

REPORT ON BAROOGA RECREATION RESERVE ELECTRICITY ACCOUNTS

PHILIP DAVIS 16/6/15

BACKGROUND

The Barooga Recreation Reserve is managed by a group of volunteers who are indemnified and ultimately responsible to the Berrigan Shire Council.

Concerned by a large arrears bill from Power Direct and the size of the bills in general, the Committee of Management asked me to look at the electricity accounts in late 2014.

From an inspection of the accounts and the installed meter I was able to establish that whilst the meter was capable of recording time of use, it had been programmed by Country Energy to record only a single peak rate of 29.1 cents (see November 2014 bill) per KWH. The meter had been capable of recording time of use since 2011 when it was upgraded.

Following negotiations with Power Direct, who asked Essential Energy (the current network provider) to alter the meters configuration, the bills started to reflect peak, shoulder and off-peak rates from January 2015.

This change required Councils consent and Matthew Hansen signed off on this variation in late 2014.

THE EFFECT

The Committee is now charged a peak rate of 25.44 cents, a shoulder rate of 25.44 cents and an off-peak rate of \$14.16 cents.

In the January 2015 the Committee was charged for 3709.6 KWH at off-peak, 800.80 KWH at peak and 1633.20 KWH at the shoulder rate. This equated to a charge of \$1258.94 including GST.

Had these charges occurred at the rate of 29.1 cents per KWH then a total charge of \$1966.57 would have occurred including GST. This is a difference of \$707.63 in the month.

With respect to the total KWH used in the month 60.4% is now treated as off-peak and it is clear that the Committee has incurred significant losses on past accounts.

RECOMMENDATION

It is my view that Council has some measure of liability for these losses as it did not have in place a process by which it assessed the underlying set-up of the meter. Council in effect "owns" the meter and the Committee currently has no legal right to enter into any contractual arrangement in regards to electricity supply.

On one hand some members of Council may see this as the responsibility of the Committee of Management of the Barooga Recreation Reserve, but on the other the Council is very prescriptive in regards to what the Committees can and cannot do. It appears to me that the rights and obligations of both the Committees and of Council as they relate to one another, are not well understood.

I would suggest that Council fund a \$10,000 program of installing further energy saving devices at the Barooga Recreation Reserve, as a trial. In my view this would be in the form of putting in computerised controls, such that pumps, fridges, heating and lighting are more appropriately controlled. At the end of 6 months a report could be prepared for Council, so that Council could consider the installation of these controls at other recreation reserves or anywhere else it saw fit to do so.

FURTHER RECOMMENDATION

Following inquires to Essential Energy I have been advised that any single rate meter that the Council may have, can be upgraded to a time of use meter at Councils cost.

Since I am told Council has hundreds of meters, a systematic review of these meters should occur to see if it would make sense to fund the changeover of those meters to enable Council to have access to off-peak rates. Off peak rates are available for approximately half the week.

If such a systematic review had taken place, it could be argued that the electricity meter at the Barooga Recreation Reserve could have been upgraded at the Committees cost 10, 15, or 20 years ago and that consequently the Committee would have saved hundreds of thousands of dollars in operating costs.

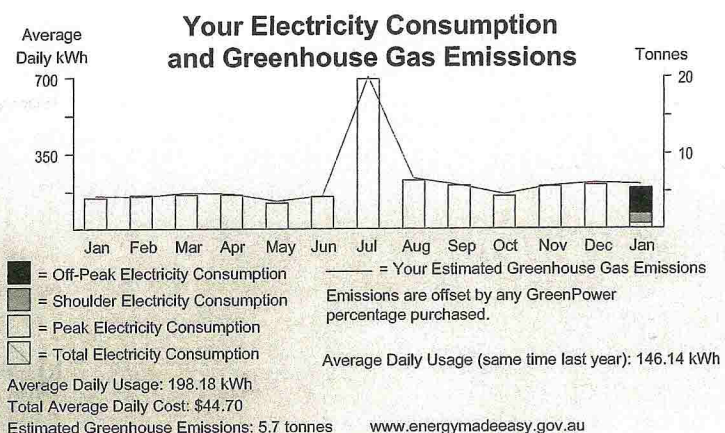
Philip Davis



Supply Address: BURKINSHAW STREET BAROOGA BAROOGA NSW
3644
NMI: 4204154152 2
Period: 01/01/2015 to 31/01/2015
Days: 31 Next Scheduled Read: 08/04/2015

Meter Reading Details						
Meter Number	Tariff	Previous Read	Current Read	Meter Multiplier	= Usage	
30585	Peak	31/12/2014 E 25040	09/01/2015 A 25040	1	0	
30585	Peak	09/01/2015 A 25040	31/01/2015 E 25040	1	0	
46008301	Peak	31/12/2014 E 118282	09/01/2015 A 118045	0.4	-95	
46008301	Peak	09/01/2015 A 118045	31/01/2015 E 120284	0.4	896	
46008301	Off Peak	31/12/2014 E 268891	09/01/2015 A 272339	0.4	1379	
46008301	Off Peak	09/01/2015 A 272339	31/01/2015 E 278165	0.4	2330	
46008301	Shoulder	31/12/2014 E 162331	09/01/2015 A 163232	0.4	360	
46008301	Shoulder	09/01/2015 A 163232	31/01/2015 E 166414	0.4	1273	
Total usage					6144 kWh	
A = Actual E = Estimate C = Customer F or S = Substitute						

Pricing Details				
Products	Usage	Unit Price	Loss factor	*ADC Total Price
Retail 01/01/2015 - 31/01/2015				
Off Peak	3709.600kWh	14.16c/kWh		\$16.94 \$525.28
Peak	800.800kWh	25.44c/kWh		\$6.57 \$203.72
Service Charge		\$1355.41/Yr		\$3.71 \$115.12
Shoulder	1633.200kWh	25.44c/kWh		\$13.40 \$415.49



#Charge item is not subject to GST. All other items are subject to GST	
GST	\$125.96
Total for NMI: 4204154152	\$1,385.57
Total due	\$5,458.00

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*Average Daily Cost for Service and Energy charges (Excl GST)
Payment Assistance: At the first sign that you are having trouble paying your electricity invoice or if you need to pay an invoice, please call our Accounts team who can assist you with: Paying by Credit Card, Instalment Plans, Extended time to pay, Concessions, Utility Relief Grant.

payment options

- Direct Debit:** Call 1300 307 966. The most convenient way to manage your account. An incentive rebate of up to \$50 is available for automatic payment of future accounts.
- EFT (Electronic Funds Transfer):**
BSB: 032-099
Account No: 560636
Please use your Customer ID (CRN) as reference.
- BPay:** Contact your financial institution to make a payment from your nominated account.
Bill Code: 10728
Ref: 0002 7715 9400 0372 9064
- Credit Card:** Call 13 18 16. Visa and Mastercard accepted. Up to \$10,000 per bill per month.

