

Meeting commenced at 3.00pm.

BUSINESS:

- 1) Apologies
- 2) a. Confirmation of Minutes of the Meeting held 15th April, 2021.
b. Matters arising out of Minutes. (Not elsewhere reported)
- 3) Correspondence
 - a. Agenda A (Information Only)
 - b. Agenda B
- 4) General Manager's Report
 - 4.1 General Manager's Report
 - 4.2 Executive Manager, Corporate & Community Services' Report
 - 4.3 Executive Manager, Engineering & Technical Services' Report
 - 4.4 Executive Manager, Development & Environmental Services' Report
- 5) Reports: Delegates/Mayor/Councillors

PRESENT: Clr John Seymour, Clr David McCann, Clr Jeremy Crocker, Clr Kathy Maslin, Clr Colin McKinnon, Clr Kerrilee Logan and Clr Alan White.

STAFF: Tony Donoghue, General Manager;
Courtney Armstrong, Executive Manager, Corporate & Community Services;
Tony Kelly, Executive Manager, Engineering & Technical Services;
Colby Farmer, Executive Manager, Development & Environmental Services.

APOLOGIES: Clr Bruce Hutcheon and Clr Steve Jones.

1) APOLOGIES

RESOLVED on the motion of Clr White and seconded by Clr McCann that the apologies of Clr Hutcheon and Clr Jones be received and accepted. 77/05/2021

2a) CONFIRMATION OF MINUTES OF THE MEETING HELD 15TH APRIL, 2021.

RESOLVED on the motion of Clr McCann and seconded by Clr McKinnon that the Minutes of the Meeting held 15th April, 2021 as circulated be confirmed and adopted. 78/05/2021

2b) MATTERS ARISING OUT OF THE MINUTES

There were no matters arising out of the Minutes.

3) CORRESPONDENCE

AGENDA A (FOR INFORMATION ONLY)

1a) ACTIVITY REPORTS

- 1) Operating Statistics of the Coolamon Shire Library for April 2021.
Attachment No. 1.1
- 2) Community Development Officer's Report for April 2021.
Attachment No. 1.2
- 3) Tourism and Business Development Officer's Report for April 2021.
Attachment No. 1.3
- 4) Road Safety Officer's Report for April 2021
Attachment No. 1.4

General Manager's Note

The above reports are operating reports only for use by Senior Staff. They are submitted to Council as part of Agenda A for information only.

2a) INFORMATION PAPERS

→ The following papers have been **distributed** with Council's supplementary material as being matters of information/interest to Councillors. If Councillors desire any further information on the matters distributed, then that can be raised with the General Manager.

- 1) Minutes of the RivJO Meeting held 23rd April 2021 Attachment No. 2.1

- 2) Minutes of the REROC Meeting held 23rd April 2021. [Attachment No. 2.2](#)
- 3) Minutes of the Advance Ardlethan Committee Meeting held 3rd May 2021.
[Attachment No. 2.3](#)
- 4) Minutes of the Advance Ganmain Committee Meeting held 5th May 2021.
[Attachment No. 2.4](#)
- 5) Minutes of the Matong Community Group held 11th May 2021.
[Attachment No. 2.5](#)

AGENDA B

- 1b) NSW Public Libraries - Correspondence from NSW Public Libraries – a booklet for distribution to Councillors has been attached. [Attachment No. 13](#)
- 2b) Office of Local Government – Message from Minister.
Legislation to introduce superannuation for Councillors. [Attachment No. 14](#)
- 3b) Office of Local Government – Council Circular.
2021/22 Determination of the Local Government Remuneration Tribunal.
[Attachment No. 15](#)
- 4b) Correspondence from Hon Michael McCormack MP and Hon Mark Coulton MP - Local Roads and Community Infrastructure (LRCI) Program – Phase 3.
[Attachment No. 16](#)
- 5b) Media Release – Hon. Mark Coulton MP – supporting a stronger Local Government sector with critical funding. [Attachment No. 17](#)

RESOLVED on the motion of Clr Crocker and seconded by Clr White that the Correspondence listed in Agenda A and Agenda B be received. [79/05/2021](#)

4) GENERAL MANAGER'S REPORT

4.1 GENERAL MANAGER REPORTS

GM1) DRAFT 2021/2025 DELIVERY PROGRAMME AND 2021/2022 OPERATIONAL PLAN (S.11-06, SC516)

The 2021/2022 budget is presented for Council consideration. Attachment No. 3.1, 3.2, 3.3

The 2021/2022 budget is expected to result in a surplus of \$1.5 million (\$17.9 million operating income and \$16.4 million operating expenditure). Of the operating incomes, \$3.6 million relates to capital grants and contributions. After removing these capital incomes, the operating result is a loss of \$2.1 million.

The budget also allows for a total reduction in cash in 2021/2022 of \$4.4 million.

The negative operating result before capital amounts and reduction in cash can be attributed to two things. Firstly, we received specific grant funding in previous financial years that will be spent in the 2021/2022 and 2022/2023 years. Secondly, Council will be pre-paid one-half of the 2021/2022 Financial Assistant Grants from the Federal Government (\$1.9 million), meaning that this will be accounted as income in the 2020/2021 financial year. In both cases the funds will be either externally or internally restricted at the end of 2020/2021. The spending associated with these funds will then occur in the 2021/2022 and 2022/2023.

The following year (2022/2023) will see the budgets return to positive and the long term financial plan will remain on track to meet the OLG sustainability indicators.

The current interest rate climate affects Council's bottom line as we have significant reserves that support our business arms, such as Sewer and Aged Care. The most challenging business arms that Council have are the aged care services. The latest Federal budget identified measures to support aged care in the short term, but under the current funding arrangements Allawah Lodge will struggle to achieve positive results in the long term. It is hoped that changes from the responses to the Aged Care Royal Commission will come with increased funding support to rectify this position.

Council will continue with Capital projects to the value of \$10.1 million in 2021/2022 with the main items of capital spend being highlighted by

- Roads - \$4,049,153
- Coolamon Business Park – \$1,795,500

- Safety Stimulus Mary Gilmore Way - \$1,086,117
- LRCIP2 various projects - \$443,255
- LRCIP3 - \$772,445
- FCR2 - \$523,107
- SCCF3 projects - \$237,769
- Allawah Village Unit - \$300,000

Several projects will be highlighted to ensure that Coolamon Shire can cater for future growth and demand. This will include a flood study (\$250,000) and an LEP review (\$80,000)

This budget has once again seen Council tasked with undertaking the economic stimulus work for the State and Federal Governments. This financial injection is designed to get local economies and communities moving and Local Government is best placed to do this. Whilst this is greatly appreciated and will be distributed to maximum benefit, the underlying economic conditions are continuing to tighten Council's budget, but for the moment, we continue to operate in a long term sustainable and viable fashion.

Recommendation

That Council place the Draft 2021/2025 Delivery Programme and 2021/2022 Operational Plan on public display.

RESOLVED on the motion of Clr McCann and seconded by Clr Maslin that Council place the Draft 2021/2025 Delivery Programme and 2021/2022 Operational Plan on public display. 80/05/2021

↑ **ADJOURNMENT**

RESOLVED on the motion of Clr Logan and seconded by Clr McCann that Council suspend Standing Orders at 3.15pm to receive representations regarding the Executive Manager, Development and Environmental Services Report (HS2).

81/05/2021

⌘ **DEPUTATION IN ACCORDANCE WITH THE MODEL CODE OF MEETING PRACTICE**

Deputation received from:

- 1) Tony O'Reilly
- 2) Geraldine Graydon

RESOLVED on the motion of Clr Maslin and seconded by Clr McCann that Council move forward Item (HS2) for consideration. 82/05/2021

**HS2) DEVELOPMENT APPLICATION 2021/19 – TWENTY FIVE (25) LOT LIGHT
INDUSTRIAL SUBDIVISION (DA2021/19, SC58)**

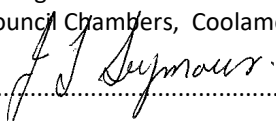
Applicant	Coolamon Shire Council
Owner	Coolamon Shire Council and Transport for NSW
Development Cost	\$2,000,000.00
Development Description	The application proposes the subdivision of existing Lot 2 DP 838319 (approximately 4.37 hectares) and Part Lot 2 DP 1221837 Wade Street, Coolamon (approximately 1 hectare) into twenty five allotments. The majority of the allotments will be sized between 2000m ² and 2784m ² . Three lots are proposed that are less than the minimum lot size, being 344m ² , 377m ² and 439m ² , being for the purpose of shared servicing infrastructure of sewer, water, drainage and electricity. The purpose of the subdivision is to create 22 allotments for the purposes of light industrial development, and three allotments for the purposes of service infrastructure.
Assessment Officer	Claire Golder – Temora Shire Council

Key Considerations

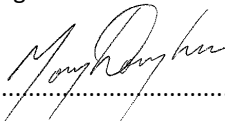
- The development is permitted in the IN2 (Light Industrial Zone) with Council consent.
- Variation to Development Standard – Minimum Lot Size.
- Objections received to the development proposal.
- Transport for NSW Submissions.

Assessment

The application was lodged by Coolamon Shire Council in the capacity of the 'developer' of the subject land. For transparency and the promotion of 'good governance' practice, the application was assessed in full and independently by Temora Shire Council (See attached Section 4.15 Assessment Report).


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MAYOR


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GENERAL MANAGER.

Criteria for the Development Application Report

Determination Body Reason

The application has been referred to Council for determination as it has received Six (6) submissions during submission period, including a petition signed by One hundred and fifty five (155) people.

Consultation

- The application was notified in accordance with Section 14 of the Coolamon DCP 2015.
- 58 adjoining landowners were notified for 24 days.
- Six written responses were received, including a petition signed by 155 people.
- The development was advertised in Temora Independent: 26 February and 5 March 2021, and Wagga Wagga Daily Advertiser: 20 February and 6 March 2021. The development application was also the subject of media articles within both of these newspapers.
- The application was made available for viewing at Councils Coolamon Office, the Coolamon Shire Council Website and the NSW Planning Portal.
- The application was also referred to the Roads and Maritime Service under Section 138 of the Roads Act 1993.

