



ATTACHMENTS

UNDER SEPARATE COVER

Ordinary Council Meeting

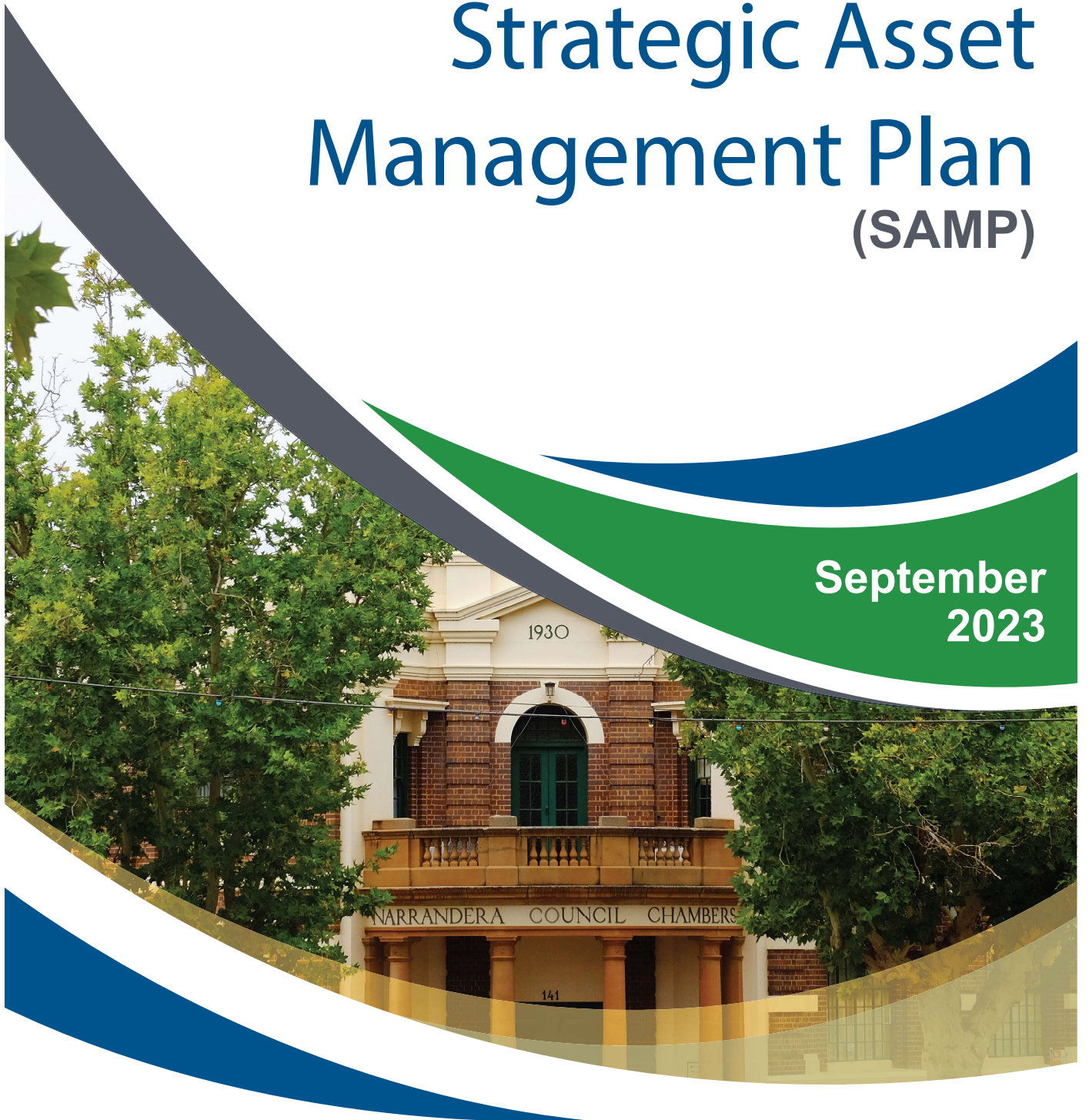
13 December 2023

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Strategic Asset Management Plan (SAMP)

September
2023



1.1.1 Acknowledgement to Country

Narrandera Shire acknowledges Aboriginal and Torres Strait Islanders as the first Australians and recognises that they have a unique relationship with the land and water. Council recognises that we are situated on the traditional lands of the Narrungdera Clan, of the Wiradjuri Nation who have lived here for thousands of years. We offer our respect to their elders past and present and through them, to all Aboriginal and Torres Strait Islander people.

Document credit

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Document status

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1 Executive summary

This Strategic Asset Management Plan (SAMP) states the approach to implementing the principles and the objectives set out in the Asset Management Policy. It includes specific requirements to outline the processes, resources, structures, roles and responsibilities necessary to establish and maintain the asset management system. The asset groups covered by this SAMP are Buildings, and Open Space assets, Transport infrastructure assets, Stormwater assets, as well as Water and Sewer assets.

The SAMP highlights major issues which need to be addressed for each of the asset classes over the next ten years. The SAMP also highlights the necessary actions for Narrandera Shire Council (Council) to help close the gap between current asset management practice and move towards a 'good practice' position in the future.

Both the SAMP and the Asset Management Plans (AMPs) have been prepared in accordance with the International Infrastructure Management Manual (IIMM) and the Institute of Public Works Engineering Australasia (IPWEA) National Asset Management Strategy (NAMS) guidelines. Development of an asset management strategy and plans for council infrastructure assets is a mandatory requirement for NSW local government. The key findings for each asset class are included in the asset management plans (Appendices) and are covered in a concise but detailed manner.

The SAMP has been prepared based on best information available to Council at the time of development. The financial analysis is based on Council's current and most recent (2021/22) Financial Statements. The SAMP improvement plan identifies asset improvement strategies to improve the organisations capability and to provide more confidence in the reliability of the asset data that informs our decisions, including the need to undertake inspections to collect reliable asset condition data. As council's asset data and asset management maturity improves, the financial impacts including depreciation, maintenance, operational costs will be updated in future annual updates of Councils SAMP, AMP's and LongTerm Financial Plan (LTFP).

This strategy includes Council's Asset Management Policy. The policy provides a framework for managing infrastructure assets to support the delivery needs of the community.

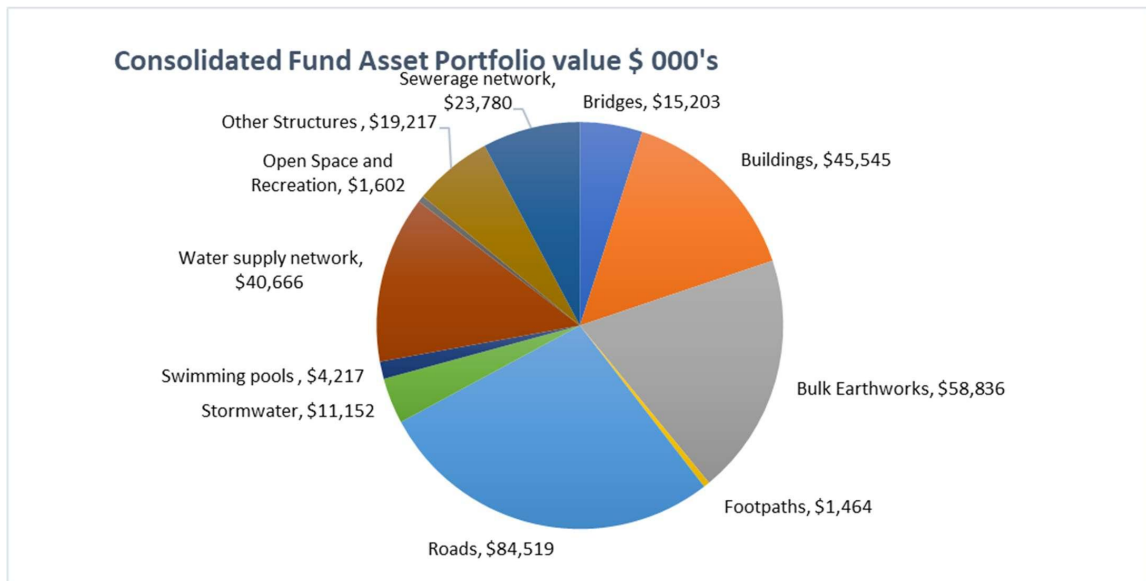
1.1 Asset values

Council has an infrastructure and asset portfolio with a current replacement cost of approximately \$306.2 million. The asset values are estimates of the value of assets, as at 30 June 2022, based on Council’s audited annual financial statements. These values should be updated on an annual basis, in line with the annual financial statements, once completed.

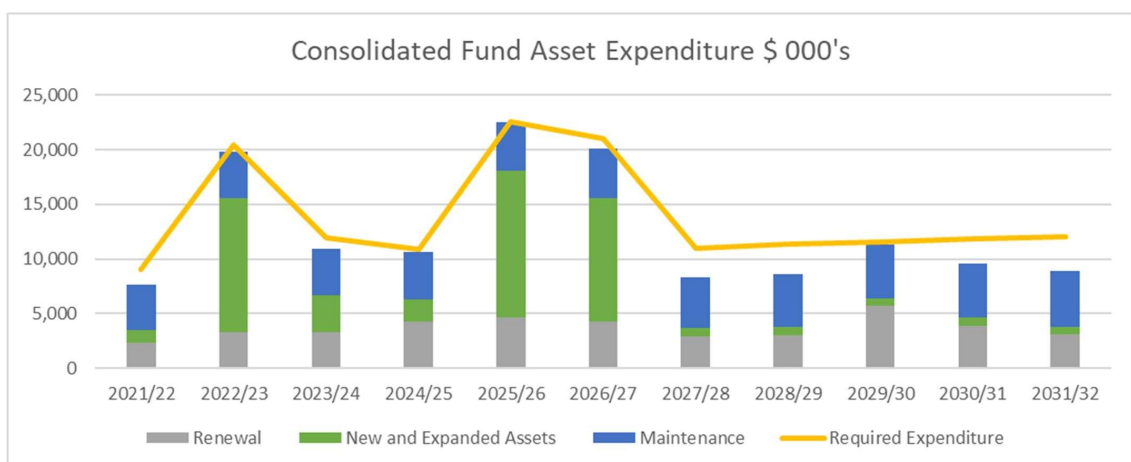
Table 1: Asset classes and values

Asset Class	Gross Replacement Cost (CRC)	Written Down Value (WDV)	Annual Depreciation Expense	Asset Management Plan
	\$ (000's)	\$ (000's)	\$ (000's)	
Buildings	\$45,545	\$19,133	-\$1,148	Buildings and Open Space Assets
Other Structures	\$19,217	\$11,102	-\$642	Buildings and Open Space Assets
Roads	\$84,519	\$53,090	-\$1,831	Transport Assets
Bridges	\$15,203	\$9,190	-\$149	Transport Assets
Footpaths	\$1,464	\$982	-\$19	Transport Assets
Bulk Earthworks	\$58,836	\$58,836	\$0	Transport Assets
Stormwater	\$11,152	\$7,283	-\$79	Stormwater Assets
Water supply network	\$40,666	\$20,235	-\$497	Water and Sewer Assets
Sewer network	\$23,780	\$15,565	-\$305	Water and Sewer Assets
Swimming pools	\$4,217	\$3,036	-\$103	Buildings and Open Space Assets
Open Space and Recreation (inc. Land Improvements)	\$1,602	\$839	-\$105	Buildings and Open Space Assets
Total	\$306,201	\$199,291	-\$4,878	

Figure 1: Council Asset Portfolio



Infrastructure Ratios	Budget 2022/23	Estimated 2031/32	Funding gap \$000's
Infrastructure Renewals ratio Benchmark 100%	65.97%	44.67%	Yr 1 (-\$1,702)
			5 Yr Average (-\$1,500)
			10 Yr Average (-\$2,210)
Infrastructure Backlog Ratio Benchmark 2%	7.71%	7.23%	Yr 1 (-\$12,120)
			5 Yr Average (-\$12,302)
			10 Yr Average (-\$12,931)
Infrastructure Maintenance Ratio Benchmark 100%	131.14%	116.66%	Yr 1 \$998
			5 Yr Average \$907
			10 Yr Average \$822
Total Infrastructure Funding Gap			Yr 1 (-\$12,824)
			5 Yr Average (-\$12,895)
			10 Yr Average (-\$14,319)



1.2 Asset Backlog

In 2021/22, Council had a combined asset backlog of \$16 million, with this being the estimated cost to bring assets to a satisfactory standard. The satisfactory standard is currently taken as condition 3. The breakdown of backlog per asset class as of 30 June 2022 is shown in the following table.

Table 2: Asset backlog summary

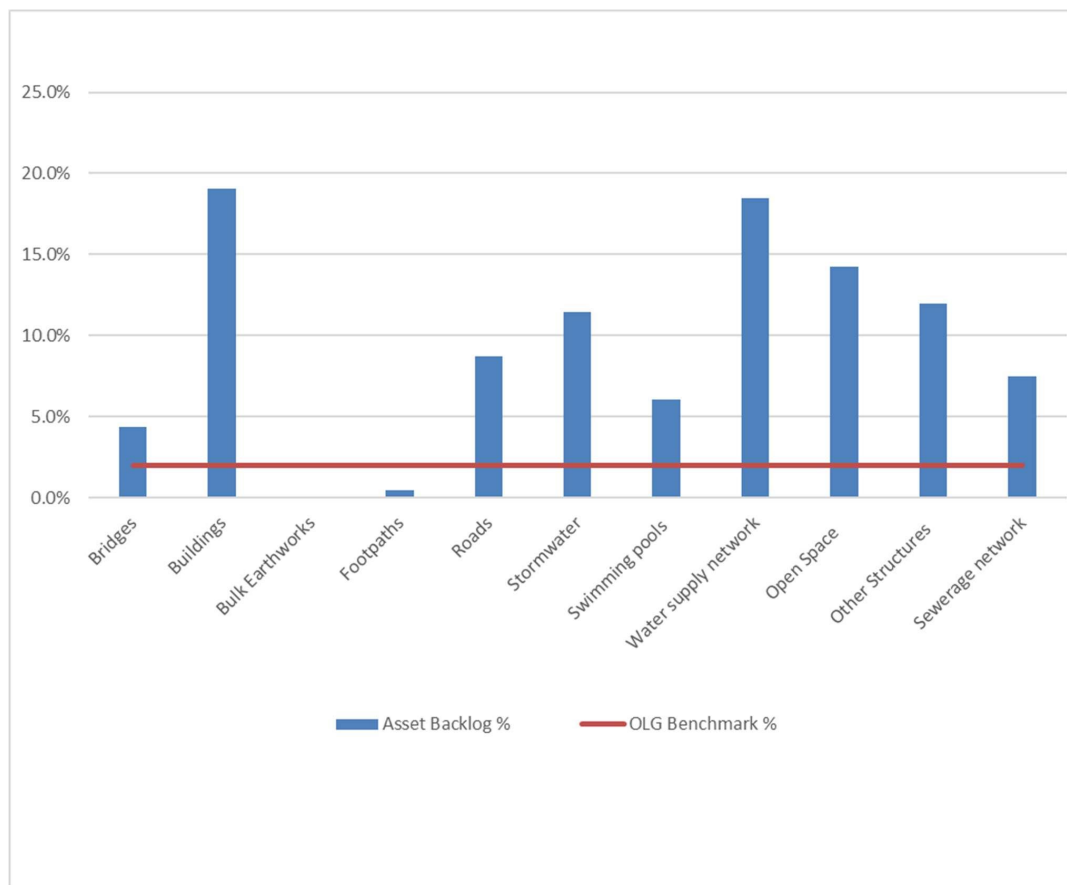
Estimated cost to satisfactory	Backlog \$ (000's)	Backlog ratio % (Backlog / WDV)
Buildings	3,652	19.1%
Other Structures	1,327	12.0%
Roads	4,638	8.7%
Bridges	403	4.4%
Footpaths	5	0.5%
Bulk Earthworks	-	0.0%
Stormwater	836	11.5%
Water Assets	3,738	18.5%
Sewerage Assets	1,164	7.5%
Swimming Pools	184	6.1%
Recreation Assets (Inc. Land Improvements)	119	14.2%
Total	16,067	8.22%

Council is currently facing significant challenges with a number of assets in poor condition including:

- Council Chambers
- Aerodrome
- Grong Grong Public Hall
- Barellan Pool
- Council's sealed road surfaces
- Councils Water Treatment Plant
- Councils Water Bores
- Councils DICL Water Trunk Mains

These assets have a significant Cost to Satisfactory and have resulted in a backlog level well beyond the OLG 2% benchmark. It is worth noting that the 22' Flood events have impacted councils sealed surfaces and water assets and should partially be restored through Disaster Recovery Funding. As council receives clarity with respect to this funding, it will incorporate the findings into future iterations of this SAMP and councils LTFP.

Figure 2: Council Backlog



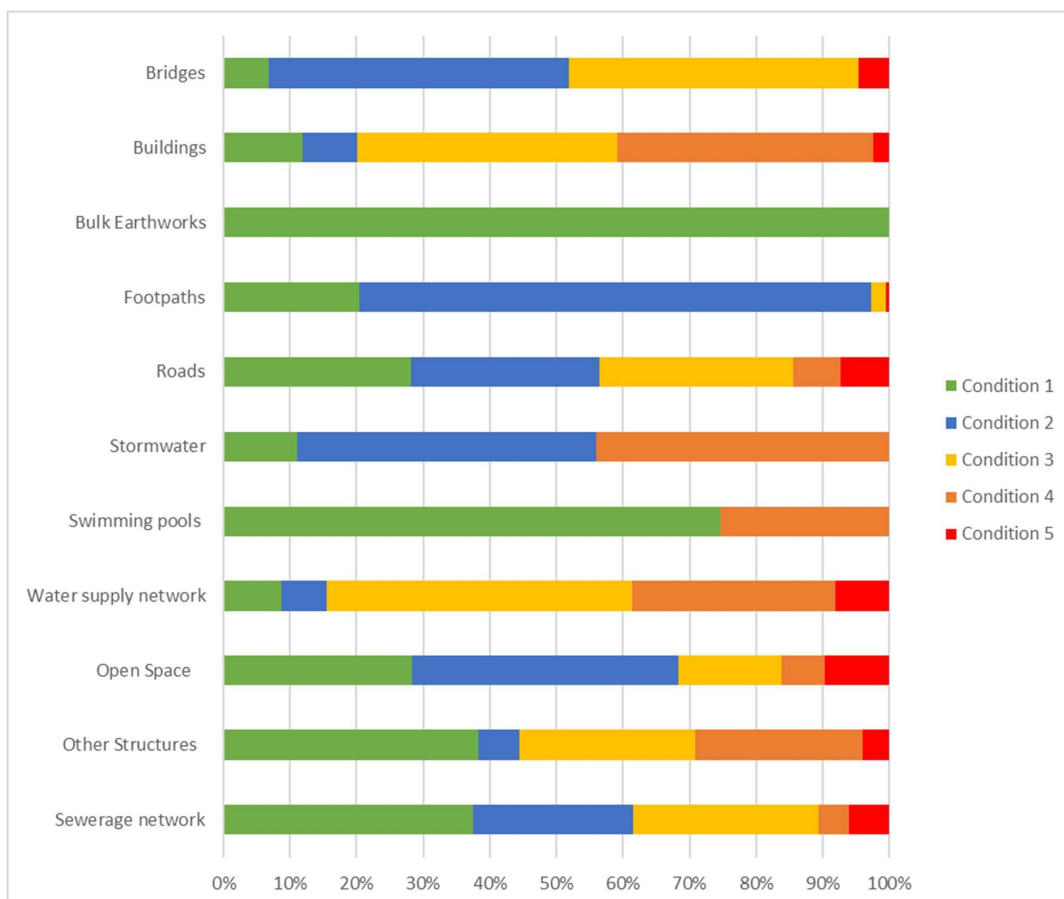
1.3 Asset condition

Reviewing the asset condition data shows that there is a significant portion of council assets in unsatisfactory condition (Table 3; Figure 3). The condition is represented as a percentage of the replacement cost of Council's assets. Condition is a measure of an asset's physical condition relative to its condition when first constructed. When rating asset condition, Council uses a scale of 1 - 5, where 1 = new and 5 = totally failed. Overall, the quality of council's condition data is rated as acceptable.

Table 3: Asset condition

Asset class	Asset condition (% of CRC)				
	1 - Excellent	2 - Good	3 - Satisfactory	4 - Poor	5 - Very poor
Buildings	12%	8%	39%	39%	2%
Other Structures	38%	6%	26%	25%	4%
Roads	28%	28%	29%	7%	7%
Bridges	7%	45%	43%	0%	5%
Footpaths	20%	77%	2%	0%	1%
Bulk Earthworks	100%	0%	0%	0%	0%
Stormwater	11%	45%	0%	44%	0%
Water supply network	9%	7%	46%	31%	8%
Sewerage network	37%	24%	28%	5%	6%
Swimming pools	75%	0%	0%	25%	0%
Open Space	28%	40%	15%	7%	10%
Combined	37.6%	16.8%	25.8%	15.4%	4.4%

Figure 3: Asset condition summary

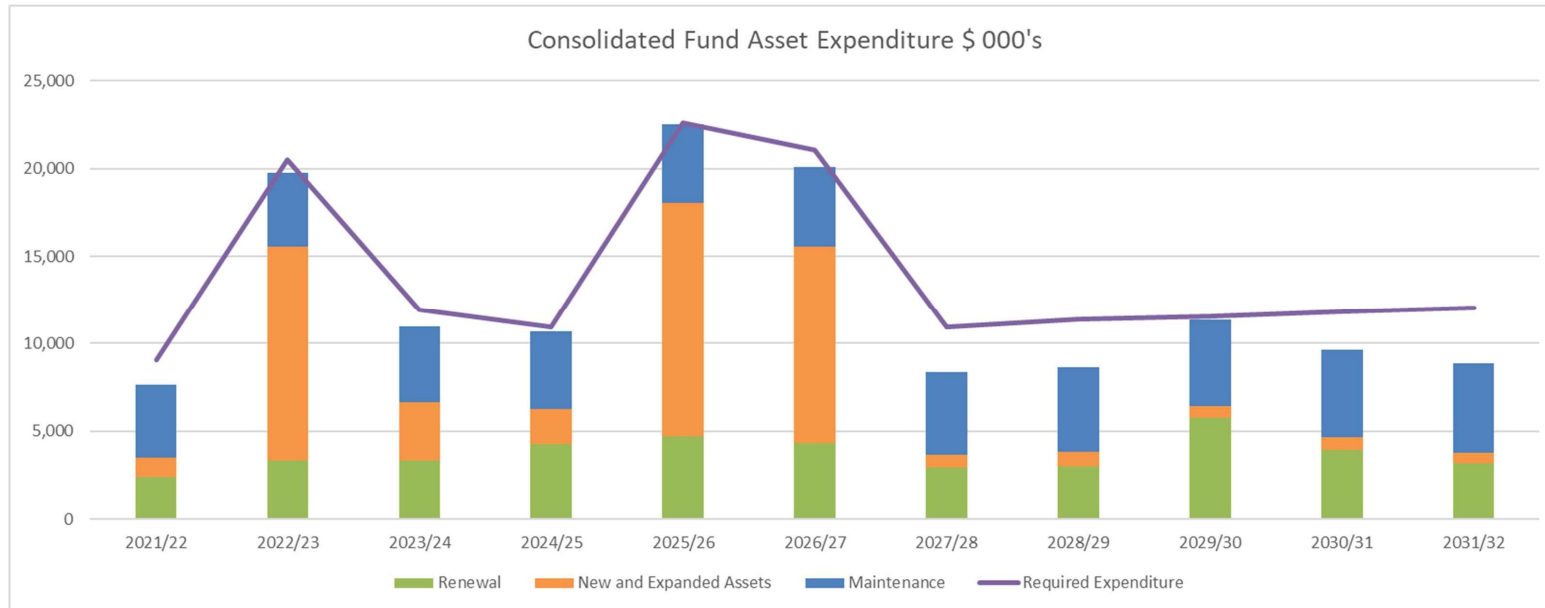


1.4 Expenditure and reporting

Table 4: Combined asset expenditure projections – base case

Expenditure projections (\$,000s) – combined assets		2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/32
Actual	Renewal	\$3,298	\$3,334	\$4,235	\$4,705	\$4,322	\$2,955	\$2,976	\$5,730	\$3,916	\$3,136
	New and expanded assets	\$12,274	\$3,316	\$2,043	\$13,330	\$11,207	\$700	\$857	\$714	\$715	\$623
	Maintenance and operational	\$4,201	\$4,294	\$4,388	\$4,484	\$4,583	\$4,684	\$4,787	\$4,892	\$5,000	\$5,110
	Total expenditure	\$19,773	\$10,944	\$10,665	\$22,519	\$20,112	\$8,339	\$8,620	\$11,337	\$9,630	\$8,869
Required	Required renewal (depreciation)	\$4,986	\$5,319	\$5,522	\$5,666	\$5,931	\$6,169	\$6,313	\$6,466	\$6,618	\$6,773
	New and expanded assets	\$12,274	\$3,316	\$2,043	\$13,330	\$11,207	\$700	\$857	\$714	\$715	\$623
	Required maintenance and operational	\$3,500	\$3,615	\$3,712	\$3,963	\$4,204	\$4,303	\$4,405	\$4,508	\$4,614	\$4,720
	Total	\$20,759	\$12,251	\$11,277	\$22,960	\$21,343	\$11,171	\$11,575	\$11,688	\$11,945	\$12,115
Maintenance gap	\$701	\$678	\$676	\$521	\$379	\$381	\$382	\$385	\$387	\$391	
Renewals gap	-\$1,687	-\$1,985	-\$1,287	-\$962	-\$1,610	-\$3,214	-\$3,338	-\$736	-\$2,703	-\$3,637	
Overall gap	-\$987	-\$1,306	-\$612	-\$441	-\$1,231	-\$2,832	-\$2,956	-\$353	-\$2,316	-\$3,247	

Figure 4: Council Expenditure Overview



The projections indicate that Council has adequate funds to maintain and renew its portfolio of assets. Over the 10 – year period there is a surplus in the operational and maintenance expenditure (average of \$0.5m annually) and a shortfall in the capital renewal expenditure relative to council's depreciation (average of \$2.1m annually). However, it should be noted that Council currently has a significant backlog in part due to the 22' Flood events and while it would seem that there is adequate expenditure to maintain the status quo, significant funds are required to bring the portfolio to a satisfactory standard and within benchmarks set by the Office of Local Government (OLG).

1.5 Levels of service

The objective of asset management is to enable assets to be managed in the most cost-effective way, based on an understanding of customer needs, expectations, preferences and their willingness to pay for any increase in the level of service.

A level of service is a measurable description of what Council delivers (or intends to deliver) in an activity which relates to something that can be controlled. Council has prepared specific community and technical levels of service which cover the accessibility, quality, responsiveness, affordability, customer satisfaction, sustainability, health and safety and financial performance regarding the delivery of their infrastructure assets.

These have been developed for all asset classes and are detailed in the respective AMPs and address the adopted lifecycle management of assets. The overarching SAMP establishes a basic framework to measure service level outcomes. It is important to note that while service levels have been developed and are informed by Council’s Community Strategic Plan, Council is yet to undertake community and stakeholder consultation to ‘accept’ the service levels. The service review schedule is detailed in the Delivery Program 2022-26.

1.6 Strategic actions

Council has developed 10 Strategic actions to improve our asset management system. These will be reported on through the Annual Reporting process.

Table 5: High level strategic actions

No	Strategy	Desired outcome
1	Continue the move from annual budgeting to long term financial planning for all asset classes.	The long-term implications of Council services are considered in annual budget deliberations.
2	Further develop and review the Long-Term Financial Plan covering ten years, incorporating asset management plan expenditure projections with a sustainable funding position outcome.	Sustainable funding model to provide Council services.
3	Review and update asset management plan financial projections and long-term financial plans after adoption of annual budgets. Communicate any consequence of funding decisions on service levels and service risks.	Council and the community are aware of changes to service levels and costs arising from budget decisions.
4	Continue to report Council’s financial position at fair value in accordance with Australian accounting standards, financial sustainability and performance against strategic objectives in annual reports, ensuring that asset remaining lives are assessed on an annual basis.	Financial sustainability information is available for Council and the community.
5	Ensure Council’s decisions are made from accurate and current information in asset registers, on service level performance and costs and ‘whole of life’ costs.	Improved decision making and greater value for money.

No	Strategy	Desired outcome
6	Report on Council's resources and operational capability to deliver the services needed by the community in the Annual Report.	Services delivery is matched to available resources and operational capabilities.
7	Ensure responsibilities for asset management are identified and incorporated into staff position descriptions. Assess whether current resourcing is sufficient to cover all asset management functions for all asset classes.	Responsibility for asset management is defined.
8	Implement an improvement plan to initially realise 'core/good' maturity for the financial and asset management competencies, then progress to 'advanced/better' maturity.	Improved financial and asset management capacity within Council.
9	Report annually to Council on development and implementation of Asset Management Strategy and plan and long-term financial plans.	Oversight of resource allocation and performance.

2 Introduction

2.1 Asset planning

Development of AMPs for Council’s infrastructure is a mandatory requirement for NSW councils, as per the *NSW Local Government Act 1993* and its subsequent amendments. As such, Council has developed the following SAMP to cover the period 2022/23 – 2031/32. The key findings for each asset class are included in the asset management plans section of this strategy (Appendices) and are covered in a concise but detailed manner.

Providing infrastructure is one of the most important roles of Council, as assets support services that deliver on Council’s long-term objectives. A formal approach to asset management is essential to ensure that services are provided in the most cost-effective and value-driven manner. Asset management needs to be fully aligned and integrated with Council’s Community Strategic Plan, LTFP and Workforce Strategy. This ensures that community needs, and expectations are well understood, and that funding requirements and consequences are understood and available.

Council’s current planning framework is based on the ‘Local Government Financial Asset Sustainability Framework’.

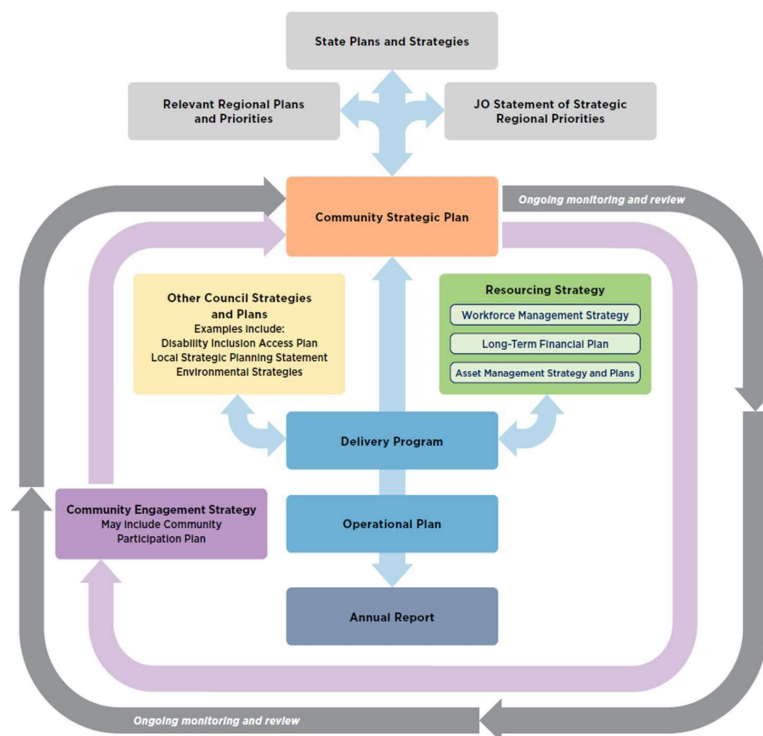


Figure 5 Council asset management planning framework

Council has adopted a ‘whole of council’ approach, beyond just a ‘lifecycle’ approach, and is committed to delivering value for money to the current and future generations of the community.

Figure 6: Relationship between Council’s plans and resourcing strategies

Document	Purpose
Community Strategic Plan	Sets the community’s vision for the next 10 years and strategies to achieve the vision
Community Engagement Strategy	Guides how Council engages with the community in all aspects of the IPR Framework and sets actions to be included in the Delivery Program
Delivery Program	Outlines the actions Council will undertake to meet the CSP goals over four years
Resourcing Strategy	Companion documents to the Delivery Program, outlines how Council will resource the actions (addressing Council’s finances, assets and workforce)
Operational Plan and Budget	Maps what programs, projects and activities Council will undertake each financial year to fulfill the actions in the Delivery Program and to achieve the goals in the CSP
Strategic documents	Informs the actions in the Delivery Program and Operational Plan e.g. Economic Development Strategy
Quarterly reports, Annual Report and State of the Council Report	Reports Council’s progress in achieving the community’s vision

This SAMP establishes a framework to enable the prioritisation of asset groups through planning, construction, maintenance, and operation of infrastructure necessary to achieve the goals and objectives as set out in:

- Our Shire 2034 - Community Strategic Plan
- Narrandera Council Resourcing Strategy:
 - Long Term Financial Plan 2022 – 2032
 - Workforce Management Plan 2022 – 2026
- NSW State Plan and Premier Priorities
- Riverina and Murray Joint Organisation Strategic Regional Priorities
- Riverina Murray Regional Plan 2041
- Draft Integrated Water Cycle Management Plan

2.2 Scope of this Strategic Asset Management Plan

This SAMP has been developed to provide the framework to ensure that new and existing Council's infrastructure assets are operated, maintained, renewed and upgraded to ensure that the levels of service are achieved in the most cost effective and sustainable way. It meets Council's commitments under the IP&R Framework in that all Council's infrastructure assets are fully accounted for. Details on each asset class, including the inventory, condition, predicted and required expenditure are included in the Asset Management Plans.

The audience for this SAMP is Council staff, the Council executive management team, elected representatives (councillors), interest groups, stakeholders and other interested members of the general community.

The specific objectives of this strategy are:

- to ensure a sustainable service offering to the community by evolving and embedding a culture of asset management
- to ensure decision-making reflects community value for this generation and the next
- to develop clearly defined and agreed service levels, to inform asset investment, to support the community's quality of life
- to drive quality service outcomes by taking a risk-based approach to the way assets are managed
- to ensure availability of resources to maintain assets over the longer term.

The strategy identifies the future funding requirements and service delivery in the context of:

- current asset condition and performance
- levels of service
- forecasted demand for infrastructure and services
- funding constraints.

This strategy supports Council's aim to have 'best value' asset management strategies and practices. This is achieved by continually developing and improving the whole of Council's knowledge, systems, processes and strategies. This will ensure that Council is providing the level of asset management necessary to competently, responsibly and sustainably manage the community assets for current and future generations.

This SAMP has been prepared using a 'top down' approach whereby analysis is applied at the 'system' or 'network' level. The focus is on current levels of service and current practices. It includes expenditure forecasts for asset maintenance, renewal and replacement based on local knowledge of Council's assets and options for meeting current levels of service.

Future revisions of this SAMP will use a 'bottom up' approach for gathering information for individual assets to support the optimisation of activities and programs to meet the levels of service. The focus of future plans developed in this manner will include risk and performance optimisation, risk-based strategies, use of predictive methods and optimised decision-making techniques.

The format of this SAMP is outlined in the following table.

Table 6: Asset Management Strategy structure

Sections	Guidelines
1. Executive summary	Provides a high-level summary of the combined asset management plans and highlights the main issues for consideration.
2. Introduction	Outlines the purpose and scope of the plan and how the plan relates to other key policies and strategies.
3. Asset Management Policy	Excerpt from Council's adopted Asset Management Policy outlining the principles guiding Council's asset management practices.
4. Asset management practices	Provision of a comprehensive strategic asset management gap analysis process for asset management.
5. Levels of service	Outline of levels of service and asset performance standards and customer/community expectations and feedback regarding levels of service.
6. Future demand	Identification of demand trends, factors which may influence demand, forecast changes in demand, impacts and implications of future demand and effects on future planning.
7. Risk management plan	Provision of an asset-based risk management plan.
8. Overarching Strategic Asset Management Plan	Provision of a summary of Council's overall Asset Strategy including Asset Management Policy and identification of critical assets.

2.3 Council's assets

Council uses infrastructure assets to provide services to the community. An outline of the range of infrastructure assets and the services provided from the assets is shown below:

Table 7: Range of infrastructure assets and services

Asset Plan	Description
Buildings, Other Structures and Open Spaces	<p>This Asset Management Plan includes all of Councils Buildings and Facilities, Other Structures, Recreational Area's and Open Space assets.</p> <p>Councils Buildings include the Council Chambers and Works Depots, Aerodrome, Community Halls, Lake Talbot Swimming Complex and Tourist Park, Museum, Library, Saleyards as well as the structures housing councils Water and Sewer assets.</p> <p>The Open Space areas include all of councils parks, playgrounds, sporting fields and equipment miscellaneous items such as benches, seats etc. As well as the roads, bridges, footpaths and drainage assets within these reserves.</p>
Transport Assets	This Asset Management Plan includes all of Councils 'Transport' assets within its roads corridors, including its; sealed and unsealed roads, kerb and guttering, bridges, pathways, traffic calming devices as well as other ancillary transport assets.
Stormwater Assets	This Asset Management Plan includes all of council's stormwater and drainage assets such as its pipes, channels, pits and water quality devices
Water Network	This Asset Management Plan includes Council's water pipelines, pumping stations, treatment plants and storage.
Sewer Network	This Asset Management Plan includes Council's sewer pipelines, pumping stations and treatment plants.

Full details of Council’s assets are covered in the individual asset management plans found in the appendices.

2.4 About Narrandera Shire Council

Narrandera Shire is centrally located in the Riverina Region of NSW. The Shire lies within the catchment area of the Murrumbidgee River and is located at the junction of both the Newell and Sturt Highways. Having an area of 4,116 square kilometres, the Shire sits midway between the main regional centres of Wagga Wagga and Griffith and marks the transition between the extensive broad acre agricultural areas of the western slopes and plains to the east and the highly productive Murrumbidgee Irrigation Area (MIA) to the west. The area also has substantive natural attractions including the Narrandera Nature Reserve, locally known as the Koala Reserve, a conservation area for koala’s and native birds, as well as the sandy banks of the Murrumbidgee River.

Figure 7: Narrandera Shire Council LGA



Figure 8: Inundation due to March 22 Flood Event

2.5 Links to Council plans and strategies

The Strategic Asset Management Plan and Asset Management Plans have been prepared in line with the vision and strategy outlined in the Our Shire 2034 - Community Strategic Plan (CSP).

Infrastructure assets will play both a direct and indirect role in achieving the strategic objectives of the CSP. The following table indicates how Council's assets play a role in the delivery of the key strategies outlined in the CSP.

Table 8: Linkages to the Corporate Strategic Plan

Theme	Buildings	Other Structures, Open Space and Other Infrastructure	Transport	Stormwater	Water	Sewer
Our community						
<i>To live in an inclusive, healthy and tolerant community with a positive attitude toward others.</i>						
1.1.1 Acknowledge and celebrate our local Wiradjuri culture.		x				
1.1.2 Support opportunities for community participation in diverse arts and cultural activities.		x				
1.1.3 Work with event organisers to promote and improve participation in local events and festivals.						
<i>Work together to advocate for quality health, education, youth and social services.</i>						
1.2.1 Continue to work with the Aboriginal community fostering mutual respect and understanding through consultation seeking valuable feedback on important projects and initiatives.	x	x	x	x	x	x
1.2.2 Work with the Youth Council to implement the Youth Strategy.						
1.2.3 Integrate the Youth Council into official Council and community events.						
1.2.4 Continued advocacy for the delivery of integrated health services and well-being programs.						
<i>To feel connected also safe.</i>						
1.3.1 Maintain and enhance the connection between Council and the community using available communication channels.						
1.3.2 Continued advocacy for the strengthening of critical emergency services personnel and 'fit for purpose' infrastructure through the Narrandera Community Safety Precinct Committee.	x	x	x	x	x	x
1.3.3 Ensure that the CCTV network is functional and there is a program for enhancement.	x	x				
1.3.4 Provide transport opportunities to support independent living at home.						
Our Environment						
<i>To value, care for and protect our natural environment</i>						
2.1.1 Establish strong partnerships to protect, expand and promote Narrandera's unique koala population with a vision to establish a research centre in Narrandera.		x				
2.1.2 Key environmentally sensitive areas under the control of Council are managed with awareness and sensitivity.		x				
<i>Enhance our public spaces to enrich our community.</i>						

2.2.1 Continually assess playgrounds to determine if fit for purpose, ensure compliance with the relevant standards and they meet community needs relevant to the level of use of the area.			x				
2.2.2 Implement a renewal and maintenance schedule to support a diverse range of building facilities for the community.	x						
Maximise greater re-use of resources to increase sustainability within our community.							
2.3.1 Implementation of the Narrandera Shire Waste Management Plan and identify realistic opportunities for re-use of waste streams.							x
2.3.2 Source funding and implement short to medium term actions from the Narrandera Shire Council Climate Action Strategy.	x	x		x	x	x	x
Our Economy							
Create strong conditions for investment and job creation through quality infrastructure and proactive business support.							
3.1.1 Identify and develop targeted campaigns to attract industry/business also building on our distinctive strengths in agriculture and its related supply chains.							
3.1.2 Promote collaborative marketing initiatives through regular meetings between businesses and Council on both a formal and informal basis.							
3.1.3 Promotion of Narrandera Shire using our heritage buildings, culture, location, waterways, ecotourism also business and sporting facilities.	x	x					
3.1.4 Advocate and support the expansion of the Narrandera-Leeton Airport and increased business opportunities.	x	x		x			
Encourage new housing supply to meet the needs of the community.							
3.2.2 Strategic land use planning for future housing, recreational, commercial and industrial needs. development.							
3.2.3 Continue to lobby NSW Government to resolve Aboriginal Land Claims on lands suitable for potential							
Our Infrastructure							
To have an improved and appropriately maintained road network.							
4.1.1 Submit funding applications to maximise opportunities to upgrade the local and regional road network.						x	
4.1.2 Plan and undertake road maintenance and upgrades based on available funding.						x	
4.1.3 Strategic lobbying for the replacement or upgrade of the bridge across the main irrigation canal on Irrigation Way.						x	
Actively investigate opportunities to enhance our potable water quality.							
4.2.1 Implement the adopted Integrated Water Cycle Management Plan (IWCM).						x	x x
4.2.2 Continue to address water quality issues within the potable water supply network.							x
4.2.3 Ensure that wastewater returned to the environment is in line with guidelines from relevant authorities.							x
To improve, maintain and value-add to our essential public and recreational infrastructure.							
4.3.1 Keep the community informed of water supply matters and proposed infrastructure upgrades, encourage water customers to register and use the new water billing portal.							x
4.3.2 Undertake stages 1 & 1A of the Narrandera Business Centre Upgrade, including the implementation of improved stormwater drainage and seek funding for the additional stages of the project.					x	x	
4.3.3 Through stakeholder consultation, in any project consider the diverse mobility needs of our community, consistent with the Disability Inclusion Action Plan.	x	x					
4.3.4 Through community consultation develop a new masterplan for Marie Bashir Park.	x	x					
4.3.5 Through consultation with all user groups of Narrandera Shire sporting facilities, prioritise improvements for venues and seek funding to implement the improvements.	x	x					
4.3.6 Establish an off-leash companion animal area adjacent to Henry Mathieson Oval.						x	
4.3.7 Source funding to improve vehicle parking at the Lake Talbot Water Park				x		x	

Our Civic Leadership						
<i>Have a Council that provides leadership through actions and effective communication.</i>						
5.1.1 Manage the functions of ARIC also the schedule of Internal Audits and Service Reviews.	x	x	x	x	x	x
5.1.2 Support ethical, transparent and accountable corporate governance.						
5.1.3 Gauge customer and resident satisfaction with services and operations.	x	x	x	x	x	x
5.1.4 Report on compliance with the financial performance measures within the annual financial statements.	x	x	x	x	x	x
5.1.5 Continue strategic advocacy for the strengthening of the Shire centres of learning.						
5.1.6 Continue strategic advocacy for the improvement of telecommunication networks across the Shire.						
5.1.7 Make representations to both Federal and State Government agencies to determine the feasibility of the Lake Mejum and Lake Coolah concept.		x				
5.1.8 Ensure that workforce policies remain current in a changing environment.						
5.1.9 Maintain the connection with Price Waterhouse Cooper to complete the LG Performance Excellence Program on an annual basis.						
5.1.10 Ensure our workforce is well trained and meets the needs of the organisation now and into the future with succession planning for key roles within the organisation.						
5.1.11 Recognise the achievements of the Council workforce.						
5.1.12 Maintain an Information Technology Strategy that meets the needs of the organisation, is fit for purpose and provides best value for money.						
5.1.13 Actively protect the organisation from cyber threats such as spear phishing emails and unauthorised access to the network.						
5.1.14 Monitor the availability of Federal and State funding grants payable to Council.						
5.1.15 Maximise the revenue streams of Council.						
5.1.16 Provide a summary of ranger activities, including the number of dogs and cats registered in accordance with the Companion Animals Act 1998.						
5.1.17 Provide a summary of Development Applications received and 27 assessed.						
<i>Promote a community spirit that encourages volunteerism and values effective partnerships.</i>						
5.2.1 Through energised Advisory Committees seek input for the improvement of facilities and services under their management.						
5.2.2 Encourage volunteerism within Council operations and across the Shire where possible with recognition of volunteers at key times such as 'National Volunteer Week'.						

3 Asset Management Policy

3.1 Purpose

To set guidelines for implementing consistent asset management processes throughout Narrandera Shire Council.

3.2 Objectives

To ensure adequate provision is made for the long-term replacement of major assets by:

1. Ensuring that services and infrastructure are provided in a financially sustainable manner, with the appropriate levels of service to customers and the environment.
2. Safeguarding infrastructure assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial resources for those assets.
3. Creating an environment where all employees take an integral part in overall management of infrastructure assets by creating and sustaining an asset management awareness throughout the organisation by training and development.
4. Meeting legislative requirements for asset management.
5. Ensuring resources and operational capabilities are identified and responsibility for asset management is allocated.
6. Demonstrating transparent and responsible asset management processes that align with demonstrated best practice.

3.3 Scope

This policy applies to all Council activities.

3.4 Policy Background

Council is committed to implementing a systematic asset management methodology in order to apply appropriate asset management best practices across all areas of the organisation. This includes ensuring that assets are planned, created, operated, maintained, renewed and disposed of in

accordance with Council's priorities for service delivery.

Council owns and uses approximately \$391 M of non-current assets to support its core business of delivery of service to the community.

Asset management practices impact directly on the core business of the organisation and appropriate asset management is required to achieve our strategic service delivery objectives.

Adopting asset management principles will assist Council in achieving its Strategic Longer-Term Plan and Long Term Financial objectives.

A strategic approach to asset management will ensure that the Council delivers the highest appropriate level of service through its assets. This will provide positive impact on;

- Members of the public and staff;
- Council's financial position;
- The ability of Council to deliver the expected level of service and infrastructure;
- The political environment in which Council operates;
- and The legal liabilities of Council.

3.5 Principles

A consistent Asset Management Strategy must exist for implementing systematic asset management and appropriate asset management best practice throughout all Departments of Council.

All relevant legislative requirements together with political, social and economic environments are to be taken into account in asset management.

Asset management principles will be integrated within existing planning and operational processes.

Asset Management Plans will be developed for major service/asset categories. The plans will be informed by community consultation and financial planning and reporting.

An inspection regime will be used as part of asset management to ensure agreed service levels are maintained and to identify asset renewal priorities.

Asset renewals required to meet agreed service levels and identified in adopted asset management plans and long-term financial plans will be fully funded in the annual budget estimates.

Service levels agreed through the budget process and defined in adopted Asset Management Plans will be fully funded in the annual budget estimates.

Asset renewal plans will be prioritised and implemented progressively based on agreed service levels and the effectiveness of the current assets to provide that level of service.

Systematic and cyclic reviews will be applied to all asset classes and are to ensure that the assets are managed, valued, and depreciated in accordance with appropriate best practice and applicable Australian Standards.

Future life cycle costs will be reported and considered in all decisions relating to new services and assets and upgrading of existing services and assets.

Future service levels will be determined in consultation with the community.

Training in asset and financial management will be provided for councillors and relevant staff.

3.6 Legislation

Local Government Act 1993.

Local Government Amendment (Planning and Reporting) Act 2009.

The Act sets out role, purpose, responsibilities and powers of local governments including the preparation of a long term financial plan supported by asset management plans for sustainable service delivery. The amendments to the Act give effect to the Integrated Planning and Reporting framework.

3.7 Related Documents

- Asset Management Strategy
- Asset Management Plans

3.8 Responsibility

Councillors are responsible for adopting the policy and ensuring that sufficient resources are applied to manage the assets.

The GENERAL MANAGER has overall responsibility for developing an asset management strategy, plans and procedures and reporting on the status and effectiveness of asset management within Council.

3.9 Review Date

This policy has a life of 4 years. It will be reviewed in April 2024.

4 Asset management practices

4.1 Asset management information systems

Council's asset knowledge, information and data are corporate assets and are managed as part of the asset management framework. The current applications used by Council include:

- Asset – Valuation and Technical Spreadsheets
- Financial Register – Practical
- Maintenance Management (Roads) – Reflect.
- Spatial – Intramaps

4.2 Data collection and validation

In the preparation of this Strategic Asset Management Plan, Council has used the most current and up to date information available to Council.

As part of Council's asset management improvement plan, Council aims to foster a culture of continuous improvement in service delivery to ensure best value in service provision for the community. This will be supported by the Asset Management Plans, including ongoing monitoring, audit and improvement practices, which are to be used to optimise Council's operational and renewal expenditure.

4.3 Monitoring and review procedures

Council reports quarterly and annually on activities and outcomes to track the achievement of the CSP and Delivery Program. The asset management service levels and improvement plan actions will be reported on to the community through this process.

4.4 Confidence in data

The confidence in the asset data used as a basis for the financial forecasts has been assessed using the following grading system, as outlined in the following below.

Table 9: Asset data confidence scale

Confidence grade	General meaning
Highly reliable	Data based on sound records, procedure, investigations and analysis that is properly documented and recognised as the best method of assessment.
Reliable	Data based on sound records, procedures, investigations and analysis which is properly documented but has minor shortcomings; for example, the data is old, some documentation is missing, and reliance is placed on unconfirmed reports or some extrapolation.
Acceptable	Data based on sound records, procedures, investigations and analysis with some shortcomings and inconsistencies.
Uncertain	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported or extrapolation from a limited sample.
Very uncertain	Data based on unconfirmed verbal reports and/or cursory inspection and analysis.

Summary of confidence in asset data for all asset classes is detailed in the table below.

Table 10: Asset data confidence rating

Asset class	Inventory	Condition	Age	Overall
Buildings	Acceptable	Acceptable	Reliable	Acceptable
Other Structures, Recreation and Land Improvements	Acceptable	Acceptable	Acceptable	Acceptable
Transport (Roads, Bridges, Footpaths)	Reliable	Acceptable	Reliable	Reliable
Stormwater	Acceptable	Uncertain	Uncertain	Uncertain
Water	Reliable	Acceptable	Reliable	Reliable
Sewer	Reliable	Acceptable	Reliable	Reliable

4.5 Funding strategy

Council’s funding strategy aims to align Council’s Long Term-Financial Plan, Asset Management Plans and annual budget to accommodate the lifecycle requirements of its assets. By having a unified process, all decision-making numbers can be traced back to the AMPs, thereby informing the annual budgets, Delivery Program and forward programs providing a degree of certainty for delivery timeframes and resourcing requirements.

In order to ensure value, Council will plan capital upgrade and new projects to meet level of service objectives by:

- planning and scheduling capital upgrade and new projects to deliver the defined level of service in the most efficient manner
- undertaking project scoping for all capital upgrade/new projects to identify:

- the service delivery 'deficiency', present risk and required timeline for delivery of the upgrade/new asset
- the project objectives to rectify the deficiency including value management for major projects
- the range of options, estimated capital and lifecycle costs for each option that could address the service deficiency
- the management of risks associated with alternative options
- and evaluate the options against evaluation criteria adopted by Council
- the best option to be included in capital upgrade/new programs
- reviewing current and required skills base and implement training and development to meet required construction and project management needs
- reviewing the current resources and capacity of the organisation to deliver the Capital Works Program on an annual basis
- reviewing management of capital project management activities to ensure Council is obtaining best value for resources used.

Standards and specifications for new assets and for upgrade/expansion of existing assets are the same as those for renewal, as shown in the appendices.

4.6 Asset management roles and functions

Council is currently in the process of mapping out its asset management roles and responsibilities to ensure that there is clarity throughout the organisation and that all asset management functions are identified, allocated and being completed.

In the context of asset management, it is essential that the executive show leadership in this regard and support and show their commitment to asset management. This includes cultivating an organisational culture around asset management; ensuring that all personnel involved are aware of the need of asset management to balance value, risk, opportunities, and cost throughout the asset lifecycle. There needs to be a unified vision and intention from the executive which aligns with the organisation's values.

Asset management governance will be managed by Council's Executive and the Asset Management Steering Committee, who will be reported to bi-annually and monitor and report on the progress of asset improvement plan actions.

The efficient and effective management of Council's assets is essential to the wellbeing of the community through service delivery functions of Council. There must be a clear definition of the roles and responsibilities for all aspects of the management of assets.

Clearly, for asset management to be effective, there should be a whole of organisational approach and, as such, the traditional engineering fit for asset management is not always the best fit for all organisations and as such should be reviewed at Narrandera. As with most council functions at a high level, there is an activity continuum, as shown in the following figure.

Figure 9: Asset management roles



Within these areas asset management generally has a number of key functions, each with core activity responsibilities, as set out below. For some councils it is usual that some of these roles and functions are combined but we have found that the more these roles have distinct boundaries within their functional areas the better the results.

Roles are defined as:

Asset owner	This position takes ownership responsibility for the management of assets and is usually responsible for policy and overall asset strategy.
Asset custodian	This role is normally the technical expert and has responsibility for collecting and maintaining asset data, determining works programs and maintenance strategies etc.
Asset delivery	This role is responsible for the day-to-day maintenance of assets.

A summary of current Asset Management Roles and Responsibilities will be provided as part of each asset plan.

5 Levels of service

5.1 Defining levels of service

There are a variety of ways to describe levels of service (also known as service level). The concept adopted in this plan is that 'levels of service are output descriptions supported by quantifiable performance measures.'

A level of service is a measurable description of what Council delivers (or intends to deliver) in an activity which relates to something that can be controlled. Service levels may relate to:

- the reliability of an asset
- the quality of an asset
- having the right quantity of assets
- the safety/risk/security of the assets.

The objective of asset management is to enable assets to be managed in the most cost-effective way based on an understanding of customer needs, expectations, preferences and their willingness to pay for any increase in the levels of service.

5.2 Performance measures

The level of service statement is supported by performance measure(s), also referred to as performance indicator(s), that indicate how the organisation is performing in relation to that level of service. The performance measure includes targets that are made up of community and technical measures. The customer measure relates to how the community receives the service, whereas technical measures support customer measures to ensure all aspects of organisational performance are being monitored, even those that may not be understood by customers.

In this plan, the level of service is prepared so that they are clearly and directly linked with the performance measures. For some performance measures in this plan, Council will have full control over the outcome, for example 'respond to service requests within seven days. However, it is important to recognise that some performance measures may be influenced by external factors. For example, the number of fatalities can be influenced by road management, but driver behaviours, police enforcement and a number of other factors also strongly contribute to the overall outcome.

5.3 Service level outcomes

The levels of service in this plan have been developed with a customer focus and are grouped into core customer value areas that are referred to as 'service level outcomes'. These service level outcomes (sometimes referred to as service criteria) encompass:

- condition
 - accessibility and/or availability
 - quality/condition
- functionality
 - reliability/responsiveness
 - sustainability
 - customer satisfaction
- capacity
 - affordability
 - health and safety.

5.3.1 Condition

Accessibility

To ensure the asset base performs as required, it is essential that the asset, no matter which type of asset, is generally available to the community as required. As a service outcome, the Council’s customers will require assets that are accessible and can be relied upon to deliver the services that are not only expected, but the services that are required.

Quality/condition

Asset quality is also very important. Council should determine the quality of the assets required. Quality will have more to do with manner and type of the asset rather than its condition. An asset may be poor in quality yet have a condition which is described as good.

Condition is a measure of an asset’s physical condition relative to its condition when first constructed. When rating asset condition, Council uses a scale of 1 - 5, where 1 = new and 5 = totally failed. A copy of a typical condition rating matrix is detailed below.

Table 11: Asset condition rating matrix

Condition rating	Condition	Descriptor	Guide	Residual life as a % of total life	Mean percentage residual life
1	Excellent	An asset in excellent overall condition, however, is not new and providing its intended level of service.	Normal maintenance required	>86	95
2	Good	An asset in good overall condition with some possible early stages of slight deterioration evident, minor in nature and causing no serviceability issues. No indicators of any future obsolescence and providing a good level of service.	Normal maintenance plus minor repairs required (to 5% or less of the asset)	65 to 85	80

Condition rating	Condition	Descriptor	Guide	Residual life as a % of total life	Mean percentage residual life
3	Satisfactory	An asset in fair overall condition with some deterioration evident, which may be slight or minor in nature and causing some serviceability issues. Providing an adequate level of service with no signs of immediate or short-term obsolescence.	Significant maintenance and/or repairs required (to 10 - 20% of the asset)	41 to 64	55
4	Poor	An asset in poor overall condition, moderate to high deterioration evident. Substantial maintenance required to keep the asset serviceable. Will need to be renewed, upgraded or disposed of in near future. Is reflected via inclusion in the ten-year Capital Works Plan.	Significant renewal required (to 20 - 40% of the asset)	10 to 40	35
5	Very poor	An asset in extremely poor condition or obsolete. The asset no longer provides an adequate level of service and/or immediate remedial action required to keep the asset in service in the near future.	Over 50% of the asset requires renewal	<10	5

5.3.2 Function

Responsiveness

Council will maintain assets in a diligent manner and be responsive to the needs of the community now and into the future. Whilst this may be difficult in some instances, Council places a high emphasis on customer service and its responsiveness to customer enquiries. Strategies will be implemented to ensure that Council maintains a high level of customer support.

Customer satisfaction

Council will continue to provide services to the community in a manner that is efficient and effective. Council will continue to monitor community satisfaction with its current services and strive to improve community satisfaction where possible.

Sustainability

Council will ensure that its assets are maintained in a manner that will ensure the long-term financial sustainability for current and future generations. This will be achieved by ensuring efficient and effective service delivery and ensuring appropriate funds are allocated to maintain and renew infrastructure assets.

5.3.3 Capacity

Affordability

Council will maintain its infrastructure assets in a cost-effective, affordable manner in accordance with responsible economic and financial management. In order for Council’s assets to assist in meeting the strategic goals and in attaining optimum asset expenditure, Council will need to continually review its current operational strategies and adopt new and proven techniques to ensure that assets are maintained in their current condition.

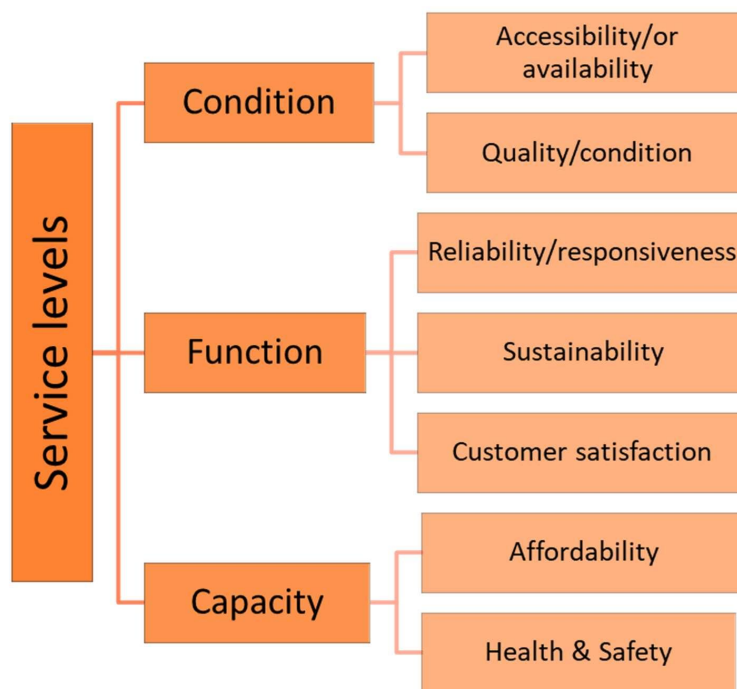
Health and safety

Council will endeavour to identify and mitigate all key health and safety risks created by the provision of services. Examples of level of service based on safety might include the following:

- services do not cause a hazard to people
- water is safe for swimming.

Each of the service level outcomes is related directly to the Council’s Community Strategic Plan by the way each asset class helps deliver the services required by the community. These service level outcomes are essential to ensure the asset portfolio is not only maintained to a satisfactory level but also caters for the future demands of the community whilst balancing the potential risks to the community and the Council.

Figure 10: Service level framework



5.4 Financial based service levels

The premise of asset management is that asset requirements and asset management strategies should be driven by defined and acceptable service levels and performance standards. This section defines the various factors that are considered relevant in determining the levels of service for Council's assets that have been used to provide the basis for the lifecycle management strategies and works programme identified within this Strategic Asset Management Plan.

5.4.1 Asset backlog ratio

This ratio shows what proportion the infrastructure backlog is against the total value of a Council's infrastructure. The benchmark is less than 2%. The ratio is determined by dividing the estimated cost to bring assets to a satisfactory condition by the carrying value of infrastructure, building, other structures and depreciable land improvement assets (averaged over three years).

5.4.2 Asset consumption ratio

The average proportion of 'as new' condition remaining for assets. This ratio shows the written down current value of the local government's depreciable assets relative to their 'as new' value. It highlights the aged condition of a local government's stock of physical assets and the potential magnitude of capital outlays required in the future to preserve their service potential. It is also a measure of Council's past commitment to renewal of the asset class. A consumption ratio of less than 50% would suggest that past renewal funding has been inadequate or that the asset could expect to decay more rapidly.

5.4.3 Asset sustainability ratio

Are assets being replaced at the rate they are wearing out? This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out. It is calculated by measuring capital expenditure on renewal or replacement of assets relative to the rate of depreciation of assets for the same period. Council would need to understand and be measuring renewal expenditure to be able to determine this ratio.

5.4.4 Asset renewal and renewals funding ratio

Is there sufficient future funding for renewal and replacement of assets? This ratio indicates whether Council is allocating sufficient funds in its Long-Term Financial Plan to adequately fund asset renewals. The benchmark is 100% (averaged over three years).

5.4.5 Asset maintenance ratio

This ratio compares actual versus required annual asset maintenance for each asset class. A ratio of above 100% indicates that Council is investing enough funds that year to halt the infrastructure backlog from growing. The benchmark is greater than 100% (averaged over three years).

Table 12: Service levels

Key performance indicator	Level of service	Performance measurement process	Performance target
Accessibility	Provision of quality of assets to meet community needs	Condition of assets are measured and reported annually	No net decrease in condition across all asset classes
	Community has confidence in Council to manage assets	Community satisfaction survey and Community engagement strategy	Increased level of confidence from previous survey
Quality/condition	Assets are maintained in a satisfactory condition	Backlog ratio (estimated cost to bring asset to a satisfactory condition / written down value of the assets)	OLG benchmark <2%
Reliability/ responsiveness	Provision of sufficient assets to meet community needs	Number of requests for additional/increased level of service	Number of requests for additional/ increased level of service less than rolling previous three-year average
Customer satisfaction	Be responsive to the needs of customers using asset	No customer requests received	85% of requests are completed within Council's service charter
	Opportunity for community involvement in decision making are provided	Asset management plan	All asset management plans are available on the website and for circulation to the public
Sustainability	Assets are managed with respect for future generations	Lifecycle approach to managing assets	Prepare a ten-year asset condition and age-based renewals plan - ensure the plan is approved by Council and updated annually
	Continuous improvement in asset knowledge, systems and processes.	Asset Management Working Group meets regularly to report on performance of strategic asset improvement program	100% of the strategic asset improvement actions completed annually
	Assets are being renewed in a sustainable manner	Asset renewal ratio (asset renewal expenditure / annual depreciation expense)	OLG benchmark >100%
Affordability	Council maintains its assets	Asset maintenance ratio, measured by (actual maintenance expenditure and required maintenance expenditure)	OLG benchmark 100%
Health and safety	Ensure all assets are safe and do not cause a hazard to people	Safety audits	The three-year rolling average of total claims decreases

6 Future demand

6.1 Demand forecast

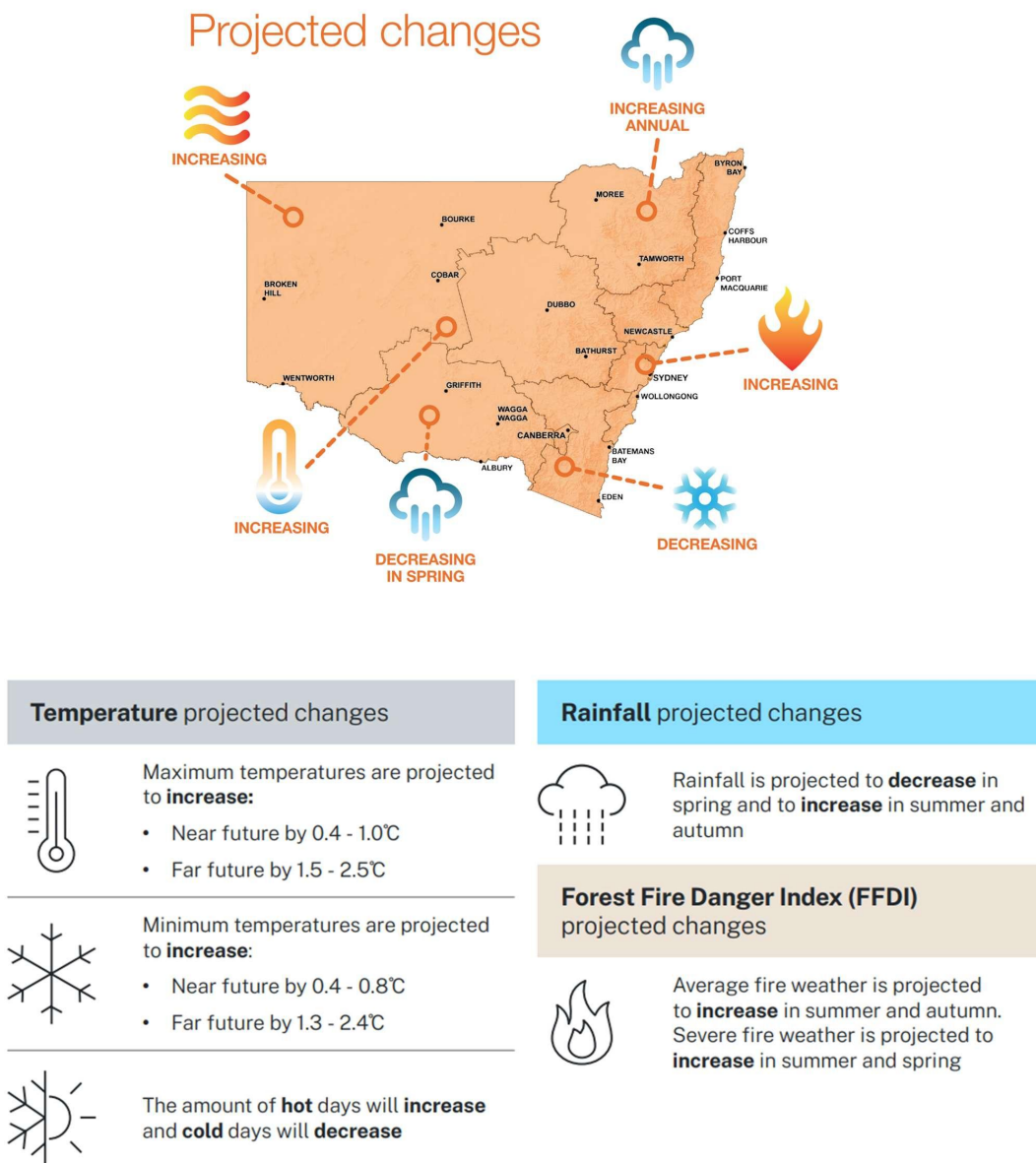
The future infrastructure demand for community infrastructure and facilities is driven by changes and trends in:

- population growth (decline)
- changes in the demography of the community
- urban planning
- residential occupancy levels
- commercial/industrial demand
- technological changes which impact the asset
- the economic situation
- government policy
- the environment.

Table 13: Future demand impacts

Demand drivers	Present position	Projection	Impact on services
Population	Current estimated population is 5,731 (Id.) – current proportion of population over the age of 60 (31.1%)	Estimated decline to 4,800 by 2036 (DPIE) as well as an aging population profile primarily due to net migration to nearby Urban centres (Albury, Griffith, Wagga)	While the decline in council’s population is not expected to result in significant changes to levels of service provided, Council will need to consider whether the assets currently provided adequately for the aging population.
Economy	Agriculture remains the dominant industry within the LGA employing 17.2% of residents.	Projects nominated for upgrade in the Riverina Murray Regional Plan 2041 include: <ul style="list-style-type: none"> • WR Connect • Inland Rail and Newell Highway Program Alliance 	These projects are expected to reduce heavy vehicle movements through the LGA and may have positive impacts on the condition of the transport network as well as encourage growth in the LGA.
Environment	The NSW and ACT Regional Climate Modelling (NARClIM) Project has undertaken climate modelling of the region for 2020-2039 and 2060-2079	Expected climatic changes can be found in figure seven. This includes: <ul style="list-style-type: none"> • overall increased temperatures • increased risk and intensity of natural disaster (fire) events 	Anticipation of greater rainfall in the region as well as greater likelihood of severe weather events will strain existing infrastructure and may cause damage as recently experienced by council.

Figure 11: NARClm Modelling and Expectations



6.2 Demand management strategies

Demand management strategies have been developed to effectively manage the change in Narrandera Shire. These strategies will need to be monitored to ensure that they capture and are responsive to changing community expectations and demographic profile as the region changes.

Table 14: Demand management strategies

Demand factor	Impact on services
Population	While it is unclear as to whether the region expects growth or decline in the short term, it is likely that there will be a transition and movement of the population to less flood prone areas and Council will need to ensure that ancillary infrastructure is appropriate to accommodate change.
Demographics	An increasing and older population will place an increased demand on some assets and increased accessibility requirements for footpaths, aged care facilities, community centres and recreation assets.
Increasing costs	Requirement to continue to maximise service delivery within the funding limitations.
Environment and climate	Assets may be impacted by changes such as increased severity of natural disasters and weather events.
Technology	May require improved environmental/economical management of assets.

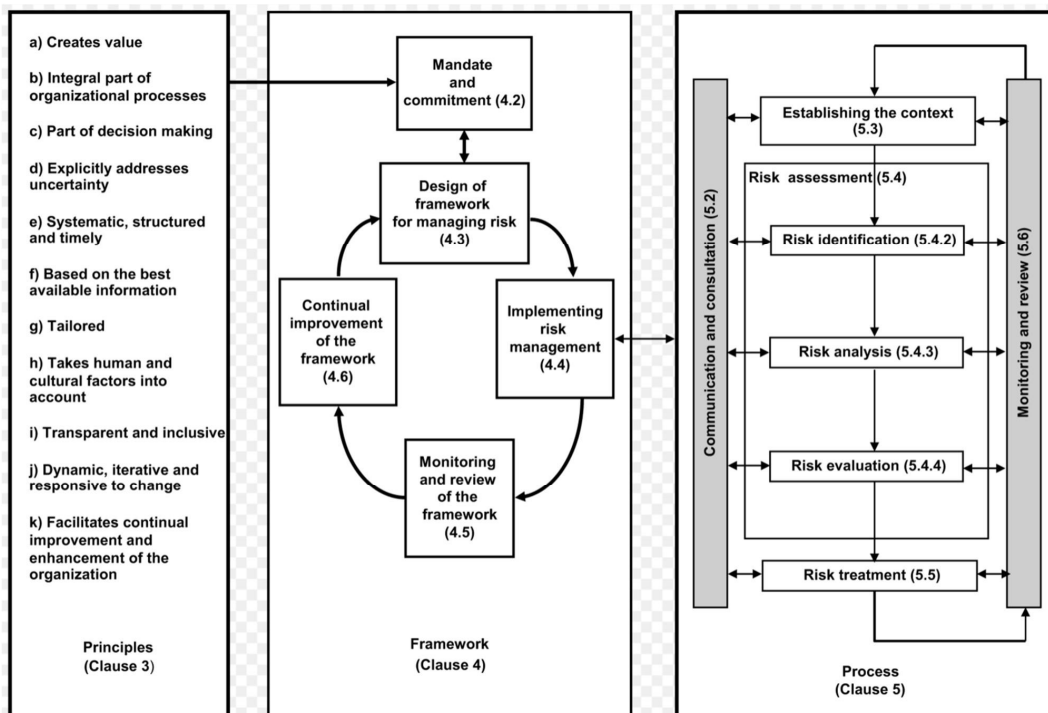
7 Risk management

Risk management is defined in 'AS/NZS 4360:2004' as: "the culture, processes and structures that are directed towards realising potential opportunities whilst managing adverse effects".

Council is committed to a structured and systematic approach to the management of risk with Councils enterprise risk management framework aligned with ISO 31000:2018 (To be read in conjunction with Council's Risk Management Policy and the Risk Management procedure TRIM ED45-159). This aims to embed the principles of risk management in all aspects of Council's operations, which ultimately:

- increases the likelihood of Council achieving its objectives
- creates an environment where all employees have a key role in managing risk
- encourages proactive management
- improves the identification of opportunities and threats
- improves stakeholder confidence and trust
- improves financial stability and minimise losses
- improves organisational performance.

Figure 12: ISO 31000 Framework



This is a structured, best-practice and proven approach that is to be applied Council-wide to support the management of strategic, operational, financial, regulatory, and other risk. Under this approach, there are five key stages to the risk management process:

- **communicate and consult** - with internal and external stakeholders
- **establish context** - the boundaries
- **risk assessment** - identify, analyse and evaluate risks
- **treat risks** - implement and assess controls to address risk
- **monitoring and review** - risks reviews and audit.

Council

7.1 Infrastructure risk management framework

Council has undertaken an analysis of the key infrastructure risks for each of its asset classes in its operational risk register. The risk analysis (likelihood and consequence) and treatment criteria specific to each asset class have been identified and in general, risks are evaluated in the following way:

- risk identification
- risk evaluation
- risk treatment
- risk treatment plan.

7.2 Strategic infrastructure risks

Council is currently in the process of identifying its high-level infrastructure-based risks that are associated with the management of its assets in accordance with its corporate infrastructure risk management framework. A summary of the identified high-level risks can be found in the Appendix F

7.3 Critical assets

Critical assets are those assets that are likely to result in a more significant financial, environmental and social cost in terms of impact on organisational objectives. By identifying critical assets and critical failure modes, organisations can target and refine investigative activities, maintenance plans and capital expenditure plans at critical areas.

ISO 55001 Cl 6.2.1.2b requires organisations to 'review the importance of assets related to their intended outcomes, objectives and product or service requirements.' ISO 55002 Cl 6.2.2.1 suggests that 'a key aspect of planning is the identification of events in which the functionality of assets is compromised, including potentially catastrophic events in which function is completely lost'. Council determines the criticality of assets based upon the following criteria:

- complexity
- impact of loss of service
- environmental impact
- health and safety impact
- cost of failure.

Council is currently in the process of identifying its critical assets which will be listed in their respective asset management plans.

8 Expenditure projections

8.1 Asset values

Council has an infrastructure and asset portfolio with a current replacement cost of approximately \$306.2 million. The asset values are estimates of the value of assets, as at 30 June 2022, based on Council's audited annual financial statements. These values should be updated on an annual basis, in line with the annual financial statements, once completed.

Table 15: Asset classes and values

Asset Class	Gross Replacement Cost (CRC)	Written Down Value (WDV)	Annual Depreciation Expense	Asset Management Plan
	\$ (000's)	\$ (000's)	\$ (000's)	
Buildings	\$45,545	\$19,133	-\$1,148	Buildings and Open Space Assets
Other Structures	\$19,217	\$11,102	-\$642	Buildings and Open Space Assets
Roads	\$84,519	\$53,090	-\$1,831	Transport Assets
Bridges	\$15,203	\$9,190	-\$149	Transport Assets
Footpaths	\$1,464	\$982	-\$19	Transport Assets
Bulk Earthworks	\$58,836	\$58,836	\$0	Transport Assets
Stormwater	\$11,152	\$7,283	-\$79	Stormwater Assets
Water supply network	\$40,666	\$20,235	-\$497	Water and Sewer Assets
Sewer network	\$23,780	\$15,565	-\$305	Water and Sewer Assets
Swimming pools	\$4,217	\$3,036	-\$103	Buildings and Open Space Assets
Open Space and Recreation (inc. Land Improvements)	\$1,602	\$839	-\$105	Buildings and Open Space Assets
Total	\$306,201	\$199,291	-\$4,878	

8.2 Asset backlog

In 2021/22, Council had a combined asset backlog of \$16 million, with this being the estimated cost to bring assets to a satisfactory standard. The satisfactory standard is currently taken as condition 3. The breakdown of backlog per asset class as of 30 June 2022 is shown in the following table.

Table 16: Asset backlog summary

Estimated cost to satisfactory	Backlog \$ (000's)	Backlog ratio % (Backlog / WDV)
Buildings	3,652	19.1%
Other Structures	1,327	12.0%
Roads	4,638	8.7%
Bridges	403	4.4%
Footpaths	5	0.5%
Bulk Earthworks	-	0.0%
Stormwater	836	11.5%
Water Assets	3,738	18.5%
Sewerage Assets	1,164	7.5%
Swimming Pools	184	6.1%
Recreation Assets (Inc. Land Improvements)	119	14.2%
Total	16,067	8.22%

These assets have a significant Cost to Satisfactory and have resulted in a backlog level well beyond the OLG 2% benchmark. It is worth noting that the 22' Flood events have impacted councils sealed surfaces and water assets and should partially be restored through Disaster Recovery Funding. As council receives clarity with respect to this funding, it will incorporate the findings into future iterations of this SAMP and councils LTFP.

8.3 Asset condition

Reviewing the asset condition data shows that there is a notable portion of councils assets in unsatisfactory condition (Table 18,19, Figure 3). The condition is represented as a percentage of the replacement cost of Council's assets. Condition is a measure of an asset's physical condition relative to its condition when first constructed. When rating asset condition, Council uses a scale of 1 - 5, where 1 = new and 5 = totally failed. Overall the quality of councils condition data is rated as acceptable, however it should be noted that the effects of the floods may not be fully represented in the data currently captured.

Table 17: Confidence in condition data

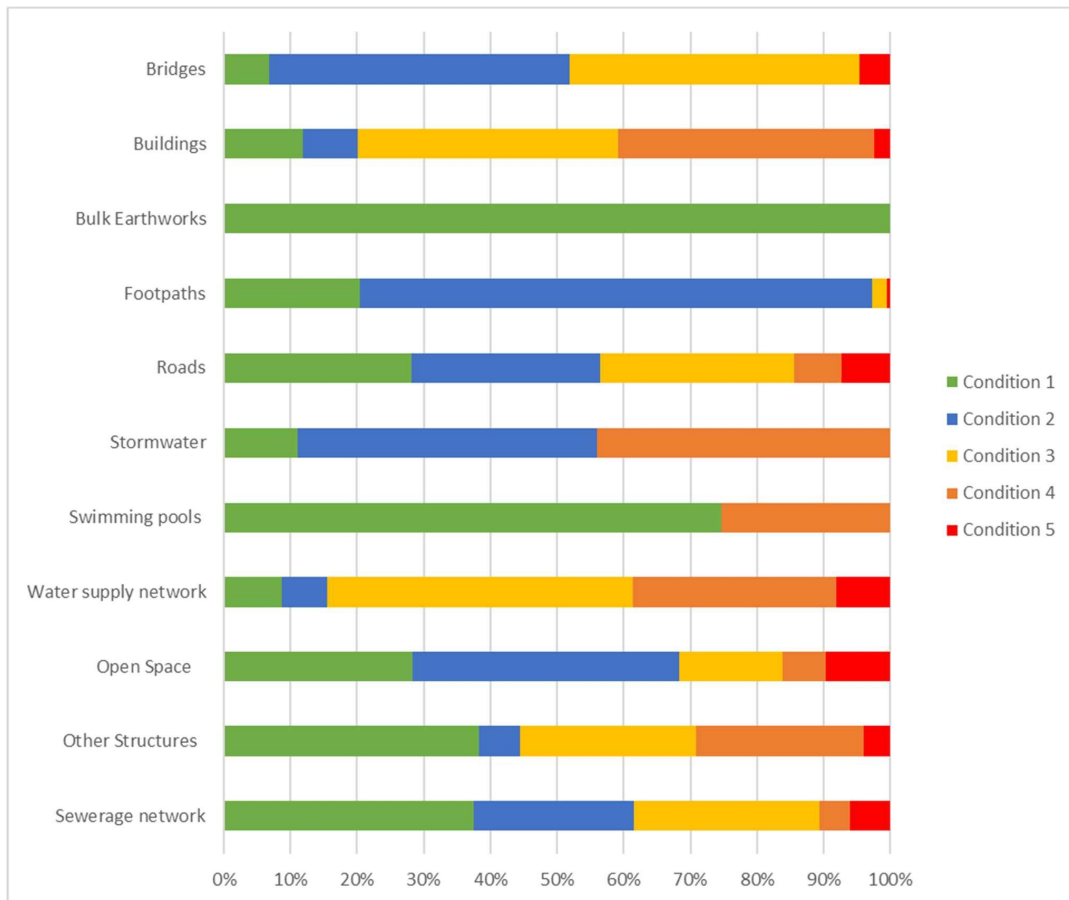
Asset class	Condition
Buildings	Acceptable
Other Structures, Open Space and Swimming Pools	Acceptable
Transport (Roads, Bridges, Footpaths)	Acceptable
Stormwater	Uncertain
Water	Acceptable
Sewer	Acceptable

Details of Council's current asset condition are shown in the table below. The condition is represented as a percentage of the replacement cost of Council's assets. Of particular concern is the significant portion of assets in Poor and Very Poor condition for councils' Buildings (41%), Other Structures (29%), Roads (20%), Water (39%) and Swimming Pools (25%).

Table 18: Asset Condition Data

Asset class	Asset condition (% of CRC)				
	1 - Excellent	2 - Good	3 - Satisfactory	4 - Poor	5 - Very poor
Buildings	12%	8%	39%	39%	2%
Other Structures	38%	6%	26%	25%	4%
Roads	28%	28%	29%	7%	7%
Bridges	7%	45%	43%	0%	5%
Footpaths	20%	77%	2%	0%	1%
Bulk Earthworks	100%	0%	0%	0%	0%
Stormwater	11%	45%	0%	44%	0%
Water supply network	9%	7%	46%	31%	8%
Sewerage network	37%	24%	28%	5%	6%
Swimming pools	75%	0%	0%	25%	0%
Open Space	28%	40%	15%	7%	10%
Combined	37.6%	16.8%	25.8%	15.4%	4.4%

Figure 13: Condition summary



8.4 Expenditure and reporting

The average capital and maintenance expenditure on Council assets over the ten-year forecast period is approximately \$13 million per year. This compares to the expenditure which is required to maintain, operate, and renew the asset network as required being \$14.7 million per year.