- Mail:** Send this payment slip with your cheque to PO Box 2999, Mt Waverley 3149. Cheques made payable to Powerdirect Pty Ltd.
- Australia Post:** Pay in person at any Post Office or agency with cash, cheque or credit card. Visa and Mastercard accepted up to \$10,000 per bill per month, or go to postbillpay.com.au
Billpay Code: 0758
Ref: 0002 7715 9400 0372 9064
- Centrepay:** Call 1300 307 966. Arrange regular deductions from your Centrelink benefit.
Service provider Centrepay Reference Number: 555-080-698-H
Your account reference: 372906

Credit card payment option fee: For some customers, the use of a credit card payment option may attract a 0.75% (GST inclusive) merchant service fee. Please refer to your Terms and Conditions.

Supply Address: BURKINSHAW STREET BAROOGA BAROOGA NSW
3644

NMI: 4204154152 2

Period: 01/11/2014 to 30/11/2014

Days: 30 Next Scheduled Read: 08/01/2015

Appendix A 

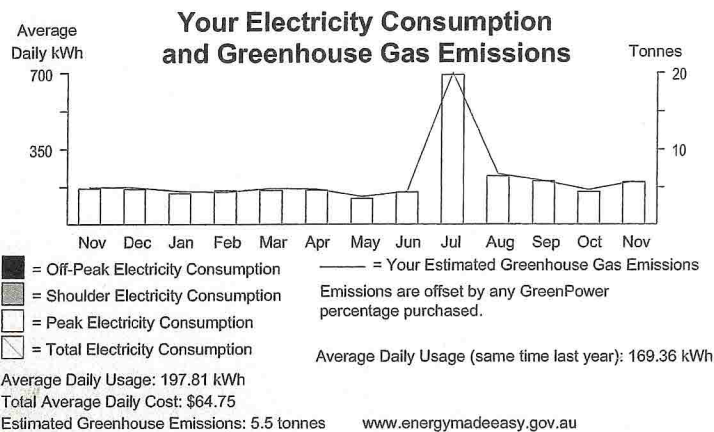
Meter Reading Details					
Meter Number	Tariff	Previous Read	Current Read	Meter Multiplier	= Usage
30585	Peak	31/10/2014 E 25040	24/11/2014 F(45) 25040	1	0
30585	Peak	24/11/2014 F(45) 25040	30/11/2014 E 25040	1	0
46008301	Peak	31/10/2014 E 113078	24/11/2014 A 114323	0.4	498
46008301	Peak	31/10/2014 E 153182	24/11/2014 A 156912	0.4	1492
46008301	Peak	31/10/2014 E 252492	24/11/2014 A 259272	0.4	2712
46008301	Peak	24/11/2014 A 114323	30/11/2014 E 114965	0.4	257
46008301	Peak	24/11/2014 A 156912	30/11/2014 E 157791	0.4	352
46008301	Peak	24/11/2014 A 259272	30/11/2014 E 260832	0.4	624

Total usage 5934 kWh
 A = Actual E = Estimate C = Customer F or S = Substitute
 Reason Code 45 = Readings Failed To Validate

Pricing Details				
Products	Usage	Unit Price	Loss factor	*ADC Total Price
Retail 01/11/2014 - 30/11/2014				
Peak	5934.400kWh	29.10c/kWh		\$57.56 \$1,726.91
Service Charge		\$474.95/Yr		\$1.30 \$39.04

#Charge item is not subject to GST. All other items are subject to GST

GST	\$176.59
Total for NMI: 4204154152	\$1,942.54



Interpreter Service 131 450

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Per il servizio interpreti chiamare il numero indicato sopra.

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 indicado arriba.


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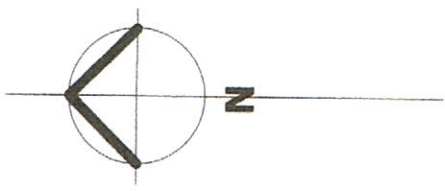


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 Billpay Code: 0758
 Ref: 0002 7715 9400 0372 9064



Centrelink: Call 1300 307 966. Arrange regular deductions from your Centrelink benefit.
 Service provider Centrelink Reference Number: 555-080-698-H
 Your account reference: 372906

verandah	9.6 m ²
Total	211.5 m ²



3mm Lathings
DOWN LATTICE ON TOP
S for PICTURE ATTACHED



FENCE PART B: 1.5m TOPPED WITH 300mm LATTICE

FENCE PART A
1.8m

cc: 1/15/2021



E. info@stoneway.com.au
P. 03 5874 3115
38 Deniliquin Street
PO Box 337
Tocumwal NSW 2714

www.stoneway.com.au

Atten: Laurie Stevens

Berrigan Shire Council

Berrigan, NSW, 2712

RE: Front Fence Setback on property situated at 15 Majuda Court, Tocumwal

Dear Laurie,

Attached is the Application for Development for a front fence to be erected as per attached plan.

After consulting with the owners of the property, we are trying to resolve this issue with the height and position of the fence to the front of the property for a positive outcome.

The owners of the property have concerns with the council recommendations of the height of the fence.

We have consulted with our clients and would like to share their concerns. The Clients have sort quite current information on the best energy efficient way to position the home before deciding on a plan for the block

Placing the Alfresco area out the front is relatively new in the area, however it is very popular in quite a lot of new home designs. The reason behind this is that it is far more efficient to have the living areas and alfresco area facing north, designers are now thinking outside the square by having homes that clients will enjoy living in with more natural light and breezes. Designed well this will give more warmth in winter in the living areas, and also reducing the heat in the hotter months.

With escalating costs in heating and cooling, an energy efficient home is a high priority for most clients. This particular corner block of land was chosen by the clients for this design of home for its orientation. The Living and Alfresco area is also the best outlook to enjoy the warmth of the sun in the most lived in areas of the home. This is the area where the owners will use most of the time to entertain and enjoy their meals. A high front fence in this area will give the owners privacy and help address their security concerns.