Reasons for Approval (Summary)

The Staff assessment has identified that:

- The application is for a use which is permitted in the IN2 (Light Industrial) Zone.
- It is considered that impacts identified during the assessment process are acceptable and can be addressed via conditions of development consent.
- It is considered that the potential benefits of the proposed development will outweigh any potential negative impacts associated with subject approval.
- It is considered that the proposed development has the potential to positively contribute to the social and economic viability of the locality.
- The development complies with the requirements of the Environmental Planning and Assessment Act 1979 and will not compromise the outcomes sought for the Coolamon Local Environmental Plan 2011 and Coolamon Development Control Plan 2015.

Site Location

The development site is located at Lot 2 DP 838319 and Part Lot 2 DP 1221837, Wade Street, Coolamon NSW 2701

The development is situated on land that is zoned IN2 Light Industrial and is currently vacant, with limited use as a road materials stockpile. The subject land was rezoned to IN2 from its previous zone of SP2 Railway on 29 May 2020.

The site commences approximately 400m on the eastern side of the main shopping precinct, and has a frontage of approximately 1.1km along Wade Street. The site is adjoined by land zoned RU5 Village to the south, SP2 Railway zone to the north and beyond this, a RE1 Public Recreation zone.

The site has frontage to a classified road, which is the main route between Coolamon and Junee. There are no bushfire, flood or contaminated land hazards associated with the site.

In association with the proposed development, Council is proposing construction activities to facilitate the subdivision. These works are considered separately under Part 5 of the Environmental Planning and Assessment Act. This includes the activities of removal of trees, levelling of the site, provision of kerb and gutter, trenching for infrastructure and site clean up and rehabilitation.

Diagram 1: Site and Locality Plan



Policy

Coolamon Local Environmental Plan 2011
Coolamon Development Control Plan 2015

J. J. Seymour
..... MAYOR

Yong Peng
..... GENERAL MANAGER.

Quadruple Bottom Line Analysis

For a complete analysis of the social, environmental and economic considerations please refer to s4.15 Assessment Report, attached.

Risk Management Issues from the Council

Refusal of the application on unjustified grounds or approval of the application without adequate statutory planning or impact considerations may result in an appeal process in the Land and Environment Court, which will have to be defended by Council.

Internal / External Consultation

See the Section 4.15 Assessment report for full details of all consultation.

Attachments

1. 4.15 Assessment Report Attachment No. 10.1
2. Statement of Environmental Effects Attachment No. 10.2
3. Biodiversity Assessment Attachment No. 10.3
4. Site Plans Attachment No. 10.4

Recommendation

That Council approve Development Application 2021/19 for a Twenty Five (25) Lot Light Industrial Subdivision located at Lot 2 DP 838319 and Part Lot 2 DP 1221837, Coolamon NSW, subject to the conditions listed in the attached Section 4.15 Assessment Report.

RESOLVED on the motion of Clr Maslin and seconded by Clr McCann that Council approve Development Application 2021/19 for a Twenty Five (25) Lot Light Industrial Subdivision located at Lot 2 DP 838319 and Part Lot 2 DP 1221837, Coolamon NSW, subject to the conditions listed in the attached Section 4.15 Assessment Report. 83/05/2021

The Mayor called for a division

Those voting in favour of the motion: All those present

Those voting against the motion: Nil

RESOLVED on the motion of Clr McCann seconded by Clr White that Council return to the normal order of business at 3.25pm. 84/05/2021

**GM2) LGNSW COSTS TO SUPPORT HEALTH PROFESSIONALS IN REGIONAL,
RURAL AND REMOTE AREAS (H.03-01, SC223)**

LGNSW has been seeking information to support their advocacy in regard to Local Governments increasing role in providing or supporting health care in communities. Council has responded to this request, as per the attachment Attachment No. 4

As can be seen this Council's involvement has been quite considerable over a long period of time. LGNSW are concerned that this level of support is increasing with other levels of Government relying on Local Government to fill the gaps that appear.

Council supports this advocacy.

Recommendation

For Council information.

RESOLVED on the motion of Clr Maslin and seconded by Clr Logan that the report be received. 85/05/2021

GM3) COMMUNITY SURVEY (S.10-04, SC387)

Council has received the results associated with the Community Survey undertaken by IRIS Research. This survey has been conducted approximately every 4 years since 2007, this year there was a gap between 2016 and 2021 due to the postponement of the Council elections.

The results of this survey are very similar to previous in that the community are generally very satisfied, but highlighting some areas for improvement. The full report is attached for your information. Attachment No. 5

The reason for 4 year cycles in regard to these surveys were to prepare Council for the end of term report and to determine if there are long term trends.

The IRIS report is based on the phone survey that cold calls residents of the Shire. It was noted that the number of people that took phone calls or undertook the survey is diminishing. People just don't have home phones and/or are unwilling to participate in phone surveys.

A quick summary of the document indicates that residents are highly satisfied with Coolamon Shire Council. 75%, or 3 out of 4 people, were happy with the

organisation with only 7% dissatisfied. This figure outperforms other comparable NSW Councils.

Whilst there was a slight decline from the 2016 satisfied findings, this was negligible statistically. It should be noted that 2016 was the year that Fit-For-Future was around and amalgamations were a possibility. This may have created a more enthusiastic response in regard protecting the local governance of the Coolamon Shire.

Overall these are good findings and vindicate Council's actions, services and strategic approach. Obviously, there are areas for improvement and these tend to be around road infrastructure. Council will continue to work within its budget to allocate resources to service the extensive road network it manages.

Recommendation

That Council note the report.

RESOLVED on the motion of Clr White and seconded by Clr McKinnon that the report be noted. 86/05/2021

GM4) ALLAWAH LODGE – GOVERNANCE FRAMEWORK (A.05-02, SC7)

As part of the process of managing an Aged Care Facility, a Governance Framework needs to be established. Generally, this is managed by a skills based board. Allawah Lodge is slightly different in that the management structure is under an elected body that delegates operations to a General Manager.

The Councillors set the direction in regard to budget, resources etc but do not really direct operations in regard to clinical care. For this reason a Clinical Governance framework has been developed that reflects this situation.

Attachment No. 6

Recommendation

That Council endorse the Coolamon Shire Council Clinical Governance Framework.

RESOLVED on the motion of Clr Maslin and seconded by Clr McCann that Council endorse the Coolamon Shire Council Clinical Governance Framework. 87/05/2021

GM5) ARDLETHAN MUSEUM POLICY (P.12-01, SC316; C.09-39, SC128)

Since the opening of the Ardlethan Museum the volunteers, who operate under the Section 355 Advance Ardlethan Committee, have been developing a management policy to ensure that the collections can be administered properly.

→ The proposed policy has been attached for your reference. **Attachment No. 7**

This is in line with our other museum at the UTD Store and should ensure that people donating or lending are fully aware of the decision.

Recommendation

That Council adopt the policy

RESOLVED on the motion of Clr McCann and seconded by Clr Maslin that Council adopt the Ardlethan Museum Management Policy as per the attachment.

88/05/2021

GM6) LOCAL ROADS & COMMUNITY INFRASTRUCTURE (G.03-72, SC1348)

As part of the announcement from the Federal budget, Council was allocated a further \$1,544,890.00 under this program.

The media release from Michael McCormack's office is attached. **Attachment No. 8**

This is welcomed news and will boost Council capital spend in the local economy.

In order to best deliver these outcomes, it is thought appropriate that Council workshop ideas to best spend this money on identified projects that improve the local communities and economy. It is envisaged that the criteria for this grant will be the same as the previous LRCIP funds and run over a two year timeframe. But to date this had yet to be clarified.

Recommendation

That Council undertake a workshop to determine the appropriate spending of the LRCIP grant.

GM7) STRONGER COUNTRY COMMUNITIES FUND (G.03-78, SC1385)

Round 4 of Stronger Country Communities Fund (SCCF) has been released on the 1st May 2021. This round focuses on community projects and female participation in sport and enhancing female sporting facilities.

The amount allocated is still based on a Local Government area and Coolamon Shire has been allocated \$775,531. Whilst organisations can apply themselves, Council are required to rank projects should the funding be oversubscribed. Judging on previous rounds, I think Council can assume it will be oversubscribed.

The press release and funding criteria has been attached for Council's information. This information has been sent out to all sporting and community organisations.

Attachment No. 9

The minimum amount of funding is \$50,000.00 and 50% of the total amount is to be available for enhancing female sport. Any work or program is to commence in January 2022.

In order to determine how Council would like to handle this funding, a discussion needs to be held around the level of involvement Council would like.

For instance, the following options are available:

- 1) Submit Council's applications and let compliant organisations submit their own.
- 2) Request all organisations submit through Council.
- 3) All organisations that are eligible apply themselves, those that can't can make an approach through Council.

Council does have some projects that would meet this funding criteria and should be seeking to apply. Some examples of this are listed on the attached spreadsheet. Attachment No. 9.1

The issue that Council will have in relation to this funding will be similar to SCCF Round 2. Half of this money is targeted towards sporting facilities and in Coolamon Shire, the Council does not have many of these compared to other LGA's.

The buildings or facilities that this would apply to for Council are Coolamon Touch Fields and the Coolamon and Ardlethan Showgrounds. In this regard, Council have

just funded new facilities (toilets) in Ardlethan. The Touch Fields has their facilities at either Kindra Park or the Sports Club.

It has been advised that most of the local sporting organisations will be chasing upgrades to their facilities and, as always with six communities, there will be a struggle to ensure money is spread across every prospective user.

In addition, there will be a timing issue. Council must submit their projects by 12pm on 25th June 2021 and our next Council meeting is set down for Thursday, 24th June 2021. This means that we will need to have our project applications ready and depending on what information we have received from other organisations, a priority list.

Depending on how Council would like to handle this matter, will determine the actions of staff. It may be appropriate for a workshop to determine priorities or delegation to staff to prepare and submit applications.

Recommendation

That Council consider this funding in conjunction with the LRCIP at a combined workshop.

