Road	13	0	11	23
ComeByChance	116	A	Goangra Road	15	0	8	22
Cumborah	402	C	Llanillo Road	5	5	11	21
Cumborah	402	D	Llanillo Road	5	5	11	21
Cumborah	101	A	Wilby Wilby Road	4	0	15	19
Rowena	124	A	Dundee Road	13	0	5	18
Rowena	3	A	Clarkes Lane	14	0	2	16
ComeByChance	30	A	Nilma Road	10	0	6	16
ComeByChance	89	A	Belaba Road	12	0	3	15
ComeByChance	57	A	Epping Road	6	0	9	15
LightningRidge	53	A	Koomalah Road	6	0	9	15
ComeByChance	131	A	O'Neils Road	12	0	2	14
LightningRidge	51	A	Millencowbah Road	6	0	8	14
ComeByChance	17	A	Tareela Lane	6	0	8	13
Cumborah	111	A	Narran Lake Road	5	0	8	13
LightningRidge	426	C	Ridge Road	5	5	3	13
LightningRidge	52	A	Willis Road	5	0	8	13
LightningRidge	46	A	Bonanza Road	5	0	6	11
LightningRidge	426	D	Ridge Road	1	5	5	11
Rowena	71	A	Rossmore Road	9	0	2	10
ComeByChance	7	A	Pampas Road	9	0	2	10
ComeByChance	72	A	Middle Route Road	6	0	5	10
ComeByChance	119	A	Hollywood Lane	3	0	8	10
Cumborah	110	A	Kurrajong Road	2	0	8	10
Rowena	12	A	Millie Road	4	0	6	10
ComeByChance	28	A	Wingadee Road	1	0	9	10
Carinda	33	A	Teranyan Road	1	0	9	10

Zone	Road No	Section No	Road Name	Semi Equivalent	Inter-town Vehicles	Property served Vehicles	Total Traffic
ComeByChance	26	A	Hardys Lease Road	4	0	6	10
Carinda	38	A	Wanourie Creek Road	3	0	6	9
ComeByChance	27	A	Colrose Road	2	0	8	9
Carinda	41	A	Green & Branders Road	2	0	8	9
Carinda	77	A	Nedgera Road	6	0	3	9
LightningRidge	126	A	Purtles Road	6	0	3	9
LightningRidge	61	A	Cambo Road	4	0	5	8
Carinda	7516	A	Billibingbone Road	1	5	2	8
Cumborah	70	A	Lone Pine Road	2	0	6	8
LightningRidge	47	A	Schmalkuche Road	3	0	5	8
Rowena	66	A	Perrottets Road	4	0	3	7
Rowena	90	A	Fairview Road	5	0	2	7
Carinda	115	A	Aberfoyle Road	2	0	5	7
ComeByChance	68	A	Haines Hut Road	5	0	2	6
Rowena	13	A	Woodvale Road	3	0	3	6
Rowena	128	A	Camerons Lane	3	0	3	6
Carinda	60	A	Marra Creek Road	1	0	5	6
Cumborah	437	A	Bangate Road	0	5	0	5
LightningRidge	19	A	Springs Road	1	0	5	5

Note: Those roads with less than 5 vehicles have been excluded

7. IMPLEMENTATION

7.1 THE WAY FORWARD

Three important themes emerge from the planning process.

1. Council needs to put in place a number of systems to monitor the plan so that it can be updated to reflect additional data collected on the road network and to meet future changing needs. These systems preserve corporate memory which can be easily lost over time.

These systems include:

- Measuring the amount of work undertaken on each road during the year
 - The physical resources that were actually used on the road and the cost as reflected in Council's financial ledgers
 - Measuring the road pavement condition across the network
 - Measuring the road surface condition across the network, particularly those roads scheduled for resealing over the next five years
 - Assessing the effectiveness of maintenance activities undertaken in the previous year
2. Consideration needs to be given to the resealing budget. The current \$500,000 budget per annum is clearly inadequate for the current age of the seals across the network. The average life of the seal has been taken as 11 years, which means that the entire network needs to be sealed in a 11-year planning cycle. At \$9 per square metre, this amounts to \$32 million in present value dollars or \$2.9 million per year on average. If the seals are not maintained to a standard that will protect the pavement from moisture ingress, the network will quickly deteriorate to a point where the increase in the budget for heavy patching will exceed the shortfall in the resealing budget.
 3. Equally important is the need to ensure that every maintenance activity effectively deals with a pavement weakness. Road maintenance can become increasingly expensive if maintenance patches have to be redone when the original treatment has not been effective.

7.2 SUSTAINABILITY

The plan would not be complete without a discussion of the need for sustainability in managing the road network. The focus in recent years has been on securing funding to extend the sealed network. Over the last ten years, funding has been secured to seal the Bugilbone Road and make significant progress on the Gundabloui Road. More recently, the priority has moved to the Come By Chance Road, where the sealing program has commenced. Priority will then move to the back road between Collarenebri and Lightning Ridge, where a recent feasibility study provided the case for upgrading the road to a sealed standard.

Based on the analysis undertaken as part of the plan, the priority needs to then move to Cryon Road, Ginghet Road and Boora Road. But what standard should these roads be upgraded to; should it be to a sealed standard? That the cost of maintenance of a road pavement over its life cycle increases with standard of the road cannot be disputed. As an example, the cost to reseal a road is \$9 per square metre every 11 years plus the cost of preparing the pavement which could be as much as \$3 per square metre depending on the condition of the pavement and its seal edges, is twice the annual cost of \$3 per square metre for a gravel resheet every 6 years.

This raises the question as to the sustainable length of sealed road in the shire. Should these three roads be upgraded to a gravelled standard rather than a sealed road as the ongoing maintenance cost will be significantly lower? What is the sustainable road standard across the network that Council can afford to maintain from its own revenue base? It needs to be kept in mind that whilst

grant funding for road upgrading can be obtained from State and Commonwealth sources, the cost of recurrent maintenance is sourced from Council's rate base?

7.3 FINAL OBSERVATION

There is much to be learned from a planning process and this network development plan is no exception. It is clear that whilst the routine maintenance activities can be modelled and are consistent with existing budgets, it is not the same with the resealing activity. It is indisputable that Council will need to increase its road sealing program to match the aging of the existing sealed network. As roads in the shire are progressively upgraded to a sealed standard, this provision will need to be increased. The risk of a deteriorating seal is a deteriorating road pavement and an escalating increase in routine maintenance in excess of the shortfall in a resealing budget. This raises the question as to the appropriate mix of sealed, gravelled and formed roads in the shire's road network and whether the community's aspirations for a sealed Cryon Road, Ginghet Road or Boora Road are sustainable.

8. APPENDIX A – LIST OF ROADS BY HIERARCHY

A.1 PRIMARY COLLECTOR ROADS

The list of primary collector roads is shown in Table A.1. These roads are a mixture of sealed and unsealed roads and include all the regional roads and the more heavily trafficked local roads.

Table A.1: List of primary collector roads

Zone	Road Hierarchy	Road Class	Road No	Section No	Road Name	Total Length	Sealed Length	Unsealed Length
Carinda	40A	A	3	LR	Ginghet Road	48.05	0.07	47.98
Carinda	202A	A	3	RR	Merri Merri Road	6.50	0.00	6.50
Carinda	333A	A	3	RR	Cumberdoon Way	22.10	22.10	0.00
Carinda	333B	B	3	RR	Cumberdoon Way	12.70	12.70	0.00
Carinda	333C	C	3	RR	Cumberdoon Way	11.00	11.00	0.00
Carinda	333D	D	3	RR	Cumberdoon Way	14.30	14.30	0.00
Carinda	333E	E	3	RR	Cumberdoon Way	3.90	3.90	0.00
ComeByChance	103A	A	3	LR	Bugilbone Road	28.70	28.70	0.00
ComeByChance	383A	A	3	RR	Pilliga Road	21.48	21.48	0.00
ComeByChance	7716A	A	3	RR	Come by Chance Road	30.00	30.00	0.00
ComeByChance	7716B	B	3	RR	Come by Chance Road	31.80	13.82	17.98
ComeByChance	7716C	C	3	RR	Come by Chance Road	37.30	4.00	33.30
Cumborah	402A	A	3	RR	Gingie Road	20.00	20.00	0.00
Cumborah	402B	B	3	RR	Gingie Road	20.64	20.64	0.00
LightningRidge	55A	A	3	LR	Burranbaa Road	18.05	0.00	18.05
LightningRidge	102B	B	3	LR	Angledool Road	20.50	0.00	20.50
LightningRidge	426A	A	3	RR	Bill O'Brien Way	5.10	5.10	0.00
LightningRidge	426B	B	3	RR	Shermans Way	7.68	6.68	1.00
LightningRidge	426E	E	3	RR	Ridge Road	36.20	6.20	30.00
LightningRidge	457A	A	3	RR	Gundabloui Road	22.86	22.86	0.00
LightningRidge	457B	B	3	RR	Gundabloui Road	22.96	9.94	13.02
LightningRidge	457C	C	3	RR	Gundabloui Road	38.98	25.50	13.47
Rowena	5A	A	3	LR	Cryon Road	60.37	3.62	56.75
Rowena	329A	A	3	RR	Merrywinebone Road	11.70	11.70	0.00
Rowena	329B	B	3	RR	Merrywinebone Road	22.70	22.70	0.00
Rowena	329C	C	3	RR	Merrywinebone Road	19.00	19.00	0.00
Rowena	329D	D	3	RR	Merrywinebone Road	24.00	24.00	0.00
Total						618.57	360.01	258.55

A.2 LOCAL COLLECTOR ROADS

The list of local collector roads is shown in Table A.2. These roads are mostly unsealed.