SHEPP CITY FENCING

03 5831 3101

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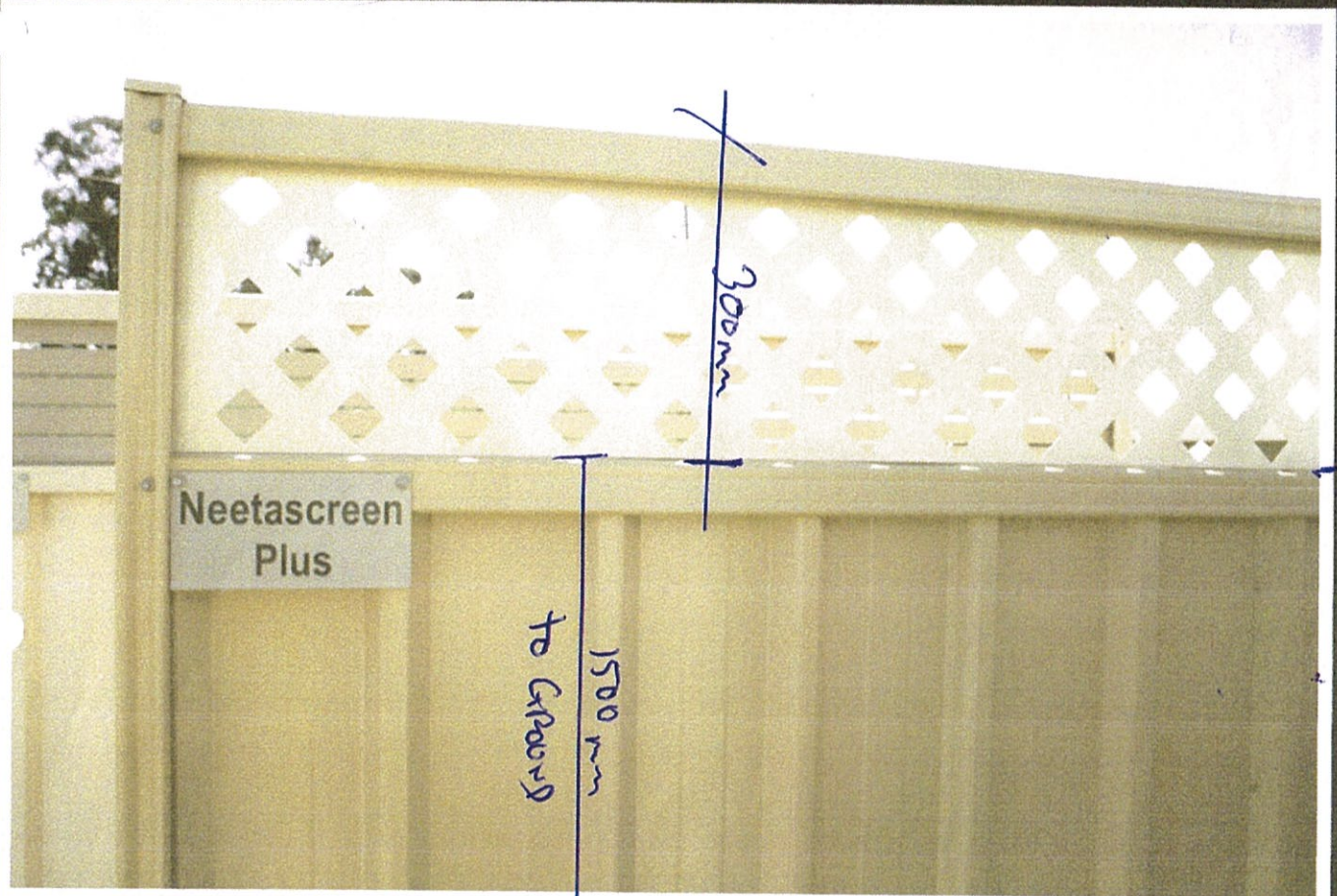
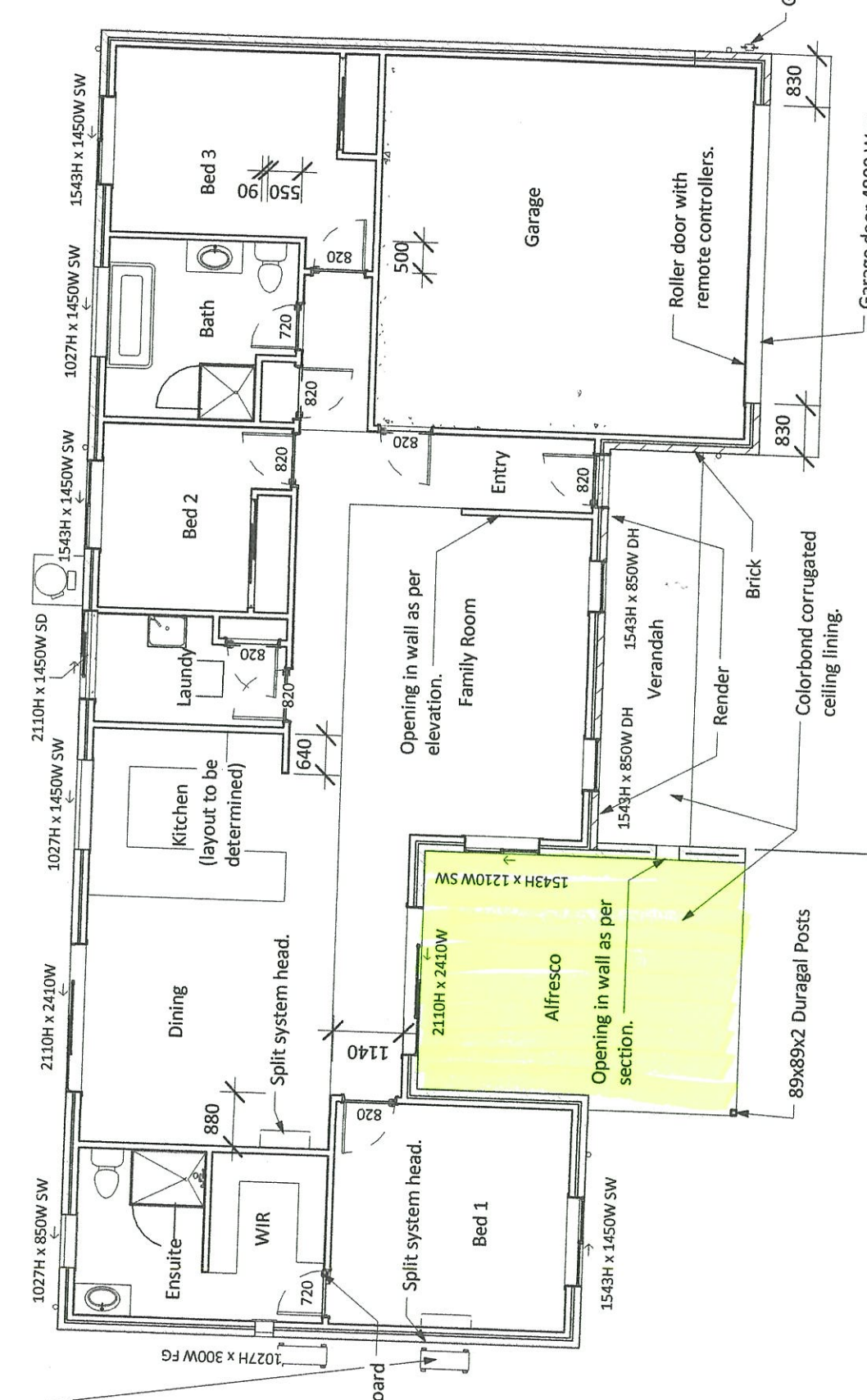
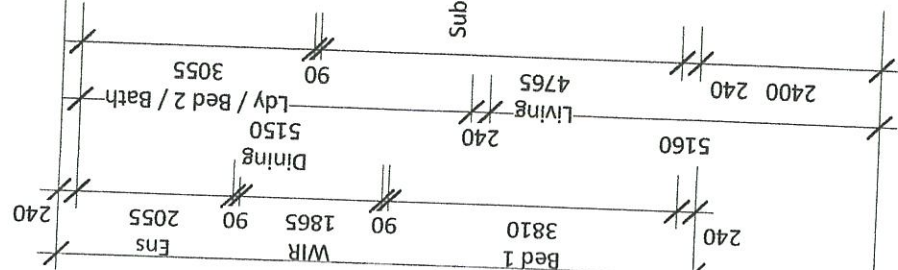
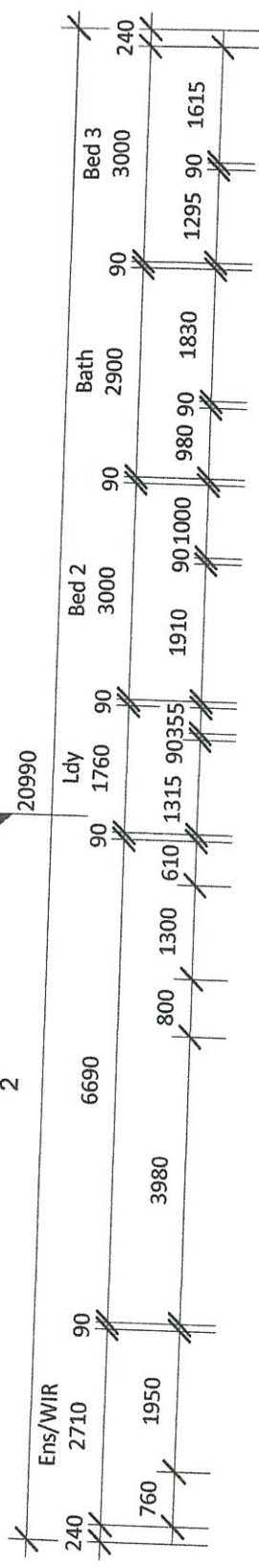
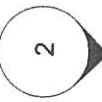
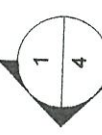