RESOLVED on the motion of Clr McCann and seconded by Clr Logan that Council consider the LRCIP and SCCF4 funding at a combined Workshop. 89/05/2021

4.2 EXECUTIVE MANAGER, CORPORATE & COMMUNITY SERVICES' REPORTS

CS1) FINANCE REPORT AS AT 30TH APRIL 2021

RESOLVED on the motion of Clr McKinnon and seconded by Clr White that report be received. 90/05/2021

DATE INVESTED	INSTITUTION	RATING	INVESTMENT TYPE	AMOUNT INVESTED	TERMS (days)	RATE	MATURITY DATE
4/11/2020	NAB	A1/A+	Term Deposit	\$ 1,000,000	182	0.40%	5/05/2021
9/11/2020	Bank of Queensland	A2/BBB+	Term Deposit	\$ 1,000,000	182	0.45%	10/05/2021
2/03/2021	Beyond Bank	A2/BBB	Term Deposit	\$ 1,000,000	304	0.60%	2/06/2021
21/12/2020	AMP	A2/BBB+	Term Deposit	\$ 1,000,000	182	0.70%	21/06/2021
23/06/2020	Beyond Bank	A2/BBB	Term Deposit	\$ 1,000,000	365	1.40%	23/06/2021
21/10/2020	Judo Bank	NR (Govt Guarantee)	Term Deposit	\$ 250,000	273	1.05%	21/07/2021
3/03/2021	ME Bank	A1/A+	Term Deposit	\$ 2,000,000	153	0.40%	3/08/2021
9/09/2020	Beyond Bank	A2/BBB	Term Deposit	\$ 1,000,000	365	1.10%	9/09/2021
10/03/2021	Beyond Bank	A2/BBB	Term Deposit	\$ 2,000,000	304	0.60%	10/09/2021
1/04/2021	Beyond Bank	A2/BBB	Term Deposit	\$ 1,000,000	304	0.50%	1/10/2021
19/10/2020	Beyond Bank	A2/BBB	Term Deposit	\$ 750,000	365	1.00%	19/10/2021
25/11/2020	AMP	A2/BBB+	Term Deposit	\$ 500,000	365	0.75%	25/11/2021
25/11/2020	AMP	A2/BBB+	Term Deposit	\$ 1,000,000	365	0.75%	25/11/2021
14/12/2020	Beyond Bank	A2/BBB	Term Deposit	\$ 1,000,000	365	0.75%	14/12/2021
15/01/2021	AMP	A2/BBB+	Term Deposit	\$ 500,000	365	0.75%	15/01/2022
23/04/2021	Macquarie Bank	A1/A+	Term Deposit	\$ 1,000,000	270	0.40%	18/01/2022
11/02/2021	AMP	A2/BBB+	Term Deposit	\$ 2,000,000	365	0.75%	11/02/2022
19/03/2021	Beyond Bank	A2/BBB	Term Deposit	\$ 1,000,000	304	0.60%	19/03/2022
29/03/2021	Beyond Bank	A2/BBB	Term Deposit	\$ 2,000,000	304	0.60%	29/03/2022
TOTAL INVESTED				\$ 21,000,000			

I hereby certify that the above investments have been made in accordance with Section 625 of the *Local Government Act 1993*, clause 212 of the *Local Government (General) Regulation 2005* and Council's Investment Policy.

(Samantha Jennings, Finance Manager)

RESTRICTED CASH, CASH EQUIVALENTS & INVESTMENTS (as at 30 June 2020)

External Restrictions - included in liabilities	
Specific purpose unexpended grants	1,056,768.83
Allawah Lodge Bonds & Payments	4,148,285.63
Allawah Village Loan Licences	3,502,501.96
Home Care Packages	484,493.73
	9,192,050.15
External Restrictions - other	
Developer contributions - general	63,834.53
Specific purpose grants (recognised as revenue)	993,495.23
Sewerage Services	1,624,359.98
Domestic Waste Management	889,467.80
Stormwater Management	64,569.62
Other - Community Transport	230,864.00
	3,866,591.16
Internal Restrictions	
Plant & vehicle replacement	1,000,000.00
Employees Leave Entitlements	1,420,000.00
Deferred Works	127,574.10
Ardlethan Preschool (non-grant)	19,542.72
Asset management/replacement	3,500,000.00
Financial Assistance Grant Advance	1,950,938.00
Swimming Pools	35,000.00
Rehabilitation of Gravel Pits	148,000.00
Coolamon Early Childhood Centre	343,432.11
Allawah Lodge	920,231.02
Allawah Village	540,952.33
	10,005,670.28
TOTAL RESTRICTIONS	23,064,311.59
UNRESTRICTED	350,511.89
TOTAL CASH, CASH EQUIVALENTS & INVESTMENTS	23,414,823.48

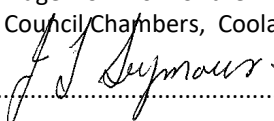
MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 20TH MAY, 2021.

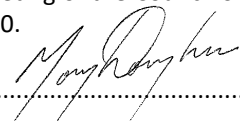
COOLAMON SHIRE COUNCIL
INCOME STATEMENT

for the period 1st July 2020 to 30th June 2021

	APRIL 2021	MARCH 2021	FEBRUARY 2021	2020/2021 BUDGET	2019/2020 ACTUAL
Income from continuing operations					
Rates & annual charges	3,808,118.66	3,808,540.54	3,809,330.71	3,932,000.00	3,742,001.11
User charges & fees	4,280,309.67	3,792,212.90	3,387,795.68	4,231,000.00	4,335,819.02
Other revenues	745,272.59	670,710.97	520,687.28	591,000.00	908,847.28
Grants & contributions provided for operating purposes	4,256,948.11	4,147,635.44	4,043,998.42	6,476,000.00	6,899,636.98
Grants & contributions provided for capital purposes	849,578.83	829,185.10	775,008.10	2,153,000.00	5,937,046.59
Interest and investment revenue	181,124.68	119,767.12	58,133.00	317,000.00	378,187.16
Net gain from the disposal of assets	1,097,608.63	738,508.72	657,795.11	362,000.00	197,249.54
Internals	0.00	0.00	0.00		0.00
Total income from continuing operations	15,218,961.17	14,106,560.79	13,252,748.30	18,062,000.00	22,398,787.68
Expenses from continuing operations					
Employee benefits and on-costs	5,452,383.55	4,931,973.96	4,428,137.09	6,480,000.00	6,308,405.41
Materials & services	2,518,620.00	2,125,295.90	1,813,205.59	2,943,000.00	3,791,299.72
Borrowing costs	17,022.96	17,022.96	17,022.96	7,000.00	53,271.67
Depreciation, amortisation & impairment	3,176,435.33	3,118,653.90	2,184,272.23	4,123,000.00	3,883,354.37
Other expenses	1,533,601.21	1,420,617.87	1,268,390.55	1,638,000.00	1,637,937.76
Net loss from the disposal of assets					
Total expenses from continuing operations	12,698,063.05	11,613,564.59	9,711,028.42	15,191,000.00	15,674,268.93
Operating result from continuing operations	2,520,898.12	2,492,996.20	3,541,719.88	2,871,000.00	6,724,518.75
Net operating result for the year before grants and contributions provided for capital purposes	1,671,319.29	1,663,811.10	2,766,711.78	718,000.00	787,472.16

This is Page No. 16 of the Minutes of the Ordinary Meeting of the Council of the Shire of Coolamon held in the Council Chambers, Coolamon on the 14th May, 2020.


..... MAYOR

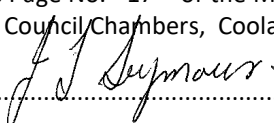

..... GENERAL MANAGER.

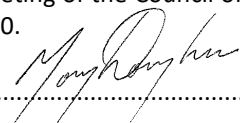
MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 20TH MAY, 2021.

COOLAMON SHIRE COUNCIL
INCOME STATEMENT BY FUND

April 2021			
	CONSOLIDATED		
	GENERAL FUND	SEWERAGE FUND	TOTAL
Income from continuing operations			
Rates & annual charges	3,219,514.49	588,604.17	3,808,118.66
User charges & fees	4,135,178.67	145,131.00	4,280,309.67
Other revenues	727,291.14	17,981.45	745,272.59
Grants & contributions provided for operating purposes	4,133,756.41	123,191.70	4,256,948.11
Grants & contributions provided for capital purposes	587,326.83	262,252.00	849,578.83
Interest and investment revenue	180,238.58	886.10	181,124.68
Net gain from the disposal of assets	1,097,608.63	0.00	1,097,608.63
Internals	76,185.00	(76,185.00)	0.00
Total income from continuing operations	14,157,099.75	1,061,861.42	15,218,961.17
Expenses from continuing operations			
Employee benefits and on-costs	5,299,495.62	152,887.93	5,452,383.55
Materials & services	2,418,067.15	100,552.85	2,518,620.00
Borrowing costs	17,022.96		17,022.96
Depreciation & amortisation	3,014,255.03	162,180.30	3,176,435.33
Other expenses	1,497,035.32	36,565.89	1,533,601.21
Total expenses from continuing operations	12,245,876.08	452,186.97	12,698,063.05
Operating result from continuing operations	1,911,223.67	609,674.45	2,520,898.12
Net operating result for the year before grants and contributions provided for capital purposes			
	1,323,896.84	347,422.45	1,671,319.29

This is Page No. 17 of the Minutes of the Ordinary Meeting of the Council of the Shire of Coolamon held in the Council Chambers, Coolamon on the 14th May, 2020.

..... MAYOR

.....GENERAL MANAGER.

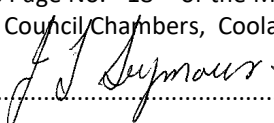
MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
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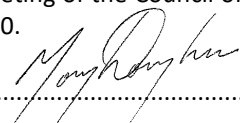
BALANCE SHEET