Table A.2: List of local collector roads

Zone	Road Hierarchy	Road Class	Road No	Section No	Road Name	Total Length	Sealed Length	Unsealed Length
Carinda	31A	A	2	LR	Gungalman Road	43.71	0.06	43.66
Carinda	112A	A	2	LR	Brewon Road	54.70	2.11	52.59
Carinda	114A	A	2	LR	Bogewong Road	48.83	0.13	48.70
Carinda	333F	F	2	RR	Carinda Road	16.00	16.00	0.00
ComeByChance	21A	A	2	LR	Meadow Plains Road	24.49	0.51	23.99
ComeByChance	24A	A	2	LR	Marlbone Road	28.28	0.00	28.27
ComeByChance	116A	A	2	LR	Goangra Road	17.35	0.97	16.39
ComeByChance	118A	A	2	LR	Yarraldool Road	41.35	0.05	41.30
Cumborah	101A	A	2	LR	Wilby Wilby Road	41.55	12.98	28.56
Cumborah	110A	A	2	LR	Kurrajong Road	27.80	0.00	27.80
Cumborah	402C	C	2	RR	Llanillo Road	18.00	18.00	0.00
Cumborah	402D	D	2	RR	Llanillo Road	18.23	18.23	0.00
Cumborah	437A	A	2	RR	Bangate Road	5.20	5.20	0.00
LightningRidge	102A	A	2	LR	Angledool Road	29.12	0.00	29.12
LightningRidge	127A	A	2	LR	Boora Road	63.64	0.00	63.64
LightningRidge	426C	C	2	RR	Ridge Road	14.60	0.00	14.60
LightningRidge	426D	D	2	RR	Ridge Road	19.90	0.00	19.90
Rowena	1A	A	2	LR	Franxton Road	19.03	0.00	19.03
Rowena	2A	A	2	LR	Belarra Road	21.50	1.45	20.05
Rowena	16A	A	2	LR	Mercadool Road	57.76	3.13	54.62
Rowena	59A	A	2	LR	Moomin Road	31.35	0.35	31.00
Rowena	67A	A	2	LR	Collarenebri Mission Road	5.71	1.11	4.60
Rowena	117A	A	2	LR	Beanbri Road	10.29	5.70	4.59
Rowena	121A	A	2	LR	Pian Creek Road	41.78	0.00	41.78
Rowena	122A	A	2	LR	Old Burren Road	33.95	0.00	33.95
Rowena	123A	A	2	LR	Rowena Road	42.31	7.78	34.53
Total						776.43	93.76	682.67

A.3 LOCAL ACCESS ROADS

The list of local access roads is shown in Table A.3. As with the local collector roads, these roads are also essentially unsealed.

Table A.3: List of local access roads

Zone	Road Hierarchy	Road Class	Road No	Section No	Road Name	Total Length	Sealed Length	Unsealed Length
Carinda	32A	A	1	LR	Gilwarny Road	7.88	0.00	7.88
Carinda	33A	A	1	LR	Teranyan Road	13.71	0.04	13.67
Carinda	34A	A	1	LR	Bowra Lane	3.91	0.01	3.90
Carinda	38A	A	1	LR	Wanourie Creek Road	6.50	0.00	6.50
Carinda	41A	A	1	LR	Green & Branders Road	11.30	0.00	11.30
Carinda	43A	A	1	LR	Bushs Road	8.79	0.00	8.78
Carinda	58A	A	1	LR	Regans Road	3.35	0.13	3.22
Carinda	60A	A	1	LR	Marra Creek Road	17.78	0.00	17.78
Carinda	73A	A	1	LR	Miralwyn Road	17.90	0.00	17.90
Carinda	74A	A	1	LR	Loch-lomond Road	8.40	0.00	8.40
Carinda	76A	A	1	LR	Maroubra Road	8.28	0.00	8.28
Carinda	77A	A	1	LR	Nedgera Road	10.70	0.00	10.70
Carinda	81A	A	1	LR	Mac Masman Road	8.00	0.02	7.98
Carinda	113A	A	1	LR	Binghi Road	20.10	0.00	20.10
Carinda	115A	A	1	LR	Aberfoyle Road	26.20	0.00	26.20
Carinda	7516A	A	1	RR	Billibingbone Road	18.67	0.00	18.67
ComeByChance	7A	A	1	LR	Pampas Road	16.38	0.00	16.38
ComeByChance	17A	A	1	LR	Tareela Lane	19.79	0.29	19.50
ComeByChance	25A	A	1	LR	Wombo Lane	17.83	0.07	17.76
ComeByChance	26A	A	1	LR	Hardys Lease Road	17.26	0.75	16.50
ComeByChance	27A	A	1	LR	Colrose Road	20.55	0.00	20.55
ComeByChance	28A	A	1	LR	Wingadee Road	11.80	0.00	11.80
ComeByChance	30A	A	1	LR	Nilma Road	37.87	0.00	37.87
ComeByChance	57A	A	1	LR	Epping Road	15.39	0.00	15.39
ComeByChance	68A	A	1	LR	Haines Hut Road	4.50	0.00	4.50
ComeByChance	72A	A	1	LR	Middle Route Road	9.57	0.00	9.56
ComeByChance	75A	A	1	LR	Gidginbilla Road	7.40	0.00	7.40
ComeByChance	82A	A	1	LR	Proctors Road	4.42	0.00	4.42
ComeByChance	89A	A	1	LR	Belaba Road	11.20	0.00	11.20
ComeByChance	119A	A	1	LR	Hollywood Lane	29.87	0.00	29.87
ComeByChance	131A	A	1	LR	O'Neils Road	31.35	0.00	31.35
Cumborah	48A	A	1	LR	Boorooma Creek Road	19.16	0.06	19.10
Cumborah	70A	A	1	LR	Lone Pine Road	9.60	0.00	9.60

Zone	Road Hierarchy	Road Class	Road No	Section No	Road Name	Total Length	Sealed Length	Unsealed Length
Cumborah	85A	A	1	LR	Tungra Road	12.88	0.00	12.88
Cumborah	86A	A	1	LR	Kia-ora Road	6.80	0.00	6.80
Cumborah	92A	A	1	LR	Stathmore Road	16.42	0.00	16.42
Cumborah	111A	A	1	LR	Narran Lake Road	61.05	0.03	61.03
LightningRidge	19A	A	1	LR	Springs Road	2.70	0.00	2.70
LightningRidge	46A	A	1	LR	Bonanza Road	16.85	0.00	16.85
LightningRidge	47A	A	1	LR	Schmalkuche Road	14.36	0.00	14.36
LightningRidge	51A	A	1	LR	Millencowbah Road	27.65	0.00	27.65
LightningRidge	52A	A	1	LR	Willis Road	14.36	0.00	14.36
LightningRidge	53A	A	1	LR	Koomalah Road	28.28	0.00	28.28
LightningRidge	61A	A	1	LR	Cambo Road	21.09	0.00	21.09
LightningRidge	88A	A	1	LR	Fabians Road	24.63	0.00	24.63
LightningRidge	95A	A	1	LR	Banarway Crossing Road	1.18	0.00	1.18
LightningRidge	98A	A	1	LR	Lorne Road	6.92	1.16	5.76
LightningRidge	126A	A	1	LR	Purtles Road	26.80	0.00	26.80
LightningRidgeTown	45A	A	1	LR	Borehead Road	5.17	0.00	5.17
LightningRidgeTown	69A	A	1	LR	Woolaroo Road	2.52	1.52	1.00
LightningRidgeTown	84A	A	1	LR	Fred Reece Way	1.81	1.81	0.00
LightningRidgeTown	91A	A	1	LR	Three Mile Road	2.86	2.60	0.25
Rowena	3A	A	1	LR	Clarkes Lane	6.03	0.00	6.03
Rowena	12A	A	1	LR	Millie Road	10.43	1.33	9.10
Rowena	13A	A	1	LR	Woodvale Road	8.95	0.00	8.95
Rowena	14A	A	1	LR	Baroona Road	11.04	0.00	11.03
Rowena	15A	A	1	LR	Pokatattoo Road	8.13	0.00	8.13
Rowena	66A	A	1	LR	Perrottets Road	5.90	0.00	5.90
Rowena	71A	A	1	LR	Rossmore Road	10.67	0.02	10.65
Rowena	79A	A	1	LR	Pagan Creek Road	1.32	0.00	1.32
Rowena	83A	A	1	LR	Drilldool Road	5.08	0.00	5.08
Rowena	87A	A	1	LR	Burren Bore Road	0.18	0.18	0.00
Rowena	90A	A	1	LR	Fairview Road	12.59	0.00	12.59
Rowena	94A	A	1	LR	Ivanhoe Crossing Road	7.00	0.00	7.00
Rowena	124A	A	1	LR	Dundee Road	13.87	0.00	13.87
Rowena	125A	A	1	LR	Glen Eden Road	24.60	0.00	24.60
Rowena	128A	A	1	LR	Camerons Lane	15.15	0.00	15.15
WalgettTown	64A	A	1	LR	Wimbledon Road	3.43	0.00	3.43
WalgettTown	96A	A	1	LR	Saleyards Road	1.60	1.60	0.00
WalgettTown	129A	A	1	LR	George Sands Way	1.10	1.10	0.00

Zone	Road Hierarchy	Road Class	Road No	Section No	Road Name	Total Length	Sealed Length	Unsealed Length
Total						916.81	12.72	904.05

9. APPENDIX B – INVENTORY OF SEALED ROADS

The current sealed sections in the inventory are included as Table B.1 together with the actual or estimated year of the last seal and the width of the seal.

Table B.1: Current sealed sections in inventory

Zone	Road No	Section No	Road Class	Road Hierarchy	Road Name	Total Length, km	Sealed Length, km	US Length, km	Yr of Last Seal	Seal Width, m
Carinda	31	A	LR	2	Gungalman Road	43.71	0.06	43.66	2010	7
Carinda	33	A	LR	1	Teranyan Road	13.71	0.04	13.67	2013	7
Carinda	34	A	LR	1	Bowra Lane	3.91	0.01	3.91	2013	7
Carinda	40	A	LR	3	Ginghet Road	48.05	0.07	47.98	2013	7
Carinda	58	A	LR	1	Regans Road	3.35	0.13	3.23	2013	7
Carinda	81	A	LR	1	Mac Masman Road	8.00	0.02	7.98	2013	7
Carinda	112	A	LR	2	Brewon Road	54.70	2.11	52.59	2019	8
Carinda	114	A	LR	2	Bogewong Road	48.83	0.13	48.70	2016	7
Carinda	333	A	RR	3	Cumberdoon Way	22.10	22.10	0.00	2010	7
Carinda	333	B	RR	3	Cumberdoon Way	12.70	12.70	0.00	2010	7
Carinda	333	C	RR	3	Cumberdoon Way	11.00	11.00	0.00	2010	7
Carinda	333	D	RR	3	Cumberdoon Way	14.30	14.30	0.00	2013	7
Carinda	333	E	RR	3	Cumberdoon Way	3.90	3.90	0.00	2010	7
Carinda	333	F	RR	2	Carinda Road	16.00	16.00	0.00	2010	7
ComeByChance	17	A	LR	1	Tareela Lane	19.79	0.29	19.50	2013	7
ComeByChance	21	A	LR	2	Meadow Plains Road	24.49	0.51	23.99	2010	7
ComeByChance	25	A	LR	1	Wombo Lane	17.83	0.07	17.76	2010	7
ComeByChance	26	A	LR	1	Hardys Lease Road	17.26	0.75	16.51	2010	7
ComeByChance	103	A	LR	3	Bugilbone Road	28.70	28.70	0.00	2019	8
ComeByChance	116	A	LR	2	Goangra Road	17.35	0.97	16.39	2010	7
ComeByChance	118	A	LR	2	Yarraldool Road	41.35	0.05	41.30	2010	7
ComeByChance	383	A	RR	3	Pilliga Road	21.48	21.48	0.00	2010	7
ComeByChance	7716	A	RR	3	Come by Chance Road	30.00	30.00	0.00	2015	8
ComeByChance	7716	B	RR	3	Come by Chance Road	31.80	13.82	17.98	2019	8
ComeByChance	7716	C	RR	3	Come by Chance Road	37.30	4.00	33.30	2007	8
Cumborah	48	A	LR	1	Boorooma Creek Road	19.16	0.06	19.10	2010	7
Cumborah	101	A	LR	2	Wilby Wilby Road	41.55	12.98	28.57	2010	7
Cumborah	111	A	LR	1	Narran Lake Road	61.05	0.03	61.03	2010	7
Cumborah	402	A	RR	3	Gingie Road	20.00	20.00	0.00	2013	8
Cumborah	402	B	RR	3	Gingie Road	20.64	20.64	0.00	2013	8
Cumborah	402	C	RR	2	Llanillo Road	18.00	18.00	0.00	2013	8