The projections indicate that Council currently has adequate funds to maintain the status quo and fund its assets over the 10 – year forecasting horizon. However, there is currently a significant backlog which is unfunded and Councils assets are expected to remain in poor condition. There is a surplus for councils' operations and maintenance activities (Average annual surplus of \$0.5m for Councils O&M) expenditure, there is a shortfall in asset renewal funding (Average annual deficit of \$2.1m for Councils Renewals).

A summary of the projected expenditure requirements can be found in the following tables.

Table 19: Combined asset expenditure projections

Budget Gap by Asset Group (\$,000s)		2022/23 Budget	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Consolidated	Actual										
	Renewal	\$3,298	\$3,334	\$4,235	\$4,705	\$4,322	\$2,955	\$2,976	\$5,730	\$3,916	\$3,136
	New and Expanded Assets	\$12,274	\$3,316	\$2,043	\$13,330	\$11,207	\$700	\$857	\$714	\$715	\$623
	Maintenance and Operations	\$4,201	\$4,294	\$4,388	\$4,484	\$4,583	\$4,684	\$4,787	\$4,892	\$5,000	\$5,110
	Total Expenditure	\$19,773	\$10,944	\$10,665	\$22,519	\$20,112	\$8,339	\$8,620	\$11,337	\$9,630	\$8,869
	Required										
	Required Renewal (Depreciation)	\$4,986	\$5,319	\$5,522	\$5,666	\$5,931	\$6,169	\$6,313	\$6,466	\$6,618	\$6,773
	New and Expanded Assets	\$12,274	\$3,316	\$2,043	\$13,330	\$11,207	\$700	\$857	\$714	\$715	\$623
	Required O&M	\$3,500	\$3,615	\$3,712	\$3,963	\$4,204	\$4,303	\$4,405	\$4,508	\$4,614	\$4,720
	Total	\$20,759	\$12,251	\$11,277	\$22,960	\$21,343	\$11,171	\$11,575	\$11,688	\$11,945	\$12,115
	Maintenance Overall (GAP)	\$701	\$678	\$676	\$521	\$379	\$381	\$382	\$385	\$387	\$391
	Renewals Overall (GAP)	-\$1,687	-\$1,985	-\$1,287	-\$962	-\$1,610	-\$3,214	-\$3,338	-\$736	-\$2,703	-\$3,637
	Overall (GAP)	-\$987	-\$1,306	-\$612	-\$441	-\$1,231	-\$2,832	-\$2,956	-\$353	-\$2,316	-\$3,247
	Comparison Group – Depreciation	\$4,006	\$4,269	\$4,427	\$4,545	\$4,810	\$5,039	\$5,155	\$5,280	\$5,403	\$5,529
	Comparison Total (Inc. New and Expanded)	\$19,780	\$11,201	\$10,182	\$21,840	\$20,221	\$10,041	\$10,418	\$10,501	\$10,730	\$10,870
	Comparison Overall (GAP)	-\$7	-\$257	\$484	\$680	-\$109	-\$1,702	-\$1,798	\$834	-\$1,101	-\$2,003

Figure 14: Consolidated Fund asset expenditure projections

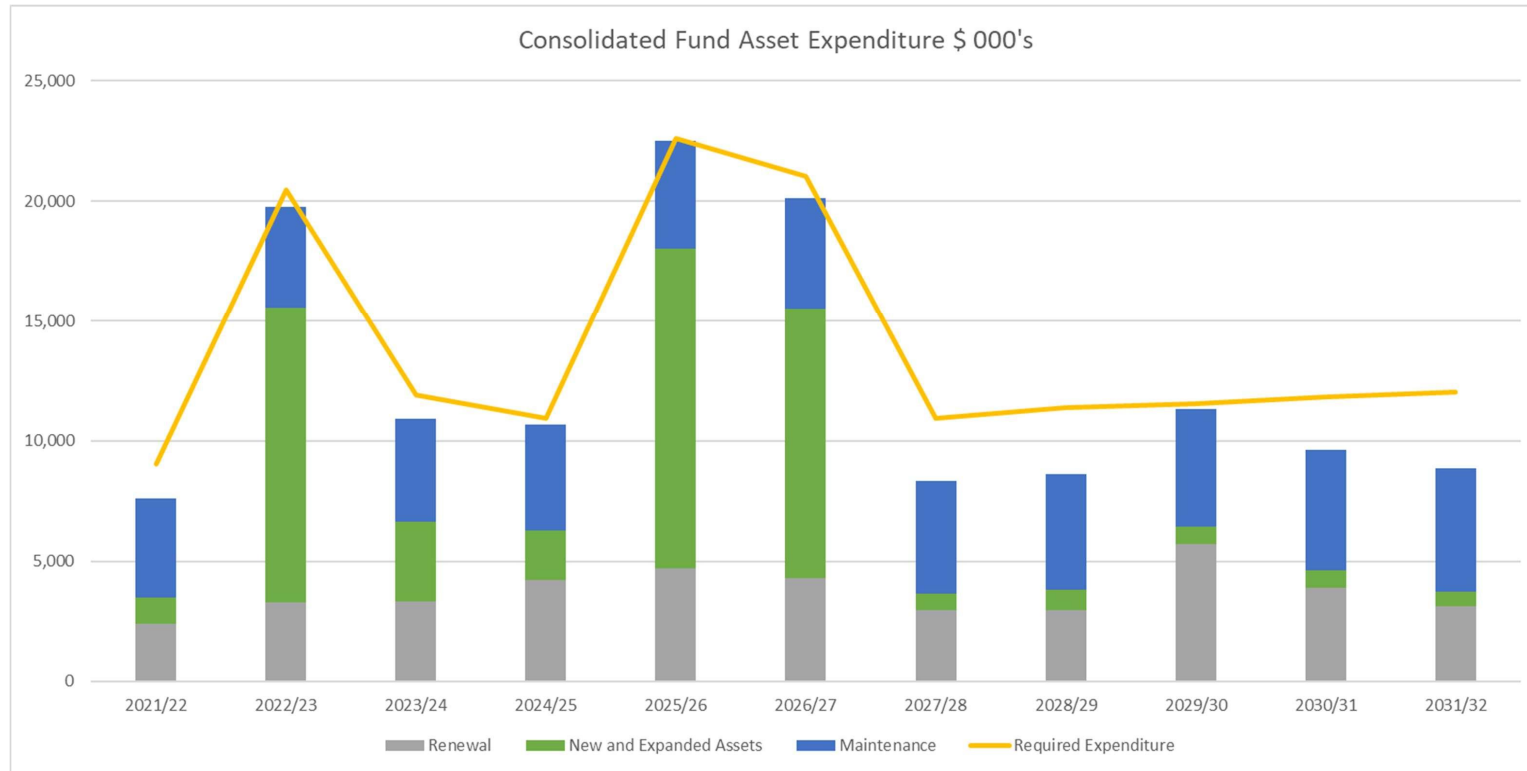


Table 20: General Fund expenditure projections

Budget Gap by Asset Group (\$,000s)			2022/23 Budget	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
General Fund	Actual											
		Renewal	\$2,563	\$2,599	\$2,500	\$2,545	\$2,387	\$2,420	\$2,441	\$2,495	\$2,831	\$2,501
		New and Expanded Assets	\$9,224	\$3,316	\$2,043	\$4,830	\$2,707	\$700	\$857	\$714	\$715	\$623
		Maintenance and Operations	\$2,245	\$2,294	\$2,345	\$2,396	\$2,449	\$2,503	\$2,558	\$2,614	\$2,672	\$2,730
		Total Expenditure	\$14,032	\$8,209	\$6,887	\$9,771	\$7,543	\$5,623	\$5,856	\$5,824	\$6,217	\$5,854
	Required											
		Required Renewal (Depreciation)	\$4,166	\$4,442	\$4,625	\$4,750	\$4,891	\$5,019	\$5,138	\$5,265	\$5,390	\$5,518
		New and Expanded Assets	\$9,224	\$3,316	\$2,043	\$4,830	\$2,707	\$700	\$857	\$714	\$715	\$623
		Required O&M	\$2,422	\$2,513	\$2,586	\$2,681	\$2,762	\$2,829	\$2,899	\$2,969	\$3,040	\$3,112
		Total	\$15,812	\$10,272	\$9,254	\$12,262	\$10,361	\$8,547	\$8,894	\$8,948	\$9,145	\$9,253
		Maintenance Overall (GAP)	-\$177	-\$219	-\$241	-\$285	-\$313	-\$326	-\$341	-\$354	-\$368	-\$381
		Renewals Overall (GAP)	-\$1,602	-\$1,843	-\$2,125	-\$2,206	-\$2,505	-\$2,599	-\$2,698	-\$2,770	-\$2,560	-\$3,017
		Overall (GAP)	-\$1,780	-\$2,062	-\$2,367	-\$2,491	-\$2,818	-\$2,925	-\$3,039	-\$3,125	-\$2,928	-\$3,399
		Comparison Group – Depreciation	\$3,073	\$3,273	\$3,409	\$3,505	\$3,625	\$3,726	\$3,814	\$3,909	\$4,001	\$4,096
		Comparison Total (Inc. New and Expanded)	\$14,719	\$9,103	\$8,038	\$11,017	\$9,094	\$7,254	\$7,570	\$7,591	\$7,756	\$7,830
		Comparison Overall (GAP)	-\$687	-\$893	-\$1,150	-\$1,246	-\$1,551	-\$1,631	-\$1,714	-\$1,768	-\$1,539	-\$1,977

Figure 15: General Fund asset expenditure projections

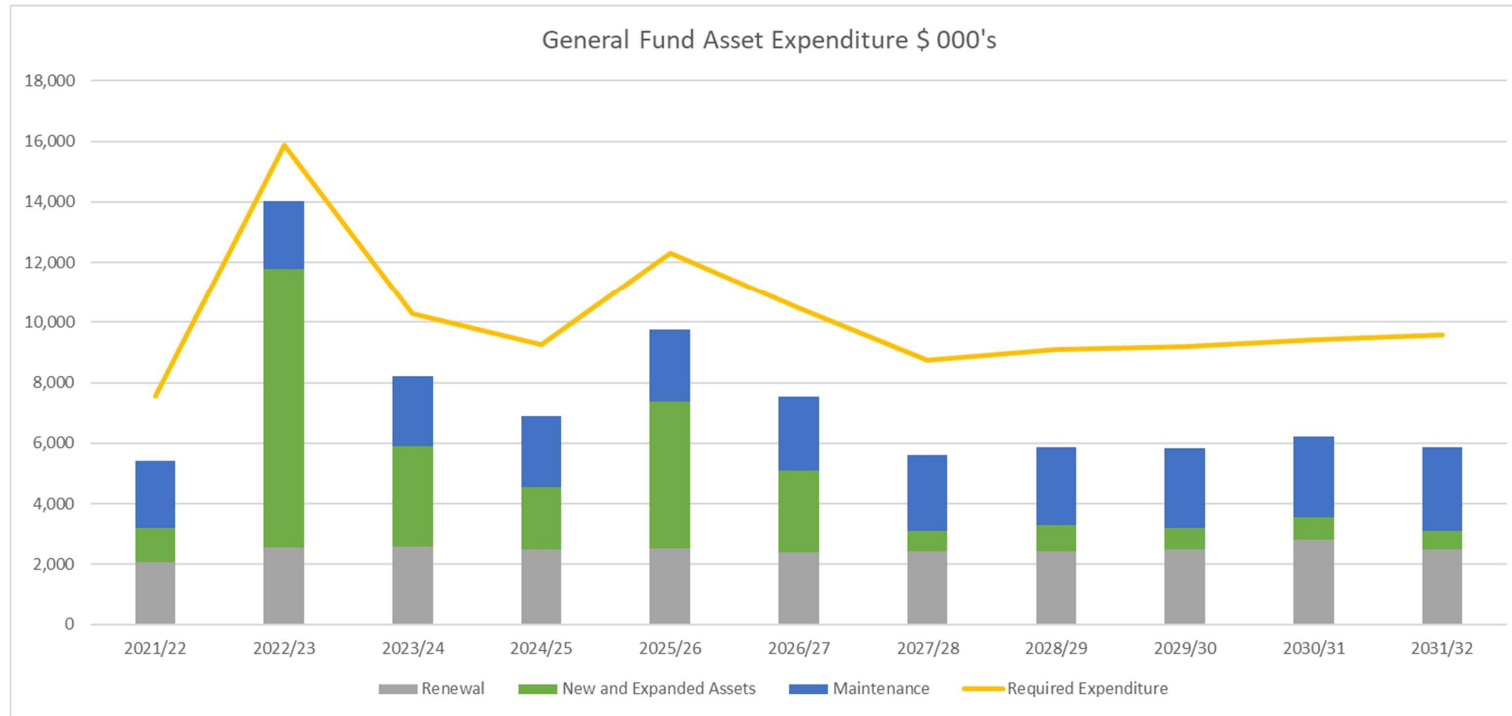
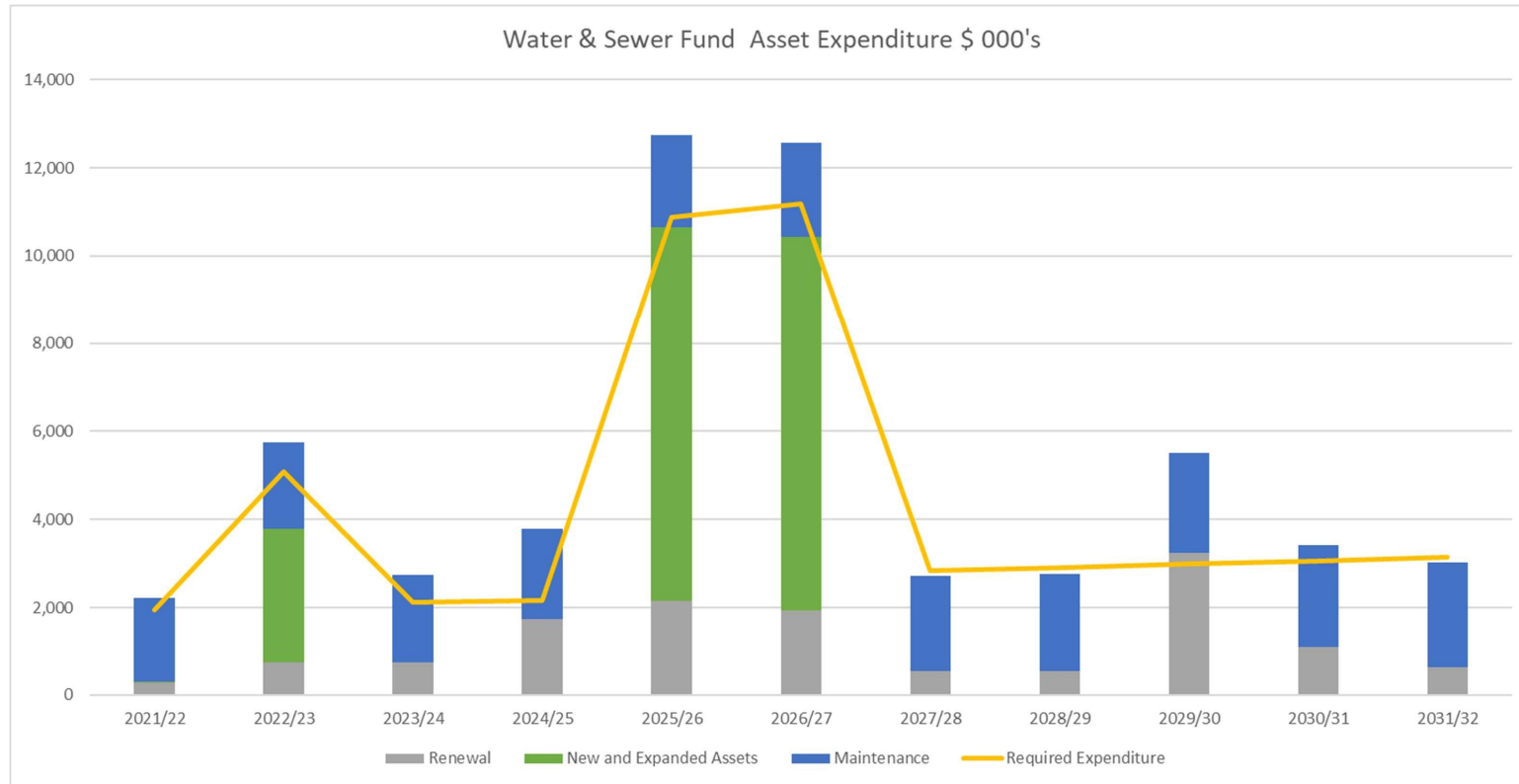


Table 21: Water and Sewer Fund expenditure projection

Budget Gap by Asset Group (\$,000s)		2022/23 Budget	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Water and Sewer	Actual										
	Renewal	\$735	\$735	\$1,735	\$2,160	\$1,935	\$535	\$535	\$3,235	\$1,085	\$635
	New and Expanded Assets	\$3,050	\$0	\$0	\$8,500	\$8,500	\$0	\$0	\$0	\$0	\$0
	Maintenance and Operations	\$1,956	\$2,000	\$2,043	\$2,088	\$2,134	\$2,181	\$2,229	\$2,278	\$2,328	\$2,380
	Total Expenditure	\$5,741	\$2,735	\$3,778	\$12,748	\$12,569	\$2,716	\$2,764	\$5,513	\$3,413	\$3,015
	Required										
	Required Renewal (Depreciation)	\$820	\$877	\$897	\$916	\$1,040	\$1,150	\$1,175	\$1,201	\$1,228	\$1,255
	New and Expanded Assets	\$3,050	\$0	\$0	\$8,500	\$8,500	\$0	\$0	\$0	\$0	\$0
	Required O&M	\$1,078	\$1,102	\$1,126	\$1,282	\$1,442	\$1,474	\$1,506	\$1,539	\$1,574	\$1,608
	Total	\$4,947	\$1,979	\$2,023	\$10,698	\$10,982	\$2,624	\$2,681	\$2,740	\$2,800	\$2,862
	Maintenance Overall (GAP)	\$878	\$897	\$917	\$806	\$692	\$707	\$723	\$739	\$755	\$772
	Renewals Overall (GAP)	-\$85	-\$142	\$838	\$1,244	\$895	-\$615	-\$640	\$2,034	-\$143	-\$620
	Overall (GAP)	\$793	\$756	\$1,755	\$2,050	\$1,587	\$93	\$83	\$2,772	\$612	\$152
	Comparison Group – Depreciation	\$933	\$996	\$1,018	\$1,040	\$1,185	\$1,313	\$1,341	\$1,371	\$1,402	\$1,433
	Comparison Total (Inc. New and Expanded)	\$5,061	\$2,098	\$2,144	\$10,823	\$11,127	\$2,787	\$2,848	\$2,910	\$2,974	\$3,040
	Comparison Overall (GAP)	\$680	\$636	\$1,634	\$1,926	\$1,442	-\$71	-\$84	\$2,602	\$438	-\$26

Figure 16: Water and Sewer Fund asset expenditure projections



8.5 Financial performance

The Office of Local Government has established financial benchmarks for councils to strive towards and adhere to. The charts below showcase Council’s current financial service levels and the impacts of Council’s projected expenditure upon these service levels.

Figure 17: Consolidated Portfolio

Infrastructure Ratios	Budget 2022/23	Estimated 2031/32	Funding gap \$000's	
Infrastructure Renewals ratio Benchmark 100%	65.97%	44.67%	Yr 1	(-\$1,702)
			5 Yr Average	(-\$1,500)
			10 Yr Average	(-\$2,210)
Infrastructure Backlog Ratio Benchmark 2%	7.71%	7.23%	Yr 1	(-\$12,120)
			5 Yr Average	(-\$12,302)
			10 Yr Average	(-\$12,931)
Infrastructure Maintenance Ratio Benchmark 100%	131.14%	116.66%	Yr 1	\$998
			5 Yr Average	\$907
			10 Yr Average	\$822
Total Infrastructure Funding Gap			Yr 1	(-\$12,824)
			5 Yr Average	(-\$12,895)
			10 Yr Average	(-\$14,319)

Figure 18: Consolidated OLG asset expenditure ratios

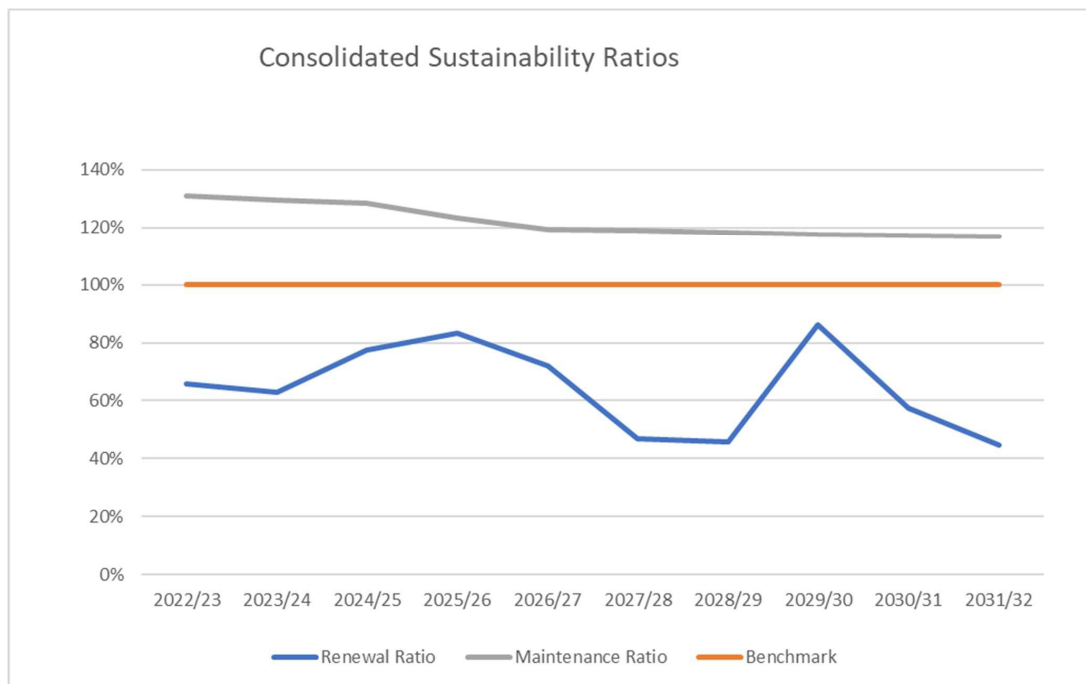
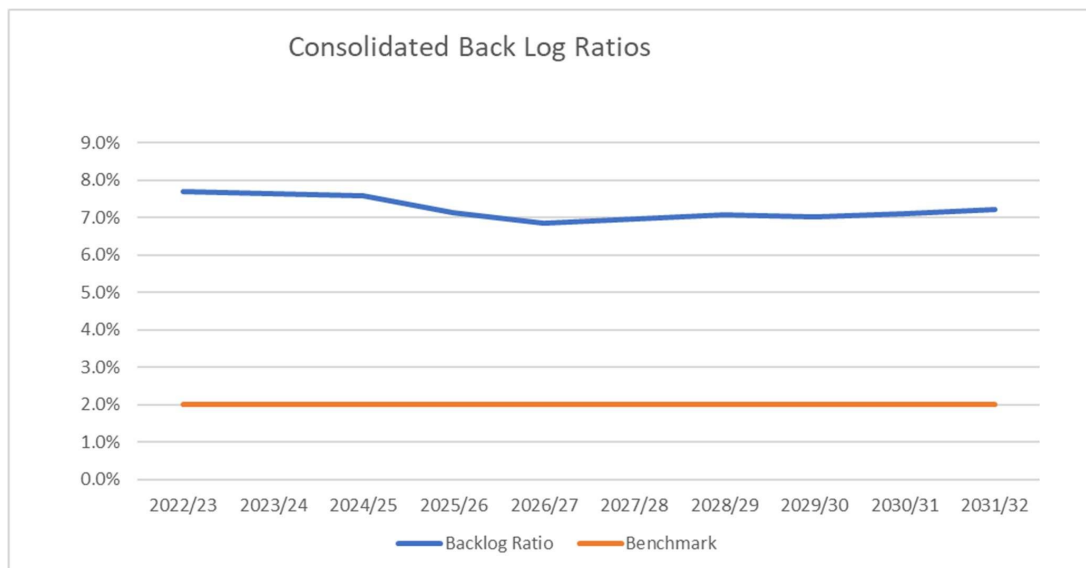


Figure 19: Consolidated OLG backlog ratio



Overall, over the forecasting period, we observe that Council falls short of the OLG Benchmark for renewals and backlog. Councils’ maintenance ratio exceeds the OLG benchmark for the forecasting period and councils’ renewal ratio falling to just under 60% over the forecast. The level of backlog in Councils assets remains well above the 2% threshold hovering around 8%.

Figure 20: General Fund Portfolio

Infrastructure Ratios	Budget 2022/23	Estimated 2031/32	Funding gap \$'000's	
Infrastructure Renewals ratio	61.35%	44.16%	Yr 1	(-\$1,615)
Benchmark 100%			5 Yr Average	(-\$2,038)
			10 Yr Average	(-\$2,435)
Infrastructure Backlog Ratio	6.63%	7.36%	Yr 1	(-\$7,996)
Benchmark 2%			5 Yr Average	(-\$8,497)
			10 Yr Average	(-\$9,418)
Infrastructure Maintenance Ratio	90.54%	83.23%	Yr 1	(-\$235)
Benchmark 100%			5 Yr Average	(-\$324)
			10 Yr Average	(-\$410)
Total Infrastructure Funding Gap			Yr 1	(-\$9,845)
			5 Yr Average	(-\$10,859)
			10 Yr Average	(-\$12,263)

Figure 21: General Fund OLG asset expenditure ratios

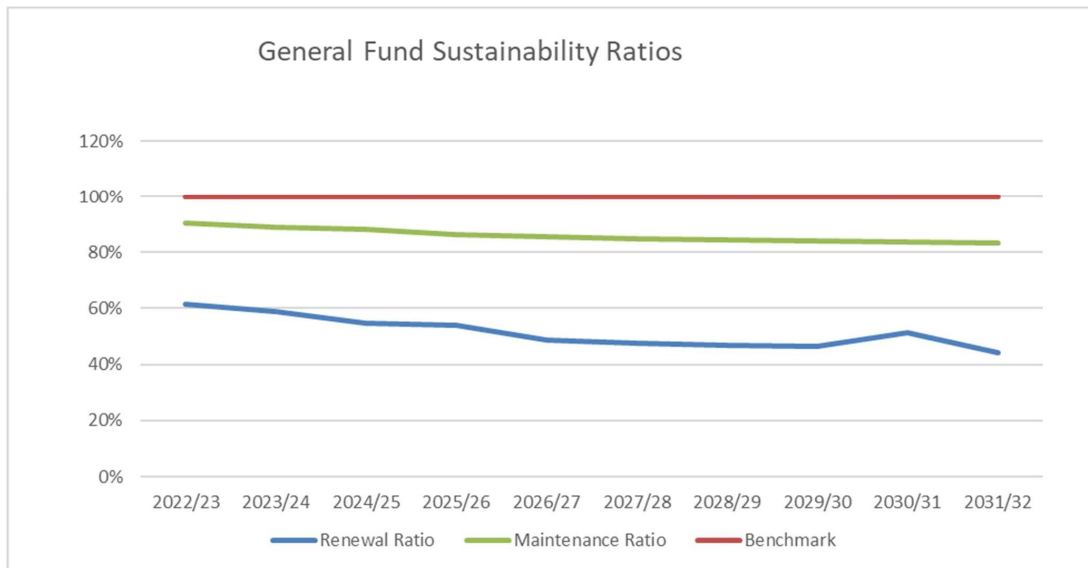
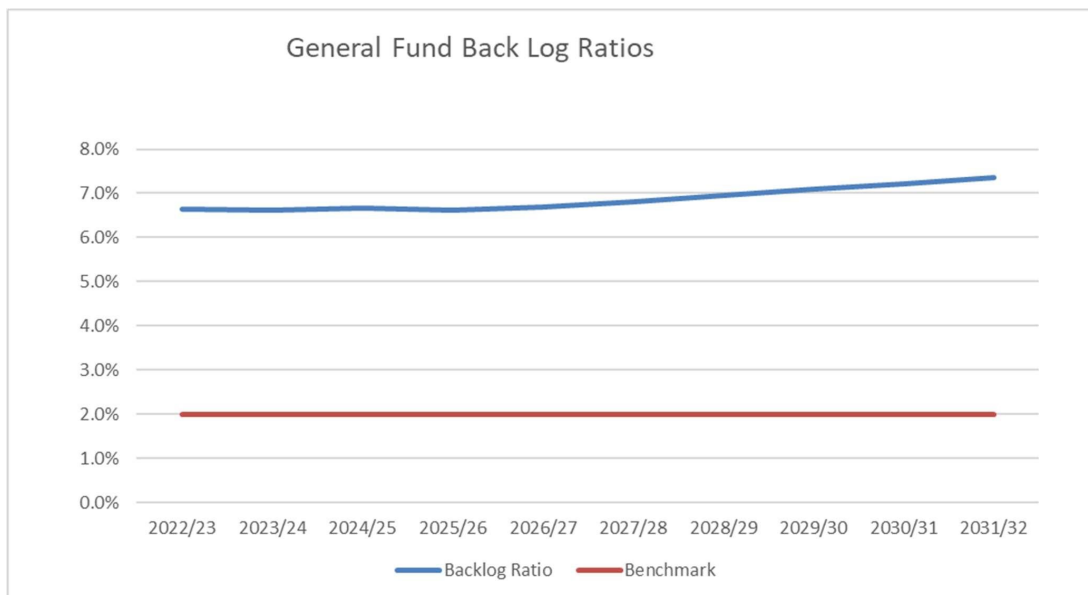


Figure 22: General Fund OLG backlog ratio



Overall, over the forecasting period, we observe that council falls short of the OLG Benchmark for renewals and backlog. Councils' maintenance ratio also currently sits below the OLG benchmark of 100% at around 80% and councils' renewal ratio falls close to 40% over the forecast. The level of backlog in Councils assets remains well above the 2% threshold hovering around 7%.

Figure 23: Water and Sewer Fund Portfolio

Infrastructure Ratios	Budget 2022/23	Estimated 2031/32	Funding gap \$000's	
Infrastructure Renewals ratio Benchmark 100%	89.41%	48.96%	Yr 1	(-\$87)
			5 Yr Average	\$543
			10 Yr Average	\$256
Infrastructure Backlog Ratio Benchmark 2%	12.41%	6.71%	Yr 1	(-\$4,124)
			5 Yr Average	(-\$3,803)
			10 Yr Average	(-\$3,492)
Infrastructure Maintenance Ratio Benchmark 100%	162.61%	129.22%	Yr 1	\$753
			5 Yr Average	\$690
			10 Yr Average	\$608
Total Infrastructure Funding Gap			Yr 1	(-\$3,458)
			5 Yr Average	(-\$2,570)
			10 Yr Average	(-\$2,628)

Figure 24: Water and Sewer Fund OLG asset expenditure ratios

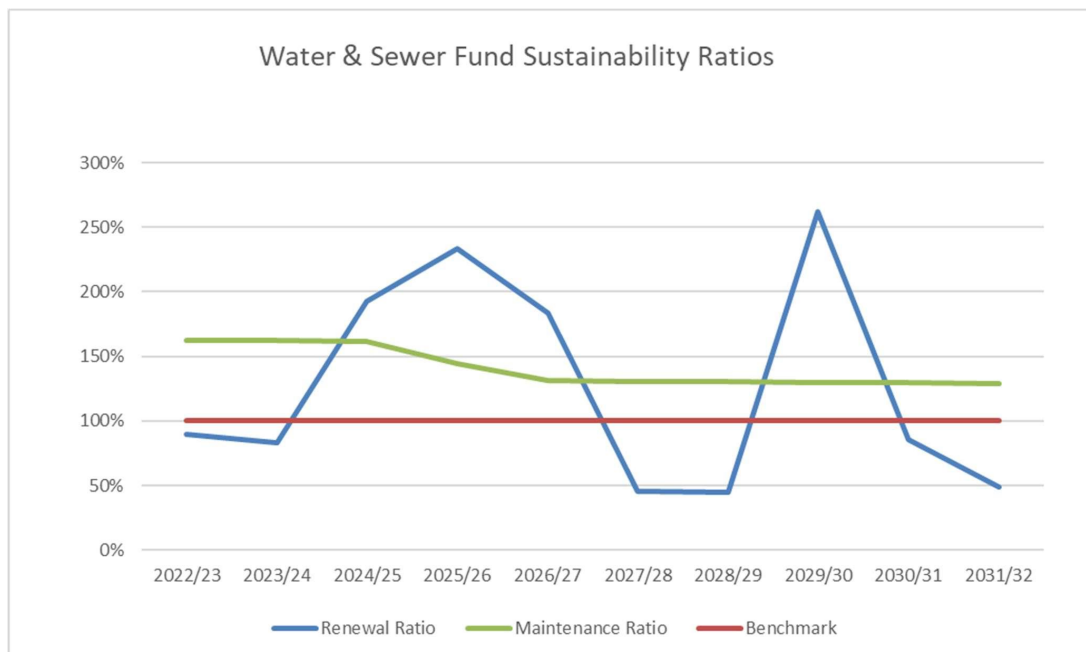
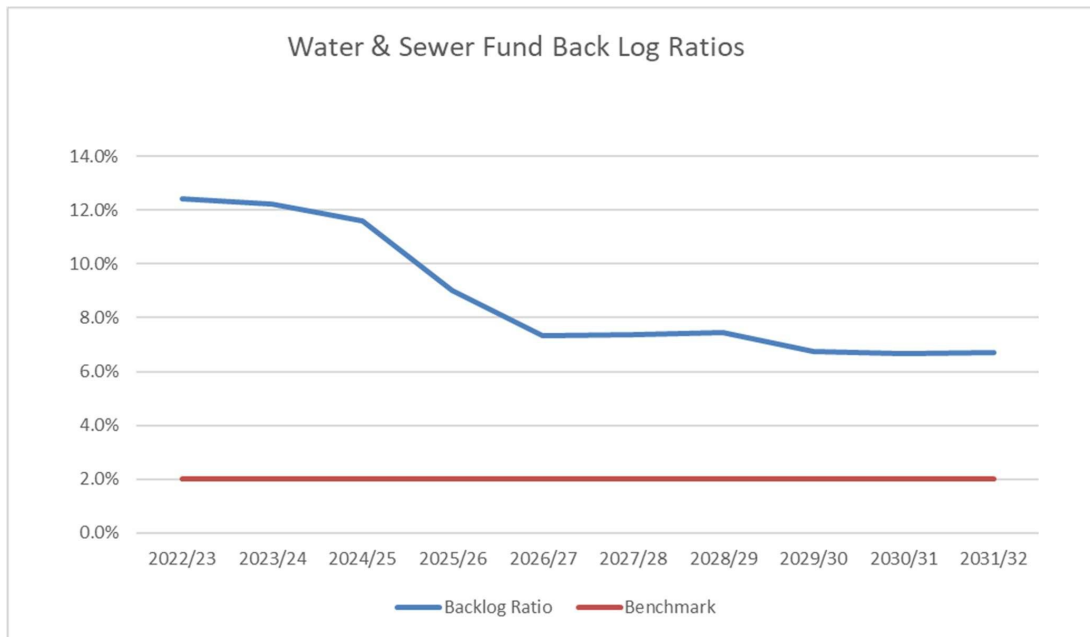


Figure 25: Water and Sewer Fund OLG backlog ratio



9 Overarching improvement Plan

The Strategic Asset Management Plan is to enable Council to:

- demonstrate how its asset portfolio will meet the service delivery needs of its community into the future
- ensure the integration of Council's asset management with its Community Strategic Plan.

The Strategic Asset Management Plan proposes the following strategies to enable the objectives of the Community Strategic Plan to be achieved.

Table 22: Asset management strategic actions

No	Strategy	Desired outcome
1	Continue the move from annual budgeting to long term financial planning for all asset classes.	The long-term implications of Council services are considered in annual budget deliberations.
2	Further develop and review the Long-Term Financial Plan covering ten years incorporating asset management plan expenditure projections with a sustainable funding position outcome.	Sustainable funding model to provide Council services.
3	Review and update asset management plan financial projections and long-term financial plans after adoption of annual budgets. Communicate any consequence of funding decisions on service levels and service risks.	Council and the community are aware of changes to service levels and costs arising from budget decisions.
4	Continue to report Council's financial position at fair value in accordance with Australian accounting standards, financial sustainability and performance against strategic objectives in annual reports, ensuring that asset remaining lives are assessed on an annual basis.	Financial sustainability information is available for Council and the community.
5	Ensure Council's decisions are made from accurate and current information in asset registers, on service level performance and costs and 'whole of life' costs.	Improved decision making and greater value for money.
6	Report on Council's resources and operational capability to deliver the services needed by the community in the Annual Report.	Services delivery is matched to available resources and operational capabilities.
7	Ensure responsibilities for asset management are identified and incorporated into staff position descriptions. Assess whether current resourcing is sufficient to cover all asset management functions for all asset classes.	Responsibility for asset management is defined.

8	Implement an improvement plan to initially realise 'core/good' maturity for the financial and asset management competencies, then progress to 'advanced/better' maturity.	Improved financial and asset management capacity within Council.
9	Report annually to Council on development and implementation of asset management strategy and plan and long-term financial plans.	Oversight of resource allocation and performance.

Table 23: Improvement plan

Action	Priority	Responsible	Timing
Asset knowledge and data			
Council to develop guidelines and adopt a consistent approach for condition assessment for all asset classes to ensure consistency with historical data.	M	Assets	30/9/23
Council to develop processes for extracting and reporting on lifecycle data which is to be fed back into asset management planning.	H	Operations Assets Systems	30/11/22
Council to review asset hierarchy on all systems and undertake asset data reconciliation to ensure alignment between systems and identify gaps in asset data.	M	Operations Assets Systems	30/9/23
Council to document spatial mapping templates, guidelines and procedures.	M	Assets	30/6/24
Asset knowledge processes			
Council to document process and develop guidelines for asset valuation, including clear documentation of responsibilities and data validation and auditing processes and procedures.	M	Assets Finance	30/6/23

Strategic asset planning processes			
Council to review long-term (ten-year) lifecycle costing requirements including CAPEX and OPEX for each asset class.	H	Assets Finance	30/11/22
Council to establish processes for annual review of asset management policy, strategy and plans.	H	Executive	31/3/23
Council to review current service levels and SLAs and develop outcome-based service levels which align with IP&R Framework.	H	Assets Operations	30/11/24
Council to engage community on developed service levels.	H	Assets	30/06/24
Council to undertake risk and criticality assessment of its asset portfolios.	H	Assets Operations	30/06/23
Operations and maintenance work practices			
Council is to implement a maintenance management system that records maintenance activity outputs against defined assets.	H	Internal	30/06/24
Following criticality assessment, Council to develop management strategies for critical infrastructure.	H	Assets	30/06/24

		Operations	
Information systems			
Council to review IT system framework including the use of and linkage to ancillary systems.	H	IT	30/06/24
Organisational context			
Council is to establish an asset management steering committee for reporting on asset management progress and improvement plan status and create a process for bi-annual reporting to senior management.	VH	Executive	31/10/24
Council to undertake an in-depth workforce review of asset management roles and responsibilities and ensuring that all functions of asset management are covered and are attached to position descriptions and such that Council has an understanding of current gaps in capacity and capability.	H	Executive	30/06/24

[Back Cover]

Appendix A - Buildings, Other Structures and Open Space Areas Asset Management Plan

This asset management plan covers the portfolio of facilities and structures that deliver a wide range of services to the Narrandera Shire Council community.

Council's Buildings include its administration centre, depots, public halls, library, museum, emergency services and rural fire stations, stadium, childcare centre, as well as the swimming pool building.

Council's other structures and open spaces areas include its parks, playgrounds, pools and other recreational assets. Council also maintains significant natural areas and environmental assets which are not owned by Council. The cost to maintain these areas has been excluded from this iteration of the plan.

As the owner and operator of assets, Council has a responsibility for a number of functions including:

- maintenance
- renewal and refurbishment
- upgrades and improvements
- disposal of assets.

The planning of these functions is outlined in this asset management plan.

A1.1 Purpose of this Plan

The purpose of this asset management plan is to develop a strategic framework for the maintenance and renewal of buildings, other structures and open space assets and to provide an agreed level of service in the most effective manner.

This plan includes the following scope of management:

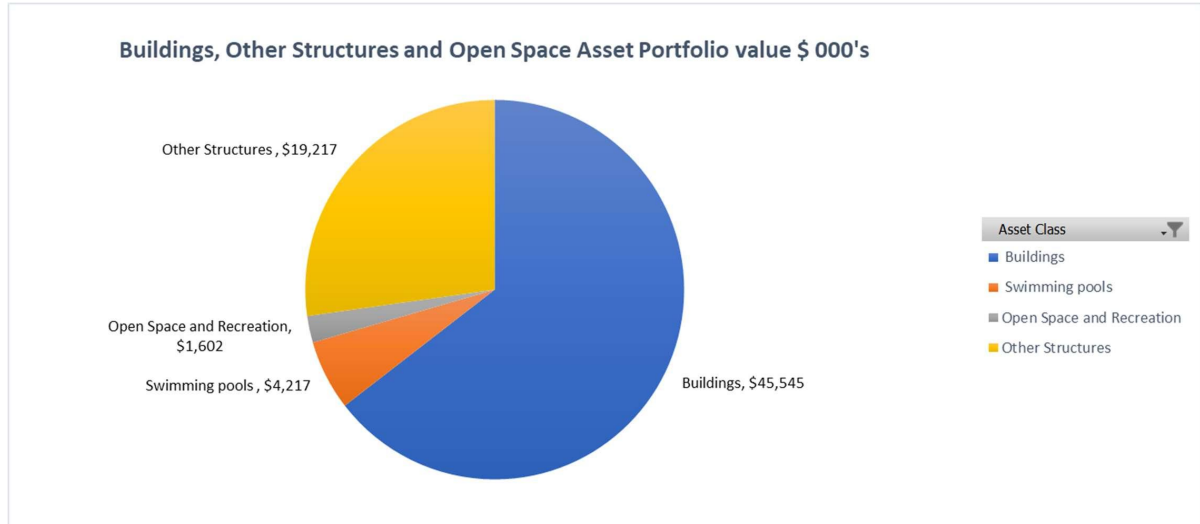
- asset inventory, values and condition
- asset-based levels of service
- demand and service management
- risk management
- development of the long-term financial plan (LTFP) for the maintenance and renewal of buildings assets.

A1.2 Asset Class Summary

Currently there is a significant portion of Council's portfolio in unsatisfactory condition, which is expected to further deteriorate due to a lack of capital funding for Council's buildings, other structure, and open space assets. There is currently an average annual deficit of around \$2.16m for Council's renewal expenditure and a average annual operational shortfall of \$0.58m. In light of this, Council should review the depreciation requirements of these asset classes as they far exceed that, of comparable councils designated by the Office of Local Government. Further while Councils' data has been assessed as being acceptable, there is further work required to cleanse and improve the captured information to drive strategic decisions moving forward. Both operational and capital planning have been relatively reactive and opportunistic in nature, which will improve as Council's quality of data improves. As such, in order for councils to sustainably manage its portfolios, a shift to a strategic approach is required as well as a need for better quality asset data. Future iterations of this asset management plan will focus on a more strategic approach to managing the portfolios.

A1.3 Portfolio Overview

Figure 1 Portfolio Overview



Infrastructure Ratios	Budget 2022/23	Estimated 2031/32	Funding gap \$000's
Infrastructure Renewals ratio Benchmark 100%	23.14%	6.62%	Yr 1 (-\$1,574) 5 Yr Average (-\$1,953) 10 Yr Average (-\$2,196)
Infrastructure Backlog Ratio Benchmark 2%	13.92%	23.06%	Yr 1 (-\$4,759) 5 Yr Average (-\$5,420) 10 Yr Average (-\$6,436)
Infrastructure Maintenance Ratio Benchmark 100%	42.43%	39.96%	Yr 1 (-\$632) 5 Yr Average (-\$696) 10 Yr Average (-\$751)
Total Infrastructure Funding Gap			Yr 1 (-\$6,965) 5 Yr Average (-\$8,070) 10 Yr Average (-\$9,383)

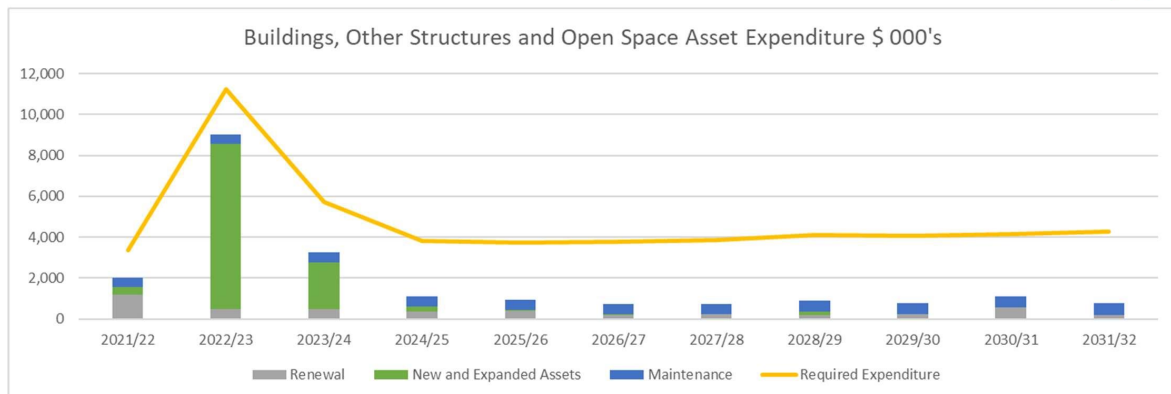
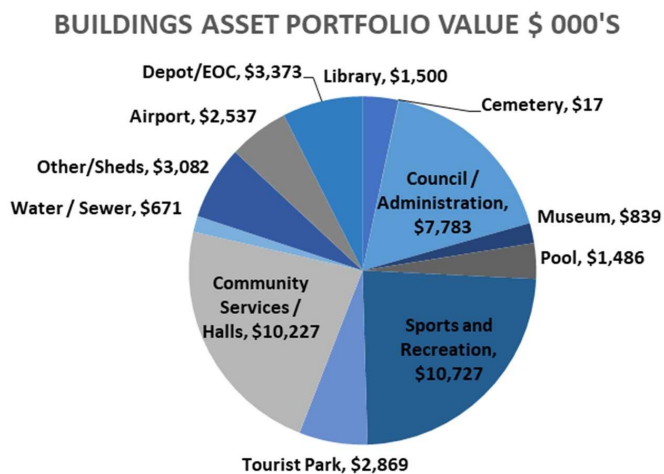


Figure 2 Buildings Portfolio Overview



Infrastructure Ratios	Budget 2022/23	Estimated 2031/32	Funding gap \$ 000's	
Infrastructure renewals ratio Benchmark 100%	16.74%	11.27%	Yr 1	(-\$977)
			5 Yr Average	(-\$1,148)
			10 Yr Average	(-\$1,233)
Infrastructure Backlog Ratio Benchmark 2%	16.54%	28.88%	Yr 1	(-\$3,360)
			5 Yr Average	(-\$3,779)
			10 Yr Average	(-\$4,341)
Infrastructure Maintenance Ratio Benchmark 100%	20.07%	20.05%	Yr 1	(-\$484)
			5 Yr Average	(-\$506)
			10 Yr Average	(-\$536)
Total Funding Gap			Yr 1	(-\$4,821)
			5 Yr Average	(-\$5,433)
			10 Yr Average	(-\$6,110)

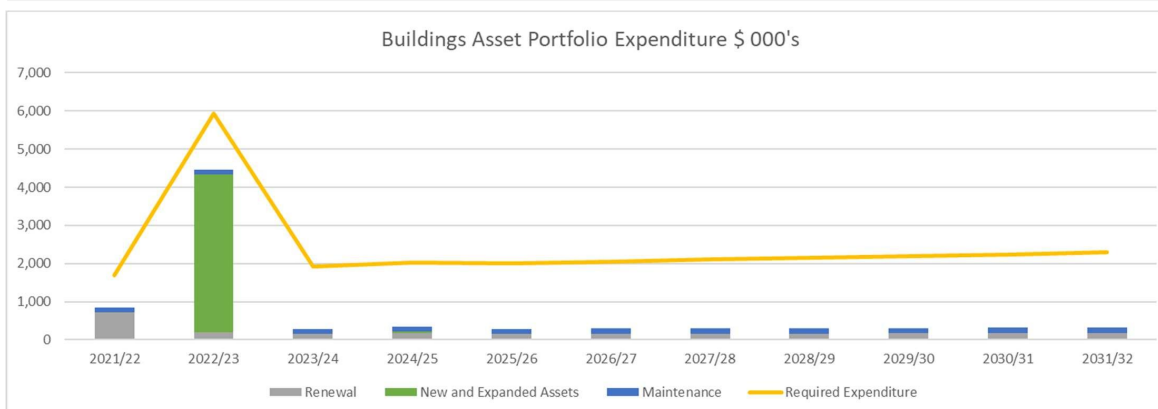
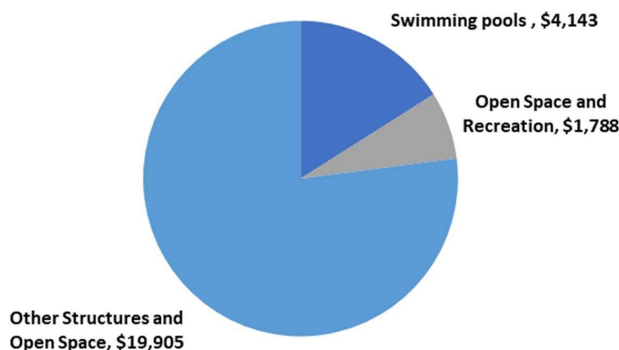
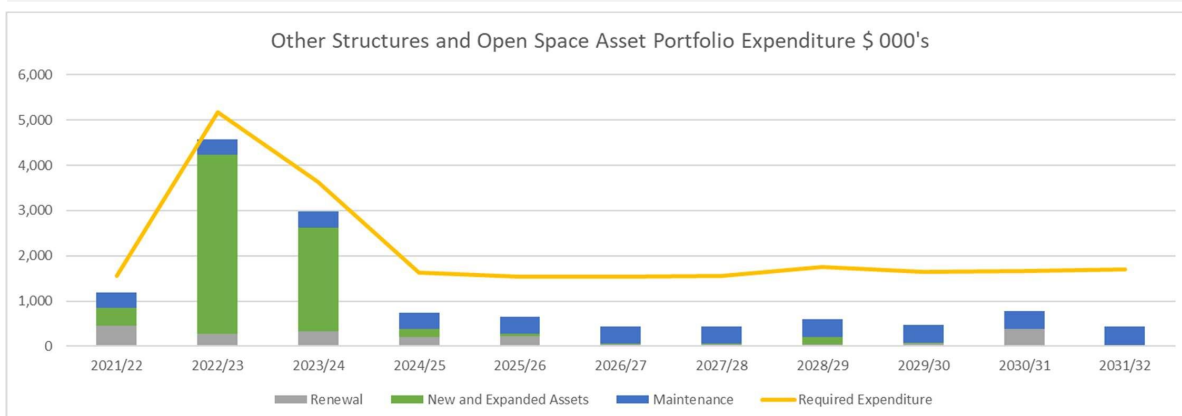


Figure 3 Other Structures and Open Space Portfolio Overview

OTHER STRUCTURES AND OPEN SPACE ASSET PORTFOLIO VALUE \$ 000'S



Infrastructure Ratios	Budget 2022/23	Estimated 2031/32	Funding gap \$ 000's	
Infrastructure renewals ratio Benchmark 100%	31.94%	1.13%	Yr 1	(-\$591)
			5 Yr Average	(-\$792)
			10 Yr Average	(-\$931)
Infrastructure Backlog Ratio Benchmark 2%	10.44%	22.85%	Yr 1	(-\$1,402)
			5 Yr Average	(-\$1,649)
			10 Yr Average	(-\$2,102)
Infrastructure Maintenance Ratio Benchmark 100%	97.75%	89.20%	Yr 1	(-\$8)
			5 Yr Average	(-\$34)
			10 Yr Average	(-\$41)
Total Funding Gap			Yr 1	(-\$2,001)
			5 Yr Average	(-\$2,476)
			10 Yr Average	(-\$3,075)



A1.4 Asset Inventory, Values and Condition

The assets covered by this asset management plan are shown below:

Table 1 Buildings Asset Inventory

Asset Class	Asset Type	Unit	Units
Buildings	Airport (Buildings and Hangers)	No.	6
Buildings	Other Buildings, Houses and Shops	No.	6
Buildings	Museums and Culture	No.	3
Buildings	Community Halls (Incl. Senior Citizens Hall)	No.	3
Buildings	Emergency Operations Centre / Playgroup	No.	2
Buildings	Swimming Pools (Buildings)	No.	5
Buildings	Sportsground / Recreational Buildings	No.	10
Buildings	Community Services	No.	1
Buildings	Administration Chambers	No.	1
Buildings	Tourist Park (Buildings)	No.	9
Buildings	Library	No.	1
Buildings	Public Toilet (Buildings)	No.	9
Buildings	Works Depot (Buildings)	No.	9
Buildings	Water Supply	No.	2
Buildings	Rural Fire Stations	No.	9

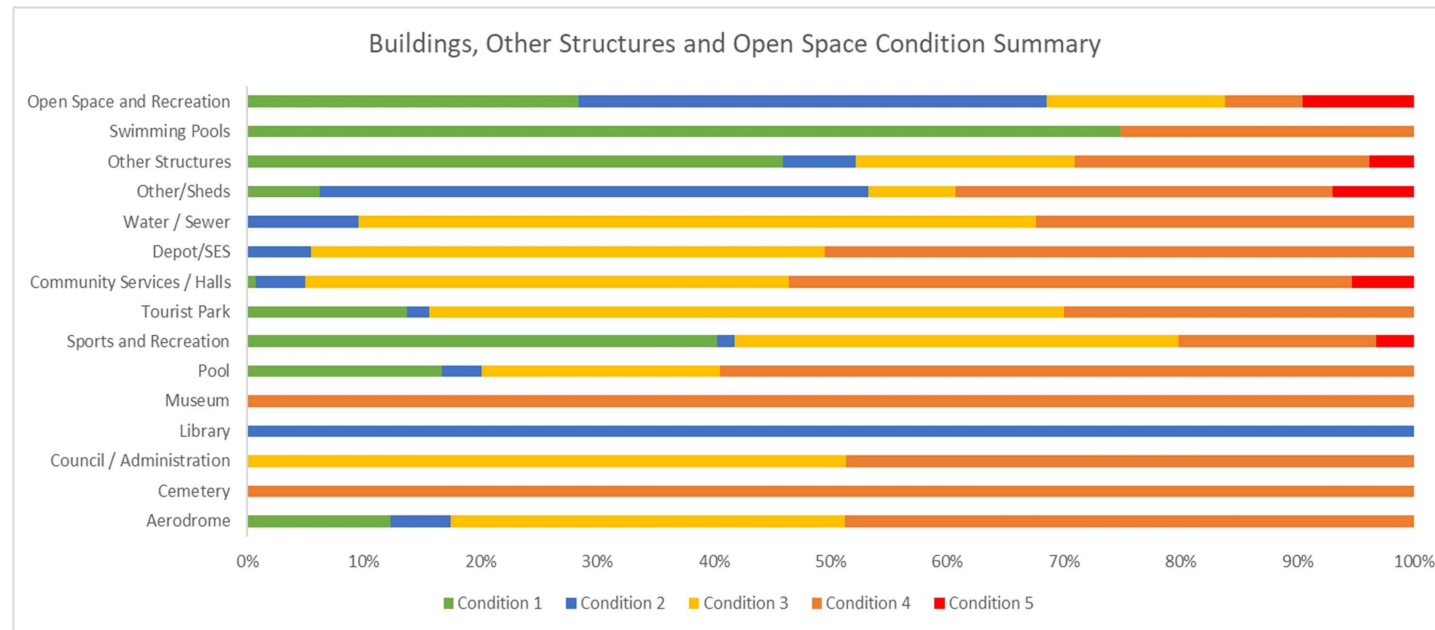
Table 2 Recreational Areas Summary

Open Space and Recreational Areas	Unit	Units
Margaret Street Park	Ha.	0.05
Pirani Place Park	Ha.	0.12
Joe Babbs Park	Ha.	0.16
Shady Street Park	Ha.	0.13
Marie Bashir Park	Ha.	5.23
Melbourne Street Park	Ha.	0.24
Japonica Place Park	Ha.	0.06
Jonsen Street Park	Ha.	0.28
Hankinson Park	Ha.	0.06
Memorial Gardens	Ha.	0.26
Evonne Goolagong Park	Ha.	0.26
Barellan Hall Park	Ha.	0.16
Memorial Park at Barellan Pool	Ha.	0.03
Grong Grong Park	Ha.	0.16
Noel Reid Park	Ha.	0.21
Water Tower	Ha.	0.25
Narrandera Sportsground	Ha.	7.61
Henry Mathieson Oval	Ha.	3.21
Barellan Sportsground	Ha.	7.52
Grong Grong Sportsground	Ha.	4.82
Beaches	No.	3
Cemeteries	No.	3
Major Reserves	No.	6

Table 3 Portfolio Valuation

Asset	Gross Replacement Cost \$ 000's	Written Down Value \$ 000's	Annual Depreciation \$ 000's	Condition 1	Condition 2	Condition 3	Condition 4	Condition 5
Buildings	\$45,545	\$19,133	-\$1,148	12%	9%	39%	38%	2%
Other Structures	\$19,217	\$11,102	-\$642	46%	6%	19%	25%	4%
Aquatic Centers	\$4,217	\$3,036	-\$103	75%	0%	0%	25%	0%
Open Space and Recreation	\$1,602	\$839	-\$105	28%	40%	15%	7%	10%

Figure 4 Condition Summary*



* Representation of inspected visual condition of council's asset portfolio. Council has reviewed the performance of its network and reassessed scores based on asset function and capacity in section A1.8.

A1.5 Roles and Responsibilities

Council has adopted the following roles and responsibilities matrix for its building's assets.

Table 4 Roles and Responsibilities Summary

Role	Responsibilities	Functions
Asset Owner	This position takes ownership responsibility for the management of assets and is usually responsible for policy and overall asset strategy	<ul style="list-style-type: none"> Establish long term policy and strategy Establish existing demand for assets Establish future demand for assets (type and standard) Establish long term community expectation Implement policy and strategy for existing assets Establish community asset service level Ensure integration of asset management into Council's community, delivery and operational plans and resourcing Strategy Maintain and develop asset systems and reporting Ensure asset accounting is accurate and maintained, and asset valuation Develop capital works prioritisation Develop capital works program Liaison with the organisation as a whole on asset matters.
Asset Custodian	This position is the technical expert and has responsibility for collecting and maintaining asset data, determining works programs and maintenance strategies etc.	<ul style="list-style-type: none"> Develop and oversee capital works and maintenance program Handover and documentation Control budgets Develop asset plans Asset condition rating Risk management Data custodian – Hierarchy, level of detail Recommendation of asset disposal and renewal 4yr program.
Asset Delivery – Maintenance and Operations Asset Delivery - CAPEX	Responsible for the day-to-day maintenance, operations and services delivered by assets as well as the delivery of capital works	<ul style="list-style-type: none"> Controls asset use, in line with policy Deliver programmed and reactive maintenance, internal/external Deliver and / or manage capital works Manage all operations and service delivery functions Manage service user expectations Deliver adopted levels of service.

Table 5 Roles and Responsibilities Matrix

Asset Class	Asset Category	Asset Owner (Ownership and Strategy)	Asset Custodian (Plan and Manage)	Asset Delivery (Delivery and Ops) - CAPEX	Asset Delivery (Delivery and Ops) - Maintenance
Buildings	Airport	DGMI	DGMI	Works Manager	Traffic and Airport Engineer
Buildings	Cemetery	DGMI	OSRM	OSRM	OSRM
Buildings	Council / Administration	DGMI	PAM	PAM	PAM
Buildings	Library	DGMI	PAM	PAM	PAM
Buildings	Museum	DGMI	PAM	PAM	PAM
Buildings	Pool	DGMI	PAM	PAM	PAM
Buildings	Sports and Recreation	DGMI	OSRM	OSRM	OSRM
Buildings	Tourist Park	DGMI	PAM	PAM	PAM
Buildings	Community Services / Halls	DGMI	PAM	PAM	PAM
Buildings	Depot/EOC	DGMI	PAM	PAM	PAM
Buildings	Water / Sewer	DGMI	WSM	WSM	WSM
Buildings	Other/Sheds	DGMI	PAM	PAM	PAM
Other Structures	Other Structures	DGMI	PAM / OSRM	PAM / OSRM	PAM / OSRM
Swimming pools	Swimming pools	DGMI	PAM	PAM	PAM
Open Space and Recreation	Open Space and Recreation	DGMI	OSRM	OSRM	OSRM

A1.5 Asset Based Levels of Service

Council undertook a Community Satisfaction Survey to inform the development of the Community Strategic Plan, with the latest survey having been completed in December 2021. A sample of residents was polled on how important they view each of Council's services as well as how satisfied they are with the service delivery. The table below presents most recent community satisfaction survey reported for importance and satisfaction levels for the following services:

Table 6 Community Satisfaction Survey

Service/Facility	2021			2016		
	Importance	Satisfaction	Gap	Importance	Satisfaction	Gap
Library services	3.90	4.38	0.48	4.18	4.24	0.06
Narrandera Sports Stadium	3.94	4.21	0.27	3.92	4.26	0.34
Community buildings/halls	3.89	0.85	-3.04	3.99	3.62	-0.37
Heritage sites protected and maintained	3.94	3.77	-0.17	3.77	3.56	-0.21
Parks and open spaces	4.50	4.11	-0.39	4.43	3.97	-0.46
Our urban treescape	4.16	3.79	-0.37	4.04	3.47	-0.57
Playing fields	4.36	4.14	-0.22	4.26	4.16	-0.10
Protecting our natural flora and fauna	4.38	3.79	-0.59	N/A	N/A	
Cemeteries	4.51	3.91	-0.60	4.54	3.68	-0.86
Swimming pools	4.51	4.38	-0.13	4.58	4.29	-0.29
Narrandera / Leeton Airport	4.61	4.18	-0.43	4.69	4.17	-0.52

Community satisfaction is used in informing the strategic plan and developing the Levels of Service.

Table 7 Buildings Levels of Service

Service level Outcome	Level of service	Performance measurement process	Target performance	Current performance
Accessibility	Provide adequate physical access to facilities	Disability (Access to Premises - Building) Standards 2010	New and old buildings comply with Disability (Access to Premises - Building) Standards 2010.	Ongoing
		NSC "Our Disability Inclusion Action Plan	Commitment to disability awareness when considering, designing and executing projects.	Ongoing
Quality / Condition	Percent of physical assets in condition 4 or better	Condition assessment	95% of assets in satisfactory condition or better.	97.4% of assets currently in condition 4 or better
Customer satisfaction	Ensure services are reliable	Community satisfaction survey	90% of customer requests are completed within Council's Customer Charter.	Achieving
	Art centres and library facilities are provided that meet community demand	Community satisfaction survey – Community Buildings/Halls and libraries	To continually maintain a customer's satisfaction.	Community satisfaction score has increased
		Review of service agreements and benchmark with other councils	Total operating and maintenance are not greater than benchmarking against comparable councils.	Narrandera Shire's required maintenance is approximately 20% higher than comparable group 10 councils
Affordability	Assets are managed with respect for future generations	Lifecycle approach to managing assets	Prepare a ten-year asset functionality/condition-based renewals plan. Ensure the plan is approved by authorities and updated every four years.	LTFP
Sustainability	Assets meet financial sustainability ratios	Backlog ratio (estimated cost to bring asset to a satisfactory condition / written down value of the assets)	OLG benchmark <2%.	16.54%

Service level Outcome	Level of service	Performance measurement process	Target performance	Current performance
		Asset renewal ratio (asset renewal expenditure / annual depreciation expense)	Between 90% and 110%.	16.74%
		Asset maintenance ratio, measured by (actual maintenance expenditure. Required maintenance expenditure	Between 90% and 110%.	20.07%
Health and safety	Ensure buildings/facilities are safe and do not cause a hazard to people	Regular inspections, operational reports and safety audits	Audits are conducted for each building, with legislated Fire Safety measures inspected.	Ongoing
			Safety inspections are carried out for each facility.	Annual inspections conducted by building coordinator

Table 8 Open Space Levels of Service

Service level Outcome	Level of Service	Performance Measure process	Performance Target	Current Performance
Affordability	The services are affordable and managed using the most cost-effective methods for the required level of service	Review of service agreements and benchmark with other group 10 councils	Maintenance/Opex budget expenditure +/- 5% of Annual Budget	Currently +2% of the adopted Operating Expenditure compared to the YTD expenditure
	Council maintains its open space assets	Asset maintenance ratio, measured by (actual maintenance expenditure. Required maintenance expenditure	OLG benchmark 100%	21.5%
Health and Safety	Ensure all Playgrounds are safe and do not cause a hazard to people	Scheduled Playground audits and Compliance certification	Fewer than five reported incidents which can be attributed to poorly maintained facilities	Less than 1 incident reported annually. Routine inspections carried out with corrective actions addressing faults and safety concerns

Service level Outcome	Level of Service	Performance Measure process	Performance Target	Current Performance
	Sport fields are safe and free of hazards to users	Sport fields (excluding buildings) maintained in accordance with inspection and maintenance schedules	90% completion within service standard.	Sporting fields continually maintained to maintenance schedules
Quality/Condition	Provide parks, recreation, and bushland areas in appropriate condition for recreational activity and amenity.	Condition inspections of Open space assets undertaken.	90% of Open Space assets in condition 3 or better	74.6%
	Assets are maintained in a satisfactory condition	Backlog ratio (estimated cost to bring asset to a satisfactory condition / written down value of the assets)	OLG benchmark <2%	10.44%
Customer satisfaction	Fast and efficient response to reactive maintenance requests.	Planned versus reactive maintenance distribution AM work order reports.	> 60 Planned: 40 reactive ratio	Maintenance requests are usually prioritised and dealt with accordingly, completion time for approved maintenance requests are generally completed within 1-10 weeks depending on urgency of works, mainly due to the backlog of scheduled maintenance in core service areas and the additional areas of service
Customer Satisfaction	Be responsive to the needs of Customers using asset	No customer requests received	85% of requests are completed within Council's service charter	85% of requests are addressed. Completion is dependent on specific situations and the budget allocation for the specific area. (Cedar Grubs, cat heads, lane way spraying not previous an area of OSR)
Reliability/ responsiveness	Provide well maintained park facilities that are affordable to the community.	Annual Condition Assessment. Planned v's reactive	Greater than 60% of maintenance expenditure is undertaken through planned maintenance schedules	Over 100% expended each financial Year, maintenance schedules adhered to as much as possible, increase in areas of service lead to decrease in levels of quality service (GG sportsground/ GG town and surrounds, , Broad street, Reserves, lane ways, all vegetation within towns, Barellan table drains and surrounds

Service level Outcome	Level of Service	Performance Measure process	Performance Target	Current Performance
	Planned works completed in accordance with schedules	Completion of scheduled work	90% completion within service standard	80% completion rate 20% unscheduled and responsive to events, councillor requests, customer requests, storms, climate influences, funerals, Vandalism, graffiti etc
	Provide well maintained wharves, jetties and boat ramps facilities that are affordable to the community.	Annual Condition Assessment. Planned v's reactive	Greater than 50% of maintenance expenditure is undertaken through planned maintenance schedules	Future improvements at Lake Talbot budgeted
Sustainability	Open space Assets are being renewed in a sustainable manner	Asset renewal ratio (asset renewal expenditure / annual depreciation expense)	OLG benchmark >100%	31.94%%

A1.6 Future Demand

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices include non-asset solutions, insuring against risks and managing failures.

Non-asset solutions focus on providing the required service without the need for the organisation to own the assets and management actions including reducing demand for the service, reducing the level of service (allowing some assets to deteriorate beyond current service levels) or educating customers to accept appropriate asset condition.

Opportunities identified to date for demand management are shown in the table below. Further opportunities will be developed in future revisions of this asset management plan.

Table 8 Demand Management

Demand factor	Impact on assets
Population	While there is a small decrease in population over the life of the plan, Council will need to monitor usage to ensure that demand is not exceeding the service capacity of its existing portfolio. Further, Council will need to regularly assess whether the current portfolio is fit for purpose and has the functionality and capacity to provide the current range of services and any additional services required in the future.
Demographics	Changing demographics may not have a direct impact on the type of facilities Council provides, however if the current and/or new services required as a result of changing demographics are not appropriate for the current facilities, then new, enhanced or different facilities may be required to accommodate the aging population.
Increasing costs	Will be a requirement to continue to maximise service delivery within the funding limitations.
Environment and climate	May impact on the environmental sustainability of facilities and recreational areas and their increasing move to renewable energy sources.
Technology	May require improved environmental management of construction and the management of the portfolio into the future.

A1.7 Lifecycle - Maintenance Strategy

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition, including regular ongoing day-to-day work necessary to keep assets functioning but excluding rehabilitation or renewal. It is operating expenditure required to ensure that the asset reaches its expected useful life. Typically, this can be categorised as:

- Operations - regular activities to provide services such as public health, safety and amenity
- Reactive Maintenance - work on breakdowns, failures and or damaged assets that are not operating or are about to fail on an ad hoc basis
- Planned Proactive and Cyclical Maintenance – works identified through scheduled maintenance/asset inspections whereby assets are not operating as designed or to 100% capacity.

Council currently has no documented maintenance strategy for its buildings and open space assets. However, there is a significant focus on proactive maintenance through regular defect inspections, particularly on assets in poor condition.

Figure 5 OPEX Buildings Expenditure

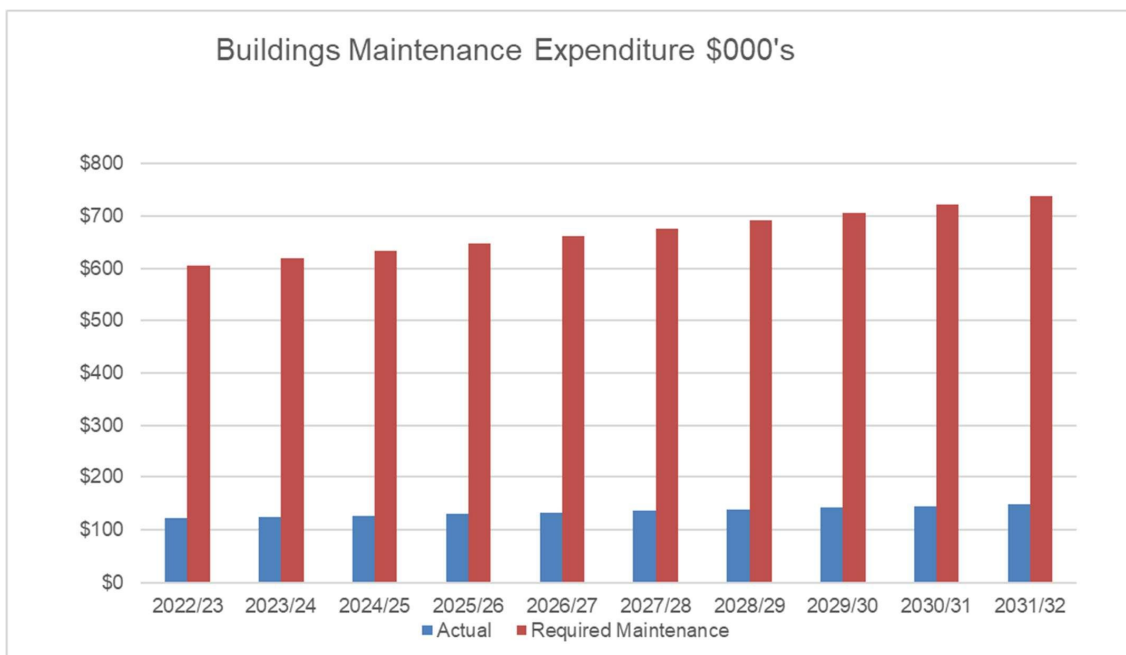
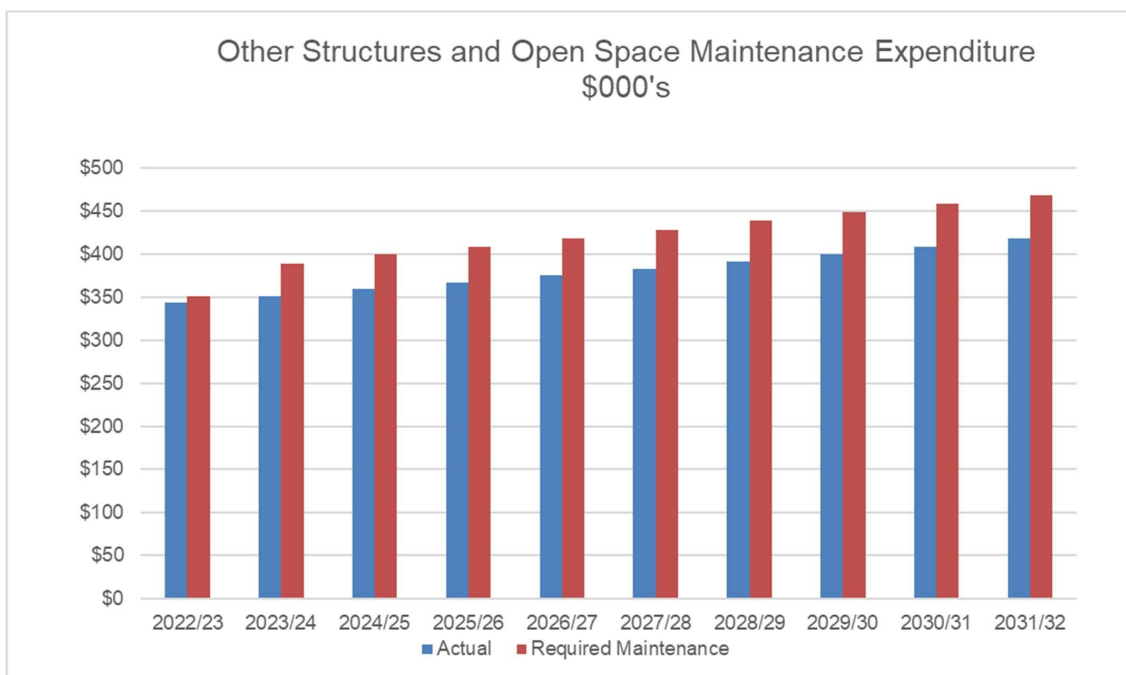


Table 9 OPEX Other Structures and Open Space Expenditure



Reviewing OPEX expenditure against required spend, there is a notable shortfall in buildings maintenance expenditure and a small shortfall in the Open Space area. Council should review whether any of this work is capital in nature and can be captured accordingly. Council currently also maintains significant natural assets as well as assets which are not owned by council. The costs associated with these assets has not been included in this iteration of the asset management plan.

A1.8 Lifecycle - Renewal/Replacement Strategy

Council currently has no documented strategy for the renewal of its building's, other structures and open space assets. In developing renewal plans for these assets, inspections are scheduled based on the age and condition of assets to determine remaining life and required replacement. Council is opportunistic with grant funding with respect to the replacement of its assets and undertakes business case analysis to explore options and feasibility of the potential project. Council's documented renewal criteria is as follows:

Table 10 Renewal Criteria

Criteria	Weighting
Fit for Purpose	25%
Condition / Safety	25%
OPEX Costs	25%
Community Expectations	25%
Total	100%

Council has reviewed the functionality and capacity of its assets in low condition to determine whether their performance is 'Fit for Purpose' and meets the needs of the community. This is reflected in the following performance profile of the portfolio.

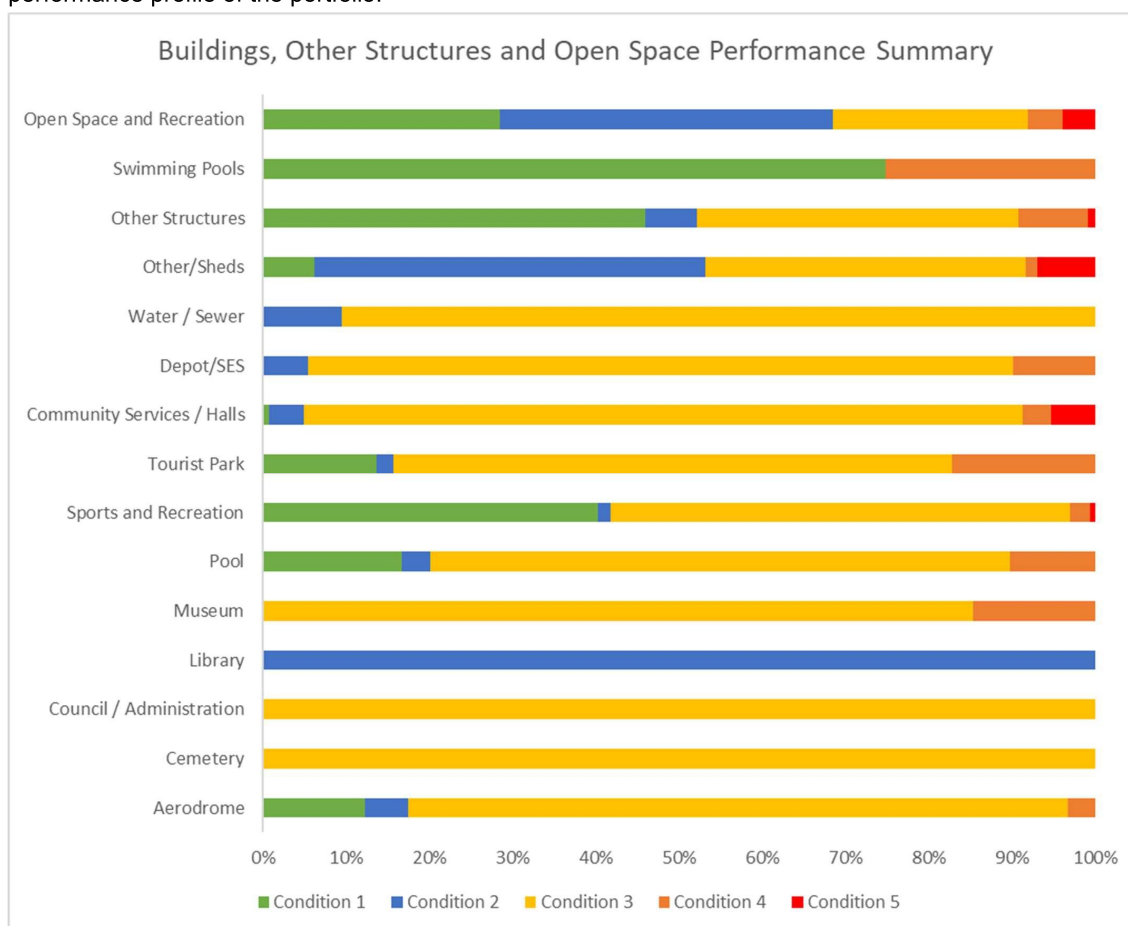
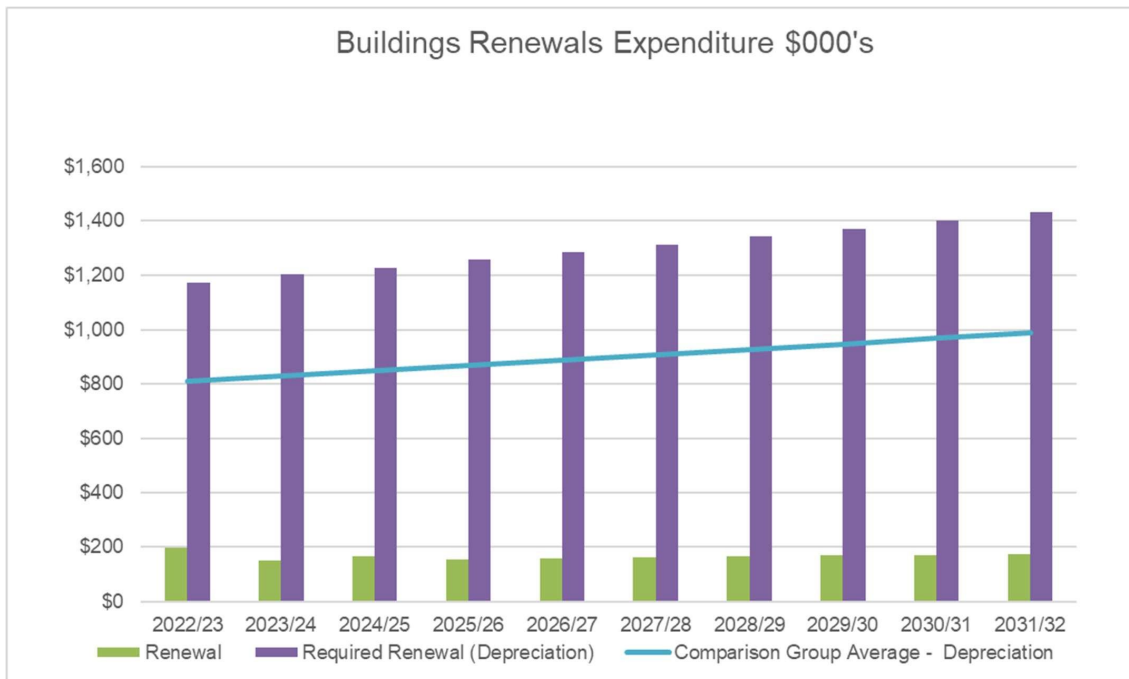


Figure 6 Buildings, Other Structures and Open Space Performance Summary

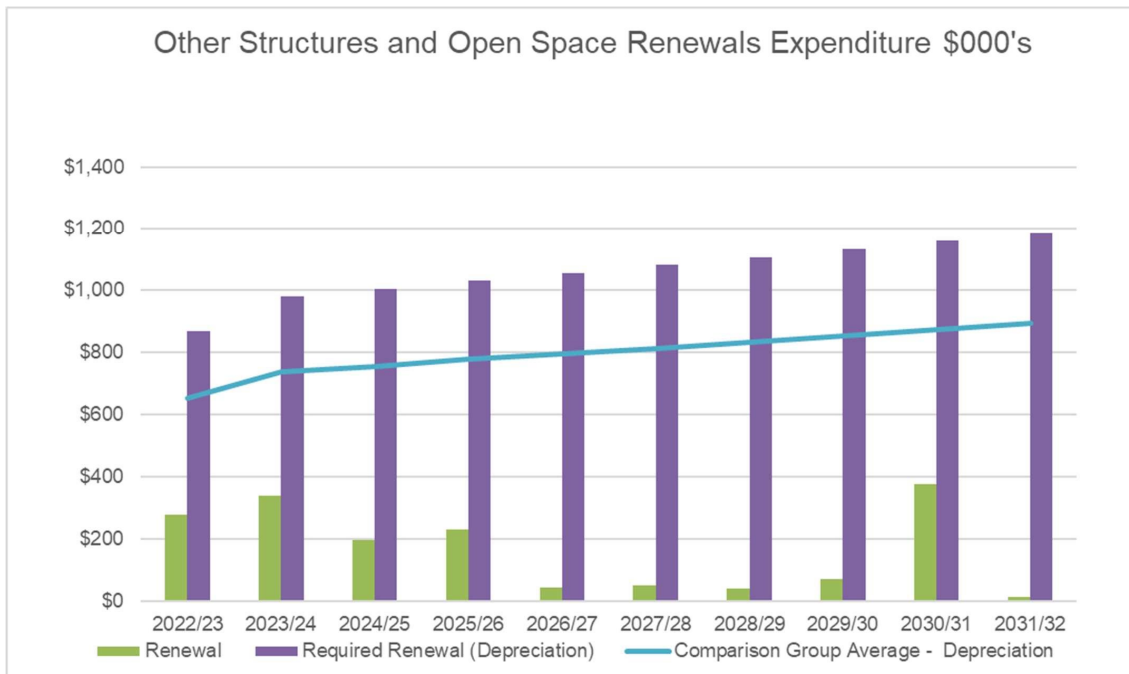
Councils' capital planning aligns with this assessment of the portfolio prioritising asset performance and the needs of the community over the physical condition of its assets.