for the period 1st July 2020 to 30th June 2021

	2020/2021				
	APRIL 2021	MARCH 2021	FEBRUARY 2021	BUDGET (ADJ FOR OPENING BALS)	2019/2020 ACTUAL
ASSETS					
Current assets					
Cash and cash equivalents	2,462,948.75	2,988,730.14	2,832,131.54	1,549,307.45	1,414,822.48
Investments	21,000,000.00	21,000,000.00	21,000,000.00	22,000,001.00	22,000,001.00
Receivables	(528,199.55)	(649,082.09)	292,725.45	742,456.10	742,329.33
Inventories	242,170.26	254,617.82	247,319.44	635,001.46	260,331.23
Other					
Total current assets	23,176,919.46	23,594,265.87	24,372,176.43	24,926,766.01	24,417,484.04
Non-current assets					
Investments					
Receivables	0.00	0.00	0.00	302,000.00	0.00
Inventories	454,168.42	454,168.42	454,168.42	453,770.87	454,168.42
Infrastructure, property, plant & equipment	236,314,593.98	235,624,997.80	234,767,932.13	235,581,037.03	229,734,149.67
Accumulated Dep'n - Infrastructure, PP&E	(51,644,577.50)	(51,628,032.43)	(50,712,419.94)	(52,689,494.86)	(48,566,750.84)
Accumulated Imp't - Infrastructure, PP&E	0.00	0.00	0.00	0.00	0.00
Other	(2,841.07)	(2,910.94)	(2,980.81)	(2,033.19)	-2,033.19
Total non-current assets	185,121,343.83	184,448,222.85	184,506,699.80	183,645,279.85	181,619,534.06
Total assets	208,298,263.29	208,042,488.72	208,878,876.23	208,572,045.86	206,037,018.10
LIABILITIES					
Current liabilities					
Payables	9,606,450.79	9,367,616.41	9,158,140.18	9,421,288.97	9,881,599.49
Borrowings	0.00	0.00	0.00	0.00	0.00
Employee benefit provisions	1,895,169.25	1,906,130.98	1,896,833.37	2,010,660.12	1,892,543.72
Total current liabilities	11,501,620.04	11,273,747.39	11,054,973.55	11,431,949.09	11,774,143.21
Non-current liabilities					
Payables	2,866.83	2,866.83	2,866.83	2,497.99	2,866.83
Borrowings	0.00	0.00	0.00	0.00	0.00
Employee benefit provisions	133,505.10	133,505.10	133,505.10	0.00	133,505.10
Provisions	427,169.54	427,169.54	427,169.54	434,707.43	427,169.54
Total non-current liabilities	563,541.47	563,541.47	563,541.47	437,205.42	563,541.47
TOTAL LIABILITIES	12,065,161.51	11,837,288.86	11,618,515.02	11,869,154.51	12,337,684.68
Net assets	196,233,101.78	196,205,199.86	197,260,361.21	196,702,891.35	193,699,333.42
EQUITY					
Retained earnings	99,778,224.33	99,750,322.41	100,799,046.09	100,248,476.87	97,244,455.97
Reserves	96,454,877.45	96,454,877.45	96,454,877.45	96,454,414.48	96,454,877.45
Internal Assets/Liabilities	0.00	0.00	0.00		0.00
Trust Transfer			6,437.67		
Total equity	196,233,101.78	196,205,199.86	197,260,361.21	196,702,891.35	193,699,333.42

This is Page No. 18 of the Minutes of the Ordinary Meeting of the Council of the Shire of Coolamon held in the Council Chambers, Coolamon on the 14th May, 2020.

..... MAYOR

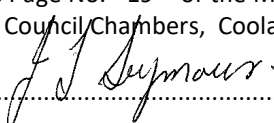
.....GENERAL MANAGER.

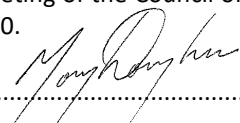
MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 20TH MAY, 2021.

COOLAMON SHIRE COUNCIL
BALANCE SHEET BY FUND

	April 2021		COOLAMON SHIRE TOTAL
	CONSOLIDATED GENERAL FUND	SEWERAGE FUND	
ASSETS			
Current assets			
Cash and cash equivalents	845,767.40	1,617,181.35	2,462,948.75
Investments	21,000,000.00		21,000,000.00
Receivables	(693,086.96)	164,887.41	(528,199.55)
Inventories	242,170.26		242,170.26
Other			0.00
Total current assets	21,394,850.70	1,782,068.76	23,176,919.46
Non-current assets			
Investments			0.00
Receivables	0.00		0.00
Inventories	454,168.42		454,168.42
Infrastructure, property, plant & equipment	216,119,464.07	20,195,129.91	236,314,593.98
Accumulated Depreciation	(44,480,613.27)	(7,163,964.23)	(51,644,577.50)
Accumulated Impairment	0.00		0.00
Other	(2,841.07)		(2,841.07)
Total non-current assets	172,090,178.15	13,031,165.68	185,121,343.83
Total assets	193,485,028.85	14,813,234.44	208,298,263.29
LIABILITIES			
Current liabilities			
Payables	9,606,450.79	0.00	9,606,450.79
Interfunding			0.00
Interest bearing liabilities	0.00		0.00
Employee benefit provisions	1,895,169.25		1,895,169.25
Total current liabilities	11,501,620.04	0.00	11,501,620.04
Non-current liabilities			
Payables	2,866.83		2,866.83
Interest bearing liabilities	0.00		0.00
Employee benefit provisions	133,505.10		133,505.10
Provisions	427,169.54		427,169.54
Total non-current liabilities	563,541.47	0.00	563,541.47
TOTAL LIABILITIES	12,065,161.51	0.00	12,065,161.51
Net assets	181,419,867.34	14,813,234.44	196,233,101.78
EQUITY			
Retained earnings	90,671,632.79	9,106,591.54	99,778,224.33
Reserves	90,748,234.55	5,706,642.90	96,454,877.45
Internal Assets & Liabilities			0.00
Trust Transfer	0.00		0.00
Total equity	181,419,867.34	14,813,234.44	196,233,101.78

This is Page No. 19 of the Minutes of the Ordinary Meeting of the Council of the Shire of Coolamon held in the Council Chambers, Coolamon on the 14th May, 2020.

..... MAYOR

.....GENERAL MANAGER.

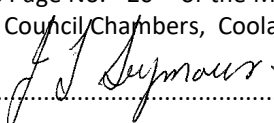
MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 20TH MAY, 2021.

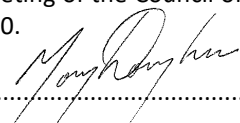
COOLAMON SHIRE COUNCIL
INTERNAL & EXTERNAL RESTRICTIONS

for the period 1st July 2020 to 30th June 2021

	APRIL 2021	MARCH 2021	FEBRUARY 2021	2020/2021 BUDGET (ADJ FOR OPENING BALS)	2019/2020 ACTUAL
<i>EXTERNALLY RESTRICTED</i>					
Contract Liabilities	925,235.40	925,416.04	955,868.19	1,056,768.83	1,056,768.83
Allawah Lodge Accommodation Payments	4,735,887.64	4,588,480.61	4,590,109.75	4,148,285.63	4,148,285.63
Allawah Village Loan-Licence	3,611,775.34	3,349,671.51	3,231,860.18	3,592,264.96	3,502,501.96
Home Care Packages	625,788.29	599,919.00	571,695.57	484,493.73	484,493.73
Developer Contributions	69,016.63	69,016.63	69,016.63	69,533.53	63,834.53
Grant Revenues	0.00	6,574.92	24,663.70	117,195.23	993,495.23
Sewerage Fund	1,617,181.35	1,661,221.43	1,633,619.18	1,641,562.31	1,624,359.98
Waste Management	822,598.97	883,586.88	932,950.34	946,192.36	889,467.80
Stormwater Management Reserve	42,307.82	42,307.82	42,065.21	48,344.62	64,569.62
Other - Community Transport	265,516.08	240,826.69	247,894.36	230,864.00	230,864.00
	2,439,780.32	2,551,383.23	2,591,233.22	12,335,505.20	13,058,641.31
<i>INTERNALLY RESTRICTED</i>					
Plant Replacement Reserve	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00
Employees Leave Entitlements Reserve	1,260,000.00	1,260,000.00	1,260,000.00	1,499,000.00	1,420,000.00
Deferred Works Reserve	83,790.00	83,790.00	83,790.00	28,284.10	127,574.10
Ardlethan Preschool	33,029.00	9,113.61	26,212.36	19,542.72	19,542.72
Asset Management	3,500,000.00	3,500,000.00	3,500,000.00	3,500,000.00	3,500,000.00
Financial Assistance Grant	0.00	0.00	0.00	1,950,938.00	1,950,938.00
Swimming Pools Reserve	35,000.00	35,000.00	35,000.00	55,000.00	35,000.00
Gravel Pits Rehabilitation Reserve	148,000.00	148,000.00	148,000.00	168,000.00	148,000.00
CECC Asset Mgt Reserve	353,327.10	324,550.26	306,487.25	358,115.39	343,432.11
Allawah Lodge Asset Mgt Reserve	834,021.01	848,006.54	1,127,820.46	440,739.37	920,231.02
Allawah Village Asset Mgt Reserve	430,917.30	639,412.27	445,207.56	581,660.03	540,952.33
	7,678,084.41	7,847,872.68	7,932,517.63	9,601,279.60	10,005,670.28
Unrestricted	13,345,084.02	13,589,474.23	13,308,380.69	1,612,879.57	350,511.89
TOTAL CONSOLIDATED CASH	23,462,948.75	23,988,730.14	23,832,131.54	23,549,664.37	23,414,823.48

This is Page No. 20 of the Minutes of the Ordinary Meeting of the Council of the Shire of Coolamon held in the Council Chambers, Coolamon on the 14th May, 2020.

..... MAYOR

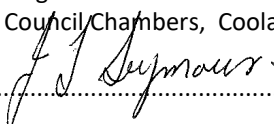
.....GENERAL MANAGER.

MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 20TH MAY, 2021.