Zone	Road No	Section No	Road Class	Road Hierarchy	Road Name	Total Length, km	Sealed Length, km	US Length, km	Yr of Last Seal	Seal Width, m
Cumborah	402	D	RR	2	Llanillo Road	18.23	18.23	0.00	2013	8
Cumborah	437	A	RR	2	Bangate Road	5.20	5.20	0.00	2010	7
LightningRidge	98	A	LR	1	Lorne Road	6.92	1.16	5.76	2017	7
LightningRidge	426	A	RR	3	Bill O'Brien Way	5.10	5.10	0.00	2019	9
LightningRidge	426	B	RR	3	Shermans Way	7.68	6.68	1.00	2016	8
LightningRidge	426	E	RR	3	Ridge Road	36.20	6.20	30.00	2017	7
LightningRidge	457	A	RR	3	Gundabloui Road (lower)	22.86	22.86	0.00	2017	8
LightningRidge	457	B	RR	3	Gundabloui Road	22.96	9.94	13.03	2019	8
LightningRidge	457	C	RR	3	Gundabloui Road	38.98	25.50	13.48	2019	8
LightningRidgeTown	69	A	LR	1	Woolaroo Road	2.52	1.52	1.00	2013	7
LightningRidgeTown	84	A	LR	1	Fred Reece Way	1.81	1.81	0.00	2013	7
LightningRidgeTown	91	A	LR	1	Three Mile Road	2.86	2.60	0.25	2013	7
Rowena	2	A	LR	2	Belarra Road	21.50	1.45	20.05	2013	7
Rowena	5	A	LR	3	Cryon Road	60.37	3.62	56.75	2015	8
Rowena	12	A	LR	1	Millie Road	10.43	1.33	9.10	2010	8
Rowena	16	A	LR	2	Mercadool Road	57.76	3.13	54.62	2019	8
Rowena	59	A	LR	2	Moomin Road	31.35	0.35	31.00	2010	8
Rowena	67	A	LR	2	Collarenebri Mission Road	5.71	1.11	4.60	2010	8
Rowena	71	A	LR	1	Rossmore Road	10.67	0.02	10.65	2010	8
Rowena	87	A	LR	1	Burren Bore Road	0.18	0.18	0.00	2010	8
Rowena	117	A	LR	2	Beanbri Road	10.29	5.70	4.59	2010	7
Rowena	123	A	LR	2	Rowena Road	42.31	7.78	34.53	2010	8
Rowena	329	A	RR	3	Merrywinebone Road	11.70	11.70	0.00	2010	8
Rowena	329	B	RR	3	Merrywinebone Road	22.70	22.70	0.00	2010	8
Rowena	329	C	RR	3	Merrywinebone Road	19.00	19.00	0.00	2010	8
Rowena	329	D	RR	3	Merrywinebone Road	24.00	24.00	0.00	2010	8
WalgettTown	96	A	LR	1	Saleyards Road	1.60	1.60	0.00	2010	8
WalgettTown	129	A	LR	1	George Sands Way	1.10	1.10	0.00	2010	8
Total							466.49			

10. APPENDIX C – INVENTORY OF GRAVELLED ROADS

The current gravelled sections in the inventory are included as Table C.1 together with the actual or estimated year of the last gravelling activity and the width and thickness of the gravel layer.

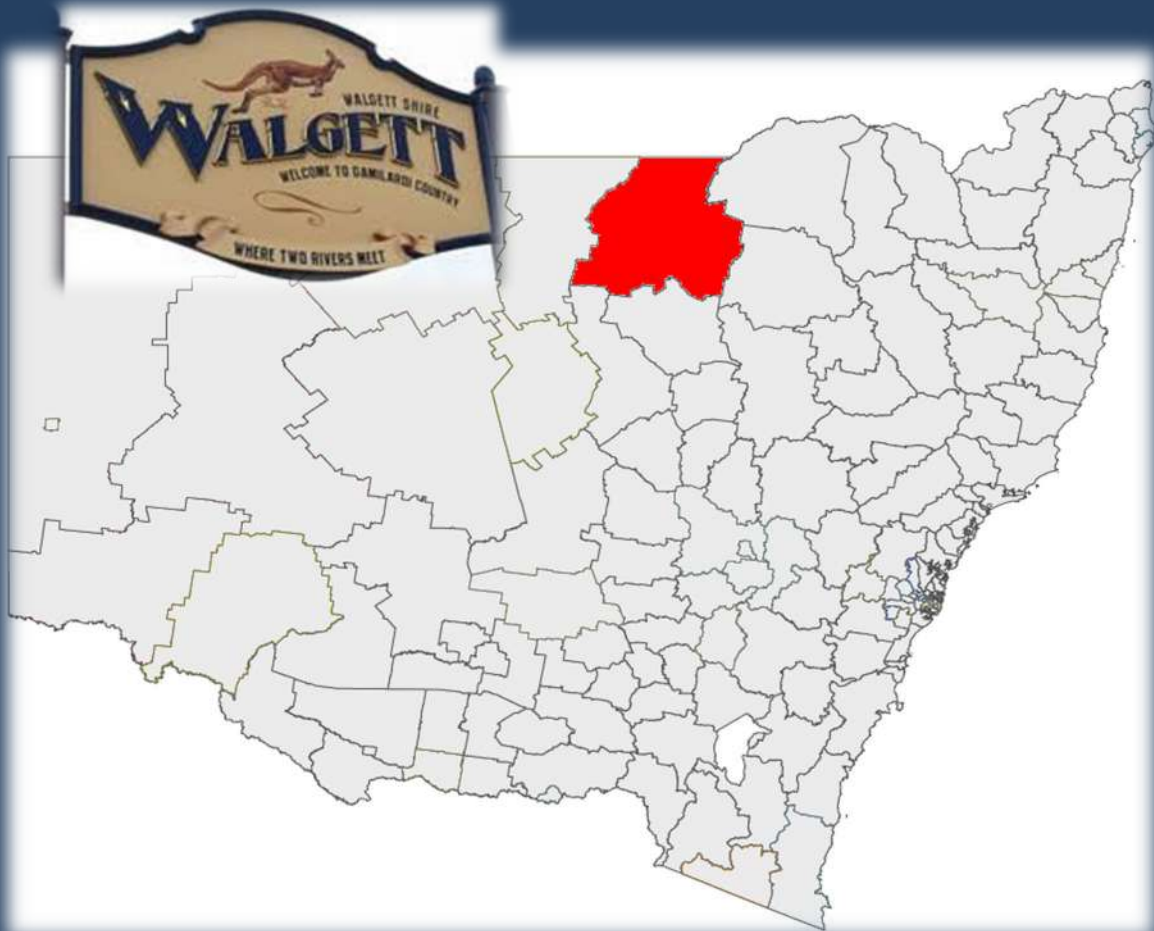
Table C:1 Current gravel sections in inventory

Zone	Road No	Sectn No	Road Class	Road Hierarchy	Road Name	Total Length, km	US Lgth, km	Gravel Lgth, km	Yr of Last Gravel	Gravel Width, m	Gravel Depth, mm
Carinda	112	A	LR	2	Brewon Road	54.70	52.59	1.38	2019	9.00	200
ComeByChance	116	A	LR	2	Goangra Road	17.35	16.39	2.10	2012	9.00	200
Lightning Ridge	98	A	LR	1	Lorne Road	6.92	5.76	2.26	2019	9.00	200
Lightning Ridge	102	B	LR	3	Angledool Road (lower)	20.50	20.50	3.10	2017	9.00	100
Rowena	16	A	LR	2	Mercadool Road	57.76	54.62	6.35	2019	9.00	200
Total								15.19			



WALGETT SHIRE

Community Participation Plan 2020



Acknowledgement

Walgett Council acknowledges the traditional custodians of the land and pays respect to Elders past, present and future. This Plan acknowledges a strong belief amongst Aboriginal people that if we care for country, it will care for us. This is supported by the knowledge that the health of a people and their community is reliant on a strong physical and emotional connection to place.

Conserving Aboriginal heritage and respecting the Aboriginal community's right to determine how it is identified and managed will preserve some of the world's longest standing spiritual, historical, social and educational values.

Adopted on XXX - Resolution XXX

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1 What is a Community Participation Plan?	1
1.2 How does it fit into our Integrated Planning Framework?	1
1.3 What planning functions does our Community Participation Plan apply to?	1
1.4 What are the principles of community participation?	2
2. EXHIBITION REQUIREMENTS	4
2.1 Minimum Exhibition Requirements	4
2.2 Mandatory Exhibition	4
2.3 Exhibition Methods	5
2.3.1 Strategic Planning Documents	5
2.3.2 Development Application Documents	6
2.3.3 Advertising of Development Applications	8
2.3.4 Referral to Other Government Authorities	9
2.3.5 Amendments Prior to Determination	9
2.3.6 Amendments after Determination	9
3. COUNCIL AND COMMUNITY INTERACTION	10
3.1.1 How does the community get involved?	10
3.1.2 How does Council consider community input?	10
3.1.3 Privacy	11
4. CONCLUSION	12
5. CONTACT COUNCIL	12

1. INTRODUCTION

1.1 What is a Community Participation Plan?

The Walgett Shire Community Participation Plan sets out how and when Council will engage with the community when undertaking its town planning functions under the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979). It applies to the entire Walgett Local Government Area.

The Walgett Shire Community Participation Plan has been prepared in accordance with Section 2.6 and Schedule 1 of the EP&A Act 1979.