Figure 7 Buildings CAPEX Expenditure



Council compared its budgeted/actual CAPEX expenditure for its Buildings portfolio against its annual depreciation requirements. This showed that Council currently had a significant deficit of funds to meet the required level of funding and it is anticipated that the condition of these assets will continue to degrade. Further, Council also compared its depreciation against similarly categorised councils by the OLG which showed that Council depreciates its assets at a rate significantly higher than that of the comparison group.

Figure 8 Other Structures and Open Spaces CAPEX Expenditure



Similarly, Council compared its budgeted/actual CAPEX expenditure for its Other Structures/ Open Space portfolio against its annual depreciation requirements. This showed that again, Council currently had a significant deficit of funds to meet the required level of funding and it is anticipated that the condition of these assets will continue to degrade. Further, Council also compared its depreciation against similarly categorised councils by the OLG which showed that Council depreciates its assets at a rate higher than that of the comparison group.

A1.9 Expenditure Projections

Table 11 Buildings Expenditure Projections

Budget Gap by Asset Group (\$,000s)		2022/23 (Budget)	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Buildings	Actual										
	Renewal	\$196	\$149	\$167	\$155	\$158	\$162	\$165	\$168	\$172	\$175
	New and Expanded Assets	\$4,146	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Maintenance and Operations	\$122	\$124	\$127	\$130	\$133	\$136	\$139	\$142	\$145	\$148
	Total Expenditure	\$4,464	\$274	\$344	\$285	\$291	\$297	\$303	\$310	\$316	\$323
	Required										
	Required Renewal (Depreciation)	\$1,173	\$1,304	\$1,332	\$1,363	\$1,393	\$1,423	\$1,455	\$1,487	\$1,519	\$1,553
	New and Expanded Assets	\$4,146	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Required O&M	\$606	\$619	\$634	\$647	\$662	\$676	\$691	\$706	\$722	\$738
	Total	\$5,926	\$1,923	\$2,016	\$2,010	\$2,054	\$2,100	\$2,146	\$2,193	\$2,241	\$2,291
	Maintenance Overall (GAP)	-\$484	-\$495	-\$506	-\$518	-\$529	-\$541	-\$553	-\$565	-\$577	-\$590
	Renewals Overall (GAP)	-\$977	-\$1,154	-\$1,165	-\$1,207	-\$1,234	-\$1,262	-\$1,290	-\$1,319	-\$1,348	-\$1,378
	Overall (GAP)	-1,461	-1,649	-1,671	-1,725	-1,763	-1,802	-1,842	-1,883	-1,925	-1,968
	Comparison Group – Depreciation	\$811	\$901	\$921	\$942	\$963	\$984	\$1,006	\$1,028	\$1,051	\$1,074
	Comparison Total (Inc. New and Expanded)	\$5,563	\$1,521	\$1,605	\$1,590	\$1,625	\$1,660	\$1,697	\$1,734	\$1,772	\$1,811
	Comparison Overall (GAP)	-\$1,099	-\$1,247	-\$1,260	-\$1,305	-\$1,334	-\$1,363	-\$1,394	-\$1,425	-\$1,456	-\$1,489

Table 12 Other Structures, Open Space Expenditure Projection

Budget Gap by Asset Group (\$,000s)			2022/23 (Budget)	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1	2031/3 2
Other Structures	Actual											
Open Spaces		Renewal	\$278	\$338	\$197	\$230	\$45	\$50	\$42	\$70	\$375	\$14
Swimming Pools		New and Expanded Assets	\$3,949	\$2,293	\$183	\$53	\$23	\$8	\$158	\$8	\$0	\$0
		Maintenance and Operations	\$344	\$351	\$359	\$367	\$375	\$383	\$392	\$400	\$409	\$418
		Total Expenditure	\$4,570	\$2,982	\$739	\$650	\$442	\$441	\$591	\$478	\$784	\$432
	Required Expenditure											
		Required Renewal (Depreciation)	\$869	\$954	\$1,047	\$1,076	\$1,101	\$1,126	\$1,152	\$1,182	\$1,208	\$1,235
		New and Expanded Assets	\$3,949	\$2,293	\$183	\$53	\$23	\$8	\$158	\$8	\$0	\$0
		Required O&M	\$352	\$389	\$400	\$409	\$418	\$428	\$439	\$449	\$459	\$469
		Total	\$5,169	\$3,636	\$1,630	\$1,538	\$1,542	\$1,562	\$1,748	\$1,639	\$1,667	\$1,704
		Maintenance Overall (GAP)	-\$8	-\$37	-\$41	-\$42	-\$43	-\$44	-\$47	-\$48	-\$50	-\$51
		Renewals Overall (GAP)	-\$591	-\$616	-\$850	-\$846	-\$1,057	-\$1,076	-\$1,110	-\$1,112	-\$833	-\$1,221
		Overall (GAP)	-599	-654	-891	-888	-1,100	-1,121	-1,157	-1,161	-883	-1,272
		Comparison Group – Depreciation	\$654	\$719	\$789	\$810	\$830	\$848	\$867	\$890	\$910	\$930
		Comparison Total (Inc. New and Expanded)	\$4,955	\$3,400	\$1,371	\$1,272	\$1,271	\$1,284	\$1,464	\$1,347	\$1,369	\$1,399
		Comparison Overall (GAP)	-\$385	-\$418	-\$632	-\$623	-\$828	-\$843	-\$873	-\$869	-\$585	-\$967

Table 13 Consolidated Expenditure Projections

Budget Gap by Asset Group (\$,000s)		2022/23 (Budget)	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Combined	Actual										
AMP	Renewal	\$474	\$487	\$364	\$385	\$203	\$212	\$206	\$238	\$547	\$189
	New and Expanded Assets	\$8,095	\$2,293	\$233	\$53	\$23	\$8	\$158	\$8	\$0	\$0
	Maintenance and Operations	\$466	\$476	\$486	\$497	\$508	\$519	\$530	\$542	\$554	\$566
	Total Expenditure	\$9,034	\$3,255	\$1,083	\$935	\$733	\$738	\$894	\$788	\$1,101	\$755
	Required										
	Required Renewal (Depreciation)	\$2,042	\$2,258	\$2,380	\$2,439	\$2,494	\$2,550	\$2,606	\$2,669	\$2,728	\$2,788
	New and Expanded Assets	\$8,095	\$2,293	\$233	\$53	\$23	\$8	\$158	\$8	\$0	\$0
	Required O&M	\$958	\$1,008	\$1,033	\$1,057	\$1,080	\$1,104	\$1,130	\$1,155	\$1,181	\$1,207
	Total	\$11,095	\$5,558	\$3,645	\$3,548	\$3,597	\$3,661	\$3,894	\$3,832	\$3,909	\$3,995
	Maintenance Overall (GAP)	-\$492	-\$532	-\$547	-\$560	-\$572	-\$585	-\$600	-\$613	-\$627	-\$640
	Renewals Overall (GAP)	-\$1,568	-\$1,771	-\$2,015	-\$2,054	-\$2,291	-\$2,338	-\$2,400	-\$2,431	-\$2,181	-\$2,599
	Overall (GAP)	-\$2,060	-\$2,303	-\$2,562	-\$2,613	-\$2,864	-\$2,923	-\$3,000	-\$3,044	-\$2,808	-\$3,239
	Comparison Group – Depreciation	\$1,466	\$1,620	\$1,710	\$1,753	\$1,793	\$1,833	\$1,873	\$1,918	\$1,961	\$2,004
	Comparison Total (Inc. New and Expanded)	\$10,518	\$4,921	\$2,976	\$2,862	\$2,895	\$2,944	\$3,161	\$3,081	\$3,141	\$3,210
	Comparison Overall (GAP)	-\$1,484	-\$1,665	-\$1,893	-\$1,927	-\$2,162	-\$2,206	-\$2,267	-\$2,293	-\$2,041	-\$2,455

Figure 9 Buildings Sustainability Ratios

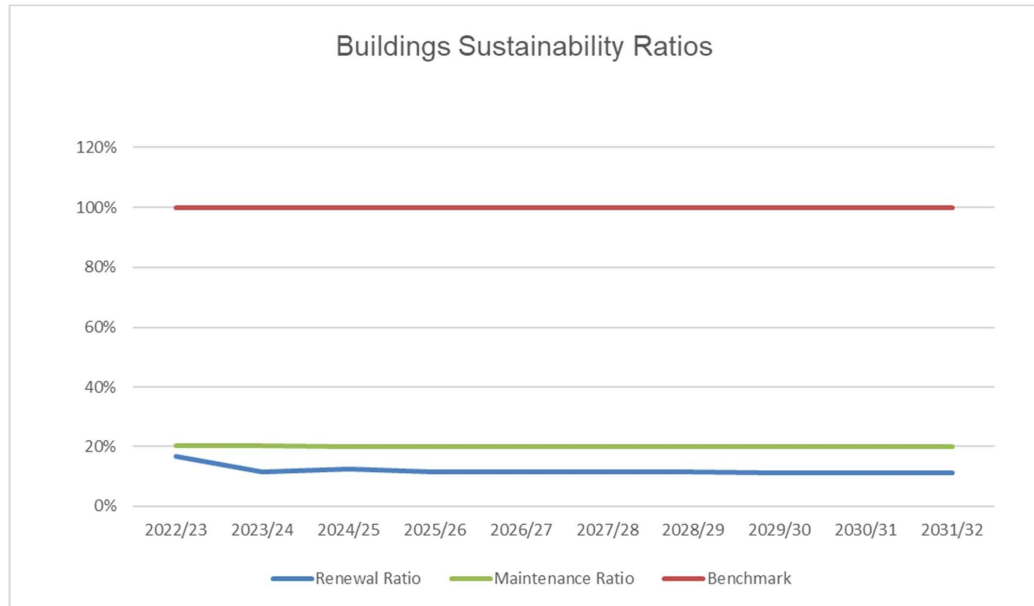


Figure 10 Buildings Backlog Ratio

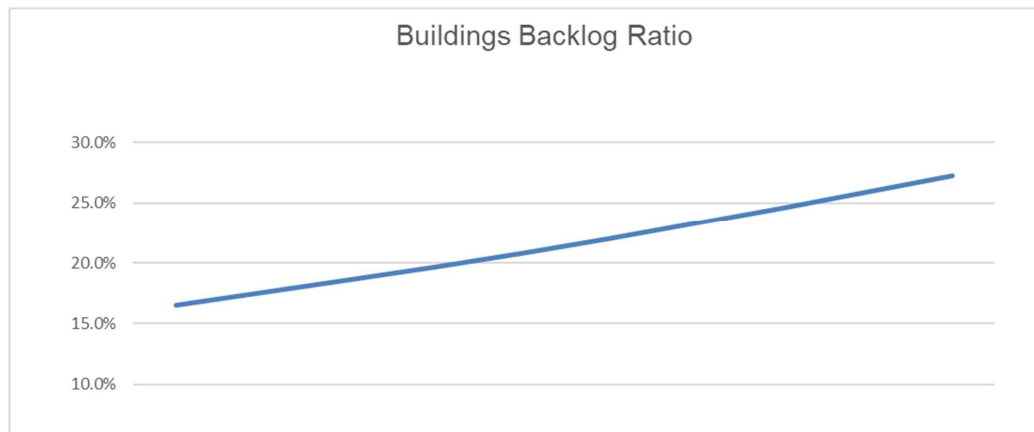


Figure 11 Other Structures and Open Space Sustainability Ratios

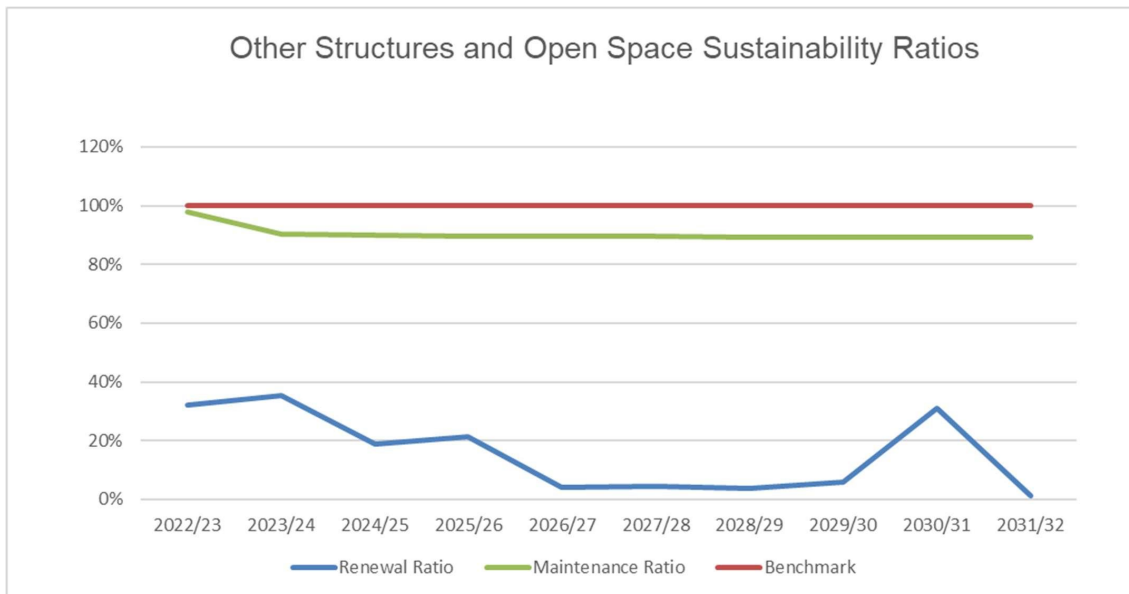
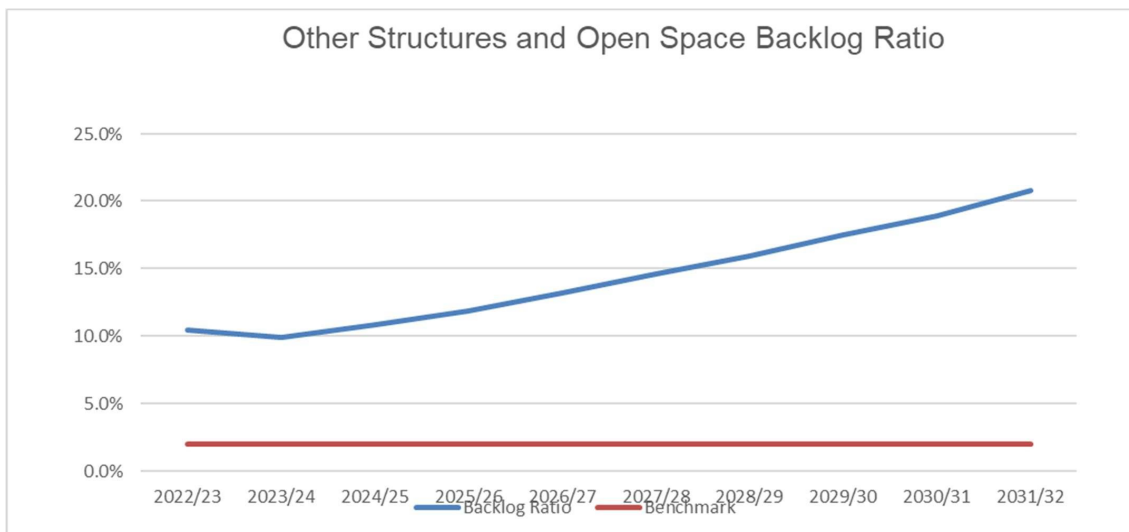


Figure 12 Other Structures and Open Space Backlog Ratio



A1.10 Critical Assets

Critical assets are those assets that are likely to result in a more significant financial, environmental and social cost in terms of impact on organisational objectives. By identifying critical assets and critical failure modes, organisations can target and refine investigative activities, maintenance plans and capital expenditure plans in critical areas. Council is currently in the process of assessing and documenting the criticality of its building portfolio.

The following attributes are currently being considered as part of this analysis:

Table 14 Critical Assets

Attribute	High	Medium	Low
Essential Services	Yes		
Size	Large	Medium	Small
Multipurpose	>3 users	2-3 users	1 primary user
Frequency of use	Daily	3 - 4 times per week	1 - 2 times per week
Hazardous Material Store	Yes		
Historical significance	Yes		
Emergency service/management use	Yes		

Identified critical assets include Council’s administration office, depot, emergency services, library, community centre and critical water and sewer buildings infrastructure.

A1.11 Risk Management

Council utilises a corporate risk framework which aligns with ISO 31000:2018. The framework has been adopted for Council's buildings, other structures and open space assets and highlights the strategic risks which impact Council's asset portfolio.

Table 15 Strategic Risk Management

Service or Asset at Risk	What Can Happen	Risk Rating	Risk Treatment Plan	Associated Costs
Building Maintenance	Maintenance costs increasing due to inadequate renewal program	Medium	Continue to improve data Maintenance is managed appropriately at an operational; level. Future planning improvements can be made by documented service level risks and utilisation of these in establishing future maintenance priorities.	Ongoing staff time
Building Renewal	Buildings deteriorate to a lesser service standard and higher risk situation	Medium	Continue to improve data Required renewal of building components is being achieved in the short to medium term. Future planning improvements can be made by further documented service level risks and utilisation of these in establishing future renewal priorities.	Ongoing staff time
Utilisation	Buildings not suiting the needs of service providers	Medium	Continue to monitor not only the condition of buildings, but how well they suit the needs of users.	Ongoing staff time
Increasing financial pressure to adequately maintain the building portfolio	Growth in building portfolio due to provision of grants	Medium	Although grants may be available for the capital cost of new or expanded facilities, due consideration should be made to ensure sufficient ongoing operation and maintenance funds can be provided to support these additional assets.	Ongoing staff time

Service or Asset at Risk	What Can Happen	Risk Rating	Risk Treatment Plan	Associated Costs
All buildings and facilities	Building Defects or non-compliance with regulations resulting in injury or discrimination against the disabled	High	Regular inspection programme targeted and prioritised based on risk, levels or use and types of use.	Ongoing staff time
Parks and Gardens Maintenance	Increasing maintenance requirements	High	Continue to improve data Documented service level risks and utilisation for establishing future maintenance priorities.	Staff Time
Parks and Gardens Renewal	Assets deteriorate to a lesser service standard and higher risk situation	High	Continue to improve data Required renewal of parks and gardens assets is being achieved in the short to medium term Future planning improvements can be made by further documented service level risks and utilisation of these in establishing future renewal priorities.	Staff Time
Damage to Assets	Damage to Assets due to excessive wear, environmental damage or vandalism	Very High	At present cannot be managed within Council's resourcing. Continue to improve data.	Staff Time
Playgrounds	Incident or injury for the Community using facilities	High	Regular renewal of softfall, prevention of usages if broken, repairs faulty or broken equipment through regular inspection and maintenance.	Ongoing staff time Existing maintenance and renewal budget.
Parks and Reserves	Inadvertent destruction of natural or protected assets missed by review of environmental factors Loss of reputation, fines, loss of natural or cultural asset	High	Update plans of management to include protection and preservation obligations.	Ongoing staff time

A1.12 Confidence Levels

The confidence in the asset data used as a basis for the financial forecasts has been assessed using the following grading system, as outlined in the following below.

Table 16: Asset data confidence scale

Confidence grade	General meaning
Highly reliable	Data based on sound records, procedures, investigations and analysis that is properly documented and recognised as the best method of assessment.
Reliable	Data based on sound records, procedures, investigations and analysis which is properly documented but has minor shortcomings; for example, the data is old, some documentation is missing, and reliance is placed on unconfirmed reports or some extrapolation.
Acceptable	Data based on sound records, procedures, investigations and analysis with some shortcomings and inconsistencies.
Uncertain	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported or extrapolation from a limited sample.
Very uncertain	Data based on unconfirmed verbal reports and/or cursory inspection and analysis.

Summary of confidence in asset data for all asset classes is detailed in the table below.

Table 17: Asset data confidence rating

Asset class	Inventory	Condition	Age	Overall
Buildings	Acceptable	Acceptable	Reliable	Acceptable
Other Structures and Open Space	Acceptable	Acceptable	Acceptable	Acceptable

The overall confidence level of the plan is considered to be '**Acceptable**'.

A1.13 Improvement Plan

There is a significant portion of Council's assets currently in poor condition as well as a significant shortfall in renewal capital expenditure for both buildings and open space assets. As Council recovers from the impact of natural disasters in 2022, it is critical it integrates adequate funding to maintain these assets into its long-term financial plan. Future iterations of this asset management plan will focus on a more strategic approach to managing the portfolios. The improvement plan below sets out the pathway for Council to achieve this.

Table 18 Improvement Plan

Action	Priority	Responsible	Timing
Asset knowledge and data			
Council to develop and document guidelines and adopt a consistent approach for condition and defect assessment.	M	Assets	30/06/24
Council to undertake inventory stock take of asset portfolios to ensure all assets are accounted for on Council's asset register.	M	Assets	30/6/25
Council to review buildings and open space assets hierarchy as well as composition of assets to be included as part of revaluation	M	Assets	30/6/25
Asset knowledge processes			
Council to review required maintenance and depreciation requirements for its buildings and open space portfolio	M	Assets Finance	30/06/24
Council to review condition impairment identified in end of financial year reporting and update assets registers accordingly	H	Assets	30/6/23
Strategic asset planning processes			
Council to review long-term (ten-year) lifecycle costing requirements including CAPEX and OPEX	H	Assets Finance	30/06/24
Council to develop comprehensive maintenance and renewal strategy for the management of its assets.	H	Assets	30/06/24
Council to review current service levels and SLAs and develop outcome-based service levels which align with IP&R Framework.	H	Assets Operations	30/06/24
Council to engage community on developed service levels.	H	Assets	30/06/25
Council to undertake risk and criticality assessment of its asset portfolios.	H	Assets Operations	30/06/24
Operations and maintenance work practices			
Council is to implement a maintenance management system that records maintenance activity outputs against defined assets including infrastructure, non-depreciable/natural assets as well as assets that are maintained but not owned by council.	H	Assets Operations Systems	30/06/24
Following criticality assessment, Council to develop management strategies for critical infrastructure.	H	Assets Operations	30/06/25
Information systems			
Organisational context			
Council to undertake an in-depth workforce review of asset management roles and responsibilities and ensuring that all functions of asset management are covered and are being carried out.	H	Executive	30/06/23

A1.14 Capital Works Program

To be provided by Council

Appendix B - Transport Asset Management Plan

This asset management plan covers the portfolio of Transport assets that deliver a wide range of services to the Narrandera Shire Council community.

Council's Transport infrastructure includes its roads, bridges, footpaths and cycleways, kerb and gutter, bulk earthworks, as well as other ancillary traffic management assets.

As the owner and operator of transport assets, Council has a responsibility for a number of functions including:

- maintenance
- renewal and refurbishment
- upgrades and improvements
- disposal of assets.

The planning of these functions is outlined in this asset management plan.

B1.1 Purpose of this Plan

The purpose of this asset management plan is to develop a strategic framework for the maintenance and renewal of Transport assets and to provide an agreed level of service in the most effective manner.

This plan includes the following scope of management:

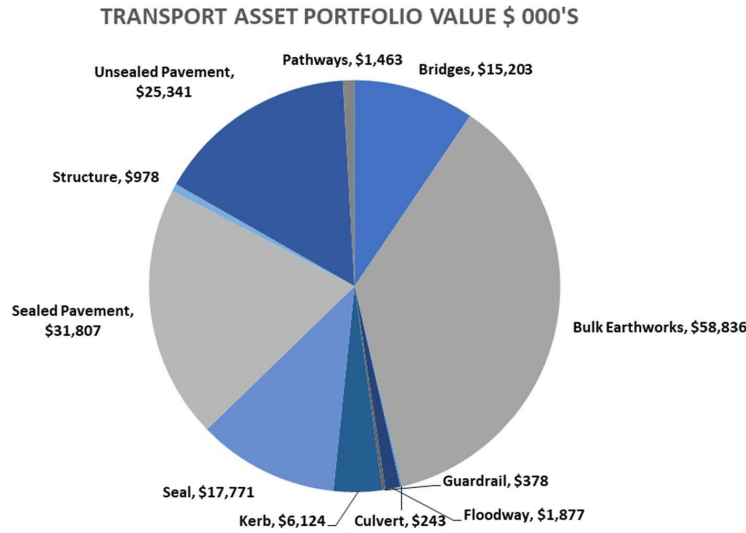
- asset inventory, values and condition
- asset-based levels of service
- demand and service management
- risk management
- development of the long-term financial plan (LTFF) for the maintenance and renewal of Transport assets.

B1.2 Asset Class Summary

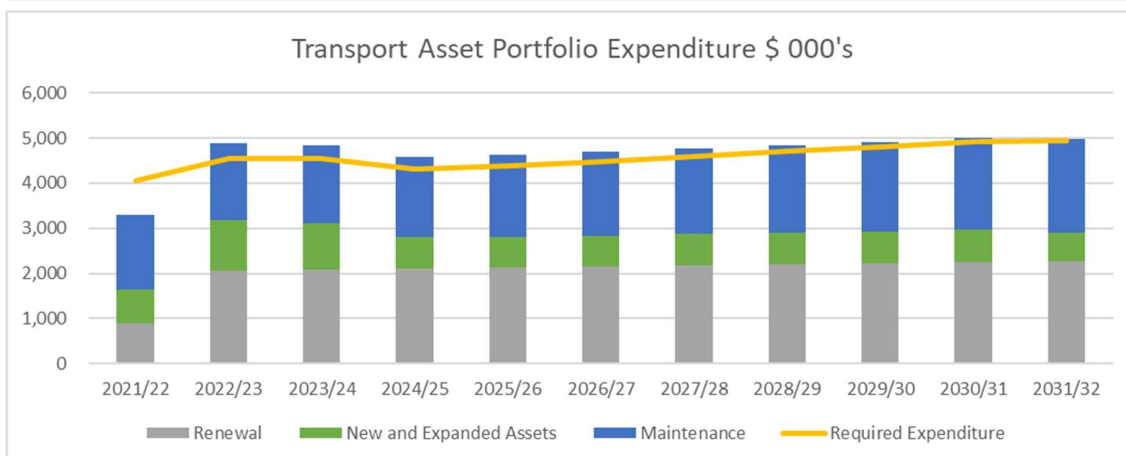
Council is currently in the process of repairing the damage sustained during the 2022 flood events with a recent survey of the network highlighting that the condition of the roads portfolio is better than was initially anticipated following the event. In light of this, Council has budgeted adequate funds through the life of this plan to maintain the current portfolio in its current state and to marginally improve the backlog towards the OLG 2% benchmark. There is an average annual surplus of \$0.19m of which \$0.033m can be attributed to OPEX expenditure and a \$0.14m CAPEX shortfall. This iteration of the asset management plan sets a pathway for a strategic approach for the management of Council's assets to improve confidence in asset data which will promote sound decision making for the community.

B1.3 Portfolio Overview

Figure 1 Portfolio Overview



Infrastructure Ratios	Budget 2022/23	Estimated 2031/32	Funding gap \$ 000's	
Infrastructure renewals ratio	100.80%	88.38%	Yr 1	\$16
Benchmark 100%			5 Yr Average	(-\$54)
			10 Yr Average	(-\$140)
Infrastructure Backlog Ratio	4.04%	3.88%	Yr 1	(-\$2,549)
Benchmark 2%			5 Yr Average	(-\$2,473)
			10 Yr Average	(-\$2,421)
Infrastructure Maintenance Ratio	123.69%	119.41%	Yr 1	\$326
Benchmark 100%			5 Yr Average	\$326
			10 Yr Average	\$330
Total Funding Gap			Yr 1	(-\$2,207)
			5 Yr Average	(-\$2,200)
			10 Yr Average	(-\$2,232)



B1.4 Asset Inventory, Values and Condition

The assets covered by this asset management plan are shown below:

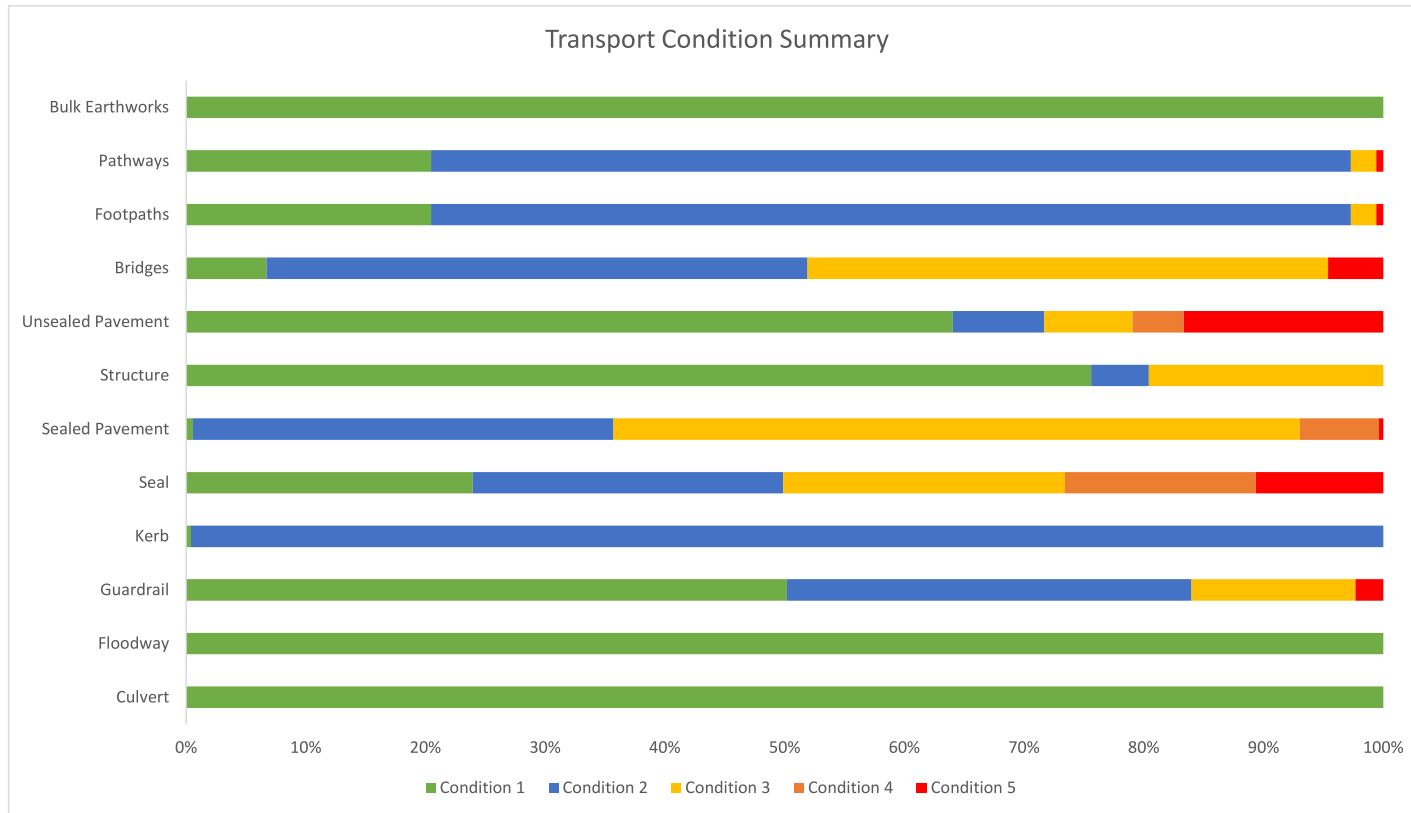
Table 1 Transport Asset Inventory

Asset Type	Unit	Units
Sealed Road	KM	595
Unsealed Road	KM	884
Footpaths	KM	19
Kerb and Gutter	KM	80
Bridges	No.	23

Table 2 Portfolio Valuation

Asset	Gross Replacement Cost \$ 000's	Written Down Value \$ 000's	Annual Depreciation \$ 000's	Condition 1	Condition 2	Condition 3	Condition 4	Condition 5
Roads	\$84,519	\$53,090	-\$1,831	28%	28%	29%	7%	7%
Bridges	\$15,203	\$9,190	-\$149	7%	45%	43%	0%	5%
Footpaths	\$1,464	\$982	-\$19	20%	77%	2%	0%	1%
Bulk Earthworks	\$58,836	\$58,836	\$0	100%	0%	0%	0%	0%

Figure 2 Condition Summary



B1.5 Roles and Responsibilities

Council has adopted the following roles and responsibilities matrix for its Transport assets.

Table 3 Roles and Responsibilities Summary

Role	Responsibilities	Functions
Asset Owner	This position takes ownership responsibility for the management of assets and is usually responsible for policy and overall asset strategy	<ul style="list-style-type: none"> • Establish long term policy and strategy • Establish existing demand for assets • Establish future demand for assets (type and standard) • Establish long term community expectation • Implement policy and strategy for existing assets • Establish community asset service level • Ensure integration of asset management into Council's community, delivery and operational plans & resourcing Strategy • Maintain and develop asset systems and reporting • Ensure asset accounting is accurate and maintained, and asset valuation • Develop capital works prioritisation • Develop capital works program • Liaison with the organisation as a whole on asset matters.
Asset Custodian	This position is the technical expert and has responsibility for collecting and maintaining asset data, determining works programs and maintenance strategies etc.	<ul style="list-style-type: none"> • Develop and oversee capital works and maintenance program • Handover and documentation • Control budgets • Develop asset plans • Asset condition rating

		<ul style="list-style-type: none"> • Risk management • Data custodian – Hierarchy, level of detail • Recommendation of asset disposal and renewal 4yr program.
<p>Asset Delivery – Maintenance and Operations</p> <p>Asset Delivery - CAPEX</p>	<p>Responsible for the day-to-day maintenance, operations and services delivered by assets as well as the delivery of capital works</p>	<ul style="list-style-type: none"> • Controls asset use, in line with policy • Deliver programmed and reactive maintenance, internal/external • Deliver and / or manage capital works • Manage all operations and service delivery functions • Manage service user expectations • Deliver adopted levels of service.

Table 4 Roles and Responsibilities Matrix

Asset Category	Asset Owner (Ownership and Strategy)	Asset Custodian (Plan and Manage)	Asset Delivery (Delivery and Ops) - CAPEX	Asset Delivery (Delivery and Ops) - Maintenance
Culvert	DGMI	WM	WM	WM
Floodway	DGMI	WM	WM	WM
Guardrail	DGMI	WM	WM	WM
Kerb and Gutter	DGMI	WM	WM	WM
Seal	DGMI	WM	WM	WM
Sealed Pavement	DGMI	WM	WM	WM
Structure	DGMI	WM	WM	WM
Unsealed Pavement	DGMI	WM	WM	WM
Bridges	DGMI	WM	WM	WM
Pathways	DGMI	WM	WM	WM
Bulk Earthworks	DGMI	WM	WM	WM

B1.5 Asset Based Levels of Service

Council undertakes a Community Satisfaction Survey to inform the development of the Community Strategic Plan, with the latest survey having been completed in December 2021. A sample of residents was polled on how important they view each of Council’s services as well as how satisfied they are with the service delivery. The table below presents most recent community satisfaction survey reported for importance and satisfaction levels for the following services:

Table 5 Community Satisfaction Survey

Service/Facility	2021			2016		
	Importance	Satisfaction	Gap	Importance	Satisfaction	Gap
Provision of bike paths	3.76	3.39	-0.37	3.44	3.28	-0.16
Road safety	4.52	3.58	-0.94	4.6	3.63	-0.97
Maintaining local streets/lanes & roads	4.66	3.01	-1.65	4.79	2.82	-1.97
Maintaining footpaths	4.54	2.98	-1.56	4.35	3.08	-1.27
Availability of car parking	4.19	3.66	-0.53	4.27	3.43	-0.84

Community satisfaction is used in informing the strategic plan and developing the Levels of Service.

Table 6 Transport Levels of Service

Service level Outcome	Level of Service	Performance Measure process	Performance Target	Current Performance
Quality/Condition	Provide sealed road with smooth ride appropriate to road type and speed limits	Survey of road pavement condition	100% of Road pavements in condition 3 or better	93% of Sealed road Pavement in condition 3 or higher, 74% of Sealed road Surface condition 3 or higher
	The condition of local sealed Roads in your area	Community satisfaction survey	Gap between importance and satisfaction decreases	Gap between importance and satisfaction has decreased
Affordability	The services are affordable and managed using the most cost effective methods for the required level of service	Review of service agreements and benchmark with other councils	Maintenance/Opex budget expenditure +/- 5% of Annual Budget	Currently +32% of the adopted Operating Expenditure compared to the YTD expenditure
Health and Safety	Provide roadways free from hazards	Number of road accidents annual RMS accident reports	The three year rolling average of total accidents decreases	Crash 3-year rolling average is decreasing. 2021 Rolling 3-year average: 15.7 2020 Rolling 3-year average: 17 2019 Rolling 3-year average: 20.4
Reliability/ responsiveness	Planned works completed in accordance with schedules	Completion of scheduled work	90% completion within scheduled service standard.	>90% of planned maintenance work completed each year
	Be responsive to the needs of the road and transport asset users	Number of customer requests received	85% of requests are completed within Council's service charter	829 customer service requests in the past 5 years.
	Provide well maintained transport assets that are affordable to the community.	Annual works program Planned v's reactive, based on the 3 year plan.	Greater than 50% of maintenance expenditure is undertaken through planned maintenance schedules.	Data not currently clearly captured
Sustainability	Continues to provide road and transport assets to meet the need of the community	Complete capital work program On-time and on-Budget	Annual Capital works for time and budget +/- 5%	For 2021-2022 year, budget was underspent by -20%, due to extreme weather events. Some projects were postponed or span multiple years such that the funds appear unspent but were to be used in future year
Health and Safety	Provide footpaths free from hazards	Number of insurance claims received	The three year rolling average of total claims	Claims 3-year rolling average is zero

Service level Outcome	Level of Service	Performance Measure process	Performance Target	Current Performance
			decreases	2021 Rolling 3-year average: 0 claims \$0 2020 Rolling 3-year average: 1 claim \$0 2019 Rolling 3-year average: 2 claims \$0
Quality/Condition	Provide sealed footpaths which are smooth and free of defects	Survey of footpath Condition	90% of footpaths in condition 3 or better	Currently our condition for footpaths is recorded as 99% in condition 3 or better, but our confidence with that is low and more inspections and investigation will be required
	The condition of local footpaths in your area	Community satisfaction survey	Gap between importance and satisfaction decreases	Gap has increased from 1.27 to 1.56
Quality/Condition	Provide kerb and gutter in a good condition and fit for purpose	Survey of kerb and gutter asset condition	90% of kerb and gutter in condition 3 or better	Similar to the footpaths, 100% is recorded as condition 3 or better, but we have low confidence in the data and would need more investigation and inspection
Sustainability	Assets are being renewed in a sustainable manner	Asset renewal ratio (asset renewal expenditure / annual depreciation expense)	OLG benchmark >100%	100.8%
Affordability	Council maintains its Transport assets	Asset maintenance ratio, measured by (actual maintenance expenditure. Required maintenance expenditure	OLG benchmark 100%	123.69%
Quality/Condition	Transport Assets are maintained in a satisfactory condition	Backlog ratio (estimated cost to bring asset to a satisfactory condition / written down value of the assets)	OLG benchmark <2%	4.04%

B1.6 Future Demand

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices include non-asset solutions, insuring against risks and managing failures.

Non-asset solutions focus on providing the required service without the need for the organisation to own the assets and management actions including reducing demand for the service, reducing the level of service (allowing some assets to deteriorate beyond current service levels) or educating customers to accept appropriate asset condition.

Opportunities identified to date for demand management are shown in the table below. Further opportunities will be developed in future revisions of this asset management plan.

Table 7 Demand Management

Demand driver	Current position	Projection	Impact on services	Demand Management Plan
Customer demands	Customers currently prefer driving on our sealed roads as opposed to our unsealed roads	That Council will continue sealing more of its unsealed network	Council is currently completing an Otta seal trial which will result in a larger upfront cost which will occur when roads are sealed or resheeted and sealed but in theory should result in a lower cost long term due to the elimination of maintenance grading on specific roads and more frequent resheeting	Continue to seal roads where possible and get a defined agreed level of service with the community to determine what they are happy with.
	Customers prefer walking on Concrete footpaths as opposed to the nature strip	That Council will continue constructing new footpaths in the shire	This will result in higher annual depreciation and higher maintenance costs, but may reduce the number of complaints received	Continue to budget for construction of new footpaths and/or cycleways around Narrandera Shire
Harvest	Currently Council has few roads built for road trains and b-doubles which creates a potential bottleneck harvest season	As more freight is transported through the road network more of our roads will be required to be upgraded	There will be a higher ongoing cost through maintenance and depreciation in order to maintain any upgraded road to a standard that is suitable for road trains and B-Doubles	Coordinate with stakeholders to determine the main routes that will be beneficial for heavy vehicles
Customer expectations	In general, many of our customers expect that Council will continue sealing more roads while also grading our gravel roads to be less rough	This expectation is likely not going to change	This impact is mostly in line with what Council is already doing regarding sealing gravel roads	Council will continue to seal more gravel roads in order to reduce the overall renewal cost of resheeting gravel roads

B1.7 Lifecycle - Maintenance Strategy

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate

service condition, including regular ongoing day-to-day work necessary to keep assets functioning but excluding rehabilitation or renewal. It is operating expenditure required to ensure that the asset reaches its expected useful life. Typically, this can be categorised as:

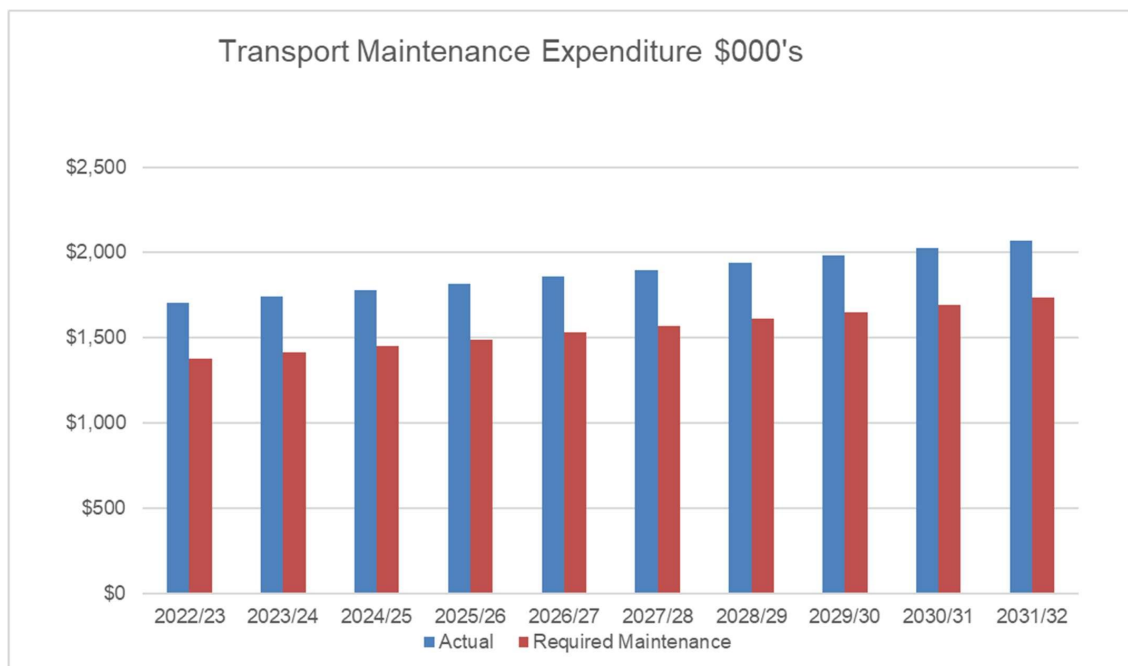
- Operations - regular activities to provide services such as public health, safety and amenity.
- Reactive Maintenance - work on breakdowns, failures and or damaged assets that are not operating or are about to fail on an ad hoc basis.
- Planned Proactive and Cyclical Maintenance – works identified through scheduled maintenance/asset inspections whereby assets are not operating as designed or to 100% capacity.

Council currently maintains its roads network with respect to the following asset hierarchy:

Table 8 Roads Hierarchy

Service Hierarchy	Service Level Objective
Class 1	National Highways – Transport for NSW owned and managed
Class 2	State Roads – Transport for NSW owned and maintained under Roads Maintenance Council Contract (RMCC)
Class 3	Regional Roads (Classified and unclassified) – 7-8m seal on 9-10m gravel
Class 4	Sealed Roads – Urban roads width to match purpose, rural roads 6m seal on 7m gravel
Class 5	Rural Gravel Roads – 7-8m gravel
Class 6	Rural Gravel Roads – 6m gravel
Class 7	Rural Gravel/Earth Roads – 4-6m formation
Class 8	Rural Unformed Roads – unmaintained tracks
Class 9	Paper Roads Only

Figure 3 OPEX Transport Expenditure



Reviewing OPEX expenditure against required spend, Council is currently meeting the required levels to operate and maintain its network. However further investigation is required into whether all costs are operational in nature and whether any costs are associated with other asset classes.

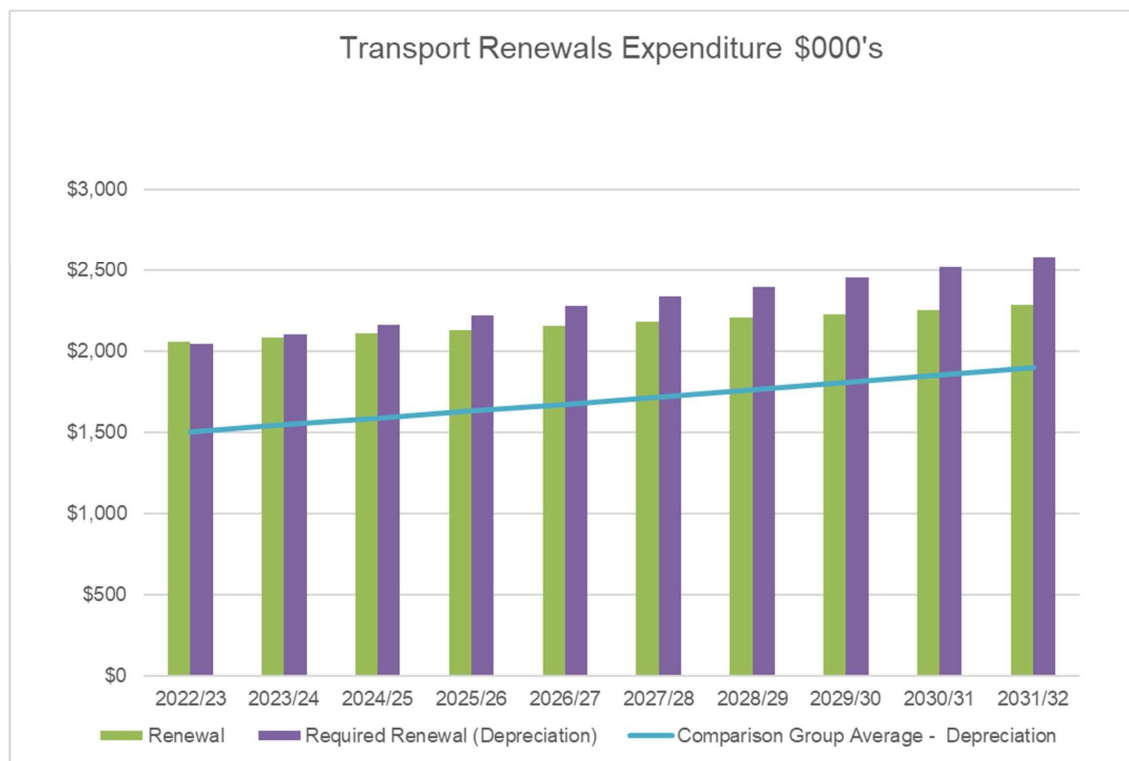
B1.8 Lifecycle - Renewal/Replacement Strategy

Council currently has no documented strategy for the renewal of its transport assets. In developing renewal plans for these assets, inspections are scheduled based on the age and condition of assets to determine remaining life and required replacement. Council’s documented renewal criteria are as follows:

Table 9 Renewal Criteria

Criteria	Weighting
Road Hierarchy	10%
Remaining Life / Condition	80%
Customer Complaints	10%
Total	100%

Figure 4 Transport CAPEX Expenditure



Council compared its budgeted/actual CAPEX expenditure for its Transport portfolio against its annual depreciation requirements. This showed that Council currently has adequate funds to meet the required level of funding in the short term however marginally falls short over the forecasting period. Further, Council also compared its depreciation against similarly categorised councils by the OLG which showed that Council depreciates its assets at a rate significantly higher than that of the comparison group.

B1.9 Expenditure Projections

Table 10 Transport Expenditure Projections

Budget Gap by Asset Group (\$,000s)			2022/23 (Budget)	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Transport	Actual	Renewal	\$2,059	\$2,082	\$2,105	\$2,129	\$2,154	\$2,179	\$2,204	\$2,227	\$2,254	\$2,282
		New and Expanded Assets	\$1,129	\$1,024	\$710	\$677	\$685	\$692	\$700	\$707	\$715	\$623
		Maintenance and Operations	\$1,701	\$1,739	\$1,777	\$1,816	\$1,856	\$1,897	\$1,939	\$1,981	\$2,025	\$2,069
		Total Expenditure	\$4,890	\$4,844	\$4,593	\$4,623	\$4,694	\$4,768	\$4,843	\$4,915	\$4,993	\$4,974
	Required	Required Renewal (Depreciation)	\$2,043	\$2,102	\$2,161	\$2,217	\$2,275	\$2,333	\$2,393	\$2,454	\$2,517	\$2,581
		New and Expanded Assets	\$1,129	\$1,024	\$710	\$677	\$685	\$692	\$700	\$707	\$715	\$623
		Required O&M	\$1,376	\$1,414	\$1,451	\$1,489	\$1,527	\$1,567	\$1,607	\$1,648	\$1,691	\$1,733
		Total	\$4,547	\$4,540	\$4,323	\$4,384	\$4,487	\$4,592	\$4,700	\$4,809	\$4,922	\$4,937
		Maintenance Overall (GAP)	\$326	\$324	\$326	\$327	\$329	\$330	\$332	\$333	\$334	\$336
		Renewals Overall (GAP)	\$16	-\$20	-\$56	-\$88	-\$121	-\$154	-\$189	-\$227	-\$263	-\$300
		Overall (GAP)	\$342	\$305	\$270	\$239	\$208	\$176	\$143	\$106	\$71	\$37
		Comparison Group – Depreciation	\$1,501	\$1,545	\$1,588	\$1,629	\$1,671	\$1,714	\$1,758	\$1,803	\$1,850	\$1,897
		Comparison Total (Inc. New and Expanded)	\$4,006	\$3,982	\$3,750	\$3,796	\$3,883	\$3,973	\$4,065	\$4,159	\$4,255	\$4,253
		Comparison Overall (GAP)	\$884	\$862	\$843	\$827	\$811	\$794	\$778	\$757	\$739	\$721

Figure 5 Transport Sustainability Ratios

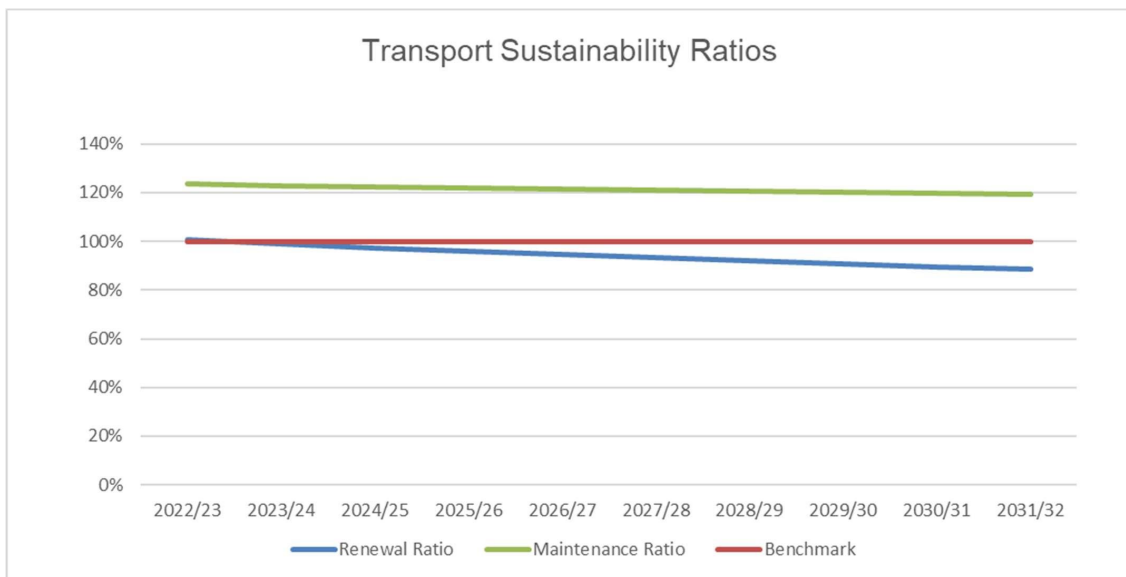
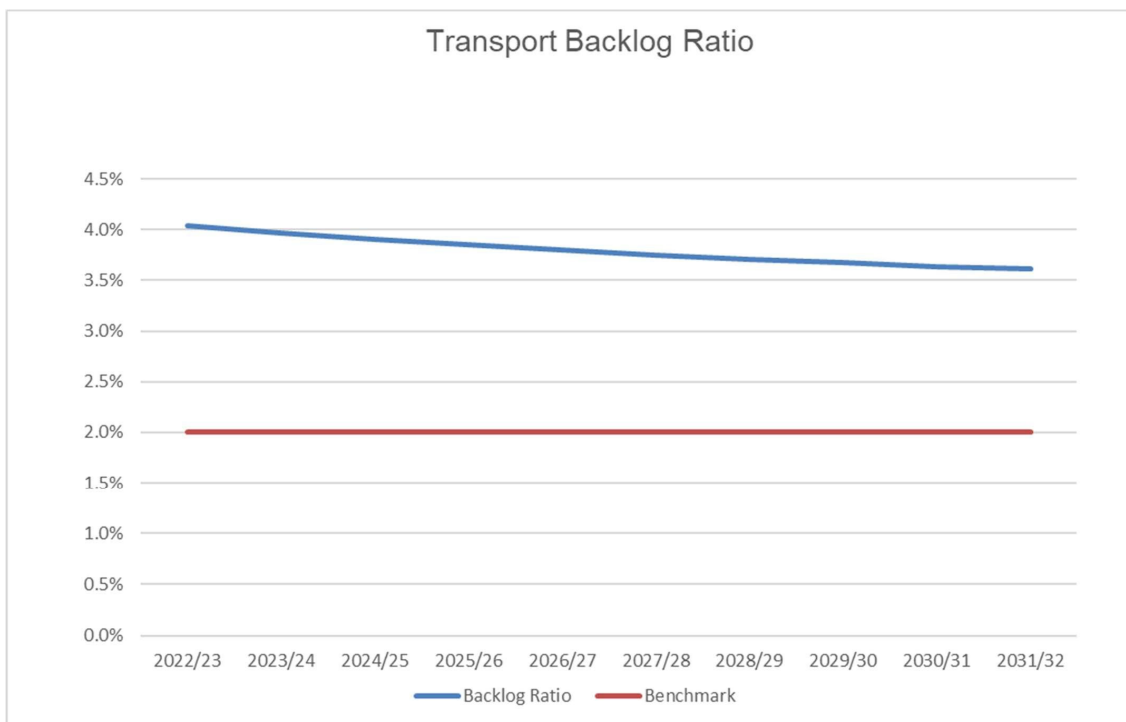


Figure 6 Transport Backlog Ratio



B1.10 Critical Assets

Critical assets are those assets that are likely to result in a more significant financial, environmental and social cost in terms of impact on organisational objectives. By identifying critical assets and critical failure modes, organisations can target and refine investigative activities, maintenance plans and capital expenditure plans at critical areas. Council is currently in the process of assessing and documenting the criticality of its transport portfolio.

The following attributes are currently being considered as part of this analysis:

Table 11 Critical Assets

Criteria	High	Medium	Low
Road classification	Arterial	Primary Collector/Local Collector	Local Access
Waterway area	Roads near or parallel to waterways	Road runs perpendicular to waterways	Road near retention/treatment system
Emergency services	Police Ambulance	RFS, NSWFB, SES	Airfield, Council Depot
Schools	40km zones		
Bus routes	School Bus Routes		
Accident history	Fatality	Accidents (hospitalisation)>5	
Commercial/Industrial	Roads to Energy Supply/Distribution Facilities	Roads to Quarry/Waste/Water Supply/Treatment Facilities	Roads to Administration (Essential Services)
Isolated communities	Only one road providing access to or from a community		

Council is currently identifying its critical assets.

The following failure modes have been identified:

Table 12 Modes of Failure

Asset(s)	Failure Mode	Impact
Sealed Roads	Due to the low traffic of Narrandera shire, most of our sealed roads tend to fail due to oxidation from their age as opposed to wear from use.	If Council allows a seal to degrade to the point that the pavement underneath is compromised, then the renewal cost for the road is much higher in a rehabilitation than from a simple reseal
Gravel Roads	Gravel roads tend to get rough with age and as they get older and the more traffic that uses them, more gravel “erodes” from the surface due to wear giving a less stable surface to drive on	As the roughness increases the risk to road users does as well. Users will likely drive slower or take more risks both of which will likely lead to more customer complaints
Sealed road shoulders	Due to the seal keeping the gravel underneath in place, the gravel at the edge of a bitumen road when old enough can produce a drop off	The drop off produced increases the risk to rough users where if they happen to drop off at speed while not paying attention or dozing off may produce a large enough shock to cause a crash
Kerbs	As there are a large number of trees in Narrandera kerbs tend to get lifted	It not only creates a potential trip hazard but can impede the water flow and, in some cases, increases the risk of water penetrating into the gravel under the seal
Footpaths	Suffers from trees similar to kerbs	Creates a trip hazard for pedestrians on the path

B1.11 Risk Management

Council utilises a corporate risk framework which aligns with ISO 31000:2018. The framework has been adopted for Council’s Transport assets and highlights the strategic risks which impact Council’s asset portfolio.

Table 13 Strategic Risk Management

Service or Asset at Risk	What can Happen	Risk Rating (VH, H)	Risk Treatment Plan	Residual Risk *	Treatment Costs
Sealed roads with Shoulder drop offs	Vehicle Crash/Near miss	High	Flag customer complaints and conduct safety inspections regarding drop off to works staff for future planning to be fixed by Councils Jetpatcher	Medium-High	TBC
Road Roughness	Vehicle crash/vehicle damage	High	Inspect the roughness of roads with Council’s Roughness meter to determine the highest risk road segments to users for future works	Medium	TBC
Footpath and Kerb Trip Hazards	Pedestrian Tripping	High	Grind the lifted section, or reconstruct a short section of the kerb/footpath	Low	TBC
Collapsed Stormwater Pipe	Damage to vehicle and potential injuries	Medium	Upon inspection of potholes whether or not they are above a culvert to determine whether a replacement needs to occur	Low	TBC

B1.12 Confidence Levels

The confidence in the asset data used as a basis for the financial forecasts has been assessed using the following grading system, as outlined in the following below.

Table 14: Asset data confidence scale

Confidence grade	General meaning
Highly reliable	Data based on sound records, procedure, investigations and analysis that is properly documented and recognised as the best method of assessment.
Reliable	Data based on sound records, procedures, investigations and analysis which is properly documented but has minor shortcomings; for example, the data is old, some documentation is missing, and reliance is placed on unconfirmed reports or some extrapolation.
Acceptable	Data based on sound records, procedures, investigations and analysis with some shortcomings and inconsistencies.
Uncertain	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported or extrapolation from a limited sample.
Very uncertain	Data based on unconfirmed verbal reports and/or cursory inspection and analysis.

Summary of confidence in asset data for all asset classes is detailed in the table below.

Table 15: Asset data confidence rating

Asset class	Inventory	Condition	Age	Overall
Transport	Reliable	Acceptable	Reliable	Reliable

The overall confidence level of the plan is considered to be '**Reliable**'.

B1.13 Improvement Plan

There is a significant portion of Council's assets currently in poor condition as well as a significant shortfall in renewal capital expenditure for both Transport and open space assets. As Council recovers from the impact of natural disasters in 2022, it is critical it integrates adequate funding to maintain these assets into its long-term financial plan. Future iterations of this asset management plan will focus on a more strategic approach to managing the portfolios. The improvement plan below sets out the pathway for Council to achieve this.

Table 16 Improvement Plan

Action	Priority	Responsible	Timing
Asset knowledge and data			
Council to develop and document guidelines and adopt a consistent approach for condition and defect assessment.	M	Assets	30/06/24
Asset knowledge processes			
Council to review required maintenance and depreciation requirements for its Transport portfolio	M	Assets Finance	30/06/24
Council to review condition impairment identified in end of financial year reporting and update assets registers accordingly	H	Assets	30/6/23
Strategic asset planning processes			
Council to review long-term (ten-year) lifecycle costing requirements including CAPEX and OPEX	H	Assets Finance	30/06/24
Council to develop comprehensive maintenance and renewal strategy for the management of its assets.	H	Assets	30/06/24
Council to review current service levels and SLAs and develop outcome-based service levels which align with IP&R Framework.	H	Assets Operations	30/06/24
Council to engage community on developed service levels.	H	Assets	30/06/25
Council to undertake risk and criticality assessment of its asset portfolios.	H	Assets Operations	30/06/24
Operations and maintenance work practices			
Council is to implement a maintenance management system that records maintenance activity outputs against defined assets.	H	Assets Operations Systems	30/06/24
Following criticality assessment, Council to develop management strategies for critical infrastructure.	H	Assets Operations	30/06/25
Information systems			
Organisational context			
Council to undertake an in-depth workforce review of asset management roles and responsibilities and ensuring that all functions of asset management are covered and are being carried out.	H	Executive	30/06/23

B1.14 Capital Works Program

To be provided by Council

Appendix C - Stormwater Asset Management Plan

This asset management plan covers the portfolio of Stormwater assets that deliver a wide range of services to the Narrandera Shire Council community.

Council's Stormwater infrastructure includes its pipes, culverts, pits as well as its stormwater quality improvement devices.

As the owner and operator of Stormwater assets, Council has a responsibility for a number of functions including:

- maintenance
- renewal and refurbishment
- upgrades and improvements
- disposal of assets.

The planning of these functions is outlined in this asset management plan.

C1.1 Purpose of this Plan

The purpose of this asset management plan is to develop a strategic framework for the maintenance and renewal of Stormwater assets and to provide an agreed level of service in the most effective manner.

This plan includes the following scope of management:

- asset inventory, values and condition
- asset-based levels of service
- demand and service management
- risk management
- development of the long-term financial plan (LTFP) for the maintenance and renewal of Stormwater assets.

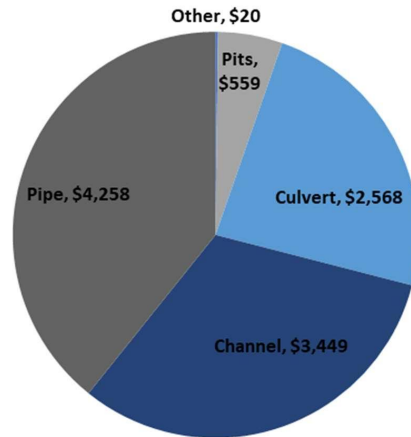
C1.2 Asset Class Summary

Council currently has a low level of confidence in the available data for its stormwater portfolio, however there are significant capital works planned in the medium term and as such Council has established the foundations to drive strategic asset planning for its stormwater portfolio. Currently there is a small shortfall in the budgeted expenditure for the portfolio \$0.14m of which \$0.05m can be attributed to OPEX and \$0.09m in renewal CAPEX spend. However, there is low level of confidence in the condition data and as such the need may be understated. Further, a detailed review of Council's expenditure should be undertaken to see whether any of Council's OPEX is capital and as to whether expenditure on Council's stormwater assets has been misallocated to other asset classes.

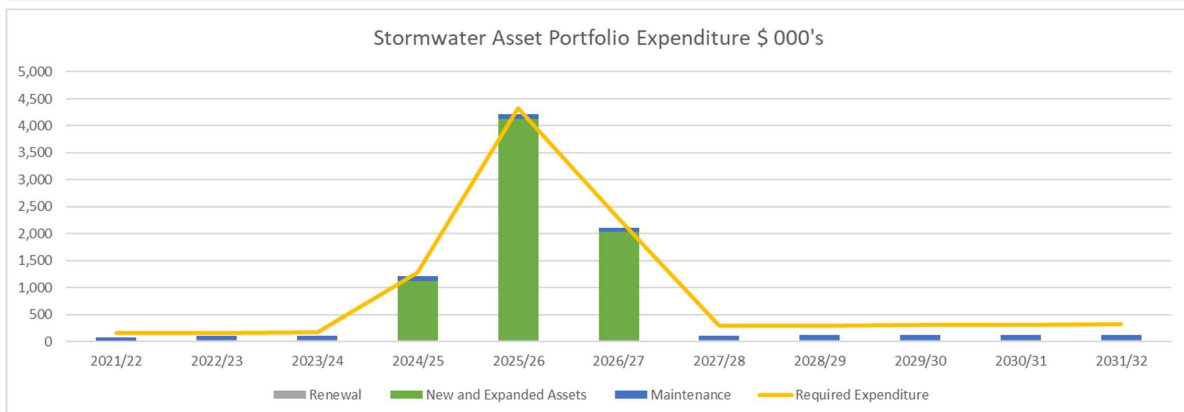
C1.3 Portfolio Overview

Figure 1 Portfolio Overview

STORMWATER ASSET PORTFOLIO VALUE \$ 000'S



Infrastructure Ratios	Budget 2022/23	Estimated 2031/32	Funding gap \$ 000's	
Infrastructure renewals ratio Benchmark 100%	37.16%	20.20%	Yr 1	(-\$51)
			5 Yr Average	(-\$63)
			10 Yr Average	(-\$88)
Infrastructure Backlog Ratio Benchmark 2%	11.35%	5.86%	Yr 1	(-\$696)
			5 Yr Average	(-\$656)
			10 Yr Average	(-\$639)
Infrastructure Maintenance Ratio Benchmark 100%	87.54%	55.05%	Yr 1	(-\$11)
			5 Yr Average	(-\$33)
			10 Yr Average	(-\$54)
Total Funding Gap			Yr 1	(-\$758)
			5 Yr Average	(-\$751)
			10 Yr Average	(-\$780)



C1.4 Asset Inventory, Values and Condition

The assets covered by this asset management plan are shown below:

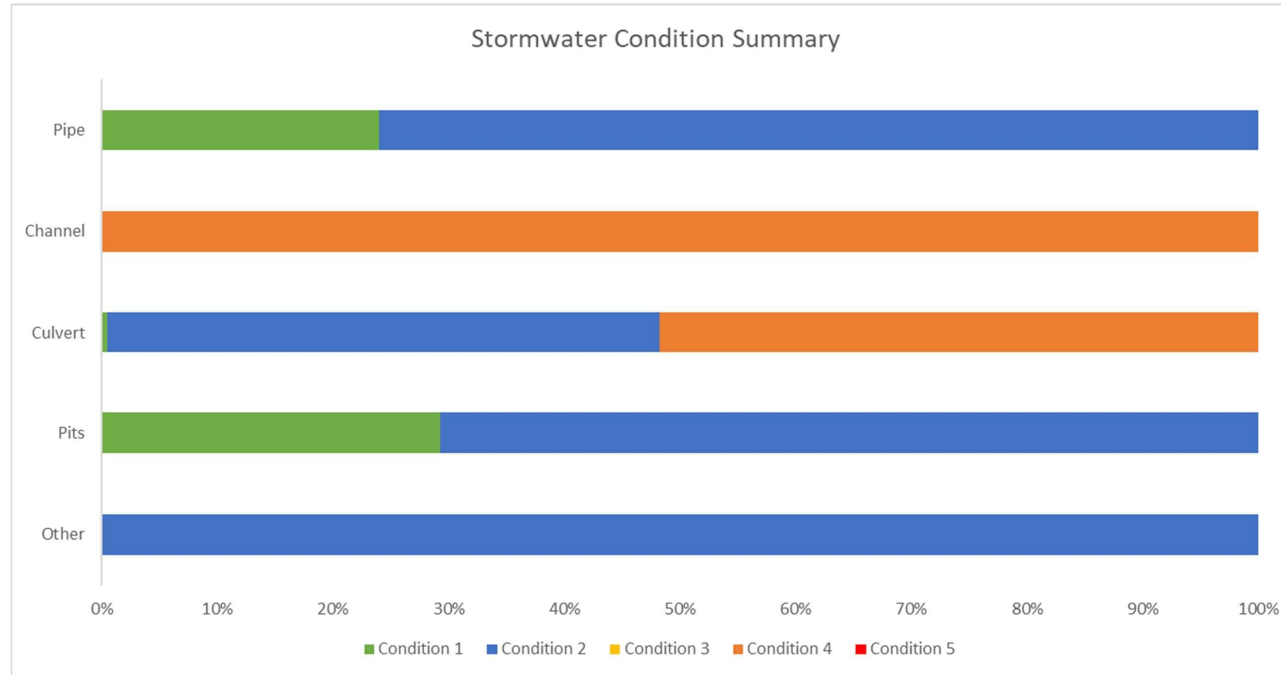
Table 1 Stormwater Asset Inventory

Asset Type	Unit	Units
Pipes	KM	9
Pits	No.	274
Channels	KM	0.7
Culverts	KM	1
Other Stormwater Assets	No.	5

Table 2 Portfolio Valuation

Asset	Gross Replacement Cost \$ 000's	Written Down Value \$ 000's	Annual Depreciation \$ 000's	Condition 1	Condition 2	Condition 3	Condition 4	Condition 5
Channel	\$3,449	\$2,074	\$26	0.0%	0.0%	0.0%	100.0%	0.0%
Culvert	\$2,568	\$1,549	\$19	0.5%	47.8%	0.0%	51.8%	0.0%
Other	\$20	\$19	\$0	0.0%	100.0%	0.0%	0.0%	0.0%
Pipe	\$4,258	\$2,950	\$32	24.0%	76.0%	0.0%	0.0%	0.0%
Pits	\$559	\$398	\$4	29.2%	70.8%	0.0%	0.0%	0.0%
Total	\$11,152	\$7,283	-\$79	11%	45%	0%	44%	0%

Figure 2 Condition Summary



C1.5 Roles and Responsibilities

Council has adopted the following roles and responsibilities matrix for its Stormwater assets.

Table 3 Roles and Responsibilities Summary

Role	Responsibilities	Functions
Asset Owner	This position takes ownership responsibility for the management of assets and is usually responsible for policy and overall asset strategy	<ul style="list-style-type: none"> Establish long term policy and strategy Establish existing demand for assets Establish future demand for assets (type and standard) Establish long term community expectation Implement policy and strategy for existing assets Establish community asset service level Ensure integration of asset management into Council's community, delivery and operational plans & resourcing Strategy Maintain and develop asset systems and reporting Ensure asset accounting is accurate and maintained, and asset valuation Develop capital works prioritisation Develop capital works program Liaison with the organisation as a whole on asset matters.
Asset Custodian	This position is the technical expert and has responsibility for collecting and maintaining asset data, determining works programs and maintenance strategies etc.	<ul style="list-style-type: none"> Develop and oversee capital works and maintenance program Handover and documentation Control budgets Develop asset plans Asset condition rating Risk management Data custodian – Hierarchy, level of detail Recommendation of asset disposal and renewal 4yr program.
Asset Delivery – Maintenance and Operations Asset Delivery - CAPEX	Responsible for the day-to-day maintenance, operations and services delivered by assets as well as the delivery of capital works	<ul style="list-style-type: none"> Controls asset use, in line with policy Deliver programmed and reactive maintenance, internal/external Deliver and / or manage capital works Manage all operations and service delivery functions Manage service user expectations Deliver adopted levels of service.

Table 4 Roles and Responsibilities Matrix

Asset Category	Asset Owner (Ownership and Strategy)	Asset Custodian (Plan and Manage)	Asset Delivery (Delivery and Ops) - CAPEX	Asset Delivery (Delivery and Ops) - Maintenance
Channel	DGMI	WM	WM	WM
Culvert	DGMI	WM	WM	WM
Other	DGMI	WM	WM	WM
Pipe	DGMI	WM	WM	WM
Pits	DGMI	WM	WM	WM

C1.5 Asset Based Levels of Service

Council undertakes a Community Satisfaction Survey to inform the development of the Community Strategic Plan, with the latest survey having been completed in December 2021. A sample of residents was polled on how important they view each of Council’s services as well as how satisfied they are with the service delivery. The table below presents most recent community satisfaction survey reported for importance and satisfaction levels for the following services:

Table 5 Community Satisfaction Survey

Service/Facility	2021			2016		
	Importance	Satisfaction	Gap	Importance	Satisfaction	Gap
Protecting our natural flora and fauna	4.38	3.79	-0.59	N/A	N/A	
Stormwater services	4.34	3.1	-1.24	4.16	3.37	-0.79

Community satisfaction is used in informing the strategic plan and developing the Levels of Service.

Table 6 Stormwater Levels of Service

Service level Outcome	Level of Service	Performance Measure process	Performance Target	Current Performance
Affordability	The services are affordable and use the most cost-effective methods for the required level of service	Review of service agreements and benchmark with other councils	Maintenance/Opex budget expenditure +/- 5% of Annual Budget	Currently more than the renewal and additions budgets combined but it is planned to change in the coming financial years. Maximum stormwater charge being applied to all rateable properties.
Health and Safety	Sufficient capacity to protect life and Property	Number of customer impacted internally as a result of storm event and requests of flooding reported annually	Nil internal stormwater inundation due to non-riverine flooding events. 1% AEP protection to the entire urban area.	Undersized drainage system has resulted in several properties being impacted during 2022 storm events. Records is getting us this information Monday.
Quality/Condition	Pipes and culverts in adequate condition to convey design stormwater flows	Survey of Drainage network condition	90% of Drainage Assets condition 3 or better	Per a sample inspection completed in 2010 of 10% of the network, the averaged condition ratings are all better than condition 2. We know this is not the case and that we have many stormwater assets of low condition that require maintenance or repair, including the main stormwater drain.

Service level Outcome	Level of Service	Performance Measure process	Performance Target	Current Performance
	Rubbish and material from GPT's regularly removed to maintain effectiveness	Annual Tonnage of litter organics and sediment collected	<2 tonnes	Data not currently connected. Stormwater pits and collection basins are currently cleaned as required.
Customer satisfaction	Fast and efficient response to reactive maintenance requests.	Planned versus reactive maintenance distribution work order reports.	> 60 Planned : 40 reactive ratio	Data not currently captured.
	Be responsive to the needs of Customers requesting service of stormwater assets	No customer requests received	85% of requests are completed within Council's service charter	188 Records are contained within the Council's CSMS.
Reliability/ responsiveness	Proactive cyclic inspections of known hotspots of flooding	Completion of scheduled inspections	100% completion within service standard	No scheduled inspections programmed, only reactive inspections. Inspection of main network in Narrandera currently being undertaken.
	Planned inspection and associated works completed in accordance with schedules	Completion of scheduled inspections work	90% completion within service standard.	Complaints for routine maintenance works completed during allocated timeframe.
Sustainability	Assets are being renewed in a sustainable manner	Asset renewal ratio (asset renewal expenditure / annual depreciation expense)	OLG benchmark >100%	37.16%
Sustainability	Assets are maintained in a satisfactory condition	Backlog ratio (estimated cost to bring asset to a satisfactory condition / written down value of the assets)	OLG benchmark <2%	11.35%
Sustainability	Council maintains its stormwater assets	Asset maintenance ratio, measured by (actual maintenance expenditure. Required maintenance expenditure	OLG benchmark 100%	87.54%

C1.6 Future Demand

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices include non-asset solutions, insuring against risks and managing failures.

Non-asset solutions focus on providing the required service without the need for the organisation to own the assets and management actions including reducing demand for the service, reducing the level of service (allowing some assets to deteriorate beyond current service levels) or educating customers to accept appropriate asset condition.

Opportunities identified to date for demand management are shown in the table below. Further opportunities will be developed in future revisions of this asset management plan.

Table 7 Demand Management

Demand Factor	Impact on Services
Climate Change	Climate change and long and short-term weather patterns, are expected to change such that storm events are more intense and the burden on stormwater assets is greater, making levels of service difficult to achieve.
Regulatory Control	NSW planning reforms are likely to be a regulatory driver for protecting water quality and stability within urban waterways. This will require a refinement of Councils current regulatory controls and may require the upgrade of both public and private infrastructure.

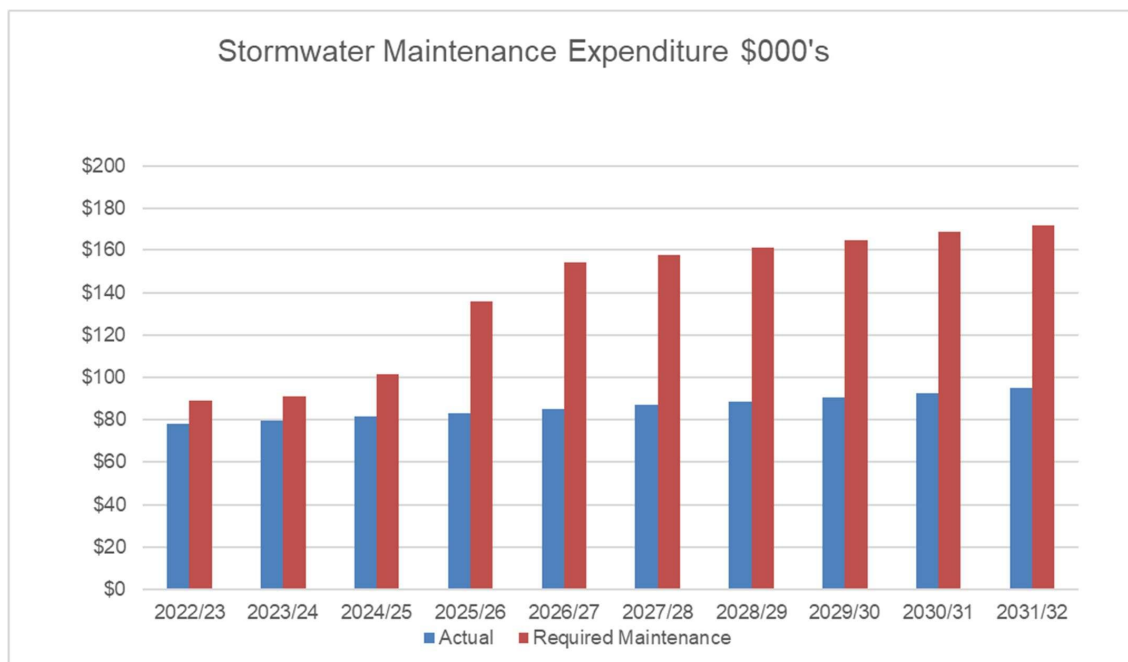
C1.7 Lifecycle - Maintenance Strategy

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition, including regular ongoing day-to-day work necessary to keep assets functioning but excluding rehabilitation or renewal. It is operating expenditure required to ensure that the asset reaches its expected useful life. Typically, this can be categorised as:

- Operations - regular activities to provide services such as public health, safety and amenity.
- Reactive Maintenance - work on breakdowns, failures and or damaged assets that are not operating or are about to fail on an ad hoc basis.
- Planned Proactive and Cyclical Maintenance – works identified through scheduled maintenance/asset inspections whereby assets are not operating as designed or to 100% capacity.

Council currently has no documented maintenance strategy for stormwater assets, with maintenance work currently being reactive on a need’s basis. There is however a regular regime of clearing GPT’s and clearing earth drainage canals of debris.

Figure 3 OPEX Stormwater Expenditure

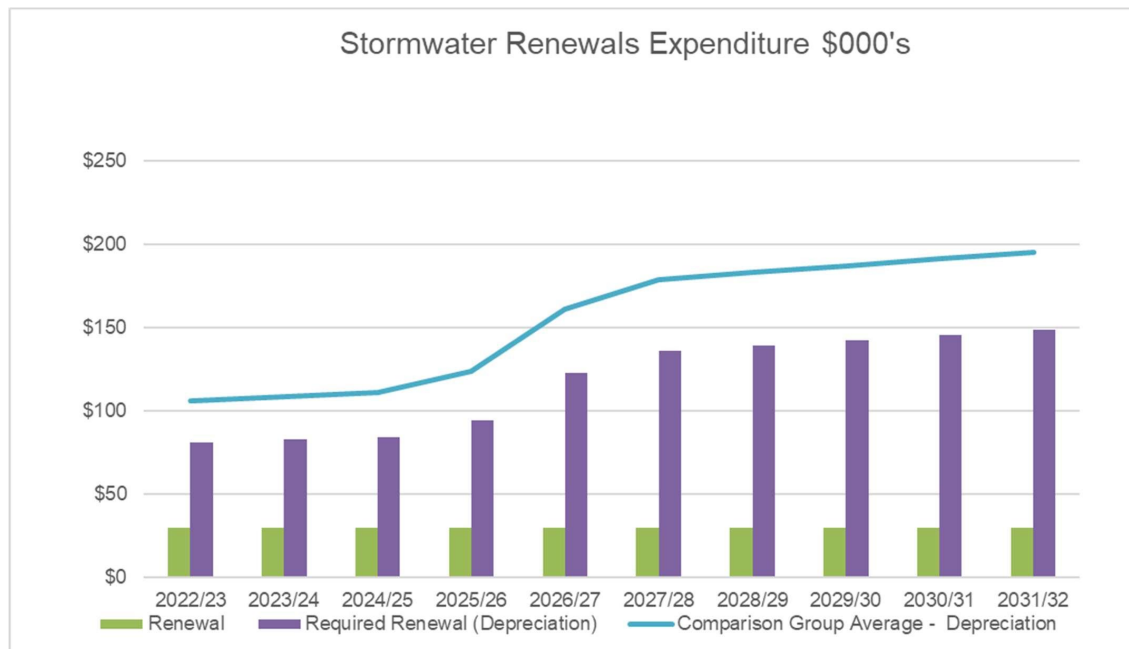


Reviewing OPEX expenditure against required spend, while Council is close to meeting its maintenance obligations in the short term, no additional funding has been allowed for in the medium term after significant new infrastructure is constructed with the parallel stormwater system in Narrandera town.