RATE COLLECTIONS

	ARREARS BEFWD	LEVIES INC. INTEREST	TOTAL	COLLECTIONS TO DATE	% TO TOTAL	ADJUSTMENTS INC. PENS CONCESSIONS	ADJ TOTAL	% TO TOTAL	COLLECTIBLE BALANCE
30/04/2004	280,098.47	2,043,679.00	2,323,777.47	1,677,294.41	72.18%	119,465.50	2,204,311.97	76.09%	527,017.56
30/04/2005	181,374.69	2,091,692.38	2,273,067.07	1,626,617.19	71.56%	107,988.63	2,165,078.44	75.13%	538,461.25
30/04/2006	163,566.58	2,169,625.91	2,333,192.49	1,683,250.32	72.14%	107,441.79	2,225,750.70	75.63%	542,500.38
30/04/2007	185,519.90	2,260,981.60	2,446,501.50	1,722,786.59	70.42%	108,953.66	2,337,547.84	73.70%	614,761.25
30/04/2008	236,912.33	2,428,587.52	2,665,499.85	1,865,933.72	70.00%	124,309.39	2,541,190.46	73.43%	675,256.74
30/04/2009	277,343.62	2,507,286.42	2,784,630.04	1,966,135.21	70.61%	125,542.05	2,659,087.99	73.94%	692,952.78
30/04/2010	239,371.45	2,611,021.74	2,850,393.19	1,996,151.80	70.03%	123,212.92	2,727,180.27	73.19%	731,028.47
30/04/2011	309,194.09	2,741,844.78	3,051,038.87	2,157,427.44	70.71%	171,463.22	2,879,575.65	74.92%	722,148.21
30/04/2012	239,162.46	2,881,354.22	3,120,516.68	2,284,831.98	73.22%	129,213.07	2,991,303.61	76.38%	706,471.63
30/04/2013	207,935.41	3,046,638.80	3,254,574.21	2,371,440.17	72.86%	127,981.49	3,126,592.72	75.85%	755,152.55
30/04/2014	230,807.22	3,155,247.76	3,386,054.98	2,460,188.54	72.66%	124,598.22	3,261,456.76	75.43%	801,268.22
30/04/2015	263,562.88	3,305,691.33	3,569,254.21	2,555,229.76	71.59%	122,756.62	3,446,497.59	74.14%	891,267.83
30/04/2016	335,520.44	3,421,036.50	3,756,556.94	2,748,686.51	73.17%	123,943.17	3,632,613.77	75.67%	883,927.26
30/04/2017	300,944.76	3,511,966.32	3,812,911.08	2,769,592.76	72.64%	123,471.02	3,689,440.06	75.07%	919,847.30
30/04/2018	303,728.87	3,577,008.25	3,880,737.12	2,879,814.99	74.21%	118,679.17	3,762,057.95	76.55%	882,242.96
30/04/2019	319,410.16	3,691,794.29	4,011,204.45	2,891,796.23	72.09%	117,993.12	3,893,211.33	74.28%	1,001,415.10
30/04/2020	368,193.86	3,797,956.97	4,166,150.83	3,031,053.90	72.75%	117,497.90	4,048,652.93	74.87%	1,017,599.03
2020/2021									
31/07/2020	342,642.82	4,017,095.68	4,359,738.50	303,348.63	6.96%	117,176.29	4,242,562.21	7.15%	3,939,213.58
31/08/2020	342,642.82	4,023,933.68	4,366,576.50	1,341,376.91	30.72%	120,795.04	4,245,781.46	31.59%	2,904,404.55
30/09/2020	342,642.82	4,023,102.76	4,365,745.58	1,606,987.32	36.81%	122,054.41	4,243,691.17	37.87%	2,636,703.85
31/10/2020	342,642.82	4,023,871.76	4,366,514.58	1,685,841.25	38.61%	122,810.66	4,243,703.92	39.73%	2,557,862.67
30/11/2020	342,642.82	4,026,036.28	4,368,679.10	2,260,743.84	51.75%	123,316.92	4,245,362.18	53.25%	1,984,618.34
31/12/2020	342,642.82	4,025,999.52	4,368,642.34	2,389,605.16	54.70%	123,401.30	4,245,241.04	56.29%	1,855,635.88
31/01/2021	342,642.82	4,027,743.89	4,370,386.71	2,462,393.01	56.34%	123,988.81	4,246,397.90	57.99%	1,784,004.89
28/02/2021	342,642.82	4,030,652.28	4,373,295.10	2,913,251.24	66.61%	124,576.31	4,248,718.79	68.57%	1,335,467.55
31/03/2021	342,642.82	4,100,704.99	4,443,347.81	3,142,760.45	70.73%	124,745.06	4,318,602.75	72.77%	1,175,842.30
30/04/2021	342,642.82	4,103,922.13	4,446,564.95	3,215,462.77	72.31%	125,166.94	4,321,398.01	74.41%	1,105,935.24

This is Page No. 21 of the Minutes of the Ordinary Meeting of the Council of the Shire of Coolamon held in the Council Chambers, Coolamon on the 14th May, 2020.



MAYOR



GENERAL MANAGER.

CS2) QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2021 (F.02-02, SC178)

- Enclosed with the attachments is the Quarterly Budget Review Statements to the 31 March 2021 for Council's information. The Review reveals a change in Council's anticipated operating result after capital amounts from an original surplus of \$2,870,846 to a surplus of \$3,863,044. Attachment No. 12

Council's anticipated nett cash position has decreased from an original surplus of \$134,844 to a deficit of \$1,388,037 being an unfavourable variance of \$1,522,881.

The following items have been subject to material forecast changes:

Income

General Purpose Revenues

Item	Original Budget	YTD 31/03/2021	Amended Budget	Variance (\$)	Variance (%)
Financial Assistance Grants	3,772,929	1,444,859	3,869,247	96,318	2.55 F
Extra Charges & Recoverable Legal Fees	20,000	74,277	76,677	56,677	283.39 F

Financial Assistance Grants – the previously reported unfavourable variance has been reversed as a result of the Federal Government's budget announcement that one half of the FY2022 financial assistance grant will be paid during the current financial year.

Extra Charges & Recoverable Legal Fees – Costs associated with the sale of land for overdue rates have been allocated to the assessments.

Housing & Community Amenities

Item	Original Budget	YTD 31/03/2021	Amended Budget	Variance (\$)	Variance (%)
Development Application Fees	30,000	71,736	77,500	47,500	158.33 F
Cemetery Fees	90,000	95,809	110,000	20,000	22.22 F

Development Application Fees – Fees charged in relation to development applications have exceeded the original budget and previous variations reported.

Cemetery Fees – Year to date income has exceeded Council's original budget.

Mining, Manufacture & Construction

Item	Original Budget	YTD 31/03/2021	Amended Budget	Variance (\$)	Variance (%)
Construction Certificates	30,000	68,709	75,000	45,000	150.00 F
Inspection Fees	20,000	46,900	52,000	32,000	160.00 F

Construction Certificates & Inspection Fees – Ongoing development within the Coolamon Shire Council has resulted in the anticipated income for both of these items to already be exceeded year to date.

Economic Affairs

Item	Original Budget	YTD 31/03/2021	Amended Budget	Variance (\$)	Variance (%)
Allawah Lodge – Management Income	0	0	40,000	40,000	F

Allawah Lodge Management Income – Council will be charging activities undertaken at Allawah Community Care a management fee for the oversight and support provided by staff at Allawah Lodge.

Expenditure

Administration

Item	Original Budget	YTD 31/03/2021	Amended Budget	Variance (\$)	Variance (%)
Legal Expenses	50,000	79,883	90,000	-40,000	80.00 U

Legal Expenses – This unfavourable variance is a result of the costs incurred relating to the sale of land for overdue rates.

Health

Item	Original Budget	YTD 31/03/2021	Amended Budget	Variance (\$)	Variance (%)
Employee Oncosts	-190,800	-101,950	-190,800	0	0

Employee Oncosts – An unfavourable variance was previously reported for this expenditure item but it is not anticipated that oncosts will meet the original budget.

Environment

Item	Original Budget	YTD 31/03/2021	Amended Budget	Variance (\$)	Variance (%)
Garbage Depot Maintenance/Staff	212,984	213,714	305,000	-92,016	43.20 U

Garbage Depot Maintenance/Staff – Year to date expenditure has exceeded Council's original budget. Oncosts had been incorrectly accounted for and have been rectified.

Transport & Communication

Item	Original Budget	YTD 31/03/2021	Amended Budget	Variance (\$)	Variance (%)
Regional Roads Block Expenditure	294,249	353,622	430,000	-135,751	46.13 U

Regional Roads Block Expenditure – Year to date expenditure has already exceed the original budget allocation for the year. This is offset by a reduction in capital expenditure

Capital Incomes

Item	Original Budget	YTD 31/03/2021	Amended Budget	Variance (\$)	Variance (%)
SCCF3 Funding	238,608	0	0	238,608	100.00 U
Fixing Local Roads	0	504,107	957,630	957,630	F
CECC Capital Grants	0	0	31,576	31,576	F
Sewerage Community Contributions	57,000	10,500	10,500	-46,500	81.58 U

SCCF3 Funding – due to the timing of the works proposed to be undertaken with the SCCF3 funding the income will not be accounted for until the projects have been completed.

Fixing Local Roads – Council’s was advised of successful applications to Round 2 and works on two of the projects will be completed in the current financial year.

CECC Capital Grant – the previous favourable variance reported has been reduced as the QLE grant will be accounted for as income in the next financial year.

Sewerage Community Contributions – Council’s original budget allowed for payment of capital contributions for Council owned properties – this payment occurred during the previous financial year.

Capital Expenditure

Item	Original Budget	YTD 31/03/2021	Amended Budget	Variance (\$)	Variance (%)
SCCF3 Projects	238,608	107,896	115,822	-122,786	51.46 U
Regional Road Block Grants	650,001	215,440	533,725	-135,751	20.88 F
Fixing Local Roads	0	0	101,067	101,067	U
CECC Capital	35,000	0	0	35,000	100.00 U
Allawah Village Unit	0	0	0	0	

SCCF3 Projects – A number of the projects have not progressed as was anticipated. Council staff are preparing variations to extend the milestones.

Regional Roads Block Expenditure – This reduction in capital expenditure is offset by an increase in operational expenditure

Fixing Local Roads – This additional expenditure is offset by the additional income to be received with successful Round 2 applications.

CECC Capital – The unfavourable variance previously reported for the construction of the COLA has been reversed with construction to commence during the next financial year

Allawah Village Unit – A previous unfavourable variance reported has been reversed with the deferral of the construction of the unit until next financial year.

Responsible Accounting Officer Statement

It is my opinion that the Quarterly Budget Review as presented to Council for the quarter ended 31 March 2021 indicates that Council's projected financial position at 30th June 2021 will be satisfactory, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Recommendation

That the Quarterly Budget Review Statements as at 31 March 2021 be received and noted and the revised budgeted income and expenditure be voted.

RESOLVED on the motion of Clr McCann and seconded by Clr Maslin that the Quarterly Budget Review Statements as at 31st March 2021 be received and noted and the revised budgeted income and expenditure be voted. 91/05/2021

4.3 EXECUTIVE MANAGER, ENGINEERING & TECHNICAL SERVICES' REPORTS

ES1) SHIRE ROADS RESHEETING, STABILISATION AND MAINTENANCE

The following roads have received attention:

1) MAINTENANCE

- Ariah Road (Freers Lane to East-West Road)
- East-West Road (Rannock Road to Mary Gilmore Way)
- Furners Lane (Mary Gilmore Way to gate)
- Old Wagga Road (Springwood Road to boundary)
- Parmenters Lane (Coolamon Road to Tooyal Road)
- Casleys Lane (Berry Jerry Lane to Springwood Road)
- Berry Jerry Lane (Rannock Road to Springwood Road)
- Hawthorns Lane (Rannock Road to Carlisle Park Road)
- Stinson Lane (Hawthorns Lane to Tilyards Lane)
- Chamberlains Lane (Coolamon Road to Canola Way)

2) RESHEETING

- Armstrongs Lane (Marrar North Road to Seymours Lane)
- Berry Jerry Lane (Rannock Road to Marrar North Road)
- Marrarvale Lane (Coolamon Road to Marrar South Road)

3) STABILISATION

- Freers Lane (Ariah Road-Rannock Road)

ES2) REGIONAL ROADS

Bitumen resealing has been completed with line marking scheduled for early May.