Image 8 of 53

PREV NEXT CLOSE X



Area Schedule
Floor planks
or tiles
pet
in concrete



Living	Garage	Alfresco	Verandah	Total
2400	830	5160	2400	15000

Area: Name

Appendix "B"

2. RESIDENTIAL DEVELOPMENT

This chapter of the DCP applies to all forms of residential development within and adjacent to existing urban areas in the Shire for which a development application is required.

The overall purpose of the controls in this chapter is to create well-designed residential environments for current and future residents of the Shire.

The specific objectives of the controls are as follows:

- To provide for a variety of residential development that caters for the housing needs of local residents.
- Encourage dwelling design that has minimal impact on adjoining neighbours.
- Ensure that residential buildings offer visual interest and variety in their appearance and style.
- Make sure that new development is sympathetic with the established form of an area to ensure that neighbourhoods with distinct character are developed over time.
- Ensure that new residential development is consistent and compatible with the desired future form and density of an area.
- Encourage residential development that is respectful to the character of areas which are developed over time.
- Maintain and enhance the amenity of residential areas in the Berrigan Shire.

The controls in this chapter are expressed firstly as the objective Council is seeking for residential development and secondly the development controls considered by Council to deliver these outcomes. Compliance with all development controls should result in consistency with the objective and consequently the granting of development consent (if SEPP and LEP requirements are also met). In exceptional circumstances Council may consider a variance to a development control but only where the applicant has demonstrated in writing and/or with plans that the objective can still be achieved.

The development controls are grouped under different components of residential development. Within each component there are general development controls that relate to all types of proposals as well as specific development controls for specific types of residential development. The specific types of residential development are:

- Higher density being generally but not exclusively groups of two or more dwellings on a single lot (regardless of lot size) or single dwellings on small lots (<600m²).
- Average density being generally but not exclusively single detached dwellings located on urban sized lots (600m² to 1500m²). The majority of residential development undertaken in the Shire is within this category.
- Lower density being generally but not exclusively single dwellings on larger lots (>1500m²).
- Rural being generally but not exclusively dwellings within the Primary Production (RU1) and Environmental Management (E3) zones as well as residential dwellings on large lots within a rural setting.

In applying the development controls to a particular development proposal, both the general and specific development controls to that particular type of development are applicable. Where there is conflict between a general and a specific development control, the specific development control shall apply to the extent of the inconsistency.

It is important to note that dwellings compliant with the controls expressed in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("the Codes SEPP") can be approved as 'complying development' and are exempt from the provisions of the DCP. Any proposed dwelling not compliant with the Codes SEPP will require a development application and be subject to the provisions of the DCP.

2.1 Neighbourhood character

Objectives

- Provide for a mix of compatible dwelling types.
- Create aesthetically pleasing residential neighbourhoods.
- Residential areas providing high levels of amenity.
- Encourage higher density housing to be located in close proximity of town centres.
- Maintain a lower density residential character outside of the immediate town centres.
- Ensure a transition in density from lower to higher density residential areas.
- Maintain the character of existing average and lower density residential neighbourhoods.

Controls

General

- The design of residential development is to suit the existing scale, density, setbacks and character of the neighbourhood.

Higher density

- High density residential development should be located in proximity to public open space areas, community services and commercial centres.
- Roofing materials utilised in urban residential areas is to be low reflective.

Previously used residences

- Previously used residences will generally only be considered appropriate as infill development in older established areas, not in newly established subdivisions or housing estates. Developers must satisfy Council that the project will be completed within an acceptable period of time and the structure will be required to have the external appearance of a new dwelling within 3 months of its relocation to any site.
- Where the proposed (previously used) residence is located on a site outside the Shire, the applicant must provide the Council with clear and current photographs of the structure as well as details of any proposed modifications and a written report from a suitably qualified and experienced building professional to state that the building is structurally sound and suitable for transportation by a competent person.
- Any building which was constructed elsewhere more than five years previously will be carefully scrutinized by the Council and applicants will need to provide a compelling submission to support the proposal to relocate.

2.2 Streetscape

Objectives

- Residential design that makes a positive contribution to the streetscape.
- The provision of passive surveillance to the street.
- The integration of new development into the streetscape and neighbourhood.

Controls

General

- Dwellings are to 'face' the primary street frontage.
- The rear or service areas of a dwelling (bathrooms, laundry, etc) shall not face the primary street frontage.
- Fences to primary street frontages are to be designed to complement the character of the area. Fences should be low (less than 1.2 metres in height) or if taller, provided with openings. Solid fences taller than 1.2 metres will fail the objective for streetscape and therefore are unlikely to be supported (see Figure 2.2).
- Bulk and scale should be kept of a compatible size with the existing or likely development in the residential precinct. Varying the pitch of the roof and angles of eaves and inserting parapet features is encouraged.
- High quality materials and finishes should be used for residential building exteriors as well as any fences constructed as part of the development.
- Retain existing trees in the streetscape.
- Retain and enhance heritage items where they make a positive contribution to the streetscape.

Average density

- The width of a garage (door) facing a public road is to be no greater than 7 metres, or 50% of the width of the building frontage, whichever is the lesser.