An effective community consultation program does not necessarily mean that all interested parties will be satisfied with an outcome. Rather, effective community consultation is about ensuring that a proposal has been fully explored and that community concerns are identified and considered.



1.2 How does it fit into our Integrated Planning Framework?

Council's first edition of the Community Participation Plan will be exhibited as an individual document. Moving forward, it will be incorporated into Council's Community Strategic Plan. This will take place during the next update of the Community Strategic Plan. This approach will make for a more streamlined approach to updating and linking these documents.

1.3 What planning functions does our Community Participation Plan apply to?

Council's planning functions are divided into two key areas of strategic planning and development assessment.

Strategic planning is an essential aspect of Council's work where the strategic direction, vision and context for the planning system in the Walgett Local Government Area (LGA) are set. Once the strategic direction has been established, Council makes planning decisions on a range of Development Applications. Development Applications assessed by Council include but are not limited to residential dwellings, unit development, subdivisions, commercial and industrial development, quarries, agricultural developments and infrastructure upgrades.

Once the strategic direction has been established, Council makes planning decisions on a range of Development Applications. Development Applications assessed by Council include but are not limited to residential dwellings, unit development, subdivisions, commercial and industrial development, quarries, agricultural developments and infrastructure upgrades.

This Community Participation Plan applies to the following planning functions:

This Community Participation Plan applies to the planning functions defined shown in Table 1.

STRATEGIC PLANNING	DEVELOPMENT ASSESSMENT
Community Participation Plans	Development Applications (other than Complying Development Certificates)
Local Strategic Planning Statement	
Local Environmental Plans	Applications for modification of development consents
Development Control Plans	Environmental Impact Statements under Division 5.1 of the EP&A Act 1979
Contribution Plans	

Table 1: Planning Functions

Some types of development do not need development consent from Council and therefore there is no pathway for formal community participation or consultation. This Plan does not relate to applications that fall within the following development categories:

1. Development which is **exempt development** under the provisions of the *Walgett Local Environmental Plan 2013* or any applicable State Environmental Planning Policy; or
2. Development which is **complying development** or **development permitted without consent** (Part 5) under the provisions of any applicable State Environmental Planning Policy.

1.4 What are the principles of community participation?

Walgett Council recognises community participation within the planning system is not only the community's right, but it also helps to deliver better planning results for the people of the Walgett LGA.

Community participation is an overarching term covering how we engage the community in our town planning work under the EP&A Act 1979, including legislative reform, plan making and making decisions on proposed development. The level and extent of community participation will vary depending on the community, the scope of the proposal under consideration and the potential impact of the decision.

The community includes anyone who is affected by the planning system and includes individuals, community groups, Aboriginal communities, peak bodies representing a range of interests, businesses, local government, and State and Commonwealth government agencies.

The EP&A Act 1979 guides Council to ensure that it will be clear and easier for the Walgett Shire community to understand how it can participate in town planning decisions. Section 2.23 of the EP&A Act 1979 outlines the principles that underpin the Walgett Shire Community Participation Plan. These principles are outlined below:

- a) The community has a right to be informed about planning matters that affect it;
- b) Planning authorities should encourage effective and on-going partnerships with the community to provide meaningful opportunities for community participation in planning;
- c) Planning information should be in plain language, easily accessible and in a form that facilitates community participation in planning;
- d) The community should be given opportunities to participate in strategic planning as early as possible to enable community views to be genuinely considered;
- e) Community participation should be inclusive and planning authorities should actively seek views that are representative of the community;
- f) Members of the community who are affected by proposed major development should be consulted by the proponent before an application for planning approval is made;
- g) Planning decisions should be made in an open and transparent way and the community should be provided with reasons for those decisions (including how community views have been taken into account); and
- h) Community participation methods (and the reasons given for planning decisions) should be appropriate having regard to the significance and likely impact of the proposed development.



2. EXHIBITION REQUIREMENTS

2.1 Minimum Exhibition Requirements

The opportunity for community participation will vary depending on the community, the scope of the proposal under consideration and the potential impact of the decision.

A regular and valuable way for the communities of the Walgett Shire to participate in the planning system is by making a “written submission” on a proposal during an “exhibition period” for both “strategic planning” and “development assessment” projects.

The types of proposals that must be publicly exhibited and the minimum timeframes for exhibition are set out below in the Table 2 (Exhibition Timeframes for Planning Functions). These are mandatory and the same as under Section 2.21(2) and Schedule 1 of the EP&A Act 1979 respectively. Council will always exhibit a proposal for this minimum timeframe and may consider an extended timeframe for exhibition based on the scale and nature of a proposal.

Key points to note about public exhibitions include the following:

- a) Timeframes are in calendar days and include weekends;
- b) If the exhibition period is due to close on a weekend or a public holiday we may extend the exhibition to finish on the first available work day;
- c) The period between 20 December and 10 January (inclusive) is excluded from the calculation of a period of public exhibition;
- d) “Written notices” in regard to either a strategic planning matter or a development assessment matter are sent to the property owner at their nominated postal address, not a tenant or occupant. It is then at the discretion of a property owner to disclose any written notice to the property tenant or occupant;
- e) If a property is owned by more than one person, a written notice to one (1) owner is taken to be a written notice to all the owners of that land; and
- f) A public authority is not required to make available for public inspection any part of an Environmental Impact Statement whose publication would, in the opinion of the public authority, be contrary to the public interest because of its confidential nature or for any other reason.

2.2 Mandatory Exhibition

The purpose of exhibition is to communicate strategic planning documents to all relevant stakeholders. Stakeholders can include:

- a) Business Owners;
- b) Chamber of Commerce;
- c) Committees of Council;
- d) Developers;
- e) Government Agencies and Members of Parliament;
- f) Landowners;
- g) Local Aboriginal Land Councils;

- h) Other Councils;
- i) Sporting Groups; and
- j) Village Associations.

The mandatory minimum exhibition time is dependent upon the specific project and document type. Mandatory Exhibition requirements are set out in Table 2.

Type	Planning Matter	Minimum Exhibition Timeframe
Strategic Planning	Draft Community Participation Plan	28 days
	Draft Local Strategic Planning Statements	28 days
	Planning Proposals for Local Environmental Plans subject to a gateway determination	28 days; or as specified by the gateway determination which may find, due to the minor nature of the proposal, that no public exhibition is required.
	Draft Development Control Plans	28 days
	Draft Contribution Plans	28 days
Development Application	Application for development consent (other than for complying development certificate, for designated development or for State significant development)	14 days; or in accordance with Sections 2.3.3 and 2.2.4 below.
	Application for development consent for designated development	28 days; and in accordance with the EP&A Regulations
	Application for development consent for nominated integrated development	
	Application for development consent for threatened species development	
	Application for development consent for State significant development	
	Environmental Impact Statement under Division 5.1	
	Environmental Impact Statement for State significant infrastructure under Division 5.2	

Table 2: Exhibition Timeframes for Planning Functions

2.3 Exhibition Methods

2.3.1 Strategic Planning Documents

The following methods of public exhibition will be used to inform the community for the strategic planning functions of Council:

- a) Council Notices within local publications (The Spectator, Border News and Moree Champion);
- b) Council's website;
- c) Council's Weekly Bulletin;

- d) Council's social media; and
- e) Static display at Council's Administration Office and other locations (as applicable).

Depending on the specific strategic planning matters being considered, Council may also undertake one or more of the following public exhibition methods:

- a) Targeted stakeholder consultations/meetings;
- b) On-line surveys;
- c) One-on-one engagement with Council staff;
- d) Open days/drop in sessions;
- e) Letters to stakeholders;
- f) Notices within other regional newspaper/s; and
- g) Notices on the land.

2.3.2 Development Application Documents

Upon lodgement of an Application, Council will assess who may be detrimentally affected in terms of the matters to be considered.

A written notice of a Development Application will be sent to the persons who appear to the Council to own or occupy adjoining land within 20 metres of the development land boundary or impacted land if, in the Council's opinion, the enjoyment of the land may be detrimentally affected by the development proposal apart from the exceptions listed below, all other development applications that involve:

- a) alteration to the external configuration of a building,
- b) the erection of a new building,
- c) or variation to an adopted building line

The kinds of development that will not automatically be notified comprise:

- a) Single storey dwelling house;
- b) Manufactured home;
- c) Single storey additions to a house;
- d) Minor dwelling additions such as: open car port, pergola, fence, veranda;
- e) Private swimming pool;
- f) Detached garage or shed associated with a dwelling;
- g) Any building on land within RU1 Primary Production, RU3 Forestry zone;
- h) Subdivision creating less than 5 lots;
- i) Commercial or industrial development within a business or industrial zone.
- j) Additions to public buildings.

Written notice to adjoining landowners shall contain the following minimum information:

- k) Real property description and address of the land;
- l) Applicant's name;
- m) Description of the proposal for which consent is sought;
- n) The period in which submissions must be made.

The following issues will be considered in the assessment and determination of a development:

- a) Views to from the land
- b) Overshadowing
- c) Privacy and amenity
- d) Noise, odour, dust, light spill or other polluting emissions
- e) Proposed hours of use for the development
- f) The scale or bulk of the proposed development
- g) The positioning of the development in relation to site boundaries.
- h) Notification shall be undertaken in accordance with Table 3.



The notification period/public exhibition will be a minimum of fourteen (14) days. Council may broaden the extent of notification following any inspection of the development site, or increase the length of notification.

If Council considers that:

- a) a development proposal has the potential to have a wider impact than nearby property owners or have a special community interest,

- b) following inspection of the site, and
- c) consideration of such factors as the character of the existing development, slope of the site and local amenity,

2.3.3 Advertising of Development Applications

Council may decide that notification should occur, and/or may decide to advertise the application in the local print media (i.e. newspapers) which may incur a fee.

The following kinds of development will be advertised:

- a) Demolition of a building identified as a heritage item in Schedule 5 to the *Walgett Local Environmental Plan 2013*;
- b) Use of a heritage item for a purpose prohibited within the zone, as provided for by clause 5.10(10) of the *Walgett Local Environmental Plan 2013*;
- c) Major Council projects (not including utility service infrastructure) with a value exceeding \$1,000,000, or likely to be of significant community interest;
- d) Non-residential uses in or adjacent to the R1 General Residential, R5 Large Lot Residential, and RU5 Village Land use Zones;
- e) Subdivisions creating 20 or more allotments;
- f) Within the R1 General Residential, R5 Large Lot Residential or, RU5 Village Land use Zones, development applications for the purposes of residential flat buildings; seniors housing; hostels; boarding houses; group homes; tourist and visitor accommodation; boarding houses; caravan parks;
- g) Any development identified by Senior Council staff that should be advertised in the public interest.