ES3) FIXING LOCAL COUNTRY ROADS

LYNE STREET, MARRAR (0.59 TO 1.28KMS) 690M

Pavement rehabilitation and bitumen seal completed.

ES4) LOCAL ROADS & COMMUNITY INFRASTRUCTURE PROGRAMME

1) ALLAWAH ROAD RESERVE LANDSCAPING

Allawah Lodge garden construction in progress with all concrete works completed. Garden soil and lawn top dressing in progress. Irrigation scheduled for installation late May.

2) COOLAMON – STINSON & WALLACE STREET FOOTPATH (ALLAWAH)

Footpath construction in progress with completion scheduled for the end of May.

ES5) ROADS TO RECOVERY

1) MIRROOL STREET NORTH & BAKER STREET KERB & GUTTER

Kerb and gutter has been completed with only top soil dressing behind kerb to be completed.

Recommendation

That the Executive Manager, Engineering & Technical Services Reports (ES1 to ES5) be received and noted.

RESOLVED on the motion of Clr Logan and seconded by Clr McCann that the Executive Manager, Engineering & Technical Services Reports (ES1 to ES5) be received and noted. 92/05/2021

ES6) BIOSECURITY WEEDS REPORT (N.02-01, SC284)

Activities

- High risk roadways inspected across the Shire.
- Staff have completed roadside inspections of high risk sites and pathways.
- Coolatai inspected and treated, new site found on Newell Highway.
- Boxthorn and Bridal Creeper beginning to pop up in numbers.
- Riverina Field Days at Griffith attended.

WAP targets addressed:

- 1.1 High risk species and pathways identified and managed.

- 1.22 Discussion of High Risk Weeds list at Regional level.
- 2.1 Timely detection of new incursions.
- 2.11 Regional inspection program implemented. High risk sight inspection.
- 3.22 Impacts reduced, (control applied) to priority pathways.

Recommendation

That the report be noted.

RESOLVED on the motion of Clr McCann and seconded by Clr White that the report be noted. 93/05/2021

4.4 EXECUTIVE MANAGER, DEVELOPMENT & ENVIRONMENTAL SERVICES' REPORTS

HS1) DEVELOPMENT ACTIVITY REPORT FOR THE PERIOD ENDING 30TH APRIL, 2021 (B.05-03, SC58)

Summary

This report advises of the Development Application activity for the month of April 2021.

Development Activity Table

Application Number	Type	Address	Determination	Value
DA 2021/31	Installation of 1 x 40 foot Shipping Container	Methul Street South, Coolamon	Approved	\$2,500.00
DA 2021/33	New Single Dwelling	3097 Coolamon Road, Coolamon	Approved	\$470,000.00
DA 2021/40	New Garage	118 Wallace Street North, Coolamon	Approved	\$18,800.00
DA 2021/41	New Shed	169 Cowabbie Street, Coolamon	Approved	\$11,000.00
DA 2021/45	New Patio	3 Hakea Drive, Coolamon	Approved	\$6,189.00
CDC 2021/06	New Dwelling	36 Wallace Street South, Coolamon	Approved	\$365,000.00
DA 2021/49	New Shed	120 Methul Street North, Coolamon	Approved	\$10,000.00
DA 2020/100	New Transportable Dwelling	54 Stinson Street, Coolamon	Approved	\$250,000.00
DA 2021/25	New Shed	21 Bruce Street South, Coolamon	Approved	\$32,000.00
TOTAL:			9	\$1,165,489.00

Financial Implications

There are nil financial implications to Council as a result of this report.

Consultation

Applications have been notified and exhibited in accordance with Council's Development Control Plan as required.

Recommendation

That Council receive and note this report on development activity for the period up to 30th April, 2021.

RESOLVED on the motion of Clr Logan and seconded by Clr McCann that Council receive and note this report on Development Activity for the period up to 30th April, 2021. 94/05/2021

HS2) DEVELOPMENT APPLICATION 2021/19 – TWENTY FIVE (25) LOT LIGHT INDUSTRIAL SUBDIVISION (DA2021/19)

This report was discussed earlier at the meeting and followed General Manager's Report (GM1).

HS3) 29-31 SPRING STREET, GANMAIN, COMPLIANCE OPTIONS UPDATE REPORT (LD248, LF632)

Summary

This report provides information to Council on the status of the compliance actions that have been undertaken to date in relation to the land known as 29-31 Spring Street, Ganmain and provides recommendations for Council's consideration to address the matter.

Background

As previously conveyed to Council, Council and the property owner share an extensive history that relates to the condition of the premises, the storing of materials on the land itself and on the Council's road reserve. Council has received numerous complaints over the past ten (10) or so years regarding the state of the land and adjoining road reserve.

Council has endeavoured to work with the owner to address the matter(s) without having to progress with compliance and enforcement action but it has become evident that such an approach has failed. The following is a list of issues associated with the premises:

- The premises exists in an untidy state and is littered with materials and items that are unsightly and which are considered to be pre judicial to neighbours and the locality in general.
- The premises is littered with materials and items which may be considered waste (disused white goods, vehicles and vehicle parts and other materials) which may be promoting the harbourage of vermin (rats, snakes and white ants) and unhealthy conditions and which are considered to be pre judicial to neighbours and the locality in general.

MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 20TH MAY, 2021.

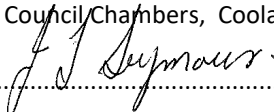
- The road reserve and nature strip (public land) is being used to store articles and matter so as to create or be likely to create unsightly conditions and are creating a harbourage for vermin.
- The land is in the immediate vicinity of an adjoining a public place and is being used for the storage of articles or matter so as to create or be likely to create unsightly conditions.
- The articles that are stored on the nature strip are causing or are likely to be causing an obstruction or encroachment on the public place and the obstruction or encroachment is not authorised by or under any Act.


None of the abovementioned matters have been addressed by the owner(s) despite the various letters, notices, orders and on - site discussions with the land owner. Below is a summary of the action that has been taken by Council over the past ten years in attempts to resolve the matters.

DATE	ACTION
7 December 2010	Letter asking the owners to remove the vehicles and building materials that are blocking pedestrian access.
15 April 2014	Letter asking the owners to remove the vehicles and building materials that are blocking pedestrian access.
19 June 2015	Notice of Intention to Issue an Order issued to remove all vehicles and general clutter off public land and for the front and rear yards to be cleaned and made tidy so as to ensure that the premises are kept in a safe and healthy condition.
3-4 September 2015	On-site meetings with owner offering for the owner to utilise Council's bulky waste collection service in order to comply with Notice of Intention to Give Order. The owner did not accept the offer.
26 September 2017	Letter asking the owners to remove the vehicles and building materials that are blocking pedestrian access.
8 January 2018	Site meeting with the owner and Council request to clean up the premises. Notice of Intention to Issue an Order to remove all waste articles, to remove all articles off the road reserve and to remove or stack articles, to cover articles, to erect fences or screens or to plant trees to reduce the adverse visual impact that such articles is having on adjoining land and the locality.

MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 20TH MAY, 2021.

DATE	ACTION
15 February 2018	Order to remove all waste articles, to remove all articles off the road reserve and to remove or stack articles, to cover articles, to erect fences or screens or to plant trees to reduce the adverse visual impact that such articles is having on adjoining land and the locality. Council did not follow up with enforcing the order as the owner allowed Council to remove some of the items that he had located over the rear laneway and dispose of at the Ganmain Landfill Site. The items have since reappeared and again clutter both road reserves.
18 February 2020	Notice of Intention to Issue an Order to remove all waste articles, to remove all articles off the road reserve and to remove or stack articles, to cover articles, to erect fences or screens or to plant trees to reduce the adverse visual impact that such articles is having on adjoining land and the locality.
4 March 2020	Order to remove all waste articles, to remove all articles off the road reserve and to remove or stack articles, to cover articles, to erect fences or screens or to plant trees to reduce the adverse visual impact that such articles is having on adjoining land and the locality. Order not complied with.
18 May 2020	Onsite meeting with the owner of the land. Confirmed with the owner that a report had been presented to May 2020 Council Meeting regarding the Order that had expired for him to remove all waste items and vehicles off the road reserve and to remove all waste items off the property. A copy of the Council report was provided to owner and staff explained to the recommendations. Staff advised that Council was offering the opportunity for Council to come and pick up all of the waste items and remove the cars off the road reserve before the matter is taken to the Land and Environment Court. Staff also explained the potential costs for him if it did in fact go to the Land and Environment Court.

..... MAYOR

.....GENERAL MANAGER.

MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 20TH MAY, 2021.

DATE	ACTION
11 June 2020	Updated Notice of Intention and Draft Order issued to remove all waste articles, to remove all articles off the road reserve and to remove or stack articles, to cover articles, to erect fences or screens or to plant trees to reduce the adverse visual impact that such articles is having on adjoining land and the locality. The updated Notice and Draft Order categorised all items required to be removed and provided staggered compliance timeframes.
26 June 2020	Owner replies in writing advising that he would comply with all requirements of the draft order. The owner did not comply and order was subsequently issued.
1 July 2020	Council issues order to the owner of the premises requiring that he undertake actions to remove all waste articles, to remove all articles off the road reserve and to remove or stack articles, to cover articles, to erect fences or screens or to plant trees to reduce the adverse visual impact that such articles is having on adjoining land and the locality. The order categorised all items required to be removed and provided staggered compliance timeframes.
31 July 2020	Site inspection undertaken by Council Staff to confirm compliance with order. The inspection revealed that little progress has been made and the only real change that was noticed was that the pile of portable tables had been removed. The inspection/meeting concluded and it was identified that the required works had not been completed in accordance with the Order.

MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 20TH MAY, 2021.