Higher density

- Residential flat buildings are to be designed in accordance with the requirements of SEPP 65 – Design Quality of Residential Flat Development.



Unsuitable front fencing



Preferred front fencing

Figure 2.2 –Front fencing characteristics

2.3 Landscaping

Objectives

- Front landscaping that contributes to an attractive streetscape.
- Enhancement of the natural environment.
- Reduction in stormwater run-off from allotments.
- Landscaping that contributes to the solar efficiency of the dwelling.

Controls

General

- At least 15% of the entire lot area is to remain penetrable to water.
- Existing mature trees should be incorporated in the development where possible.
- Where ever possible native plant species are to be utilised in landscaping with preference given to drought tolerant species.
- Deciduous species of trees to be used in open space located on the northern side of living areas.

Higher density

- A landscaping plan detailing the site features, hardstand areas, number and type of plant species and planting locations is to be submitted to the Council's satisfaction prior to the issue of the Construction Certificate.

2.4 Private open space

Objectives

- A private outdoor space for residents.
- Practical and useable outdoor areas for residents.
- Outdoor areas that enhance residential amenity.
- Private outdoor areas to maximise solar access.

Controls

General

- Private open space (i.e. space that is not visible at ground level from a public place or adjoining property) is to be provided at the rate of 50m² per dwelling with a minimum width of 4 metres.
- The principal private open space area must receive a minimum of three hours direct sunlight between 9am and 3pm at the Winter Solstice.
- The principal private open space is to be in close proximity to the main living area of the dwelling.

Higher density

- Private open space in the form of a balcony is to be provided at a rate of 8m² per dwelling with a minimum width of two metres for units that have no ground floor access from the living areas of the unit.
- Private open space (i.e. space that is not visible at ground level from a public place or adjoining property) is to be provided at the rate of 20m² per dwelling with a minimum width of 3 metres.

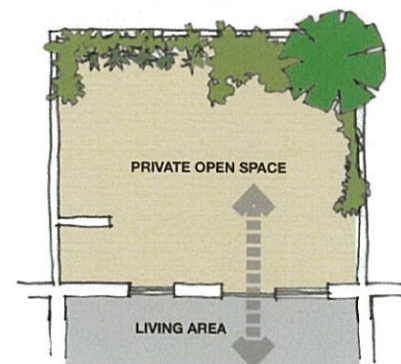


Figure 2.3 – Private open space should relate to principal living areas

2.5 Building setbacks

Objectives

- Attractive streetscapes through consistency in front building setbacks.
- The maintenance of existing character in residential areas (e.g. average density, lower density, etc.).
- Adequate separation between dwellings through side setbacks.

Controls

General

- An articulation zone is permitted in front of the building setback for a distance of 1 metre from the foremost edge of the building line and for 25 per cent of the overall building width. The articulation zone allows for building elements, such as porticos, awnings and the like where necessary or which enhance the quality of the building and/or contribute to the visual quality of the streetscape.
- In these controls, setbacks are measured to the building line which means the line of an existing or proposed external wall (other than a wall or roof of any building element within an articulation zone) of a dwelling house, closest to a boundary of a lot.

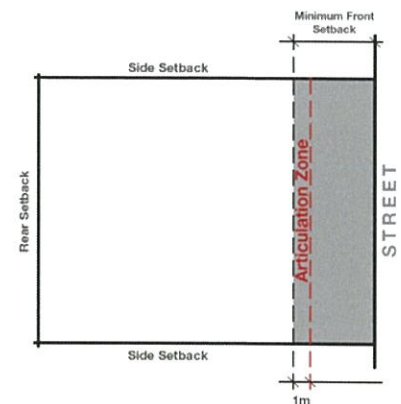


Figure 2.5 - Control lot setbacks

Controls

Average Density

- A dwelling must have a minimum building line setback from the front (primary) property boundary of;
 - The average building line setback of dwelling houses adjoining the subject allotment or a minimum of 4.5m.
 - If no dwelling houses exist 4.5m
- A minimum 3 metres from the side (secondary) property boundary on corner lots.
- Garages should not extend forward of the front building line. Where the front building setback is less than 6m, any garage must be setback a minimum of 1 metre behind the building setback. (see Figure 2.7)
- Side and rear setbacks from adjoining properties should comply with the standards detailed in the Building Code of Australia.

Objectives

Higher density

- A dwelling must have a minimum building line setback from the front (primary) property boundary of;
 - The average building line setback of dwelling houses adjoining the subject allotment, or a minimum of 4.5m.
 - If no dwelling houses exist 4.5m
- A minimum 3 metres to the side (secondary) property boundary on a corner site (does not apply to detached dwellings that face the second frontage to which the front setback applies).
- Garages should not extend forward of the front building line. Where the front building setback is less than 6m, any garage must be setback a minimum of 1 metre behind the building setback. (see Figure 2.7)
- A minimum 8 metres between the main entrance of a dwelling and the main entrance of another dwelling which is visible by direct line of sight.

Lower density

- A dwelling must have a minimum building line setback from the front (primary) property boundary of;
 - The average building line setback of dwelling houses adjoining the subject allotment, or
 - if no dwelling houses exist 6.5m
- Within the RU5 (>1,500m²) zone, a minimum 1.5 metres from the secondary or side boundary and 5 metres from the rear boundary.
- Within the R5 zone, a minimum 5 metres from the secondary or side boundary and 10 metres from the rear boundary.
- Within the R5 zone, a minimum building setback of 20 metres from the top of the bank of a lake or dam.

Rural

- A minimum 10 metres from any boundary for residential and farm buildings.

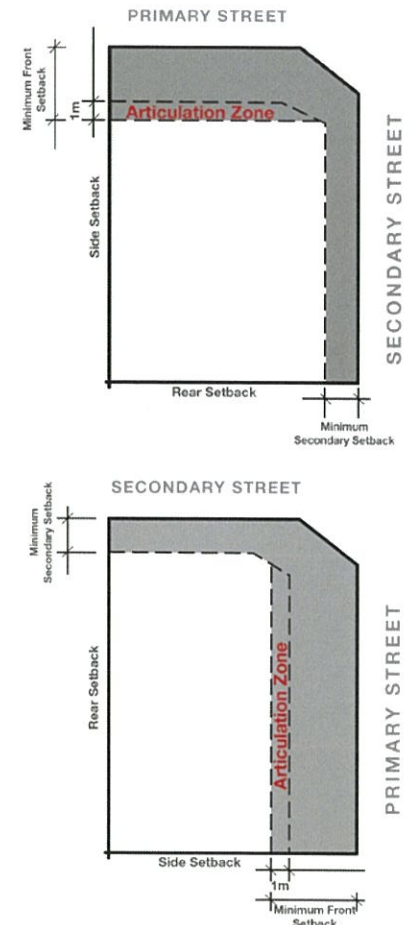


Figure 2.6 –Corner lot setbacks

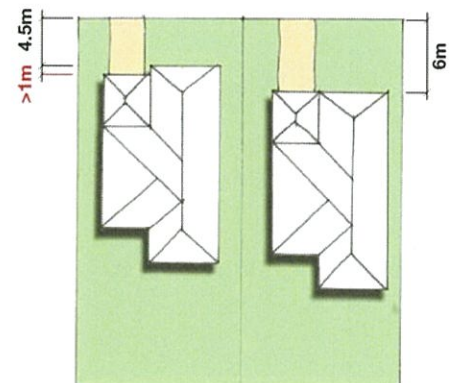


Figure 2.7 – Garage setbacks for Average and Higher Density

2.6 Car parking & access

Objectives

- Sufficient on-site parking for residents and their visitors.
- Safe movement of vehicles within a site.
- Adequate space provided in front of garages for overflow parking.
- High control of construction and appearance of hardstand areas associated with vehicle movement and parking.