C1.8 Lifecycle - Renewal/Replacement Strategy

Council's stormwater renewal program is currently driven by an age-based condition assessment approach. However, there is currently low confidence in the quality of Council's condition and further work is required for decision grade data.

Figure 4 Stormwater CAPEX Expenditure



Council compared its budgeted/actual CAPEX expenditure for its Stormwater portfolio against its annual depreciation requirements. This showed that Council currently has a deficit of funds to meet the required level of funding and it is anticipated that the condition of assets will degrade. Council also compared its depreciation against similarly categorised councils by the OLG which showed that Council depreciates its assets at a rate lower than that of the comparison group.

C1.9 Expenditure Projections

Table 8 Stormwater Expenditure Projections

Budget Gap by Asset Group (\$,000s)			2022/23 (Budget)	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Stormwater	Actual											
		Renewal	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30
		New and Expanded Assets	\$0	\$0	\$1,100	\$4,100	\$2,000	\$0	\$0	\$0	\$0	\$0
		Maintenance and Operations	\$78	\$80	\$81	\$83	\$85	\$87	\$89	\$91	\$93	\$95
		Total Expenditure	\$108	\$110	\$1,211	\$4,213	\$2,115	\$117	\$119	\$121	\$123	\$125
	Required											
		Required Renewal (Depreciation)	\$81	\$83	\$84	\$94	\$123	\$136	\$139	\$142	\$145	\$149
		New and Expanded Assets	\$0	\$0	\$1,100	\$4,100	\$2,000	\$0	\$0	\$0	\$0	\$0
		Required O&M	\$89	\$91	\$102	\$136	\$154	\$158	\$161	\$165	\$168	\$172
		Total	\$170	\$173	\$1,286	\$4,330	\$2,277	\$294	\$300	\$307	\$314	\$321
		Maintenance Overall (GAP)	-\$11	-\$11	-\$20	-\$53	-\$69	-\$71	-\$73	-\$74	-\$76	-\$77
		Renewals Overall (GAP)	-\$51	-\$53	-\$54	-\$64	-\$93	-\$106	-\$109	-\$112	-\$115	-\$119
		Overall (GAP)	-\$62	-\$64	-\$75	-\$117	-\$162	-\$177	-\$182	-\$186	-\$191	-\$196
		Comparison Group – Depreciation	\$106	\$108	\$111	\$123	\$161	\$179	\$183	\$187	\$191	\$195
		Comparison Total (Inc. New and Expanded)	\$195	\$199	\$1,312	\$4,359	\$2,315	\$337	\$344	\$352	\$359	\$367
		Comparison Overall (GAP)	-\$87	-\$90	-\$101	-\$146	-\$200	-\$220	-\$225	-\$231	-\$237	-\$242

Figure 5 Stormwater Sustainability Ratios

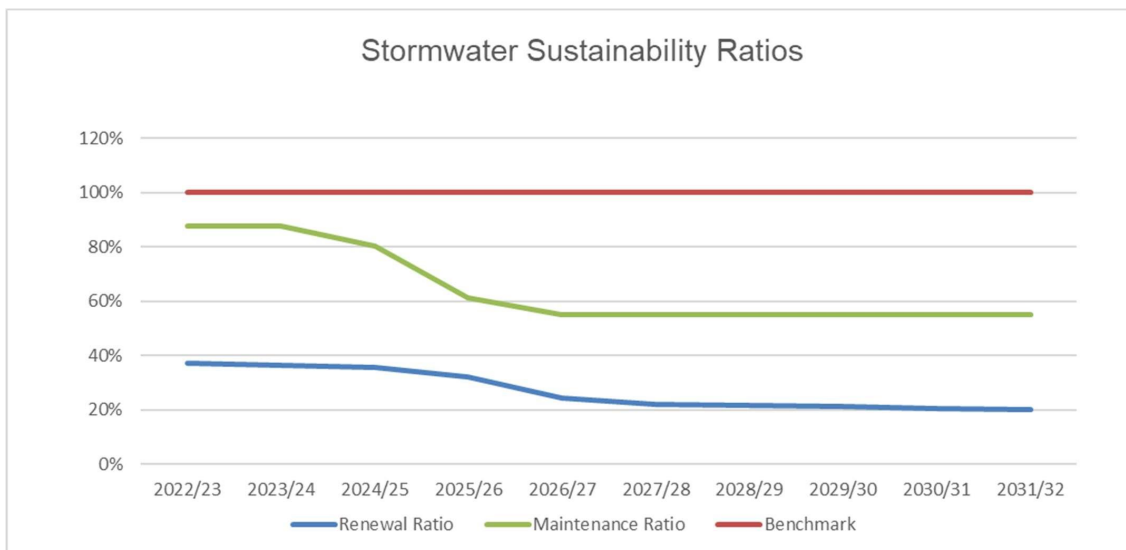
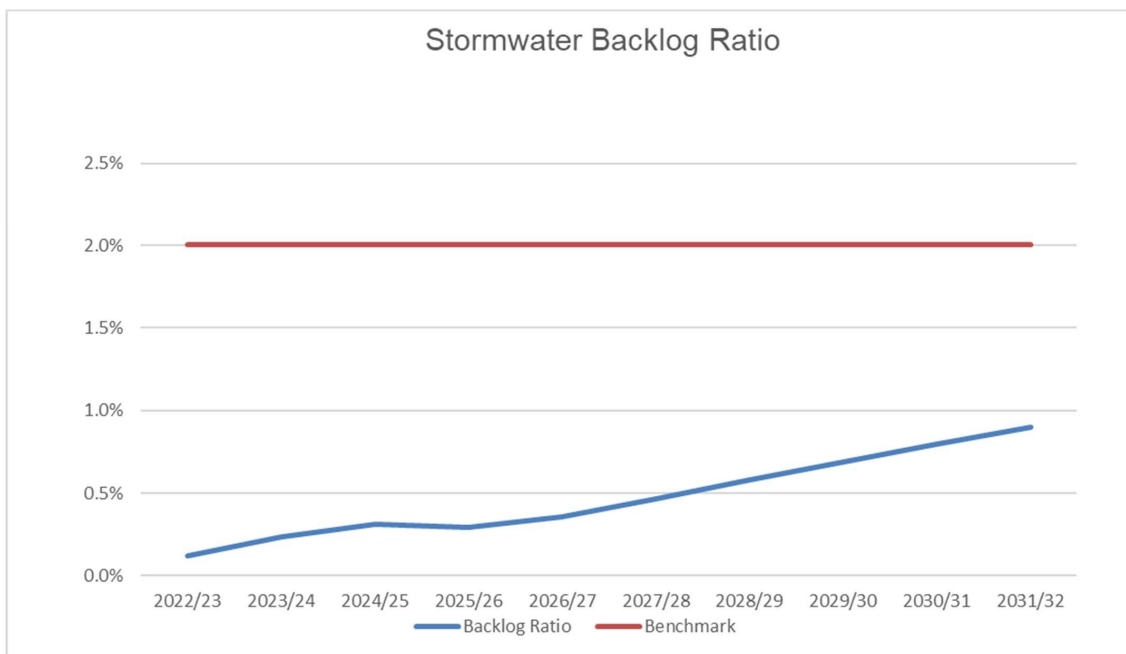


Figure 6 Stormwater Backlog Ratio



C1.10 Critical Assets

Critical assets are those assets that are likely to result in a more significant financial, environmental and social cost in terms of impact on organisational objectives. By identifying critical assets and critical failure modes, organisations can target and refine investigative activities, maintenance plans and capital expenditure plans in critical areas. Council is currently in the process of assessing and documenting the criticality of its Stormwater portfolio.

The following attributes are currently being considered as part of this analysis:

Table 9 Critical Assets

Criteria	High	Medium	Low
Asset Size/Diameter	>1200mm	1200 - 600mm	<600mm
Proximity to Stormwater Corridor	State	Regional	Local
Proximity to Facilities and Critical Utilities	Critical Assets, Emergency and Medical		
Environmental Sensitive	Assets known to provide Native Species Habitat		
Flood Zone	Yes		

Council is currently identifying its critical assets.

C1.11 Risk Management

Council utilises a corporate risk framework which aligns with ISO 31000:2018. The framework has been adopted for Council’s Stormwater assets and highlights the strategic risks which impact Council’s asset portfolio.

Table 10 Strategic Risk Management

Issue	Impact	Risk ranking	Treatment	Residual risk ranking
Severe climatic conditions from global warming causing increased long periods of rain.	Increased deterioration of open drain and levee surface leading to more frequent renewal costs. Increased open drain and pipeline blockages leading to increased routine maintenance costs. Pooling of water on roads leads to potential driver safety.	Extreme	Assess potential deterioration impacts and increase funding if necessary for blockage maintenance and open drain and levee renewal work.	Low
There is very limited amount of data on the asset condition and performance.	Limited inspection of drains is carried out leading to inability to accurately forecast asset related issues and prioritise planning.	High	Identify asset related risks, their treatment requirements and prioritise maintenance funding.	Low
Provision of insufficient maintenance funding.	Sedimentation and buildup of material reduces capacity of stormwater network and increase risk of localised flooding.	High	Identify key locations in low spots and flooding occurs and develop inspection program to maintain pipes and pits are clear of obstructions.	Low

C1.12 Confidence Levels

The confidence in the asset data used as a basis for the financial forecasts has been assessed using the following grading system, as outlined in the following below.

Table 11: Asset data confidence scale

Confidence grade	General meaning
Highly reliable	Data based on sound records, procedure, investigations and analysis that is properly documented and recognised as the best method of assessment.
Reliable	Data based on sound records, procedures, investigations and analysis which is properly documented but has minor shortcomings; for example, the data is old, some documentation is missing, and reliance is placed on unconfirmed reports or some extrapolation.
Acceptable	Data based on sound records, procedures, investigations and analysis with some shortcomings and inconsistencies.
Uncertain	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported or extrapolation from a limited sample.
Very uncertain	Data based on unconfirmed verbal reports and/or cursory inspection and analysis.

Summary of confidence in asset data for all asset classes is detailed in the table below.

Table 12: Asset data confidence rating

Asset class	Inventory	Condition	Age	Overall
Stormwater	Acceptable	Uncertain	Uncertain	Uncertain

The overall confidence level of the plan is considered to be '**Uncertain**'.

C1.13 Improvement Plan

There is a body of work required to ensure Council’s stormwater asset data is of decision grade quality. While the current portfolio size is relative, this is expected to significantly increase with the town centre stormwater upgrade project. It is crucial that Council establishes a strategic approach to managing these assets and future iterations of this asset management plan will focus on a more strategic approach to managing the portfolio. The improvement plan below sets out the pathway for Council to achieve this.

Table 13 Improvement Plan

Action	Priority	Responsible	Timing
Asset knowledge and data			
Council to develop and document guidelines and adopt a consistent approach for condition and defect assessment.	M	Assets	30/06/24
Council to undertake CCTV sampling of existing stormwater network to validate current age and condition profile	M	Assets	31/12/23
Asset knowledge processes			
Council to review required maintenance and depreciation requirements for its Stormwater portfolio	M	Assets Finance	30/06/24
Strategic asset planning processes			
Council to review long-term (ten-year) lifecycle costing requirements including CAPEX and OPEX	H	Assets Finance	30/06/24
Council to develop comprehensive maintenance and renewal strategy for the management of its assets.	H	Assets	30/06/24
Council to review current service levels and SLAs and develop outcome-based service levels which align with IP&R Framework.	H	Assets Operations	30/06/24
Council to engage community on developed service levels.	H	Assets	30/06/25
Council to undertake risk and criticality assessment of its asset portfolios.	H	Assets Operations	30/06/24
Operations and maintenance work practices			
Council is to implement a maintenance management system that records maintenance activity outputs against defined assets.	H	Assets Operations Systems	30/06/24
Following criticality assessment, Council to develop management strategies for critical infrastructure.	H	Assets Operations	30/06/25
Information systems			
Organisational context			
Council to undertake an in-depth workforce review of asset management roles and responsibilities and ensuring that all functions of asset management are covered and are being carried out.	H	Executive	30/06/23

C1.14 Capital Works Program

To be provided by Council

Appendix D - Water and Sewer Asset Management Plan

This asset management plan covers the portfolio of water and sewerage infrastructure that deliver a wide range of services to the Narrandera Shire Council community.

Council's water and sewer infrastructure include its pumping, reticulation, treatment and storage infrastructure.

As the owner and operator of assets, Council has a responsibility for a number of functions including:

- maintenance
- renewal and refurbishment
- upgrades and improvements
- disposal of assets.

The planning of these functions is outlined in this asset management plan.

D1.1 Purpose of this Plan

The purpose of this asset management plan is to develop a strategic framework for the maintenance and renewal of water and sewer assets and to provide an agreed level of service in the most effective manner.

This plan includes the following scope of management:

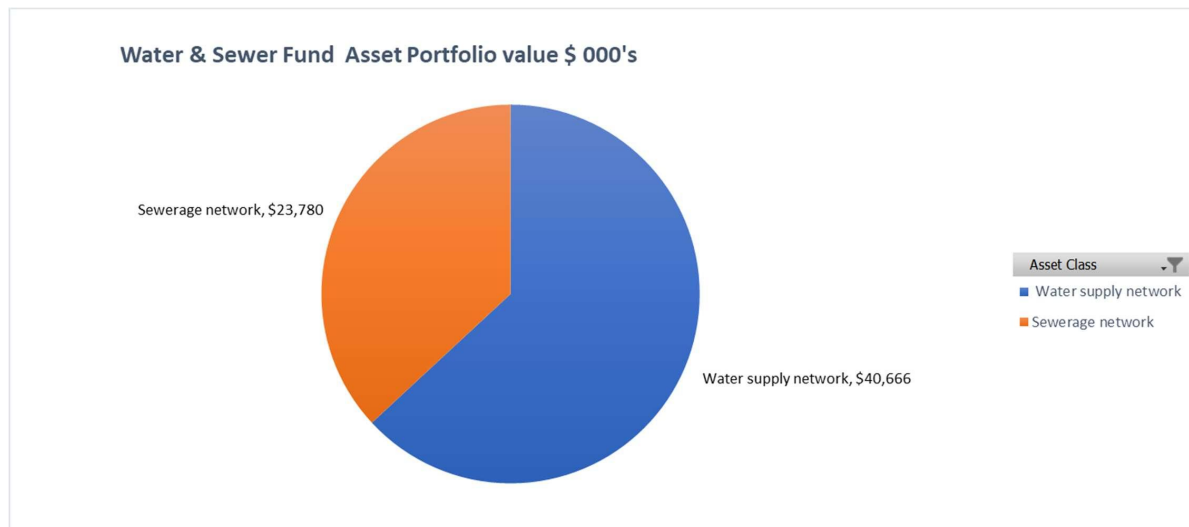
- asset inventory, values and condition
- asset-based levels of service
- demand and service management
- risk management
- development of the long-term financial plan (LTFF) for the maintenance and renewal of buildings assets.

D1.2 Asset Class Summary

Council has done significant work and is nearing completion of a draft of the integrated water cycle management plan and as such has projected out the community needs for its water and sewer infrastructure over a 30 – year horizon. As such Council's Water and Sewer assets are adequately funded over the 10 – year horizon of this iteration of the plan with an average annual surplus of \$1.07m which can be attributed to a \$0.79m average annual surplus in OPEX spend and \$0.28m average annual surplus in capital expenditure. Council should review the forward budgets to see if a higher proportion of this spend is capital in nature and whether funding can be optimised moving forward. Further it should be noted that Council currently has a sizable portion of its water infrastructure currently in poor condition, however the replacement of this has been programmed and incorporated into the AMP with a new treatment facility expected to come online in 2025/26.

D1.3 Portfolio Overview

Figure 1 Portfolio Overview



Infrastructure Ratios	Budget 2022/23	Estimated 2031/32	Funding gap \$000's	
Infrastructure Renewals ratio Benchmark 100%	89.41%	48.96%	Yr 1	(-\$87)
			5 Yr Average	\$543
			10 Yr Average	\$256
Infrastructure Backlog Ratio Benchmark 2%	12.41%	6.71%	Yr 1	(-\$4,124)
			5 Yr Average	(-\$3,803)
			10 Yr Average	(-\$3,492)
Infrastructure Maintenance Ratio Benchmark 100%	162.61%	129.22%	Yr 1	\$753
			5 Yr Average	\$690
			10 Yr Average	\$608
Total Infrastructure Funding Gap			Yr 1	(-\$3,458)
			5 Yr Average	(-\$2,570)
			10 Yr Average	(-\$2,628)

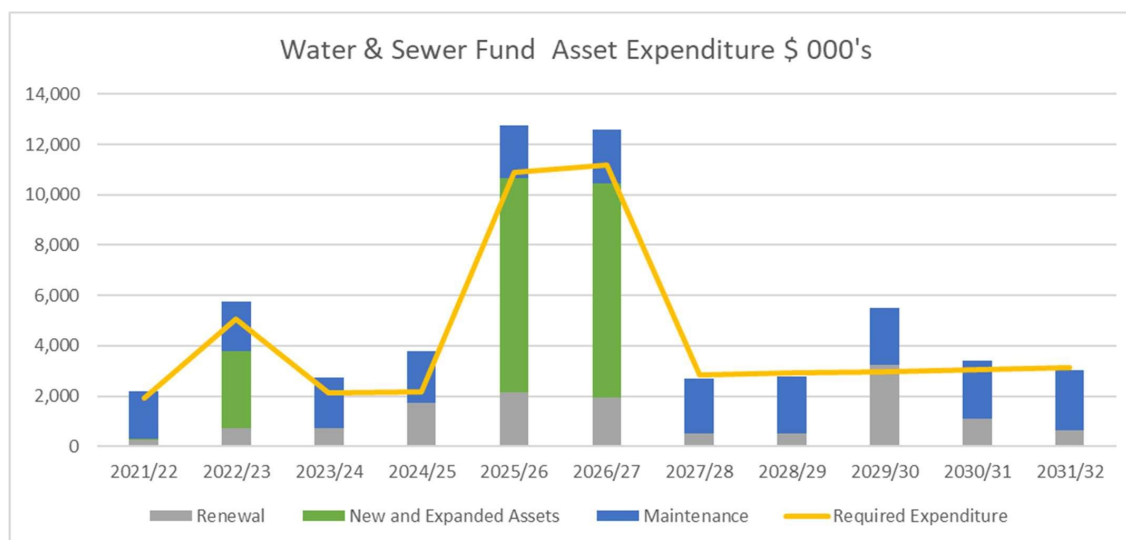
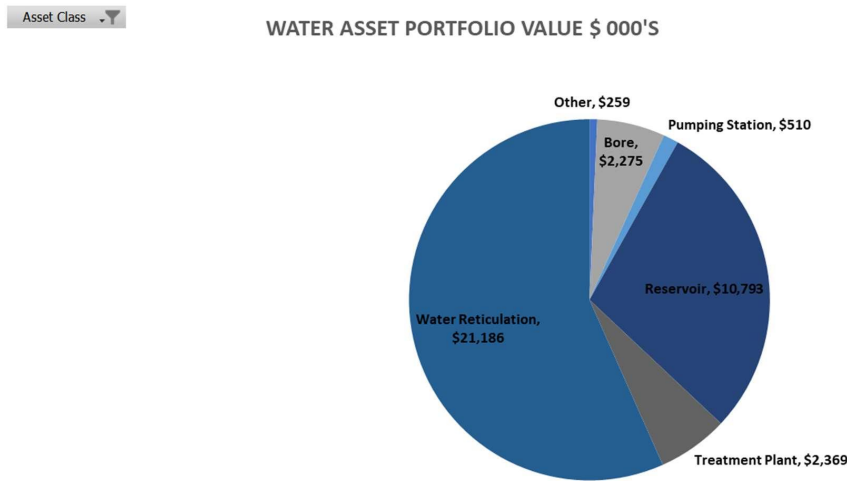


Figure 2 Water Portfolio Overview



Infrastructure Ratios	Budget 2022/23	Estimated 2031/32	Funding gap \$ 000's
Infrastructure renewals ratio Benchmark 100%	75.80%	46.46%	Yr 1 (-\$123) 5 Yr Average \$38 10 Yr Average \$85
Infrastructure Backlog Ratio Benchmark 2%	18.23%	8.64%	Yr 1 (-\$3,348) 5 Yr Average (-\$3,214) 10 Yr Average (-\$3,009)
Infrastructure Maintenance Ratio Benchmark 100%	177.05%	128.38%	Yr 1 \$495 5 Yr Average \$438 10 Yr Average \$365
Total Funding Gap			Yr 1 (-\$2,975) 5 Yr Average (-\$2,737) 10 Yr Average (-\$2,559)

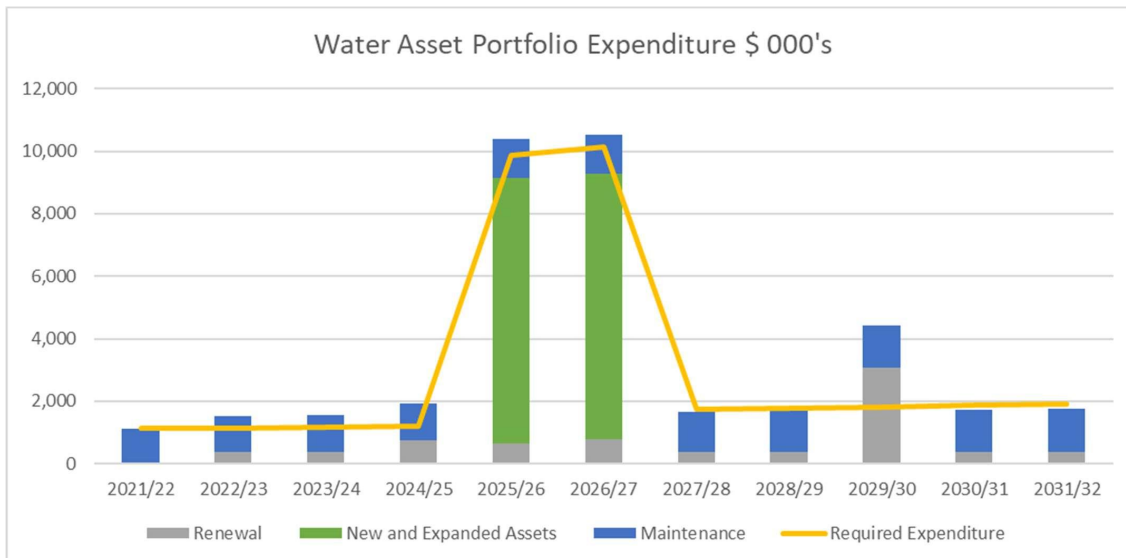
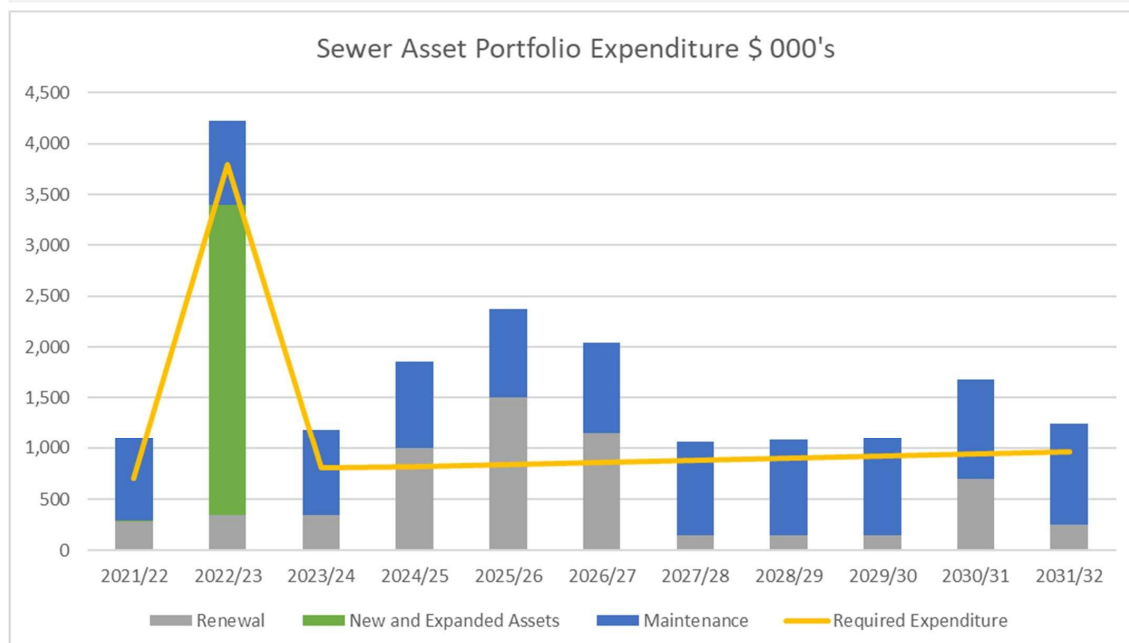
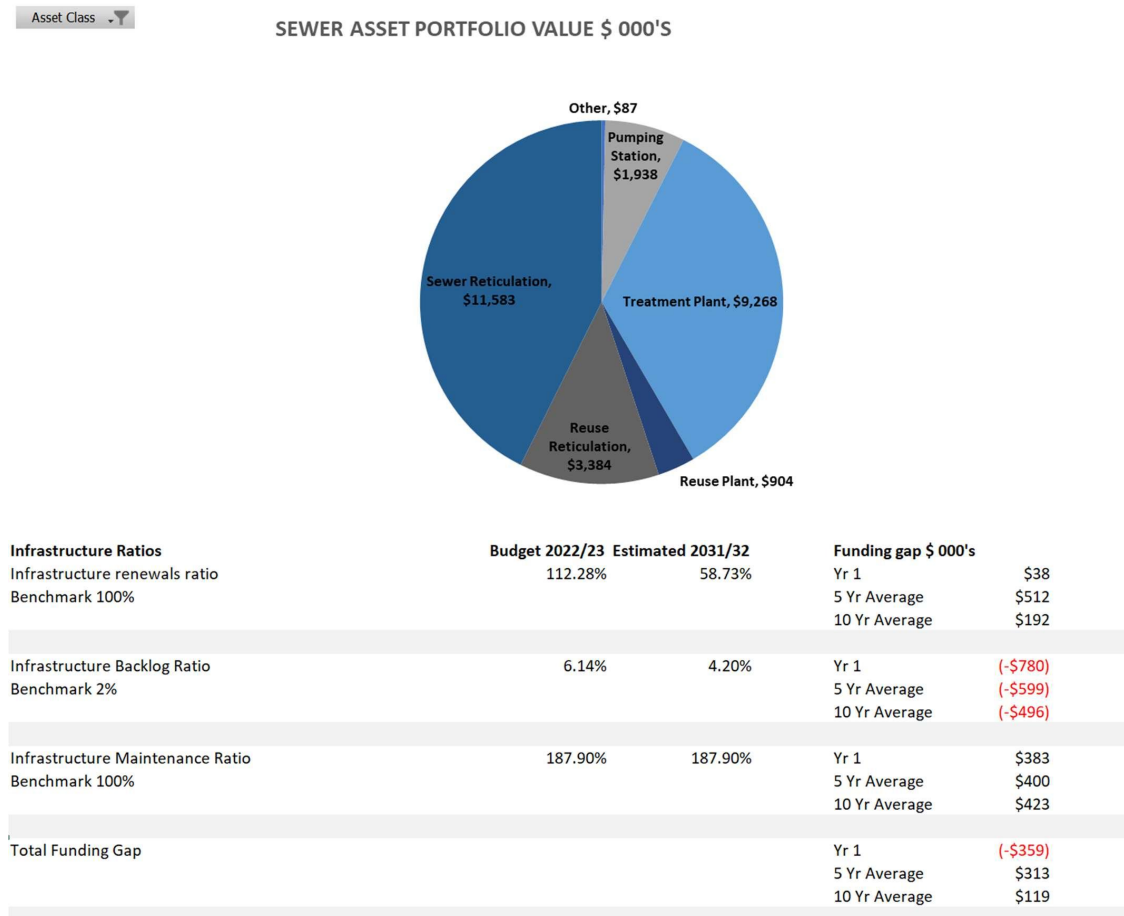


Figure 3 Sewer Portfolio Overview



D1.4 Asset Inventory, Values and Condition

The assets covered by this asset management plan are shown below:

Table 1 Water Asset Inventory

Asset	Unit	Units
Reticulation Mains	Km	80.2
Trunk Mains	Km	6
Water Treatment Plants	No.	1
Bores	No.	2
Water Pumping Stations	No.	2
Reservoirs	No.	3

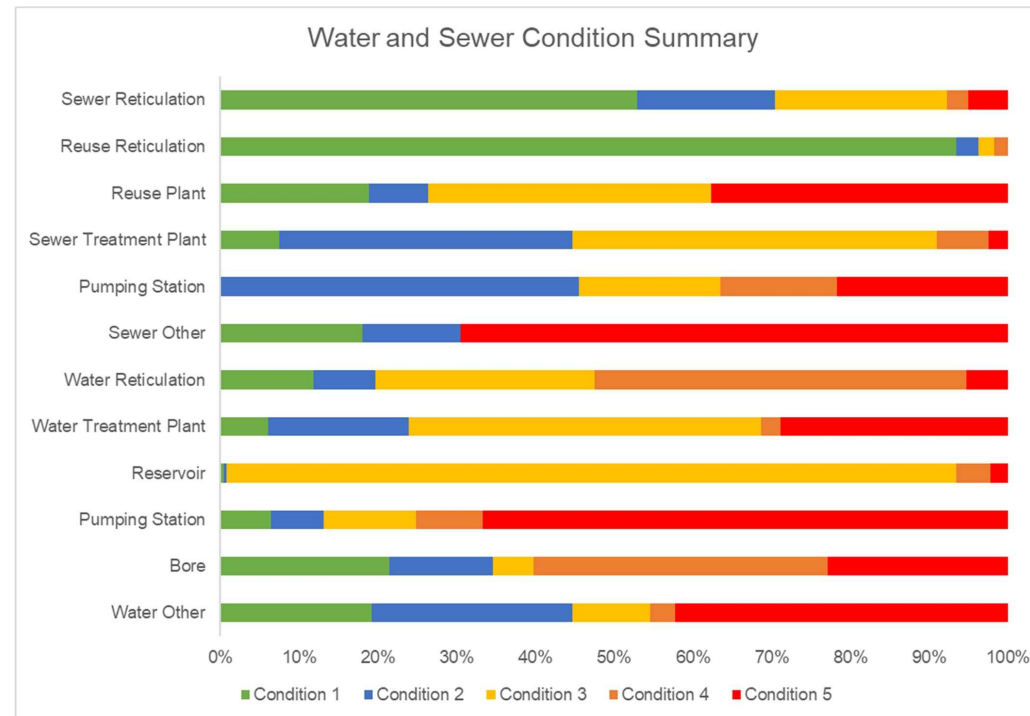
Table 2 Sewer Asset Inventory

Asset	Unit	Units
Gravity Mains	Km	83.4
Rising Mains	Km	4
Manholes	No.	631
Reuse Reticulation Main	Km	1.4
Reuse Trunk Main	Km	6
Sewer Treatment Plant (incl. Reuse Facility)	No.	1
Sewer Pumping Stations	No.	5

Table 3 Portfolio Valuation

Asset	Gross Replacement Cost \$ 000's	Written Down Value \$ 000's	Annual Depreciation \$ 000's	Condition 1	Condition 2	Condition 3	Condition 4	Condition 5
Water Supply	\$40,666	\$20,235	-\$497	9%	7%	46%	31%	8%
Sewerage	\$23,780	\$15,565	-\$305	37%	24%	28%	5%	6%

Figure 4 Water Condition Summary



D1.5 Roles and Responsibilities

Council has adopted the following roles and responsibilities matrix for its water and sewer assets.

Table 4 Roles and Responsibilities Summary

Role	Responsibilities	Functions
Asset Owner	This position takes ownership responsibility for the management of assets and is usually responsible for policy and overall asset strategy	<ul style="list-style-type: none"> Establish long term policy and strategy Establish existing demand for assets Establish future demand for assets (type and standard) Establish long term community expectation Implement policy and strategy for existing assets Establish community asset service level Ensure integration of asset management into Council's community, delivery and operational plans & resourcing Strategy Maintain and develop asset systems and reporting Ensure asset accounting is accurate and maintained, and asset valuation, Develop capital works prioritisation Develop capital works program Liaison with the organisation as a whole on asset matters.
Asset Custodian	This position is the technical expert and has responsibility for collecting and maintaining asset data, determining works programs and maintenance strategies etc.	<ul style="list-style-type: none"> Develop and oversee capital works and maintenance program Handover and documentation Control budgets Develop asset plans Asset condition rating Risk management Data custodian – Hierarchy, level of detail Recommendation of asset disposal and renewal 4yr program.
Asset Delivery – Maintenance and Operations Asset Delivery - CAPEX	Responsible for the day-to-day maintenance, operations and services delivered by assets as well as the delivery of capital works	<ul style="list-style-type: none"> Controls asset use, in line with policy Deliver programmed and reactive maintenance, internal/external Deliver and / or manage capital works Manage all operations and service delivery functions Manage service user expectations Deliver adopted levels of service.

Table 5 Roles and Responsibilities Matrix

Asset Class	Asset Category	Asset Owner (Ownership and Strategy)	Asset Custodian (Plan and Manage)	Asset Delivery (Delivery and Ops) - CAPEX	Asset Delivery (Delivery and Ops) - Maintenance
Water supply network	Bore	DGMI	WSM	WSM	WSM
Water supply network	Other	DGMI	WSM	WSM	WSM
Water supply network	Pumping Station	DGMI	WSM	WSM	WSM
Water supply network	Reservoir	DGMI	WSM	WSM	WSM
Water supply network	Treatment Plant	DGMI	WSM	WSM	WSM
Water supply network	Water Reticulation	DGMI	WSM	WSM	WSM
Sewerage network	Reuse Plant	DGMI	WSM	WSM	WSM
Sewerage network	Reuse Reticulation	DGMI	WSM	WSM	WSM
Sewerage network	Other	DGMI	WSM	WSM	WSM
Sewerage network	Pumping Station	DGMI	WSM	WSM	WSM
Sewerage network	Treatment Plant	DGMI	WSM	WSM	WSM
Sewerage network	Sewer Reticulation	DGMI	WSM	WSM	WSM

D1.5 Asset Based Levels of Service

Council undertakes a Community Satisfaction Survey to inform the development of the Community Strategic Plan, with the latest survey having been completed in December 2021. A sample of residents was polled on how important they view each of Council’s services as well as how satisfied they are with the service delivery. The table below presents most recent community satisfaction survey reported for importance and satisfaction levels for the following services:

Table 6 Community Satisfaction Survey

Service/Facility	2021			2016		
	Importance	Satisfaction	Gap	Importance	Satisfaction	Gap
Protecting our natural flora and fauna	4.38	3.79	-0.59	N/A	N/A	
Water supply	4.75	2.45	-2.3	4.61	3.12	-1.49
Sewer services	4.42	3.58	-0.84	4.25	3.69	-0.56

Community satisfaction is used in informing the strategic plan and developing the Levels of Service.

Table 7 Water Levels of Service

Service level Outcome	Level of Service	Performance Measure process	Performance Target	Current Performance
Accessibility	Provision of a reliable water service where water supply services are available	Customer complaints	Provision of a reliable water service to properties where water supply services are available.	
	Water pressure	Customer complaints, testing and modelling	Provide between 15 and 90 metres head of static water pressure in reticulation system.	
Quality/condition	Provide safe drinking water.	Water Quality Sampling & Customer complaints	100% compliance with ADWG for health based parameters.	
			Compliance with DWMS.	
			90% compliance with ADWG aesthetic parameters.	
	Percent of assets in condition 4 or better	Condition assessment	95% of assets in satisfactory condition or better.	93% of water assets are in condition 4 or better
Reliability/ responsiveness	Percent compliance with Council's documented response time	CRMS data	90% of requests are completed within Council's customer charter.	
		Water main breaks per 100km inline with NSW Performance Benchmarking Report (A8 - Water main breaks # per 100 km of water main) (C15 – Average Duration of unplanned interruptions water in minutes)	< the state average for water number and duration of water service interruptions.	
	Interruptions to supply	Planned interruptions	Customers to receive 24 hrs written notice for planned service interruptions	
Community satisfaction and involvement	Customers are happy with the services provided	Community satisfaction survey	The net differential between importance and performance is positive.	
Affordability	The services are affordable and managed at lowest possible cost for required level of service	Review of service agreements and benchmark with other councils	Total operating costs per volume of water distributed is equal or less than the industry average.	Yes

Service level Outcome	Level of Service	Performance Measure process	Performance Target	Current Performance
Sustainability	Long-term plans are prepared	Lifecycle approach to managing assets	Achieve compliance with 2022 Department of Planning and Environment strategic planning assurance framework.	Partial compliance
	Assets meet financial sustainability ratios	Consumption ratio	Between 50% and 75%.	49.80%
		Renewal funding ratio	Between 90% and 110%.	0% though the following years renewal ratios are planned to be higher
		Backlog ratio (estimated cost to bring asset to a satisfactory condition / written down value of the assets)	OLG benchmark <2%.	18.50%

Table 8 Sewer Levels of Service

Service level Outcome	Level of Service	Performance Measure process	Performance Target	Current Performance
Reliability	Operation of reliable sewerage network	Network performance data and customer complaints.	Wastewater overflows per 100km of main less than NSW average.	
			Wastewater main breaks and chokes per 100km less than NSW average.	No
Quality/condition	Effective treatment and disposal of sewage	Regulatory reporting	100% compliance with Environmental Protection Licence concentration and load limits.	No
Responsiveness	Percent compliance with Council's documented response time	CRMS data	90% of requests are completed within Council's customer charter.	
Community satisfaction and involvement	Customers are satisfied with the services provided	Community satisfaction survey	The net differential between importance and performance is positive.	
Affordability	The services are affordable and managed at lowest possible cost for required level of service	Review of service agreements and benchmark with other	Total operating costs equal or less than the industry average benchmark.	

Service level Outcome	Level of Service	Performance Measure process	Performance Target	Current Performance
		councils		
Sustainability	Long term plans are prepared	Life cycle approach to managing assets	Achieve compliance with 2022 Department of Planning and Environment strategic planning assurance framework.	Partial compliance
	Assets meet financial sustainability ratios	Consumption ratio	Between 50% and 75%.	65.50%
	Assets meet financial sustainability ratios	Renewal funding ratio	Between 90% and 110%.	91.8% currently within target
	Assets meet financial sustainability ratios	Backlog ratio (estimated cost to bring asset to a satisfactory condition / written down value of the assets)	OLG benchmark <2%	7.50%

D1.6 Future Demand

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices include non-asset solutions, insuring against risks and managing failures.

Non-asset solutions focus on providing the required service without the need for the organisation to own the assets and management actions including reducing demand for the service, reducing the level of service (allowing some assets to deteriorate beyond current service levels) or educating customers to accept appropriate asset condition.

Opportunities identified to date for demand management are shown in the table below. Further opportunities will be developed in future revisions of this asset management plan.

Table 9 Demand Management

Demand factor	Impact on assets
Population	While there is a small decrease in population over the life of the plan, Council will need to monitor usage to ensure that demand is not exceeding the service capacity of its existing portfolio.
Increasing costs	Will be a requirement to continue to maximise service delivery within the funding limitations.
Environment and climate	May impact on the environmental sustainability of Council's water and sewer facilities as well as the availability of water.
Technology	May require improved environmental management of construction and the management of the portfolio into the future.

D1.7 Lifecycle - Maintenance Strategy

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition, including regular ongoing day-to-day work necessary to keep assets functioning but excluding rehabilitation or renewal. It is operating expenditure required to ensure that the asset reaches its expected useful life. Typically, this can be categorised as:

- Operations - regular activities to provide services such as public health, safety and amenity.
- Reactive Maintenance - work on breakdowns, failures and or damaged assets that are not operating or are about to fail on an ad hoc basis.
- Planned Proactive and Cyclical Maintenance – works identified through scheduled maintenance/asset inspections whereby assets are not operating as designed or to 100% capacity.

Council undertakes a range of planned and reactive activities in the maintenance of its water and sewer systems. Treatment facilities are fully monitored, and treatment is changed to suit meet EPA guidelines. Major components are maintained on a cyclical basis and pumping stations are routinely inspected based on usage. The reticulation network however is typically managed on a reactive basis.

Figure 5 OPEX Water Expenditure

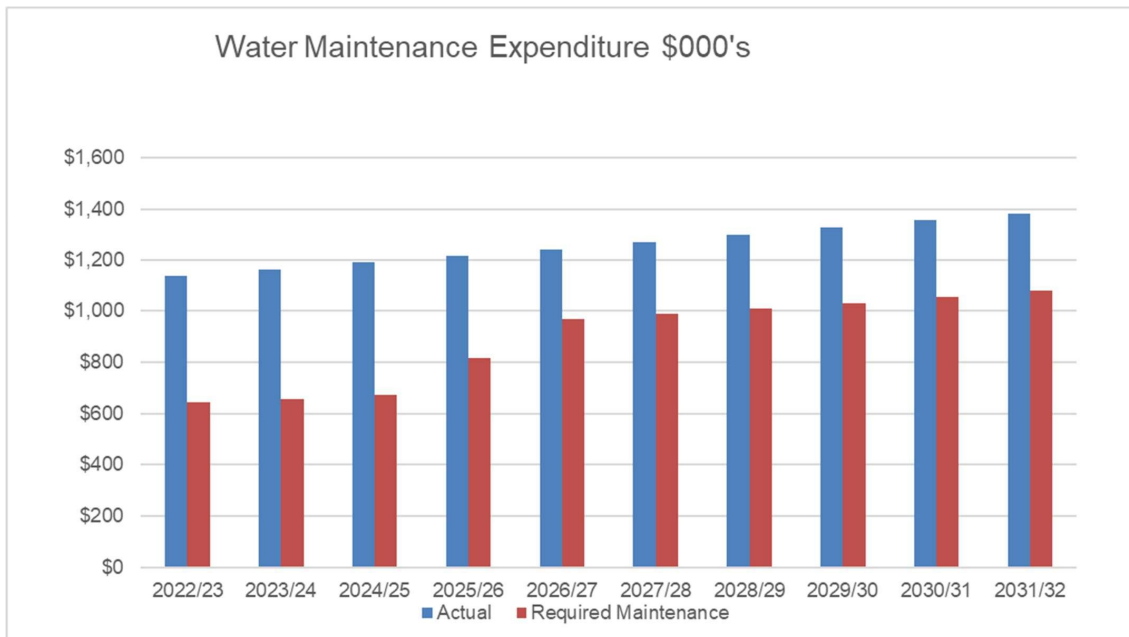
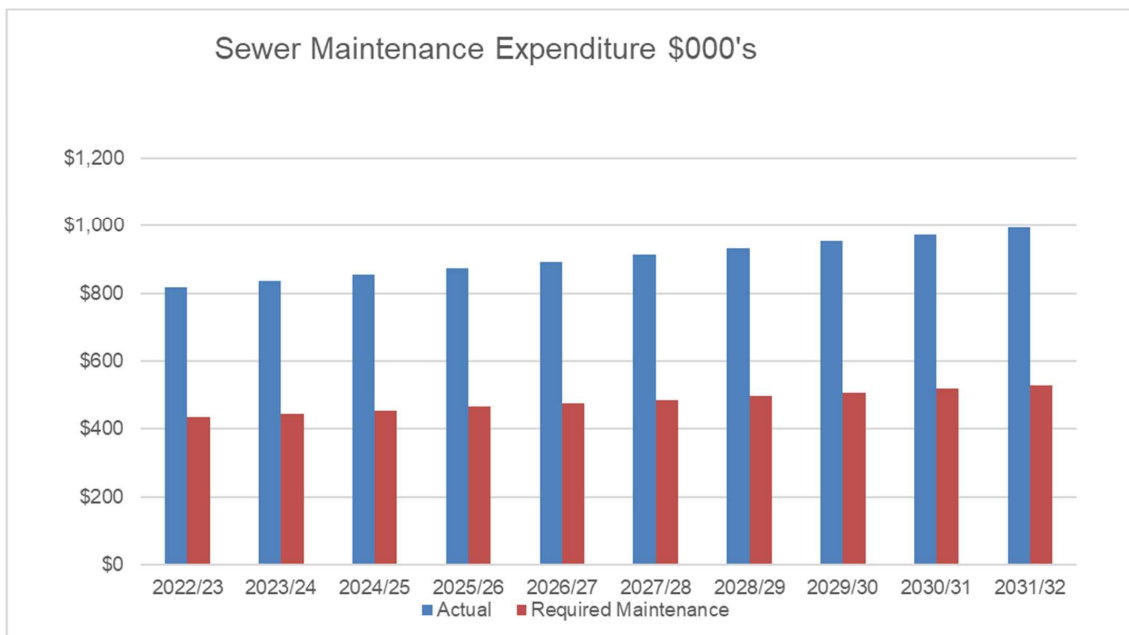


Table 10 OPEX Sewer Expenditure



Reviewing OPEX expenditure against required spend, there is a notable surplus in both water and sewer maintenance expenditure. Council should review whether any of this work is capital in nature and can be captured accordingly.

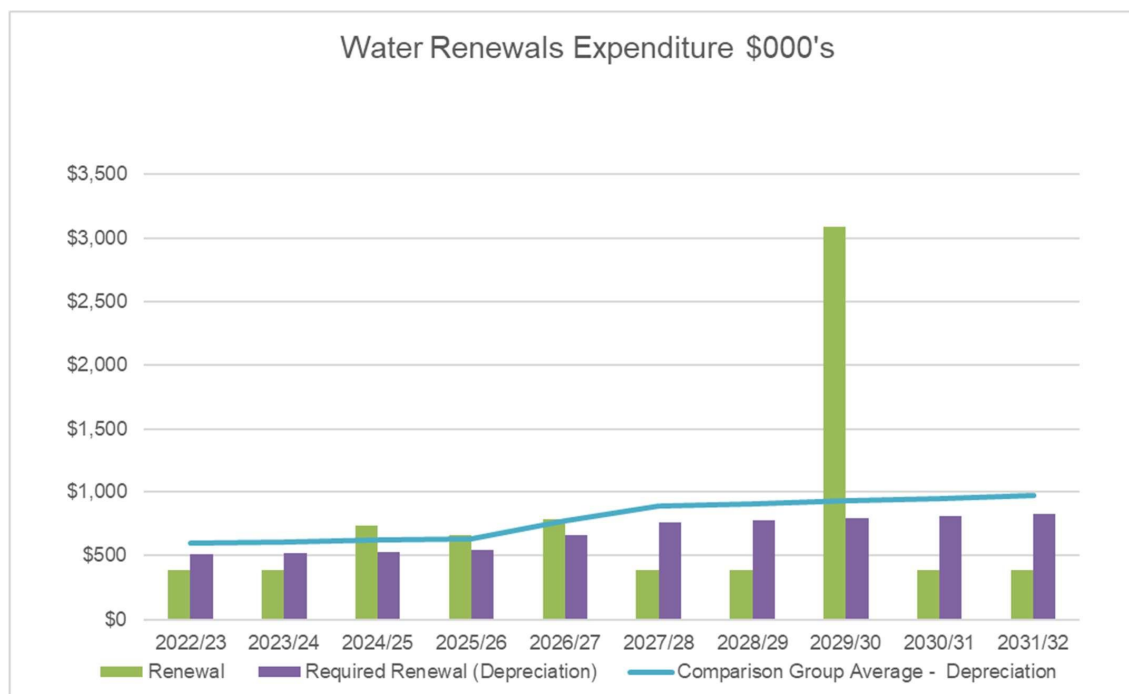
D1.8 Lifecycle - Renewal/Replacement Strategy

Council's capital works program is primarily driven by the risk profile of its assets network. The risk profile incorporates; criticality, age, condition, material as well as the amount of maintenance work/service requests undertaken for the asset. Capacity and functionality also play a key role in renewal and upgrade decisions Councils documented renewal criteria is as follows:

Table 11 Renewal Criteria

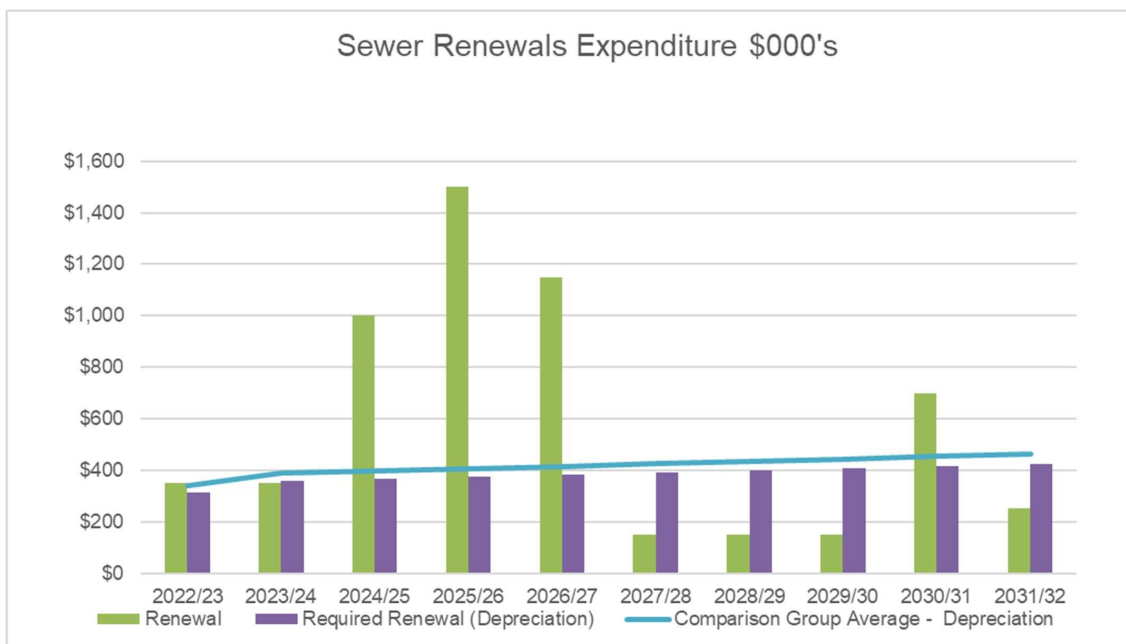
Criteria	Weighting
Structural Integrity	30%
Function	30%
Safety	30%
Service	10%
Total	100%

Figure 6 Water CAPEX Expenditure



Council compared its budgeted/actual CAPEX expenditure for its water portfolio against its annual depreciation requirements. This showed that Council currently had adequately budgeted to meet the required level of funding and it is anticipated that the condition of portfolio will improve. Further, Council also compared its depreciation against similarly categorised councils by the OLG which showed that Council depreciates its assets at a rate lower than that of the comparison group.

Figure 7 Sewer CAPEX Expenditure



Similarly, Council compared its budgeted/actual CAPEX expenditure for its sewer portfolio against its annual depreciation requirements. This showed that again, Council currently had sufficient funds to meet the required level of funding and it is anticipated that the condition of these assets will improve. Further, Council also compared its depreciation against similarly categorised councils by the OLG which showed that Council depreciates its assets in line with the comparison group.

D1.9 Expenditure Projections

Table 12 Water Expenditure Projections

Budget Gap by Asset Group (\$,000s)			2022/23 (Budget)	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Water	Actual											
		Renewal	385	385	735	660	785	385	385	3,085	385	385
		New and Expanded Assets	0	0	0	8,500	8,500	0	0	0	0	0
		Maintenance and Operations	1,137	1,163	1,188	1,214	1,241	1,268	1,296	1,325	1,354	1,384
		Total Expenditure	1,522	1,548	1,923	10,374	10,526	1,653	1,681	4,410	1,739	1,769
	Required											
		Required Renewal (Depreciation)	508	519	531	542	658	760	776	793	811	829
		New and Expanded Assets	0	0	0	8,500	8,500	0	0	0	0	0
		Required O&M	642	657	671	817	967	988	1,010	1,032	1,055	1,078
		Total	1,150	1,176	1,202	9,859	10,125	1,748	1,786	1,825	1,865	1,906
		Maintenance Overall (GAP)	495	506	517	397	274	280	287	293	299	306
		Renewals Overall (GAP)	-123	-134	204	118	127	-375	-391	2,292	-426	-444
		Overall (GAP)	372	372	721	515	401	-94	-105	2,584	-127	-138
		Comparison Group – Depreciation	594	607	621	634	770	889	908	928	949	970
		Comparison Total (Inc. New and Expanded)	1,237	1,264	1,292	9,952	10,237	1,877	1,918	1,960	2,003	2,047
		Comparison Overall (GAP)	286	283	631	423	289	-224	-237	2,449	-265	-279

Table 13 Sewer Expenditure Projection

Budget Gap by Asset Group (\$,000s)		2022/23 (Budget)	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Sewer	Actual										
	Renewal	350	350	1,000	1,500	1,150	150	150	150	700	250
	New and Expanded Assets	3,050	0	0	0	0	0	0	0	0	0
	Maintenance and Operations	819	837	855	874	893	913	933	953	974	996
	Total Expenditure	4,219	1,187	1,855	2,374	2,043	1,063	1,083	1,103	1,674	1,246
	Required										
	Required Renewal (Depreciation)	312	358	366	374	382	390	399	408	417	426
	New and Expanded Assets	3,050	0	0	0	0	0	0	0	0	0
	Required O&M	436	445	455	465	475	486	496	507	519	530
	Total	3,797	803	821	839	857	876	895	915	935	956
	Maintenance Overall (GAP)	383	391	400	409	418	427	436	446	456	466
	Renewals Overall (GAP)	38	-8	634	1,126	768	-240	-249	-258	283	-176
	Overall (GAP)	421	384	1,034	1,535	1,186	187	188	188	739	290
	Comparison Group – Depreciation	339	389	397	406	415	424	433	443	453	463
	Comparison Total (Inc. New and Expanded)	3,824	834	852	871	890	910	930	950	971	993
	Comparison Overall (GAP)	394	353	1,003	1,503	1,153	153	153	153	703	253

Table 14 Combined Expenditure Projection

Budget Gap by Asset Group (\$,000s)		2022/23 (Budget)	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Combined	Actual										
	Renewal	735	735	1,735	2,160	1,935	535	535	3235	1085	635
	New and Expanded Assets	3,050	0	0	8500	8500	0	0	0	0	0
	Maintenance and Operations	1956	2000	2043	2088	2134	2181	2229	2278	2328	2380
	Total Expenditure	5,741	2,735	3,778	12,748	12,569	2,716	2,764	5,513	3,413	3,015
	Required										
	Required Renewal (Depreciation)	820	877	897	916	1040	1150	1175	1201	1228	1255
	New and Expanded Assets	3,050	0	0	8500	8500	0	0	0	0	0
	Required O&M	1078	1102	1126	1282	1442	1474	1506	1539	1574	1608
	Total	4,947	1979	2023	10698	10982	2624	2681	2740	2800	2862
	Maintenance Overall (GAP)	878	897	917	806	692	707	723	739	755	772
	Renewals Overall (GAP)	-85	-142	838	1,244	895	-615	-640	2034	-143	-620
	Overall (GAP)	793	756	1,755	2,050	1,587	93	83	2772	612	152
	Comparison Group – Depreciation	933	996	1018	1040	1185	1313	1341	1371	1402	1433
	Comparison Total (Inc. New and Expanded)	5,061	2,098	2,144	10,823	11,127	2,787	2,848	2,910	2,974	3,040
	Comparison Overall (GAP)	680	636	1,634	1,926	1,442	-71	-84	2,602	438	-26

Figure 8 Water Sustainability Ratios

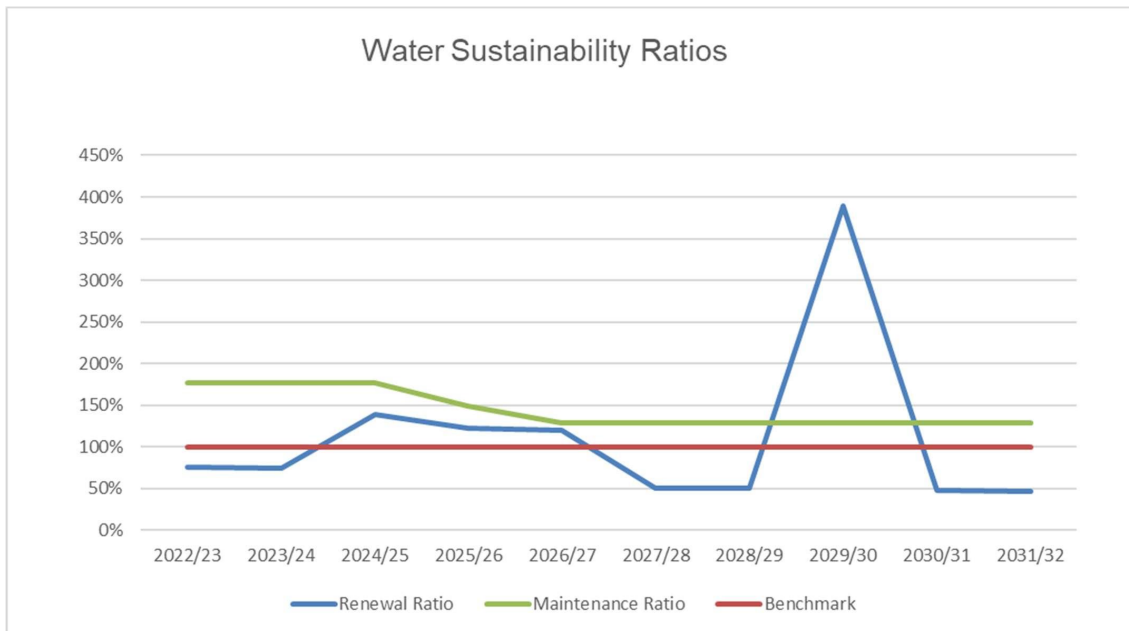


Figure 9 Water Backlog Ratio

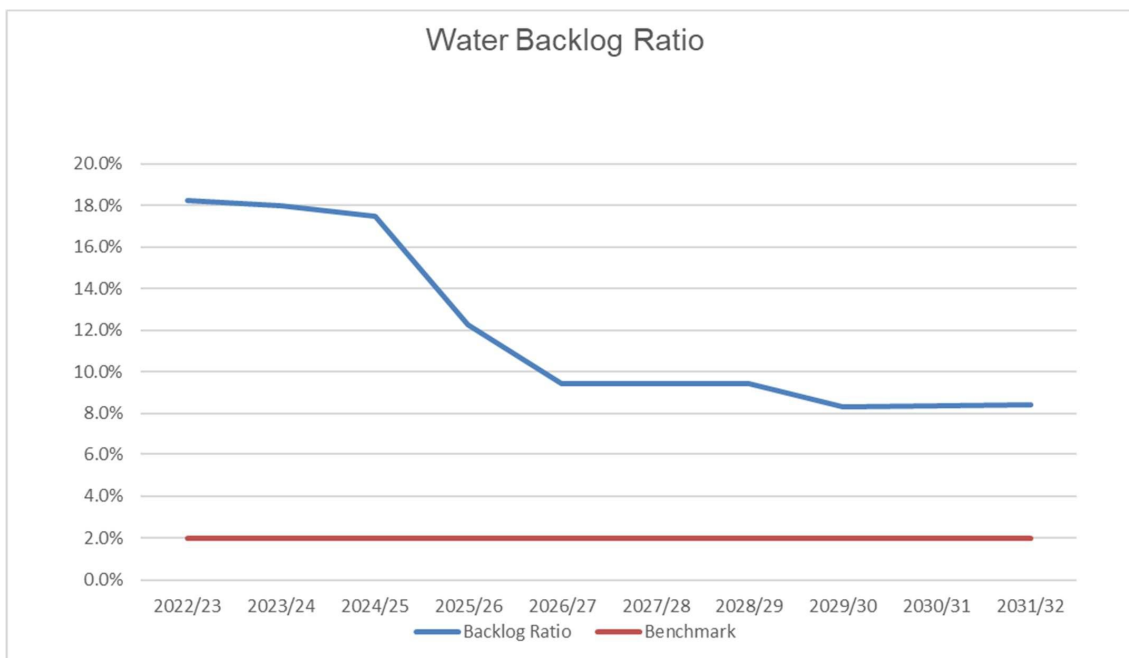


Figure 10 Sewer Sustainability Ratios

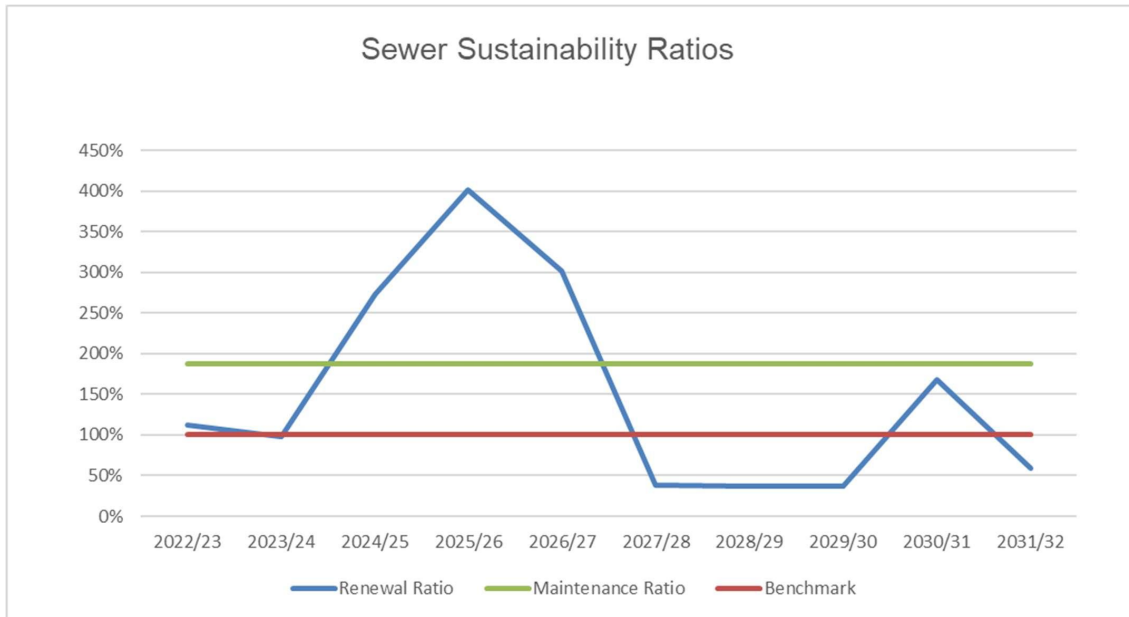
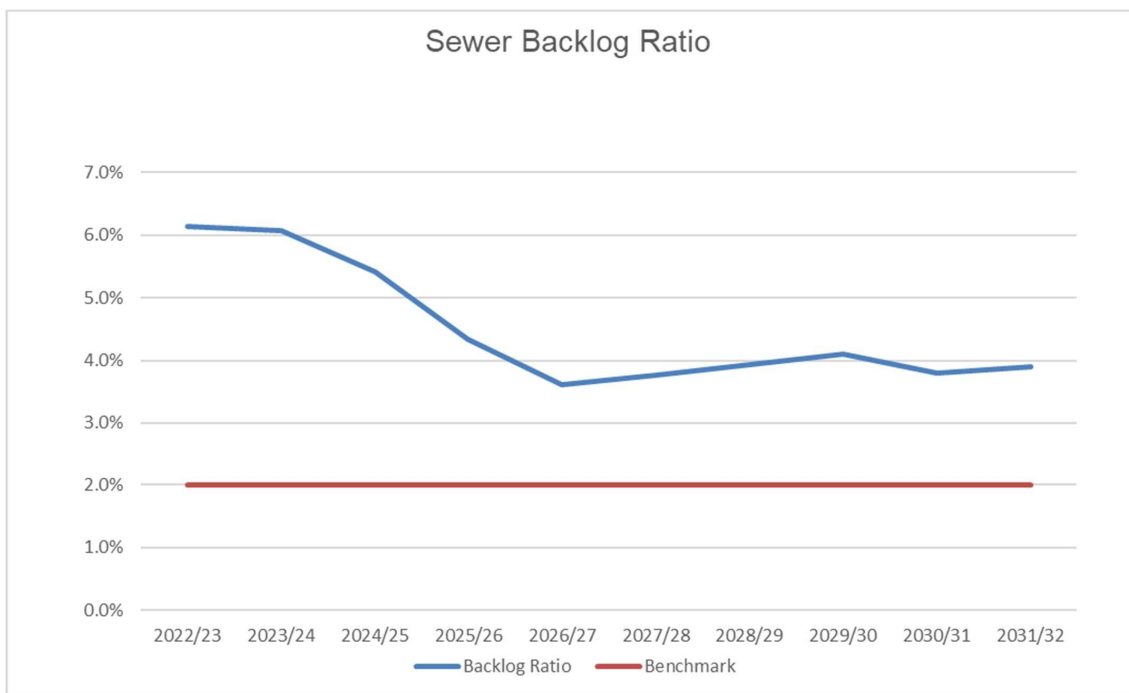


Figure 11 Sewer Backlog Ratio



D1.10 Critical Assets

Critical assets are those assets that are likely to result in a more significant financial, environmental and social cost in terms of impact on organisational objectives. By identifying critical assets and critical failure modes, organisations can target and refine investigative activities, maintenance plans and capital expenditure plans at critical areas. Council is currently in the process of assessing and documenting the criticality of its building portfolio.

The following attributes are currently being considered as part of this analysis:

Table 15 Water Critical Assets

Criteria	High	Medium	Low
Reticulation			
Function	Supply	Trunk	Residential Reticulation
Material	AS/CI	CLS / PVC	HDPE
Flood zone	Yes		
Water Way	Line runs parallel to waterway	Line runs perpendicular to waterway	
Size	> 150mm Diameter	50 - 150mm Diameter	< 50mm Diameter
Pressure Pump			
Backup pump and power	No	Yes	Yes
Catchment	Large	Medium	Small
Storage Capacity			
Storage Capacity	Small	Medium	Large
Catchment	Large	Medium	Small
Treatment	Yes		

Table 16 Sewer Critical Assets

Criteria	High	Medium	Low
Reticulation			
Rising main	Yes		
Carrier	Yes		
Material	VC/AS	Concrete / PVC	
Flood zone			Yes
Water Way	Line runs parallel to waterway	Line runs perpendicular to waterway	
Size	> 300mm Diameter	200 - 300mm Diameter	150mm diameter
Pump Stations			
Storage Capacity	Small	Medium	Large
Backup pump and power	No	Accessible	Yes
Catchment	Large	Medium	Small
Flood zone	Yes		
Treatment	Yes		

Identified critical assets include Council's treatment infrastructure, its rising mains and supply trunks as well as its large pumping stations.

D1.11 Risk Management

Council utilises a corporate risk framework which aligns with ISO 31000:2018. The framework has been adopted for Council's water and sewer assets and highlights the strategic risks which impact Council's asset portfolio.

Table 17 Strategic Risk Management

Service or Asset at Risk	What can Happen	Risk Rating	Risk Treatment Plan	Associated Costs
Water Supply Asset Maintenance	Increasing maintenance requirements	High	Continue to improve data Documented service level risks and utilisation for establishing future maintenance priorities	Staff Time
Water Supply Asset Renewal	Assets deteriorate to a lesser service standard and higher risk situation	High	Continue to improve data Required renewal of water assets is being achieved in the short to medium term Future planning improvements can be made by further documented service level risks and utilisation of these in establishing future renewal priorities	Staff Time
Damage to Water Supply Assets	Damage to water supply assets as a result of major storm events	Very High	At present cannot be managed within Council's resourcing. Continue to improve data	Staff Time
Water Supply Network	Contamination or disruption of water supply to the Community	High	Higher levels of confidence about 10 year renewal programme. Improved knowledge of the condition of the existing network	Ongoing staff time
Sewer Network Maintenance	Increasing maintenance requirements	High	Continue to improve data Documented service level risks and utilisation for establishing future maintenance priorities	Staff Time

Service or Asset at Risk	What can Happen	Risk Rating	Risk Treatment Plan	Associated Costs
Sewer Network Renewal	Assets deteriorate to a lesser service standard and higher risk situation	High	Continue to improve data Future planning improvements can be made by further documented service level risks and utilisation of these in establishing future renewal priorities	Staff Time
Damage to Sewer Supply Assets	Damage to water and sewer networks as a result of major storm events	Very High	At present cannot be managed within Council's resourcing. Continue to improve data	Staff Time
Sewerage System	Deterioration of network	High	Improve knowledge of remaining life or condition of network	Ongoing Staff Time
Sewer Pump Stations	Environmental Damage and compliance issues	High	<ul style="list-style-type: none"> Continue to improve data by carrying out sample inspections Required renewal of sewerage system components is being achieved in the short to medium term. Future planning improvements can be made by further documented service level risks and utilisation of these in establishing future renewal priorities.	Ongoing staff time Funding for renewals included in the Capital Works Program and Long Term Financial Plan

D1.12 Confidence Levels

The confidence in the asset data used as a basis for the financial forecasts has been assessed using the following grading system, as outlined in the following below.

Table 18: Asset data confidence scale

Confidence grade	General meaning
Highly reliable	Data based on sound records, procedure, investigations and analysis that is properly documented and recognised as the best method of assessment.
Reliable	Data based on sound records, procedures, investigations and analysis which is properly documented but has minor shortcomings; for example, the data is old, some documentation is missing, and reliance is placed on unconfirmed reports or some extrapolation.
Acceptable	Data based on sound records, procedures, investigations and analysis with some shortcomings and inconsistencies.
Uncertain	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported or extrapolation from a limited sample.
Very uncertain	Data based on unconfirmed verbal reports and/or cursory inspection and analysis.

Summary of confidence in asset data for all asset classes is detailed in the table below.

Table 19: Asset data confidence rating

Asset class	Inventory	Condition	Age	Overall
Water	Reliable	Acceptable	Reliable	Reliable
Sewer	Reliable	Acceptable	Reliable	Reliable

The overall confidence level of the plan is considered to be **'Reliable'**.

D1.13 Improvement Plan

Council's Water and Sewer assets are adequately funded over the 10 – year horizon of this iteration of the plan. Council has done significant work and is nearing completion of a draft of the integrated water cycle management plan and as such has projected out the community needs for its water and sewer infrastructure over a 30 – year horizon. Finalising this document to inform the AMP's is critical for the sustainable management of councils and this improvement plan sets out a pathway to improve the maturity of the portfolios.

Table 20 Improvement Plan

Action	Priority	Responsible	Timing
Asset knowledge and data			
Council to develop and document guidelines and adopt a consistent approach for condition and defect assessment.	M	Assets	30/06/24
Council to develop processes for extracting and reporting on lifecycle data which is to be fed back into asset management planning.	H	Operations Assets Systems	30/06/24
Asset knowledge processes			
Council to review required maintenance and depreciation requirements for its water and sewer portfolio	M	Assets Finance	30/06/24
Strategic asset planning processes			
Council to review long-term (ten-year) lifecycle costing requirements including CAPEX and OPEX	H	Assets Finance	30/06/24
Council to develop comprehensive maintenance and renewal strategy for the management of its assets.	H	Assets	30/06/24
Council to review current service levels and SLAs and develop outcome-based service levels which align with IP&R Framework.	H	Assets Operations	30/06/24
Council to engage community on developed service levels.	H	Assets	30/06/25
Council to undertake risk and criticality assessment of its asset portfolios.	H	Assets Operations	30/06/24
Operations and maintenance work practices			
Council is to implement a maintenance management system that records maintenance activity outputs against defined assets.	H	Assets Operations Systems	30/06/24
Following criticality assessment, Council to develop management strategies for critical infrastructure.	H	Assets Operations	30/06/25
Information systems			
Organisational context			
Council to undertake an in-depth workforce review of asset management roles and responsibilities and ensuring that all functions of asset management are covered and are being carried out.	H	Executive	30/06/23

D1.14 Capital Works Program

To be provided by Council



LAKE TALBOT AND ENVIRONS NARRANDERA

PLAN OF MANAGEMENT



Narrandera Shire Council
2023



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1.0 EXECUTIVE SUMMARY

Narrandera Shire Council adopted its previous Plan of Management for 'Lake Talbot and Environs' in 2013. Lake Talbot and Environs comprises multiple parcels of Crown reserves within the vicinity of Lake Talbot, Narrandera.

This document is a review of the former Plan of Management and takes into account changes in Crown land legislation following introduction of the *Crown Land Management Act 2016* and the application of categories to Crown reserves.

This Plan of Management (PoM) has been prepared by Riverina Agriconsultants on behalf of Narrandera Shire Council and provides direction as to the use and management of council managed Crown reserves classified as 'community land' for public recreation, preservation of fauna, preservation of native flora and drainage purposes.

This PoM specifically addresses the management of the various parcels of Crown land listed in Table 1 and Annexure 1 and depicted in Figure 1. It examines the current character, current use and future needs of the lands and their relationship to the surrounding land and community within which they are located; and provides the framework for Council to follow in relation to the express authorisation of leases and licences on the land.

This PoM also considers other parcels of Crown land not currently managed by Narrandera Shire Council that support Council's Community Strategic Plan for public recreational use including nearby areas of bushland.

Should the Department agree to Council's management of these other parcels of Crown land within the term of this PoM, these would be managed in a similar manner as outlined for existing management of such categories of land.

The PoM is required in accordance with Section 3.23 of the *Crown Land Management Act (CLMA) 2016* and Section 36 of the *Local Government Act 1993*.

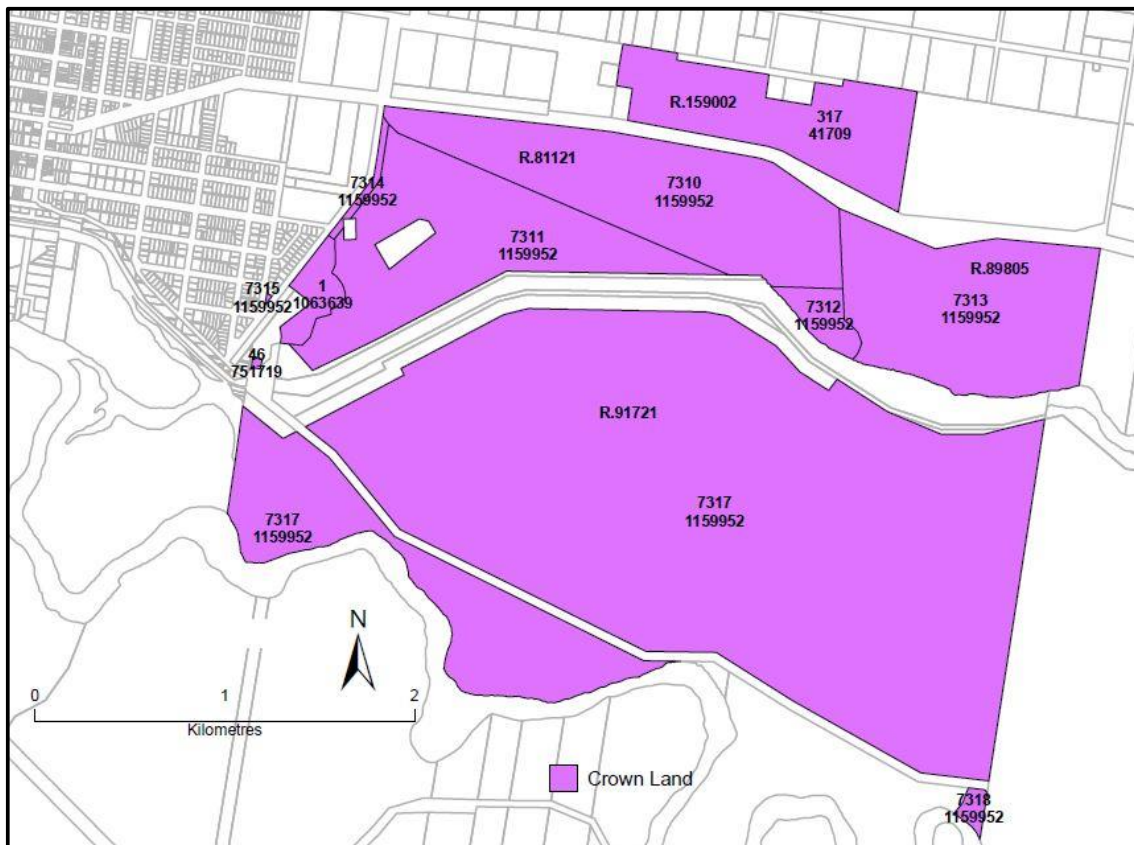
The Council managed Crown reserves are categorised in this 'Lake Talbot and Environs' PoM, as:

- Natural Area – Bushland; and
- Park.

This categorisation of the respective lands is consistent with the reserves' purposes of public recreation, preservation of fauna, preservation of native flora and drainage, respectively; and the lands continue to be used for these and associated purposes. Categorisations are shown in Annexure 2.

A locality map of Lake Talbot and Environs which extends north of Old Wagga Road and southwards to the Murrumbidgee River is shown in Figure 1. The subject crown land for this PoM in Figure 1 is shaded.

Figure 1: Lake Talbot and Environs Crown Land





2.0 INTRODUCTION

Narrandera Shire is a local government area in the Riverina region of south-western New South Wales covering an area of 4,116km². The present Narrandera Shire was formed on 1 January 1960 by an amalgamation of the previous Narrandera Municipality and Yanko Shire.

Narrandera is located in the centre of the Riverina region of NSW. It is 554km south-west of Sydney and 437km north of Melbourne on the Sturt Highway between Wagga Wagga to the east and Darlington Point to the west; and on the Newell Highway between Ardlethan to the north-east and Jerilderie to the south-west, being the junction of the Sturt and Newell Highways. The town of Narrandera has developed on the banks of the Murrumbidgee River with an estimated population of 5,931 (2018). The Shire also includes the towns of Barellan, Binya, Grong Grong and Kamarah.

The name 'Narrandera' originates from the Wiradjuri word 'Narrungdera' which means 'place of lizard or goanna'.

The Council managed Crown reserves identified in this PoM, lie within Narrandera and the Shire's villages of Barellan, Grong Grong and Kamarah, the locations of which are provided in Figure 2.

Narrandera has many conservation values due to its historic buildings and tree-lined streets, together with its adjacent connectivity to the Murrumbidgee River's floodplain and nearby Narrandera Range and Bogolong Hills.

Narrandera has a rich history for the Wiradjuri Nation's people who still make up ten percent of the town's population, despite approaching destruction after European settlement and disease. The township of Narrandera was developed in the early 1860s following its survey in 1850 by surveyor James Larmer and contains a number of heritage-listed sites including its railway station and railway bridge also the residence 'Derrendi'.

Figure 2: Narrandera Local Government Area



2.1 Corporate Objectives

Narrandera Shire has a positive future, located at the junction of two major highways and surrounded by a beautiful natural environment. The Shire also marks the transition of extensive broadacre agriculture of the western slopes and plains to the east, into the highly productive Murrumbidgee Irrigation Area (MIA) to the west.

The *Community Strategic Plan 'Our Narrandera Shire 2034'* adopted on 21 June, 2022 (refer to Figure 3) is a core document that guides the operations and goals of Council. The *Community Strategic Plan* (CSP) provides a road map of what is important to the community and where it wants to be in the future.

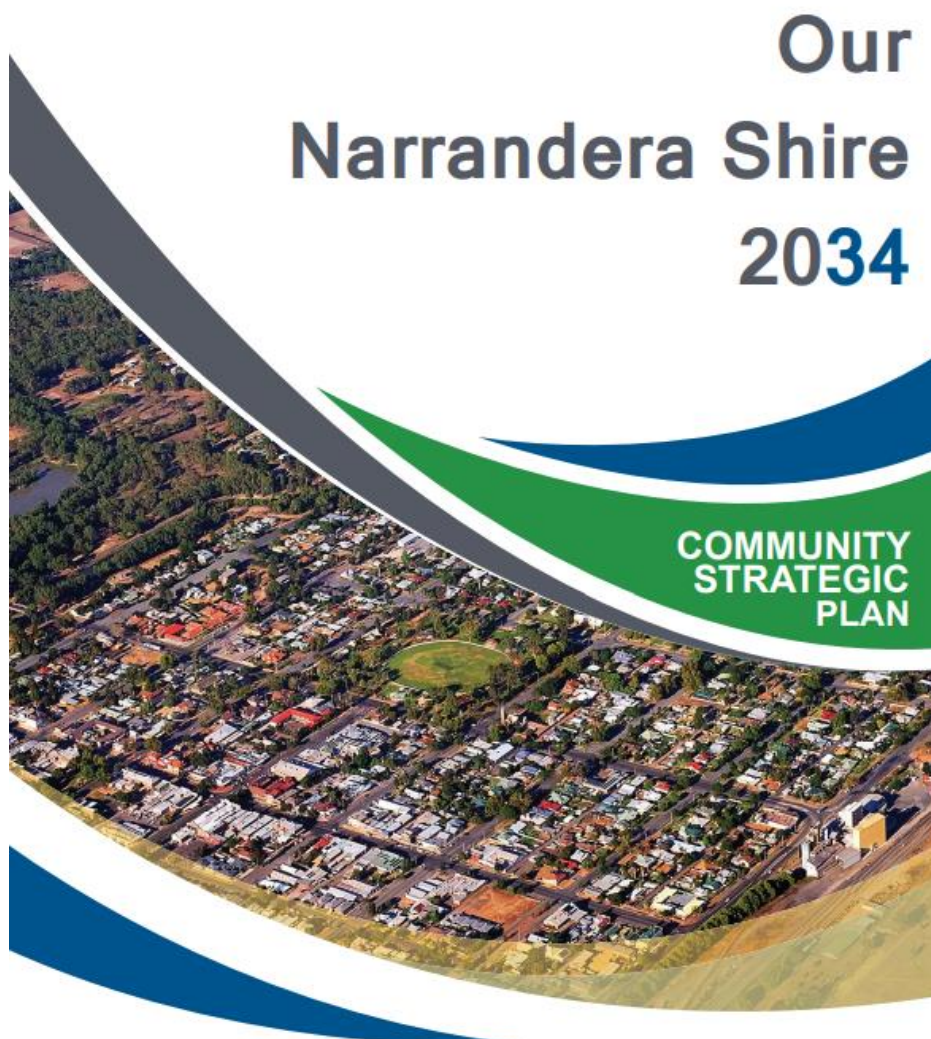
Narrandera Shire's community vision is:

"The vision of our Community Strategic Plan is 'to preserve and enhance the lifestyle of our communities by encouraging, promoting and facilitating the sustainable development of the Shire'. We do this by 'Achieving Together'."