DATE	ACTION
18 August 2020	<p>Council Solicitors forward a letter to owner along with a draft summons.</p> <p>Additional time was provided for compliance with order, as Council was conducting annual council clean up collection service in the week ending 11 September. The Council agreed to extend the time for compliance for Items 3 and 6 of the Order until after the free collection service in the hope that the owner would utilise this service.</p> <p>The owner removed a majority of items from the rear laneway and front road reserve – but not all. No items within the premises appeared to have been removed.</p>
28 September 2020	<p>Council agrees to modify the orders and extend timeframe for compliance by 3 months – that is up until 28 December 2020.</p> <p>The order has not been complied with at the time of compilation of this report.</p>

Current Status

The current 'Modified Order' on the property that was issued on the 1st July 2020, and which subsequently modified / extended the timeframe for compliance was required to be complied with by the 28th December 2020. The Order has not been complied with. In summary, the Order required the following works to be undertaken:

- Remove all waste articles from the premises (including front and rear yards) and dispose of at a licenced landfill site.
- Remove or stack articles or matter, to cover articles or matter, to erect fences or screens or to plant trees to reduce the adverse visual impact that such articles or matter is having on adjoining land and the locality (no fences are permitted forward of the building line – with the exception of exempt development as per State Environmental Planning Policy (Exempt and Complying) 2007.
- Remove all articles off the road reserve, tidy the road reserve and nature strip, removing all other unnecessary items.

The order has been issued under the provisions of Section 124 of the Local Government Act 1993, Orders 10, 21 and 22A, which require:

- Order 10: *To remove or stack articles or matter, to cover articles or matter, to erect fences or screens or to plant trees*
- Order 21: *To do or refrain from doing such things as are specified in the order to ensure that land is, or premises are, placed or kept in a safe or healthy condition*
- Order 22A: *To remove or dispose of waste that is on any residential premises or to refrain from keeping waste on those premises*
- Order 27: *To remove an object or matter from a public place or prevent any object or matter being deposited there*

Compliance Options

Section 8 of the Local Government Act 1993, 'Object of principles' provides that:

The object of the principles for Councils set out in this Chapter is to provide guidance to enable Councils to carry out their functions in a way that facilitates local communities that are strong, healthy and prosperous.

Following this principle, it is clear that Council has a responsibility to promote a healthy community ensuring that the condition of the land is maintained in such a way so as to ensure it does not continue to put the health and safety of the owner, neighbours and the wider community at risk.

The following options are available to Council to address the noncompliance with the terms of the order and the health and safety concerns associated with 29-31 Spring Street, Ganmain:

Issue a Penalty Infringement Notice for not Complying with an Order:

This option involves Council issuing a Penalty Infringement Notice for \$330.00 to the owner of the land for not complying with the Order, a total of \$990.00 for failure to comply with each order number.

This option may be the cheapest and simplest action for Council to take, however it is unlikely to improve the overall situation. It is doubtful that the owner will undertake the required work even after an infringement notice is issued.

Initiate Proceedings at Local Court:

Proceedings for offences against the LG Act or regulations can be brought in either the Local Court or the NSW Land and Environment Court. Generally, the

prosecution of an offender in the Land and Environment Court, where the maximum penalties are substantially higher, is left for more serious offences.

Proceedings for an offence against:

- section 626 (1) (failure to obtain an approval),
- section 627 (1) (failure to comply with an approval), or
- section 628 (1) (failure to comply with an order).

can be dealt with in either the Local Court or the Land and Environment Court. The proceedings must be instituted within 6 months after the offence is alleged to have been committed. When a prosecution is successful, any fine imposed by the Court is payable to the Council and the costs of the prosecution are usually awarded against the defendant. It is rare for costs to be awarded against a prosecutor/Council, even if a prosecution is unsuccessful.

While the bringing of a successful prosecution may result in the imposition of a fine, this is unlikely to bring about any improvement in the situation at the property.

Initiate Class 4 Proceedings at the Land and Environment Court:

This option would require Council to engage a solicitor to carry out the required works to initiate Class 4 Proceedings at the Land and Environment Court.

Council would be seeking an order from the court requiring the property owner to carry out the works in compliance with the orders. This option would ensure that Council has met all required legislative requirements prior to enacting the terms of the order and would thus reduce any liability issues to Council if the Council carries out the work required to comply with the order itself.

Costs in these types of proceedings are usually awarded against the unsuccessful party.

Council to Carry Out Works Required under the Terms of the Order:

Section 678 of the Local Government Act 1993 provides Council with the ability to undertake the works that are specified / required in an order if the offender/owner fails to carry out the works.

Section 678 of the Act provides:

- (1) *If a person fails to comply with the terms of an order given to the person under Part 2 of Chapter 7, the council may do all such things as are*

As the carrying out of work required to comply with the terms of an order can result in liability issues for the Council, if Council seeks to progress down this path it is recommended that Council seek a Court order under s.678(10) (above) enabling it to carry out the terms of the order and remove all waste from the property.

Consultation

Consultation has been undertaken with internal Council Staff with regards to the compilation of this report.

External consultation has been carried out with Councils Solicitor, BAL Lawyers, the most recent discussions with Councils Solicitors relates to options to address the non-compliance with the order and associated cost implications. The following advice has been received:

Process -

- Before commencing Class 4 proceedings the Council would need to send a 'letter before action' to Mr Price to put him on notice that the Council intends to commence those proceedings and give him a final opportunity to comply with the Order. This is because the Court has recognised that a person is entitled to procedural fairness and a failure to afford Mr Price the same may prevent the Council from being able to recover its legal costs, even if it is successful in the proceedings. Ordinarily this letter would be prepared and sent by Councils Solicitors on the Council's behalf.
- If Mr Price still doesn't comply with the Order (or adequately show cause as to why proceedings should not be brought) then, to obtain orders from the Land and Environment Court, the Council will need to file a Summons in Class 4 of the Court's jurisdiction. The Summons needs to set out the relief the Council is seeking. In this case, the Council would be seeking:
 - (a) a declaration from the Court that Mr Price has failed to comply with the Modified Order;
 - (b) an order that Mr Price takes action to comply with the terms of the Modified Order within a specified time; and
 - (c) an order that Mr Price pays the Council's costs in taking the proceedings.
- The Council could also seek an order for substituted performance which would allow the Council to enter the land and perform work required under the

Order if Mr Price fails to do so. The Council could also seek an order that Mr Price pay the costs incurred by the Council incurred pursuant to the order.

- The Summons will need to be accompanied by a supporting affidavit (or affidavits) prepared by a Council investigating officer(s). The supporting affidavit would need to set out the evidence that the Council will rely upon to allege that Mr Price has failed to comply with the order and that the Court should make orders requiring Mr Price to clean up the Property.
- When the matter first comes before the Court, directions would be made for Mr Price to file a response to the Summons (his defence) and for the filing of evidence by both parties.

It is likely that the proceedings will be referred to mediation. Mediation can provide an opportunity for the parties to agree on orders that can be made by the Court by consent and without the need for a defended hearing.

Fee Estimate –

Noting that the legal expenses to date are in the vicinity of \$10,000.00, Councils Solicitors estimate that Council's legal fees to initiate court action, to be in the order of:

- \$15,000.00 - \$20,000.00 plus GST up to and including mediation; and
- If the matter is not resolved at mediation, an additional \$20,000.00 - \$30,000.00 plus GST.

Cost orders in Class 4 Land and Environment Court proceedings normally "follow the event". This means that if the Council is successful, it can usually expect to receive an order for costs in its favour.

Conversely, if the Council is unsuccessful in the proceedings, the Court will generally order the Council to pay the costs of the successful respondent.

The usual order for costs is an order for costs on a party/party basis. This means, by way of a guide, that Council's fees and other disbursements will generally be recoverable in full, but only 65%- 80% of legal fees will be recovered. Ultimately, of course, recovery of the Council's costs is dependent on whether Mr Price has any means of paying the costs.

If the matter resolves at mediation it is less likely that the Council will recover any costs incurred in bringing the proceedings. However, resolving the matter at this

earlier stage also avoids the need to incur further costs in preparing for a contested hearing.

Financial Implications

The financial implications of this report are estimated as follows:

- \$10,000.00 to date;
- \$15,000.00 - \$20,000.00 plus GST up to and including mediation;
- If the matter is not resolved at mediation, an additional \$20,000.00 - \$30,000.00 plus GST; and
- If Council carries out the works, if it is successful in court, the cost of undertaking the works estimated at \$20,000.00 - \$25,000.00.

Recommendation

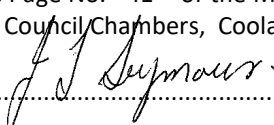
- 1) That Council note the Report on the '29-31 Spring Street, Ganmain Compliance Options Update Report'; and
- 2) That Council identify a preferred option from the options identified within the report to resolve this matter.

RESOLVED on the motion of Clr McCann and seconded by Clr Crocker: 95/05/2021

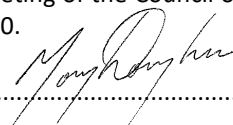
- 1) **That Council note the Report on the '29-31 Spring Street, Ganmain Compliance Options Update Report'; and**
- 2) **That Council Initiate Class 4 Proceedings at the Land and Environment Court seeking that Orders be made for the works to be carried out or for Council to carry out works if the owner does not.**

**HS4) DEVELOPMENT APPLICATION 2021/47 - ALTERATIONS AND ADDITIONS
AND INTRODUCTION OF FUNCTION CENTRE COOLAMON HOTEL
(DA2021/47, SC58)**

Applicant	Julia Caswell Sullivan
Owner	Coolamon Property Pty Ltd
Development Cost	\$1,800,000.00
Development Description	<p>The proposal is for:</p> <ul style="list-style-type: none"> • Demolition of existing single storey kitchen building, retaining western wall and external fireplace. Kitchen chimney is also proposed to be demolished. • Demolition of existing timber framed, metal clad shed on eastern boundary. • Demolition of internal walls and cool room in front bar area. • Construction of new kitchen and servery area, storage and bin room on the site of the original kitchen. At the southern end of the extension, a new amenities section with male, female and accessible toilets. • Construction of new pitched roof over the courtyard, spanning the existing building and fireplace wall. The roof will be galvanised metal finish with clear panels for light. • At the southern end of the building, an existing window will be altered to fit a fire rated door. A metal fire staircase is proposed to be constructed to enable evacuation of the top floor in an emergency. The landing will extend some 3 metres out from the building to span the original toilet block below as well as the proposed keg storage area. • New internal staircase connecting the bar area on the ground floor to the existing balcony on the first floor. This staircase will replace an existing external staircase.



..... MAYOR



.....GENERAL MANAGER.