General

- On-site parking at the following rates:
 - One bedroom dwelling: 1 space
 - Two or more bedroom dwelling: 2 spaces
- The parking spaces to be located in a safe and convenient location for residents and visitors.
- Driveways must be a minimum of 3 metres wide.
- Driveways are to be made from attractive and hard wearing paved surfaces.
- All driveways, exposed car parks and manoeuvring areas are to be constructed to provide stormwater drainage.
- Minimum dimensions for a single car garage to be 3 metres wide by 6 metres deep.
- Minimum dimensions for a double car garage is to be 5.5 metres wide by 6 metres deep.
- Access and parking on battle-axe allotments must be designed so that vehicles enter and exit in a forward direction.

Higher density

- For every four dwellings on the one site: 1 visitor space.
- Shared driveways longer than 20 metres in multi-dwelling developments shall be 5 metres wide or provide passing bay(s).
- Access and parking within multi-dwelling developments featuring a shared driveway must be designed so that all on-site vehicle movements (apart from manoeuvring) are in a forward direction.
- Manoeuvring areas within the site must be designed to minimise the number of vehicle movements, and particularly rearward movements.
- Manoeuvring areas must be designed so that all movements can be contained within the hardstand areas provided for that purpose.

2.7 Site facilities

Objectives

- Site facilities not to detract from the public aesthetics of the building.
- Site facilities not to be detrimental to residential amenity.

Controls

Higher density

- External storage areas for each unit are to be located within the private open space.
- Clothes drying facilities are to be provided within the private open space of each dwelling.
- The mail box design and location should be complementary to the front setback landscaping and the dwelling design.
- Garbage bins for each unit are to be stored within the building or private open space. If a common bin storage area is proposed, it shall be located in a screened enclosure central to the development.

2.8 Security

Objectives

- Living environments that enhance residents' feelings of safety and security.
- Building and layout designs that allow surveillance of common and public spaces by residents.
- Environments that reduce opportunistic crime.

Controls

General

- The site layout enhances personal safety and minimises the potential for fear, crime and vandalism.
- The design of dwellings enables residents to survey streets, public areas and dwelling entries to enable surveillance of the neighbourhood to take place.
- Adequate lighting must be provided for all paths, access ways, parking areas and building entries.
- Private open space should only be accessed from within the site i.e. not accessible directly from the street or other public space.

2.9 Privacy

Objectives

- The protection of privacy and amenity of neighbouring properties.
- Privacy and amenity for residents within medium density developments.

Controls

General

- A window in a new dwelling house or a new window in any alterations or additions to an existing dwelling house must have a privacy screen if:
 - it is a window in a habitable room, that has a floor level of more than 1m above ground level (existing), and
 - the window has a sill height of less than 1.7m.
 - directly overlooks the living area or private open space of a neighbouring property
- A new balcony, deck, patio, pergola, terrace or verandah and any alterations to an existing balcony, deck, patio, pergola, terrace or verandah must have a privacy screen if it:

Objectives	<p>Controls</p> <ul style="list-style-type: none"> – has a floor level more than 1 metre above ground level (existing), and – directly overlooks the living area and/or private open space of an neighbouring property • A detached deck, patio, pergola or terrace or any alterations or additions to an existing deck, patio, pergola or terrace must not have a floor level that is more than 600mm above ground level (existing). • For two storey buildings, upper floor walls should be set back from the sides to reduce the amount of overshadowing on adjoining lots. • Noise transmission between attached dwellings is to comply with the Building Code of Australia. • External lighting (including tennis courts and outdoor living areas) shall be baffled so there is minimal light spillage onto adjoining properties.
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2.10 Energy efficiency

<p>Objectives</p> <ul style="list-style-type: none"> • Buildings to meet projected user requirements for daylight access. • Siting and design buildings to promote energy efficiency. 	<p>Controls</p> <p>General</p> <ul style="list-style-type: none"> • Buildings should be oriented to make appropriate use of solar energy, be sited and designed to ensure energy efficiency of existing dwellings is not unreasonably reduced. • Living areas and private open space should be located on the north side of development where practicable. • Developments should be designed so that solar access to north facing windows is maximised. • Buildings shall be designed to ensure living areas and private open space of adjoining residences maintain at least three hours direct sunlight between 9am and 3pm at the Winter Solstice. Overshadowing diagrams may need to be provided to demonstrate this development control can be achieved.
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2.11 Outbuildings

<p>Objectives</p> <ul style="list-style-type: none"> • Outbuildings not to be detrimental to residential amenity. • Outbuildings to be in proportion with the size of the lot they are placed. 	<p>Controls</p> <p>General</p> <ul style="list-style-type: none"> • The use of shipping containers for sheds in urban areas will be considered by Council to be non-compliant with the objectives of this control. • Outbuildings (except in rural areas) are to be clad in factory pre-coloured metal, timber, brick or masonry material. • The colour of cladding used on outbuildings is to be low-reflective (except in rural areas). • The total floor area and height of an outbuilding in the R5 and RU5 zones shall be considered on its merit and against the objectives of this section.
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NSW Budget 2015/16

On 23 June 2015, the NSW Government released its 2015/15 NSW Budget. The budget delivers significantly increased infrastructure spending and continued expenditure control. Existing programs affecting Local Government have largely been maintained.

On 23 June 2015, the NSW Treasurer, the Hon Gladys Berejiklian MP, delivered the NSW Budget for the financial year 2015/16.

Results and forecasts

The NSW Budget 2015/16 continues to benefit from strong economic growth in NSW, including strong housing consumption and related stamp duty revenue.

However, from 2015/16 revenue growth is expected to be more subdued compared to 2014/15 and forecast to grow at only 2.8% a year over the forward estimates (2015/16 to 2018/19), largely because substantial losses in dividends from government owned electricity businesses, losses in GST revenue as a result of a reduction in NSW's GST relativity, and looming cuts to federal government grants.

This is well down on revenue growth of 4.2% a year for the first term of the NSW Coalition Government when the budget benefitted from a doubling in stamp duty thanks to the house price boom and rising dividends from state-owned electricity networks.

Subdued revenue growth is to be managed by effective expense growth management.