The CSP describes Council's core values as being:

- **Ethical** – transparent and equitable in all our actions;
- **Caring** – helpful, supportive and thoughtful towards each other and our community;
- **Loyalty** – pride in our work and our organisation;
- **Accountability** – responsible for our actions;
- **Integrity** – trustworthy, honest and consistent;
- **Respect** – for each other and the role we play; and
- **Safety** – to work safely to protect ourselves and the public."

Figure 3: Narrandera Shire Council’s CSP ‘Our Narrandera Shire 2034’



The Narrandera community expressed its primary strategies ‘Five Key Themes’ as:

1. Our Community;
2. Our Environment;
3. Our Economy;
4. Our Infrastructure; and
5. Our Civic Leadership.



Those strategies most pertinent to the implementation of this PoM, as extracted from the adopted *Delivery Program 2022 – 2026*, are:

Our Community

- To live in an inclusive, healthy and tolerant community with a positive attitude towards others
 - Acknowledge and celebrate our local Wiradjuri culture;
 - Continue to work with the Aboriginal community fostering mutual respect and understanding through consultation seeking valuable feedback on important projects and initiatives.

Our Environment

- To value, care for and protect our natural environment
 - Key environmentally sensitive areas under the control of Council are managed with awareness and sensitivity;
 - Establish strong partnerships to protect, expand and promote Narrandera's unique koala population with a vision to establish a research centre in Narrandera.
- Enhance our public spaces to enrich our community
 - Implement a renewal and maintenance strategy to support a diverse range of building facilities for the community.

Our Economy

- Create strong conditions for investment and job creation through quality infrastructure and proactive business support
 - Promotion of Narrandera Shire using our heritage buildings, culture, location, waterways, ecotourism also business and sporting facilities.

Our Infrastructure

- To improve, maintain and value-add to our essential public and recreational infrastructure
 - Through consultation with all user groups of Narrandera Shire sporting facilities, prioritise improvements for venues and seek funding to implement the improvements;
 - Source funding to improve vehicle parking at the Lake Talbot Water Park.

Our Civic Leadership

- Have a Council that provides leadership through actions and effective communication
 - Support ethical, transparent and accountable corporate governance;
 - Monitor the availability of Federal and State funding grants payable to Council.

2.2 Purpose of the Plan of Management

The *Local Government Act 1993* requires a Plan of Management (PoM) to be prepared for all public land that is classified as ‘community land’ under that Act noting that the initial PoM was adopted by Council in 2013 under the *Crown Lands Act 1989*.

The *Crown Land Management Act 2016* (the CLMA 2016) authorises local councils (Council Crown Land Managers, appointed to manage dedicated or reserved Crown land) to manage that land as if it were public land under the *Local Government Act 1993*. Therefore, all Crown land reserves managed by Council are also required to have a PoM under the *Local Government Act, 1993*.

The purpose of this PoM is to:

- Review, update and strengthen the initial approved PoM for Crown Land Reserves within Narrandera Shire Council;
- Meet and contribute to Council’s broader strategic goals and vision as set out in the *Community Strategic Plan Our Narrandera Shire 2034*;
- Ensure compliance with the *Local Government Act 1993* and the *Crown Land Management Act 2016*;
- Provide a strategic framework for Council to guide sustainable development, land use and management of various Crown land parcels used for open recreational space and community use; and
- Ensure consistent management that reflects the values and expectations of the community, users and other stakeholders in the use of recreational space and community use areas within the Narrandera Shire in a unified approach to meeting the varied needs of the community (locally and more broadly in the context of regional tourism) that supports both Narrandera and the smaller villages of the Shire, and promotes a healthy lifestyle. Management actions to include matters such as;
 - Development of a mountain bike trail system; and
 - Exclude and/or limit access to lands, motor bikes and vehicular access.

Council’s objective for Narrandera Shire Council’s Lake Talbot and Environs as revised in this PoM, is:

“The purpose of this Plan of Management is to provide oversight to the many parcels of Crown land that collectively make this area so unique. The lands within this area are not only an example of environmental diversity but they contribute in so many ways to our cultural heritage, liveability and the overall well-being of our community through recreational opportunities. The land also contributes financially to our local economy through the Lake Talbot Tourist Park which has been a holiday destination for many people and their families for decades.

Narrandera Shire Council welcomes its community members to rediscover and enjoy this local feature but also encourages visitors to Narrandera Shire to discover this area of beauty and tranquillity.”



2.3 Process of Preparing this Plan of Management

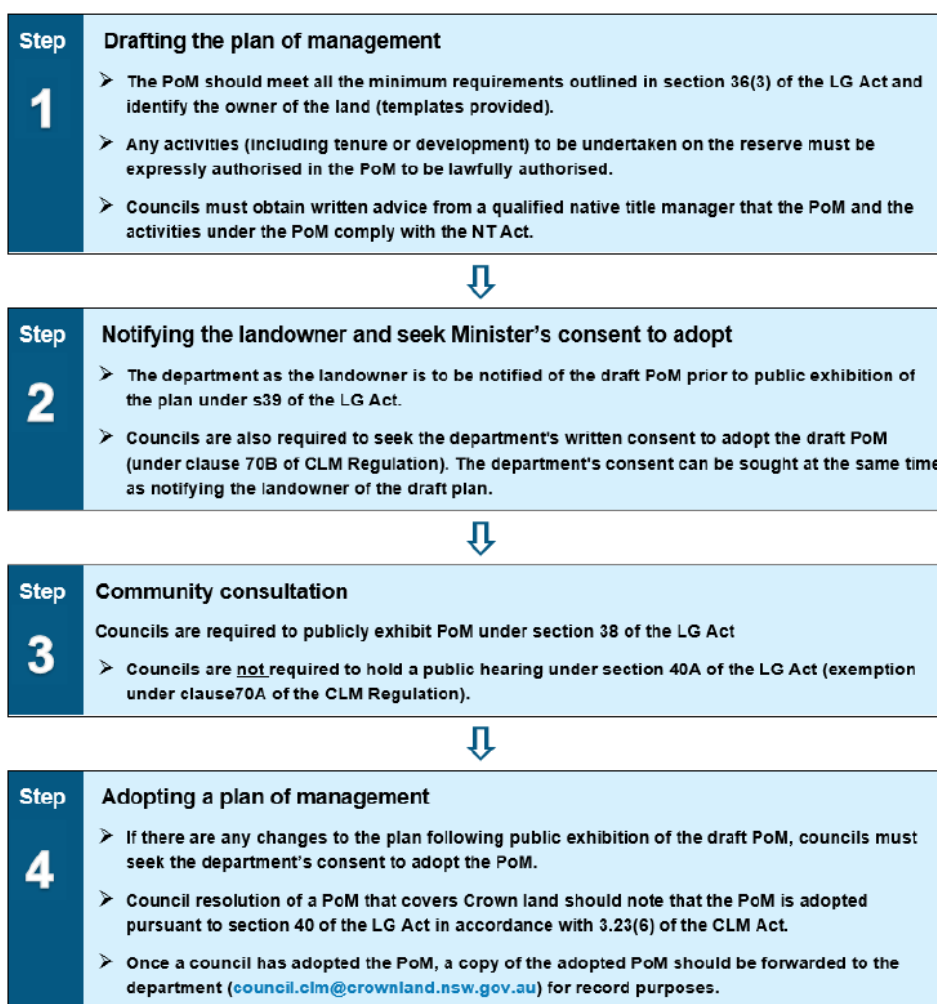
The process for preparing a PoM for Council managed Crown reserves is shown in Figure 4 (below). This document is a review of the previous (2013) PoM adopted by Council in 2013.

The previous PoM outlined management directions for the next 5 to 10 years under prevailing legislation at the time, i.e. *Crown Lands Act 1989*. It is timely that a review be undertaken given the commencement in 2018 of subsequent legislation in relation to management of Crown land, being the *Crown Land Management Act 2016*, together with amendments to *Local Government (General) Regulations 2021* and other State planning policies.



Figure 4: Flowchart for Consultation and Approval of a Plan of Management

What are the steps in the process for drafting and adopting Plans of Management?



Source: Crown Land Management Amendment (Plan of Management) Regulation 2021 Questions & Answers DOC21/094455

2.4 Change and Review of this Plan of Management

The use and management of the various parcels of land listed in Table 1 and in the Schedule of Lands in Annexure 1, are regulated by this PoM.

This PoM will require regular review in order to align with community values and changing community needs, and to reflect changes in Council priorities.

Council has determined that a strategic review of this PoM will occur within 10 years of its adoption. However, the performance of this PoM will be reviewed on a bi-annual basis to ensure that the respective reserves are being managed in accordance with the PoM, are well maintained and provide a safe environment for public use and enjoyment. Review of this PoM will also occur should Council make significant changes to its Community



Strategic Plan; or if there are significant proposals for use of any of the lands at variance to the categories and use of the land at present.

The community will have an opportunity to participate in reviews of this PoM.

2.5 Community Consultation

Consultation with the community is an important part of the preparation of this PoM. Consultation gives Council a better understanding of the range of local issues affecting use and development of the land to which this PoM applies and gives all sectors of the community the chance to have input into the direction of policy development being undertaken by Council.

In preparation of this draft PoM, consultation was undertaken with Council's Governance and Engagement Manager, Open Space and Recreation Manager and the Executive Engineer. Narrandera Shire Council undertook extensive community consultation prior to adoption of the 2013 Plan, which has also been reflected in this PoM.

All stakeholders are given the opportunity to express their opinions and provide relevant information in relation to the planned management of the land, however as the land is Crown land, final approval for the PoM rests with the Minister administering the *CLMA 2016* as owner of the land.

Council is required to submit the draft PoM to NSW Department of Planning and Environment (DPE) – Crown Lands, as representative of the owner of the land under section 39 of the *Local Government Act 1993*. This process occurs prior to public exhibition and community consultation of the PoM as shown by Figure 4 (above) 'Flowchart for Consultation and Approval of Plan of Management'.

If after public consultation there is no change to the categorisation and no additional purpose is required to be added to the reserve, no additional ministerial consent is required. Council can then proceed to adopt the PoM.

If Council proposes a change in the categorisation of the land following public consultation, the Plan must be referred again to the Minister administering the *CLMA 2016* for consent to adopt the PoM.

Community consultation is also offered as a result of the development application process in line with Council's Community Engagement Policy and the Community Participation Plan (2019) (in response to Section 2.23 of the *Environment Planning and Assessment Act 1979*).

3.0 LEGISLATIVE FRAMEWORK

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

3.1 Local Government Act 1993

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

The *Local Government Act 1993* requires all Council owned land to be classified as either Operational or Community land. Community land is defined as land that must be kept for the use of the general community and must not be sold. Under the *Local Government Act 1993* Community land is required to be managed in accordance with a PoM and any other laws regulating the use of the land. A PoM developed for Community Land Management must include and/or address:

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

3.2 Crown Land Management Act 2016

Crown reserves are Crown land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space, community halls, special events and government services.

Crown land is governed by the *CLMA 2016*, which provides a framework for the state government, local councils and members of the community to work together to provide care, control and management of Crown reserves.



Division 3.4 of the *CLMA 2016* specifically relates to Crown land managed by Councils and states:

“3.20 Application of Division

- (1) This Division applies in relation to any local council that is a Crown land manager of dedicated or reserved Crown land (a ***council manager***).”

and

“3.21 Management in accordance with *Local Government Act 1993*

- (1) A council manager is authorised to classify and manage its dedicated or reserved Crown land as if it were public land within the meaning of the *Local Government Act 1993*, subject to this Division.

Note—

The term ***public land*** (as defined by the *Local Government Act 1993*) excludes land to which this Act applies even if it is vested in or under the control of a local council. The Act also requires local councils to classify their public lands as either community land or operational land and manage the land accordingly.

- (2) Accordingly, a council manager is also authorised to manage its dedicated or reserved Crown land as if it were community land or operational land, but only as permitted or required by this Division.

Note—

For example, requirements relating to reporting and plans of management will generally be as provided by the *Local Government Act 1993* rather than this Act.

3.22 Functions of council managers

- (1) Except as provided by subsection (2) or (3), a council manager of dedicated or reserved Crown land—
- (a) must manage the land as if it were community land under the *Local Government Act 1993*, and
 - (b) has for that purpose all the functions that a local council has under that Act in relation to community land (including in relation to the leasing and licensing of community land).
- (2) A council manager of dedicated or reserved Crown land that is a public reserve (as defined in the *Local Government Act 1993*)—
- (a) must manage the land as a public reserve under that Act, and
 - (b) has for that purpose all the functions that a local council has under that Act in relation to a public reserve.

Note—

Section 2.22 enables the Minister to assume responsibility from a local council for the care, control and management of dedicated or reserved Crown land that is a public reserve.”

and

“3.23 Management of land as community land

- (1) **Application** This section applies to a council manager that is required by this Division to manage dedicated or reserved Crown land as if it were community land under the *Local Government Act 1993*.”

and

- “(7) The following provisions apply during the period of 3 years after the commencement of this section (the *initial period*)—
- (a) a council manager must ensure that the first plan of management applicable to the land is adopted as soon as practicable within the initial period,
 - (b) the first plan of management may be prepared and adopted under Division 2 of Part 2 of Chapter 6 of the *Local Government Act 1993* by—
 - (i) amending an existing plan of management so that it applies to the land, or
 - (ii) adopting a new plan of management for, or that includes, the land.”

Division 3.6 of the *CLMA 2016* specifically relates to plans of management and other plans and states:

“3.33 Preparation of draft plan of management

- (1) The Minister may direct an applicable Crown land manager to prepare a draft plan of management for dedicated or reserved Crown land under the manager’s management.”

and

“3.39 Approvals of activities under Local Government Act 1993 must comply with plans of management

A local council cannot grant an approval for an activity under Part 1 of Chapter 7 of the *Local Government Act 1993* that authorises or requires a person to do (or not to do) anything on or in relation to dedicated or reserved Crown land that would result in a contravention of a plan of management for the land.

3.40 Publication of plans of management

- (1) A copy of a plan of management in force for dedicated or reserved Crown land must be published on the Department’s website or in any other way directed by the Secretary. A failure to do so does not, however, affect the validity of the plan.
- (2) An applicable Crown land manager of the dedicated or reserved Crown land may also publish a copy on the manager’s own website (if any).”

Councils must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the *CLMA 2016* and set out below. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses. Section 1.4 of the *CLMA 2016* states:

“1.4 Principles of Crown land management

For the purposes of this Act, the *principles of Crown land management* are—

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and
- (d) that, where appropriate, multiple use of Crown land be encouraged, and
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and



- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.”

Crown land management compliance

In addition to management and use of Crown reserves that are aligned with the purpose of the reserve, there are other influences over Council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or Councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made.

3.3 Zoning and Planning Controls

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

The *Narrandera Local Environmental Plan (NLEP) 2013* is the current local planning instrument.

Under the current *NLEP 2013*, the various parcels of land are respectively zoned as RU5 – Village; W2 – Recreational Waterways and RE1 – Public Recreation, as indicated in the ‘Schedule of Lands’ shown in Annexure 1.

The zonings are more specifically described in *NLEP 2013* as:

“Zone RU5 – Village

1 Objectives of the zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.

2 Permitted without consent

Environmental protection works; Home based child care; Home occupations; Roads.

3 Permitted with Consent

Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Cellar door premises; Correctional centres; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Industries; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Rural industries; Rural workers dwellings; Waste disposal facilities.”



and

“Zone W2 – Recreational Waterways

1 Objectives of the zone

- To protect the ecological, scenic and recreation values of recreational waterways.
- To allow for water-based recreation and related uses.
- To provide for sustainable fishing industries and recreational fishing.

2 Permitted without consent

Nil.

3 Permitted with Consent

Aquaculture; Boat building and repair facilities; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Charter and tourism boating facilities; Community facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Extractive industries; Heliports; Information and education facilities; Jetties; Kiosks; Marinas; Mooring pens; Moorings; Recreation areas; Recreation facilities (outdoor); Research stations; Roads; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities.

4 Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Seniors housing; Warehouse or distribution centres; Any other development not specified in item 2 or 3.”

and

“Zone RE1 – Public Recreation

1 Objectives of the zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.

2 Permitted without consent

Environmental protection works.

3 Permitted with Consent

Aquaculture; Boat launching ramps; Building identification signs; Business identification signs; Camping grounds; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Electricity generating works; Environmental facilities; Heliports; Information and education facilities; Jetties; Kiosks; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation

facilities (outdoor); Research stations; Roads; Sewerage systems; Water recreation structures; Water supply systems; Wharf or boating facilities.

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3.”

The respective Land Zoning Maps are shown in Annexure 3.

3.3.1 State Environmental Planning Policy (Transport & Infrastructure) 2021

This Policy – *SEPP (Transport & Infrastructure) 2021* – commenced on 1 March 2021 and provides that certain types of works do not require development consent by a public authority, other agencies or authorised person.

Division 12 of the *SEPP (Transport & Infrastructure) 2021* defines parks and public reserves which this Policy covers, i.e., Crown land within the meaning of the *CLMA 2016* including a public reserve but not including a reserve that is dedicated or reserved for a public cemetery.

Section 2.73 (2)(c) of the Policy provides that in respect of land reserved within the meaning of the *CLMA 2016*, development for any purpose can be carried out without consent by or on behalf of the Secretary, a Crown land manager of the land, the Ministerial Corporation or the Minister administering the *CLMA 2016*, if the development is for the purposes of implementing a PoM adopted for the land under the *CLMA 2016* in relation to such land or in accordance with the *Local Government Act 1993* in relation to Crown land managed by a Council.

The types of development that may comply with the provisions of Section 2.73 (2)(c) of *SEPP (Transport & Infrastructure) 2021* are set out in Table 7.

Section 2.73 (3) of the Policy provides for a range of construction or maintenance works that are applicable under this Policy which may be carried out by or on behalf of a public authority in connection with a public reserve.

3.3.2 Other Relevant Legislation and Policies

In addition to the requirements of the *CLMA 2016* and the *Local Government Act 1993*, there are a number of other pieces of legislation and Government Policies that are relevant to the ongoing management of the respective Crown reserves including:

- *Aboriginal Land Rights Act 1983 (ALRA 1983);*
- *Biodiversity Conservation Act 2016;*
- *Companion Animals Act 1998;*
- *Environmental Planning and Assessment Act 1979 (EP&A Act 1979);*
- *Local Land Services Act 2013;*



- *Native Title Act 1993 (NTA 1993 (C'th));*
- *Pesticides Act 1999;*
- *Protection of the Environment Operations Act 1997;*
- *Rural Fires Act 1997;* and
- *State Environmental Planning Policies (SEPPs).*

3.3.3 Council Plans and Policies

The following Council plans and policies are relevant to the on-going management of the Narrandera Shire Lake Talbot and Environs PoM:

- *Narrandera Shire Council Community Strategic Plan (Our Narrandera Shire 2034) and the adopted Delivery Program 2022-2026;*
- Strategic Asset Management Plan;
- Cemeteries Policy;
- Community Engagement Strategy;
- Disability Inclusion Action Plan 2021 – 2026;
- Events Policy;
- Land Leases and Licences Policy;
- Weeds Policy;
- Project Management Policy;
- Recycled Water Policy;
- Risk Management Policy;
- Section 355 Committees 2020 Policy;
- Sport and Recreation Policy;
- Television and Film Production Shoots Policy;
- Tourism Policy;
- Trees Management Policy;
- Volunteering Policy; and
- Websites Policy.



4.0 LAND DESCRIPTION

4.1 Crown Land Included in Plan of Management

This PoM covers various parcels of land in the town of Narrandera specifically in the vicinity of Lake Talbot including both waterways and areas of natural bushland but excluding lands owned by Murrumbidgee Irrigation Limited (MI) in its conveyance of water.

These lands are predominantly used for passive recreational pursuits including bush-walking, mountain-bike riding and bird watching; recreational water sports (including competition water-skiing); drainage purposes and tourism.

A brief outline of the reserves addressed in this PoM is provided in Table 1. The land is owned by the State of New South Wales (as Crown land) and is managed by Narrandera Shire Council as Crown Land Manager under the *Crown Land Management Act 2016*. Table 1 identifies the various Crown reserves currently under Council’s management and the category applied to the lands.

Table 1: Reserves included in this Plan of Management

Category	Reserve No.	Name	Purpose	Date of Gazette	Lot/DP	Area
Natural Area - Bushland	91721	Narrandera Flora and Fauna Reserve	Preservation of Fauna; Preservation of Native Flora; and Public Recreation	15 February 1980	7317/1159952	444.94ha
Natural Area - Bushland	159002	42.9ha off Old Wagga Road	Drainage; Preservation of Fauna; Preservation of Native Flora	9 March 1990	317/41709	42.99ha
Natural Area - Bushland	81121	Lake Talbot Reserve	Public Recreation	3 October 1958	7310, 7312, 7314/1159952, 7311/1159952 & 117 DP751719	Approx 145.05ha
Natural Area – Bushland	89805	Rocky Waterholes	Natural Fitness & Physical Education; Public Recreational (additional).	14 May 1976 27 April 2018	7313 DP1159952	66.37ha

The Department of Industry – Crown Lands in its letter of 20 February 2019 had originally instructed that Council subdivide Lot 7311 DP1159952 to provide for the former concrete batching plant to be categorised as “operational land”.

It is noted that the Griffith District Crown Lands’ office contracted removal of all concrete batching plant infrastructure from the land following cessation of all operations.

The Senior Project Officer, Crown Lands, has now provided email confirmation (dated 22 November, 2022) that subdivision of DP115995 is **no longer required** (refer to Annexure 6).

4.2 Lands Categorised for Bushland

The category of 'Natural Area – Bushland' is contained in four separate reserves being:

- Reserve 159002 (the northern part) located north of the Old Wagga Road comprising Lot 317 DP 41709;
- Reserve 91721 being the area of the Narrandera Flora and Fauna Reserve (locally referred to as the Narrandera Common being the area's original purpose). This reserve comprises an extensive area south of the canal extending to and bounded by the Murrumbidgee River and part of the Murrumbidgee Valley Nature Reserve which is managed by the National Parks & Wildlife Service (NPWS) as part of the collective Murrumbidgee Valley Nature Reserve;
- Reserve 81121 comprising wholly of the Lake Talbot Reserve that surrounds the Lake Talbot Tourist Park extending east to Rocky Waterholes Reserve; and
- Reserve 89805 comprising Lot 7313 DP1159952 generally known as Rocky Waterholes is bounded on its west by Reserve 81121, to its south by Bundidgerry Creek and to its north by Old Wagga Road.

Reserve 159002 while being gazetted for "Drainage; Preservation of Fauna; and Preservation of Native Flora" is predominantly an area of native bushland. A number of levee banks have been constructed along various contour lines which act as flood mitigation measures.

A reference in the 2013 PoM describes the area as "showing clear evidence of a long-term stock grazing past, with highly compacted soils, little recent woody recruitment, and a ground layer dominated by introduced species. The block does not retain many mature trees with many immature and coppice growth Grey Box, Yellow Box and Dwyer's Red Gum, further evidence of stock grazing impacts". This extensive history of grazing is confirmed by the prior historical granting of a Term Special Lease 1962/20, Narrandera (then comprising Portion 295, Parish of Narrandera) for the purpose of Grazing. The 'Term Special Lease' expired on 31 December 1989 prior to subdivision of the Portion and subsequent notification of Reserve 159002 on 9 March 1990. (Information sourced from Historical Parish Map Edition 7, dated 27 June 1938 and Government Gazette 18 April 1980 Folio 1896).

When **Reserve 91721** was originally gazetted, the area was represented by a diagram. However, the Crown Land Conversion program defined Crown land parcels with Lot 7317 DP 1159952 as now being representative of the area. DP 1159952 was registered on 3 December 2010 and is shown in Annexure 4.

The purposes of **Reserve 91721** are "Preservation of Fauna; Preservation of Native Flora; and Public Recreation" and interpretive signage supports its recreational uses for biking, hiking and the preservation of the local koala population. However, entry signage still identifies the land as the 'Narrandera Common' reflective of the former reservation purpose and use. Historic grazing permitted under the Commons Management regime is no longer permissible and has ceased since the 2013 PoM wherein it was identified that grazing practices (together with wood collection) had damaged the area's ecosystem.

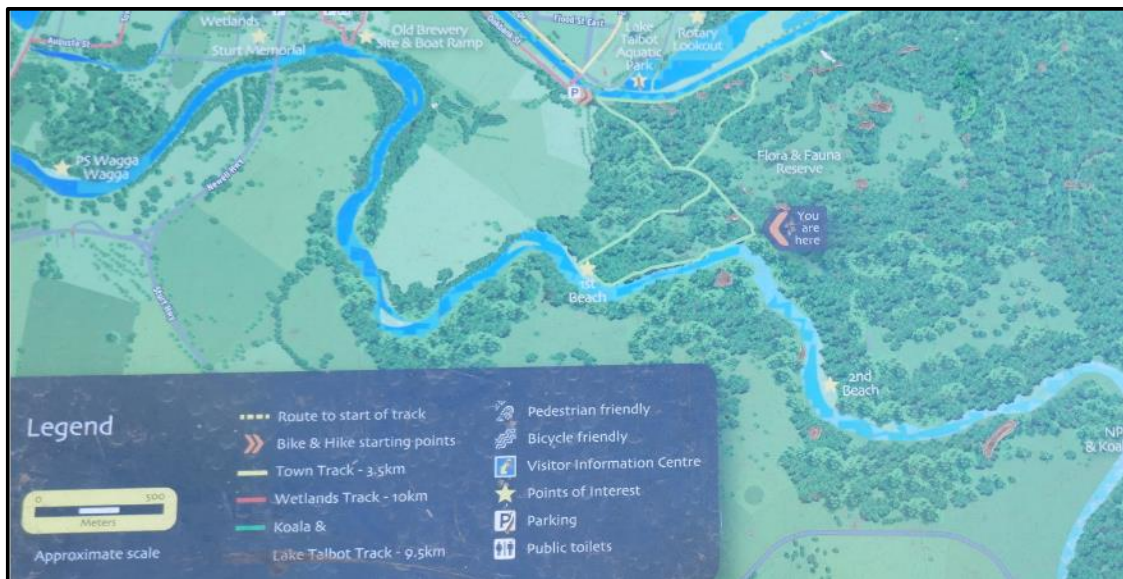
Reserve 89805 was originally gazetted for the purpose of "National Fitness and Physical Education" with the area described as about 101ha, being the land shown by hatching on the diagram in the gazette of 14 May 1976. The affected part of Recreation Reserve 81121 was revoked.



Although development includes a boat ramp, toilets, signage and an internal sealed road, allowing for camping and access to Bundidgerry Creek for fishing, the overall landscape remains generally in its natural state. The Bundidgerry walking trail traverses this Reserve and is closely linked to Rocky Waterholes bridge connecting users and visitors to Reserve 91721 to the south of the creek.

Pending advice from DPE – Crown Lands, Council may in the future request the addition of Lot 7318 DP1159952 to Reserve 91721 to be similarly managed as for the balance of this Reserve.

Figure 5: Interpretive Signage and Vegetation within Reserve 91721



The single Reserve 81121 for “Public Recreation” comprises multiple parcels of land currently described as Lots 7310, 7311, 7312 and 7314 DP1159952 and Lot 117 DP751719. Refer to DPE – Crown Lands’ correspondence included as Annexure 5 and Annexure 6.

Reserve 81121 is located from south of the Old Wagga Road to the canal infrastructure owned by MI and includes the area of bushland together with the waterway that constitutes the recreational Lake Talbot.

The entrance off Showground Road in the vicinity of the former Holcim Batching Plant contains evidence of rubbish dumping; with the escarpment being a source for 4WD training conducted by DPE, Yanco and the RFS. The DPE, Griffith Office contracted the remains of the Batching Plant buildings/plant/concrete blocks and refuse for removal in late 2020 accordingly a subdivision of Lot 7311 DP1159952 (refer to Annexure 5) is no longer required and the whole of this area is to be managed as “community land” and now categorised wholly as “Natural Area – Bushland”

Remnants of a disused shooting range is still evident in the north/north-western section of the reserve; and the reserve is generally dissected by a myriad of tracks, the predominant track identified as the ‘Bundidgerry Walking Track’ which loops through Reserve 81121 and adjacent to the water-way crossing of Bundidgerry Creek providing access to Reserve 91721 via the Rocky Waterholes footbridge. Bundidgerry Walking Track on the southern side is actually located on MI owned Lot 4 DP1174719.

Other than the disturbed areas previously mentioned, the area has a diverse and predominantly indigenous flora of good to excellent quality with mature and hollowed River Red Gums on the floodplain area.

Figure 6: Areas of Reserve 81121 (including during Holcim site demolition)





4.3 Lands now Excluded Following Review of the Former Plan of Management

The current PoM includes only Crown reserves managed by Narrandera Shire Council. Following review of the previous 2013 PoM, a number of Lots have been removed from Reserve 81121.

Lands have been excluded due to changes to the management regime or other reasons as set out in Table 2.

Table 2: Lands Excluded from this Plan of Management

Reserve No.	Lot/DP/Location	Purpose	Comments
Part 81121	Lot 7315 DP1159952, at Town of Narrandera.	Public Recreation	Lot 7315 (footpath, formed and unformed roadway).
Part 81121	Lot 1 DP1063639 at Town of Narrandera	Public Recreation	Refer to separate PoM titled Lake Talbot Tourist Park
Reserve unknown	Lot 7309 DP1159952 at Town of Narrandera	Purpose unknown	Crown land not under management of Narrandera Shire Council.
751719	Lot 7316 DP1159952	Future Public Requirements	Under the management of the Minister.

4.4 Lands Proposed for Addition to Existing Reserves

There is a single parcel of land that appears to be an *omission by error* from Reserve 91721 as the area was included diagrammatically in the notification of 15 February 1980 and is identified as Lot 7316 DP1159952 following registration of the Crown Land Conversion Plan on 3 December 2010. Refer to the plan shown in Annexure 4. DPE - Crown Lands, Griffith office has confirmed that although the lot is registered in the State of New South Wales, it is under management of the Minister for Public Works.

Council has also identified further lands not currently under its management and control as part of existing Crown reserves that are linked, connected, or value add to existing parcels managed by Council. It is possible that the lands are identified as Parish Reserves with a generalised purpose.

While Council has not resolved, nor entered into dialogue with DPE, Crown Lands, for the addition of these parcels of land to its existing network or the creation of a new reserve, these lands have been identified. Advice is pending from DPE – Crown Lands regarding Native Title implications if the land was potentially added to an existing Reserve, i.e. Reserve 91121 (refer Table 3).



Should Council and the Department agree to future management of this identified land as Crown reserves (during the term of this PoM) for purposes similar to other lands in the vicinity, i.e. for Public Recreation and/or Preservation of Fauna and/or Preservation of Native Flora, then management for connectivity to existing walking trails and conservation areas is proposed. Any proposed works would accordingly constitute improvements for the purposes of passive recreation and improved access, tourism and educational purposes subject to Native Title assessment.

Table 3: Potential Additional Crown Reserves for Council Management

Lot/DP/Location	Proposed Purpose	Comments
7318/1159952	Purpose unknown	Adjoins south-eastern corner of Lot 7317 DP1159952 and the Murrumbidgee River and the eastern boundary of part Murrumbidgee Valley Nature Reserve.



5.0 BASIS OF MANAGEMENT

Narrandera Shire Council intends to manage its community land to meet:

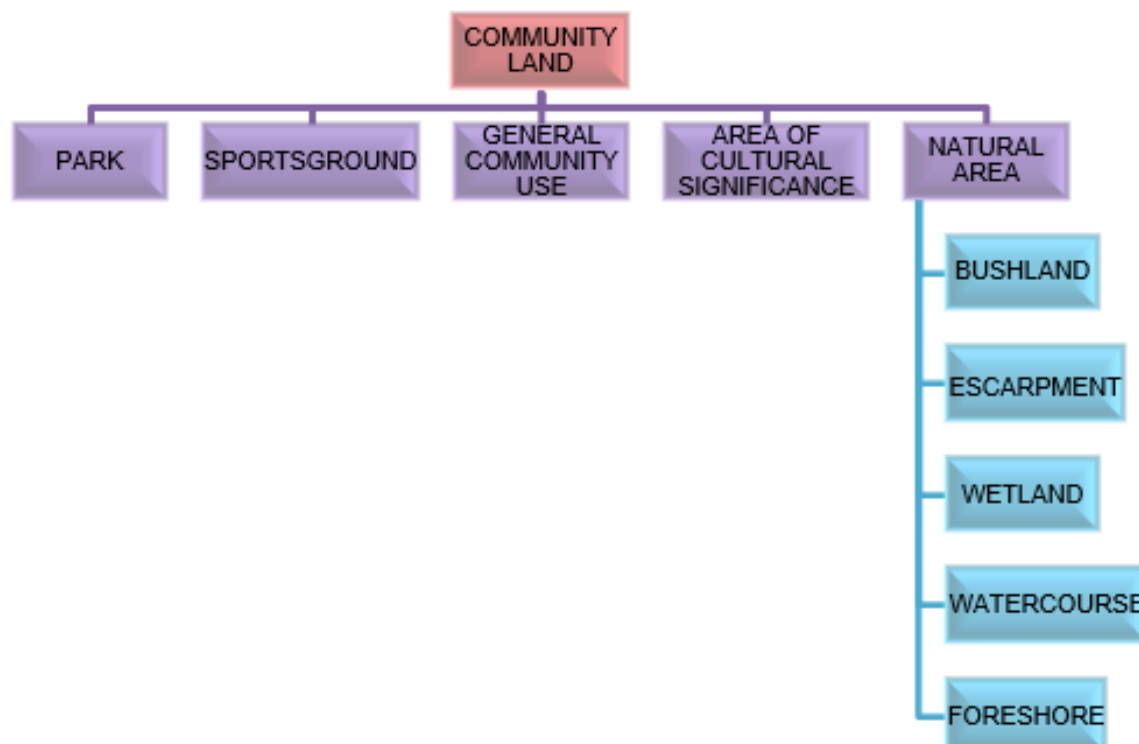
- Assigned categorisation of community land;
- The *Local Government Act 1993* guidelines and core objectives for community land;
- Restrictions on management of Crown land community land;
- Council’s strategic objectives and priorities; and
- Development and use of the land outlined in Section 6 of the *Local Government Act 1993*.

5.1 Categorisation of the Land

With the introduction of the *CLMA 2016*, Council is to manage any dedicated or reserved Crown land under their control as community land under Section 3.21 of the Act.

All ‘Community Land’ is required to be categorised as one or more of the following categories. Where the land is owned by the Crown, the category assigned should align with the purpose for which the land is dedicated or reserved.

The *Local Government Act 1993* defines five categories of community land:





The *CLMA 2016* also provides a new regime for the management of Crown land and accordingly, Council is now responsible for compliance with Native Title legislation for the Crown land it manages. Council must obtain Native Title Manager advice as to the validity of any act or activity that it wishes to undertake on Crown reserves (or Crown land) prior to dealing with the land, i.e. authorised through Part 2 Division 3 of the *Native Title Act (NTA) 1993 (C'th)*.

The *Aboriginal Land Rights (ALR) Act 1983* and the *NTA 1993 (C'th)* recognises the intent of the original reserve purpose of the land so that a complying activity can be considered lawful or validated.

On Crown land, Native Title rights and interests must be considered unless:

- Native Title has been extinguished; or
- Native Title has been surrendered; or
- Determined by a court to no longer exist.

Examples of acts which may affect Native Title on Crown land reserves managed by Council include:

- The construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbeques;
- The construction of extensions to existing buildings;
- The construction of new roads or tracks;
- Installation of infrastructure such as powerlines, sewerage pipes, etc;
- The issue of a lease or licence; and
- The undertaking of earthworks.

Council applied for the categorisation of the Narrandera Flora and Fauna Reserve (Reserve 91721) as a combination of **General Community Use and Natural Area – Bushland**. The Minister administering the *CLMA 2016* advised that only one category may apply to the land at this time and was subsequently directed to re-categorise the reserve as **Natural Area – Bushland** in accordance with Section 3.21(5) of the Act so as not to cause material harm. The additional category of General Community Use was not accepted. This category would have better reflected the combined reserve's notified purposes of Public Recreation, Preservation of Fauna and Preservation of Native Flora.

Council applied for the classification of part of Lake Talbot Reserve 81121 (namely Lots 7310 and 7312 DP1159952) as 'operational land'. The Minister administering the *CLMA 2016* did not support this proposal. Council further proposed that Lots 7310, part Lot 7311, Lot 7312 and Lot 7314 DP1159952 be categorised jointly as **General Community Use/Natural Area – Bushland**.

As part of Lot 7311 DP1159952 together with Lot 117 DP751719 contained the former operations of a quarry site and concrete batching plant, the Minister administering the *CLMA 2016* indicated that a subdivision would be required to exclude these areas therefore supporting classification as 'operational land'. Council was further directed to categorise the balance of Reserve 81121 as **Natural Area – Bushland**.

Following removal of the former concrete batching plant infrastructure, classification of this area to operational land is **no longer** required. DPE – Crown Lands has also confirmed that subdivision of DP1159952 is not required.



The category of Natural Area – Bushland closely relates to the reserves’ purposes of preservation of fauna, preservation of native flora, public recreation, drainage and national fitness and physical education.

Following the Department’s various directives, Council does not propose to alter the category of Natural Area – Bushland that will be applied to all reserves referred to in this PoM.

Activities on the land as described in Table 1 will need to reflect the intent of the public purpose and will be assessed for compliance with relevant Local Government and Crown Lands legislation, including assessment of the activity under the *NTA 1993 (C’th)* and registered claims under the *ALR Act 1983*.

5.2 Guidelines and Core Objectives for Management of Community Land

The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the relevant category of community land (see Section 5.1 Categorisation of the Land). Council may then apply more specific management objectives to community land, though these must be compatible with the core objectives for the land.

The guidelines for categorisation of community land are set out in the *Local Government Act 1993* with the core objectives and guidelines for respective categories outlined in Section 36 of the Act (as shown in Table 4 below):

- Natural area is outlined in Section 36E; and
- Park is outlined in Section 36G.

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers and visitors to the Narrandera Shire Council area.

Table 4: Guidelines and Core Objectives of Community Land

Category	Guidelines	Core Objectives
Natural Area – Bushland <i>Section 36E</i>	Land which is or proposed to be used for passive recreation; or is proposed to be maintained and conserved in its natural state or enhanced accordingly.	“(a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and (b) to maintain the land, or that feature or habitat, in its natural state and setting, and (c) to provide for the restoration and regeneration of the land, and (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i> ”.

5.3 Restrictions on Management of Crown Land

Council is the Crown land manager of the Crown reserves described in this PoM in accordance with the legislation and conditions imposed by the minister administering the *Crown Land Management Act 2016*. The use of the land described in this PoM must:

- Be consistent with the purpose for which the land was dedicated or reserved;
- Consider native title rights and interests and be consistent with the provisions of the Commonwealth *Native Title Act 1993*;
- Consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists;
- Consider and not be in conflict with any interests and rights granted under the *Crown Land Management Act 2016*; and
- Consider any interests held on title.

5.4 Aboriginal Significance

A search of the Office of Environment and Heritage AHIMS Web Services (Aboriginal Information Management System) on 16 April 2021 confirms that all the lots comprised within the PoM have:

- One Aboriginal site recorded on or near the land within Lot 7317 DP1159952; and
- No Aboriginal places have been declared on or near the lands within Lot 7317 DP1159952.

A check of Department of Planning and Environment (DPE) – Crown Lands Schedule of Incomplete Aboriginal Land Claims (ALC's) – has identified that claims are still undetermined in respect of two parcels of land contained within this PoM as indicated in Table 5 (below).

It is acknowledged that as the identified ALC's have not yet been determined, there may be interests in the land, as yet unknown, and therefore future use of the land must align with the current reserve purpose.

Any proposed development or tenure authorised by this PoM should not proceed where:

- The proposed activity could prevent the land being transferred to an ALC claimant should the undetermined claim be granted;
- The proposed activity could impact or change the physical or environmental condition of the land, unless:
 - Council has obtained written consent from the claimant Aboriginal Land Council to carry out the proposed work or activity; and/or
 - Council has obtained a written statement from the Aboriginal Land Council confirming that the subject land is withdrawn (either in whole or in part) from the land claim.
- The proposed activity is a lease to be registered on Title unless Council has obtained written consent from the claimant Aboriginal Land Council.



Table 5: Current ALC’s Over Lands Contained in Plan of Management

Reserve No.	Lot/DP	Location
Part 81121	Lot 7310, 7313 and 7314 DP1159952	Part Lake Talbot Reserve.
91721	Lot 7317 DP1159952	Narrandera Flora and Fauna Reserve.

The 2013 PoM identified the development of various mountain bike trails through Lots 7310 and 7313 DP1159952, none of which exist. Community consultation strongly supported the development of such further trails.

Narrandera Shire Council has now been appointed as the crown land manager of Lot 7313 DP1159952 (Reserve 89805) being the area known locally as Rocky Waterholes. Previously managed for National Fitness and Physical Education by the Department of Education, the purpose of ‘public recreation’ has been added. The purpose aligns with the initial purpose and supports current representations of physical education and fitness activities.

Notwithstanding, Council will still need to negotiate with the lodging Aboriginal Land Claim party and local indigenous representatives, and also address any Native Title requirements prior to undertaking any development on the lands described in this PoM. Development of the Reserves is further mention in Section 7.0 of this PoM.

6.0 LAND USES

Council in its Community Strategic Plan (CSP – refer to Section 2.1) includes a theme of ‘Our Environment’ with environmentally sensitive areas to be managed with awareness and sensitivity; and for the enhancement of public spaces to enrich the community.

The *Delivery Program 2022 - 2026* based on the CSP includes themes of ‘Our Infrastructure’ and ‘Our Leadership’. Collectively, these themes provide Council with pathways to engage the community in future use and development of the varied areas contained within the PoM in accordance with the identified reserve’s purpose and in such a way that supports long-term viability of the use of the land.

To achieve this, Council maintains valued working relationships and partnering both within the local community and through support from other government and non-government agencies. Council is able to better assess its existing infrastructure, seek funding opportunities, promote recreational spaces with tourism networks and to work directly with its local user groups who actively use the lands, particularly in the case of town and small village sportsgrounds. Integral to future land uses, particularly in relation to development of a mountain bike track, will be negotiation with the Narrandera Aboriginal Land Council.

While the lands contained within this PoM do not have any long-term lease or licence opportunities, there remains the options for short-term licence or user agreements primarily for sporting fixtures and, potentially, for grazing opportunities to assist Council in weeds management on its larger Crown reserves.

6.1 Permissible Uses and Developments

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of its residents, workers and visitors to the Narrandera Shire Council area. The use and further development of community land should be compatible with both the intended function of the land in accordance with the relevant zoning, and in consideration of the wider community context.

Narrandera Shire Council encourages a wide range of uses of community land and it intends to facilitate these uses to increase the vitality and general enjoyment of the land and in so doing, strengthen the local community. This is particularly relevant to those passive and active recreational facilities as well as the natural areas that abound close to the Narrandera township.

The use of community land is encouraged and supported in extending to the context of tourism by appropriate ancillary development, such as boat ramps, skywalks, BBQ and picnic shelters, toilet facilities, installation of garbage bins, formalised walking and mountain bike tracks and interpretive signage and associated facilities that promote use of the local natural landscape encouraging ‘escape to the great outdoors’.

The 2013 Plan of Management was developed following extensive community consultation that expressly supported development of a mountain bike trail network throughout the Lake Talbot environs area incorporating Lots 7310, 7311, 7312, 7313, 7314 and 7317 DP1159952 as shown in Annexure 7 and Annexure 8.

The general types of uses which may occur on community land categorised as Park and Natural Area – Bushland and the forms of development generally associated with those uses are set out in Table 6. Subject to the community needs and expectations, the facilities on community land may change over time, provided they fit within the associated reserve purpose and associated categorisation of the respective land.



Without negating Council’s capacity to manage the Crown reserves and respective assets, opportunities may also arise for alternate management practices (as may be appropriate at the time).

Table 6 provides a general guide as to future anticipated uses and associated development. Terminologies are therefore not intended to be used exclusively but to be generalised to provide a degree of flexibility of interpretation for the PoM within parameters as described in categories above.

Proposed developments, however, need to take into account the Future Act provisions of the *NTA 1993 (C’th)* and any current interests associated with undetermined ALC’s lodged under the *ALR Act 1983 (NSW)*. In this regard, written advice of Council’s appointed Native Title Manager is to be obtained prior to any development or formalised occupation of land being approved by Council.

Subsequently, a variety of uses intended to be enjoyed on the lands are set out in Table 6 (below).

Table 6: Purpose/Use and Associated Development

Purpose/Use for Natural Area – Bushland	Development to Facilitate use as Natural Area - Bushland
<ul style="list-style-type: none"> ▪ Provides a location that supports, protects and enhances existing native vegetation and provides for associated passive recreational use. ▪ Environmental protection works to mitigate against floods, fire, etc. ▪ Passive recreational use including bushwalking, bird watching, educational studies, guided bush walks, mountain bike riding. ▪ Revegetative programs. ▪ Environmental and scientific study. ▪ Approved bush care projects requiring ecological restoration activities associated with protection of flora and fauna. ▪ Fire hazard reduction. 	<ul style="list-style-type: none"> ▪ Interpretive signage, cultural signage. ▪ Fencing. ▪ Weed management practices including mechanical weed management, spraying and short-term crash grazing. ▪ Walking tracks and low impact mountain bike tracks. ▪ Locational, directional and regulatory signage. ▪ Visitor facilities and toilets, picnic tables, BBQs, sheltered seating areas, low impact car parks, refreshment kiosks (but not restaurants). ▪ Bridges, observation platforms, signage. ▪ Working sheds or storage sheds required in connection with maintenance of the land. ▪ Temporary erection or use of any building or structure necessary to enable a filming project to be carried out. ▪ CCTV and other public safety provisions.

6.2 Express Authorisation of Leases and Licences and Other Estates

Under section 46(1)(b) of the *Local Government Act 1993*, leases, licences and other estates formalise the use of community land. A lease, licence or other estate may be granted to organisations and persons, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities.

The lease or licence must be for uses consistent with the reserve purpose(s), the assigned categorisation and zoning of the land, be in the best interests of the community as a whole, and enable, wherever possible, shared use of community land.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM, the capacity of the community land itself, and the local area, to support the activity.



A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In all other instances a licence or short-term licence or hire agreement will be issued.

6.2.1 Leases and Licences Authorised by the Plan of Management

This PoM **expressly authorises** the issue of leases, licences and other estates over the land covered by the PoM, provided that:

- The purpose is consistent with the purpose for which it was dedicated or reserved;
- The purpose is consistent with the core objectives for the category of the land;
- The lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*;
- The issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (C'th);
- Where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted;
- The lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*; and
- The issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

This PoM also allows the Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of the Council or public utility provider on the community land in accordance with the *Local Government Act, 1993*.

Section 3.17 of the *Crown Land Management Act, 2016* refers to special provisions of Crown Land Managers (i.e. extending to leases, licences, permits, easements or rights of way) that may be granted with reference to Section 2.19 of the *Crown Land Management Act, 2016* (secondary interests in dedicated or reserved Crown land); and Section 2.20 of the *Crown Land Management Act, 2016* (short-term licences over dedicated or reserved Crown land).

The issue of any licence granted by Council over Reserve 91721 and Reserve 159002 must also have consideration to Section 47B of the *Local Government Act, 1993* in respect of 'Natural Areas'.

There are no current leases or licences in place in respect of lands used for Natural Area – Bushland and Park that could potentially provide for either exclusive use or longer-term use by sporting groups and/or tenure by holders of grazing licences.



6.2.2 Short-Term Licences

Short-term licences and bookings may be used to allow the Council to program different uses of community land at different times, allowing the best overall use.

Short-term licences are authorised for the purpose of:

- The playing of a musical instrument, or singing, for fee or reward;
- Engaging in a trade or business;
- The playing of a lawful game or sport;
- The delivery of a public address;
- Commercial photographic sessions;
- Picnics and private celebrations such as weddings and family gatherings;
- Filming sessions; and
- The agistment of stock.

There are currently no formal tenures although Narrandera Shire Council currently has an 'events register' for use in relation to water sporting activities at the Lake Talbot Reserve in accordance with the purpose of the reserve. There is potential for short-term licences to be issued in relation to water skiing events, mountain bike events, fishing tournaments or filming sessions, etc, in response to increased community use and tourism opportunities.

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

6.2.3 Native Title and Aboriginal Land Rights Considerations in Relation to Leases, Licences and Other Estates

Further to Section 5.1 – 'Categorisation of the Land' and with reference to Native Title Assessment, Council is required under the provisions of the *CLMA 2016*, to undertake steps to identify whether the activity proposed on Crown land will affect Native Title. Council must further consider what provisions of the *NTA 1993 (C'th)* will validate the activity; and what procedures should be taken in relation to a particular activity prior to its commencement.

When planning to grant a lease or licence on Crown reserves, the Council must comply with the requirements of the *NTA 1993 (C'th)* and have regard for any existing claims made on the land under the *NSW ALR Act, 1983*.

Accordingly, Council must obtain written advice from its Native Title Manager in relation to certain activities and acts carried out on Crown land where the land is not excluded land, in accordance with Native Title legislation. The interests of any Aboriginal Land Claim are to also be considered. Such advice is to be sought from Council's Native Title Manager prior to any applicable works, activities and dealings being undertaken on any of the lands comprised in this PoM.



6.2.4 Easements

Council reserves the right to grant easements as required for access, public utilities and works associated with, or ancillary to, public utilities and provision of services, or connections for premises on or through the land comprised within this PoM. The impact of easement(s) is to be considered in the decision-making process for such services.

The granting of easements over Crown land will be subject to the provisions of the *NTA 1993 (C'th)* and Division 8.3 of the *CLMA 2016*.

Copies of respective Certificates of Title for lands comprised within this PoM indicate that there are no easements that have been registered that impact on the land. However, the following is noted:

- Lot 7317 DP1159952 (Reserve 91721) Narrandera Flora and Fauna Reserve land excludes the road(s) shown in the Title Diagram.



7.0 PLAN IMPLEMENTATION

The following action plan, in Table 7 (below), sets out the requirements under Section 36(3) of the *Local Government Act 1993* with respect to:

- The category of the land;
- The objectives and performance targets of the PoM;
- The proposed means by which to achieve the objectives and performance targets; and
- The proposed manner in which the objectives and performance targets are assessed for performance and whether they require the prior approval of Council in relation to the carrying out of any specified activity on the land.

Responsibility: Narrandera Shire Council (NSC)

Table 7: Objectives and Performance Targets – Natural Area – Bushland

Performance Target	Actions	Priority	Performance Indicator
Legislative			
To ensure that relevant legislation is complied with in relation to preparation of the PoM.	1. The PoM is prepared in accordance with Native Title Manager advice, the <i>Local Government Act 1993</i> , the <i>CLMA 2016</i> , <i>NTA 1993 (C'th)</i> and the <i>ALRA 1983</i> .	High	<ul style="list-style-type: none"> ▪ The PoM is reviewed by Council’s Native Title Manager and approved by Department of Planning & Environment – Crown Lands. ▪ Council exhibits and adopts the PoM subject to community comments being addressed.
Management			
To manage natural bushland areas to maintain integrity of habitat and promote passive recreational use.	<ol style="list-style-type: none"> 1. Manage and maintain the integrity of the natural bushland areas in accordance with Council’s Community Strategic Plan and appropriate Policies. 2. Ensure ongoing inspection and assessment of the lands. 3. Ensure ongoing inspection and assessment of all infrastructure (as appropriate). 	On-going	<ul style="list-style-type: none"> ▪ Ensure no illegal dumping of rubbish or garden waste and promptly remove as necessary. ▪ Ensure no unauthorised activities i.e., motorbike riding and report as necessary to relevant authority. ▪ Provide interpretive signage where appropriate. ▪ Future upgrades and/or installation of new infrastructure is carried out in accordance with the PoM and required development and approved processors obtained. ▪ Hazard Reduction - Cultural burns of fuel load, reduction burns. ▪ Feedback from community and visitors is positive and negative feedback is acted upon as necessary.



Infrastructure			
Maintain signage.	<ol style="list-style-type: none"> 1. Review and update entry signage to reflect current name of reserve (i.e. Narrandera Flora and Fauna Reserve). 	High	<ul style="list-style-type: none"> ▪ Install signage reflective of current name and use of the reserve (i.e., removal of reference to the Narrandera Common). ▪ Installation of cultural and interpretive signage as appropriate.
Review and upgrade infrastructure according to community needs.	<ol style="list-style-type: none"> 2. Ensure ongoing assessment of all infrastructure across the Reserves. 3. Ensure maintenance of respective car parking areas. 4. Review and formalise development of mountain bike tracks, skywalks and other infrastructure (as necessary). 	Ongoing	<ul style="list-style-type: none"> ▪ Complete Asset Management Plan and maintain public safety. ▪ Council complies with Native Title and relevant legislation prior to any development being approved or undertaken. ▪ New infrastructure is planned, budgeted and funded to meet community expectations (including review of existing plans where applicable). ▪ Consider appropriate access from car park adjacent to Lake Talbot Water Park to historic cemetery site (Reserve 43815). ▪ Council seeks necessary approvals and DPE – Crown lands consent (as appropriate). ▪ Development impacts are minimised to protect the natural environment. ▪ Feedback from users, visitors and the community is positive, and negative feedback is acted upon as necessary.
Environment			
Maintain health of existing native vegetation.	<ol style="list-style-type: none"> 1. Monitor and assess environmental biodiversity of the respective areas. 2. Carry out regular weed inspections and implement necessary weed removal strategies. 3. Consider the safety of the community in the maintenance of passive recreational areas. 4. Carefully consider the use of chemicals and pest control measures within respective bushland and waterways. 	High	<ul style="list-style-type: none"> ▪ Improved health of native vegetation through removal of environmental weeds. ▪ Implement soil erosion measures where necessary. ▪ Staff are appropriately trained in safe handling and use of appropriate chemicals on the land. ▪ Monitor and report unauthorised activities, i.e. motor bike riding and dumping of rubbish. ▪ Feedback from community and visitors is positive and negative feedback is acted upon as necessary.
Quality passive recreational use co-exists with the natural environment.	<ol style="list-style-type: none"> 5. Ensure that recreational activities do not negatively impact on the natural environment. 	Ongoing	<ul style="list-style-type: none"> ▪ Monitor unlawful removal of natural vegetation and other unauthorised activities.



		<ul style="list-style-type: none"> ▪ Monitor recreational activities to contain negative impacts. ▪ Consider future revegetation programs in conjunction with user activity impacts. ▪ Continued monitoring of native flora and fauna biodiversity to ensure reduction of negative impacts and threats. ▪ Feedback from visitors, users and the community is positive, and negative feedback is acted upon as necessary.
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8.0 REFERENCES

Booth Associates (2013), *Narrandera Shire Council, Plan of Management Lake Talbot & Environs and Plan of Management Crown Land Reserves*

Cunningham, GM, Mulham, WE, Milthorpe, PL & Leigh, JH (1992), *Plants of Western New South Wales*, Inkata Press Australia

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NSW Local Government Act 1993 at <https://www.legislation.nsw.gov.au/view/html/inforce/current/act-1993-030> sourced on 21 April 2021

Trove Newspapers & Gazettes at <https://trove.nla.gov.au/newspaper/?type=gazette#> sourced on 14 April 2021

Annexure 1

Schedule of Lands

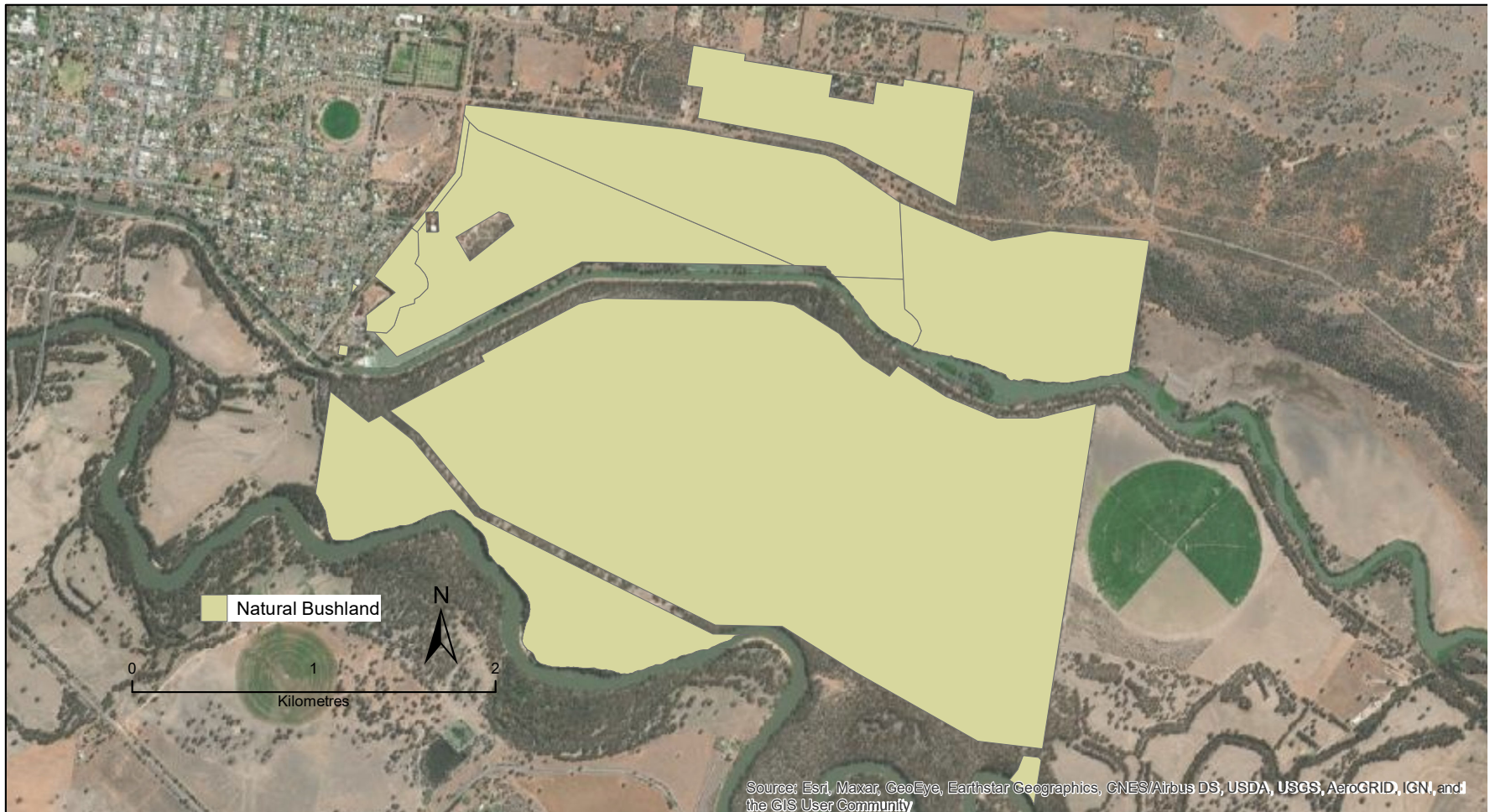
SCHEDULE OF LANDS - LAKE TALBOT AND ENVIRONS, NARRANDERA								
Category	Reserve No.	Reserve Name	Lot/DP	Area	Purpose	Gazette date	Zoning	Improvements
Natural Area - Bushland	91721	Narrandera Flora and Fauna Reserve	Lot 7317 DP 1159952, Parish Narrandera, County Cooper	444.94ha	Preservation of Fauna; Preservation of Native Flora; and Public Recreation	15/02/1980	RE1 - Public Recreation	Interpretive signage
Natural Area - Bushland	159002	42.9 ha Off Old Wagga Road	Lot 317 DP 41709, Parish Narrandera, County Cooper	42.99ha	Drainage; Preservation of Fauna; Preservation of Native Flora	9/03/1990	RE1 - Public Recreation	
Natural Area - Bushland	89805	Rocky Waterholes	Lot 7313 DP 1159952	66.37ha	Natural Fitness & Physical Education Public Recreation	14/05/1976 27/04/2018	RE1 - Public Recreation	Amenities, boat ramp and interpretive signage
Natural Area - Bushland	81121	Lake Talbot Reserve	Lot 7310, 7311, 7312 & 7314 DP 1159952; Lot 117 DP751719. Parish of Narrandera, County of Cooper	Approx. 145.05ha	Public Recreation	3/10/1958	W2 - Recreational Waterways & RE1 - Public Recreation	Interpretive signage

Annexure 2

Map Detailing Categories

NARRANDERA SHIRE COUNCIL LAKE TALBOT ENVIRONS LAND CATEGORIES

Note: Riverina Agriconsultants and its employees do not guarantee that this publication is without flaw of any kind or is wholly appropriate for your particular purposes, and therefore disclaims all liability for relying on any information in this publication.
Date: 09/01/2023
Project: Narrandera Shire Council - PoM
Created By: GIS Administrator - J Kajewski

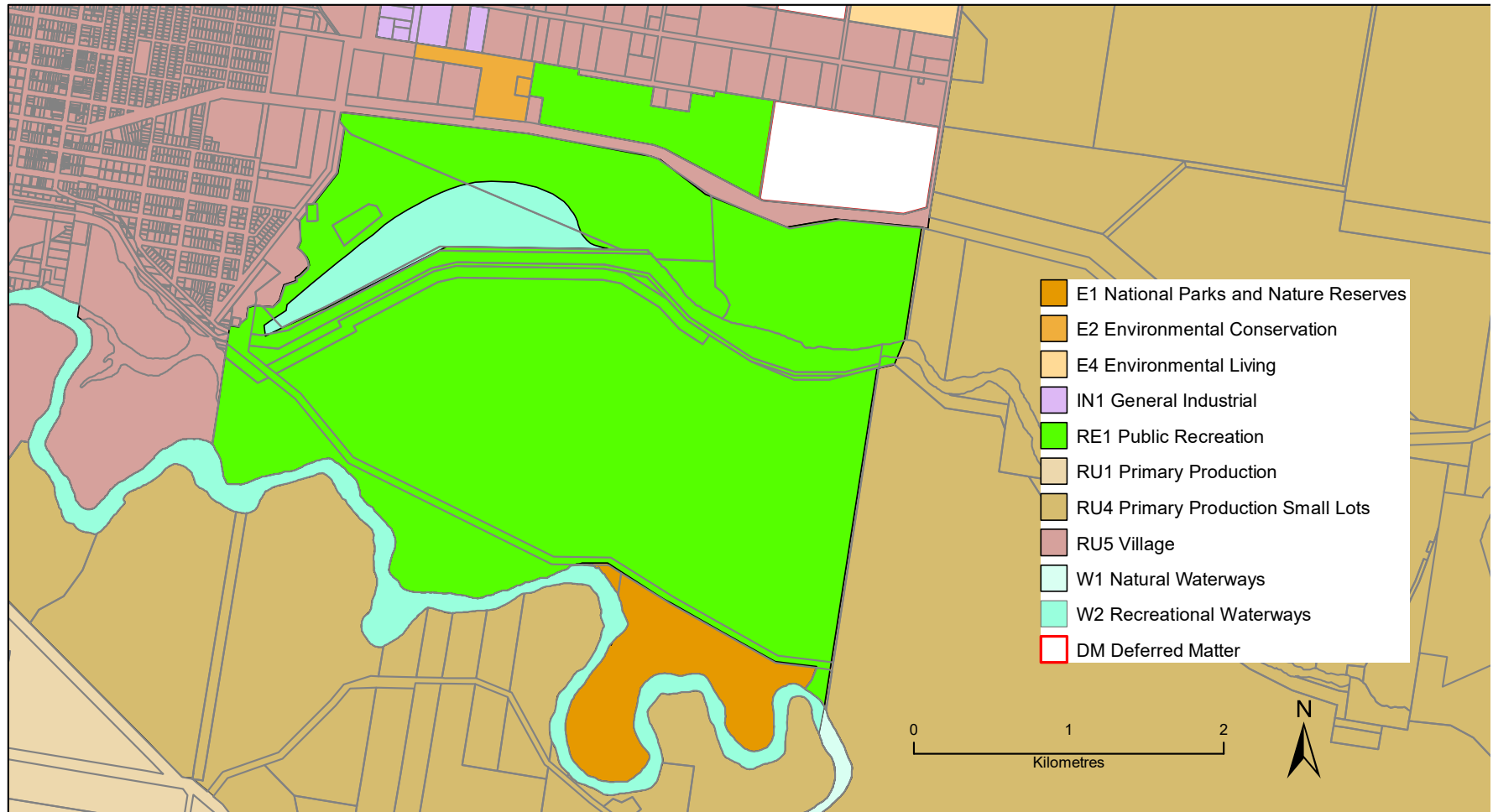


Annexure 3

Land Zoning Map

NARRANDERA SHIRE COUNCIL LAKE TALBOT ENVIRONS ZONING

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Date: 21/04/2021
Project: Narrandera Shire Council - PoM
Created By: GIS Administrator - J Kajewski



Annexure 4

Plan of DP1159952

DP 1159952

Registered :  03-12-2010
 Title System : CROWN LAND
 Purpose : CROWN LAND CONVERSION
 L5547-24
 Reference Map: NARRANDERA SH 7
 Last Plan: 1209-1804, 6989-1804, 142-3110,
 3397-3060

DP751719_UPI20213_ CA156824
**PLAN OF CROWN LAND BEING
 RESERVE**

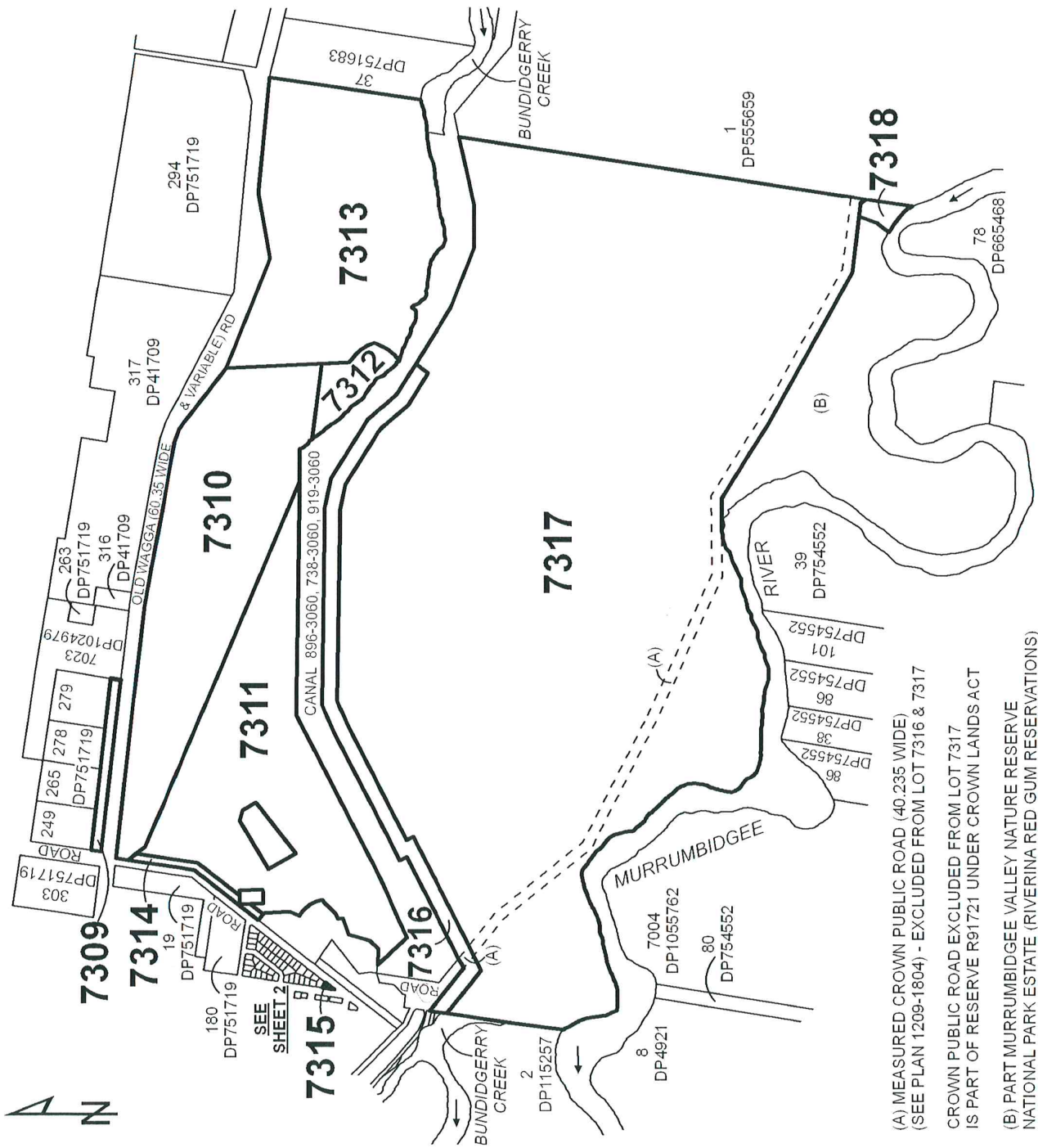
Lengths are in metres. Reduction Ratio - NTS

Sheet 1 of 2 sheets

LGA: NARRANDERA
 LOCALITY: NARRANDERA
 PARISH: NARRANDERA
 COUNTY: COOPER

THIS PLAN WAS PREPARED SOLELY TO
 IDENTIFY THE LAND ABOVE AND THE
 BOUNDARIES HAVE NOT BEEN
 INVESTIGATED BY THE REGISTRAR GENERAL
 THIS PLAN IS NOT A CURRENT PLAN IN TERMS OF
 S.7A CONVEYANCING ACT 1919

Drawn By: SV
 Signed Off: RW
 Office: Head Office, Crown Lands Division, Newcastle



(A) MEASURED CROWN PUBLIC ROAD (40.235 WIDE)
 (SEE PLAN 1209-1804) - EXCLUDED FROM LOT 7316 & 7317
 CROWN PUBLIC ROAD EXCLUDED FROM LOT 7317
 IS PART OF RESERVE R91721 UNDER CROWN LANDS ACT
 (B) PART MURRUMBIDGEE VALLEY NATURE RESERVE
 NATIONAL PARK ESTATE (RIVERINA RED GUM RESERVATIONS)
 BILL 2010. SCH. 8

Annexure 5

Crown Lands Letter Re: Land Categories



Ref: LBN19/192

Mr Craig Taylor
Narrandera Shire Council
141 East Street
NARRANDERA NSW 2760

Dear Mr Taylor

Narrandera Shire Council request for consent to manage Crown land as operational land

I am writing in response to Narrandera Shire Council's request for Minister's consent to classify a number of Crown reserves as 'operational land' under section 3.22 of the *Crown Land Management Act 2016*.

As a delegate of the Minister for Lands and Forestry, I have approved Council to manage eight (8) Crown reserves as operational land.

The council may also manage part of Crown reserve R81121 as operational land (excluding Lot 1 DP 1063639, Lot 7312 DP 1159952 and Lot 7310 DP 1159952) subject to the broader parcel of land being subdivided (see – Attachment: Figure 1.).

It is noted that Council requested Lot 1 DP 1063639, Lot 7312 DP 1159952 and Lot 7310 DP 1159952 (part of R81121) to be classified as operational. As the delegate of the Minister for Lands and Forestry, this request has not been supported and the land is to be dealt with as community land.

In making this decision, I have considered justification provided by the Council so as to satisfy the Minister that the land:

- a) *does not fall within any of the categories for community land under the Local Government Act 1993 (LG Act), or*
- b) *could not continue to be used and dealt with as it currently can if it were required to be used and dealt with as community land.*

Council as the Crown land manager will be able to manage the land as operational land under the LG Act, except for any appointment conditions and land management rules and Council will be unable to sell the land without further consent of the Minister.

As a result of this approved operational classification, the Council is not required to categorise or prepare a Plan of Management for the abovementioned Crown land.

This written consent specifically requests Council make clear in its communications about the reclassification that this is to facilitate management, is in accordance with the legislation and consent from the Minister, and that the land cannot be sold without any further consideration by, or consent from, the Minister.

Crown reserve R84170 gazetted for the purpose of the cemetery is on hold pending the outcome of departmental policy position and have not to be dealt with as part of this request. Council will be notified of the outcome and request to classify land as operational on confirmation of the policy position.

In addition, Council is not the Crown land manager of the remaining Crown reserve(s): R43759, R1001112, and R1017088. Council is not able to manage the reserves as if it were public land, community or operational land under the LG Act. This Crown reserve should be managed in accordance with section 48 of the (LG Act) (see – Attachment).

I have asked that Lee McCourt, Senior Project and Policy Officer, be available to discuss this matter further with you. Ms McCourt may be contacted on 4920 5128.

Yours sincerely



26 February 2019

CARL MALMBERG
Director Policy & Projects – Governance & Finance
Department of Industry – Crown Lands

Attachment: *Schedule of Crown reserves*

Attachment:

Table 1: Schedule of Crown reserves - R81121 partly supported

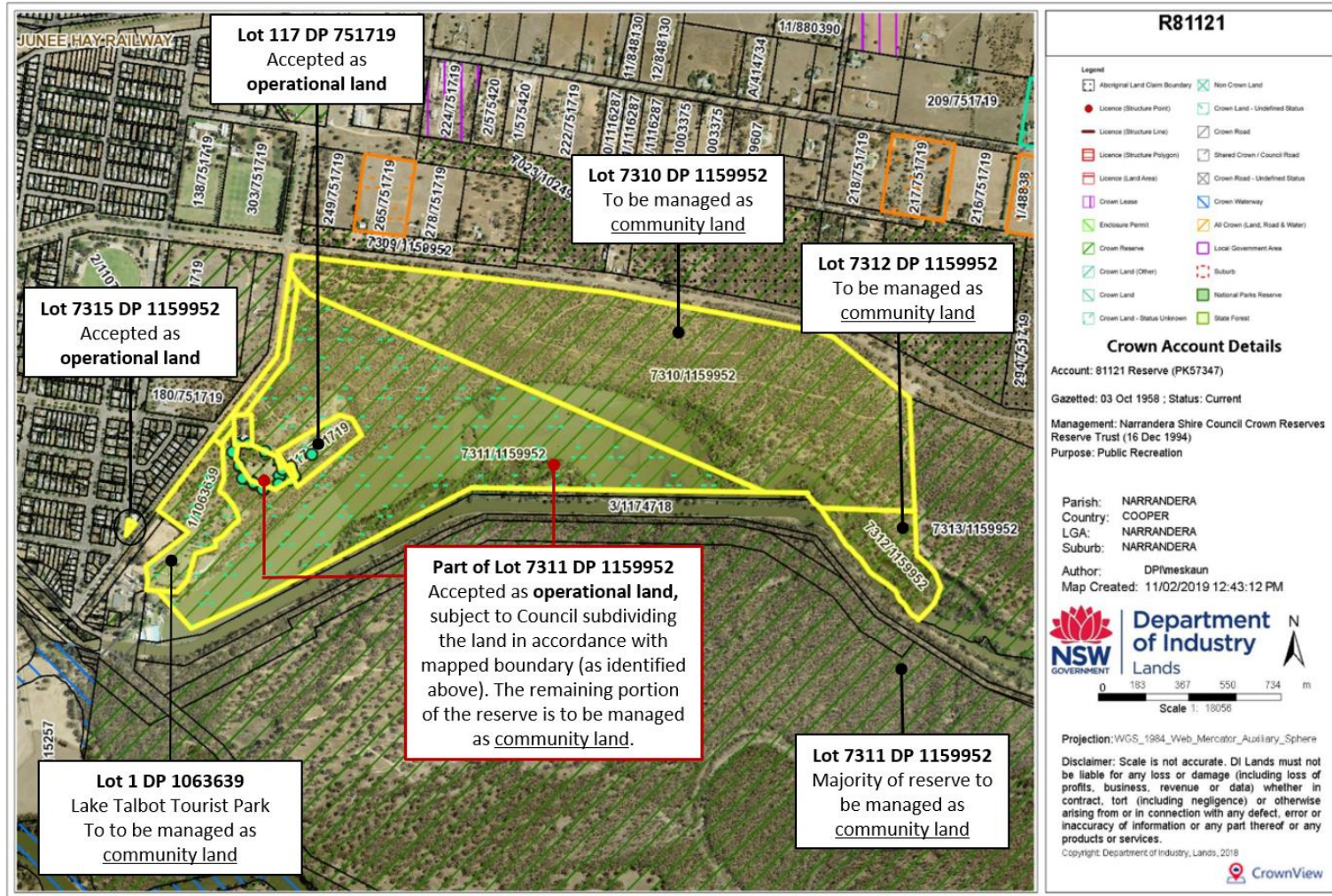
Reserve No.	Purpose(s)	Lot(s)/DP	Comment
R81121 (part)	Public Recreation	Lot 7310 DP 1159952 Lot 7312 DP 1159952	After consideration of section 36 of the LG Act and Part 4, Division 1 of the LG Regulations and current activity on site, the proposed classification of the subject Reserve as 'operational land' is not supported .
R81121 (part)	Public Recreation	Lot 1 DP 1063639	After consideration of section 36 of the LG Act and Part 4, Division 1 of the LG Regulations and current activity on site, the proposed classification of the subject Reserve as 'operational land' is not supported .
R81121 (part)	Public Recreation	Lot 7315 DP 1159952	After consideration of section 36 of the LG Act and Part 4, Division 1 of the LG Regulations and activity on the site, the proposed classification of the subject Reserve as 'operational land' is supported .
R81121 (part)	Public Recreation	Lot 117 DP 751719	After consideration of section 36 of the LG Act and Part 4, Division 1 of the LG Regulations and current activity on site, the proposed classification of the subject Reserve as 'operational land' is supported .
R81121 (part)	Public Recreation	Part Lot 7311 DP 1159952	As a result and after careful consideration of section 36 of the LG Act and Part 4, Division 1 of the LG Regulations and current activity on site, the proposed classification of the subject Reserve as 'operational land' is supported subject to Council subdividing Lot 7311 DP 1159952 as shown in Figure 1 below .

Table 2: Schedule of Crown reserves 'devolved to Council' under section 48 of the LG Act

Reserve No.	Purpose(s)	Lot(s)/DP	Management Type
R43759	General Cemetery	Lot 7001 DP94878	Devolved to Council
R1001112	Cemetery	Lot 1 DP 668097 Lot 7032 DP 1023995 Lot 7033 DP 1023995 Lot 1 DP 1158505	Devolved to Council
R1017088	General Cemetery	Lot 7300 DP1136149	Devolved to Council

437 Hunter Street Newcastle NSW 2300
 PO Box 2185 Dangar NSW 2309
 Tel: 1300 886 235 www.industry.nsw.gov.au/lands ABN: 72 189 919 072

Figure 1: R81121 partly supported



437 Hunter Street Newcastle NSW 2300
 PO Box 2185 Dangar NSW 2309
 Tel: 1300 886 235 www.industry.nsw.gov.au/lands ABN: 72 189 919 072

Annexure 6

Email from Kylie Butler Re: Subdivision DP1159952

On Tue, Nov 22, 2022 at 8:59 AM Council CLM Mailbox <council.clm@crowland.nsw.gov.au> wrote:

Hi Melva,

I refer to the requested subdivision of part of R81121 and classification as 'operational land' in the attached letter.

I understand from Shaun that the concrete batching plant on the area requested as operational has been removed, and that the land can be effectively managed by Council as community land in line with the reserve purpose of 'public recreation'. Therefore subdivision is no longer required.

Council should now categorise this portion of the reserve. This can be done by submitting a draft PoM for land owners review, or by submitting an [initial categorisation form](#) . When drafting a PoM to cover R81121 Council may wish to consider if the whole of the reserve can be managed as community land and revisit the earlier approval for 'operational' classification over parts of the reserve.

I'd be happy to discuss further as necessary.

Thanks

Kylie

Kylie Butler

Senior Project Officer, Crown Reserves

For more information and to access the latest guidelines and resources, please visit the council Crown land manager webpage at www.reservemanager.crownland.nsw.gov.au and [subscribe](#) to our e-newsletter.