Where in the opinion of Council, the development (including modification) is of a minor or inconsequential nature with minimal environmental impact, notification/public exhibition of a Development Application may not be required.

These developments will be advertised by:

- a) Notice of the development in a local Newspaper, containing the same information as is required to be given in the written notice;
- b) Written notice of the proposal to be given to all adjoining landowners;
- c) Period of exhibition to comprise a minimum of 14



days from the date notice is published (plus an additional 7 days of exhibition where the period of exhibition coincides with Public School Holidays, or additional day/s for a Public Holiday).

The EP&A Act and other State Environmental Planning Policies may specify circumstances where certain applications require advertisement. In certain circumstances, Council may choose to advertise a development not listed above if it is considered necessary on the basis that it is in the public interest.

The applicant shall pay the Council a fee in accordance with Council's adopted Schedule of Fees and Charges to cover the cost of advertising and notification of an application.

2.3.4 Referral to Other Government Authorities

Certain Development Applications require notification and/or referral to other government authorities. Notice will also be given to the adjoining Councils listed below, if the proposed development is located in proximity to the LGA boundaries of:

- a) Moree Plains Shire Council
- b) Narrabri Shire Council
- c) Coonamble Shire Council
- d) Brewarrina Shire Council
- e) Warren Shire Council

2.3.5 Amendments Prior to Determination

An applicant may make amendments to an application at any time before its determination, subject to Council's acceptance of those amendments. If re-notification is required, then further sets of plans for this purpose must be provided by the applicant. In these circumstances, Council will re-notify:

- a) Those persons who made submissions on the original application; and
- b) Any persons who own adjoining or neighbouring land (including those persons who were previously notified of the application) who may in Council's opinion potentially be detrimentally affected by the proposal as amended.

Note: If re-notification is required, further sets of plans for this purpose must be provided by the applicant.

2.3.6 Amendments after Determination

An applicant may lodge an application to modify an approval (under Section 4.55 of the EP&A Act 1979) if Council is satisfied that the development, as proposed to be modified, remains substantially the same development as that originally approved. Council will re-notify persons who made a submission to the original application and any persons who own adjoining or neighbouring land only where, in Council's opinion, those persons could be detrimentally affected by the proposal as amended. Submissions received in relation to the modified proposal will be considered in Council's assessment of the application. A person may inspect a plan and make a submission within the (minimum) 14 day notification period.

Submissions received in relation to the modified proposal will be considered in Council's assessment of the application.

3. COUNCIL AND COMMUNITY INTERACTION

3.1.1 How does the community get involved?

Any person is entitled to make a written submission which may either object to or support a planning matter within the public exhibition, notification or advertising period. Submissions must be in writing and be received by Council by close of business on the day on which the period for submissions close.

Submissions made in respect of applications must be in writing and addressed to the General Manager. Submissions must clearly indicate the name and address of the person making the submission and details of the proposal to which the submission relates. Should an objection be part of the submission, the reasons for the objection are to be provided. All submissions are to be accompanied by a form declaring any donations or gifts to an elected member of Council or a Council staff member (as set out in the form available for such declarations available from Council or Council's website).

All written submissions received during the public exhibition, notification or advertising period will be acknowledged (in writing) as soon as practicable by Council.

Petitions submitted will be required to identify a single contact person. Should this not be provided, Council will provide one written response to the first signatory of a petition.

Anonymous submissions will not be considered by Council.

3.1.2 How does Council consider community input?

Council staff will consider all submissions received within the specified time period before determining under delegated authority or reporting a Development Application to the full Council. In making a determination the content of a submission must be balanced with the Council's statutory obligations.

Submissions form a part of the assessment process of a development application

Council's consideration of a submission is restricted to planning matters. Non relevant planning issues such as

civil disputes between neighbours and private rights cannot be considered.



An opportunity also exists for individuals in the community to participate in the Public Forum prior to a Committee or Council meeting. The purpose being to hearing oral submissions from members of the public on items of business to be considered at the meeting. Any persons wishing to exercise this opportunity will need to complete a 'Request to Address Council in Public Forum' form no later than two days prior to the meeting day. The submission maker must identify whether they wish to speak 'for' or 'against' the item. Legal representatives acting on behalf of others are not to be permitted to speak at a public forum unless they identify their status as a legal representative when applying to speak at the public forum.

Approved speakers at the public forum are to register with the council any written, visual or audio material to be presented in support of their address to the council at the public forum, and to identify any equipment needs no more than two (2) days before the public forum. The general manager or their delegate may refuse to allow such material to be presented.



Each speaker will be allowed three (3) minutes to address the council. This time is to be strictly enforced by the chairperson.

The General Manager or their delegate may refuse an application to speak at a public forum. The general manager or their delegate will give reasons in writing for a decision to refuse.

Where an address made at a public forum raises matters that require further consideration by council staff, the general manager may recommend that the council defer consideration of the matter pending the preparation of a further report on the matters.

Council will provide prior notice to a submission maker of a planning matter being considered at an upcoming Committee or Council meeting.

Following determination of a Development Application, or the adoption of a strategic plan, all persons who made a written submission will be notified (in writing) of the decision, and reasons for the decision, regarding the application, strategy or plan.

3.1.3 Privacy

Submissions received on a Development Application are prescribed as open access information under the *Government Information (Public Access) Act 2009*. Any person (including the applicant) may obtain copies of written submissions unless the author of the submission can show good reason as to why the details should be kept confidential. If this is the case, this must be addressed in the written submission.

As submissions may be used to assist in negotiations with the owner/applicant of the proposal or be included

in Council business papers. The applicant, on request, will be advised of the terms of any objection and is entitled to read all submissions received. Where applications are amended in response to objections received, comments may be sought from previous objector/s.

Where a submission is provided to another party, Council will have consideration for the guidelines published for the *Government Information (Public Access) Act 2009*.

4. CONCLUSION

Walgett Shire Council recognises community participation within the planning system is not only the community's right, but it also helps to deliver better planning results for the people of the Walgett Shire.

The Walgett Shire Community Participation Plan sets out how and when Council will engage with the community to encourage effective consultation and engagement when undertaking its town planning functions which includes strategic planning and development assessment.

The Walgett Shire Community Participation Plan has been prepared to meet the regulatory requirements contained in Schedule 1 to the EP&A Act as well as Division 2.6 of the EP&A Act and applies to the entire Walgett Local Government Area.

5. CONTACT COUNCIL

There are many ways for the community to provide feedback to Council or raise questions outside of formal public exhibition. Council will always consider and respond to the views and concerns of the community. Below are the various ways to make contact with Council.



Council contacts

- In person: 77 Fox Street, Walgett 2832
- Phone: 02 6828 6100
- E-mail: admin@walgett.nsw.gov.au
- Post: PO Box 31, Walgett NSW 2832
- Fax: 02 6828 1602
- Facebook www.facebook.com/walgettshire/

Or contact your local Councillor



Premise

Amendment to the Walgett Local Environmental Plan 2013

PLANNING PROPOSAL

Report No: 220247




Rev: 001B

9 June 2020

© Premise 2020

This document is and shall remain the property of Premise. The document may only be used for the purpose of assessing our offer of services and for inclusion in documentation for the engagement of Premise. Unauthorised use of this document in any form whatsoever is prohibited.

Document reference: O:\Synergy\Projects\220\220247\Out\Reports\220247_REP_001B.docx

DOCUMENT AUTHORISATION					
Revision	Revision Date	Report Details			
A	29/02/20	Draft for client review and consultation			
B	09/06/20	Final			
Prepared By		Reviewed By		Authorised By	
David Walker		Sam Burns		David Walker	

CONTENTS

1. BACKGROUND	1
1.1 INTRODUCTION	1
1.2 SCOPE OF THE REPORT	1
1.3 STRUCTURE OF THE REPORT	1
2. OVERVIEW	2
2.1 THE SUBJECT SITE.....	2
3. INTENT AND PROVISIONS	3
3.1 OBJECTIVE	3
3.2 EXPLANATION OF PROVISIONS	3
4. JUSTIFICATION	5
4.1 INTRODUCTION	5
4.2 NEED FOR THE PLANNING PROPOSAL	5
4.3 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK.....	6
4.4 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACTS	9
4.5 STATE AND COMMONWEALTH INTERESTS	15
5. COMMUNITY CONSULTATION	15
5.1 TYPE OF COMMUNITY CONSULTATION REQUIRED	15

FIGURES

Figure 1 – The host lot (Source: NSW Planning Portal)	2
Figure 2 – The land affected by this planning proposal	3
Figure 3 – LEP Map Sheet APU_004AA	4
Figure 4 – LEP Map Sheet APU_004AA as proposed	4

TABLES

Table 1 – Net community benefit test.....	11
---	----

APPENDICES

APPENDIX A CONSULTATION CORRESPONDENCE

1. BACKGROUND

1.1 Introduction

Premise Australia Pty Ltd has been commissioned by George and Anne-Marie Mulder to prepare a planning proposal to amend the *Walgett Local Environmental Plan 2013* (WLEP) by inserting a part of the land parcel at Lot 2 DP1153975, Crystal Road, Lightning Ridge, to Schedule 1 of the WLEP as an additional permitted use.

The portion of the lot to be included in Schedule 1 contains an existing dwelling, developed by George Mulder and defined by Mining Purposes lease 278 (MPL278). George and Ann-Marie Mulder are currently seeking to convert MPL278 to a Western Lands Lease.

Endorsement of this planning proposal is sought from Walgett Shire Council to enable the planning proposal to be forwarded to the Department of Planning, Industry and Environment (DPIE) and gain a Gateway determination.

1.2 Scope of the report

This planning proposal has been prepared in accordance with the NSW Department of Planning's advisory documents '*A Guide to Preparing Local Environmental Plans*' and '*A Guide to Preparing Planning Proposals*'. The latter document requires the planning proposal to be provided in five (5) parts, those being:

- Part 1 – A statement of the objectives or intended outcomes of the proposed LEP;
- Part 2 – An explanation of the provisions that are to be included in the proposed LEP;
- Part 3 – The justification for those objectives, outcomes, and provisions and the process for their implementation;
- Part 4 – Mapping; and
- Part 5 – Details of the community consultation that is to be undertaken on the Planning Proposal.

It is noted that Part 4 would be confirmed following a Gateway Determination of this Planning Proposal by the NSW DPIE.

1.3 Structure of the report

This planning proposal is provided in the following structure;

- **Section 2** provides an overview of the subject site; the development intent; and development constraints;
- **Section 3** provides a statement of the objective and explanation of provisions of the planning proposal;
- **Section 4** provides justification regarding the need for the planning proposal; outlines its relationship to strategic planning strategies; and overviews the environmental, economic, and social impacts of the proposal;
- **Section 5** provides the proposed mapping amendments relating to the planning proposal area; and
- **Section 6** details how community consultation is to be undertaken with respect to the planning proposal.