The estimated budget result for 2015/16 is an underlying surplus of \$712.6 million. Taking account of the NSW Government's reforms to transport assets the budget forecasts a surplus of \$2.520 billion. From July 2015, a new Transport Asset Holding Entity is to be established to streamline the delivery of public transport asset management.

Future budgets are forecast to achieve results similar to 2015/16, with surpluses exceeding \$2 billion in each year over the forward estimates.

The revised budget result for 2014/15 is a surplus of \$2.058 billion.

Infrastructure spending

The centrepiece of the budget is a \$16.5 billion investment in 2015/16 in infrastructure across metropolitan and regional NSW. This includes \$8.9 billion capital spending on transport infrastructure including \$3.66 billion on roads.

This compares to total infrastructure spending of \$15 billion in 2014/15.

Over the forward estimates, infrastructure expenditure in NSW will total \$68.6 billion representing a significant increase compared to forecast spending over respective forward estimates in previous budgets (\$60.5 in 14/15 budget; 59.7 billion in 13/14 budget). The four year program to June 2019 is 13.4% higher than the four years to 2018 published in the 2014/15 budget.

Rebuilding NSW

Future revenue and expenditure associated with the Rebuilding NSW capital program is not included in the 2015/16 budget or the forward estimates (proceeds from the partial lease of electricity network service providers are not to be accounted for until the transaction contract has been signed).

However, the budget does fund the acceleration of a number of key Rebuilding NSW initiatives. A total of \$590.6 million have been brought forward – funded from the Consolidated Fund and Restart NSW – to enable the immediate commencement of planning and construction of some Rebuilding NSW projects (see page 4.4 of budget paper no.1 – budget statement).

When fully implemented, Rebuilding NSW is to significantly increase capital spending over an extended period, including beyond the budget and forward estimates period.

Key projects over the next four years

Over the next four years, major capital works include:

- Major upgrades for vital link roads, including Princes Highway (\$487 million), Western Sydney Growth Roads (\$448 million), Great Western Highway and Bells Line of Road (\$265 million) and completion of the duplication of Pacific Highway.
- The WestConnex Motorway project (\$1.7 billion).
- Western Sydney roads to support Sydney's second airport at Badgerys Creek (\$1.7 billion).
- Rail projects including the Sydney Metro Northwest (formerly called the North West Rail Link) (\$5.7 billion), Fixing the Trains (\$159 million), planning for the Sydney Metro City and Southwest (formerly called Sydney Rapid Transit) (\$84 million), the next generation of the intercity rail fleet (\$563 million), funding for planning and procurement activities to replace the XPT rail fleet (\$41 million) and the Northern Sydney Freight Corridor.
- The Transport Access Program (\$890 million) to provide a better experience for public transport customers by delivering accessible, modern, secure and integrated transport infrastructure.
- CBD and South East Light Rail (\$2.1 billion), planning for the Parramatta Light Rail (\$19 million), new buses (\$454 million) and funding for the Newcastle Light Rail.
- \$560 million contribution to NorthConnex, including up to \$410 million from Restart NSW.
- \$5 billion in capital works for hospital upgrades, redevelopments and expansions, new and upgraded ambulance stations and additional Multipurpose Services.
- \$2.1 billion for education and training projects including: \$1.5 billion for new schools and upgrades at existing schools to meet the growth in student numbers and to improve facilities; \$240 million for school information technology works; and \$353 million for TAFE construction and information technology projects.
- \$2.4 billion for social and affordable housing projects.



- \$12.1 billion capital investment for water and electricity including: \$7.8 billion for energy projects to ensure a reliable electricity supply, meet forecast demand and maintain and replace assets as required, as well as deliver essential distribution and transmission networks upgrades; and \$4.3 billion for water and wastewater projects including growth works to service urban development across Sydney, the Illawarra and the Blue Mountains (\$743 million) and upgrades for dams, fishways and reservoirs.

Housing sector stimulus

The budget continues the NSW Government's comprehensive package to stimulate the housing sector.

The 2015/16 budget provides an additional \$400 million for the Housing Acceleration Fund (HAF) taking total HAF funding to \$966 million since 2012. The HAF objective is to speed up the delivery of more housing and put downward pressure on home prices through increased supply. The 15/16 funding is to focus on projects that enable and facilitate increased housing in existing areas. This will include projects that help facilitate new housing investment, while improving the infrastructure and amenity of existing areas.

Local Government Focus

Funding for programs directly affecting Local Government, including roads funding, has generally been maintained in real terms, but not increased. The budget does not appear to contain any new taxes or other financial impositions on Local Government.

Measures include:

- A total of \$11.8 million in 15/16 for the *Fit for the Future* reform package. Advice from the NSW Office of Local Government indicates that increased expenditure of direct assistance of up to \$300 million the announced under the Fit for the Future program (mainly related to amalgamations) would not eventuate before the 2016/17 budget.
- There is no new funding commitment for the *Resources for Regions* program beyond the election commitment to increase total funding for the Resources for Regions program to \$217 million, which was mainly allocated during 12/13, 13/14 and 14/15. The budget makes available remaining \$8 million in 2015/16 under the program with a further \$9 million reserved under *Restart NSW*. LGNSW has called for a continuation and expansion of this program.
- Funding for the Regional Road Block Grants and Repair program is anticipated to be maintained in real terms (\$174.3 million in 14/15), which is within normal expectations. We are awaiting confirmation from RMS on this.
- \$39.3 million in 15/16 (down from \$42.3 million in 14/15) for the Fixing Country Roads program enabling councils to address those key strategic freight pinch points on their local roads networks.
- The budget allocates \$76 million for the Bridges for the Bush program; a program to replace and upgrade bridges on key freight routes in regional NSW; down from \$135 million in 14/15.



- However, Minister Gay has announced total grants for roads to Local Government of \$326 million in 2015/16 which appears to be an increase to previous years. However, we have not been able yet to confirm what programs that relates to and whether it really represents an increase. We are awaiting information on this from RMS.
- \$38 million for the Country Towns Water Supply and Sewerage Program; in line with the NSW Office of Water's works schedule.
- Additional funding (announced before the budget) of \$110 million over a number of years for backlog projects in 71 communities across NSW under the Country Towns Water Supply and Sewerage Program. This is welcome additional funding.
- \$127.4 million in 15/16 for Water Security for Regions including \$67 million to fund expenditure on 16 local infrastructure projects and \$52.3 million to secure emergency water supplies in Broken Hill.
- \$110 million has been allocated to the Regional Tourism Infrastructure Fund for investment in regional airport upgrades, including \$95 million to shortlisted regional airports (e.g. Broken Hill in far western NSW, Lismore and Moree in northern NSW as well as Wagga Wagga and Griffith in southern NSW). This is a welcome continuation of the fund which was introduced last year.
- Funding for public libraries and noxious weeds management has not been increased. A disappointing result as LGNSW has been calling for significant funding increases in these areas for a number of years.
- \$19.9 million are allocated to construct the online Planning Portal to make the planning system simpler and easier to use. LGNSW welcomes the continued commitment to this initiative. This was supported in the LGNSW budget submission.
- Significant funding of \$19 million has been allocated to establish the Greater Sydney Commission and deliver the NSW Government's Plan for Growing Sydney.
- A welcome funding increase of \$6.8 million to \$26 million for the Coastal, Estuary and Flood Management programs. This provides additional funding to councils through competitive grants program ahead of the coastal reforms.
- \$2.5 million allocated to the design of and implementation of a container deposit scheme. The scheme is proposed to start in July 2017.