Kind regards,

Council Crown Land Management Team

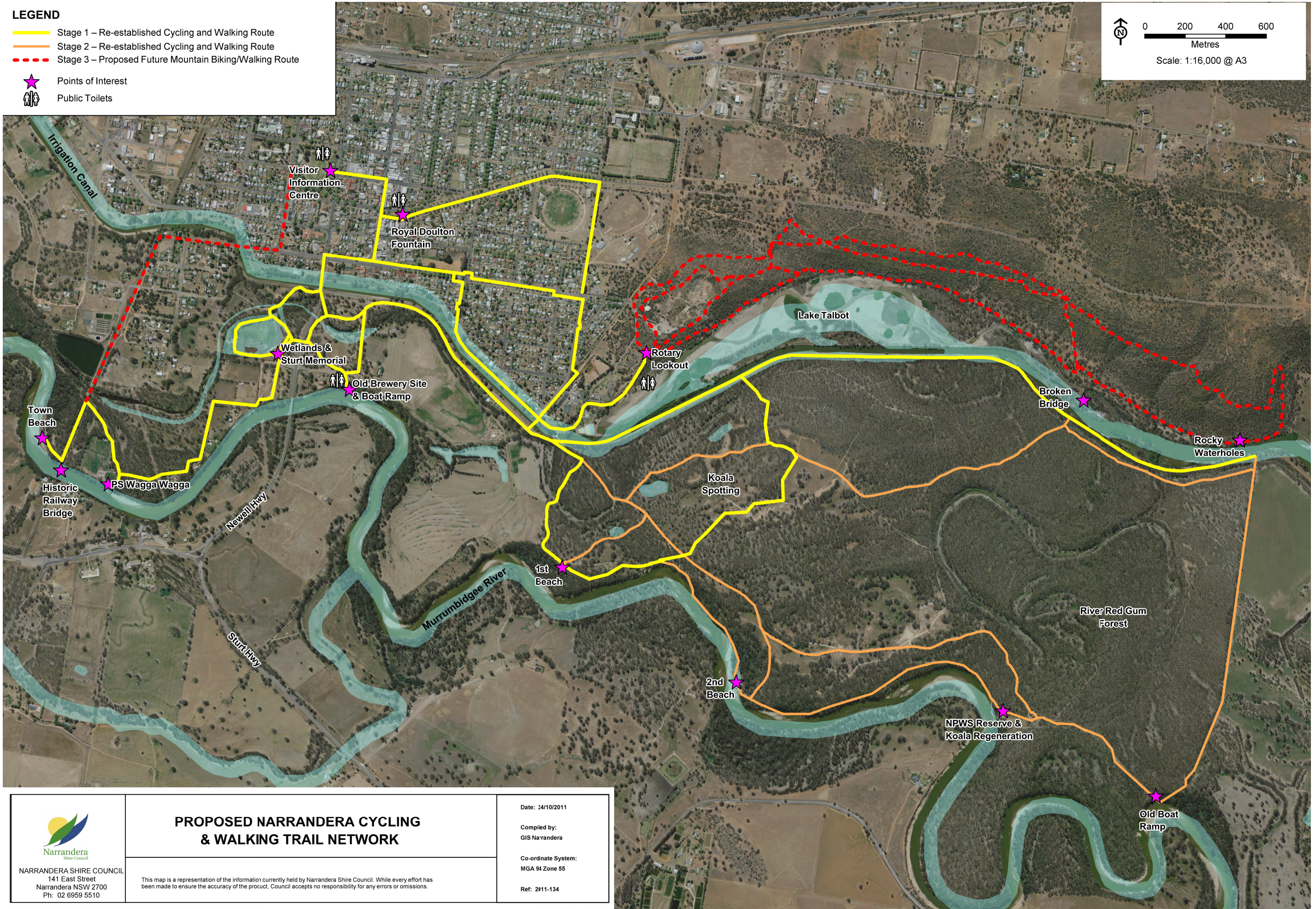
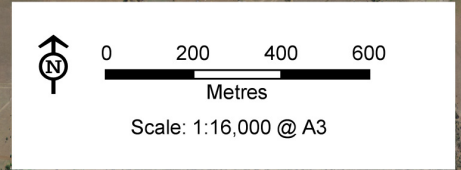
Department of Planning and Environment
T 1300 886 235 | E council.clm@crowland.nsw.gov.au
6 Stewart Avenue, Newcastle West NSW 2302
www.reservemanager.crownland.nsw.gov.au


Annexure 7

Proposed Narrandera Cycling and Walking Trail Network

LEGEND

- Stage 1 – Re-established Cycling and Walking Route
- Stage 2 – Re-established Cycling and Walking Route
- - - Stage 3 – Proposed Future Mountain Biking/Walking Route
- ★ Points of Interest
- Public Toilets

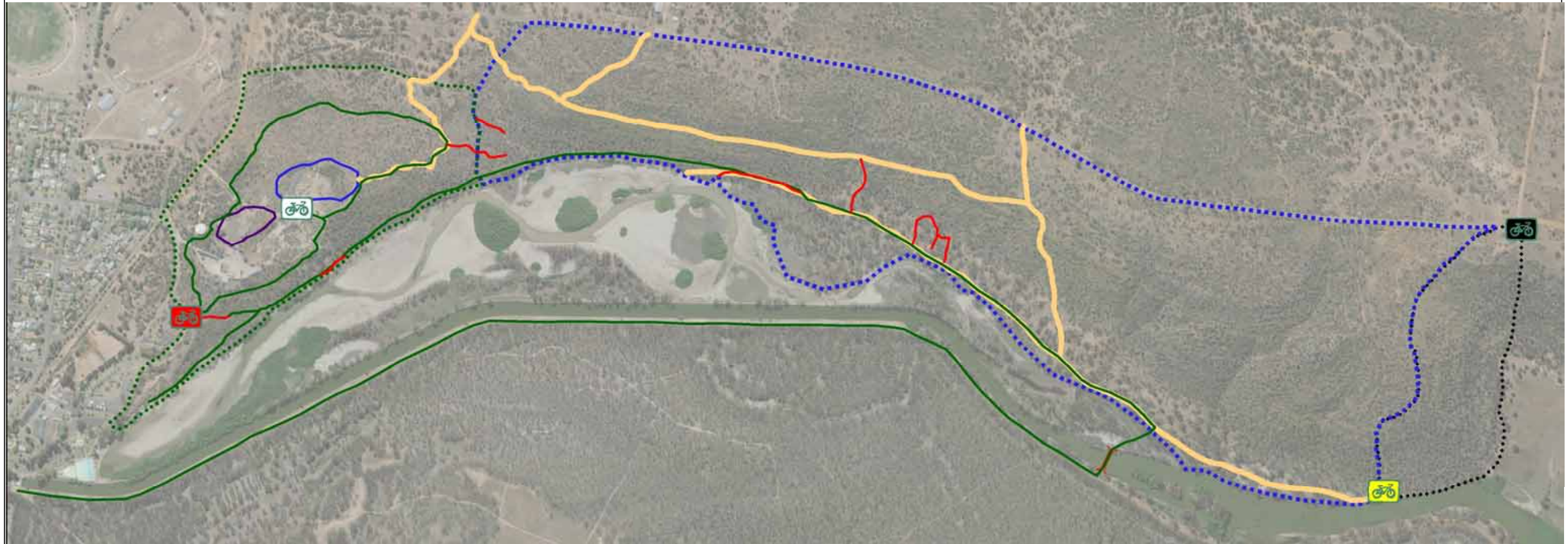















 NARRANDERA SHIRE COUNCIL 141 East Street Narrandera NSW 2700 Ph: 02 6959 5510	<p>PROPOSED NARRANDERA CYCLING & WALKING TRAIL NETWORK</p> <p><small>This map is a representation of the information currently held by Narrandera Shire Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions.</small></p>	Date: 24/10/2011 Compiled by: GIS Narrandera Co-ordinate System: MGA 94 Zone 55 Ref: 2011-134
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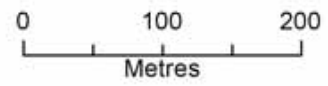
Annexure 8

Lake Talbot – Draft Mountain Bike Park

LAKE TALBOT—DRAFT MOUNTAIN BIKE PARK



-  Rocky Water Hole Bridge
-  Trailhead
-  Future Trailhead
-  Downhill Start
-  Downhill Finish
-  Degraded Trails need repairs or closing
-  Possible Beginner Trails
-  Fire Trails
-  Free Ride Track
-  Old Quarry Skills Area
-  Beginner Level Area
-  Intermediate Level Area
-  Advanced Level Area (Downhill)





LAKE TALBOT TOURIST PARK

PLAN OF MANAGEMENT



Narrandera Shire Council
2023



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- Annexure 1:** **Site Plan of Tourist Park**
- Annexure 2:** **Tourism Trends Report**
- Annexure 3:** **Section 68 Approval to Operate a Caravan Park**
- Annexure 4 :** **Survey Plan Lot 1 DP1063639**



1.0 EXECUTIVE SUMMARY

This document is a review of the 2012 (former) Plan of Management for 'Lake Talbot Tourist Park, Narrandera' and takes into account changes in Crown land legislation following introduction of the *Crown Land Management Act, 2016*.

This Plan of Management (PoM) has been prepared by Riverina Agriconsultants on behalf of Narrandera Shire Council and provides direction as to the use and management of the Council managed Crown reserve which is classified as 'community land' in the Narrandera area. The PoM is required in accordance with Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993*.

This PoM specifically addresses the management of Lake Talbot Tourist Park, Narrandera. The PoM examines the current character, current use and future needs of the land and its relationship to the surrounding land and community within which it is located. The PoM also provides the framework for Council to follow in relation to the express authorisation of the leases and licences on the land.

The PoM is required in accordance with Section 3.23 of the *Crown Land Management Act (CLMA) 2016* and Section 36 of the *Local Government Act 1993*.

The Council managed Crown reserve where the Lake Talbot Tourist Park is located is categorised in this PoM as **Park**.

This categorisation of the land is consistent with this reserve's purpose of public recreation and the land continues to be used for this purpose, specifically as a Tourist Caravan Park that offers a range of accommodation options for the travelling public.

2.0 INTRODUCTION

Narrandera Shire is a local government area in the Riverina region of south-western New South Wales covering an area of 4,116km². The present Narrandera Shire was formed on 1 January 1960 by an amalgamation of the previous Narrandera Municipality and Yanko Shire.

Narrandera is located in the centre of the Riverina region of NSW. It is 554km south-west of Sydney and 437km north of Melbourne on the Sturt Highway between Wagga Wagga to the east and Darlington Point to the west; and on the Newell Highway between Ardlethan to the north-east and Jerilderie to the south-west, being the junction of the Sturt and Newell Highways. The town of Narrandera has developed on the banks of the Murrumbidgee River with an estimated population of 5,931 (2018). The Shire also includes the towns of Barellan, Binya, Grong Grong and Kamarah.

The name ‘Narrandera’ originates from the Wiradjuri word ‘Narrungdera’ which means ‘place of lizard or goanna’.

Narrandera has many conservation values due to its historic buildings and tree-lined streets together with its adjacent connectivity to the Murrumbidgee River’s floodplain and nearby Narrandera Range and Bogolong Hills.

Figure 1: Narrandera Local Government Area





2.1 Corporate Objectives

Narrandera Shire has a positive future, located at the junction of two major highways and surrounded by a beautiful natural environment. The Shire also marks the transition of extensive broadacre agriculture of the western slopes and plains to the east, into the highly productive Murrumbidgee Irrigation Area (MIA) to the west.

The *Community Strategic Plan 'Our Narrandera Shire 2034'* adopted on 21 June, 2022 (refer to Figure 2) is a core document that guides the operations and goals of Council. The *Community Strategic Plan* (CSP) provides a road map of what is important to the community and where it wants to be in the future.

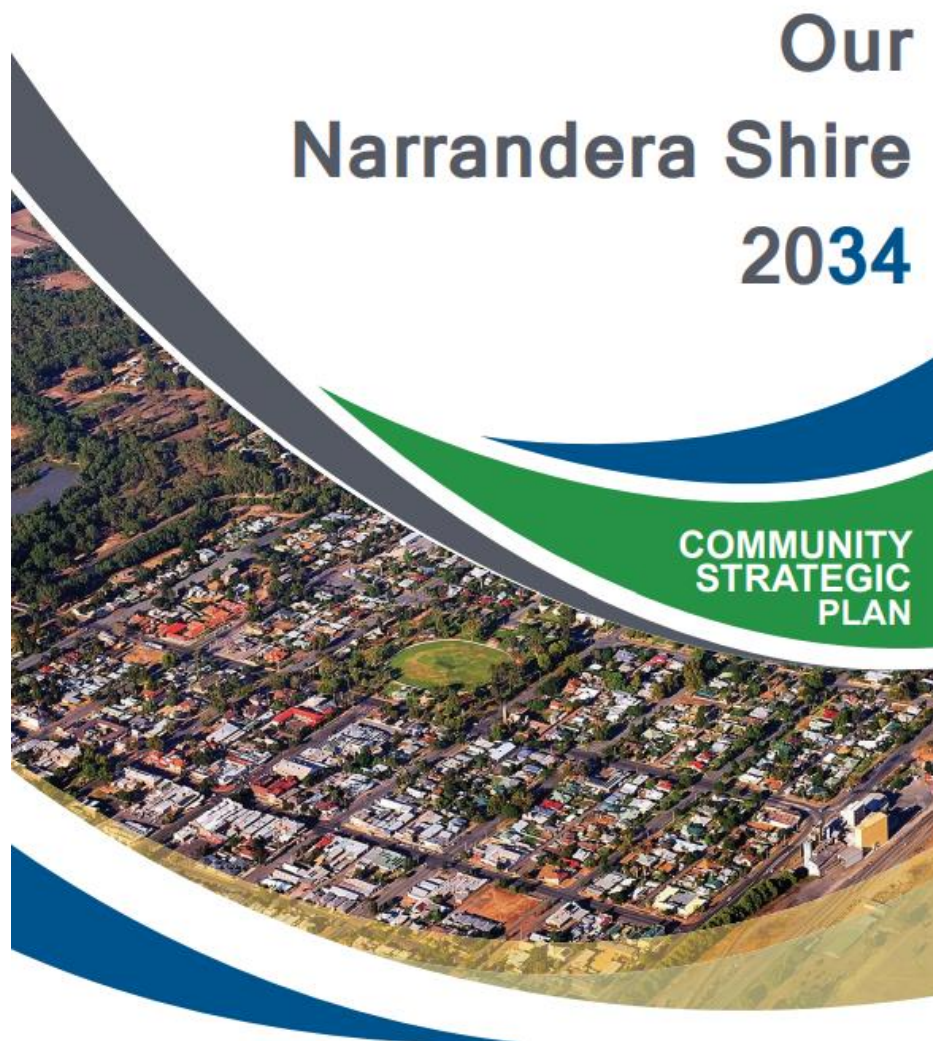
Narrandera Shire's community vision is:

"The vision of our Community Strategic Plan is 'to preserve and enhance the lifestyle of our communities by encouraging, promoting and facilitating the sustainable development of the Shire'. We do this by 'Achieving Together'."

The CSP describes Council's core values as being:

- **Ethical** – transparent and equitable in all our actions;
- **Caring** – helpful, supportive and thoughtful towards each other and our community;
- **Loyalty** – pride in our work and our organisation;
- **Accountability** – responsible for our actions;
- **Integrity** – trustworthy, honest and consistent;
- **Respect** – for each other and the role we play; and
- **Safety** – to work safely to protect ourselves and the public."

Figure 2: Narrandera Shire Council’s CSP ‘Our Narrandera Shire 2034’



The Narrandera community expressed its primary strategies ‘Five Key Themes’ as:

1. Our Community;
2. Our Environment;
3. Our Economy;
4. Our Infrastructure; and
5. Our Civic Leadership.



Those strategies most pertinent to the implementation of this PoM, as extracted from the adopted *Delivery Program 2022 – 2026*, are:

Our Community

- To live in an inclusive, healthy and tolerant community with a positive attitude towards others
 - Acknowledge and celebrate our local Wiradjuri culture.

Our Environment

- Enhance our public spaces to enrich our community
 - Implement a renewal and maintenance strategy to support a diverse range of building facilities for the community.

Our Economy

- Create strong conditions for investment and job creation through quality infrastructure and proactive business support
 - Promote collaborative marketing initiatives through regular meetings between businesses and Council on both a formal and informal basis;
 - Promotion of Narrandera Shire using our heritage buildings, culture, location, waterways, ecotourism also business and sporting facilities.

Our Civic Leadership

- Have a Council that provides leadership through actions and effective communication
 - Support ethical, transparent and accountable corporate governance;
 - Monitor the availability of Federal and State funding grants payable to Council.

2.2 Purpose of the Plan of Management

The *Local Government Act 1993* requires a plan of management (PoM) to be prepared for all public land that is classified as 'community land' under that Act noting that the initial PoM was prepared in 2013 under the *Crown Lands Act 1989*.

The *Crown Land Management Act 2016* (the CLMA 2016) authorises local councils (Council Crown Land Managers appointed to manage dedicated or reserved Crown land) to manage that land as if it were public land under the *Local Government Act 1993*. Therefore, all Crown land reserves managed by Council are also required to have a PoM under the *Local Government Act, 1993*.

The purpose of this PoM is to:

- Review and update the initial PoM for Lake Talbot Tourist Park, Narrandera;



- Contribute to Council's broader strategic goals and vision as set out in the *Community Strategic Plan 'Our Narrandera Shire 2034'*;
- Ensure compliance with the *Local Government Act 1993* and the *Crown Land Management Act 2016*;
- Provide clarity in the future development, use and management of Lake Talbot Tourist Park; and
- Ensure consistent management that supports a unified approach to meeting the varied needs of the community (locally and more broadly in the context of regional tourism that supports both Narrandera and the broader Riverina area).

Council's objective for the Lake Talbot Tourist Park in this revised PoM, is:

"To have oversight of the management of the Lake Talbot Tourist Park to provide a high standard, quality accommodation base for visitors to Narrandera Shire. Visitors to our Shire are valued and support both our economy and general community."

2.3 Process of Preparing this Plan of Management

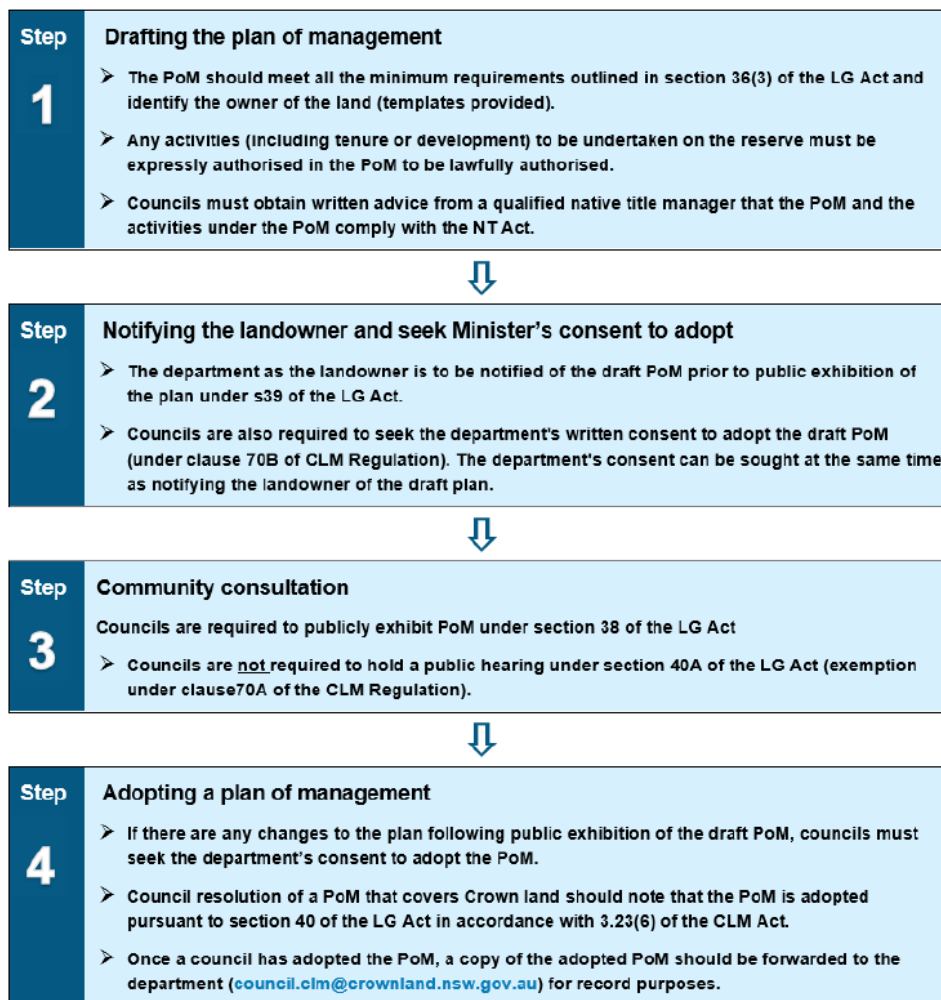
The process for preparing a PoM for Council managed Crown reserves is shown in Figure 3 (below). This document is a review of the previous PoM adopted by Council in 2013.

The previous PoM outlined management directions for the next 5 to 10 years under prevailing legislation at the time, i.e. *Crown Lands Act 1989*. It is timely that a review be undertaken given the commencement in 2018 of subsequent legislation in relation to management of Crown land, being the *Crown Land Management Act 2016*.



Figure 3: Flowchart for Consultation and Approval of a Plan of Management

What are the steps in the process for drafting and adopting Plans of Management?



Source: Crown Land Management Amendment (Plan of Management) Regulation 2021 Questions & Answers DOC21/094455

2.4 Change and Review of this Plan of Management

The use and management of the Lake Talbot Tourist Park is regulated by this PoM.

This PoM will require regular review in order to align with community values and changing community needs, and to reflect changes in Council priorities.

Council has determined that a strategic review of this PoM will occur within 10 years of its adoption. However, the performance of this PoM will be reviewed on a bi-annual basis to ensure that the reserve is being managed



in accordance with the PoM, is well maintained and provides a safe environment for public enjoyment. Review of this PoM will also occur upon Council entering into a new Term of Lease or any subsequent options for renewal.

Council may continue to acquire Crown land by either applicant or by divesting for the benefit of the community. Crown land may also come into Council's ownership by dedication of land for open space. The annexures to this PoM may be updated from time to time, reflecting significant changes to the condition of the community land, or to reflect new acquisitions or dedications of land.

The community will have an opportunity to participate in reviews of this PoM.

2.5 Community Consultation

Consultation with the community is an important part of the preparation of this PoM. Consultation gives Council a better understanding of the range of local issues affecting use and development of the land to which this PoM applies and gives all sectors of the community the chance to have input into the direction of policy development being undertaken by Council.

In preparation of the initial Draft PoM, consultation was undertaken with Council's Governance and Engagement Manager, Open Space and Recreation Manager and the Executive Engineer together with the Lessee of the Lake Talbot Tourist Park.

All stakeholders are given the opportunity to express their opinions and provide relevant information in relation to the planned management of the land, however as the land is Crown land, final approval for the PoM rests with the Minister administering the *CLMA 2016* as owner of the land.

Council is required to submit the draft PoM to NSW Department of Planning and Environment – Crown Lands, as representative of the owner of the land under section 39 of the *Local Government Act 1993*. This process occurs prior to public exhibition and community consultation of the PoM as shown by Figure 3 (above) 'Flowchart for Consultation and Approval of Plan of Management'.

If after public consultation there is no change to the categorisation and no additional purpose is required to be added to the reserve, no additional ministerial consent is required. Council can then proceed to adopt the PoM.

If Council proposes a change in the categorisation of the land following public consultation, the Plan must be referred again to the Minister administering the *CLMA 2016* for consent to adopt the PoM.

It is not the purpose of this PoM to change the categorisation or to add a purpose to the Crown reserve as it currently stands.

Community consultation is also offered as a result of the development application process in line with Council's Community Engagement Policy and the Community Participation Plan (2019) (in response to Section 2.23 of the *Environment Planning and Assessment Act 1979*).

3.0 LEGISLATIVE FRAMEWORK

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

3.1 Local Government Act 1993

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

The *Local Government Act 1993* requires all Council owned land to be classified as either Operational or Community land. Community land is defined as land that must be kept for the use of the general community and must not be sold. Under *Local Government Act 1993* community land is required to be managed in accordance with a PoM and any other laws regulating the use of the land. A PoM developed for Community Land Management must include and/or address:

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

3.2 Crown Land Management Act 2016

Crown reserves are land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space, community halls, special events and government services.

Crown land is governed by the *CLMA 2016*, which provides a framework for the state government, local councils and members of the community to work together to provide care, control and management of Crown reserves.



Division 3.4 of the *CLMA 2016* specifically relates to Crown land managed by Councils and states:

“3.20 Application of Division

- (1) This Division applies in relation to any local council that is a Crown land manager of dedicated or reserved Crown land (a **council manager**).”

and

“3.21 Management in accordance with *Local Government Act 1993*

- (1) A council manager is authorised to classify and manage its dedicated or reserved Crown land as if it were public land within the meaning of the *Local Government Act 1993*, subject to this Division.

Note—

The term **public land** (as defined by the *Local Government Act 1993*) excludes land to which this Act applies even if it is vested in or under the control of a local council. The Act also requires local councils to classify their public lands as either community land or operational land and manage the land accordingly.

- (2) Accordingly, a council manager is also authorised to manage its dedicated or reserved Crown land as if it were community land or operational land, but only as permitted or required by this Division.

Note—

For example, requirements relating to reporting and plans of management will generally be as provided by the *Local Government Act 1993* rather than this Act.

3.22 Functions of council managers

- (1) Except as provided by subsection (2) or (3), a council manager of dedicated or reserved Crown land—
- (a) must manage the land as if it were community land under the *Local Government Act 1993*, and
 - (b) has for that purpose all the functions that a local council has under that Act in relation to community land (including in relation to the leasing and licensing of community land).
- (2) A council manager of dedicated or reserved Crown land that is a public reserve (as defined in the *Local Government Act 1993*)—
- (a) must manage the land as a public reserve under that Act, and
 - (b) has for that purpose all the functions that a local council has under that Act in relation to a public reserve.

Note—

Section 2.22 enables the Minister to assume responsibility from a local council for the care, control and management of dedicated or reserved Crown land that is a public reserve.”

and

“3.23 Management of land as community land

- (1) **Application** This section applies to a council manager that is required by this Division to manage dedicated or reserved Crown land as if it were community land under the *Local Government Act 1993*.”

and



“(7) The following provisions apply during the period of 3 years after the commencement of this section (the *initial period*)—

- (a) a council manager must ensure that the first plan of management applicable to the land is adopted as soon as practicable within the initial period,
- (b) the first plan of management may be prepared and adopted under Division 2 of Part 2 of Chapter 6 of the *Local Government Act 1993* by—
 - (i) amending an existing plan of management so that it applies to the land, or
 - (ii) adopting a new plan of management for, or that includes, the land.”

Division 3.6 of the *CLMA 2016* specifically relates to plans of management and other plans and states:

“3.33 Preparation of draft plan of management

- (1) The Minister may direct an applicable Crown land manager to prepare a draft plan of management for dedicated or reserved Crown land under the manager’s management.”

and

“3.39 Approvals of activities under Local Government Act 1993 must comply with plans of management

A local council cannot grant an approval for an activity under Part 1 of Chapter 7 of the *Local Government Act 1993* that authorises or requires a person to do (or not to do) anything on or in relation to dedicated or reserved Crown land that would result in a contravention of a plan of management for the land.

3.40 Publication of plans of management

- (1) A copy of a plan of management in force for dedicated or reserved Crown land must be published on the Department’s website or in any other way directed by the Secretary. A failure to do so does not, however, affect the validity of the plan.
- (2) An applicable Crown land manager of the dedicated or reserved Crown land may also publish a copy on the manager’s own website (if any).”

Councils must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the *CLMA 2016* and set out below. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses. Section 1.4 of the *CLMA 2016* states:

“1.4 Principles of Crown land management

For the purposes of this Act, the *principles of Crown land management* are—

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and
- (d) that, where appropriate, multiple use of Crown land be encouraged, and



- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.”

Crown land management compliance

In addition to management and use of Crown reserves that are aligned with the purpose of the reserve, there are other influences over Council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or Councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made.

3.3 Zoning and Planning Controls

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

The *Narrandera Local Environmental Plan (NLEP) 2013* is the current local planning instrument presiding over Lake Talbot Tourist Park.

Under the current *NLEP 2013*, the land occupied by the Tourist Park has been zoned as RU5 – Village as shown in Figure 4 (below). A caravan park is not prohibited under the provisions of this zone in *NLEP 2013* as set out below.

“Zone RU5 – Village

1 Objectives of the zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.

2 Permitted without consent

Environmental protection works: Home-based child care; Home occupations; roads.

3 Permitted with consent

Centre-based childcare facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4.

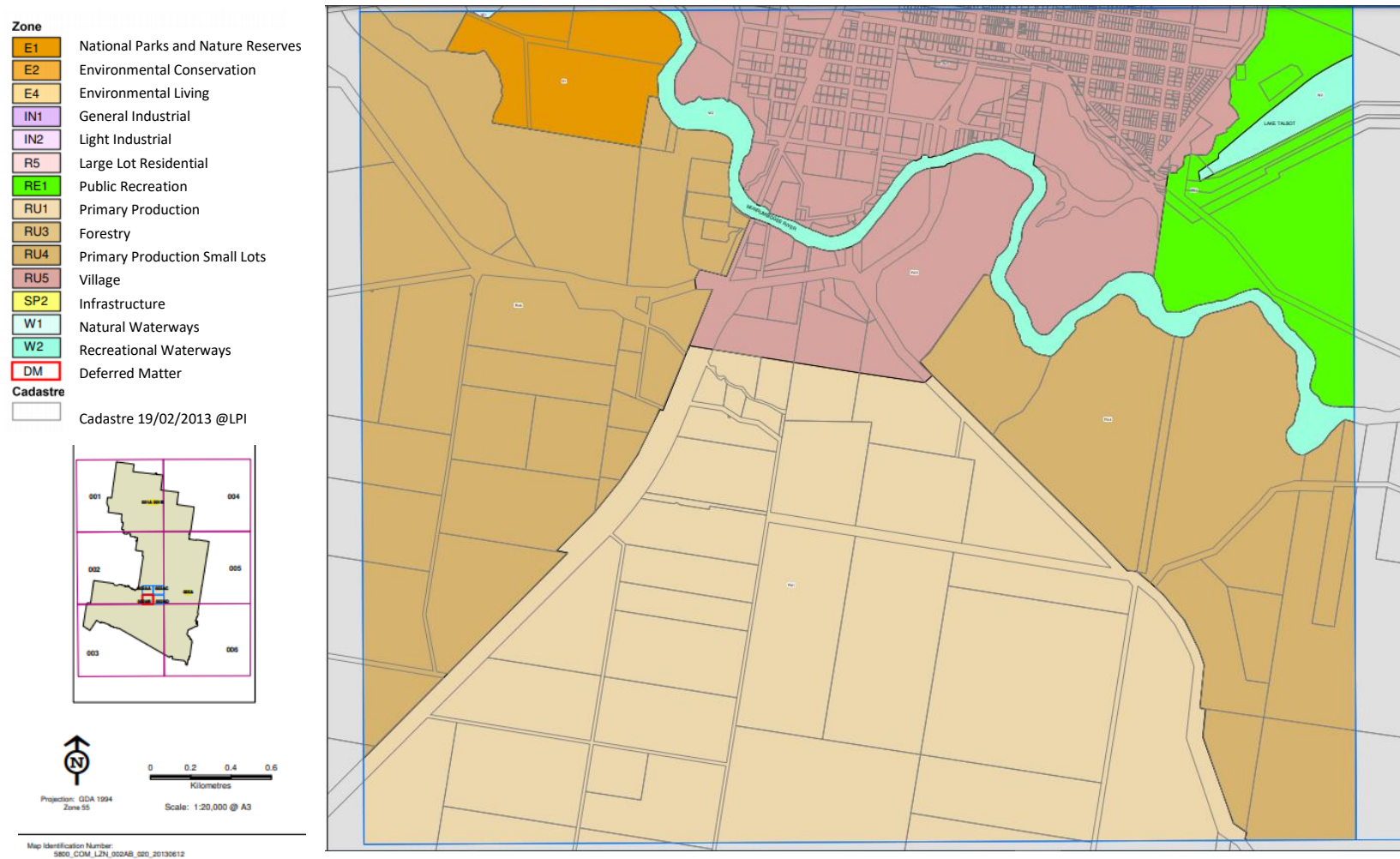


4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Cellar door premises; Correctional centres; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Industries; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Rural industries; Rural workers dwellings; Waste disposal facilities.”



Figure 4: Narrandera LEP 2013 – Land Zoning Map – Sheet LZN_002AB



Draft - Narrandera Shire Council – Lake Talbot Tourist Park Narrandera, Plan of Management

3.3.1 State Environmental Planning Policy Housing (2021)

This 2021 *Policy* requires that development consent be obtained from the local Council for the development of land for the purpose of a caravan park.

The *Policy* aims to encourage an orderly, economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents or catering for both.

The management, development and use of land for a caravan park considers the social and economic welfare of the community, community facilities used for the land and the protection of the environment or the vicinity for which this use occurs.

3.3.2 State Environmental Planning Policy (Transport & Infrastructure) 2021

This *Policy – SEPP (Transport & Infrastructure) 2021* – commenced on 1 March 2021 and provides that certain types of works do not require development consent by a public authority, other agencies or authorised person.

Division 12 of the *SEPP (Transport & Infrastructure) 2021* defines parks and public reserves which this *Policy* covers, i.e., Crown land within the meaning of the *CLMA 2016* including a public reserve but not including a reserve that is dedicated or reserved for a public cemetery.

Section 2.73 (2)(c) of the *Policy* provides that in respect of land reserved within the meaning of the *CLMA 2016*, development for any purpose can be carried out without consent by or on behalf of the Secretary, a Crown land manager of the land, the Ministerial Corporation or the Minister administering the *CLMA 2016*, if the development is for the purposes of implementing a PoM adopted for the land under the *CLMA 2016* in relation to such land or in accordance with the *Local Government Act 1993* in relation to Crown land managed by a Council.

The types of development that may comply with the provisions of Section 2.73 (2)(c) of *SEPP (Transport & Infrastructure) 2021* are set out in Table 7.

Section 2.73 (3) of the *Policy* provides for a range of construction or maintenance works that are applicable under this *Policy* which may be carried out by or on behalf of a public authority in connection with a public reserve.

3.3.3 Crown Lands Caravan Park Policy

In April 1990, the former Department of Lands issued the *Crown Lands Caravan Parks Policy*, the primary impetus for which was to address issues of long-term residency, the numbers of holiday vans and to improve the appearance and management of caravan parks.

The *Policy* established policies, objectives and strategies relevant to the future management and development of caravan parks on Crown land in NSW.

The objectives of the Crown Lands Caravan Park *Policy* were to:

- a. Develop a caravan park and camping ground system on Crown land which meets the needs of the community and provides a range of facilities for short-term use, long term use and camping;
- b. Manage caravan parks on Crown land in an environmentally acceptable manner, to provide for the protection of important scenic, natural and cultural resources consistent with the objectives and principles of the former *Crown Lands Act 1989* carried forward to the *CLMA 2016*;
- c. Ensure that caravan parks and camping grounds on Crown land are managed in a way that provides appropriately for the recreational and social needs of the community; and
- d. Encourage the entrepreneurial management of caravan parks on Crown lands in order to provide the community with an appropriate standard of facility and the government with an optimum financial return for the land it provides.

The Crown Land Management Rule 'Payment of proceeds from operation of Crown caravan parks to the Crown Reserves Improvement Fund' (CLMR18/02) applies to certain Crown Caravan Parks.

It is noted that the Lake Talbot Tourist Park is not listed on the Schedule of Caravan Parks for which this Rule applies. That is to say, that a proportion of the annual gross income earned by the Lake Talbot Tourist Park is not directed to the Department's Crown Reserves Improvement Fund (CRIF).

3.3.4 Other Relevant Legislation and Policies

In addition to the requirements of the *CLMA 2016* and the *Local Government Act 1993*, there are a number of other pieces of legislation and Government Policies that are relevant to the ongoing management of the Lake Talbot Tourist Park including:

- *Aboriginal Land Rights Act 1983 (ALRA 1983)*;
- *Biodiversity Conservation Act 2016*;
- *Companion Animals Act 1998*;
- *Disability (Access to Premises – Buildings) Standards 2010, Disability Discrimination Act 1992*;
- *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)*;
- *Local Land Services Act 2013*;
- *Native Title Act 1993 (NTA 1993 (C'th))*;
- *Pesticides Act 1999*;
- *Protection of the Environment Operations Act 1997*; and
- *State Environmental Planning Policies (SEPPs)*.



3.3.5 Council Plans and Policies

The following Council plans and policies are relevant to the ongoing management of the Narrandera Shire Lake Talbot Tourist Park PoM:

- *Narrandera Shire Council Community Strategic Plan (Our Narrandera Shire 2034) and the adopted Delivery Program 2022-2026;*
- Disability Inclusion Action Plan 2022 – 2026;
- Strategic Asset Management Plan
- Community Engagement Strategy;
- Recycled Water Policy;
- Tourism Policy; and
- Trees Management Policy.

4.0 LAND DESCRIPTION

This PoM covers the Lake Talbot Tourist Park as described in Table 1.

The land is owned by the State of New South Wales (as Crown land) and is managed by Narrandera Shire Council as Crown Land Manager under the *Crown Land Management Act 2016*.

Table 1: Information about reserve covered by this Plan of Management

Reserve Number	Part 81121
Reserve Purpose	Purpose of Public Recreation notified on 3 October 1958
Land Parcel/s	Lot 1 DP1063639
Area (Ha)	Approximately 6.2 hectares
LEP Zoning	RU5 Village - Narrandera Local Environmental Plan 2013
Assigned Category	Park

The Lake Talbot Tourist Park is located on the eastern side of the township on a hilltop overlooking Lake Talbot (a man-made lake) and is 2kms from East Street, Narrandera which provides the town’s shopping precinct, pubs and cafes, and is close to the Narrandera Ex-Servicemen’s Club.

Figure 5: Locality Plan of Lake Talbot Tourist Park



The main entrance to the Lake Talbot Tourist Park is off Elizabeth Street into Gordon Street then into Ngurang Road. The Lake Talbot Tourist Park is numbered 35 Ngurang Road, Narrandera NSW 2700.



The park provides areas for drive-through caravans/motorhomes, motel-style accommodation, cabins and camping areas with a range of facilities to support the park’s visitors, i.e. kiosk, camp kitchen amenities, amenities block/laundry, BBQ facilities and general open space for passive recreation.

Lake Talbot Tourist Park is adjacent to the Lake Talbot Water Park, which due to its size and recent redevelopment is used to host zone and regional swimming carnivals. There is a small gate entry providing easy access between the Tourist Park and the Water Park for visitors.

A steep embankment that is not part of the Tourist Park separates it from the Lake itself. The area of land between the Tourist Park and Lake Talbot provides access to the Lake Talbot Boat Ramp via Guriyan Road extending from Ngurang Road. There is a public parking area and lookout at the top of the escarpment off Guriyan Road that provides scenic views of Lake Talbot and the Bundidgerry Walking Track, which lies within the balance of adjoining Reserve 81121.

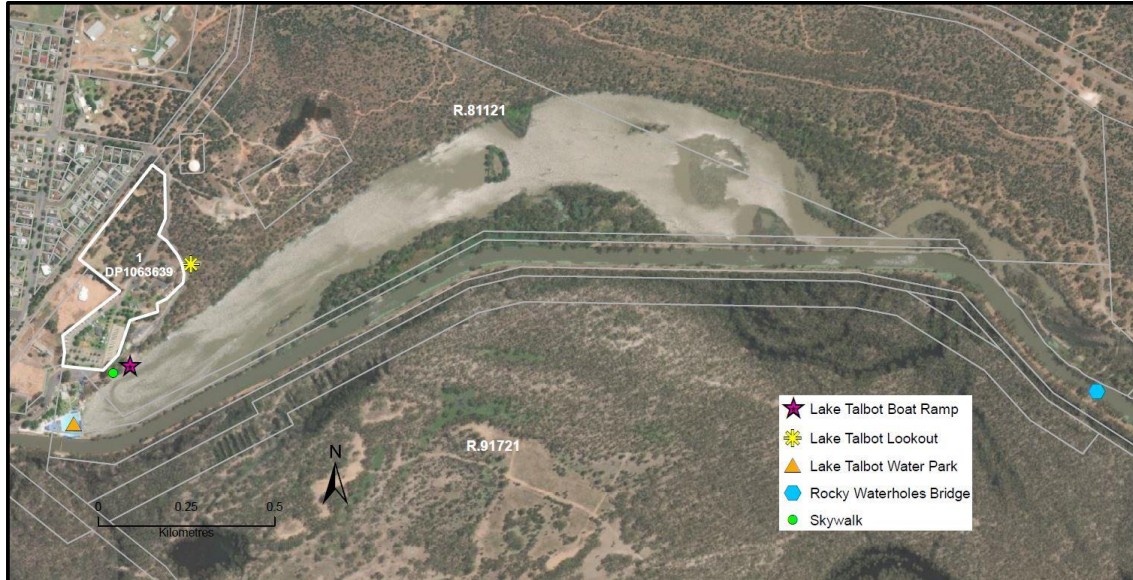
Detailed mapping of the Lake Talbot Tourist Park in relation to the balance of Reserve 81121 and adjoining Crown land also managed by Council; together with a current site plan of the park are shown in Annexure 1.

This PoM is specific to the land listed in Table 1.

Figure 6: Detailed Map of Lake Talbot Tourist Park and Surrounds



Figure 7: Lake Talbot Tourist Park and Infrastructure within R.81121





5.0 BASIS OF MANAGEMENT

Narrandera Shire Council intends to manage its community land to meet:

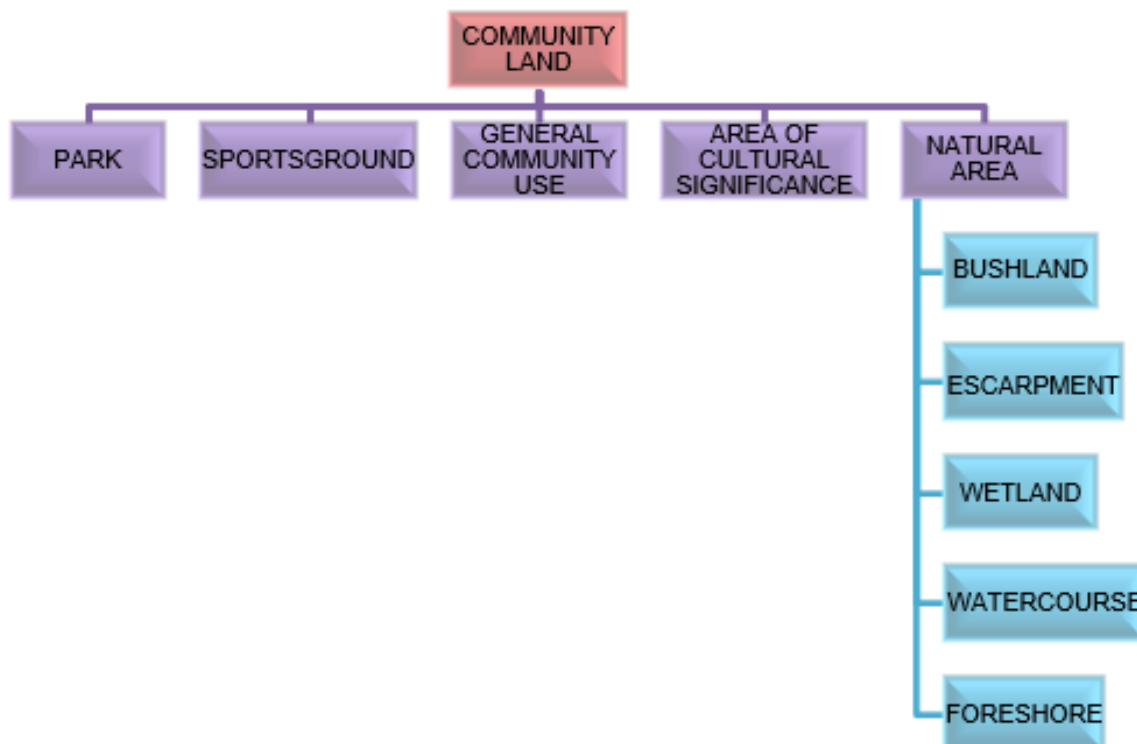
- Assigned categorisation of community land;
- The *Local Government Act 1993* guidelines and core objectives for community land;
- Restrictions on management of Crown land community land;
- Council’s strategic objectives and priorities; and
- Development and use of the land outlined in Section 6 of the *Local Government Act 1993*.

5.1 Categorisation of the Land

With the introduction of the *CLMA 2016*, Council is to manage any dedicated or reserved Crown land under their control as community land under Section 3.21 of the Act.

All ‘Community Land’ is required to be categorised as one or more of the following categories. Where the land is owned by the Crown, the category assigned should align with the purpose for which the land is dedicated or reserved.

The *Local Government Act 1993* defines five categories of community land:



The five categories more specifically are:

- **Park** – for areas primarily used for passive recreation;
- **Sportsground** – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games;
- **General community use** – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries;
- **Cultural significance** – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance; and
- **Natural area** – for all areas that play an important role in the area’s ecology. This category is further subdivided into bushland, escarpment, foreshore, watercourse and wetland categories.

The *CLMA 2016* also provides a new regime for the management of Crown land and accordingly, Council is now responsible for compliance with Native Title legislation for the Crown land it manages. Council must obtain Native Title Manager advice as to the validity of any act or activity that it wishes to undertake on Crown reserves (or Crown land) prior to dealing with the land, i.e. authorised through Part 2 Division 3 of the *Native Title Act (NTA) 1993 (C’th)*.

The *Aboriginal Land Rights (ALR) Act 1983* and the *NTA 1993 (C’th)* recognises the intent of the original reserve purpose of the land so that a complying activity can be considered lawful or validated.

On Crown land, Native Title rights and interests must be considered unless:

- Native Title has been extinguished; or
- Native Title has been surrendered; or
- Determined by a court to no longer exist.

Examples of acts which may affect Native Title on Crown land reserves managed by Council include:

- The construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbeques;
- The construction of extensions to existing buildings;
- The construction of new roads or tracks;
- Installation of infrastructure such as powerlines, sewerage pipes, etc;
- The issue of a lease or licence; and
- The undertaking of earthworks.

Council applied for the categorisation of Lake Talbot Tourist Park as ‘**Park**’ which closely relates to the reserve’s purpose of Public Recreation. This category was approved by the Minister administering the *CLMA 2016* and Council does not propose to alter the category of the reserve by this PoM.



Activities on the land as described in Table 2 will need to reflect the intent of the public purpose and will be assessed for compliance with relevant Local Government and Crown Lands legislation, including assessment of the activity under the *NTA 1993 (C'th)* and registered claims under the *ALRA 1983*.

5.2 Guidelines and Core Objectives for Management of Community Land

The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the relevant category of community land (see Section 5.1 Categorisation of the Land). Council may then apply more specific management objectives to community land, though these must be compatible with the core objectives for the land.

The guidelines for categorisation of community land are set out in the Local Government (General) Regulation 2005 with the core objectives and guidelines for Parks outlined in Section 36G of the Act as shown in Table 2 (below).

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of its residents, workers, and visitors to the Narrandera Shire Council area.

Table 2: Guidelines and Core Objectives of Community Land Categorised as Park

Category	Guidelines	Core Objectives
Park – Section 36G, <i>Local Government Act 1993</i>	Land which is, or proposed to be, improved by landscaping, gardens and infrastructure that supports use of the land as a tourist park that provides a range of existing or new style accommodation options associated with caravans/mobile homes/cabins/camping and glamping, etc and appropriate recreational activities.	“(a) to encourage, promote and facilitate recreational cultural, social and educational pastimes and activities, and (b) To provide for passive recreational activities or pastimes for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the core objectives for its management.”

5.3 Restrictions on Management of Crown Land

Council is the Crown land manager of the Crown Reserves described in this PoM in accordance with the legislation and conditions imposed by the minister administering the *Crown Land Management Act 2016*. The use of the land described in this PoM must:

- Be consistent with the purpose for which the land was dedicated or reserved;
- Consider native title rights and interests and be consistent with the provisions of the *Commonwealth Native Title Act 1993*;
- Consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists;
- Consider and not be in conflict with any interests and rights granted under the *Crown Land Management Act 2016*; and
- Consider any interests held on title.



5.4 Aboriginal Significance

A search of the Office of Environment and Heritage AHIMS Web Services (Aboriginal Information Management System) on 18 January, 2021 indicates that:

- There are no Aboriginal sites recorded on or near Lot 1 DP1063639; and
- No Aboriginal places have been declared on or near Lot 1 DP1063639.

5.5 Heritage Significance

The *Narrandera Local Environmental Plan (2013)* does not identify any area of heritage significance within Lot 1 DP1063639.

6.0 DEVELOPMENT AND USE

Council in its Community Strategic Plan (refer to Section 2.1) includes a theme of 'Our Environment' with its requirement to value, care and protect our natural environment; to effectively manage and beautify our public spaces; and to live in a community where there are sustainable practices.

The CSP also provides further themes of 'Our Community', "Our Economy' and 'Our Infrastructure' that further support development and use of the Lake Talbot Tourist Park for public recreational purposes to provide a sustainable avenue for accommodation options and use of its surrounds into the future.

To achieve this, Council maintains valued working relationships and partnering both within the local community and through support from other government and non-government agencies. Council is able to better assess its existing infrastructure, seek funding opportunities, promote recreational spaces with tourism networks and to work directly with its local business operators/lessees.

Development and management of the Lake Talbot Tourist Park incorporates options for long-term leasing to provide an income stream to support both Council as Crown Land Manager and the Lessee. This supports future improvements of the Park, together with outside revenue sourcing through active and successful grant applications. There is the potential for Council to consider alternate forms of management at a later date.

6.1 Current Use of the Land and Structures

The notified purpose of the Crown reserve managed by Council and comprising the Lake Talbot Tourist Park (part Reserve 81121), is Public Recreation for which the operation of a caravan park is a compatible use.

This purpose aligns with the reserve's past and current use and the values identified in this PoM.

The Lake Talbot Tourist Park currently comprises areas for camping (unpowered sites), caravan and motor-home sites including new drive-through sites for modern larger vehicles (i.e. 5th-wheelers), cabins and motel-style accommodation. There is also an on-site Park Manager's residence and kiosk.

Other ancillary buildings include a recreation room, small amenities building, camp kitchen/amenities, laundry/amenities, several BBQ sites, picnic shelter and playground.

Photographs of the Tourist Park are provided on the following pages.

The lessee confirmed that occupancy rates for the Tourist Park had notably increased since taking over management in March 2017 with 2020 being an exception due to restrictions on travel due to the COVID-19 Pandemic. Council has accordingly provided a subsidy on payment of water usage during this time.

However, this period of time has allowed the lessee to implement some of the improvements to the Tourist Park in line with a proposed 'Master Plan and Improvement Program' identified in the 2012 PoM.



Area of camp sites



Manager's residence and kiosk



Cabin-style accommodation



Caravan and motor-home sites



Caravan sites overlooking Lake Talbot



Newer cabin-style accommodation



Large drive-through sites



New Amenities Building



Condition of original caravan sites



Motel style units

6.2 Improvements since 2012 Initial PoM

The former (2012) PoM identified a number of required improvements for which a Master Plan was provided. The scope of the Master Plan was limited by Council’s available budget at the time of between \$500,000 - \$600,000. Key elements, not listed in order of priority, were identified as:

“Park Entrance and Office/Residence Building

- Improve signage and landscaping at entrance of the Park to clarify direction and to give a sense of arrival;
- Improvement to the residence and enlarge office;

Road works and storm water upgrades

- Improve condition of some of the roads and remove segments that no longer service a purpose; and
- Upgrade storm water drainage to the southern areas of the Park;

Additional/Removal of Buildings

- Removal of redundant buildings – at this stage the lessee does not want to remove the northern amenity block even though it is out of service;
- Improve camping area by adding relocatable amenities if the block in the motel area is removed;

**New Sites**

- Install drive-through sites. The design of drive through sites in one possible location is illustrated in the south east corner of the park. An alternative location, or an additional opportunity, is south of the southern amenities block;
- Additional sites to replace sites lost through the installation of above drive-through sites;
- Introduce new ensuite sites – can be in conjunction with drive-through sites;

New Guest Facilities

- New children's play area and equipment;
- Refurbish existing shelter to provide a proper camp kitchen;

New Accommodation

- Additional cabin accommodation;
- Refurbish existing cabins and motel units with decks and landscaping."

Of the identified improvements indicated in the Master Plan, the following have been implemented:

- Demolition of building previously identified in Asbestos Report;
- 12 sites (sites 41 – 52) are now tiered and levelled (December 2020);
- New disabled access motel unit replacing existing damaged motel unit (funded through Insurance Claim – 2016);
- Office upgraded in 2017;
- 13 new drive-through sites;
- Improved guest/visitor parking areas;
- Unused amenities/recreation room near motel units have been converted to 2 x 2 bedroom family units (Stage 1);
- The camp kitchen/amenities building shown on the current Park Map layout between Sites 26 and 54 has been removed;
- New camp kitchen/amenity building completed in 2022;
- Demolition of old camp kitchen and redundant amenity buildings in 2022;
- Installation of new playground and shade structure in 2022;
- New fire hydrant facilities installed in 2022.



New disabled access motel unit (insurance funded)



New residential building in progress

6.3 Current Condition of the Land and Structures

Council is currently preparing a review of its Asset Management Plans prepared in 2012. Some of the assets identified for upgrade/replacement were identified in the 2013 PoM and have since been upgraded.

Buildings and assets that are still requiring an upgrade are listed in Table 3 (below) using the 2012 rating which is likely to have decreased through fair wear and tear since that time. The rating system is set out in Table 4 and Table 5 (below).

Table 3: Asset Condition Report (2012)

Description	Gross Value of Building (\$)	Fair Value \$	Current Star Rating	Comment
Amenities Blocks (2)	519,000	435,500	2	Only used for storage. Would need a refit – not used as amenities for 18+ years.
Cabins 2 Unit Complex	188,000	151,500	2.5	
Amenities/Kitchen	233,000	187,000	2.5	Old
BBQ and Picnic Shelters	31,000	27,000	3	
Lighting	17,000	14,000	3	

Table 4: Community and Technical Function Ratings

Community	Technical	Description of Function
Star Rating	Function Score	
5	1	Highest standards compatible with luxury property facility
4	2	Very good service provided
3	3	Good: Functional but basic standard
2	4	Fair: Significant renewal/upgrade required
1	5	Poor: Unserviceable

Table 5: Park Facilities Asset Management Plan Ratings

Condition Rating	Description
1	Excellent condition: Only planned maintenance required
2	Very good: Minor maintenance required plus planned maintenance
3	Good: Significant maintenance required
4	Fair: Significant renewal/upgrade required
5	Poor: Unserviceable

The condition of original caravan parking areas shows varying degrees of deterioration due to drainage impacts and wash-out of existing gravel as shown in the photo below. While some sites have been tiered, levelled and regravelled, there remain many sites and internal road networks in need of repair works.



Council has prepared a Living Tree Audit (2018-19) of the Tourist Park that has identified seven tree families of varying maturity (*Myrtaceae*, *Cupressaceae*, *Euphorbiaceae*, *Platanaceae*, *Meliaceae*, *Sterculiaceae* and *Pinaceae*). These trees collectively provide ambience for the locality of Lake Talbot Tourist Park including the following species:

- Myrtaceae x 41 – River Red Gum (*Eucalyptus camaldulensis*); Bushy Sugar Gum (*Eucalyptus cladocalyx* ‘*Nana*’); Sugar Gum (*Eucalyptus cladocalyx*); and Lemon-Scented Gum (*Corymbia citriodora*);
- Cupressaceae x 4 – White Cypress Pine (*Callitris glaucophylla*);
- Euphorbiaceae x 2 – Chinese Tallow Tree (*Sapium sebiferum*);
- Platanaceae x 9 – London Plane Tree (*Platanus xacerifolia*);
- Meliaceae x 2 – White Cedar (*Melia azedarach*);
- Sterculiaceae x 2 – Kurrajong (*Brachychiton populneus*); and
- Pinaceae x 2 – Monterey Pine (*Pinus radiata*).



However, the Tree Audit identified 52 of the total 62 trees to be in Fair or Fair to Poor health which requires addressing to maintain the ambience of the site. This includes tree removal and lopping and a systematic program for action and replanting will be required based on risk assessment.

LPG bottled gas to service facilities has been determined as inadequate to meet demand and Jemena Gas was contacted for connection of a mains gas supply. The new amenity building has mains gas connection.

The new motel units only require landscaping (soft and hard) and furnishing prior to operation.



Area of playground.



Newly refurbished 2 x 2 bedroom motel units.

The balance of the motel units present as compact, neat and tidy and in good condition offering a double bed and single and bunk accommodation to suit family needs as shown below.



The photos below show directional signage for Ngurang Road and park entry signage.



6.4 Permissible Uses/Future Uses

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of its residents, worker and visitors to the Narrandera Shire Council area. The use and development of community land should be generally compatible with both the notified purpose and intended function of the land and the wider community context.



Together with the category and reserve purpose of the land, use and development should also accord with the local zoning of the land as guided by the *NLEP 2013*. Lot 1 DP1063639 is currently zoned RU5 – Village and a caravan (tourist) park is a permissible activity.

The Council encourages a wide range of uses of community land and intends to facilitate uses which will increase the vitality and general enjoyment of the Lake Talbot Tourist Park, noting that caravanning and camping has enjoyed significant growth across a range of demographics in recent years. A Tourism Trends Report included as Annexure 2 states:

“The research broke down travel groups into adult couples (28%), friends and/or family travelling together (26%), family group with children (22%), travelling alone (20%), and other (3%). Domestic travellers ages outlined in below table;

Age Range	Percentage (%)
15 - 29	24%
30 – 39	19%
40 – 49	17%
50 – 59	16%
60 – 69	15%
70+	9%”

The use of community land is often supported by appropriate ancillary development, such as playground equipment, amenity blocks or food kiosks, and redevelopment and upgrade of existing infrastructure together with construction of new facilities that are likely to be developed at the caravan park to meet the changing needs of the town’s visitors and changing trends, i.e. age and travel group types. *“In 2019, industry figures showed that caravan and camping holidays became the most popular holiday type for Australians”*, as referred to in Tourism Trends Report (Annexure 2). The trend for caravanning and camping is likely to grow with the after-effects of Covid-19 restricting overseas travel, or at the least, creating caution in overseas travel.

Accordingly, such development may incorporate the extension of existing caravan sites identified between Sites 26 and 54 and fronting Kurrajong Avenue at the lower end of the park; and opening up the current camping area to accommodate ‘glamping’ or the installation of bush-style cabins. This is likely to be a longer-term improvement and may not be completed during the term of this PoM.

Improvements to, and additional, amenities are anticipated and planned in the near future in conjunction with existing funding programs. Upgrades to existing units and replacement of roofing tiles on existing buildings are likely proposed works moving forward.

Drainage issues have been highlighted at some of the caravan sites and therefore, drainage works will be required to prevent further damage generally, together with prevention of erosion of internal road networks. Other underground services such as sewer pipes have also been suggested by Council as requiring renewal.

Additional storage sheds are likely to provide for equipment to encourage recreational pursuits on the adjoining Crown reserves, i.e. kayaking on Lake Talbot and pushbike riding on the Bundidgerry Walking Tracks. It is intended that kayaks and bikes would be hired out to guests for use, providing additional income-earning opportunities for the lessees.



Other improvements may include pathways, lighting and landscaping to improve both the aesthetics of the site and to improve safety of park guests. In conjunction with a tree replacement program, further plantings of native species will assist in the reduction of water usage. The potential for use of grey water where possible, may require further infrastructure.

The lessee in conjunction with Council may negotiate further enhancements of the site. This would be subject to a review of its assets, on implementation of a Tourism Strategy and on budget forecasting and with potential future funding opportunities being realised, provided improvements align with the reserve’s purpose of public recreation and categorisation of ‘Park’.

Any proposed development will need to take into consideration provisions of the *Native Title Act, 1993 (C’th)* and any current Aboriginal Land Claims lodged under the *Aboriginal Land Rights Act 1983 (NSW)*. The written advice of Council’s Native Title Manager is to be obtained prior to any development or formalised occupation being approved and entered into.

To date, Council has not been advised of the lodgement of any Aboriginal land claims in respect of Lot 1 DP1063639. The purposes and/or uses for a park and the type of development to facilitate these purposes and/or uses are set out in Table 6 (below).

Table 6: Purpose/Use and Associated Development

Purpose/Use for Park (specifically caravan park)	Development to Facilitate Uses
<ul style="list-style-type: none"> ▪ Provide a range of holiday/tourist accommodation options; ▪ Active and passive recreation including children’s play and cycling; ▪ Group recreational use, such as picnics and private celebrations; ▪ Eating and drinking in a relaxed setting; ▪ Publicly accessible ancillary areas, such as toilets; ▪ Low-intensity commercial activities (for example recreational equipment hire); ▪ Filming and photographic projects; 	<ul style="list-style-type: none"> ▪ Development for the purposes of improving holiday/tourist accommodation (eg upgrade and new cabins, upgrade and new motel units, improved camping areas suited to glamping, improved caravan and mobile home sites); ▪ Development for the purposes of improving access, amenity and the visual character of the park, for example paths, public art, pergolas and landscaping (soft and hard landscaped areas); ▪ Development for the purposes of active recreation such as play equipment, exercise equipment, bike racks, etc; ▪ Amenities to facilitate the safe use and enjoyment of the park, for example picnic tables, BBQs, sheltered seating areas, lighting, etc; ▪ Amenities to facilitate the safe use and enjoyment of the park relating to tourist accommodation (eg toilet facilities, recreational room(s), camp kitchen, laundry facilities, etc); ▪ Storage sheds; ▪ Car parking (suitable for both patrons and visitors); ▪ Commercial development that is sympathetic to and supports use in the area, for example, hire of recreation equipment; ▪ Energy-saving initiatives such as solar lights and solar panels; ▪ Locational, directional and regulatory signage.



6.5 Express Authorisation of Leases and Licences and Other Estates

Under section 46(1)(b) of the *Local Government Act 1993*, leases, licences and other estates formalise the use of community land. A lease, licence or other estate may be granted to organisations and persons, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities.

The lease or licence must be for uses consistent with the reserve purpose(s), the assigned categorisation and zoning of the land, be in the best interests of the community as a whole, and enable, wherever possible, shared use of community land.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM, the capacity of the community land itself and the local area to support the activity.

A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In all other instances a licence or short-term licence or hire agreement will be issued.

6.5.1 Leases and Licences Authorised by the Plan of Management

This PoM **expressly authorises** the issue of leases, licences and other estates over the land covered by the PoM, provided that:

- The purpose is consistent with the purpose for which it was dedicated or reserved;
- The purpose is consistent with the core objectives for the category of the land;
- The lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*;
- The issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (C'th);
- Where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted;
- The lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*; and
- The issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

This PoM also allows the Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of the Council or public utility provider on the community land in accordance with the *Local Government Act, 1993*.

Section 3.17 of the *Crown Land Management Act, 2016* refers to special provisions of Crown Land Managers (i.e. extending to leases, licences, permits, easements or rights of way) that may be granted with reference to Section 2.19 of the *Crown Land Management Act, 2016* (secondary interests in dedicated or reserved Crown land); and Section 2.20 of the *Crown Land Management Act, 2016* (short-term licences over dedicated or reserved Crown land).



6.5.2 Current Lease(s)

Specifically, Narrandera Shire Council has entered into a lease for the whole of Lot 1 DP1063639 for the operation of the Caravan Park/Camping Ground as per the associated Section 68 Approval to Operate.

The current Term of Lease (being the Third Option for renewal for a four-year period) commenced on 1 July, 2020 and is due to expire on 30 June, 2024. A subsequent Fourth Option for renewal for a four-year period is due to commence on 1 July, 2024 and expires on 30 June, 2028.

Council may seek to enter into a new lease for a maximum of 20 years including any option(s) for renewal; however closer to the date of expiration other methods of operation may be considered.

A renewal of the lease is likely to include matters of rent, any existing subsidies and possibly the development of a comprehensive marketing plan that includes the Lake Talbot Tourist Park within the overall Lake Talbot Precinct. Further assessment of the tariff structure may be appropriate to coincide with appraisal of a future market potential.

The Section 68 Approval to Operate (determined 7 January 2021) currently provides for this site and facilities as set out in Table 7 (below):

Table 7: Lake Talbot Tourist Park Site Information

Site Information			
Total Sites	141 sites		
Long term sites	0 sites (area of >80m ²)		
Short term sites	116 sites (area of >65m ²)		
Undesignated camp sites	4 sites (area of >40m ²)		
Cabins/units	23		
Facilities Provided			
Facilities Provided			
Male toilets	12	Female toilets	12
Male showers	12	Female showers	12
Male hand basins	10	Female hand basins	10
Male urinals	4		
Separate cabins with ensuite (shower, toilet basin)			17
Laundry Facilities			
Washing machines	3	Irons	30
Laundry tubs	2	Ironing boards	20
Clothes driers	2	Line space	200m
Facilities for People with Disabilities			
Showers	1	Toilets	1



Note: the number of cabins increased by two in the current Section 68 Approval to Operate but the total number of sites was not increased on the approval to 143.

Annexure 3 includes a full copy of the Section 68 Approval.

6.5.3 Short-Term Licences

Short-term licences and bookings may be used to allow the Council to program different uses of community land at different times, allowing the best overall use.

Short-term licences are authorised for the purpose of:

- The playing of a musical instrument, or singing, for fee or reward;
- Engaging in a trade or business;
- The playing of a lawful game or sport;
- The delivery of a public address;
- Commercial photographic sessions;
- Picnics and private celebrations such as weddings and family gatherings;
- Filming sessions; and
- The agistment of stock.

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

6.5.4 Native Title and Aboriginal Land Rights Considerations in Relation to Leases, Licences and Other Estates

Further to Section 5.1 – Categorisation of the Land and reference to Native Title Assessment, Council is required under the provisions of the *CLMA 2016*, to undertake steps to identify whether the activity proposed on Crown land will affect Native Title. Council must further consider what provisions of the *NTA 1993 (C'th)* will validate the activity; and what procedures should be taken in relation to a particular activity prior to its commencement.

When planning to grant a lease or licence on Crown reserves, the Council must comply with the requirements of the *NTA 1993 (C'th)* and have regard for any existing claims made on the land under the *NSW ALR Act, 1983*.

Accordingly, Council must obtain written advice from its Native Title Manager in relation to certain activities and acts carried out on Crown land where the land is not excluded land, in accordance with Native Title legislation. The interests of any Aboriginal Land Claim are to also be considered. Such advice is to be sought from Council's Native Title Manager prior to any applicable works, activities and dealings being undertaken at Lake Talbot Tourist Park.



6.5.5 Easements

Council reserves the right to grant easements as required for access, public utilities and works associated with, or ancillary to, public utilities and provision of services, or connections for premises on or through the Lake Talbot Tourist Park. The impact of easement(s) is to be considered in the decision-making process for such services.

The granting of easements over Crown land will be subject to the provisions of the *NTA 1993 (C'th)* and Division 8.3 of the *CLMA 2016*.

A copy of Certificate of Title Identifier 1/1063639 and title plan confirms that no easement has been registered impacting on the land within the Reserved area. A copy of the title plan is included as Annexure 4.



7.0 PLAN IMPLEMENTATION

The following action plan in Table 8 (below) sets out the requirements under Section 36(3) of the *Local Government Act 1993* with respect to:

- The category of the land;
- The objectives and performance targets of the PoM;
- The proposed means in which to achieve the objectives and performance targets; and
- The proposed manner in which the objectives and performance targets are assessed for performance and whether they require the prior approval of Council in relation to the carrying out of any specified activity on the land.

Responsibility: Narrandera Shire Council (NSC)

Table 8: Objectives and Performance Targets of this Plan of Management – Park

Performance Target	Actions	Priority	Performance Indicator
Legislative			
To ensure that relevant legislation is complied with in relation to preparation of the PoM.	1. The PoM is prepared in accordance with Native Title Manager advice, the <i>Local Government Act 1993</i> , the <i>CLMA 2016</i> , <i>NTA 1993 (C'th)</i> and the <i>ALRA 1983</i> .	High	<ul style="list-style-type: none"> ▪ The PoM is reviewed by Council's Native Title Manager and approved by Department of Planning, Industry & Environment – Crown Lands. ▪ Council exhibits and adopts the PoM subject to community comments being addressed.
To ensure the Tourist Park complies with statutory industry standards	2. Sites are sized, located and provided with utility services and amenities in accordance with Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005	High	<ul style="list-style-type: none"> ▪ Annual review to confirm adherence to the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. ▪ Currency of the Section 68 Approval to operate a Caravan Park and checking annually that conditions are being met. ▪ Application for renewal of a Section 68 Approval is made in a timely manner by the Lessee/Manager. ▪ Review Department and industry standards for maintaining Caravan Parks. ▪ Maintain the Tourist Park's Community Map to accurately reflect the current layout and use of sites.



Management			
<p>To provide overarching management of the Reserve and continue to maintain a process for business planning and performance review.</p>	<ol style="list-style-type: none"> 1. Consult and provide support for proposed improvements and/or development of the Tourist Park. 2. Prepare an annual budget for the operation and improvement of the Park. 3. Establish financial performance targets and undertake regular review of the operations of the Tourist Park against targets, budget and other management objectives. 4. Ensure legal documentation is current, registered on Title and reviewed annually during its term. 5. Report financial outcomes to the Department of Planning, Industry & Environment, Crown Lands on an annual basis. 6. Promote the Tourist Park in line with Council's Tourism Policy and on the Department's website. 7. Conduct regular safety audits to assess the property on a risk assessment basis. 	<p>On-going</p>	<ul style="list-style-type: none"> ▪ Meet with the Lessee(s) on a regular basis or as necessary to discuss planned program for improvement and development to meet community and visitor expectations. ▪ Source options for funding of any strategic development above Lessee(s) required maintenance program. ▪ The Tourist Park is viable, aesthetically pleasing and provides quality options for holiday accommodation. ▪ All hazards are addressed by the Lessee(s), visitors and/or Council as a priority. ▪ Feedback from the Lessee(s), visitors and the community is positive and negative feedback is acted upon as necessary.
<p>To implement an Asset Management Plan to provide for on-going enhancement of the Tourist Park.</p>	<ol style="list-style-type: none"> 8. Update the Asset Management Plan (as required). 	<p>On-going</p>	<ul style="list-style-type: none"> ▪ Asset renewal considered in 10-year financial planning cycle (as applicable).
Infrastructure			
<p>To provide and maintain facilities that minimise risks to Tourist Park guests, management and staff and promotes a healthy lifestyle.</p>	<ol style="list-style-type: none"> 1. Review Council's Building Asset Report in accordance with risk management. 2. Documentation associated with the design, construction and installation of moveable dwellings are submitted in accordance with requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. 3. Ensure all equipment and recreational facilities are appropriately maintained; repaired and/or replaced as required. 	<p>On-going</p>	<ul style="list-style-type: none"> ▪ Future upgrades and development are carried out in accordance with the PoM and appropriate development processes as necessary. ▪ All works are undertaken to provide least disturbance to the surrounding environment and in a timely manner. ▪ Ensure a percentage of facilities provide access for mobility impaired guests. ▪ Assess useability of park by wheelchair and low-mobility guests through surveys and observation. ▪ Asset reviews are undertaken annually (or as considered necessary). ▪ Feedback from Tourist Park guests and management is positive, and any



	<ol style="list-style-type: none"> 4. Minimise public risk through the on-going implementation of a risk management strategy. 5. Ensure all staff, management and contractors are appropriately trained. 6. Undertake accessibility audit of facilities to identify compliance. 		<p>negative feedback is acted upon as necessary.</p>
Implement a staged development process	<ol style="list-style-type: none"> 7. Review existing infrastructure shortfalls. 8. Improve presentation and efficiency of the Park entrance and reception facilities. 9. Undertake improvements based on internal capacity of the Tourist Park to support the funding of works. 10. Actively source funding opportunities. 11. Remove inefficient and redundant facilities and continue to improve guest amenities in accordance with identified improvements in 2012 PoM. 12. Installation of additional ensuite facilities to improve changing needs of tourist accommodation. 13. Installation of a 'Master Meter' and sub-meter for the Tourist Park independent of other sites (Lookout, Boat Ramp and former State Forestry land). 	On-going	<ul style="list-style-type: none"> ▪ Review and update proposed development from Drawings C03 of 2012 PoM as appropriate. ▪ Infrastructure improvement and development meets tourist demand. ▪ Signage, pathways and lighting meets the safety needs of the Tourist Park guests, visitors, Lessee/Manager and Council staff. ▪ Ensure balance of accommodation types suited for camping/glamping, caravanning and self-contained accommodation. ▪ Future development reflects Council's policies for open space. ▪ Budgetary forecasts and funding are sourced to adequately address infrastructure shortfall. ▪ Feedback from Tourist Park guests, visitors and management is positive, and any negative feedback is acted upon as necessary.
Business Management			
To maintain a management system ensuring long-term viability in line with industry standards.	<ol style="list-style-type: none"> 1. Market and promote the Tourist Park to achieve optimum commercial outcomes. 	On-going	<ul style="list-style-type: none"> ▪ Develop a comprehensive marketing strategy. ▪ Undertake an assessment of tariff structure to reflect the market potential suitable to individual accommodation styles being offered. ▪ Increased number of visitors annually.
To provide competent day-to-day management.	<ol style="list-style-type: none"> 2. Ensure lessee(s) is appropriately qualified to manage a Tourist Park. 	On-going	<ul style="list-style-type: none"> ▪ Lessee/Manager holds appropriate qualifications or industry experience. ▪ Competent and qualified contractors are engaged when undertaking activities and/or development on-site. ▪ Create, implement and maintain policies and procedures to ensure best practice for all aspects of operation of the associated business of Tourist Park operations.



			<ul style="list-style-type: none"> ▪ Maintain a human resource management strategy that ensures appropriate qualifications and skills are available. ▪ Feedback from Tourist Park guests, visitors and management is positive, and any negative feedback is acted upon as necessary.
Provide high levels of customer service.	3. Ensure high standards of customer service are maintained.	Ongoing	<ul style="list-style-type: none"> ▪ Identify, prepare and implement training programs.
Environment			
To provide quality and safe passive recreational facilities to meet the needs of Tourist Park guests.	<ol style="list-style-type: none"> 1. Maintain all facilities to a high standard in accordance with Council's guidelines. 2. Consider and plan for future needs for expansion of playground areas, open space and/or landscaping as necessary. 	On-going	<ul style="list-style-type: none"> ▪ All facilities are maintained to meet service levels and continue to comply with Australian standards. ▪ Use appropriate placement for facilities and walkways. ▪ Clear signage in place to manage pedestrian and vehicular access to sites. ▪ Feedback from Tourist Park guests and management is positive, and any negative feedback is acted upon as necessary.
To promote and maintain the health of existing and proposed native vegetation.	<ol style="list-style-type: none"> 3. Review Council's Tree Audit and remove any hazardous trees as necessary. 4. Preserve and protect existing native vegetation in the Tourist Park when relocating sites or undertaking improvements and new development. 5. Use native species for landscaping and tree replacement. 6. Remove weeds and re-vegetate areas appropriate to land-use, design and management of facilities. 7. Consider the safety of the community and all Tourist Park users in the maintenance of recreational areas and open space in the use of chemicals. 8. All arboriculture work shall be undertaken using appropriately qualified contractors and best practice methods. 9. Signage, clothes lines and tent ropes are not attached to trees. 	On-going	<ul style="list-style-type: none"> ▪ Existing native vegetation is well maintained for both aesthetics of the Tourist Park and safety of guests and management. ▪ A tree re-placement program is implemented in accordance with outcomes of the Tree Audit. ▪ Buffer areas are provided to protect existing and proposed areas of vegetation. ▪ Landscaping is undertaken around new developments to improve amenity of the Tourist Park. ▪ Contractors and/or staff are appropriately trained and qualified. ▪ Feedback from Tourist Park guests and management is positive, and any negative feedback is acted upon as necessary.



<p>To implement effective catchment management to minimise impacts of water quality.</p>	<p>10. Implementation of erosion control measures, litter and silt traps and drainage line filters where required to control storm water.</p>	<p>On-going</p>	<ul style="list-style-type: none"> ▪ Reduction in effects of erosion and drainage issues throughout the Tourist Park (accommodation sites, recreational and open space areas). ▪ Promote catchment management principles in accordance with Council policies and as considered appropriate. ▪ Feedback from Tourist Park guests and management is positive, and any negative feedback is acted upon as necessary.
<p>To minimise fire hazard to the property.</p>	<p>11. Provide and maintain adequate fire control access without negatively impacting on native vegetation.</p> <p>12. Prevent use of solid fuel campfires or cooking fires.</p>	<p>On-going</p>	<ul style="list-style-type: none"> ▪ Reduce impact of fuel loads within Tourist Park area and maintain asset protection zone. ▪ Install appropriate signage for Tourist Park guest’s knowledge and education.
<p>Sustainability</p>			
<p>To ensure sustainable development and environmental principles are used in Tourist Park operations.</p>	<ol style="list-style-type: none"> 1. Provide sustainable accommodation designs to proposed upgrades and new infrastructure. 2. Progressively reduce dependency on high energy resources. 3. Minimise use of water. 	<p>On-going</p>	<ul style="list-style-type: none"> ▪ Use sustainable products where possible when constructing new developments. ▪ Upgrade energy supplies to renewable energy sources and install solar panels and batteries. ▪ Reduce consumption of water by using waste water principles on landscape areas. ▪ Utilise waste management practices where possible.

8.0 REFERENCES

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Annexure 1

Site Plan of Tourist Park

LAKE TALBOT TOURIST PARK

PO Box 427, 35 Ngurang Rd NARRANDERA 2700

(02) 6959 1302

info@laketalbot.com.au

www.laketalbot.com.au



If you see **SMOKE, FLAMES** or hear the **FIRE ALARM**, alert other occupants immediately.

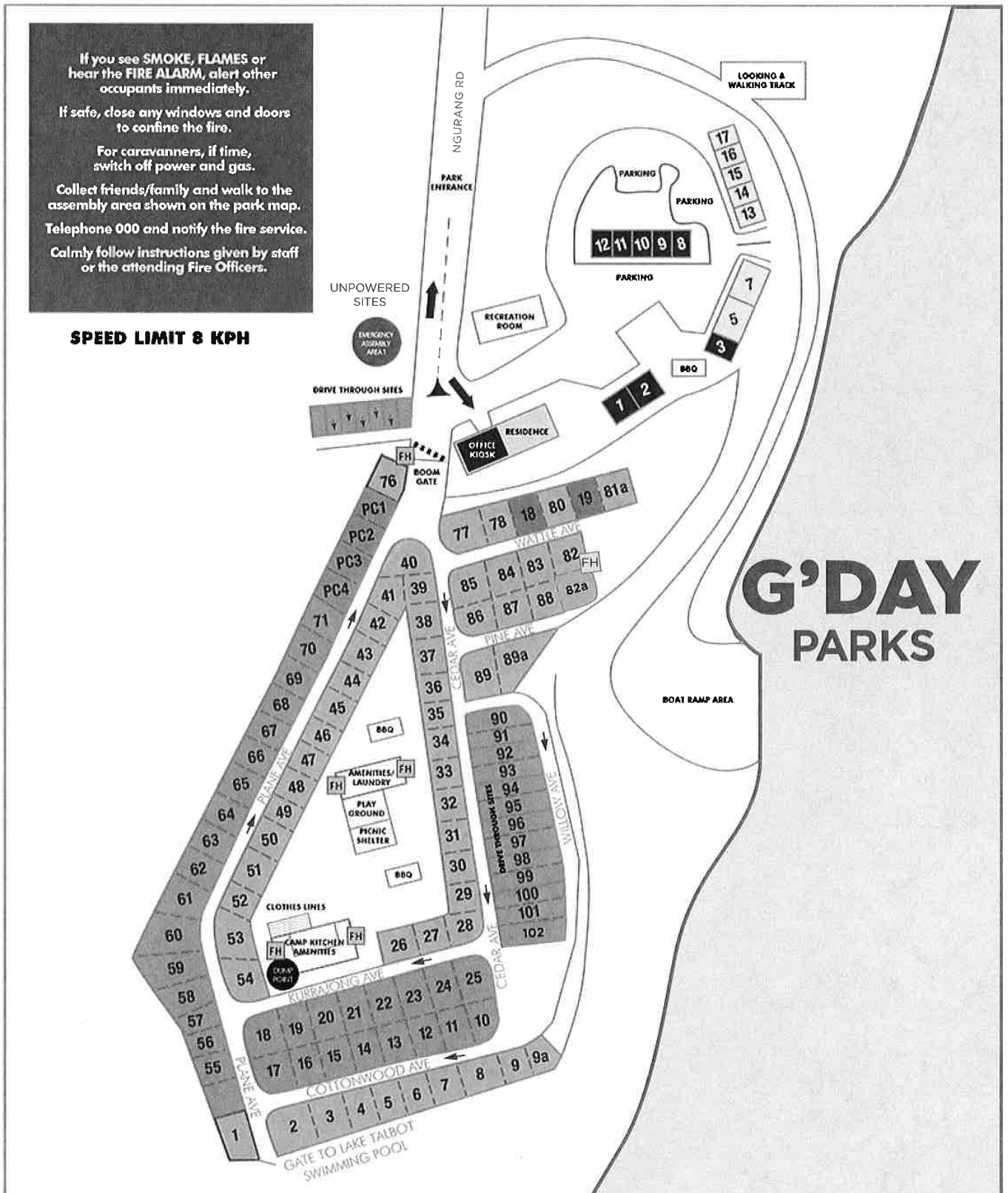
If safe, close any windows and doors to confine the fire.

For caravanners, if time, switch off power and gas.

Collect friends/family and walk to the assembly area shown on the park map. Telephone 000 and notify the fire service.

Calmly follow instructions given by staff or the attending Fire Officers.

SPEED LIMIT 8 KPH



G'DAY PARKS

Annexure 2

Tourism Trends Report



TOURISM TRENDS REPORT

Prepared for:	Narrandera Shire Council
Date:	March 2021

This standalone report has been prepared as an annexure to the Plans of Management for Narrandera Shire Council. It covers current and emerging tourism trends as they relate to Narrandera, particularly with regard to camping, caravanning and outdoor activities, plus other relevant general tourism trends.

1. TRENDS IN CAMPING AND CARAVANNING

Camping and caravanning has enjoyed significant growth in New South Wales and around Australia in recent years.

2018 was a record year with domestic caravan and camping trips increasing by 7.1% to exceed 12.8 million overnight trips. These trips equated to over 53.5 million nights, and of these nights, over 90% were spent in regional Australia. Visitor expenditure exceeded \$8 billion.ⁱ

The age breakdown of travellers in this sector is shown below.ⁱⁱ

15 – 19 years	6%
20 – 29 years	18%
30 – 54 years	47%
55+ years	29%

Demand for experiential and nature-based travel has fuelled solid growth in the under-30s market in this market in recent years.ⁱⁱⁱ This is supported by research from 2016 that shows younger demographic groups are driving growth in caravan and camping as they seek outdoor experiences and a healthy, active lifestyle. A camping holiday is uniquely positioned to meet this travel ‘why’ and also provides great flexibility in the ‘how’. That is, camping in a tent under the stars to more luxurious glamping options.^{iv}

The table below outlines the travel party type for caravan and camping travellers.^v

Families and/or friends with children	29%
Adult couple	26%
Friends or relatives without children	25%
Travelling alone	15%
Other	5%

In 2019, industry figures showed that caravan and camping holidays became the most popular holiday type for Australians. This is an extraordinary result given the competitive tourism landscape prior to COVID-19.^{vi}

The 2019 caravan and camping figures, released in the *State of Industry 2020* report, show over 60 million visitor nights and 14 million trips for the first time. This clearly proved that caravan and camping tourism is a fundamental part travel in Australia.^{vii}





With severe bushfires and COVID severely limiting travel for most Australians, growth in this sector has slowed in 2020. However, the Caravan Industry Association of Australia is optimistic about future travel within this sector as they expect Australians to support local business and spend time in nature.^{viii}

The Association's buoyant outlook seems to be well-founded as they released research in June 2020 indicating that 19 million Australians would consider staying in a caravan park. One of the reasons that this type of accommodation is so popular is that it is seen as one of the safest accommodation types available in Australia, an unsurprising sentiment on the back of the COVID pandemic.^{ix}

Caravan parks are designed with large open spaces, with no shared lifts or corridors needed for travellers to reach their accommodation and no shared air-conditioning systems. Further, most cabin accommodation, caravans and RVs have their own bathroom and kitchen facilities, removing the need for shared amenities and further reducing risk.^x

In July 2020, the Caravan Industry Association of Australia reported that the desire to travel and escape remains strong, especially for families. Camping provides a logical, safe choice. Importantly, camping also offers health and wellbeing benefits, allowing people to take a break, and reconnect with family and nature. With no international travel in the near future, camping has seen demand from people who would normally choose an overseas holiday or different type of holiday. Self-contained cabins are very appealing for families visiting regional areas, and this is evidenced through high occupancy rates even in the cooler, winter months.^{xi}

A 2017 report by the Caravan Industry Association of Australia investigated consumer demands driving travel in the sector, outlining some important considerations for future development. ^{xii}

The top three reasons for selecting a particular destination include:

- It's a must-see destination
- A recommendation
- Family friendly

Motivations to caravan and camp include:

- Caravan and camping lifestyle
- Spending time with family and friends
- Escape the daily grind

Respondents' favourite activities while on a caravan and camping holiday include going sightseeing (78%), cooking outdoors (75%) and going fishing (63%).