2. OVERVIEW

2.1 The subject site

The site is formed of part Lot 2 DP1153975, Crystal Road, Lightning Ridge, as defined by Mining Purpose Lease 278 (MPL278). The host lot is depicted in **Figure 1**.

The host lot features the Lightning Ridge golf course and race track and the dwelling the subject of this planning proposal.

The portion of the lot the subject of this planning proposal has an area of 4,625 square metres as defined in **Figure 2**. This area contains an existing dwelling. The proponent seeks to convert 4,625 square metres of the current MPL278 to a Western Lands Lease

Figure 1 – The host lot (Source: NSW Planning Portal)

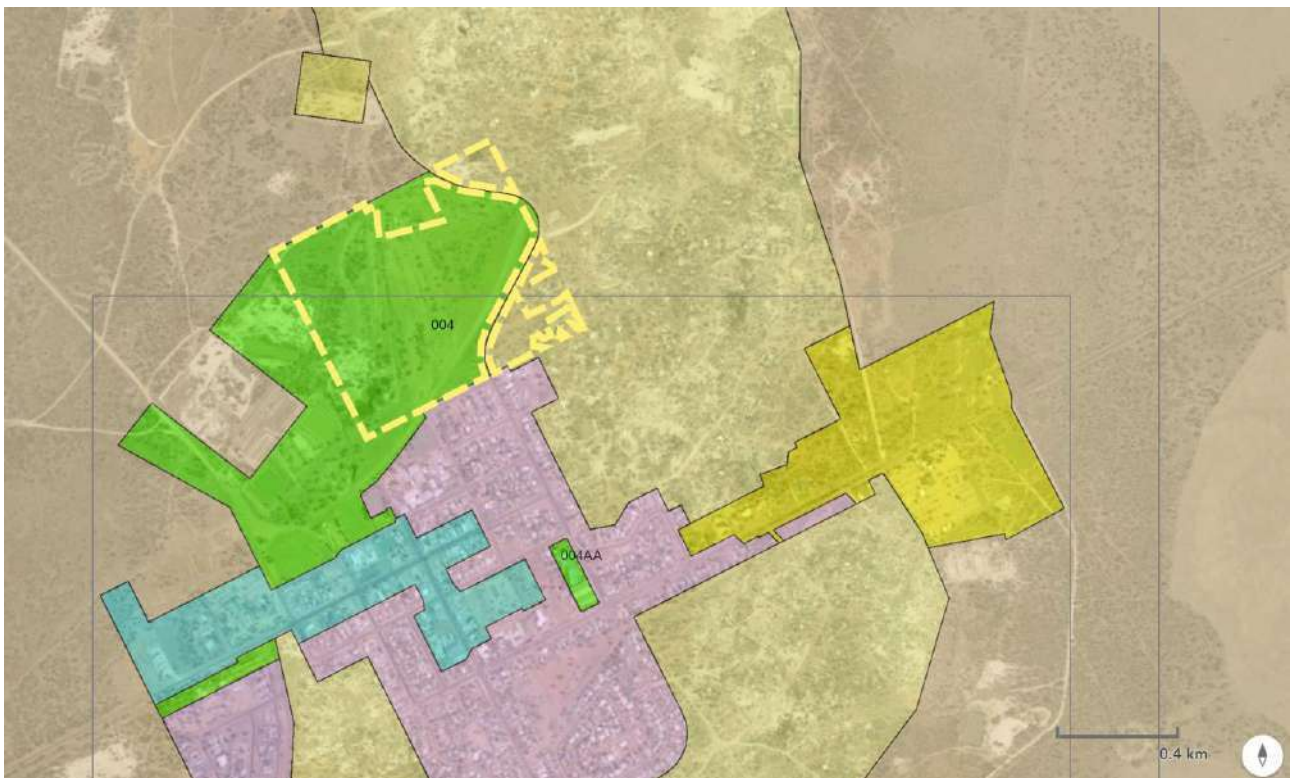


Figure 2 – The land affected by this planning proposal



3. INTENT AND PROVISIONS

3.1 Objective

To include a portion of Lot 2 DP1153975, Crystal Road, Lightning Ridge, to Schedule 1 of the WLEP as an additional permitted use to enable the lawful development of a dwelling.

3.2 Explanation of provisions

The planning proposal affects Schedule 1 of the *Walgett Local Environmental Plan 2013* and the Additional Permitted Uses Map Sheet APU_004AA.

The planning proposal seeks to include the APU for the land affected, allowing a dwelling to be erected with consent.

The specific wording of the proposed clause would be determined in consultation with DPIE and parliamentary counsel.

The current arrangement of LEP Map Sheet APU_004AA is as per **Figure 3** and would be indicatively amended as per **Figure 4**.

Figure 3 – LEP Map Sheet APU_004AA



Figure 4 – LEP Map Sheet APU_004AA as proposed



4. JUSTIFICATION

4.1 Introduction

The overarching principles that guide the preparation of planning proposals are:

- The level of justification should be proportionate to the impact the planning proposal would have;
- It is not necessary to address a question if it is not considered relevant to the planning proposal; and
- The level of justification should be sufficient to allow a Gateway determination to be made with confidence that the LEP can be finalised within the timeframe proposed.

The following justification addresses each relevant question applicable to the planning proposal to ensure confidence can be given to the Gateway determination.

4.2 Need for the planning proposal

Is the planning proposal a result of any strategic study or report?

A planning proposal is required as an amendment to the WLEP is proposed.

The objective is to add a part of Lot 2 DP1153975, Crystal Road, Lightning Ridge, with an area of 4,265 square metres to Schedule 1 of the WLEP as an additional permitted use to enable the lawful development of a dwelling.

The proposal is not specifically addressed via a strategic study or report.

The Walgett Shire Growth Management Study and Strategy was prepared in 2011 to 'provide a future direction for the settlements and land within the rural areas of the Shire' (Edge Land Planning, 2008). The Strategy formed a basis for the preparation of the 2013 LEP.

The Strategy confirms that Lightning Ridge, similar to other settlements in the LGA, have been established in associated with opal mining fields. The strategy states:

They are on the 'preserved opal fields; and are a result of the mineral claims (Edge Land Planning, 2011).

The proposal seeks to regularise a dwelling on a mining lease, which is consistent with many other sites within the town of Lightning Ridge, as reflected by **Figure 3**.

The strategy recognises this arrangement as reflected above. The proposal is not inconsistent with the strategy, given the minor nature of the proposal.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposed approach is considered the best means of achieving the project objective.

Other alternatives considered include:

- Rezoning the site to R1 – General Residential

As adding the land to Schedule 1 would achieve the project objective without any unintended consequences, it is considered the most appropriate approach.

4.3 Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

The Far West Regional Plan 2036 is the NSW Government's strategy for guiding land use planning decisions for the Far West Region for the next 20 years. At its heart is a core vision for the region supported by four supporting goals:

Vision: A unique part of Western NSW with a diverse economy, supported by the right infrastructure, an exceptional natural environment and resilient communities

Goals:

- A diverse economy with efficient transport and infrastructure networks
- Exceptional semi-arid rangelands traversed by the Barwon-Darling River
- Strong and connected communities

This is discussed further in relation to Ministerial Direction 5.10.

The proposal is considered to be generally consistent with the objectives and actions of the Plan.

Is the planning proposal consistent with Council's local strategy or other local strategic plan?

There is no local strategy or strategic plan specifically addressing the site, however, as discussed above, the proposal is not inconsistent with the adopted strategy applying to the area. The minor nature of the planning proposal, and the consistency with the current (existing) land use demonstrates the minor nature of the proposal.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is broadly compliant with all relevant State Environmental Planning Policies (SEPPs). The following specific comments are made in relation to applicable SEPPs.

State Environmental Planning Policy No 55 – Remediation of Lands

State Environmental Planning Policy 55– Remediation of Lands (SEPP55) aims to:

...promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment...

This policy applies to the whole of the State, including the Walgett LGA. SEPP55 defines 'contaminated land' as per the definition in Part 5 of the *Contaminated Land Management Act 1997 No 140* as the presence in, on or under the land of a substance a concentration above the concentration at which the substance is normally present in, on, or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment.

Given the current dwelling use of the land, and the continuation of this use as envisaged by this planning proposal, the land is considered likely to be suitable for the intended purposes, on the basis that the receptor pathway for potential contamination to future users of any use is consistent with the current level of usage.

Further a review of the online resources maintained by the Environment Protection Authority with respect to contamination do not reveal any historic contaminating land uses.

State Environmental Planning Policy (Infrastructure) 2007

The aim of the State Environmental Planning Policy (infrastructure) 2007 (ISEPP) is to facilitate the effective delivery of infrastructure across the state by:

- a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services*
- b) greater flexibility in the location of infrastructure and service facilities*
- c) allowing for the efficient development, redevelopment or disposal of surplus government owned land*
- d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development)*
- e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development*
- f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.*

Given the proposal entails amending the zoning to authorise a dwelling on the land, and does not affect any infrastructure, the ISEPP has no direct application.

Is the planning proposal consistent with applicable Ministerial Directions (s5.10 directions)?

Direction 3.1 – Residential Zones

Direction 3.1 is applicable where:

- (a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary),*
- (b) any other zone in which significant residential development is permitted or proposed to be permitted.*

The proposal does not impact an existing or proposed residential zone.

The proposal does not seek to permit or proposed to be permitted, any significant residential development.

Direction 3.1 is not applicable.

Direction 3.4 – Integrating Land Use and Public Transport

Ministerial Direction 3.4 applies where a planning proposal will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

Direction 3.4 is not considered to be directly relevant to the proposal.

Direction 4.2 – Mine subsidence and unstable land

This direction applies to land that:

- (a) is within a Mine Subsidence District proclaimed pursuant to section 15 of the Mine Subsidence Compensation Act 1961, or*

(b) has been identified as unstable land.

The land is not within a mapped mine subsidence district and has not been identified as unstable land. Direction 4.2 does not, therefore, apply.

Direction 5.10 – Implementation of Regional Plans

Direction 5.10 seeks to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.

The direction applies to land to which a Regional Plan has been released by the Minister of Planning. The Far West Regional Plan has been approved and applies to the Walgett LGA.

The Vision of the Regional Plan is:

A unique part of Western NSW with a diverse economy, supported by the right infrastructure, an exceptional natural environment and resilient communities.