Tuesday 23 June 2015

NSW BUDGET DELIVERS FOR SOUTHERN NSW

Parliamentary Secretary for Southern NSW Katrina Hodgkinson said the Liberals & Nationals Government was getting on with the job of building the infrastructure networks and services the state's South needs.

"The 2015-16 NSW Budget is great news for Southern NSW on all fronts – health, education, transport and the environment," Ms Hodgkinson said. "The Liberals & Nationals have again delivered for the people of this region."

The Budget includes \$77.1 million to continue the Wagga Wagga Hospital redevelopment and \$3.3 million to finalise the relocation of the Eurobodalla Renal Dialysis and Oncology Clinics.

The Government is investing more than \$137 million in Southern roads, including \$9 million to commence construction on the Ellerton Drive extension to provide a bypass of Queanbeyan.

Another \$6 million will go towards road realignment, widening and provision of overtaking facilities on the Kings Highway near River Forest Road, Monga, to improve road safety.

The education budget includes funding for upgrades at Bombala Public School and Breadalbane Public School.

On transport, the budget provides \$7.5 million this year to start work on the replacement of the 30-year-old XPT fleet, including \$6 million to start planning fleet replacements and \$1.5 million for planning the rail corridor upgrades and stabling. The new fleet will provide faster travel times and dramatically improve comfort and reliability for customers in the Southern region including Goulburn.

Over the next four years, \$890 million has been committed to the Transport Action Program (TAP), providing accessible, modern, secure and integrated transport infrastructure where it's needed most.

Southern NSW residents will share in an additional \$12 million over four years in funding for Community Transport, bringing the total funding to \$43.5 million over four years.

The NSW Government is also delivering \$400 million across the state in the Housing Acceleration Fund, the largest ever single contribution, to go directly towards the infrastructure required in growth areas and to bring housing to market as quickly as possible.

MEDIA: Katrina Hodgkinson 6226 3311 or 0428 278 141

WORK HEALTH AND SAFETY COMMITTEE MINUTES OF MEETING

Minutes of meeting held at 8:00am 11th June, 2015 at the Berrigan Depot.

Present: Michelle Koopman, Kevin Dunn, Jeff Manks, Scott Ansell

Apologies: Karen Hanna, Aaron Chamberlain

Election of Chairperson

Scott Ansell was nominated by K. Dunn, seconded by M. Koopman. Scott accepted the position of Chairperson.

Constitution

Constitution signed and adopted. Moved J. Manks, seconded K. Dunn.

MOTION ACCEPTED.

Previous Minutes

Moved K. Dunn seconded J. Manks that the minutes from the previous meeting, held on 14th May, 2015 be accepted.

MOTION ACCEPTED.

No matters arising.

RAP

RAP reviewed. Items for discussion include:

- Water and Safety Officer approached to address hazardous chemical storage;
- Euthanasia issues addressed;
- Administration Officer currently sourcing SDS for all toner cartridges.

Inspections Tabled

- Tocumwal Tip
- Finley Recycling Centre

Incident Reports

- Spider bite – no time lost, incident report to be lodged.

General Business

Job Demand Analyses

Job Demand Analyses(JDA) will be gradually developed for all positions utilising the templates provided by StateCover.

JDAs list the physical demands of a position and other exposures such as working in adverse weather conditions, and psychological demands. JDAs are used to assess a person's suitability for a position at interview/medical assessment, and also for return to work programs.

Suggestions

- Mirror to be installed at Depot for turning point at the rear of the Store;
- Pedestrian lines to be re-done at the Depot between the carpark and the Store;
- Upgrading of lights on work utes used during night work, and installation of nudge bars.

Meeting closed : 8:55am

Next Meeting: 9th July, 2015

Area	Date	Inspector/s	Hazard/Non-Compliance	Risk Level	Recommended Action	Person Responsible	Proposed Completion Date	Actual Completion Date	Verification
Pools	25/10/11	MK/PG	Hazardous substances not stored correctly.	Low	Toc/Berrigan – bags of chemical powder stored in unlabelled bins – bins to be labelled. <i>Completed in Tocumwal – Paul to follow up and advise re Berrigan</i>	WSO			
Barooga Water Treatment	23/10/12	MK	Steps down to River Pump – covered in weeds and presents a severe trip hazard	High	Steps to be replaced under capital works program. <i>Survey drawings completed, with system under complete review.</i>	EE	TBA		
Berrigan Depot	06/03/14	ID	Chainsaw equipment stored in shower	M		OM			
Berrigan Depot	06/03/14	ID	Outside areas of the Workshop are cluttered – poor housekeeping	M		OM			
Berrigan Depot	06/03/14	ID	Boundary fence line needs addressing: <ul style="list-style-type: none"> - East side – low mesh and heavy vegetation; - General barbed wire needs maintenance 	M	Being addressed – quotes being sought.	OM			
Office	30/09/14	JM	No SDS available for ink cartridge toner.	L	Arrange for SDS to be delivered with toner orders. <i>Request placed with AO</i>	AO			
Tocumwal Tip	27/05/15	MK	Manual handling issues with tyre stacking.	H	Review procedures for stacking – consider using mechanical aids.	EE			
Tocumwal Tip	27/05/15	MK	Emergency Evacuation procedures require updating to reflect current staffing.	L	Reissue evacuation procedures.	ERM			
Tocumwal Tip	27/05/15	MK	Dump point for town maintenance into Cleanaway bins is dangerous	H	Barrier installation	OM/EE			

Area	Date	Inspector/s	Hazard/Non-Compliance	Risk Level	Recommended Action	Person Responsible	Proposed Completion Date	Actual Completion Date	Verification
Finley Recycling Centre	27/05/15	MK	Emergency Evacuation procedures require updating to reflect current staffing.	L	Reissue evacuation procedures.	ERM			
Finley Recycling Centre	27/05/15	MK	Dump point for town maintenance into Cleanaway bins is dangerous	H	Barrier installation	OM/EE			
Finley Recycling Centre	27/05/15	MK	Unknown hazards during bin sorting – at wheelie bin receipt point	H	Provide adequate gloves. Consult with Store for appropriate gloves.	EE			
Finley Recycling Centre	27/05/15	MK	Needles being disposed of in bins.	H	Consider installing needle disposal units at site.	EE			
Finley Recycling Centre	27/05/15	MK	Amenities in extremely poor condition.	M	Clean and isolate from bird contamination, or remove from site. If removed, enforce procedure where gate can be closed for ten minutes to allow Supervisor to use town amenities.	EE			

- Shaded areas include items requiring immediate action, or advice on progression.