	<ul style="list-style-type: none">• Lift shaft is proposed to be installed adjacent to the proposed new staircase to allow for accessible transit between the ground and first floors.• Refurbishment of the ground floor bar and dining areas, with a new bar in the current location of the cool room, new bistro area and new accessible, male and female toilets in the southern wing of the buildings. Conversion of the existing male toilet block to a plant room and conversion of an existing open area adjacent to the toilet block to a keg room.• Refurbishment of existing men's toilet area on first floor.• Refurbishment of existing upper floor kitchen and dining area, including installation of new bar, rendering of existing kitchen fireplace, restoration of existing dining room fireplace using marble components found on site.• Conversion of existing small bedroom on first floor to female/accessible toilet, storeroom and lift shaft.• Refurbishment of 3 bedrooms in the north-western corner of the upper floor to a single accessible suite. Existing window in angled north-western wall to be opened into French doors to verandah.• Installation of moveable dividing screens to be placed on the verandah to separate suites. These can be removed to enable the whole upper floor to be utilised for a single function.• Landscaping of the site to beautify and provide privacy.• Construction of timber pergola along eastern side of building.• New signage in existing signage panels.• New post and rail fencing to Wade Street boundary and internal to site.• Construction of 2.4 metre Hebel fence along eastern boundary from Wade Street to edge of carpark.• Formalisation of existing carpark area and provision of 22 carpaking spaces (2 disabled and a space for courtesy bus pick up and drop off).
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	<ul style="list-style-type: none"> On - Street Dining / tables and chairs. <p>A new land use will be formalised/introduced into the development – which is a function centre which will focus on weddings.</p>
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Key Considerations

- The development is permitted in the RU5 (Village) Zone with Council consent.
- Existing Use.
- Heritage considerations (Heritage Item and located in Heritage Conservation Area).
- Noise and amenity considerations.
- Objections received to the development proposal.

Assessment

Criteria for the Development Application Report

Determination Body Reason

The application has been referred to Council for determination as it has received a submission (1) by way of objection.

Consultation

The application was notified to adjoining land owners for 14 days in accordance with Section 14.3 of the CDCP 2015. The development was notified to adjoining residents from 13 April – 27 April 2021.

One (1) submission ‘against’ the development proposal was received during the notification period.

The submission and Councils Assessment Officer Response is provided in table 1 below:

Objection	Council Assessment Officer Comment
1. Noise from Traffic	The site is an existing development operating under existing use rights. The development application will not create additional noise from traffic from what was previously experienced. The development will formalise car parking, seal the car

	<p>parking area and provide for a courtesy bus to shuttle patrons to their homes.</p> <p>The development is considered to promote improved traffic related outcomes.</p>
2. Light Spill / Pollution	<p>A condition of consent will be placed on the consent to ensure that the development does not create any unreasonable light spill / pollution, light will not be directed into any adjoining property.</p> <p>A 2.4 high metre hebel fence will be erected under the development application and this will serve to minimise light spill and any noise that is generated from the premises.</p>
3. Dusty from Laneway	<p>The laneway is sealed and the development proposes to seal the carpark (the existing car parking area is unsealed). It is not expected that traffic from the development will generate unacceptable dust impacts for adjoining landowners.</p>
4. Noise	<p>The development is an existing use and whilst it is expected that the development will generate noise, this noise is considered to be in keeping with the existing uses and activities that can currently be undertaken from the site. Conditions of consent will be placed on the consent to ensure that the development does not create unreasonable/additional noise impacts on adjoining properties.</p>

Reasons for Approval (Summary)

The Staff assessment has identified that:

- The application is for a use which is permitted in the RU5 Village Zone.
- The development is an existing development, operating under ‘existing use right provisions’ and this application seeks to upgrade and modernise the existing premises to provide for a sustainable commercial venture, whilst respecting and recognising the heritage values of the site and building.
- It is considered that impacts identified during the assessment process are acceptable and can be addressed via conditions of development consent.

- It is considered that the potential benefits of the proposed development will outweigh any potential negative impacts associated with subject approval.
- It is considered that the proposed development has the potential to positively contribute to the social and economic viability of the locality.
- The development complies with the requirements of the Environmental Planning and Assessment Act 1979 and will not compromise the outcomes sought for the Coolamon Local Environmental Plan 2011 and Coolamon Development Control Plan 2015.

Site Location

The site is located at:

- 39 Wade Street, Coolamon (Lot 10 Sec 21 DP 758277, Lot 1 DP 626087).

The site is currently occupied by a two storey brick building with frontage to Wade and Cowabbie Streets. The date of construction is unknown however H.J. Phillips is listed as the publican of the Coolamon Hotel, Coolamon in 1898. At that time, there is known to have been a number of stables and shops adjacent to the hotel, however these have since been demolished.

There is a timber framed shed remaining in the rear yard however it is not known whether it is part of an original structure or a later addition. The site has been a hotel since being first constructed.

The site has an area of approximately 2487m² (Lot 10 = 1957 m² and Lot 1 = 530 m²), with frontage to Wade Street of approximately 53 metres and frontage to Cowabbie Street of approximately 54 metres. The main building hosts a bar, restaurant and amenities at the ground floor level and traditional pub-style accommodation rooms on the first floor.

There is fencing along the Cowabbie Street elevation, with gates and an access driveway towards the southern end of the lot. A yard around the hotel is fenced, with some undercover areas for seating and an open fire area.

The site is serviced by required infrastructure in the form of electricity, water and communications.

The premise's is surrounded by a mixture of residential, business and retail land uses.

Diagram 1: Site and Locality Plan



Policy

Coolamon Local Environmental Plan 2011
Coolamon Development Control Plan 2015

Quadruple Bottom Line Analysis

For a complete analysis of the social, environmental and economic considerations please refer to s4.15 Assessment Report, attached.

Risk Management Issues from the Council

Refusal of the application on unjustified grounds or approval of the application without adequate statutory planning or impact considerations may result in an appeal process in the Land and Environment Court, which will have to be defended by Council.

Internal / External Consultation

See the Section 4.15 Assessment report for full details of all consultation.

Attachments

1. 4.15 Assessment Report **Attachment No. 11.1**
2. Site Plan, Architectural Plans & Landscape Concept **Attachment No. 11.2**
3. Statement of Environmental Effects **Attachment No. 11.3**
4. Statement of Heritage Impact **Attachment No. 11.4**

Recommendation

That Council approve Development Application 2021/47 for Alterations and Additions and introduction of Function Centre at the Coolamon Hotel located at 39 Wade Street, Coolamon (Lot 10 Sec 21 DP 758277, Lot 1 DP 626087), subject to the conditions listed in the attached Section 4.15 Assessment Report.

RESOLVED on the motion of Cllr Maslin and seconded by Cllr McCann that Council approve Development Application 2021/47 for Alterations and Additions and introduction of Function Centre at the Coolamon Hotel located at 39 Wade Street, Coolamon (Lot 10 Sec 21 DP 758277, Lot 1 DP 626087), subject to the conditions listed in the attached Section 4.15 Assessment Report. 96/05/2021

The Mayor called for a division

Those voting in favour of the motion: All those present

Those voting against the motion: Nil

5) REPORTS: DELEGATES/MAYOR/COUNCILLORS

There were no reports.

Meeting Closed at 4.36pm.

Confirmed and signed during the Meeting held this 24th day of June, 2021.

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MAYOR

ATTACHMENTS FOR THE MEETING HELD 15TH MAY, 2021

ITEMS DISTRIBUTED WITH THE AGENDA

- 1) ACTIVITY REPORTS
 - 1) Operating Statistics of the Coolamon Shire Library for April 2021.
 - 2) Community Development Officer's Report for April 2021.
 - 3) Tourism and Business Development Officer's Report for April 2021
 - 4) Road Safety Officer's Report for April 2021.Refer to Correspondence Item (1a)
- 2) INFORMATION PAPERS
 - 1) Minutes of the RivJO Meeting held 2021
 - 2) Minutes of the REROC Meeting held 23rd April 2021
 - 3) Minutes of the Advance Ardlethan Committee Meeting held 3rd May 2021
 - 4) Minutes of the Advance Ganmain Committee Meeting held 5th May 2021Refer Correspondence Item (2a)
 - 5) Minutes of the Matong Community Group Meeting held 11th May 2021
- 3) A copy of the Draft 2021/2025 Delivery Programme and 2021/2022 Operational Plan, Books 1, 2 & 3.
Refer General Manager's Report (GM1), [File No. S.11-06]
- 4) Correspondence from and to Local Government NSW - Costs to Support Health Professionals in Regional, Rural and Remote Areas
Refer General Manager's Report (GM2), [File No. H.03-01]
- 5) Coolamon Shire Council Community Satisfaction Survey 2021
Refer General Manager's Report (GM3), [File No. S.10-04]
- 6) Coolamon Shire Council Clinical Governance Framework
Refer General Manager's Report (GM4), [File No. A.05-02]
- 7) Ardlethan Museum Management Policy
Refer General Manager's Report (GM5), [File No. P.12-01, C.09-39]
- 8) The Hon Michael McCormack MP Media Release – Federal Budget 2021-22: More Local Roads, Community Infrastructure and Jobs for Coolamon, Temora Shires
Refer General Manager's Report (GM6), [File No. G.03-2]
- 9) Correspondence from The Hon John Barilaro MP – Stronger Country Communities Fund – Round Four & Stronger Country Communities Fund Round Four Program Guidelines
Refer General Manager's Report (GM7), [File No. G.03-78]
- 9.1) Stronger Country Communities Round 4 Considerations
Refer General Manager's Report (GM7), [File No. G.03-78]

MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 20TH MAY, 2021.

- 10) Development Application 2021/19: Twenty Five (25) Lot Light Industrial Subdivision
Refer Executive Manager, Development & Environmental Services' Report (HS2), [File No. DA2021/19].
- 11) Development Application 2021/47 - Alterations and Additions and Introduction Of Function Centre Coolamon Hotel
Refer Executive Manager, Development & Environmental Services' Report (HS4), [File No. DA2021/47].
- 12) Quarterly Budget Review as at 31 March 2021
Refer Executive Manager, Corporate & Community Services' Report (CS2) [File F.02-02]
- 13) NSW Public Libraries (Agenda B – 1b)
- 14) Office of Local Government – Message from Minister
Legislation to introduce superannuation for Councillors. (Agenda B – 2b)
- 15) Office of Local Government – Council Circular
2021/22 Determination of the Local Government Remuneration Tribunal.
(Agenda B – 3b)
- 16) Correspondence from Hon Michael McCormack MP and Hon Mark Coulton MP
Local Roads and Community Infrastructure (LRCI) Program – Phase 3 (Agenda B – 4b)
- 17) Media Release – Hon. Mark Coulton MP – supporting a stronger Local Government sector with critical funding. (Agenda B – 5b)