The 2017 'Real Richness Report' released by Caravan Industry Association of Australia researched the happy camper term. Their quantitative data research revealed that (96%) regular campers are happier, more satisfied, more optimistic and energised than non-campers. The findings also discovered that campers felt less stressed, bored, frustrated and lonely than non-campers.

The results also found an increasing priority is to reconnect and appreciate family, friends, self and nature.

As camping helps you to disconnect from busy / stressful lives, interesting outcomes included:

- 94% of campers agreed camping makes you appreciate nature more
- 94% of campers agreed camping makes happy memories
- 94% of campers agreed camping recharges your batteries





The report found that campers recorded higher levels of connection with spouse, children and grandchildren, and 93% agreed that camping brought them closer together. Positive impacts also emerged through the children experiencing this form of travel. Positive impacts from the 'real life classroom' included:

- 97% agreed camping allows children to learn about the environment
- 94% agreed camping teaches children life skills
- 94% agreed camping teaches children to engage socially^{xiii}

Glamping is the mix of usual camping and luxury travel, surrounded by nature with the comforts of luxury accommodation. Some examples of glamping housing include yurts, treehouses, tiny houses, train carriages, bubble domes and caravans. According to Grand View Research, 18 - 32 years and 33 - 50 years age groups hold 75% of the market share driven by the rise in the following factors:

- Rise in camping trend
- Increased interest in eco-tourism
- Consumer inclination toward adventure travel
- Rising popularity of wellness tourism

Travellers seeking to unwind by connecting to nature while enjoying luxury amenities is expected to drive this market. Urban escapes seeking camping experience at locations with extraordinary landscapes is projected to drive the glamping market, high preference for unconventional accommodations and trends of sharing pictures on social media platforms is surging the demand for glamping. ^{xiii}

This surge is supported by a Global Glamping Market Segmentation study completed by the Verified Market Research company stating that the global glamping market accounted for 32.2% of the global market in 2018 and is one of the fastest growing global markets. ^{xx}

2. OTHER TOURISM TRENDS RELATED TO OUTDOOR ACTIVITIES

Nature Based Tourism

Research completed by Destination NSW into nature-based tourism in NSW defined this market segment as tourism based around outdoor and nature experiences, including visiting national/state parks, visiting farms, bushwalking, birdwatching, visiting wildlife parks. These 2019 results revealed that domestic overnight travel had increased across all aspects year on year:

- Visitors' numbers increased 14.6%
- Nights stayed increased 12.1%
- Expenditure increased 11.2%

Nature based activities for domestic overnight included:

- Visit national/state parks – 28%
- Visit farms – 4%
- Bushwalking – 29%

Other statistics that were discovered through this research included, average spend per night \$213, average length of stay was 3.6 nights and regional NSW accounted for 81% of domestic overnight travel. The top three accommodation options for domestic overnight were outlined as friend/relative property (36%), rented house/unit (13%) and caravan park or commercial camping ground (13%).





The research broke down travel groups into adult couple (28%), friends and/or family travelling together (26%), family group with children (22%), travelling alone (20%), and other (3%). Domestic travellers ages outlined in below table; ^{xxi}

Age Range	Percentage (%)
15 - 29	24%
30 - 39	19%
40 - 49	17%
50 - 59	16%
60 - 69	15%
70 +	9%

These 2019 statistics provide a benchmark for assessing the impact of bushfires and COVID.

3. OTHER RELEVANT TOURISM TRENDS

There are a variety of tourism travel trend types based on consumer behaviour becoming increasingly popular in Australia. These include nature based, family-friendly, wellness experiences and classes, adventure, slow, solo, multigenerational, JOMO, sustainable and transformative journeys.

Trip Advisor released a 2019 Experiences Trends Report that revealed travellers are actively learning new skills while on holiday. Fastest growing types of experiences for Australian travellers in 2018: ^{xxiii}

- +106% family friendly
- +80% classes and workshops
- +34% wellness experiences
- +16% outdoor activities
- +15% water sports

Adventure travel

Adventure Tourism is defined as trips that involve some element of risk, special skill with physical exertion or extreme sport. Skyscanner researched Australian travellers’ trends for 2020 and concluded that adventure travel is growing increasingly popular with adrenaline junkies chasing new experiences in remote or exotic locations.

16% of trips by Australian travellers in 2020 are slated to be adventure-based, an increase of 17% from such trips taken the previous year. Adventure travel experiences including kayaking, water sports, hiking, mountain biking, etc. ^{xxii}

Slow Travel

Skyscanner data shows a 20% year on year increase in Australian travellers wanting to slow down and prioritise quality over quantity during their holidays. Slow travel is about embracing a destination and being completely present in your surroundings, emphasising the connection between location, travel partners and experiences. Slow Travel welcomes long walks and unscheduled activities for those who are not in a hurry and want to prioritise rest over sightseeing. ^{xxii}



The logo for 'the articulate pear' is a teal-to-green gradient rectangle containing the text 'the articulate pear' in a white, lowercase, sans-serif font.

JOMO trips

The 'Joy Of Missing Out' is choosing to enjoy a trip instead of worrying about how it looks on social media. The JOMO Traveller is particular about escaping the hustle, opting to travel off-season to alternative destinations to avoid crowds and other Aussie holiday revellers. The ability to explore a place before it gets too popular is probably why JOMO trips are recording a 31% YoY increase among Aussie travellers for 2020. ^{xxii}

Sustainable tourism

Travelling sustainably is gaining more awareness, as indicated by a 103% YoY increase in interest for more eco-friendly trips in 2020. The Sustainable Traveller is someone who makes conscious decisions based on how their choices affect the environment - from selecting greener choice flights and offsetting carbon emissions, to visiting destinations that are culturally and environmentally responsible. At every destination, they make sure to support local establishments, uphold their own green practices like reducing linen changes and taking public transport, walking and cycling to experience their destination better. ^{xxii}

Experiences that sustainable travellers are seeking include community-based tourism, geotourism, eco-tourism, agritourism, social enterprise tourism and ethical tourism. Sustainable tourism is most likely going to grow. Booking.com revealed that 72% of tourists believe that people need to take action now and make sustainable travel choices to save the planet and preserve it for future generations. ^{xxiii}

Transformative Journeys

Skyscanner recorded a 44% year on year increase in transformative travel. The transformative traveller has an interest in personal growth and charity-related trips. Australia has the largest share of travellers interested in embarking on a transformative trip in 2020.

Transformative journeys take many forms, but they must all have meaning. This can include self-improvement from running a marathon or meditating at a yoga retreat, helping others like teaching locals a new language, planting trees or helping to build houses for the less fortunate. ^{xxii}

Solo Travel

Booking.com's 'Solo Travel Report' concluded that there are more female solo travellers than ever before, and the trend will continue to grow.

Compare Travel Insurance Australia conducted a survey in 2019 on 'Solo Travel Trend on the Rise'. Australian women found to be among the most independent in the world. This survey showed a specific surge in solo travel from the middle-aged female demographic, it found that women between 55-64 were most inclined to take a solo holiday at 55% followed by women aged 18-24 (53%). Women who have been widowed or divorced are among those hitting the open road. The main reason Australian women travelled alone was because it gave them the freedom of doing whatever they want, with 35% liking independence and the challenge of travelling on their own. ^{xxv}

Multi-generational travel

Virtuoso reported that multi-generational travel was a 2018 top travel trend. It revealed that families continue to travel in search of experiences that create closer bonds and lasting memories. Connecting with family through travel was one of 2018's must-have experiences. Top four trends included beach resorts, active or adventure trips, celebration travel and mother/daughter or father/son trips. ^{xxvi}



The logo for 'the articulate pear' is a teal-to-green gradient rectangle containing the text 'the articulate pear' in a white, lowercase, sans-serif font.

International Travellers

In 2018, 370,000 international visitors integrated caravanning/camping in their Australian holiday, spending 4.8 million nights. This report also stated the countries of residence for most visitors, most nights and longest stay were:

- Most visitors from UK (58,900)
- Most nights from Germany (1 million)
- Longest length of stay from France (21.4 nights)

The largest segment by age was 20-29 years, which made up 42% of international trips, in line with backpackers who choose to go caravanning and camping. However, backpacker numbers to Australia were stagnating prior to pandemic, and less than 1 in 5 nights spent outside capital cities and Gold Coast.^v

4. CONCLUSION

Based on the research presented above, it is clear that camping and caravanning tourism is experiencing significant growth in Australia. These trends were clear before the COVID pandemic, and seem set to continue.

Outdoors and nature-based travel, as well as the other tourism trends outlined above, represent opportunities for Narrandera Shire to increase its share of tourism to regional NSW. In order to capitalise on these trends, it is necessary to have suitable infrastructure, facilities and operators in place to meet the needs of travellers.







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Annexure 3

Section 68 Approval to Operate a Caravan Park

 <p>Narrandera Shire Council</p>	<p align="center">Caravan Park/Camping Ground Approval to Operate Issued under the Local Government Act 1993 Section 94</p>
<p>Approval no</p>	<p>001-2020-2021</p>
<p>Applicant details</p>	<p>Graejan Pty Ltd Lake Talbot Tourist Park 35 Ngurang Road NARRANDERA NSW 2700</p>
<p>Property description</p>	<p>Lot 1 DP1063639 Lake Talbot Tourist Park 35 Ngurang Road NARRANDERA NSW 2700</p>
<p>Facility type</p>	<p>Caravan Park & Camping Ground</p>
<p>Approval has been granted</p>	<p>Subject to the conditions specified in Schedule 1</p>
<p>Date of determination</p>	<p>07 January 2021</p>
<p>Approval operates from</p>	<p>07 January 2021</p>
<p>Approval lapses on</p>	<p>07 January 2026</p>
<p>Owner</p>	<p>Narrandera Shire Council 141 East Street NARRANDERA NSW 2700</p>
<p>Reviews and appeals</p>	<p>Reviews: Any condition may be reviewed by the Council. The request shall be made in writing within 28 days. An additional fee of \$50.00 is to be paid with the request for review.</p> <p>Appeals: A Right of Appeal exists to the Land and Environment Court against any condition imposed hereon.</p>
<p>Further information</p>	<p>For further information regarding this matter please contact Council's Development & Environment Team on 02-6959 5510.</p>
<p>Date of certificate</p>	<p>07 January 2021</p>
<p>Signature</p>	
	<p>Garry Stoll Manager Development & Environment</p>

SITE INFORMATION	
Total sites	141 sites
Long term sites	0 sites (area of >80m ²)
Short term sites	116 sites (area of >65m ²)
Undesignated camp sites	4 sites (area of >40m ²)
Cabins/units	23

FACILITIES PROVIDED			
Toilet & Shower Facilities			
Male toilets	12	Female toilets	12
Male showers	12	Female showers	12
Male hand basins	10	Female hand basins	10
Male urinals	4		
Separate cabins with en suite (shower, toilet, basin)			17
Laundry Facilities			
Washing machines	3	Irons	30
Laundry tubs	2	Ironing boards	20
Clothes driers	2	Line space	200m
Facilities for people with disabilities			
Showers	1	Toilets	1

SCHEDULE 1	
Conditions of Approval attached to Caravan Park / Camping Ground Approval No 001/2017/2018	
Fire Safety	
This part addresses fire safety measures.	
1.	The operator shall be responsible for arranging and funding an annual fire safety inspection. a. The operator shall submit a current 'Fire Safety Certificate' to Council once every twelve (12) months.
Standard Conditions	
This part addresses matters that relate specifically to the approval to operate a caravan park / camping ground.	
2.	This approval shall be prominently displayed on a part of the approved premises where it may be seen by all residents. a. The display shall be accompanied by details showing the identification number, designation and location of all approved sites and campsites.
3.	The operation of the caravan park / camping ground and any building or work associated with the operation of the caravan park must comply with any applicable standards established by the Local Government (Manufactured Home Estates, Caravan Parks and Camping Ground & Moveable Dwellings) Regulation 2005 or by under the Act and/or Regulation.
4.	A caravan park must contain at least one clearly identified visitor parking space for people with disabilities.
5.	The land is not to be used for any commercial purpose other than a caravan park or camping ground or an associated purpose.
6.	The land is not to be used for the manufacture, construction or reconstruction of moveable dwellings (this condition does not prevent the onsite repair of moveable dwellings);
7.	Inspections of the premises may be conducted by Council to ensure continued compliance with the Act and the relevant regulations.
8.	A person must not be permitted to stay in a moveable dwelling that occupies a short-term site or camp site for a total of more than 150 days in any twelve (12) month period, unless the moveable vehicle is a holiday van and the person is the owner of that holiday van.
9.	The owner of a holiday van that occupies a short-term site or camp site must not be permitted to stay in the holiday van for a total of more than fifty (50) days in the twelve (12) month period,
10.	A person must not be permitted to stay in a moveable dwelling in a primitive camping ground for a total of more than fifty (50) days in any twelve (12) month period.
11.	The operator is responsible for seeking renewal of this Approval to Operate prior to the approval lapsing.

Annexure 4

Survey Plan Lot 1 DP1063639



HISTORICAL CEMETERY SITE NARRANDERA

PLAN OF MANAGEMENT



Narrandera Shire Council
2023



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- Annexure 1: Schedule of Land**
- Annexure 2: Land Zoning Map**



1.0 EXECUTIVE SUMMARY

Narrandera Shire Council adopted its previous Plan of Management for 'Narrandera Shire Council Crown Land Reserves' in 2013. The earlier Plan of Management included the area described as the "*closed cemetery adjacent to Lake Talbot Pool Entrance*". This Plan of Management refers to that site as the 'Historical Cemetery Site'.

This document is a review of the former Plan of Management and takes into account changes in Crown land legislation following introduction of the *Crown Land Management Act 2016* and the application of categories to Crown reserves.

This Plan of Management (PoM) has been prepared by Riverina Agriconsultants on behalf of Narrandera Shire Council and provides direction as to the use and management of the Council managed Crown reserve classified as 'community land' for an area for the 'preservation of graves'.

This PoM specifically addresses the management of this parcel of Crown land and examines the current character, current use and future needs of the land and its relationship to the surrounding land and community within the town of Narrandera, particularly its historical context within the Shire.

The PoM is required in accordance with Section 3.23 of the *Crown Land Management Act (CLMA) 2016* and Section 36 of the *Local Government Act 1993*.

The Council managed Crown reserve being Reserve 43815 is categorised in this PoM, as:

- Area of Cultural Significance.

This categorisation of the land is consistent with the reserve's purpose of preservation of graves and the land continues to be used for this purpose.

A locality map of the historical cemetery site located adjacent to the entrance of the Lake Talbot Water Park is shown in Figure 1. The subject parcel of land in the centre of Figure 1 is marked as a solid filled square.

Figure 1: Historical Cemetery Site





2.0 INTRODUCTION

Narrandera Shire is a local government area in the Riverina region of south-western New South Wales covering an area of 4,116km². The present Narrandera Shire was formed on 1 January 1960 by an amalgamation of the previous Narrandera Municipality and Yanko Shire.

Narrandera Shire is a local government area in the Riverina region of south-western New South Wales covering an area of 4,116km². The present Narrandera Shire was formed on 1 January 1960 by an amalgamation of the previous Narrandera Municipality and Yanko Shire.

Narrandera is located in the centre of the Riverina region of NSW. It is 554km south-west of Sydney and 437km north of Melbourne on the Sturt Highway between Wagga Wagga to the east and Darlington Point to the west; and on the Newell Highway between Ardlethan to the north-east and Jerilderie to the south-west, being the junction of the Sturt and Newell Highways. The town of Narrandera has developed on the banks of the Murrumbidgee River with an estimated population of 5,931 (2018). The Shire also includes the towns of Barellan, Binya, Grong Grong and Kamarah.

The name 'Narrandera' originates from the Wiradjuri word 'Narrungdera' which means 'place of lizard or goanna'.

Narrandera has many conservation values due to its historic buildings and tree-lined streets, together with its adjacent connectivity to the Murrumbidgee River's floodplain and nearby Narrandera Range and Bogolong Hills.

Narrandera has a rich history for the Wiradjuri Nation's people who still make up ten percent of the town's population despite approaching destruction after European settlement and disease. The township of Narrandera was developed in the early 1860s following its survey in 1850 by surveyor James Larmer and contains a number of heritage-listed sites including its railway station and railway bridge also the residence 'Derrendi'.

Figure 2: Narrandera Local Government Area





2.1 Corporate Objectives

Narrandera Shire has a positive future, located at the junction of two major highways and surrounded by a beautiful natural environment. The Shire also marks the transition of extensive broadacre agriculture of the western slopes and plains to the east, into the highly productive Murrumbidgee Irrigation Area (MIA) to the west.

The *Community Strategic Plan 'Our Narrandera Shire 2034'* adopted on 21 June, 2022 (refer to Figure 3) is a core document that guides the operations and goals of Council. The *Community Strategic Plan* (CSP) provides a road map of what is important to the community and where it wants to be in the future.

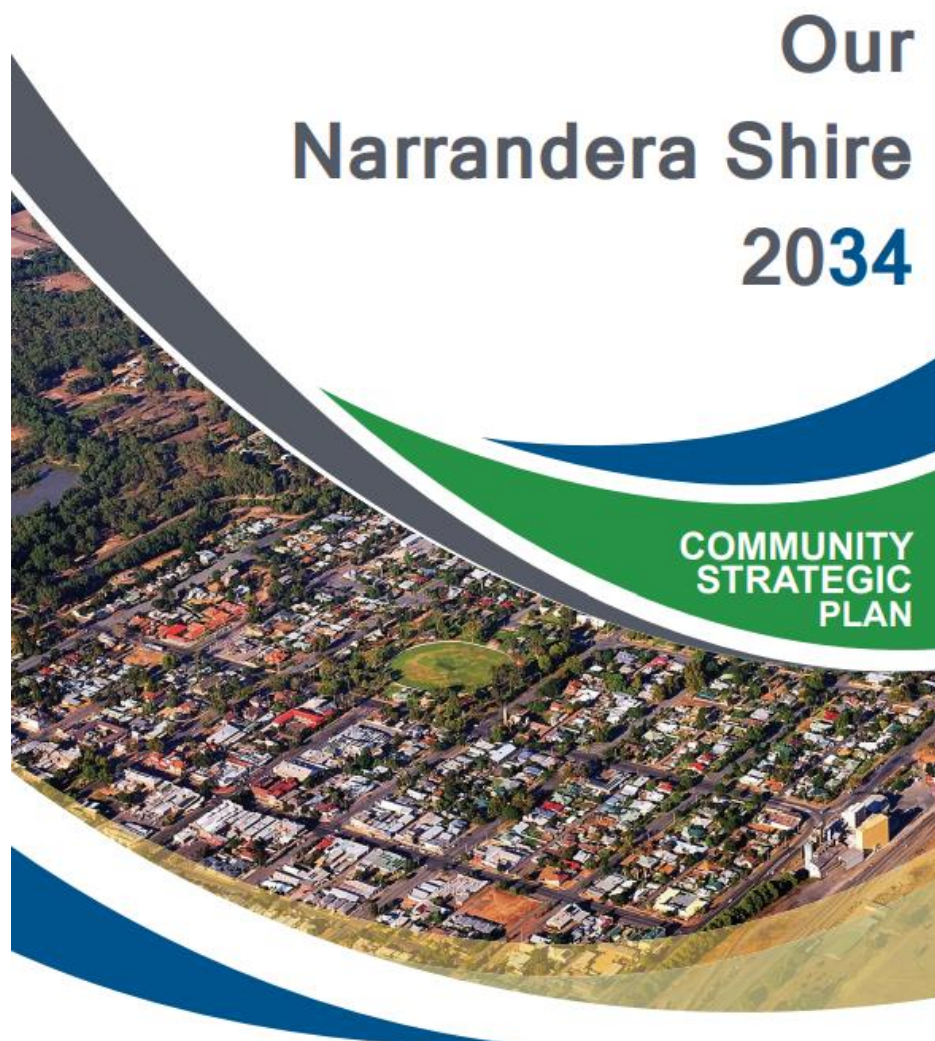
Narrandera Shire's community vision is:

"The vision of our Community Strategic Plan is 'to preserve and enhance the lifestyle of our communities by encouraging, promoting and facilitating the sustainable development of the Shire'. We do this by 'Achieving Together'."

The CSP describes Council's core values as being:

- **Ethical** – transparent and equitable in all our actions;
- **Caring** – helpful, supportive and thoughtful towards each other and our community;
- **Loyalty** – pride in our work and our organisation;
- **Accountability** – responsible for our actions;
- **Integrity** – trustworthy, honest and consistent;
- **Respect** – for each other and the role we play; and
- **Safety** – to work safely to protect ourselves and the public."

Figure 3: Narrandera Shire Council’s CSP ‘Our Narrandera Shire 2034’



The Narrandera community expressed its primary strategies ‘Five Key Themes’ as:

1. Our Community;
2. Our Environment;
3. Our Economy;
4. Our Infrastructure; and
5. Our Civic Leadership.



Those strategies most pertinent to the implementation of this PoM, as extracted from the adopted *Delivery Program 2022 – 2026*, are:

Our Community

- To live in an inclusive, healthy and tolerant community with a positive attitude towards others
 - Acknowledge and celebrate our local Wiradjuri culture;
 - Continue to work with the Aboriginal community fostering mutual respect and understanding through consultation seeking valuable feedback on important projects and initiatives.
- Enhance our public spaces to enrich our community
 - Implement a renewal and maintenance strategy to support a diverse range of building facilities for the community.

Our Economy

- Create strong conditions for investment and job creation through quality infrastructure and proactive business support
 - Promotion of Narrandera Shire using our heritage buildings, culture, location, waterways, ecotourism also business and sporting facilities.

Our Infrastructure

- To improve, maintain and value-add to our essential public and recreational infrastructure
 - Source funding to improve vehicle parking at the Lake Talbot Water Park.

Our Civic Leadership

- Have a Council that provides leadership through actions and effective communication
 - Support ethical, transparent and accountable corporate governance;
 - Monitor the availability of Federal and State funding grants payable to Council.

2.2 Purpose of the Plan of Management

The *Local Government Act 1993* requires a Plan of Management (PoM) to be prepared for all public land that is classified as 'community land' under that Act noting that the initial PoM was adopted by Council in 2013 under the *Crown Lands Act 1989*.

The *Crown Land Management Act 2016* (the CLMA 2016) authorises local councils (Council Crown Land Managers appointed to manage dedicated or reserved Crown land) to manage that land as if it were public land under the



Local Government Act 1993. Therefore, all Crown land reserves managed by Council are also required to have a PoM under the *Local Government Act, 1993*.

The purpose of this PoM is to:

- Review, update and strengthen the initial approved PoM for the specific Crown Land Reserve within Narrandera Shire Council;
- Meet and contribute to Council's broader strategic goals and vision as set out in the *Community Strategic Plan Our Narrandera Shire 2034*;
- Ensure compliance with the *Local Government Act 1993* and the *Crown Land Management Act 2016*;
- Provide a strategic framework for Council to guide its management of this historical cemetery site; and
- Ensure consistent management that reflects the values and expectations of the community and acknowledges the community contribution of earlier pioneers to the township and the broader area of Narrandera Shire.

Council's objective for Narrandera Shire Council's Historical Cemetery Site as revised in this PoM, is:

"Council recognises that the cemeteries under its management are an expression of the local community and show how the community has both prospered and evolved – the graves and monuments also provide valuable insight into the demographics and cultures of the area across a long period of time. The older sections of our cemeteries contain monuments that often commemorate significant milestones during the life of the deceased and similarly they often explain the story of how the individual passed. Our cemeteries provide a valuable link to our past and Council recognises that they must be preserved and enhanced for the generations that will follow."

The cemetery located adjacent to the Lake Talbot Water Park was the first cemetery in Narrandera and is referred to as being part of the 'Old Narrandera Run' a large pastoral station from 1848. There are only a small number of recorded internments at the cemetery with the earliest internment being 23 November 1872 – although small the memorials show that death at a young age was very common.



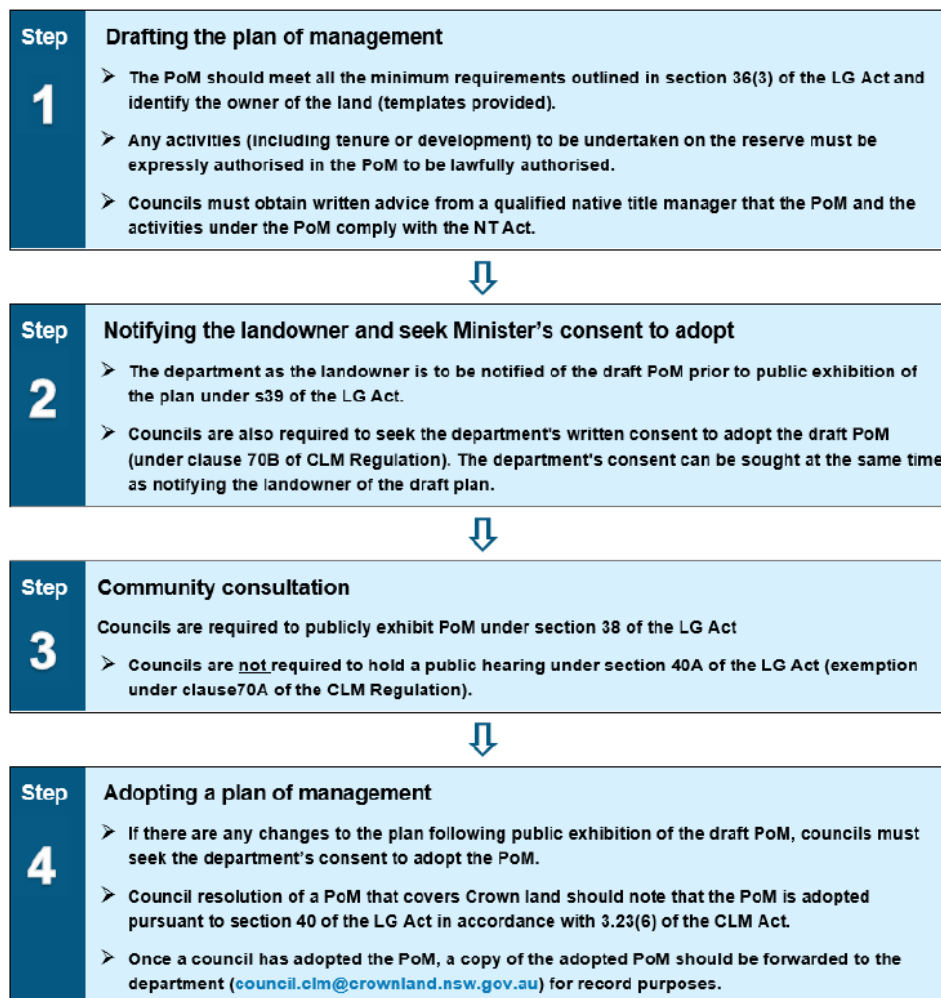
2.3 Process of Preparing this Plan of Management

The process for preparing a PoM for Council managed Crown reserves is shown in Figure 4 (below). This document is a review of the previous (2013) PoM adopted by Council in 2013.

The previous PoM outlined management directions for the next 5 to 10 years under prevailing legislation at the time, i.e. *Crown Lands Act 1989*. It is timely that a review be undertaken given the commencement in 2018 of subsequent legislation in relation to management of Crown land, being the *Crown Land Management Act 2016*.

Figure 4: Flowchart for Consultation and Approval of a Plan of Management

What are the steps in the process for drafting and adopting Plans of Management?



Source: *Crown Land Management Amendment (Plan of Management) Regulation 2021 Questions & Answers DOC21/094455*



2.4 Change and Review of this Plan of Management

The use and management of the parcel of land listed in Table 1 is regulated by this PoM.

This PoM will require regular review in order to align with community values and changing community needs, and to reflect changes in Council priorities.

Council has determined that a strategic review of this PoM will occur within 10 years of its adoption. However, the performance of this PoM will be reviewed on a bi-annual basis to ensure that the reserve is being managed in accordance with the PoM, is well maintained and provides a safe environment for public enjoyment. Review of this PoM will also occur should Council make significant changes to its Community Strategic Plan.

The community will have an opportunity to participate in reviews of this PoM.

2.5 Community Consultation

Consultation with the community is an important part of the preparation of this PoM. Consultation gives Council a better understanding of the range of local issues affecting use and development of the land to which this PoM applies and gives all sectors of the community the chance to have input into the direction of policy development being undertaken by Council.

In preparation of this draft PoM, consultation was undertaken with Council's Governance and Engagement Manager, Open Space and Recreation Manager and the Executive Engineer.

All stakeholders are given the opportunity to express their opinions and provide relevant information in relation to the planned management of the land, however as the land is Crown land, final approval for the PoM rests with the Minister administering the *CLMA 2016* as owner of the land.

Council is required to submit the draft PoM to NSW Department of Planning and Environment – Crown Lands, as representative of the owner of the land under section 39 of the *Local Government Act 1993*. This process occurs prior to public exhibition and community consultation of the PoM as shown by Figure 4 (above) 'Flowchart for Consultation and Approval of a Plan of Management'.

If after public consultation there is no change to the categorisation and no additional purpose is required to be added to the reserve, no additional ministerial consent is required. Council can then proceed to adopt the PoM.

If Council proposes a change in the categorisation of the land following public consultation, the Plan must be referred again to the Minister administering the *CLMA 2016* for consent to adopt the PoM.

Community consultation is also offered as a result of the development application process in line with Council's Community Engagement Policy and the Community Participation Plan (2019) (in response to Section 2.23 of the *Environment Planning and Assessment Act 1979*).

3.0 LEGISLATIVE FRAMEWORK

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

3.1 Local Government Act 1993

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

The *Local Government Act 1993* requires all Council owned land to be classified as either Operational or Community land. Community land is defined as land that must be kept for the use of the general community and must not be sold. Under the *Local Government Act 1993* Community land is required to be managed in accordance with a PoM and any other laws regulating the use of the land. A PoM developed for Community Land Management must include and/or address:

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

3.2 Crown Land Management Act 2016

Crown reserves are Crown land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space, community halls, special events and government services.

Crown land is governed by the *CLMA 2016*, which provides a framework for the state government, local councils and members of the community to work together to provide care, control and management of Crown reserves.



Division 3.4 of the *CLMA 2016* specifically relates to Crown land managed by Councils and states:

“3.20 Application of Division

- (1) This Division applies in relation to any local council that is a Crown land manager of dedicated or reserved Crown land (a ***council manager***).”

and

“3.21 Management in accordance with *Local Government Act 1993*

- (1) A council manager is authorised to classify and manage its dedicated or reserved Crown land as if it were public land within the meaning of the *Local Government Act 1993*, subject to this Division.

Note—

The term ***public land*** (as defined by the *Local Government Act 1993*) excludes land to which this Act applies even if it is vested in or under the control of a local council. The Act also requires local councils to classify their public lands as either community land or operational land and manage the land accordingly.

- (2) Accordingly, a council manager is also authorised to manage its dedicated or reserved Crown land as if it were community land or operational land, but only as permitted or required by this Division.

Note—

For example, requirements relating to reporting and plans of management will generally be as provided by the *Local Government Act 1993* rather than this Act.

3.22 Functions of council managers

- (1) Except as provided by subsection (2) or (3), a council manager of dedicated or reserved Crown land—
- (a) must manage the land as if it were community land under the *Local Government Act 1993*, and
 - (b) has for that purpose all the functions that a local council has under that Act in relation to community land (including in relation to the leasing and licensing of community land).
- (2) A council manager of dedicated or reserved Crown land that is a public reserve (as defined in the *Local Government Act 1993*)—
- (a) must manage the land as a public reserve under that Act, and
 - (b) has for that purpose all the functions that a local council has under that Act in relation to a public reserve.

Note—

Section 2.22 enables the Minister to assume responsibility from a local council for the care, control and management of dedicated or reserved Crown land that is a public reserve.”

and

“3.23 Management of land as community land

- (1) **Application** This section applies to a council manager that is required by this Division to manage dedicated or reserved Crown land as if it were community land under the *Local Government Act 1993*.”

and

- “(7) The following provisions apply during the period of 3 years after the commencement of this section (the *initial period*)—
- (a) a council manager must ensure that the first plan of management applicable to the land is adopted as soon as practicable within the initial period,
 - (b) the first plan of management may be prepared and adopted under Division 2 of Part 2 of Chapter 6 of the *Local Government Act 1993* by—
 - (i) amending an existing plan of management so that it applies to the land, or
 - (ii) adopting a new plan of management for, or that includes, the land.”

Division 3.6 of the *CLMA 2016* specifically relates to plans of management and other plans and states:

“3.33 Preparation of draft plan of management

- (1) The Minister may direct an applicable Crown land manager to prepare a draft plan of management for dedicated or reserved Crown land under the manager’s management.”

and

“3.39 Approvals of activities under Local Government Act 1993 must comply with plans of management

A local council cannot grant an approval for an activity under Part 1 of Chapter 7 of the *Local Government Act 1993* that authorises or requires a person to do (or not to do) anything on or in relation to dedicated or reserved Crown land that would result in a contravention of a plan of management for the land.

3.40 Publication of plans of management

- (1) A copy of a plan of management in force for dedicated or reserved Crown land must be published on the Department’s website or in any other way directed by the Secretary. A failure to do so does not, however, affect the validity of the plan.
- (2) An applicable Crown land manager of the dedicated or reserved Crown land may also publish a copy on the manager’s own website (if any).”

Councils must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the *CLMA 2016* and set out below. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses. Section 1.4 of the *CLMA 2016* states:

“1.4 Principles of Crown land management

For the purposes of this Act, the *principles of Crown land management* are—

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and
- (d) that, where appropriate, multiple use of Crown land be encouraged, and

- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.”

Crown land management compliance

In addition to management and use of Crown reserves that are aligned with the purpose of the reserve, there are other influences over Council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or Councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made.

3.3 Zoning and Planning Controls

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

The *Narrandera Local Environmental Plan (NLEP) 2013* is the current local planning instrument.

Under the current *NLEP 2013*, the site of the historical cemetery site is zoned as RU5 – Village.

The zoning is more specifically described in *NLEP 2013* as:

“Zone RU5 – Village

1 Objectives of the zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.

2 Permitted without consent

Environmental protection works; Home based child care; Home occupations; Roads.

3 Permitted with Consent

Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Cellar door premises; Correctional centres; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Industries; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Rural industries; Rural workers dwellings; Waste disposal facilities.”

The Land Zoning Map is shown in Annexure 2.

3.3.1 State Environmental Planning Policy (Transport & Infrastructure) 2021

This Policy – *SEPP (Transport & Infrastructure) 2021* – commenced on 1 March 2021 and provides that certain types of works do not require development consent by a public authority, other agencies or authorised person.

Division 12 of the *SEPP (Transport & Infrastructure) 2021* defines parks and public reserves which this Policy covers, i.e., Crown land within the meaning of the *CLMA 2016* including a public reserve but not including a reserve that is dedicated or reserved for a public cemetery.

Section 2.73 (2)(c) of the Policy provides that in respect of land reserved within the meaning of the *CLMA 2016*, development for any purpose can be carried out without consent by or on behalf of the Secretary, a Crown land manager of the land, the Ministerial Corporation or the Minister administering the *CLMA 2016*, if the development is for the purposes of implementing a PoM adopted for the land under the *CLMA 2016* in relation to such land or in accordance with the *Local Government Act 1993* in relation to Crown land managed by a Council.

The types of development that may comply with the provisions of Section 2.73 (2)(c) of *SEPP (Transport & Infrastructure) 2021* are set out in Table 7.

Section 2.73 (3) of the Policy provides for a range of construction or maintenance works that are applicable under this Policy which may be carried out by or on behalf of a public authority in connection with a public reserve.

3.3.2 Other Relevant Legislation and Policies

In addition to the requirements of the *CLMA 2016* and the *Local Government Act 1993*, there are a number of other pieces of legislation and Government Policies that are relevant to the ongoing management of the respective Crown reserves including:

- *Aboriginal Land Rights Act 1983 (ALRA 1983)*;
- *Biodiversity Conservation Act 2016*;
- *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)*;
- *Heritage Act 1977*;



- *Native Title Act 1993 (NTA 1993 (C'th));*
- *Pesticides Act 1999;*
- *State Environmental Planning Policies (SEPPs).*

3.3.3 Council Plans and Policies

The following Council plans and policies are relevant to the on-going management of the Narrandera Shire Historical Cemetery Site PoM:

- *Narrandera Shire Council Community Strategic Plan (Our Narrandera Shire 2034) and the adopted Delivery Program 2022 – 2026;*
- Strategic Asset Management Plan;
- Cemeteries Policy;
- Community Engagement Strategy;
- Disability Inclusion Action Plan 2022 – 2026;
- Weeds Policy;
- Project Management Policy;
- Recycled Water Policy;
- Risk Management Policy;
- Section 355 Committees 2020 Policy;
- Sport and Recreation Policy;
- Television and Film Production Shoots Policy;
- Tourism Policy;
- Trees Management Policy;
- Volunteering Policy; and
- Websites Policy.



4.0 LAND DESCRIPTION

4.1 Crown Land Included in Plan of Management

This PoM covers the historical cemetery site located adjacent to the carpark of the Lake Talbot Water Park as described in Table 1 below, with this area being of historical interest as it contains interments of early pioneers to Narrandera.

The land is owned by the State of New South Wales (as Crown Land) and is managed by Narrandera Shire Council as Crown Land Manager under the *Crown Land Management Act, 2016*.

Table 1: Crown Reserve Contained in this Plan of Management

Category	Reserve No.	Name	Purpose	Date of Gazette	Lot/DP	Area
Area of Cultural Significance	43815	Former Cemetery adjoining to Lake Talbot Pool Entrance	Preservation of Graves	14 April 1909	46/751719	178m ²

4.2 Lands Categorised for Area of Cultural Significance

This is a single parcel of land that comprises the category of ‘Area of Cultural Significance’ referred to as the former cemetery adjoining Lake Talbot Pool Entrance, comprising Lot 46 DP751719.

The land, although on its own surveyed lot, is land-locked by Lot 8 DP1208213 being the former Forestry Commission Nursery and fronts the embankment of Lake Drive being the entrance to the Lake Talbot Water Park as it is now known. Lot 8 DP1208213 is now privately owned, and a subdivision of the land is pending. No provisions for access have been made in the Plan of Subdivision. This will be an impediment for future management and visitation and Council will need to address this issue in the near future.

The cemetery is secured by new fencing that is void of any gate entry that would allow Council staff to maintain the headstones and surrounding landscape which comprises both trees, native grasses and an extensive area of khaki weed (*Alternanthera pungens*).

At present there is only direct access to the fenced cemetery via a small gate adjacent to the Lake Talbot Water Park car park, so visitors must walk across the former Forestry Commission Nursery.

There is currently no interpretive signage to provide historical context to the existing headstones and highlight the contribution that these individuals made to Narrandera township or district.

Direct access to Lot 46 DP751719 is necessary primarily for Council staff to undertake active management of the site and, secondly, to promote the site’s historical and cultural significance for tourists.

The headstones contained within the site are deteriorating with inscriptions now barely visible. An extract taken from ‘Monumental Inscriptions and Burial Records – Narrandera District’, 1988 and held by the Griffith Genealogical & Historical Society, indicates the following:

“ *“Old Narrandera Run”*

WATSON	<i>George, d 23 Nov 1872, 24 yrs. STTMO. Second Son of Benjamin & Jane Watson</i>
CUMM (?)/ CUMMINGS (?)	<i>Harry K. (?), d 5 Nov 1876, 3 yrs. 7 mths. Third Son of Kenan & Augusta Cumm (?). Verse.</i>
HYLAND	<i>John Peter, d 27 April 1876, 37 yrs, STTMO. Son of the late Thomas Hyland of Goulburn.</i>
TROLLOPE	<i>William, d 4 March 1876, 49 yrs. STTMO.</i>
BLYTH	<i>Samuel, d 14 Sept 1877, 62 yrs. STTMO.</i>
BLYTH	<i>Howard, d 6 Aug 1879, 24 yrs. IMO. Who died At Narrandera. Thye Will be done.”</i>

Figure 5: **Historic Cemetery (Reserve 43815)**



Figure 6: **Historic Cemetery (Reserve 43815)**





5.0 BASIS OF MANAGEMENT

Narrandera Shire Council intends to manage its community land to meet:

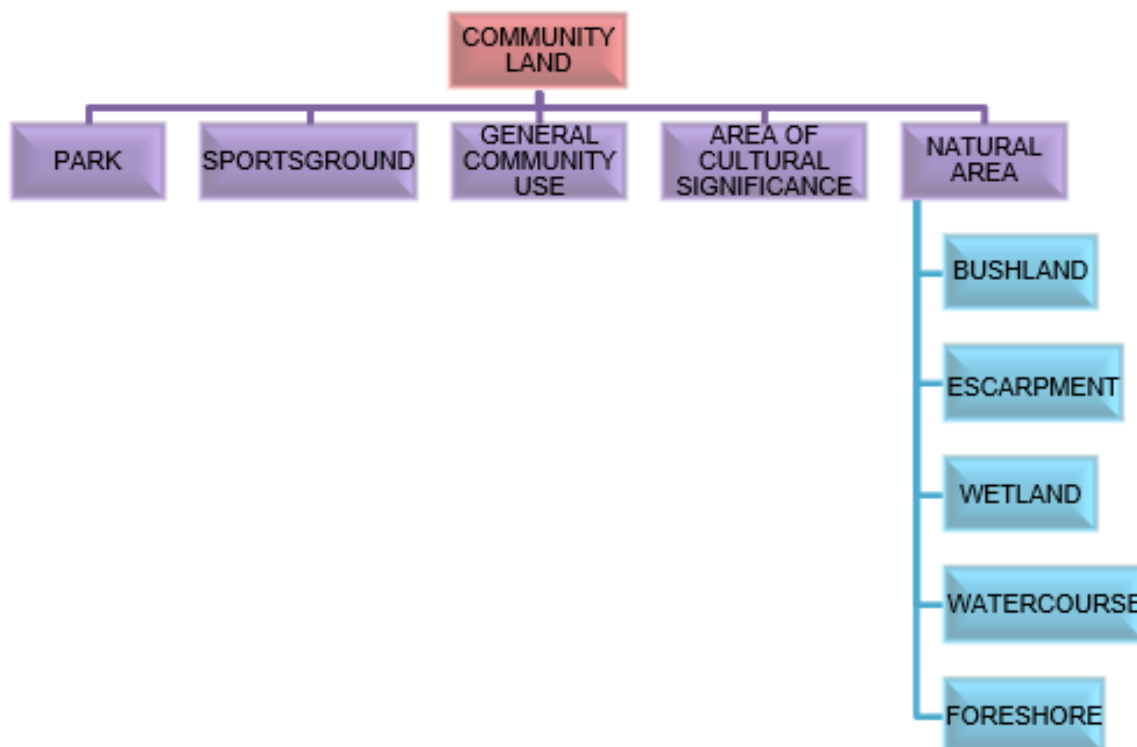
- Assigned categorisation of community land;
- The *Local Government Act 1993* guidelines and core objectives for community land;
- Restrictions on management of Crown land community land;
- Council’s strategic objectives and priorities; and
- Development and use of the land outlined in Section 6 of the *Local Government Act 1993*.

5.1 Categorisation of the Land

With the introduction of the *CLMA 2016*, Council is to manage any dedicated or reserved Crown land under their control as community land under Section 3.21 of the Act.

All ‘Community Land’ is required to be categorised as one or more of the following categories. Where the land is owned by the Crown, the category assigned should align with the purpose for which the land is dedicated or reserved.

The *Local Government Act 1993* defines five categories of community land:





The *CLMA 2016* also provides a new regime for the management of Crown land and accordingly, Council is now responsible for compliance with Native Title legislation for the Crown land it manages. Council must obtain Native Title Manager advice as to the validity of any act or activity that it wishes to undertake on Crown reserves (or Crown land) prior to dealing with the land, i.e. authorised through Part 2 Division 3 of the *Native Title Act (NTA) 1993 (C'th)*.

The *Aboriginal Land Rights (ALR) Act 1983* and the *NTA 1993 (C'th)* recognises the intent of the original reserve purpose of the land so that a complying activity can be considered lawful or validated.

On Crown land, Native Title rights and interests must be considered unless:

- Native Title has been extinguished; or
- Native Title has been surrendered; or
- Determined by a court to no longer exist.

Examples of acts which may affect Native Title on Crown land reserves managed by Council include:

- The construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbeques;
- The construction of extensions to existing buildings;
- The construction of new roads or tracks;
- Installation of infrastructure such as powerlines, sewerage pipes, etc;
- The issue of a lease or licence; and
- The undertaking of earthworks.

Council applied for the classification of the former cemetery, adjacent to the Lake Talbot Water Park entrance (Reserve 43815), as '**Area of Cultural Significance**'. This category was approved by the Minister administering the *CLMA 2016* in relation to the reserve. There is no proposed change of category in respect of this reserve.

5.2 Guidelines and Core Objectives for Management of Community Land

The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the relevant category of community land (see Section 5.1 Categorisation of the Land). Council may then apply more specific management objectives to community land, though these must be compatible with the core objectives for the land.

The guidelines for categorisation of community land are set out in the *Local Government Act 1993* with the core objectives and guidelines for the category outlined in Section 36 of the Act (as shown in Table 2 below):

- Cultural significance is outlined in Section 36D.

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers and visitors to the Narrandera Shire Council area.



Table 2: Guidelines and Core Objectives of Community Land

Category	Guidelines	Core Objectives
Cultural Significance – Section 36D	Land comprising area of cultural significance	<p>“(1) This section applies to community land that is the subject of a resolution by the council that declares that, because of the presence on the land of any item that the council considers to be of Aboriginal, historical or cultural significance, the land is an area of cultural significance for the purposes of this part.</p> <p>(2) A plan of management adopted in respect of an area of land, all or part of which is land to which this section applies, is to apply to that land only, and not to other areas.</p> <p>(3) A plan of management to be adopted for an area of community land, all or part of which consists of land to which this section applies-</p> <p>(a) must state that the land, or the relevant part, is an area of cultural significance, and</p> <p>(b) must, in complying with Section 36(3)(a), categorise the land, or the relevant part, as an area of cultural significance, and</p> <p>(c) must, in complying with Section 36(3)(b), (c) and (d), identify objectives, performance targets and other matters that:</p> <p>(i) are designed to protect the area, and</p> <p>(ii) take account of the existence of features of the site identified by the council’s resolution, and</p> <p>(iii) incorporate the core objectives prescribed under Section 36 in respect of community land categorised as an area of cultural significance, and</p> <p>(d) must:</p> <p>(i) when public notice is given of it under Section 38, be sent (or a copy must be sent) by the council to the Chief Executive of the Office of Environment and Heritage, and</p> <p>(ii) incorporate any matter specified by the Chief Executive of the Office of Environment and Heritage in relation to the land, or the relevant part.</p> <p>(4) If, after the adoption of the plan of management applying to just one area of community land, all or part of that area becomes the subject of a resolution of the kind described in subsection (1)-</p> <p>(a) the plan of management is taken to be amended, as from the date the declaration took effect, to categorise the land or the relevant part as an area of cultural significance, and</p> <p>(b) the council must amend the plan of management (and in doing so, the provisions of subsection (3)(a), (c) and (d) apply to the amendment of the plan of management in the same way as they apply to the adoption of a plan of management), and</p> <p>(c) until the plan of management has been amended as required by paragraph (b)-</p> <p>(i) the use of the land must not be varied, except to the extent necessary to protect any item identified in the council’s resolution or in order to give effect to the core objectives prescribed under section 36 in respect of community land categorised as an area of cultural significance, or to terminate the use, and</p> <p>(ii) no lease, licence or other estate may be granted in respect of the land.</p> <p>(5) If, after the adoption of a plan of management, applying to several areas of community land, all or part of one or those areas becomes the subject of a resolution of the kind described in subsection (1)-</p> <p>(a) the plan of management ceases, as from the date the declaration took effect, to apply to that area, and</p> <p>(b) a plan of management must be prepared and adopted by the council for that area, and</p> <p>(c) the plan of management so prepared and adopted must comply with subsection (3).”</p>



5.3 Restrictions on Management of Crown Land

Council is the Crown land manager of the Crown reserve described in this PoM in accordance with the legislation and conditions imposed by the minister administering the *Crown Land Management Act 2016*. The use of the land described in this PoM must:

- Be consistent with the purpose for which the land was dedicated or reserved;
- Consider native title rights and interests and be consistent with the provisions of the Commonwealth *Native Title Act 1993*;
- Consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists;
- Consider and not be in conflict with any interests and rights granted under the *Crown Land Management Act 2016*; and
- Consider any interests held on title.

5.4 Aboriginal Significance

A search of the Office of Environment and Heritage AHIMS Web Services (Aboriginal Information Management System) on 16 April 2021 confirms that:

- No Aboriginal site has been recorded on or near the land within Lot 46 DP751719; and
- No Aboriginal places have been declared on or near the lands within Lot 46 DP751719.

A check of Department of Planning, Industry & Environment (DPIE) – Crown Lands Schedule of Incomplete Aboriginal Land Claims (ALC's) – has identified no claims have been lodged in respect of Lot 46 DP751719.

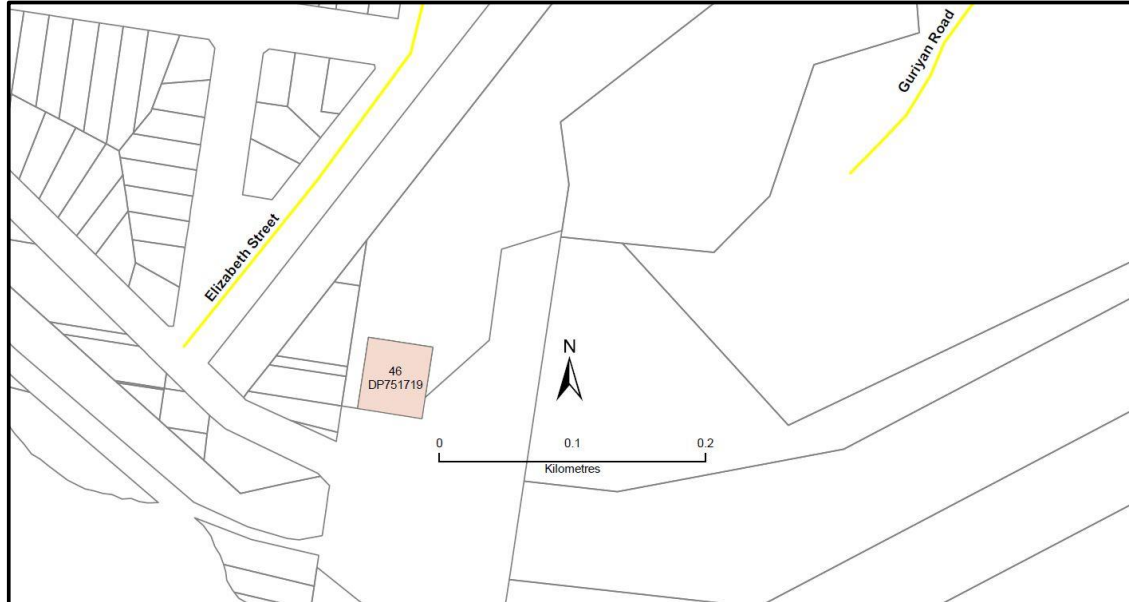
5.5 Heritage Significance

NLEP (2013) identifies the "Cemetery (Forestry Commission)", Lake Drive comprising Lot 4 DP444708 as being locally Heritage listed as shown on Heritage Map – Her_002AB and identified as 1035 on Schedule 5 Environmental Heritage as indicated below:

"Narrandera Cemetery (Forestry Commission) Lake Drive Lot 4, DP444708 Local 1035"

The Historical Parish Map for Narrandera (9th Edition dated 11 May 1977) identifies "Portion 46 of 1,770m² as being Dedicated as R.43815 for Preservation of Graves Notd. 14 April 1909" and subsequent review of Narrandera Council's LEP should rectify this anomaly within the Schedule of Environmental Heritage. The current site is depicted in Figure 7.

Figure 7: Correct Location Locally Listed Heritage Site – Cemetery (Forestry Commission)





6.0 LAND USES

Council in its Community Strategic Plan (CSP – refer to Section 2.1) includes the themes of ‘Our Community’, ‘Our Economy’, Our Infrastructure; and ‘Our Civic Leadership’.

These themes together with the Delivery Program 2022 – 2026, collectively provide Council with pathways to engage with the community in relation to future use and any appropriate improvements in accordance with the Reserve’s purpose, that facilitates preservation, visitation and appreciation of this historic site.

To achieve this, Council maintains valued working relationships and partnering both within the local community and through support from other government and non-government agencies. Council is able to better assess its existing infrastructure, seek funding opportunities and promote the site with tourism networks to provide education on the historical context of this site within the development of Narrandera.

6.1 Permissible Uses and Developments

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of its residents, workers and visitors to the Narrandera Shire Council area. The use and further development of community land should be compatible with both the intended function of the land in accordance with the relevant zoning, and in consideration of the wider community context.

Narrandera Shire Council encourages a wide range of uses of community land, however the historical cemetery site is a unique example of the history of the town and development should accord to provide tourism through such history.

The general types of use which may occur on community land categorised as an Area of Cultural Significance, and the type of development generally associated with such use is set out in Table 3. Subject to the community needs and expectations, the infrastructure on this community land may change over time, provided it fits within the reserve purpose and categorisation of the land.

Without negating Council’s capacity to manage the Crown reserve and its assets, the opportunity may also arise for alternate management practices (as may be appropriate at the time).

Table 3 provides a general guide as to future anticipated uses and associated development. Terminologies are therefore not intended to be used exclusively but to be generalised to provide a degree of flexibility of interpretation for the PoM within parameters as described in the category above.

Proposed developments, however, need to take into account the Future Act provisions of the *NTA 1993 (C’th)* and any current interests associated with undetermined ALC’s lodged under the *ALR Act 1983 (NSW)* in the future. In this regard, written advice of Council’s appointed Native Title Manager is to be obtained prior to any development or formalised occupation of land being approved by Council.



Subsequently, a variety of uses intended on the lands are set out in Table 3 (below).

Table 3: Purpose/Use and Associated Development

Purpose/Use for Area of Cultural Significance	Development to Facilitate Uses as an Area of Cultural Significance
<ul style="list-style-type: none"> ▪ Environmental protection works, i.e. weed management and mitigation against further damage to historical headstones. ▪ Access to support the above. ▪ Provides a place of education of history pioneering community members. 	<ul style="list-style-type: none"> ▪ Development for the purposes improving safe access, amenity and the visual character of the historical cemetery. ▪ Installation of interpretive signage. ▪ Installation of gate entry. ▪ Installation of footpath/bollards etc as appropriate. ▪ Install cemetery Sign. ▪ Install cemetery Monument (Pioneers).



7.0 PLAN IMPLEMENTATION

The following action plan, in Table 4 (below), sets out the requirements under Section 36(3) of the *Local Government Act 1993* with respect to:

- The category of the land;
- The objectives and performance targets of the PoM;
- The proposed means by which to achieve the objectives and performance targets; and
- The proposed manner in which the objectives and performance targets are assessed for performance and whether they require the prior approval of Council in relation to the carrying out of any specified activity on the land.

Responsibility: Narrandera Shire Council (NSC)

Table 4: Objectives and Performance Targets – Area of Cultural Significance

Performance Target	Actions	Priority	Performance Indicator
Legislative			
To ensure that relevant legislation is complied with in relation to preparation of the PoM.	1. The PoM is prepared in accordance with Native Title Manager advice, the <i>Local Government Act 1993</i> , the <i>CLMA 2016</i> , <i>NTA 1993 (C'th)</i> and the <i>ALRA 1983</i> .	High	<ul style="list-style-type: none"> ▪ The PoM is reviewed by Council’s Native Title Manager and approved by Department of Planning, Industry & Environment – Crown Lands. ▪ Council exhibits and adopts the PoM subject to community comments being addressed.
Management			
To maintain the historical and cultural integrity of the historic cemetery.	<ol style="list-style-type: none"> 1. Provide a formal point of access (footpath and gate) to the cemetery to provide for maintenance of the area by Council staff. 2. Install interpretive signage in relation to historical context of persons buried at the cemetery. 	On-going	<ul style="list-style-type: none"> ▪ Visitation and access to the site improved. ▪ Assets (current and future) are managed in accordance with prescribed Council standards and community expectations. ▪ Community consultation in regard to meeting future community needs. ▪ Maintenance service levels to meet requirements in accordance with adopted budgets.
Infrastructure			
Provide and maintain appropriate access to enable visitation to the historic cemetery.	<ol style="list-style-type: none"> 1. Plan and renewal of infrastructure in accordance with community needs, asset management guidelines and budgetary constraints. 2. Maintain external fencing 3. Investigate options for repair to historic headstones for 	On-going	<ul style="list-style-type: none"> ▪ Council staff have access to the site to carry out maintenance to headstones and vegetation and remove weeds. ▪ Feedback from community, and visitors is positive and any negative feedback is acted upon as necessary.



Performance Target	Actions	Priority	Performance Indicator
	improvement of legibility of inscription(s). 4. Gate entry within the confines of the cemetery is restricted to Council staff to reduce negative impact. 5. Installation of interpretive signage adjacent to the fence and a locational map of respective headstones.		
Environment			
To reduce the impact of weeds.	1. Preserve and protect existing native vegetation. 2. Use native species for landscaping as necessary. 3. Remove environmental weeds. 4. Removal of vegetation that may impact on the integrity of headstones and internments.	On-going	<ul style="list-style-type: none"> ▪ Undertake regular weed inspections and implement a weed removal program. ▪ Improve landscaping of the site. ▪ Staff are appropriately trained in safe handling and use of appropriate chemicals on the land. ▪ Feedback from community, user-groups and visitors is positive and any negative feedback is acted upon as necessary.

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Annexure 1

Schedule of Lands

SCHEDULE OF LANDS - LAKE TALBOT AND ENVIRONS, NARRANDERA

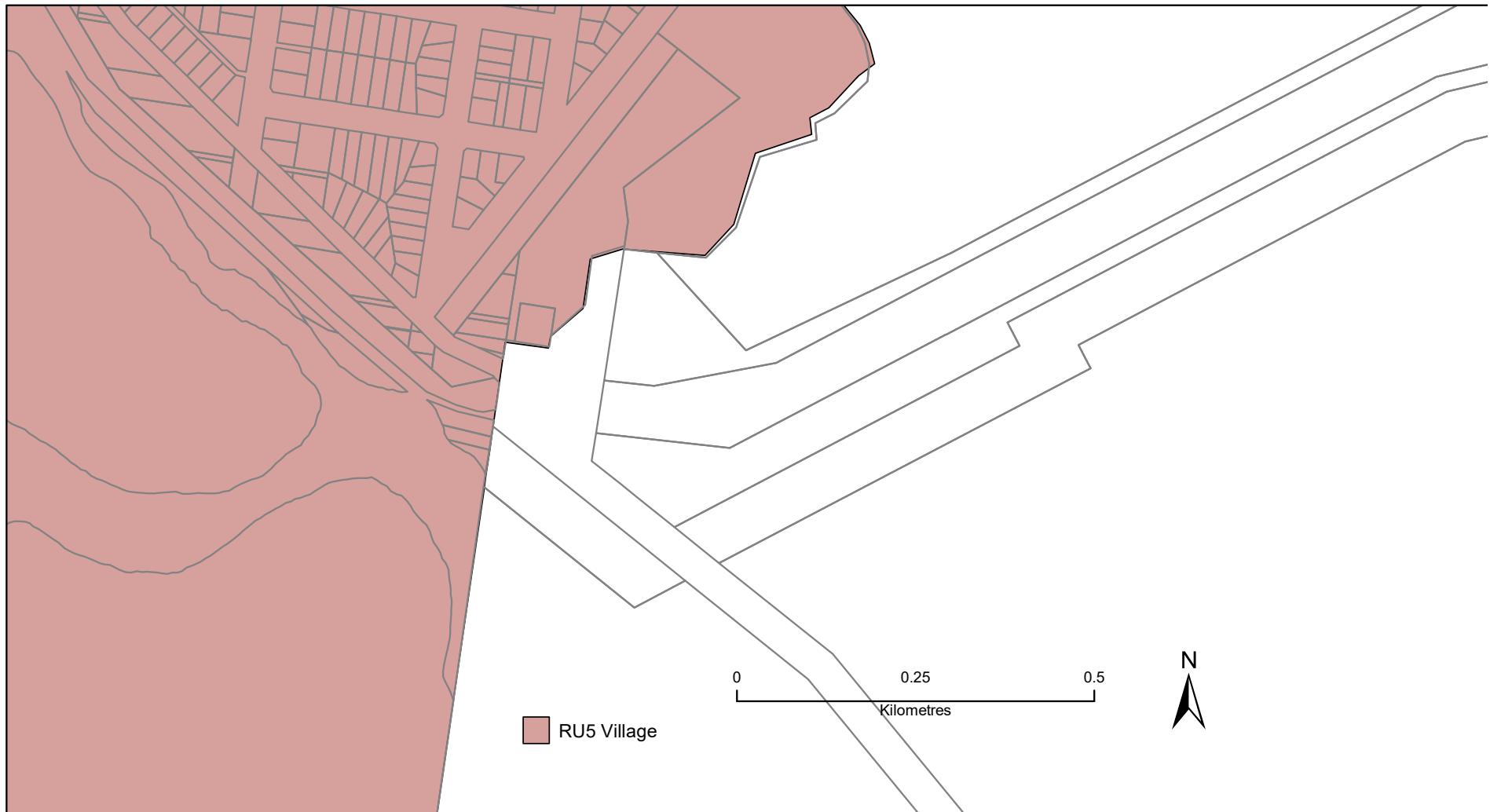
Category	Reserve No.	Reserve Name	Lot/DP	Area	Purpose	Gazette date	Zoning	Improvements	Comments
Area of Cultural Significance	43815	Former Cemetery adjoining to Lake Talbot Pool Entrance	46/751719	178 m2	Preservation of Graves	14/09/1909	RU5 - Village	Permanent fencing, historical headstones	

Annexure 2

Land Zoning Map

NARRANDERA SHIRE COUNCIL HISTORICAL CEMETERY ZONING

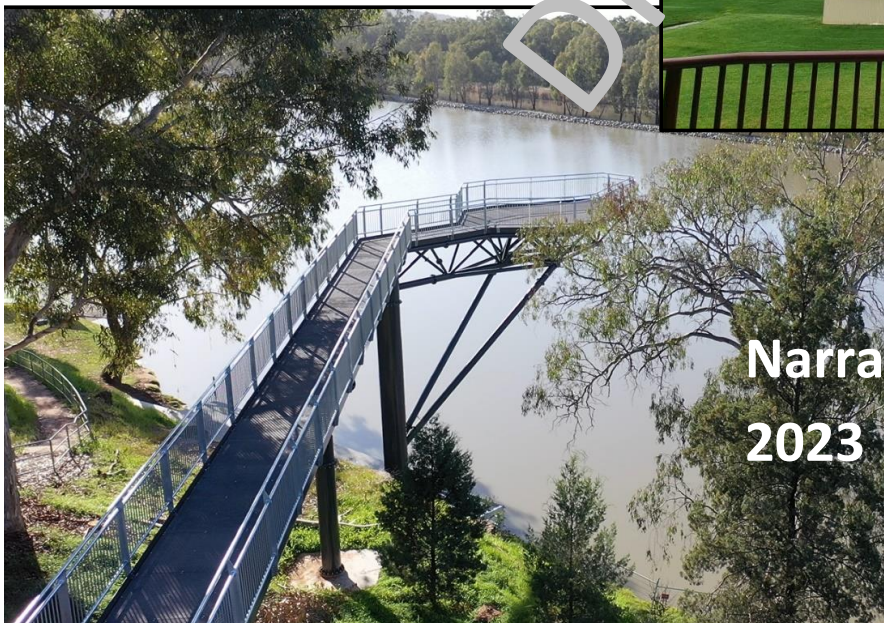
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Date: 17/06/2021
Project: Narrandera Shire Council - PoM
Created By: GIS Administrator - J Kajewski





RECREATIONAL SPACE AND COMMUNITY USE

PLAN OF MANAGEMENT



Narrandera Shire Council
2023



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1.0 EXECUTIVE SUMMARY

Narrandera Shire Council adopted its previous Plan of Management for 'Narrandera Shire Council Crown Land Reserves' in 2013 comprising multiple parcels of Crown reserves within the towns and villages of the shire.

This document is a review of the former Plan of Management and takes into account changes in Crown land legislation following introduction of the *Crown Land Management Act 2016* and the application of categories to Crown reserves.

This Plan of Management (PoM) has been prepared by Riverina Agriconsultants on behalf of Narrandera Shire Council and provides direction as to the use and management of council-managed Crown reserves classified as 'community land' in the Narrandera area specifically for passive recreation and organised sporting activities; general community use; and bushland.

This PoM specifically addresses the management of the various parcels of Crown land listed in Table 1 and Annexure 1 and examines the current character, current use and future needs of the lands and their relationship to the surrounding lands and community within which they are located; and provides the framework for Council to follow in relation to the express authorisation of leases and licence on the land.

This PoM also considers other parcels of Crown land not currently managed by Narrandera Shire Council that support Council's Community Strategic Plan for recreational and open space use including areas of bushland, together with community use.

Should the Department agree to Council's management of the identified lands within the term of this PoM, these would also be managed in a similar manner as outlined for existing management of such categories of land.

The PoM is required in accordance with Section 3.23 of the *Crown Land Management Act (CLMA) 2016* and Section 36 of the *Local Government Act 1993*.

The Council managed Crown reserves are categorised in this 'Recreational Space and Community Use' PoM, as:

- Park;
- Sportsground;
- General Community Use; and
- Natural Area – Bushland.

The categorisation of the respective lands is consistent with the reserves' purposes of public recreation, community purposes and preservation of trees, respectively; and the lands continue to be used for these and associated purposes.

The various categorisations are shown for Narrandera, Barellan, Grong Grong and Kamarah respectively in Annexure 2.



2.0 INTRODUCTION

Narrandera Shire is a local government area in the Riverina region of south-western New South Wales covering an area of 4,116km². The present Narrandera Shire was formed on 1 January 1960 by an amalgamation of the previous Narrandera Municipality and Yanko Shire.

Narrandera is located in the Riverina region of NSW. It is 554km south-west of Sydney and 437km north of Melbourne. Narrandera is on the Sturt Highway between Wagga Wagga to the east and Darlington Point to the west; and on the Newell Highway between Ardlethan to the north-east and Jerilderie to the south-west, being the junction of the Sturt and Newell Highways. The town of Narrandera has developed on the banks of the Murrumbidgee River with an estimated population of 5,931 (2018). The Shire also includes the towns of Barellan, Binya, Grong Grong and Kamarah.

The name 'Narrandera' originates from the Wiradjuri word 'Narrungdera' which means 'place of lizard or goanna'.

The Council managed Crown reserves identified in this PoM, lie within Narrandera and the Shire's villages of Barellan, Grong Grong and Kamarah, the locations of which are provided in Figure 1.

Narrandera has many conservation values due to its historic buildings and tree-lined streets, together with its adjacent connectivity to the Murrumbidgee River's floodplain and nearby Narrandera Range and Bogolong Hills.

Narrandera has a rich history for the Wiradjuri Nation's people who still make up ten percent of the town's population, despite approaching destruction after European settlement and disease. The township of Narrandera was developed in the early 1860s following its survey in 1850 by surveyor James Larmer and contains a number of heritage-listed sites including its railway station and railway bridge also residence 'Derrendi'.

The village of *Barellan*, its name being an Aboriginal expression which literally means 'the meeting of waters', is located 56km north of Narrandera on the Burley Griffin Way. While declining in population, Barellan has a vibrant and energetic community hosting major events annually (Barellan Masters Games and Barellan Working Clydesdales and Heavy Horses 'The Good Old Days' Weekend). Barellan boasts being the first town to have a Country Womens' Association (CWA) rest house, built in 1924, and is home to legendary Australian Women's tennis player Evonne Goolagong and the 'Big Tennis Racquet' in her honour.

The village of *Grong Grong* is located 23kms to Narrandera's east on the Newell Highway also has a declining population. The name Grong Grong is also an Aboriginal term meaning 'bad camping ground' or 'very bad camping ground'. Berembed Weir located 20km south of the township is the diversionary gateway for water from the Murrumbidgee River feeding into the Main Canal. The Main Canal flows on to the Murrumbidgee Irrigation Area to serve irrigation farmers in the Leeton and Griffith areas.

The village of *Kamarah*, located 47km north-east of Narrandera, is also on the Burley Griffin Way and has a population of approximately 130 (*Australian Bureau of Statistics 25 October 2007*). Kamarah's name comes from the local Aboriginal word for 'sleep' and the village was originally known as 'By Goo'.

Figure 1: Narrandera Local Government Area





2.1 Corporate Objectives

Narrandera Shire has a positive future located at the junction of two major highways and surrounded by a beautiful natural environment. The Shire also marks the transition of extensive broadacre agriculture of the western slopes and plains to the east, into the highly productive Murrumbidgee Irrigation Area (MIA) to the west.

The *Community Strategic Plan 'Our Narrandera Shire 2034'* adopted on 21 June, 2022 (refer to Figure 2) is a core document that guides the operations and goals of Council. The *Community Strategic Plan* (CSP) provides a road map of what is important to the community and where it wants to be in the future.

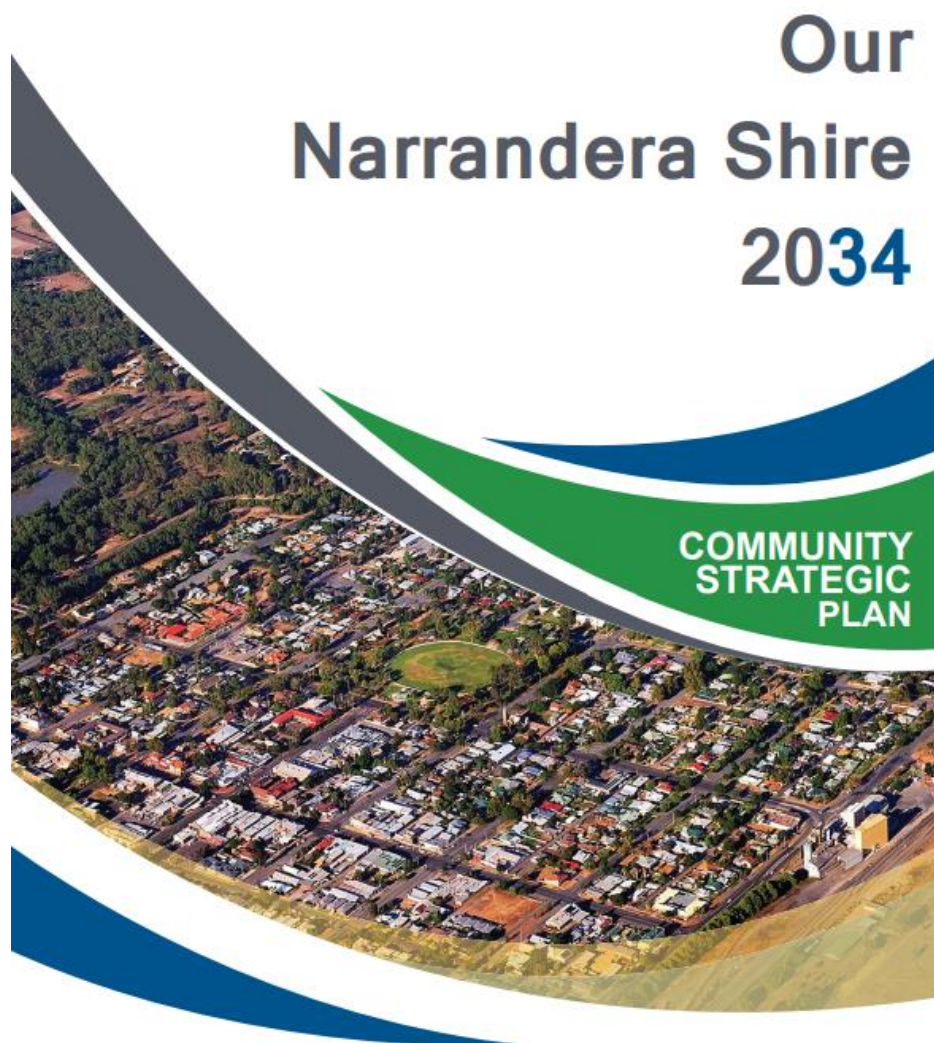
Narrandera Shire's community visit is:

"The vision of our Community Strategic Plan is 'to preserve and enhance the lifestyle of our communities by encouraging, promoting and facilitating the sustainable development of the Shire'. We do this by 'Achieving Together'."

The CSP describes Council's core values as being:

- **Ethical** – transparent and equitable in all our actions;
- **Caring** – helpful, supportive and thoughtful towards each other and our community;
- **Loyalty** – pride in our work and our organisation;
- **Accountability** – responsible for our actions;
- **Integrity** – trustworthy, honest and consistent;
- **Respect** – for each other and the role we play; and
- **Safety** – to work safely to protect ourselves and the public."

Figure 2: Narrandera Shire Council’s CSP ‘Our Narrandera Shire 2034’



The Narrandera community expressed its primary strategies ‘Five Key Themes’ as:

1. Our Community;
2. Our Environment;
3. Our Economy;
4. Our Infrastructure; and
5. Our Civic Leadership.



Those strategies most pertinent to the implementation of this PoM, as extracted from the adopted *Delivery Program 2022 – 2026*, are:

Our Community

- To live in an inclusive, healthy and tolerant community with a positive attitude towards others
 - Acknowledge and celebrate our local Wiradjuri culture;
 - Support opportunities for community participation in diverse arts and cultural activities;
 - Continue to work with the Aboriginal community fostering mutual respect and understanding through consultation seeking valuable feedback on important projects and initiatives.

Our Environment

- To value, care for and protect our natural environment
 - Key environmentally sensitive areas under the control of Council are managed with awareness and sensitivity.
- Enhance our public spaces to enrich our community
 - Continually assess playgrounds to determine if fit for purpose, ensure compliance with the relevant standards and they meet community needs relevant to the level of use of the area;
 - Implement a renewal and maintenance strategy to support a diverse range of building facilities for the community.

Our Economy

- Create strong conditions for investment and job creation through quality infrastructure and proactive business support
 - Promotion of Narrandera Shire using our heritage buildings, culture, location, waterways, ecotourism also business and sporting facilities.

Our Infrastructure

- To improve, maintain and value-add to our essential public and recreational infrastructure
 - Through consultation with all user groups of Narrandera Shire sporting facilities, prioritise improvements for venues and seek funding to implement the improvements;
 - Establish an off-lease companion animal area adjacent to Henry Mathieson Oval.



Our Civic Leadership

- Have a Council that provides leadership through actions and effective communication
 - Support ethical, transparent and accountable corporate governance;
 - Monitor the availability of Federal and State funding grants payable to Council.

2.2 Purpose of the Plan of Management

The *Local Government Act 1993* requires a Plan of Management (PoM) to be prepared for all public land that is classified as 'community land' under that Act noting that the initial PoM was adopted by Council in 2013 under the *Crown Lands Act 1989*.

The *Crown Land Management Act 2016* (the CLMA 2016) authorises local councils (Council Crown Land Managers appointed to manage dedicated or reserved Crown land) to manage that land as if it were public land under the *Local Government Act 1993*. Therefore, all Crown land reserves managed by Council are also required to have a PoM under the *Local Government Act, 1993*.

The purpose of this PoM is to:

- Review, update and strengthen the initial approved PoM for Crown Land Reserves within Narrandera Shire Council;
- Meet and contribute to Council's broader strategic goals and vision as set out in the *Community Strategic Plan Our Narrandera Shire 2034*;
- Ensure compliance with the *Local Government Act 1993* and the *Crown Land Management Act 2016*;
- Provide a strategic framework for Council to guide sustainable development, land use and management of various Crown land parcels used for open recreational space and community use; and
- Ensure consistent management that reflects the values and expectations of the community, users and other stakeholders in the use of recreational space and community use areas within the Narrandera Shire in a unified approach to meeting the varied needs of the community (locally and more broadly in the context of regional tourism) that supports both Narrandera and the smaller villages of the Shire and promotes a healthy lifestyle.

Council's objective for Narrandera Shire Council's Recreational Space and Community Use Lands, as revised in this PoM, is:

"To have oversight of the management over lands that are integral to the liveability and general well-being that reflect the values and expectations of the community, users and other stakeholders in the future."



2.3 Process of Preparing this Plan of Management

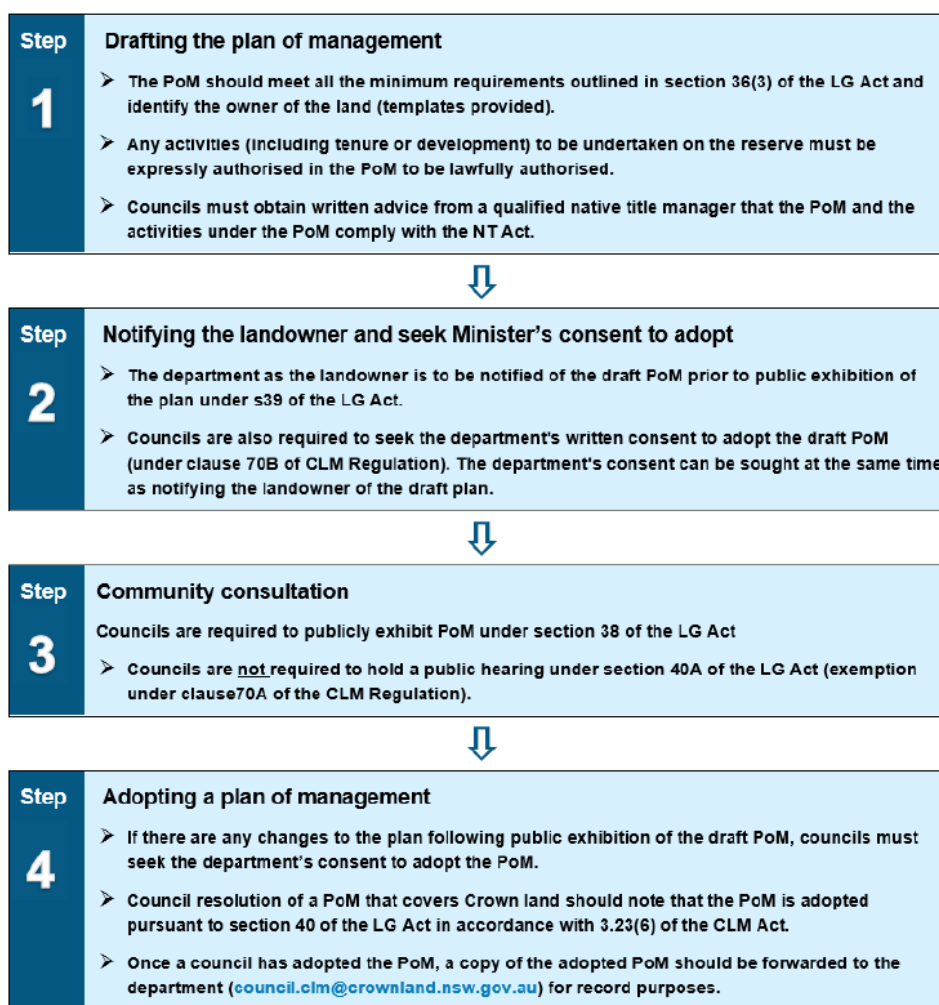
The process for preparing a PoM for Council managed Crown reserves is shown in Figure 3 (below). This document is a review of the previous PoM adopted by Council in 2013.

The previous PoM outlined management directions for the next 5 to 10 years under prevailing legislation at the time, i.e. *Crown Lands Act 1989*. It is timely that a review be undertaken given the commencement in 2018 of subsequent legislation in relation to management of Crown land, being the *Crown Land Management Act 2016*.



Figure 3: Flowchart for Consultation and Approval of a Plan of Management

What are the steps in the process for drafting and adopting Plans of Management?



Source: Crown Land Management Amendment (Plan of Management) Regulation 2021 Questions & Answers DOC21/094455

2.4 Change and Review of this Plan of Management

The use and management of the various parcels of land listed in Table 1 and in the Schedule of Lands, in the town of Narrandera (Annexure 1) and the villages of Barellan, Grong Grong and Kamarah, respectively, are regulated by this PoM.

This PoM will require regular review in order to align with community values and changing community needs, and to reflect changes in Council priorities.



Council has determined that a strategic review of this PoM will occur within 10 years of its adoption. However, the performance of this PoM will be reviewed on a bi-annual basis to ensure that the respective reserves are being managed in accordance with the PoM, are well maintained and provide a safe environment for public use and enjoyment. Review of this PoM will also occur should Council make significant changes to its Community Strategic Plan; or if there are significant proposals for use of any of the lands at variance to the categories and use of the land at present.

The community will have an opportunity to participate in reviews of this PoM.

2.5 Community Consultation

Consultation with the community is an important part of the preparation of this PoM. Consultation gives Council a better understanding of the range of local issues affecting use and development of the land to which this PoM applies and gives all sectors of the community the chance to have input into the direction of policy development being undertaken by Council.

In preparation of this draft PoM, consultation was undertaken with Council's Governance and Engagement Manager, Open Space and Recreation Manager and the Executive Engineer.

All stakeholders are given the opportunity to express their opinions and provide relevant information in relation to the planned management of the land, however as the land is Crown land, final approval for the PoM rests with the Minister administering the *CLMA 2016* as owner of the land.

Council is required to submit the draft PoM to NSW Department of Planning, and Environment – Crown Lands, as representative of the owner of the land under section 39 of the *Local Government Act 1993*. This process occurs prior to public exhibition and community consultation of the PoM as shown by Figure 3 (above) 'Flowchart for 'Consultation and Approval of a Plan of Management'.

If after public consultation there is no change to the categorisation and no additional purpose is required to be added to the reserve, no additional ministerial consent is required. Council can then proceed to adopt the PoM.

If Council proposes a change in the categorisation of the land following public consultation, the Plan must be referred again to the Minister administering the *CLMA 2016* for consent to adopt the PoM.

Community consultation is also offered as a result of the development application process in line with Council's *Community Engagement Policy* and the *Community Participation Plan (2019)* (in response to Section 2.23 of the *Environment Planning and Assessment Act 1979*).