The Vision of the Regional Plan is delivered by three key goals and 30 specific directions. Relevant to this planning proposal are a number of goals and directions, outlined and discussed below:

Goal 1: A diverse economy with efficient transport and infrastructure networks

Direction 11: Support new planning and land management arrangements

Goal 2: Exceptional semi-arid rangelands traversed by the Barwon-Darling River

Direction 18: Respect and protect Aboriginal cultural heritage assets

Goal 3: Strong and connected communities

Direction 20: Manage change in settlements

Direction 30: Create healthy built environments

The planning proposal is of minor significance in that it relates to the rezoning of land to reflect the current residential use of the land. It therefore corrects an anomaly in the existing planning framework and via this promotes economic development and growth. The planning proposal, whilst minor in nature, is important in assisting with the delivery of the above goals and directions. The planning proposal is considered to be consistent with the intent and vision of the Regional Plan. The planning proposal is therefore consistent with Direction 5.10.

Direction 6.1 – Approval and Referral Requirements

Ministerial Direction 6.1 – Approval and Referral Requirements applies to all planning proposals forwarded for Gateway Determination by a local authority.

To be compliant with Direction 6.1, a planning proposal must be consistent with the following provisions;

"A planning proposal must:

(a) Minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and

(b) Not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:

- (i) The appropriate Minister or public authority, and*
- (ii) The Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and*
- (c) Not identify development as designated development unless the relevant planning authority:*
 - (i) Can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and*
 - (ii) Has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act".*

The proposed planning proposal does not generate the need for any explicit concurrence, consultation or referral to the Minister or public authority and is therefore consistent with Direction 6.1.

Direction 6.3 – Site Specific Provisions

Ministerial Direction 6.3 – Site Specific Provisions applies to all planning proposals forwarded for Gateway Determination by a local authority.

To be compliant with Direction 6.3, a planning proposal must be consistent with the following provisions:

- (a) A planning proposal that would amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:*
 - Allow that land use to be carried out in the zone the land is situated on, or*
 - Rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or*
 - Allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.*
- (b) A planning proposal must not contain or refer to drawings that show details of the development proposal.*

The development is consistent with the above.

4.4 Environmental, social and economic impacts

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, would be adversely affected as a result of the proposal?

No. The affected land features an existing dwelling that has been developed for many years and no change to this arrangement is proposed as a result of this planning proposal.

Any further development would be the subject of future DA's for specific proposed land uses. The ongoing use of the land for a residential purpose, confirms that the land is suitable for development for this purpose.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Environmental effects associated with the use of the land for a business purpose are consistent with the current residential use of the land.

Any future development of the land would be the subject of detailed design including considering known site environmental constraints and the need to provide appropriate environmental controls.

Has the planning proposal adequately addressed any social and economic effects?

The development is considered to result in social and economic benefits to the locality, through providing residential accommodation.

The *Draft Centres Policy 2009* (Policy) provides a number of questions that should be considered in determining whether to proceed with a rezoning; referred to as the Net Community Benefit Test. These questions together with a response are provided in **Table 1**.

The Policy identifies that if it is judged that the rezoning would produce a net community benefit, the proposal should proceed through the rezoning process. If no benefit is identified, the proposed rezoning should not proceed.

The outcome of the discussion provided in **Table 1** confirms that the rezoning would have a net community benefit and accordingly it is considered that the rezoning should proceed.

Table 1 – Net community benefit test

Evaluation criteria	Community costs and benefits			
	Base case – current situation	Planning proposal	Qualitative Community Benefit per Criteria	Quantitative Community Benefit per Criteria
Would the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors)?	A range of adopted directions and strategies apply to the site, as discussed earlier in this planning proposal.	The proposed LEP seeks to amend Schedule 1 of the LEP to provide for the lawful development of a dwelling house; consistent with the current use of the site.	Provides additional residential land in town, and addresses an inconsistency in the current zoning.	No external cost to the community. Increased investment would be a benefit.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or another regional/sub-regional strategy? Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	The site is within the area of the Far West Regional Plan. The proposal is not inconsistent with the vision and goals of the Regional Plan.	The proposed LEP seeks to amend Schedule 1 of the LEP to provide for the lawful development of a dwelling house; consistent with the current use of the site.	The development of dwellings on mining leases in Lightning Ridge is widespread and is unlikely to lead to a precedent.	No external cost to the community
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	No other spot re-zonings are known to have occurred in the locality.	The Planning Proposal provides for the rezoning of the land to reflect the existing and future use of the land for dwelling purposes.	No external cost to the community	No external cost to the community
Would the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	The land affected is currently zoned RE1 but contains an existing dwelling.	The LEP reflects the current use of the land	No external cost to the community	No external cost to the community

Evaluation criteria	Community costs and benefits			
	Base case – current situation	Planning proposal	Qualitative Community Benefit per Criteria	Quantitative Community Benefit per Criteria
Would the LEP impact upon the supply of residential land and therefore housing supply and affordability?	<p>The existing zone is RE1 within which dwelling houses are prohibited.</p> <p>The change would provide for the lawful use of the site for residential purposes.</p>	There is no change in terms of housing provision.	No external cost to the community	No external cost to the community
<p>Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site?</p> <p>Is there good pedestrian and cycling access?</p> <p>Is public transport currently available or is there infrastructure capacity to support future public transport?</p>	Yes	Cost of service provision would be borne by the applicant.	No external cost to the community	No external cost to the community
<p>Would the proposal result in changes to the car distances travelled by customers, employees and suppliers?</p> <p>If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?</p>	A dwelling is located on the land.	No change as a result of the planning proposal with respect to distances travelled.	No external cost to the community	No external cost to the community
Are there significant Government investments in infrastructure or services in the area whose patronage would be affected by the proposal? If so, what is the expected impact?	No significant assets in the region that would be affected	The LEP seeks to provide capacity for one additional dwelling house, for the benefit of the local community	No external cost to the community	No external cost to the community

Evaluation criteria	Community costs and benefits			
	Base case – current situation	Planning proposal	Qualitative Community Benefit per Criteria	Quantitative Community Benefit per Criteria
Would the proposal impact on land that the Government has identified a need to protect (eg land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	The land is not unduly constrained.	By virtue of the current and continued use of the land for dwelling house purposes, the general suitability of the land is confirmed.	No external cost to the community	No external cost to the community
Would the LEP be compatible/ complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Would the public domain improve?	The subject site currently hosts a dwelling house undue impact to the surrounding environment. The development has operated without significant impact to surrounding recreational land uses for many years.	The LEP would allow for the lawful use of the land for dwelling house purposes	Clarification of approvable uses within the zone provides greater certainty for developers and improves the likelihood of investment.	No external cost to the community
Would the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	Existing dwelling house use of the site.	The LEP would rezone the land to enable a dwelling house as a permitted land use.	The proposal improves housing supply in the area and broader locality.	No external cost to the community
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	Not relevant to this planning proposal.			No external cost to the community
What are the public interest reasons for preparing the draft plan? What are	Residential development is not currently permissible in the zone.	Dwelling houses would be permissible with consent in	Public Interest is best served by enabling a wider range of permissible uses	Potential external cost to community if LEP does not proceed due to potential

Evaluation criteria	Community costs and benefits			
	Base case – current situation	Planning proposal	Qualitative Community Benefit per Criteria	Quantitative Community Benefit per Criteria
the implications of not proceeding at that time?		line with the proposed land use table.	and thereby fostering local competition and improving vitality and viability.	loss of economic opportunities noted above.
Net Community Benefit =			Positive	Positive

4.5 State and commonwealth interests

It is not considered that the minor change proposed via this planning proposal would conflict with any State or Commonwealth interests. The formal views of State and commonwealth public authorities would be ascertained following the Gateway Determination.

Informal consultation with the DPIE Crown Lands and Minerals has commenced. At the time of writing no response had been received from those departments, but when received, these will be provided to Council and DPIE Western Region.

5. COMMUNITY CONSULTATION

5.1 Type of community consultation required

Section 6.5.2 of 'A Guide to Preparing Local Environmental Plans' identifies two different exhibition periods for community consultation;

- Low Impact Proposals – 14 days; and
- All other planning proposals (including any proposal to reclassify land) – 28 days.

The Guide describes Low Impact Proposals as having the following attributes;

- A 'low' impact planning proposal is a planning proposal that, in the opinion of the person making the gateway determination, is;
 - *Consistent with the pattern of surrounding land use zones and/or land uses;*

The current use of the land is for a dwelling purpose. The proposal would confirm this arrangement and allow for the ongoing use for this current purpose.

- *Consistent with the strategic planning framework;*

Responses have been provided detailing the proposal's compliance with local and regional planning strategies, SEPPs, and ministerial directions.

- *Presents no issues with regard to infrastructure servicing;*

All essential services are currently being provided to the site and these would be augmented as required by the applicant in the context of any future development of the land.

- *Not a principle LEP; and*

The planning proposal is not for a principle LEP.

- *Does not reclassify public land.*

The planning proposal does not seek to reclassify public land.

In accordance with the responses to the above points, the planning proposal is considered to be of low impact. It is therefore considered that a community consultation period of 14 days is justified.



APPENDIX A

CONSULTATION CORRESPONDENCE

David Walker

From: Bruce Flood <bruce.flood@crownland.nsw.gov.au>
Sent: Thursday, 12 March 2020 10:26 AM
To: David Walker
Subject: FW: Planning proposal to Amend Walgett Local Environmental Plan 2013
Attachments: Notice - WLL Application - Mulder & Deane.pdf; 220247_REP_001A.pdf

12 March 2020

Our Ref: 12/02951

Mr David Walker
Senior Town Planner
Premise Australia Pty Ltd

Dear Mr Walker,

I refer to your correspondence below which has been forwarded on to me for reply.

Thank you for the opportunity to comment on your client's draft planning proposal to amend the Walgett Local Environmental Plan 2013 to include a portion of Lot 2 DP1153975 up to 4625m² as an additional permitted use to authorise a residential dwelling.

The Department has no objections to your client's draft proposal and looks forward to further consultation as the proposed amendment process proceeds.

You should note that Lot 2 DP1153975 is within Crown reserve 1024168 which is managed locally by the Lightning Ridge and Surrounding Opal Fields Reserve Land Manager (LROR).
The LROR can be contacted for comment on your client's proposal at:

David Sullivan
Reserve Manager
Lightning Ridge Opal Reserve
PO Box 1008 | Lightning Ridge NSW 2834
T: 02 6829 2450 | M: 0488 423 885 E: dsullivan@lrer.org

If you have any questions my contact details are below.

Regards,

Bruce Flood | Property Management Officer
Crown Lands - Far West Area | NSW Department of Planning, Industry and Environment
Level 1 | 45 Wingewarra Street | DUBBO NSW 2830
PO Box 2185 | Dangar NSW 2309
T: 02 6883 5435 | E: bruce.flood@crownland.nsw.gov.au
T: 1300 886 235 | E: cl.western.region@crownland.nsw.gov.au | W: www.dpie.nsw.gov.au
Please note: Our office opening hours are 9.00am to 12.00pm Monday to Friday and outside of these hours by appointment only.

----- Forwarded message -----

From: **David Walker** <David.Walker@premise.com.au>
Date: Sat, 29 Feb 2020 at 10:48
Subject: Planning proposal to Amend Walgett Local Environmental Plan 2013
To: cl.enquiries@crownland.nsw.gov.au <cl.enquiries@crownland.nsw.gov.au>, RRD CO MinRes Environment Mailbox <minres.environment@planning.nsw.gov.au>
Cc: Jess McDonald <jmcdonald@walgett.nsw.gov.au>

Good morning

Premise has been engaged by George and Ann-Marie Mulder to prepare a planning proposal to amend the Walgett Local Environmental Plan 2013 with respect to land at part Lot 2 DP1153975, Crystal Road, Lightning Ridge for the purpose of enabling a dwelling as an additional permitted use. The area currently hosts an existing dwelling located on Mining Purposes Lease 0278 (MPL0278).

In discussing the planning proposal with the Western Region Planning team from Department Planning, Industry and Environment, it was requested that consultation with Crown lands and Minerals Resources teams be completed.

Attached is a copy of the draft planning proposal for review and comment. Please provide any comments within 14 days of the date of this email.

Also attached is correspondence from Crown Lands with respect to a concurrent application by the proponent to convert part of MPL0278 to a Western Lands Lease for context.

Please contact the undersigned with any questions.

Kind regards



DAVID WALKER
Senior Town Planner

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800





Premise

premise.com.au

Our Ref: 220247_LET_001A.docx

9 June 2020

The General Manager
Walgett Shire Council
PO Box 31
WALGETT NSW 2832

Attention: Jess McDonald

Dear Ms McDonald

PLANNING PROPOSAL IN RELATION TO LAND AT LOT 2 DP1153975

Please find attached to this correspondence a planning proposal seeking to amend the *Walgett Local Environmental Plan 2013* (LEP) by inserting the identified portion of Lot 2 DP1153975 as an additional permitted use at Schedule 5 of the LEP for the purposes of a dwelling house.

We request that Councils accepts delegation for plan making with respect to this planning proposal.

We confirm that the applicants, George and Ann Marie Mulder accepts Council's fees in this matter, as outlined in Council's email of 1 June 2020.

Please contact the undersigned with any questions.

Yours sincerely



DAVID WALKER

Senior Town Planner

Attachments:

1. Finalised planning proposal
2. Evaluation Criteria for the Issuing of an Authorisation
3. Timeline as per Part 6 of the DPIE Guidelines for Preparing Planning Proposals

Evaluation Criteria for the Issuing of an Authorisation

(Note – where the matter is identified as relevant and the requirement has not been met, council is to attach information to explain why the matter has not been addressed)	Council response		Department assessment	
	Y/N	Not Relevant	Agree	Disagree
Is the planning proposal consistent with the Standard Instrument Order, 2006?	Y			
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the planning proposal contain detail related to proposed consultation?	Y			
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Secretary?		X		
Does the planning proposal adequately address any consistency with all relevant S117 Planning Directions?	Y			
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments				
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	N			
Heritage LEPs				
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?	N			
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?	N			
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?	N			
Reclassifications				
Is there an associated spot rezoning with the reclassification?	N			
If yes to the above, is the rezoning consistent with an endorsed Plan of management (POM) or strategy?		X		
Is the planning proposal proposed to rectify an anomaly in a classification?	N			

Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		X		
Has Council confirmed whether there are any trusts, estates, interests, dedications, conditions, restrictions or covenants on the public land and included a copy of the title with the planning proposal?		X		
Has council confirmed that there will be no change or extinguishment of interests and that the proposal does not require the Governor's approval?		X		
Has the council identified that it will exhibit the planning proposal in accordance with the Department's Practice Note regarding <i>classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land</i> ?		X		
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?		X		
Spot Rezoning				
Will the planning proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	N			
Will the planning proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N			
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?		X		
Does the planning proposal create an exception to a mapped development standard?	N			
Section 73A matters				
Does the proposed instrument <ul style="list-style-type: none"> a) Correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provision, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?; b) Address matter in the principal instrument that are of a consequential, transitional, machinery or other minor nature?; or c) Deal with matters that do not warrant compliance with the conditions precedent for the making of the 	N			

instrument because they will not have any significant adverse impact on the environment or adjoining land?

(Note – the Minister/GSC (or Delegate) will need to form an Opinion under section 73(A)(1)(c) of the Act in order for a matter in this category to proceed).

Notes

- Where a council responds 'yes' or can demonstrate that the matter is 'not relevant', in most cases, the planning proposal will routinely be delegated to council to finalise as a matter of local planning significance.
- Endorsed strategy means a regional strategy, or any other local strategic planning document that is endorsed by the Secretary of the Department.
- Matters that will routinely be delegated to a Council under administration are confirmed on the Department's website www.planning.nsw.gov.au/Plans-for-Your-Area/Local-Planning-and-Zoning

Attachment 3 – Anticipated Timeline

Step	Anticipated timeframe	
	Start	Finish
• Anticipated commencement date (date of Gateway determination)	2/8/20	31/8/20
• Anticipated timeframe for the completion of required technical information	N/A	N/A
• Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	1/9/20	29/9/20
• Commencement and completion dates for public exhibition period	1/9/20	29/9/20
• Dates for public hearing (if required)	N/A	N/A
• timeframe for consideration of submissions	5/10/20	16/10/20
• Timeframe for the consideration of a proposal post exhibition	5/10/20	16/10/20
• Date of submission to the Department to finalise the LEP	28/10/20	28/10/20
• Anticipated date the local plan-making authority will make the plan (if authorised)	16/11/20	20/11/20
• Anticipated date the local plan-making authority will forward to the PCO for publication.	25/11/20	25/11/20

11.4.2 REQUEST FOR PLANNING PROPOSAL – GEORGE MULDER

REPORTING SECTION: Environmental Services
AUTHOR: Jess McDonald – Director Environmental Services
FILE NUMBER: 11/45

Summary

This report is in relation to a request from George Mulder for Council to prepare a Planning Proposal in relation to his MPL located in Lightning Ridge. The site is an expired Mining Purposes Lease (MPL), and NSW Department of Industry – Land & water Division are currently reviewing a renewal application for the title at George Mulder's request however, cannot grant any approval due to the zoning of the land. The land would need to be rezoned via a formal Planning Proposal application to Department of Planning & Environment (DoPE) and Council's Local Environmental Plan updated.

Background:

On 15th March 2019 Council received an email from George Mulder in relation to the land zoning where his dwelling is located (see attachment 1). George requested the matter go before Council for consideration. Mr. Mulder attended the June Council meeting in relation to the email and it was requested the DES look further into the matter and advise Council how to proceed. Mr Mulder is requesting that Council prepare a Planning Proposal.

Current position:

A Planning Proposal is required to be submitted to the Department of Planning & Environment (DoPE) for consideration in relation to the zoning of the land. The preparation of a Planning Proposal would need to be carried out by a suitably qualified consultant and DoPE may require various environmental studies and other reports be prepared as part of the submission. Usually, in these circumstances, the individual is required to organise and pay for a planning proposal for consideration by DoPE. The preparation of a planning proposal and in particular the studies and reports associated with the proposal can be expensive, and a budget of a minimum \$30,000 should be expected, although the actual budget could also extend beyond this amount. Given some issues associated with the site, including potential Native Title Claims, the development of a planning proposal and its progression could be lengthy with no guarantee of success.

Council needs to consider if it is appropriate for such a planning proposal to be funded from public monies for private matters and that this may set a precedent in the future for similar matters, including the preparation of planning proposals for other individuals and matters relating to development without consent.

In the event that a planning proposal is submitted by Mr Mulder, Council will be invited to make a submission, or comment on the planning proposal. In such an event, a further report to Council will be tabled for consideration. Given the dwelling has remained on-site for a period of time and is the home of Mr. Mulder and his partner, Council may consider supporting the application, as the alternative is that the dwelling may need to be demolished.

Verbal advice from Council's Regional Office of Department of Planning & Environment in Dubbo have advised that the submission of a Planning Proposal is acceptable and would need the support of both Council and NSW Department of Industry – Land & Water Division. Upon submission of application from George Mulder, Council will have the opportunity to support the proposal.

Relevant Reference Documents:

- Environmental Planning & Assessment Act 1979.
- Environmental Planning & Assessment Regulation 2000.
- Walgett Local Environmental Plan 2013.
- Interim Development Order No. 1 - Shire of Walgett 1968.
- Sundry emails and letters between Mr Mulder NSW Department of Industry - Resources and Energy, Department of Primary Industries – Lands and Walgett Shire Council.
- Previous report to Council 27th September 2016 by Matt Clarkson.

Governance issues:

Council's charter:- Section 8 of the Local Government Act 1993 establishes Council's charter, which includes:

- to exercise community leadership
- to properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development
- to have regard to the long term and cumulative effects of its decisions
- to engage in long-term strategic planning on behalf of the local community
- to exercise its functions in a manner that is consistent with and promotes social justice principles of equity, access, participation and rights.

Environmental issues:

The reserve is the subject of an ongoing Native Title claim. Rezoning the land to accommodate the development may impact the legitimacy of Council's claim that the land is required for a public purpose.

Stakeholders:

Public, NSW Department of Industry - Resources and Energy, Department of Primary Industries – Land & water Division, Walgett Shire Council, Mr Mulder and Ms Deane.

Financial implications:

The minimum costs of a Planning Proposal, based on previous planning proposals is a minimum \$30,000, with this cost likely to grow given the issues associated with the site and depending on any additional information or studies requested by DoPE. If Council chooses to fund such an application for a planning proposal, a budget of \$50,000 should be set aside.

Council may also be burdened with remediation of the site in the future as the dwelling is a structure on a Crown Reserve under Council control.

Request for Planning Proposal – George Mulder

Recommendation:

That Walgett Shire Council resolve to:

Write to Mr Mulder and advise that he should engage the appropriately qualified person/s to prepare a planning proposal for the rezoning of the affected land for submission to Department of Planning and Environment.

Moved:

Seconded:

Attachments:

1. Email from George Mulder
2. Location of expired MPL
3. Photo of subject dwelling
4. Previous report to Council in September 2016 by Matt Clarkson and its attachments
5. Email from George Mulder

Please refer to Ordinary Attachment Document