3.0 LEGISLATIVE FRAMEWORK

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

3.1 Local Government Act 1993

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

The *Local Government Act 1993* requires all Council owned land to be classified as either Operational or Community land. Community land is defined as land that must be kept for the use of the general community and must not be sold. Under the *Local Government Act 1993* community land is required to be managed in accordance with a PoM and any other laws regulating the use of the land. A PoM developed for Community Land Management must include and/or address:

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

3.2 Crown Land Management Act 2016

Crown reserves are land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space, community halls, special events and government services.

Crown land is governed by the *CLMA 2016*, which provides a framework for the state government, local councils and members of the community to work together to provide care, control and management of Crown reserves.



Division 3.4 of the *CLMA 2016* specifically relates to Crown land managed by Councils and states:

“3.20 Application of Division

- (1) This Division applies in relation to any local council that is a Crown land manager of dedicated or reserved Crown land (a **council manager**).”

and

“3.21 Management in accordance with *Local Government Act 1993*

- (1) A council manager is authorised to classify and manage its dedicated or reserved Crown land as if it were public land within the meaning of the *Local Government Act 1993*, subject to this Division.

Note—

The term **public land** (as defined by the *Local Government Act 1993*) excludes land to which this Act applies even if it is vested in or under the control of a local council. The Act also requires local councils to classify their public lands as either community land or operational land and manage the land accordingly.

- (2) Accordingly, a council manager is also authorised to manage its dedicated or reserved Crown land as if it were community land or operational land, but only as permitted or required by this Division.

Note—

For example, requirements relating to reporting and plans of management will generally be as provided by the *Local Government Act 1993* rather than this Act.

3.22 Functions of council managers

- (1) Except as provided by subsection (2) or (3), a council manager of dedicated or reserved Crown land—
- (a) must manage the land as if it were community land under the *Local Government Act 1993*, and
 - (b) has for that purpose all the functions that a local council has under that Act in relation to community land (including in relation to the leasing and licensing of community land).
- (2) A council manager of dedicated or reserved Crown land that is a public reserve (as defined in the *Local Government Act 1993*)—
- (a) must manage the land as a public reserve under that Act, and
 - (b) has for that purpose all the functions that a local council has under that Act in relation to a public reserve.

Note—

Section 2.22 enables the Minister to assume responsibility from a local council for the care, control and management of dedicated or reserved Crown land that is a public reserve.”

and

“3.23 Management of land as community land

- (1) **Application** This section applies to a council manager that is required by this Division to manage dedicated or reserved Crown land as if it were community land under the *Local Government Act 1993*.”

and

“(7) The following provisions apply during the period of 3 years after the commencement of this section (the *initial period*)—

- (a) a council manager must ensure that the first plan of management applicable to the land is adopted as soon as practicable within the initial period,
- (b) the first plan of management may be prepared and adopted under Division 2 of Part 2 of Chapter 6 of the *Local Government Act 1993* by—
 - (i) amending an existing plan of management so that it applies to the land, or
 - (ii) adopting a new plan of management for, or that includes, the land.”

Division 3.6 of the *CLMA 2016* specifically relates to plans of management and other plans and states:

“3.33 Preparation of draft plan of management

- (1) The Minister may direct an applicable Crown land manager to prepare a draft plan of management for dedicated or reserved Crown land under the manager’s management.”

and

“3.39 Approvals of activities under Local Government Act 1993 must comply with plans of management

A local council cannot grant an approval for an activity under Part 1 of Chapter 7 of the *Local Government Act 1993* that authorises or requires a person to do (or not to do) anything on or in relation to dedicated or reserved Crown land that would result in a contravention of a plan of management for the land.

3.40 Publication of plans of management

- (1) A copy of a plan of management in force for dedicated or reserved Crown land must be published on the Department’s website or in any other way directed by the Secretary. A failure to do so does not, however, affect the validity of the plan.
- (2) An applicable Crown land manager of the dedicated or reserved Crown land may also publish a copy on the manager’s own website (if any).”

Councils must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the *CLMA 2016* and set out below. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses. Section 1.4 of the *CLMA 2016* states:

“1.4 Principles of Crown land management

For the purposes of this Act, the *principles of Crown land management* are—

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and
- (d) that, where appropriate, multiple use of Crown land be encouraged, and



- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.”

Crown land management compliance

In addition to management and use of Crown reserves that are aligned with the purpose of the reserve, there are other influences over Council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or Councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made.

3.3 Zoning and Planning Controls

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

The *Narrandera Local Environmental Plan (NLEP) 2013* is the current local planning instrument.

Under the current *NLEP 2013*, the various parcels of land are respectively zoned as RU5 – Village; RU1 – Primary Production; and E2 – Environmental Conservation, as indicated in the ‘Schedule of Lands’ shown in Annexure 1.

The zonings are more specifically described in *NLEP 2013* as:

“Zone RU1 – Primary Production

1 Objectives of the zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Roads.



3 Permitted with Consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Depots; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Mooring pens; Moorings; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems.

4 Prohibited

Any development not specified in item 2 or 3."

and

"Zone RU5 – Village

1 Objectives of the zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.

2 Permitted without consent

Environmental protection works; Home based child care; Home occupations; Roads.

3 Permitted with Consent

Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Cellar door premises; Correctional centres; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Industries; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Rural industries; Rural workers dwellings; Waste disposal facilities."

and



“Zone C2 – Environmental Conservation

1 Objectives of the zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2 Permitted without consent

Environmental protection works; Roads.

3 Permitted with Consent

Building identification signs; Electricity generating works; Environmental facilities; Extensive agriculture; Flood mitigation works; Information and education facilities; Oyster aquaculture; Recreation areas; Research stations.

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3.”

The respective Land Zoning Maps are shown in Annexure 2.

3.3.1 State Environmental Planning Policy (Transport & Infrastructure) 2021

This Policy – *SEPP (Transport & Infrastructure) 2021* – commenced on 1 March 2021 and provides that certain types of works do not require development consent by a public authority, other agencies or authorised person.

Division 12 of the *SEPP (Transport & Infrastructure) 2021* defines parks and public reserves which this Policy covers, i.e., Crown land within the meaning of the *CLMA 2016* including a public reserve but not including a reserve that is dedicated or reserved for a public cemetery.

Section 2.73 (2)(c) of the Policy provides that in respect of land reserved within the meaning of the *CLMA 2016*, development for any purpose can be carried out without consent by or on behalf of the Secretary, a Crown land manager of the land, the Ministerial Corporation or the Minister administering the *CLMA 2016*, if the development is for the purposes of implementing a PoM adopted for the land under the *CLMA 2016* in relation to such land or in accordance with the *Local Government Act 1993* in relation to Crown land managed by a Council.

The types of development that may comply with the provisions of Section 2.73 (2)(c) of *SEPP (Transport & Infrastructure) 2021* are set out in Table 7.

Section 2.73 (3) of the Policy provides for a range of construction or maintenance works that are applicable under this Policy which may be carried out by or on behalf of a public authority in connection with a public reserve.

3.3.2 Other Relevant Legislation and Policies

In addition to the requirements of the *CLMA 2016* and the *Local Government Act 1993*, there are a number of other pieces of legislation and Government policies that are relevant to the ongoing management of the respective Crown reserves including:

- *Aboriginal Land Rights Act 1983 (ALRA 1983);*
- *Biodiversity Conservation Act 2016;*
- *Clean Waters Act 1970;*
- *Companion Animals Act 1998;*
- *Environmental Planning and Assessment Act 1979 (EP&A Act 1979);*
- *Heritage Act 1977;*
- *Local Land Services Act 2013;*
- *Native Title Act 1993 (NTA 1993 (C'th));*
- *Noxious Weeds Act 1993;*
- *Pesticides Act 1999;*
- *Protection of the Environment Operations Act 1997;*
- *Rural Fires Act 1997;*
- *Rural Fires Regulation 2002;*
- *State Environmental Planning Policies (SEPPs); and*
- *Threatened Species Conservation Act 1995.*

3.3.3 Council Plans and Policies

The following Council plans and policies are relevant to the on-going management of the Narrandera Shire Recreational Space and Community Use PoM:

- *Narrandera Shire Council Community Strategic Plan 'Our Narrandera Shire 2034' and the adopted Delivery Program 2026;*
- *Asset Management Policy;*
- *Cemeteries Policy;*
- *Community Engagement Strategy;*
- *Disability Inclusion Action Plan 2022 – 2026;*
- *Events Policy;*



- Land Leases and Licences Policy;
- Weeds Policy;
- Asset Management Policy;
- Recycled Water Policy;
- Risk Management Policy;
- Section 355 Committees 2020 Policy;
- Sport and Recreation Policy;
- Television and Film Production Shoots Policy;
- Tourism Policy;
- Trees Management Policy;
- Volunteering Policy; and
- Websites Policy.



4.0 LAND DESCRIPTION

4.1 Crown Land Included in Plan of Management

This PoM covers various parcels of land within the town of Narrandera and outlying villages of Barellan, Grong Grong and Kamarah incorporating Crown reserves within the Shire of Narrandera predominantly for passive recreation and organised sporting activities; community use; and areas of natural bushland. A brief outline of the reserves incorporated in this PoM is shown in Table 1 (below). More comprehensive information is shown in Annexure 1 and maps of the collective of categorised lands for each town and village are provided in Annexure 2.

The land is owned by the State of New South Wales (as Crown land) and is managed by Narrandera Shire Council as Crown Land Manager under the *Crown Land Management Act 2016*.

Table 1 identifies the various Crown reserves currently under Council’s management and the category applied to the lands.

Table 1: Reserves included in this Plan of Management

Assigned Category	Location	Reserve No.	Name	Purpose	Date of Gazette	Lot/DP	Area (ha)
Sportsground	Narrandera	63625	Henry Mathieson Oval	Public Recreation	18 November 1932	269/751719	5.01ha
	Grong Grong	559010	Grong Grong Sportsground	Public Recreation	9 June 1897	1/27/758477* 1 – 10/28/758477* & 7003/1025178	4.826ha
	Kamarah	45736	Kamarah Sportsground	Public Recreation	7 September 1910	7011/94905	4.960ha
Park	Narrandera	68356	Area surrounding Narrandera main reservoir	Public Recreation	26 May 1939	7011/1024985	5.926ha
	Narrandera	93082	Japonica Place Park	Children’s Playground	18 July 1980	7016/1024983	479.4m ²
	Narrandera	88222	Wreck of Paddle Steamer viewing platform	Public Recreation	30 April 1971	301 – 302/751719 & 7001/1115835	1.642ha
General Community Use	Narrandera	57075	Brewery Flat Reserve	Public Recreation	16 May 1924	83, 122 – 124 & 127/751719, 7003/1070114 & 7047/1124066	7.091ha
	Barellan	150003	Yapunyah Street carpark/street stall	Community Purposes	1 August 1986	17/3/758052*	1,093m ²
Natural Area – Bushland	Barellan	86872	Various parcels surrounding Barellan Village	Preservation of Trees	27 September 1968	701/94874, 7003/94875, 7004/94945, 7005/94946, 48/751672 7303/1152481 and 7001 & 7002/94944	60.02ha
	Barellan	53407	Vacant land off Hughenden Road (see ** below)	Public Recreation	1 August 1919	73/751740	4.078ha



Assigned Category	Location	Reserve No.	Name	Purpose	Date of Gazette	Lot/DP	Area (ha)
	Barellan	87306	Area between Kolkilbertoo Road and Showground Road	Public Recreation	1 August 1969	7011/94947	39.14ha
	Barellan	78318	11.2ha Sandy Creek Road, Barellan (see *** below).	7013/94873 and part 23/751672	10 February 1956		24.12ha

*Please note where there are three numbers in Lot/DP column the middle number is the section number.

** Note: The Department of Planning, Industry and Environment, Crown Land Manager Reserves Portal describes Reserve 53407 as Vacant land off Hughenden Road. However, as this land fronts Centenary Road, future reference will be Reserve comprising Lot 73 DP751740 fronting Centenary Road.

*** Note: The Department of Planning, Industry and Environment, Crown Land Manager Reserves Portal describes Reserve 78318 as 11.2ha off Sandy Creek Road, Barellan and comprising the whole of Lot 7013 DP94873 and part of Lot 23 DP751672 a total area of 24.12ha. Part of Lot 7013 and the whole of Lot 23 are encroached by Graincorp’s storage bunkers for which a Crown Land Licence has been issued directly by the Department. Future reference will be Reserve 78318 comprising part Lot 7013 DP94873 of an area of approximately 16.8ha.

4.2 Lands Categorised for Sportsground

There are a total of three reserves on 14 separate parcels of land incorporated in the category for Sportsground, being a single parcel of land each for Henry Mathieson Oval, Narrandera and the Kamarah Sportsground; and twelve parcels of land comprising the Grong Grong Sportsground.

Henry Mathieson Oval (Reserve 63625) – This Oval is extensively used for a wide range of junior sports and is a smaller facility that supports nearby Narrandera Sportsground, being the main sporting facility for the town. Henry Mathieson Oval caters for both AFL and NRL codes of football and cricket and also contains three practice nets, toilets (new and old), change-rooms and canteen and other provisions for athletics including long-jump, discus/shot-put. Ancillary infrastructure includes an old brick kiosk, BBQ, two storage sheds and two concrete water tanks. There is an area to the north-west of the main oval that is potentially used as a ‘warm-up’ area for players and a strip of land to the west comprising Lot 7026 DP 1024996 (not part of the Reserve) that forms a drainage line. There is also an area of land set aside in the extreme north-west corner for an off-leash animal area. The overall Oval is well fenced and comprises Eucalyptus species, Callistemon and Council’s signature planting of London Plane Trees, providing an aesthetic area for community sporting fixtures.

Grong Grong Sportsground (Reserve 559010) – This Sportsground is an area of public recreation that in the past was used for the annual Rodeo, Team Penning and Gymkhana. The Sportsground has a concrete cricket pitch and was also historically used for playing AFL as one of the home grounds for the Ganmain Grong Grong Matong Lions. The grounds still contain a toilet block and septic system together with a canteen. Although the Sportsground is a vital sporting resource and meeting place for the township and a place where the townspeople and local community may conduct significant annual events, the area is currently under-utilised. There are thickets of African Boxthorn present throughout the site. At the time of preparing this Plan, parts of the Sportsground are only used for grazing of horses. It was suggested in the past that the community form a Trust to manage this reserve, however the proposal did not eventuate.

Kamarah Sportsground (Reserve 45736) – This is the only Crown land parcel in the village and is a vital resource where the townspeople and local community may meet regularly for primarily cricket fixtures, the Kamarah Cricket Club having celebrated its 100th Anniversary in 2013. The community maintains the grounds which comprises two cricket pitches, a kiosk/meeting room and long-drop toilets. The boundary of the oval is fenced with the outer perimeter also fenced albeit of poor quality. The area surrounding the oval boundary contains a variety of native trees including Bimble Box, Acacia species, Callitris, Eucalypts and Kurrajongs, native grasses and forbs including Goodenia, Wahlenbergia and daisy species.

The following photos show current views of the respective 'Sportsground' areas as detailed above.



Henry Mathieson Oval.



Grong Grong Sportsground.



Kamarah Sportsground.

4.3 Lands Categorised for Park

There are a total of three reserves on five separate parcels of land incorporated in the category for Park, all located in the town of Narrandera.

Reserve 68356 comprising the area surrounding the Narrandera Main Reservoir lies between the railway line and Watermain Street to the north; Mount Street on its western boundary and residential properties on its eastern boundary. The three parcels of land reserved specifically for ‘trigonometrical purposes’ and ‘water’ have been categorised as Operational lands. The main water tower is sited on freehold land being Lot 1 DP611805 and has now been painted with a mural and links regionally with the Silo Art Trail, subsequently, a small carpark, walking track and interpretive signage lie across the boundaries of the main water reservoir and the balance of this reserve. At the present time Council is consulting the community about a children’s playground to be built within the northern extent of Lot 7011 DP102498.

The area comprises a number of internal vehicular tracks and, except for the area adjacent to the water reservoirs being maintained, the balance is in a natural state comprising stands of mature trees including Box Gum eucalypts and Cypress Pine and native grasses. Along the land running east/west are a series of low height levee banks designed to capture water and lower the level of sheet flow down the slope toward the railway.

Reserve 93082 is known as Japonica Place Park which lies north of Watermain Street in a small residential cul-de-sac. The park is fenced on its east, west and northern boundaries with its frontage to Japonica Place comprising timber bollard fencing to prevent unauthorised parking of residential vehicles. The park is grassed and contains mature trees without any infrastructure that would constitute its use as a children’s playground (the park’s notified purpose).

Reserve 88222 being the Wreck of the Paddle Steamer Wagga Viewing Platform which is located on Lizard Drive off the Newell Highway (entry opposite Old Brewery Road). Signage to this local Heritage listed site is not evident from the Highway and, at the time of inspection, the sign on Lizard Drive was on the ground. The site of the wreck lies within the Murrumbidgee River and is reminiscent of a time when river transport was vital to townships along the river and their economy. The wreck is only visible during low flows. The reserve is heavily timbered with River Red Gums and there is little clearance for a number of vehicles at any one time.

The following photos show current views of the respective ‘Park’ areas as detailed above.



Reserve 68356 adjacent to the Water Reservoir.



Reserve 93082 Japonica Place Park.



Reserve 88222 Wreck of Paddle Steamer viewing platform.

4.4 Lands Categorised for General Community Use

There are a total of two reserves on eight separate parcels of land incorporated in the category for ‘General Community Use’. One area is located in the town of Narrandera being Reserve 57075 known as Brewery Flat; the second area is located at Barellan comprising Reserve 150003 being the car park and street stall in Yapunyah Street.

Reserve 57075 known as Brewery Flat is located adjacent to the Newell Highway and Old Brewery Road and bordered to its east by Oakbank Street and comprises Lots 83, 122 – 124, DP751719 and Lot 7033 DP1070114 and Lot 7047 DP1124066. Brewery Flat lies between the Main Canal to the north and the Murrumbidgee River to the south. A single parcel of land attributed to Brewery Flat is located to the north-east fronting Narrungdera Street (being Lot 127 DP751719) and adjoins Council’s freehold Narrandera Wetland comprising of Lot 1 DP558067. Council has made enquiries to Crown Lands about excising Lot 127 DP751719 land from Reserve 57075, however a response has not been received.

This area has been used for sporting activities, (primarily cricket) and now is predominantly used for overnight/short stay camping by RV’s and caravans comprises Lot 7033 DP1070114, Lots 83, 122, 123 and 124 DP751719 and Lot 7047 DP1124066. There is a toilet block located to the south of the main area (which is located across from a boat ramp and picnic area which is not part of this reserve). The area features mature River Red Gums and is a link to a walking track/bike trail that extends to the Narrandera Flora and Fauna Reserve and the Bundidgerry Walking Tracks to the east.

Part of this reserve (being Lot 7003 DP 1070114) overlaps in its purpose for travelling stock though is not known to have been used for this purpose for a number of years.

Reserve 150003 is the Yapunyah Street Carpark and Street Stall. The Street Stall is situated to the front of the Lot adjacent to former business properties fronting Yapunyah Street/Burley Griffin Way. Vehicular access to the car park is via the rear laneway off either Boree Street to the east, or Myall Street to the west. Pedestrian access from Yapunyah Street is via an open gateway that has been landscaped.

The following photos show a current view of each ‘General Community Use’ area as detailed above in the towns of Narrandera and Barellan.



Reserve 57075 Brewery Flat.



Reserve 150003 Yapunyah Street Carpark/Street Stall.

4.5 Lands Categorised for Natural Area – Bushland

There are a total of four reserves on 11 separate parcels of land incorporated in the category for ‘Natural Area-Bushland’ all located in and around the village of Barellan. While the purposes include a combination of public recreation and preservation of trees, for all intent and purposes, the areas resemble parcels of native vegetation which are suitable for passive recreational pursuits including bushwalking and bird watching.

Reserve 86872 is several parcels of land surrounding Barellan village for the purpose of preservation of trees. Lot 7005 DP94946 and Lot 701 DP94874 are currently held under a Crown Land Licence for the purpose of ‘Pig Farm, Agriculture and Grazing’ and have been fenced by the Licensee. All areas contain significant growth of African Boxthorn.

Reserve 53407 is the land located south-west of Barellan fronting Centenary Road (with its description previously referred to as vacant land off Hughenden Road). Formerly the site of a Public School, there are few visible remnants from this time and the land has generally returned to a natural bushland setting and lends itself to passive recreational opportunities.

Reserve 87306 is an area of natural bushland located between Kolkilbertoo and Showground Roads, north of the railway line at Barellan. This area is fenced and is bounded to its south by the Barellan Golf Course and to its north by farming land. It provides areas for passive recreation including bushwalking and bird watching. This area also contains pockets of African Boxthorn.

Reserve 78318 is an area of approximately 24.12ha adjacent to Sandy Creek Road and lies to the south-south-east of the Barellan Showground. This is an open area parcel of native bushland. Although the Crown Land Manager Reserves Portal advises that this reserve comprises the whole of Lot 7013 DP94873 and part Lot 23 DP751672, the whole of Lot 23 and the eastern part of Lot 7013 has been encroached by Graincorp’s storage bunkers. A Crown Land Licence has been issued directly by DPIE to Graincorp to authorise these encroachments.

Following are photos of each of these Reserves.



Reserve 86872 an example of Natural Area being one of several areas for the preservation of trees.



Reserve 53407 fronting Centenary Road, Barellan.



Reserve 87306 bushland between Kolkilbertoo and Showground Roads.



Reserve 78318 Sandy Creek Road.



4.6 Lands Now Excluded Following Review of the Former Plan of Management

The current PoM includes only Crown reserves managed by Narrandera Shire Council. Following review of the previous 2013 PoM, a number of reserves have been excluded due to the devolution, investiture and classification as Operational Land or other reasons as set out in Table 2 (below).

Table 2: Lands Excluded from this Plan of Management

Reserve No.	Lot/DP/Location	Purpose	Comments
Part 81121	Lot 7315 DP 1159952; Lot 117 DP 751719 & Part Lot 7311 DP 1159952 at Town of Narrandera	Public Recreation	Part Lake Talbot Reserve. Lot 7315 (footpath, formed and unformed roadway); Lot 117 and Part Lot 7311 (used formerly as a quarry site and concrete batching plant) – Now classified as operational land.
1001112	Lot 1 DP 1158505; Lots 7032 & 7033 DP 1023995; & Lot 1 DP 668097 at Town of Narrandera	Cemetery	Part Narrandera Cemetery. Devolved to Council under s.48 of <i>Local Government Act 1993</i> (See Note below).
65578	Lot 47 DP 751705 Locality of Grong Grong	Public Recreation	Reserve adjacent to Murrumbidgee River east of Narrandera. No longer under Council's control.
67351	Lot 80 DP 1140946 at Town of Narrandera	War Memorial	Victoria Square Memorial Gardens. Vested to Narrandera Shire Council pursuant to provisions of <i>Section 37AAA Crown Lands Consolidation Act 1913</i> Government Gazette 23 April 1976 (Folio 1801)
68338	Lot 7013 DP 1024982 at Town of Narrandera	Trigonometrical Purposes	Trig Station. Reclassified as Operational Land.
68339	Lot 7014 DP 1024984 at Town of Narrandera	Water	Dual partially submerged water tanks. Reclassified as operational land.
68340	Lot 7015 DP 1024981 at Town of Narrandera	Water	Historical Water Tank. Reclassified as Operational Land.
63082	Lot 268 DP 751719 at Town of Narrandera	Night Soil Depot and Rubbish Depot (Addition)	Former Night Soil and Rubbish Depot Narrandera Land Fill. Reclassified as Operational Land.
50209	Lot 166 DP 751719 at Town of Narrandera	Night Soil Depot and Rubbish Depot	Former Night Soil and Rubbish Depot. Reclassified as Operational Land.
90845	Lot 311 DP 751719 at Town of Narrandera	Rubbish Depot	Narrandera Landfill. Reclassified as Operational Land.
65731	Lot 33 DP 252051 at Town of Narrandera	Public Recreation (Children's Playground) notified 7 April 1966	Shady Street Park. Vested to Narrandera Shire Council pursuant to provisions of <i>Section 37AAA Crown Lands Consolidation Act 1913</i> Government Gazette 2 April 1976 (Folios 1529 & 1530).
87706	Lots 1 and 2 Section 78 and now described as Lot 4 DP 624855 and Lot 1 DP 1018844 at Town of Narrandera	Rescue Station and Public Hall notified 26 March 1970	Rescue Station and Part Road Reserve. Vested to Narrandera Shire Council pursuant to provisions of <i>Section 37AAA Crown Lands Consolidation Act 1913</i> Government Gazette 2 April 1976 (Folios 1529 & 1530)
91210	Lot 1 DP 722018 and Lots 8, 11-12, Section 18 DP 758757 (referred to in the previous PoM as Lot 1 DP 22018) at Town of Narrandera.	Homes for the Aged	Part Teloca House. Reserve 91210 revoked in Government Gazette of 31 October 2014. Land subsequently purchased from the Department by Council for consolidation of whole of 'Teloca House' Homes for the Aged. Sold by Council to RSL Lifecore Limited 24/11/2015.
57874	Lots 7008 - 7009 DP 94877 at Village of Barellan	Evonne Goolagong Park	Evonne Goolagong Park. Devolved to Council under s.48 of <i>Local Government Act 1993</i> (See Note below).
43910	Lot 14 DP 1149099 (formerly the whole of Section 14) at Village of Barellan	Public Recreation notified 19 May 1909	Barellan Sportsground. Vested to Narrandera Shire Council pursuant to provisions of <i>Section 37AAA Crown Lands Consolidation Act 1913</i> Government Gazette 2 April 1976 (Folios 1529 & 1530).
73873	Lot 16, Section 3 DP 758052 at Village of Barellan	Children's Playground notified 17 November 1950	Barellan Public Hall and Childrens' Playground. Vested to Narrandera Shire Council pursuant to provisions of <i>Section 37AAA Crown Lands Consolidation Act 1913</i> Government Gazette 2 April 1976 (Folios 1529 & 1530)
43759	Lot 7001 DP 94878 at Village of Barellan	Cemetery	Barellan Cemetery devolved to Council under s.48 of <i>Local Government Act 1993</i> (See Note below)
50219	Lots 18 and 104 DP 751672 at Village of Barellan	Night Soil Depot, Rubbish Depot	Barellan Landfill. Reclassified as Operational Land.
43283	Lot 7003 DP 1024690 at Village of Grong Grong	Public recreation Refuge in time of flood	Known as Green Valley Reserve southern end of Grong Grong River Road. No longer under Council's control



*Note: With reference to the Reserves set out in Table 2 (above), according to Fact Sheet DOC19/216495:

“If the reserve is under devolved management, s.48 of LG Act applies. This land is not required to be classified or categorised under the LG Act nor a PoM developed, and the council is not able to issue any tenure of the land as a Crown land manager.”

4.7 Lands Proposed for Addition to Existing Reserves

Council has identified further lands not currently under its management and control as part of existing Crown reserves that are linked, connected to, or value add to existing parcels managed by Council. It is possible that the lands are identified as Parish reserves with a generalised purpose.

While Council has not resolved, nor entered dialogue with the Department of Planning, Industry and Environment, Crown Lands for the addition of these parcels of land to its existing network or the creation of a new reserve, these lands have been identified by Council.

Should Council and the Department agree to future management as Crown reserves (during the term of this PoM) for purposes similar to other lands in the vicinity, i.e. for Public Recreation and/or Park and/or Environmental Protection, management for connectivity to existing walking trails and conservation areas is proposed. Any proposed works would accordingly constitute improvements for the purposes of passive recreation and improved access, tourism and educational purposes.

Table 3: Potential Additional Crown Reserves for Council Management

Reserve No.	Lot/DP/Location	Proposed Purpose	Comments
	343 & 344/1016914	Public Recreation	Known locally as “Town Beach” located adjacent to Narrandera Wetlands. Integral to proposed extension of cycle tracks.
17806	129/754552	Public Recreation	Known as Buckingbong Reserve (currently Reserved as a TSR though not believed to be used for this purpose). Comprises significant infrastructure including boat ramp, shelter, tables, water tank, signage and pit toilet – constructed by members of the Narrandera Fishing Club.



5.0 BASIS OF MANAGEMENT

Narrandera Shire Council intends to manage its community land to meet:

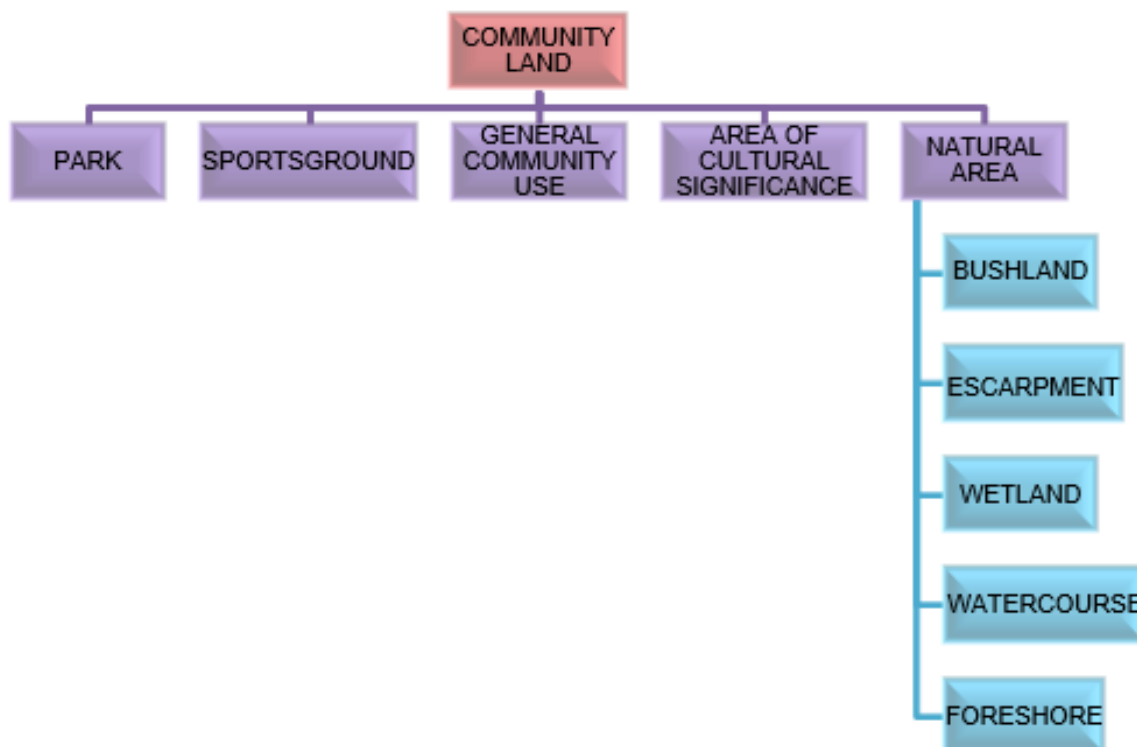
- Assigned categorisation of community land;
- The *Local Government Act 1993* guidelines and core objectives for community land;
- Restrictions on management of Crown land community land;
- Council’s strategic objectives and priorities; and
- Development and use of the land outlined in Section 6 of the *Local Government Act 1993*.

5.1 Categorisation of the Land

With the introduction of the *CLMA 2016*, Council is to manage any dedicated or reserved Crown land under their control as community land under Section 3.21 of the Act.

All ‘Community Land’ is required to be categorised as one or more of the following categories. Where the land is owned by the Crown, the category assigned should align with the purpose for which the land is dedicated or reserved.

The *Local Government Act 1993* defines five categories of community land:





The five categories more specifically are:

- **Park** – for areas primarily used for passive recreation;
- **Sportsground** – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games;
- **General community use** – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries;
- **Cultural significance** – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance; and
- **Natural area** – for all areas that play an important role in the area’s ecology. This category is further subdivided into bushland, escarpment, foreshore, watercourse and wetland categories.

The *CLMA 2016* also provides a new regime for the management of Crown land and accordingly, Council is now responsible for compliance with Native Title legislation for the Crown land it manages. Council must obtain Native Title Manager advice as to the validity of any act or activity that it wishes to undertake on Crown reserves (or Crown land) prior to dealing with the land, i.e. authorised through Part 2 Division 3 of the *Native Title Act (NTA) 1993 (C’th)*.

The *Aboriginal Land Rights (ALR) Act 1983* and the *NTA 1993 (C’th)* recognises the intent of the original reserve purpose of the land so that a complying activity can be considered lawful or validated.

On Crown land, Native Title rights and interests must be considered unless:

- Native Title has been extinguished; or
- Native Title has been surrendered; or
- Determined by a court to no longer exist.

Examples of acts which may affect Native Title on Crown land reserves managed by Council include:

- The construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbeques;
- The construction of extensions to existing buildings;
- The construction of new roads or tracks;
- Installation of infrastructure such as powerlines, sewerage pipes, etc;
- The issue of a lease or licence; and
- The undertaking of earthworks.

Council applied for the categorisation of Henry Mathieson Oval (Reserve 63625), Grong Grong Sportsground (Reserve 559010) and Kamarah Sportsground (Reserve 45736) as **‘Sportsground’** which closely relates to the reserves’ purposes of Public Recreation. This category was approved by the Minister administering the *CLMA 2016* in relation to these reserves and there is no proposed change to this category.



Council applied for the categorisation of the area surrounding the Main Reservoir (Reserve 68356) and Japonica Place Park (Reserve 93082) as **'Park'** which closely relates to the reserves' purposes of Public Recreation and Children's Playground respectively. This category was approved by the Minister administering the *CLMA 2016* in relation to these reserves and there is no proposed change to this category.

Council applied for the categorisation of the Wreck of the Paddle Steamer Viewing Platform (Reserve 88222) as **'General Community Use'** however the Minister administering the *CLMA 2016* directed Council to categorise this area as **'Park'**. Following the Department's directive there is no proposed change to this category.

Council applied for the categorisation of Brewery Flat, Narrandera (Reserve 57075) and the Yapunyah Street Car Park/Street Stall (Reserve 150003) as **'General Community Use'** which closely relates to these reserves' purposes of Public Recreation and Community Purposes, respectively. There is no proposed change of category in respect of these reserves.

In respect of the various small parcels of land around Barellan (collectively Reserve 86872) and the area fronting Kolkilbertoo Road (Reserve 87306), Council applied for the categorisation of **'Natural Area – Bushland'** which closely reflects the respective purposes of Preservation of Trees and Public Recreation. This category was approved by the Minister administering the *CLMA 2016* in respect of these reserves and there is no proposed change to this category.

In respect of land fronting Sandy Creek Road, Barellan (Reserve 78318) and the land fronting Centenary Road, Barellan (Reserve 53407), Council applied for the category of **'General Community Use'** to be applied to both parcels. However, the Minister administering the *CLMA 2016* directed Council to categorise these areas as **'Park'**. The purpose of both parcels is Public Recreation. Conversely, this PoM proposes to alter the category of Reserves 78318 and 53407 to **'Natural Area – Bushland'** which better reflects the current features of the land as both contain remnant vegetation.

Activities on the land as described in Table 11 will need to reflect the intent of the public purpose and will be assessed for compliance with relevant Local Government and Crown Lands legislation, including assessment of the activity under the *NTA 1993 (C'th)* and registered claims under the *ALR Act 1983*.

5.2 Guidelines and Core Objectives for Management of Community Land

The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the relevant category of community land (see Section 5.1 Categorisation of the Land). Council may then apply more specific management objectives to community land, though these must be compatible with the core objectives for the land.

The guidelines for categorisation of community land are set out in the *Local Government Act 1993* with the core objectives and guidelines for respective categories outlined in Section 36 of the Act as shown in Table 4 (below):

- Natural Area is outlined in Section 36E;
- Sportsground is outlined in Section 36F;
- Park is outlined in Section 36G; and
- General Community Use in Section 36I.



Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of its residents, workers, and visitors to the Narrandera Shire Council area.

Table 4: Guidelines and Core Objectives of Community Land

Category	Guidelines	Core Objectives
Natural Area – <i>Section 36E</i>	Land which is or proposed to be used for passive recreation; or is proposed to be maintained and conserved in its natural state or enhanced accordingly.	“(a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and (b) to maintain the land, or that feature or habitat, in its natural state and setting, and (c) to provide for the restoration and regeneration of the land, and (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994 .”
Sportsground – <i>Section 36F</i>	Land which is or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	“(a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.”
Park – <i>Section 36G</i>	Land which is, or proposed to be, improved by landscaping, gardens and infrastructure that supports uses of the land for recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	“(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.”
General Community Use – <i>Section 36I</i>	Land that may be made available for use for any purpose that community land may be used, whether by the public at large or by specific sections of the public.	“to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public— (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).”

5.3 Restrictions on Management of Crown Land

Council is the Crown land manager of the Crown reserves described in this PoM in accordance with the legislation and conditions imposed by the minister administering the *Crown Land Management Act 2016*. The use of the land described in this PoM must:

- Be consistent with the purpose for which the land was dedicated or reserved;
- Consider native title rights and interests and be consistent with the provisions of the Commonwealth *Native Title Act 1993*;



- Consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists;
- Consider and not be in conflict with any interests and rights granted under the *Crown Land Management Act 2016*; and
- Consider any interests held on title.

5.4 Aboriginal Significance

A search of the Office of Environment and Heritage AHIMS Web Services (Aboriginal Information Management System) on 18 January, 2021 confirms that all the lots comprised within the PoM have:

- No Aboriginal sites recorded on or near the lands; and
- No Aboriginal places have been declared on or near the lands.

A check of Department of Planning, Industry & Environment (DPIE) – Crown Lands Schedule of Incomplete Aboriginal Land Claims (ALC’s) – has identified that claims are still undetermined in respect of the following parcels of land contained within this PoM as indicated in Table 5 (below).

It is acknowledged that as the identified ALC’s have not yet been determined, there may be interests in the land, as yet unknown, and therefore future use of the land must align with the current reserve purpose.

Any proposed development or tenure authorised by this PoM should not proceed where:

- The proposed activity could prevent the land being transferred to an ALC claimant should the undetermined claim be granted;
- The proposed activity could impact or change the physical or environmental condition of the land, unless:
 - Council has obtained written consent from the claimant Aboriginal Land Council to carry out the proposed work or activity; and/or
 - Council has obtained a written statement from the Aboriginal Land Council confirming that the subject land is withdrawn (either in whole or in part) from the land claim.
- The proposed activity is a lease to be registered on Title unless Council has obtained written consent from the claimant Aboriginal Land Council.

Table 5: Current ALC’s Over Lands Contained in Plan of Management

Reserve No.	Lot/DP	Location
57075	83/751719, 122 – 124/751719, 127/751719 7003/1070114, 7047/1124066	Brewery Flat Reserve at Narrandera.
88222	301/751719, 302/751719, 7001/1115835	Wreck of Paddle Steamer viewing platform at Narrandera.
Part 86872	7001/94944, 7002/94944, 701/94874, 7005/94946, 7003/94875	Part area of Preservation of Trees at Barellan.
45736	7011/94905	Kamarah Sportsground.
93082	7016/1024983	Japonica Place Park.

87306	7011/94947	Land between Kolkilbertoo and Showground Roads, Barellan.
53407	73/751740	Land fronting Centenary Road, Barellan.
150003	17/3/758052*	Yapunyah Street Car Park and Street Stall, Barellan.

*Please note where there are three numbers in Lot/DP column the middle number is the section number.

The above-mentioned Schedule of ALC’s also identifies the following claims lodged over lands identified for potential addition to Council’s Crown land management portfolio.

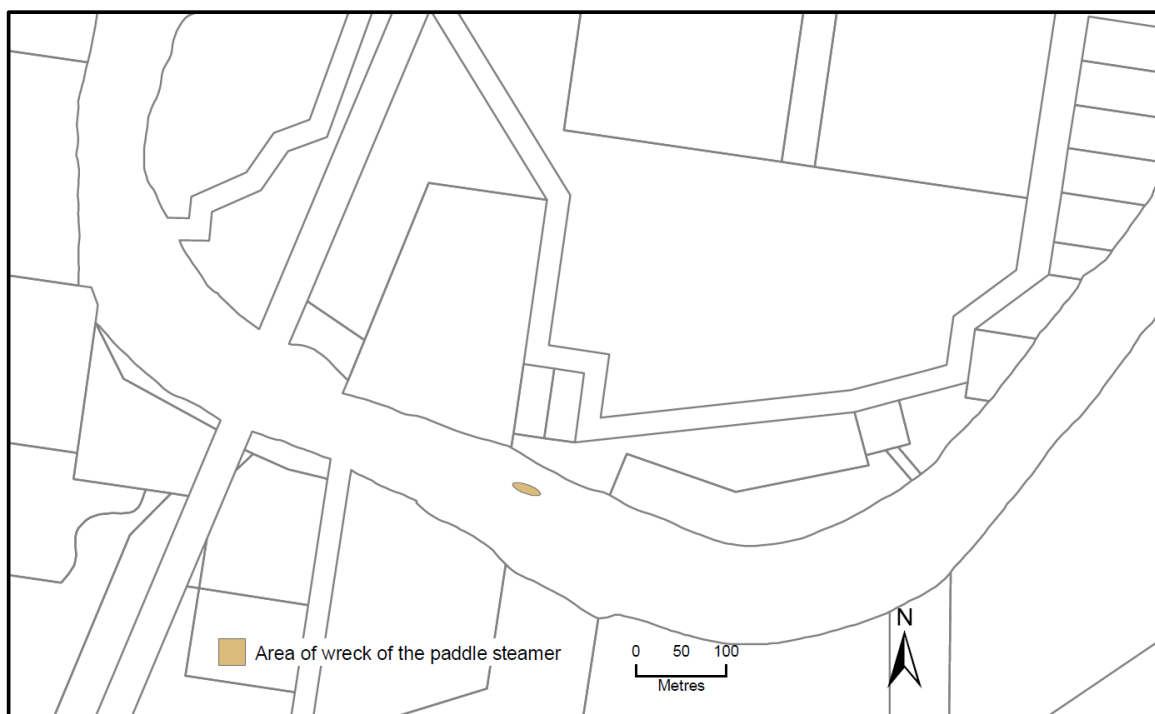
Table 6: Current ALC’s over Lands Proposed for Future Management

Reserve No.	Lot/DP	Location
Information not available.	129/754552 and 7005/1024187	Buckingbong Reserve currently Travelling Stock Reserve (TSR) not believed to be used for this purpose.
	343/1016914, 344/1016914 and 89/751719	Area of ‘Town Beach’ and adjoining land.

5.5 Heritage Significance

NLEP (2013) identifies the “Remains of PS Wagga Wagga” as being locally Heritage listed as shown on Figure 4 and identified as I074 in ‘Schedule 5 Environmental Heritage’.

Figure 4: NLEP (2013) Heritage Map Identifying Area of Wreck of Paddle Steamer





6.0 LAND USES

Council in its Community Strategic Plan (CSP - refer to Section 2.1) includes a theme of 'Our Environment' with environmentally sensitive areas to be managed with awareness and sensitivity; and for the enhancement of public spaces to enrich the community.

The *Delivery Program 2022 - 2026* based on the CSP includes themes of 'Our Infrastructure' and 'Our Leadership'. Collectively, these themes provide Council with pathways to engage the community in future use and development of the varied areas contained within the PoM in accordance with the identified reserve's purpose and in such a way that supports long-term viability of the use of the land.

To achieve this, Council maintains valued working relationships and partnering both within the local community and through support from other government and non-government agencies. Council is able to better assess its existing infrastructure, seek funding opportunities, promote recreational spaces with tourism networks and to work directly with its local user groups who actively use the lands, particularly in the case of town and small village sportsgrounds.

While the lands contained within this PoM do not have any long-term lease or licence opportunities, there remains the options for short-term licence or user agreements primarily for sporting fixtures and, potentially, for grazing opportunities to assist Council in weeds management on its larger Crown reserves.

6.1 Permissible Uses and Developments

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of its residents, workers and visitors to the Narrandera Shire Council area. The use and further development of community land should be compatible with both the intended function of the land in accordance with the relevant zoning, and in consideration of the wider community context. This is particularly relevant where lands are valued within the small village community and its location provides a place for people to meet and interact.

Narrandera Shire Council encourages a wide range of uses of community land and it intends to facilitate these uses to increase the vitality and general enjoyment of the land and in so doing, strengthen the local communities. This is particularly relevant to those passive and active recreational and sporting facilities as well as the natural areas that abound within the Narrandera Shire.

The use of community land is encouraged and supported by appropriate ancillary development, such as playground equipment, sporting infrastructure (such as goal posts), amenity blocks and interpretive signage. The general types of uses which may occur on community land categorised as Sportsground, Park, General Community Use and Natural Area – Bushland, and the forms of development generally associated with those uses, are set out in Table 7 (below). Subject to community needs and expectations, the facilities on community land may change over time, provided they fit within the associated reserve purpose and categorisation of the respective land.

Without negating Council's capacity to manage the Crown reserves and respective assets, opportunities may also arise for alternate management practices, i.e. through Council staff, Section 355 Committees (as appropriate) etc.



Table 7 provides a general guide as to future anticipated uses and associated development, for example where a new sport may be supported by a local committee that is not currently played in the local community. Terminologies are therefore not intended to be used exclusively but to be generalised to provide a degree of flexibility of interpretation for the PoM within parameters as described in categories above.

Proposed developments, however, need to take into account the Future Act provisions of the *NTA 1993 (C'th)* and any current interests associated with undetermined ALC's lodged under the *ALR Act 1983 (NSW)*. In this regard, written advice of Council's appointed Native Title Manager is to be obtained prior to any development or formalised occupation of land being approved by Council.

Subsequently, a variety of uses intended to be enjoyed on the lands are set out in Table 7 (below).

Table 7: Purpose/Use and Associated Development

Purpose/Use for Sportsground	Development to Facilitate Uses as a Sportsground
<ul style="list-style-type: none"> ▪ Active and passive recreational and sporting activities consistent with the nature of the particular land and any relevant facilities eg oval (cricket, football, track and field athletics, baseball/softball). ▪ Ancillary recreational and sporting activities consistent with the nature of the particular land and relevant facilities (eg practice nets/courts, interchange benches). ▪ Equestrian type facilities consistent with the nature of the particular land and any relevant facilities (eg penning yards, stables, rodeo (or similar) ground, stock ramp/gates, etc). ▪ Change room/locker areas. ▪ Shower/toilet facilities. ▪ Primitive camping area that supports community events. ▪ Appropriate rubbish collection facilities supporting community events. ▪ Kiosk/BBQ facilities. ▪ Ancillary areas (meeting rooms, recording rooms, equipment storage areas, other storage rooms). ▪ Shade structures, storage ancillary to recreational uses, community events or gatherings, and public meetings. ▪ Water storage and associated facilities (water tanks, troughs). ▪ Lighting. ▪ Commercial uses associated with sports facilities eg kiosks, café, sale or hire of recreational equipment sports tuition, riding tuition. 	<ul style="list-style-type: none"> ▪ Development for the purposes of conducting and facilitating organised sport (amateur and professional). ▪ Sports training. ▪ Promotion of organised and unstructured recreation facilities. ▪ Provision of amenities and services to facilitate use and enjoyment of the community land i.e. change rooms, toilets, storage, first aid areas, water storage (including upgrade of existing or build of new facilities). ▪ Kiosk facilities/BBQ facilities. ▪ Lighting suited to facilitate events and/or night training. ▪ Meeting and catering rooms. ▪ Compatible, small scale commercial uses (eg farrier, trade table suited to activity of the event). ▪ All-inclusive access infrastructure (including roads and paths). ▪ Overnight camping with approved event. ▪ CCTV and other public safety provisions.
Purpose/Use for Park	Development to Facilitate Use as Park
<ul style="list-style-type: none"> ▪ Active and passive recreation including children's play. ▪ Group recreational use such as picnics and private celebrations. ▪ Markets. ▪ Events and gatherings. 	<ul style="list-style-type: none"> ▪ Development for the purposes of improving access, amenity and the visual characters of the park. ▪ Amenities to facilitate the safety, use and enjoyment of the park eg children's play equipment or exercise equipment.



<ul style="list-style-type: none"> ▪ Filming and photographic projects. ▪ Community gardens. ▪ Areas including car and bus spaces. ▪ Walking tracks. 	<ul style="list-style-type: none"> ▪ Lighting and seating. ▪ Areas (eg access paths and walking tracks). ▪ BBQ facilities and sheltered seating areas. ▪ Installation of rubbish bins. ▪ Community gardens. ▪ CCTV and other public safety provisions.
Purpose/Use for General Community Use	Development to Facilitate General Community Use
<ul style="list-style-type: none"> ▪ Provides a location for and supports the gathering of groups for a range of general social, cultural or recreational purposes that includes areas/buildings with specialised community uses and benefits. ▪ Casual or informal recreational use. ▪ Meeting or informal gatherings for social, recreational, educational or cultural purposes. ▪ Markets/street stalls. ▪ Car park. 	<ul style="list-style-type: none"> ▪ Interpretive and other signage. ▪ Landscaping including soft and hard scapes. ▪ Lighting. ▪ Seating. ▪ Development for the purposes of addressing the needs of a community group (car parking and access, market/street stall facility and view platform (new or upgrade)). ▪ Walking tracks. ▪ Maintain undeveloped sites to minimise potential hazards. ▪ CCTV and other public safety provisions.
Purpose/Use for Natural Area – Bushland	Development to Facilitate use as Natural Area - Bushland
<ul style="list-style-type: none"> ▪ Provides a location that supports, protects and enhances existing native vegetation and provides for associated passive recreational use. ▪ Environmental protection works to mitigate against floods, fire, etc. ▪ Passive recreational use including bushwalking, bird watching, educational studies. ▪ Revegetative programs. 	<ul style="list-style-type: none"> ▪ Interpretive signage. ▪ Fencing. ▪ Weed management practices including mechanical weed management, spraying and short-term crash grazing. ▪ Walking tracks. ▪ Implement and maintain flood mitigation measures.

6.2 Express Authorisation of Leases and Licences and Other Estates

Under section 46(1)(b) of the *Local Government Act 1993*, leases, licences and other estates formalise the use of community land. A lease, licence or other estate may be granted to organisations and persons, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities.

The lease or licence must be for uses consistent with the reserve purpose(s), the assigned categorisation and zoning of the land, be in the best interests of the community as a whole, and enable, wherever possible, shared use of community land.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM, the capacity of the community land itself and the local area to support the activity.

A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In all other instances a licence or short-term licence or hire agreement will be issued.



6.2.1 Leases and Licences Authorised by the Plan of Management

This PoM **expressly authorises** the issue of leases, licences and other estates over the land covered by the PoM, provided that:

- The purpose is consistent with the purpose for which it was dedicated or reserved;
- The purpose is consistent with the core objectives for the category of the land;
- The lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*;
- The issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993 (C'th)*;
- Where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted;
- The lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*; and
- The issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

This PoM also allows the Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of the Council or public utility provider on the community land in accordance with the *Local Government Act, 1993*.

Section 3.17 of the *Crown Land Management Act, 2016* refers to special provisions of Crown Land Managers (i.e. extending to leases, licences, permits, easements or rights of way) that may be granted with reference to Section 2.19 of the *Crown Land Management Act, 2016* (secondary interests in dedicated or reserved Crown land); and Section 2.20 of the *Crown Land Management Act, 2016* (short-term licences over dedicated or reserved Crown land).

The issue of any licence granted by Council over Reserve 91721 and Reserve 159002 must also have consideration to Section 47B of the *Local Government Act, 1993* in respect of 'Natural Areas'.

6.2.2 Short-Term Licences

Short-term licences and bookings may be used to allow the Council to program different uses of community land at different times, allowing the best overall use.

Short-term licences are authorised for the purpose of:

- The playing of a musical instrument, or singing, for fee or reward;
- Engaging in a trade or business;
- The playing of a lawful game or sport;
- The delivery of a public address;
- Commercial photographic sessions;



- Picnics and private celebrations such as weddings and family gatherings;
- Filming sessions; and
- The agistment of stock.

Narrandera Shire Council enters into 'user-agreements' through its booking request procedure for use of sportsgrounds in accordance with the purpose of the reserve. While there are currently no short-term grazing licences in place at either the Grong Grong Sportsground or the natural bushland areas (excluding the direct licence between DPIE Crown Lands and Licencee), there is further opportunity for grazing practices to reduce biofuel mass on these parcels of land, particularly outside of annual events held at the Grong Grong Sportsground.

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

6.2.3 Native Title and Aboriginal Land Rights Considerations in Relation to Leases, Licences and Other Estates

Further to Section 5.1 – 'Categorisation of the Land' and with reference to Native Title Assessment, Council is required under the provisions of the *CLMA 2016*, to undertake steps to identify whether the activity proposed on Crown land will affect Native Title. Council must further consider what provisions of the *NTA 1993 (C'th)* will validate the activity; and what procedures should be taken in relation to a particular activity prior to its commencement.

When planning to grant a lease or licence on Crown reserves, the Council must comply with the requirements of the *NTA 1993 (C'th)* and have regard for any existing claims made on the land under the *NSW ALR Act, 1983*.

Accordingly, Council must obtain written advice from its Native Title Manager in relation to certain activities and acts carried out on Crown land where the land is not excluded land, in accordance with Native Title legislation. The interests of any Aboriginal Land Claim are to also be considered. Such advice is to be sought from Council's Native Title Manager prior to any applicable works, activities and dealings being undertaken on any of the lands comprised in this PoM.

6.2.4 Easements

Council reserves the right to grant easements as required for access, public utilities and works associated with, or ancillary to, public utilities and provision of services, or connections for premises on or through the land comprised within this PoM. The impact of easement(s) is to be considered in the decision-making process for such services.

The granting of easements over Crown land will be subject to the provisions of the *NTA 1993 (C'th)* and Division 8.3 of the *CLMA 2016*.



Copies of respective Certificates of Title for lands comprised within this PoM indicate that there are no easements that have been registered that impact on the lands excepting the following:

- Lot 302 DP751719 (part Reserve 88222 Wreck of Paddle Steamer Viewing Platform). Notified in Gazette 14-5-1976 Fol. 2090. Easement for Transmission Line 30.48 metres wide affecting part of the land;
- Lot 7001 DP1115835 (part Reserve 88222 Wreck of Paddle Steamer Viewing Platform). DP1104346 Easement for Water Supply affecting the whole of the land; and
- Lot 7011 DP1024985 (Reserve 68356). Notification in Government Gazette dated 16-01-1981 Fol. 350. Easement for Pipeline 5m wide affecting part of the land.



7.0 PLAN IMPLEMENTATION

The following action plan, in Table 8, Table 9, Table 10 and Table 11 (below), sets out the requirements under Section 36(3) of the *Local Government Act 1993* with respect to:

- The category of the land;
- The objectives and performance targets of the PoM;
- The proposed means by which to achieve the objectives and performance targets; and
- The proposed manner in which the objectives and performance targets are assessed for performance and whether they require the prior approval of Council in relation to the carrying out of any specified activity on the land.

Responsibility: Narrandera Shire Council (NSC)

Table 8: Objectives and Performance Targets of this Plan of Management - Sportsgrounds

Performance Target	Actions	Priority	Performance Indicator
Legislative			
To ensure that relevant legislation is complied with in relation to preparation of the PoM.	1. The PoM is prepared in accordance with Native Title Manager advice, the <i>Local Government Act 1993</i> , the <i>CLMA 2016</i> , <i>NTA 1993 (C'th)</i> and the <i>ALRA 1983</i> .	High	<ul style="list-style-type: none"> ▪ The PoM is reviewed by Council’s Native Title Manager and approved by Department of Planning, Industry & Environment – Crown Lands. ▪ Council exhibits and adopts the PoM subject to community comments being addressed.
Management			
To provide quality facilities; assess the current facilities, condition and use of the lands in accordance with community expectations.	<ol style="list-style-type: none"> 1. Consultation and development in accordance with Council’s Community Strategic Plan and relevant Policies. 2. Review and update Council’s Asset Management Plan. 3. Provide maintenance to meet required service levels inclusive of grounds, trees, sport and equestrian type infrastructure (as applicable) and car parking. 4. Install sewer dump point in relation to Grong Grong sportsground for primitive camping and upgrade existing amenities/toilet facilities. 	On-going	<ul style="list-style-type: none"> ▪ Assets (current and future) are managed in accordance with prescribed Council standards and community expectations. ▪ Community consultation in regard to meeting future community needs. ▪ Maintenance service levels to meet requirements in accordance with adopted budgets. ▪ Review of ‘User Agreements/tenure conditions’ as applicable.
Asset Management Plan in place to maintain and enhance the respective sportsgrounds.	5. Update the Asset Management Plan (as required).	On-going	<ul style="list-style-type: none"> ▪ Asset renewal considered in 10-year financial planning cycle (as applicable). ▪ Source options for relevant funding in association with asset renewal planning.



Performance Target	Actions	Priority	Performance Indicator
Manage the Sportsgrounds and respective facilities for the safety of all users.	6. Conduct regular safety audits to assess the property on a risk assessment basis	Ongoing	<ul style="list-style-type: none"> ▪ Reduce likelihood for injury resulting from poor infrastructure. ▪ Reduce vandalism. ▪ Feedback from community, user-groups and visitors is positive and any negative feedback is acted upon as necessary.
Infrastructure			
Upgrade respective Sportsground infrastructure to meet the needs of the community.	<ol style="list-style-type: none"> 1. Ensure ongoing inspection and assessment of infrastructure in accordance with Council and OHS legislation. 2. Plan and renewal of infrastructure in accordance with community needs, asset management guidelines and budgetary constraints. 3. Continue to maintain the respective facilities to a high standard to accommodate all types of activities associated with Sportsgrounds to maximise usage. 	On-going	<ul style="list-style-type: none"> ▪ Grounds are respectively maintained to meet service level requirements appropriate to usage types and unsafe infrastructure is promptly removed ie, obsolete toilet block and inter-change benches at Henry Mathieson Oval. ▪ Feedback from community, user-groups and visitors is positive and any negative feedback is acted upon as necessary.
Environment			
To promote and maintain the health of existing native vegetation.	<ol style="list-style-type: none"> 1. Preserve and protect existing native vegetation. 2. Use native species for landscaping and revegetation as applicable. 3. Remove weeds and revegetate areas appropriate to land-use, design and management of respective areas. 	On-going	<ul style="list-style-type: none"> ▪ Undertake regular weed inspections and implement a weed removal program. ▪ Staff are appropriately trained in safe handling and use of appropriate chemicals on the land. ▪ Existing native vegetation is well maintained for both aesthetics of the respective Sportsgrounds and safety of user groups, visitors and management. ▪ Feedback from community, user-groups and visitors is positive and any negative feedback is acted upon as necessary.



Table 9: Objectives and Performance Targets – Parks

Performance Target	Actions	Priority	Performance Indicator
Legislative			
To ensure that relevant legislation is complied with in relation to preparation of the PoM.	1. The PoM is prepared in accordance with Native Title Manager advice, the <i>Local Government Act 1993</i> , the <i>CLMA 2016</i> , <i>NTA 1993 (C'th)</i> and the <i>ALRA 1983</i> .	High	<ul style="list-style-type: none"> ▪ The PoM is reviewed by Council's Native Title Manager and approved by Department of Planning, Industry & Environment – Crown Lands. ▪ Council exhibits and adopts the PoM subject to community comments being addressed.
Management			
To provide quality facilities; assess the current facilities, condition and use of the lands in accordance with community expectations.	<ol style="list-style-type: none"> 1. Consultation and development in accordance with Council's Community Strategic Plan and relevant Policies. 2. Provide maintenance to meet required service levels of grounds, trees and park infrastructure (as relevant). 	On-going	<ul style="list-style-type: none"> ▪ Assets (current and future) are managed in accordance with prescribed Council standards and community expectations. ▪ Community consultation in regard to meeting future community needs.
Manage the park and open space areas (as applicable) for the safety of all users.	3. Conduct regular safety audits to assess the property on a risk basis.	On-going	<ul style="list-style-type: none"> ▪ Reduction in vandalism. ▪ Appropriate signage is installed. ▪ Feedback from community is positive and negative feedback is acted upon as necessary.
Infrastructure			
Upgrade park infrastructure.	1. Ensure ongoing inspection and assessment of infrastructure (as appropriate).	On-going	<ul style="list-style-type: none"> ▪ Install appropriate exercise equipment, landscaping, seated shelter(s) and walking tracks on area adjoining the main water reservoir to enhance visitation and use in conjunction with adjacent water tower silo-art. ▪ Improve safe access between the area adjacent to main water reservoir and Narrandera Township. ▪ Maintain signage of Wreck of Paddle Steamer Viewing Platform and install directional signage.
Environment			
Provide quality passive recreation areas.	<ol style="list-style-type: none"> 1. Consider and plan for future needs and expansion of playground/exercise areas, open space and/or landscaping as necessary. 2. Landscaping using native species to contribute to aesthetic values of the Narrandera Township. 3. Consider the safety of the community in the maintenance of 	On-going	<ul style="list-style-type: none"> ▪ Staff are appropriately trained in safe handling and use of appropriate chemicals on the land. ▪ Feedback from community is positive and negative feedback is acted upon as necessary.



Performance Target	Actions	Priority	Performance Indicator
	the recreational areas and open space in the use of chemicals.		

Table 10: Objectives and Performance Targets – General Community Use

Performance Target	Actions	Priority	Performance Indicator
Legislative			
To ensure that relevant legislation is complied with in relation to preparation of the PoM.	1. The PoM is prepared in accordance with Native Title Manager advice, the <i>Local Government Act 1993</i> , the <i>CLMA 2016</i> , <i>NTA 1993 (C'th)</i> and the <i>ALRA 1983</i> .	High	<ul style="list-style-type: none"> ▪ The PoM is reviewed by Council’s Native Title Manager and approved by Department of Planning, Industry & Environment – Crown Lands. ▪ Council exhibits and adopts the PoM subject to community comments being addressed.
Management			
Provide quality facilities; assess the current facilities.	1. Consultation and development in accordance with Council’s Community Strategic Plan and Policies for the respective sites at Brewery Flat, Narrandera and Yapunyah Street Car Park/Street Stall, Barellan.	On-going	<ul style="list-style-type: none"> ▪ Assets (current and future) are managed in accordance with prescribed Council standards and community expectations. ▪ Community consultation in regard to community needs.
Manage, monitor and record overnight camping at Brewery Flat.	2. Manage overnight visitation of RV and caravans to prevent negative impact on the land. 3. Limit duration of overnight stays in accordance with Council’s March 2013 resolution (or as updated). 4. Record visitation to enable improved future planning is adequate for visitor needs in accordance with the site’s capacity.	On-going	<ul style="list-style-type: none"> ▪ Liaise with Lake Talbot Tourist Park Manager as necessary. ▪ Feedback from community is positive and negative feedback is acted upon as necessary.
Infrastructure			
Upgrade infrastructure as necessary for respective sites.	1. Ensure ongoing inspection and assessment of infrastructure (as appropriate). 2. Maintain service level of car park at Yapunyah Street, Barellan. 3. Maintain landscaping at car park, Yapunyah Street entry. 4. Install sewer dump point at Brewery Flat, Narrandera in suitable location ie, not on area with dual Reservation for Travelling Stock Reserve. 5. Maintain all weather access.	On-going	<ul style="list-style-type: none"> ▪ Community consultation in regard to community needs. ▪ Feedback from community is positive and negative feedback is acted upon as necessary.



Performance Target	Actions	Priority	Performance Indicator
Environment			
To promote and maintain the health of existing native vegetation.	<ol style="list-style-type: none"> 1. Landscaping at Brewery Flat using native species to contribute to aesthetic values of the linked areas of native bushland and the Murrumbidgee River. 2. Ensure that continued camping and use does not negatively impact on the natural environment. 3. Ongoing inspection for assessment and management of weeds. 	On-going	<ul style="list-style-type: none"> ▪ Staff are appropriately trained in safe handling and use of appropriate chemicals on the land. ▪ Feedback from community is positive and negative feedback is acted upon as necessary.

Table 11: Objectives and Performance Targets – Natural Area – Bushland

Performance Target	Actions	Priority	Performance Indicator
Legislative			
To ensure that relevant legislation is complied with in relation to preparation of the PoM.	1. The PoM is prepared in accordance with Native Title Manager advice, the <i>Local Government Act 1993, the CLMA 2016, NTA 1993 (C'th)</i> and the <i>ALRA 1983</i> .	High	<ul style="list-style-type: none"> ▪ The PoM is reviewed by Council's Native Title Manager and approved by Department of Planning, Industry & Environment – Crown Lands. ▪ Council exhibits and adopts the PoM subject to community comments being addressed.
Management			
To manage natural bushland areas to maintain integrity of habitat and promote passive recreational use.	<ol style="list-style-type: none"> 1. Manage and maintain the integrity of the natural bushland areas in accordance with Council's Community Strategic Plan and appropriate Policies. 2. Ensure ongoing inspection and assessment of the lands. 3. Ensure appropriate tenure (where applicable). 	On-going	<ul style="list-style-type: none"> ▪ Ensure no illegal dumping of rubbish or garden waste and promptly remove as necessary. ▪ Provide interpretive signage where appropriate. ▪ Issue short-term grazing licences (as necessary) and monitor outcomes. ▪ Implement development measures on adjoining lands (as necessary). ▪ Feedback from community is positive and negative feedback is acted upon as necessary.
Environment			
Maintain health of existing native vegetation.	<ol style="list-style-type: none"> 1. Monitor and assess environmental biodiversity of the respective areas. 2. Carry out regular weed inspections and implement necessary weed removal strategies. 	High	<ul style="list-style-type: none"> ▪ Improved health of native vegetation through removal of environmental weeds particularly African Boxthorn (<i>Lycium ferocissimum</i>). ▪ Implement soil erosion measures where necessary. ▪ Staff are appropriately trained in safe handling and use of appropriate chemicals on the land.



Performance Target	Actions	Priority	Performance Indicator
	3. Consider the safety of the community in the maintenance of passive recreational areas. 4. Carefully consider the use of chemicals and pest control measures within the remnant vegetation areas.		<ul style="list-style-type: none"> ▪ Feedback from community is positive and negative feedback is acted upon as necessary.

8.0 REFERENCES

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https://en.wikipedia.org/wiki/Grong_Grong https://en.wikipedia.org/wiki/Kamariah,_New_South_Wales
sourced on 18 March 2021

Annexure 1

Schedule of Lands

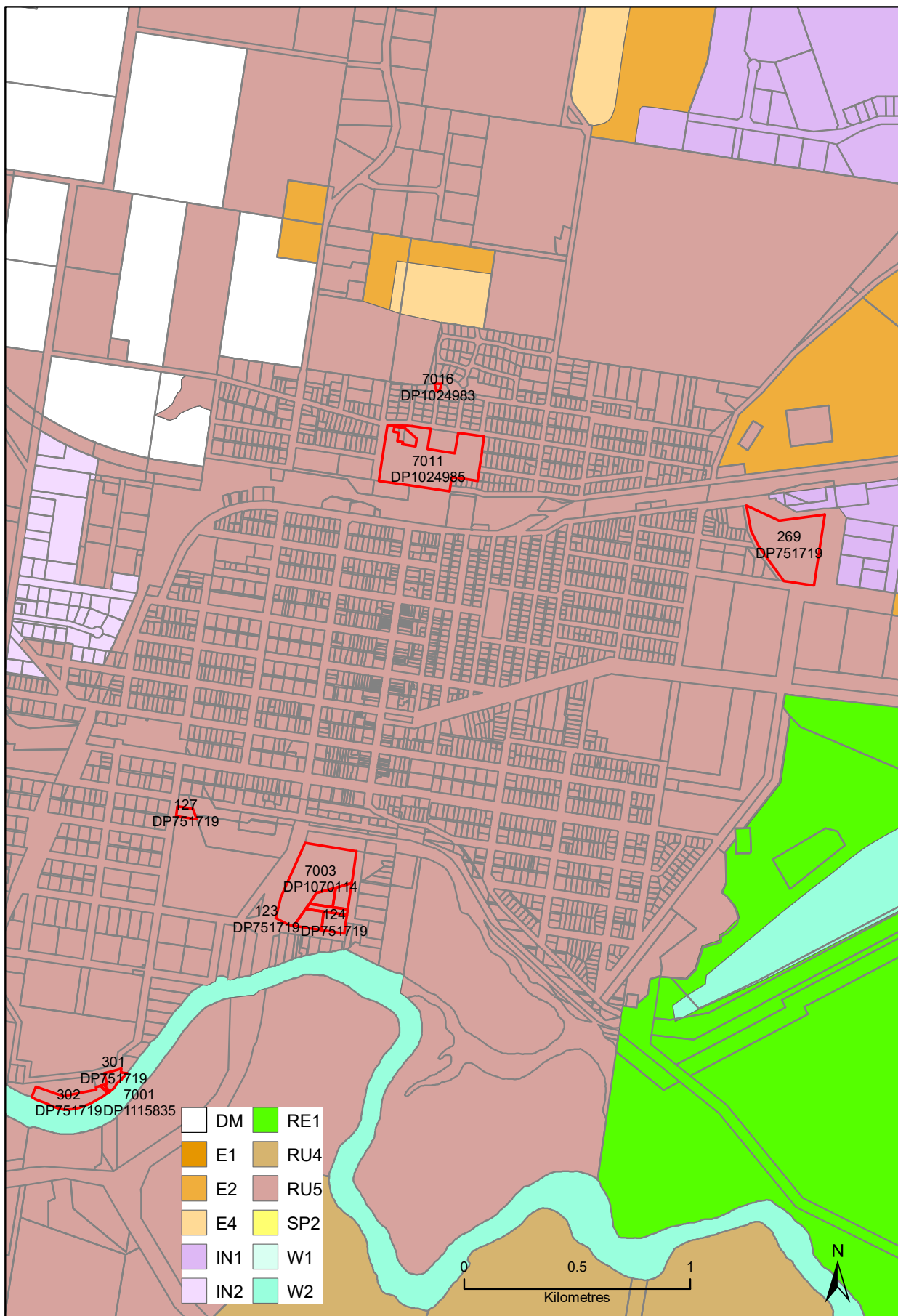
SCHEDULE OF LANDS										
Category	Reserve No.	Location	Reserve Name	Lot/DP	Area	Purpose	Gazette date	Zoning	Improvements	Lease/Licence Other Estate
Sportsground	63625	Narrandaera	Henry Mathieson Oval	Lot 269 DP 751719 Parish Narrandaera, County Cooper Lot 1 Section 27 DP758477; Lots 1-10 Section 28 DP 758477; & Lot 7003 DP 1025178 Parish Lupton, County Bourke	5.01 ha	Public Recreation	18/11/1932	RU5 - Village	AFL and NRL goalposts, cricket pitch (2) and practice nets (3), kiosk, sheltered bench seating (2)change rooms/toilet facilities, BBQ, lighting, athletics facilities, concrete water tanks (2), galvanised storage sheds (2), signage, fencing, landscaping	User Agreement
	559010	Grong Grong	Grong Grong Sport Ground	Lot 7011 DP 94905 Parish North Bolaro, County Cooper Lot 7011 DP1024985 Parish Narrandaera, County Cooper Lot 7016 DP1024983 Parish Narrandaera, County Cooper Lots 301-302 DP 751719; Lot 7001 DP 1115835 Parish Narrandaera, County Cooper Lots 83, 122-124, 127 DP 751719; Lot 7003 DP 1070114; & Lot 7047 PD 1124066 Parish Narrandaera, County Cooper	4.826 ha	Public Recreation	09/06/1897	RU5 - Village	Kiosk/toilet facilities, yards and stock ramp, stables, lighting, signage	?
Park	45736	Kamarah	Kamarah Sportsground Area surrounding Narrandaera main Reservoir	Lot 7011 DP1024985 Parish Narrandaera, County Cooper Lot 7016 DP1024983 Parish Narrandaera, County Cooper	4.960 ha	Public Recreation	7/09/1910	RU1 - Primary Production	Kiosk, shed (storage/meeting), internal & external fencing, timber bench seating, long-drop toilets, gate-entry shed	?
	68356	Narrandaera	Japonica Place Park	Lot 7016 DP1024983 Parish Narrandaera, County Cooper	5.926 ha	Public Recreation	26/05/1939	RU5 - Village	Sealed road to carpark (adjacent to main reservoir/silo art) and internal tracks.	None
	93082	Narrandaera	Wreck of Paddle Steamer Viewing Platform	Lot 7001 DP 1115835 Parish Narrandaera, County Cooper Lots 83, 122-124, 127 DP 751719; Lot 7003 DP 1070114; & Lot 7047 PD 1124066 Parish Narrandaera, County Cooper	479.4 m2	Children's Playground	18/07/1980	RU5 - Village	Timber bollard fencing fronting Japonica Place, neighbouring colourbond fencing, limited landscaping	None
General Community Use	88222	Narrandaera	Wreck of Paddle Steamer Viewing Platform	Lot 7001 DP 1115835 Parish Narrandaera, County Cooper Lots 83, 122-124, 127 DP 751719; Lot 7003 DP 1070114; & Lot 7047 PD 1124066 Parish Narrandaera, County Cooper	1.642 ha	Public Recreation	30/04/1971	RU5 - Village	Steel and timber decked viewing platform, interpretive signage, internal track off Lizard Drive, Narrandaera	None
	57075	Narrandaera	Brewery Flat Reserve	Lot 17 Section 3 DP 758052 Parish Barellan, County Cooper	7.091 ha	Public Recreation	16/05/1924	RU5 - Village	Brick toilet block, walking tracks linking to Bundidgerry Walking Track, signage	None
Natural Area - Bushland	150003	Barellan	Yapunyah Street Carpark/ Street Stall	Lot 17 Section 3 DP 758052 Parish Barellan, County Cooper	1093 m2	Community Purposes	1/08/1986	RU5 - Village Lot 48 DP 751672 and Lot 7303 DP 1152481 RU1 - Primary Production. Balance of Reserve E2- Environmental	Street stall - Colour-bond shed with tile roof; steel post chain fencing adjacent to landscaped garden entry to car park; adjoining boundary fencing	None DPIE entered directly into a Licence agreement late 1980's in respect of Lot 7005 DP 94946 & Lot 701 DP 94874 for Pig Farm, Agriculture & Grazing.
	86872	Barellan	Various parcels surrounding Barellan Village	Lot 701 DP 94874; Lot 7003 DP 94875; Lots 7001-7002 DP 94944; Lot 7004 DP 94945; Lot 7005 DP 94946; Lot 48 DP 751672; Lot 7303 DP 1152481 Parish Barellan, County Cooper	Total 60.02 ha	Preservation of Trees	27/09/1968	RU1 - Primary Production. Balance of Reserve E2- Environmental	Some areas fenced	
	78318	Barellan	Vacant land fronting Sandy Creek Road, Barellan	Part Lot 7013 DP 94873 Parish of Barellan, County Cooper	Approx. 24.12 ha	Public Recreation	10/02/1956	RU1 - Primary Production		
	87306	Barellan	Area between Kolkilbertoo Road and Showground Road	Lot 7011 DP 94947 Parish Barellan, County Cooper	39.14 ha	Public Recreation	1/08/1969	RU1 - Primary Production	Perimeter fencing	None
	53407	Barellan	Vacant land fronting Centenary Road	Lot 73 DP751740 Parish Waugh, County Cooper	4.078 ha	Public Recreation	1/08/1919	RU1 - Primary Production	Perimeter fencing	None current

Annexure 2
Land Zoning Maps

NARRANDERA SHIRE COUNCIL LAND ZONING - NARRANDERA

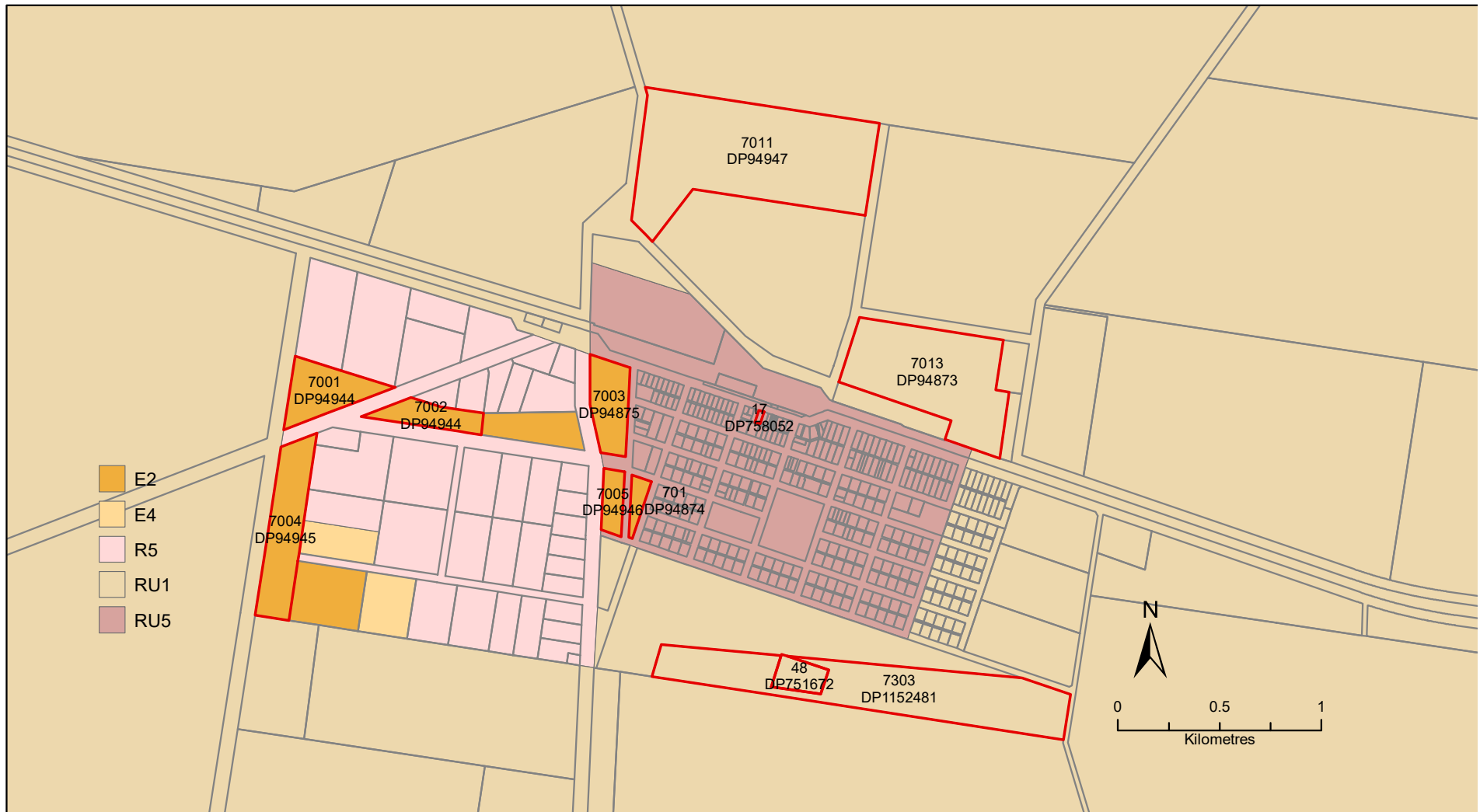
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Project:
Created By: GIS Administrator - J Kajewski



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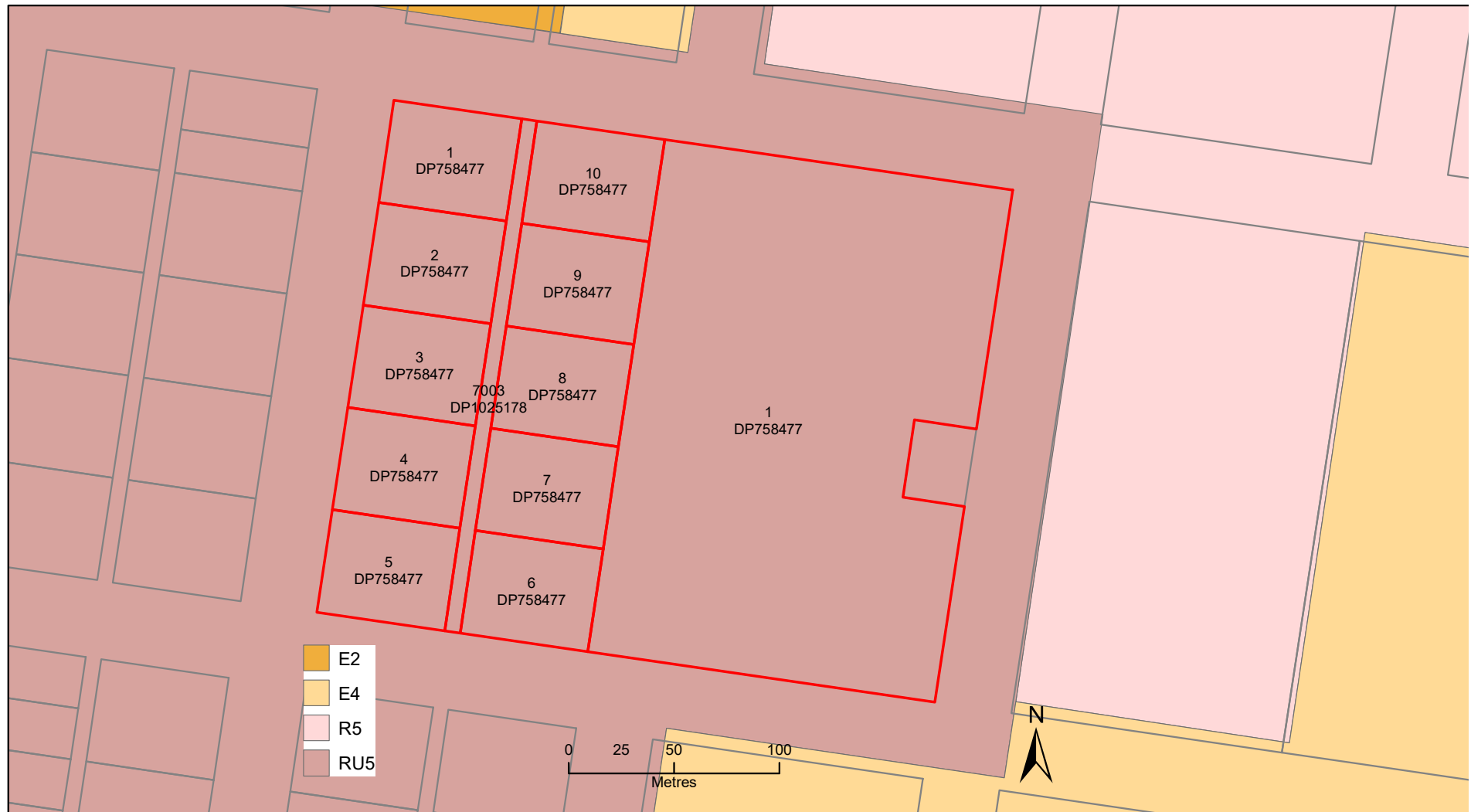
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NARRANDERA SHIRE COUNCIL LAND ZONING - GRONG GRONG

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NARRANDERA SHIRE COUNCIL LAND ZONING - KAMARAH

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Date: 25/03/2021
Project: Narrandera Shire Council - PoM
Created By: GIS Administrator - J Kajewski

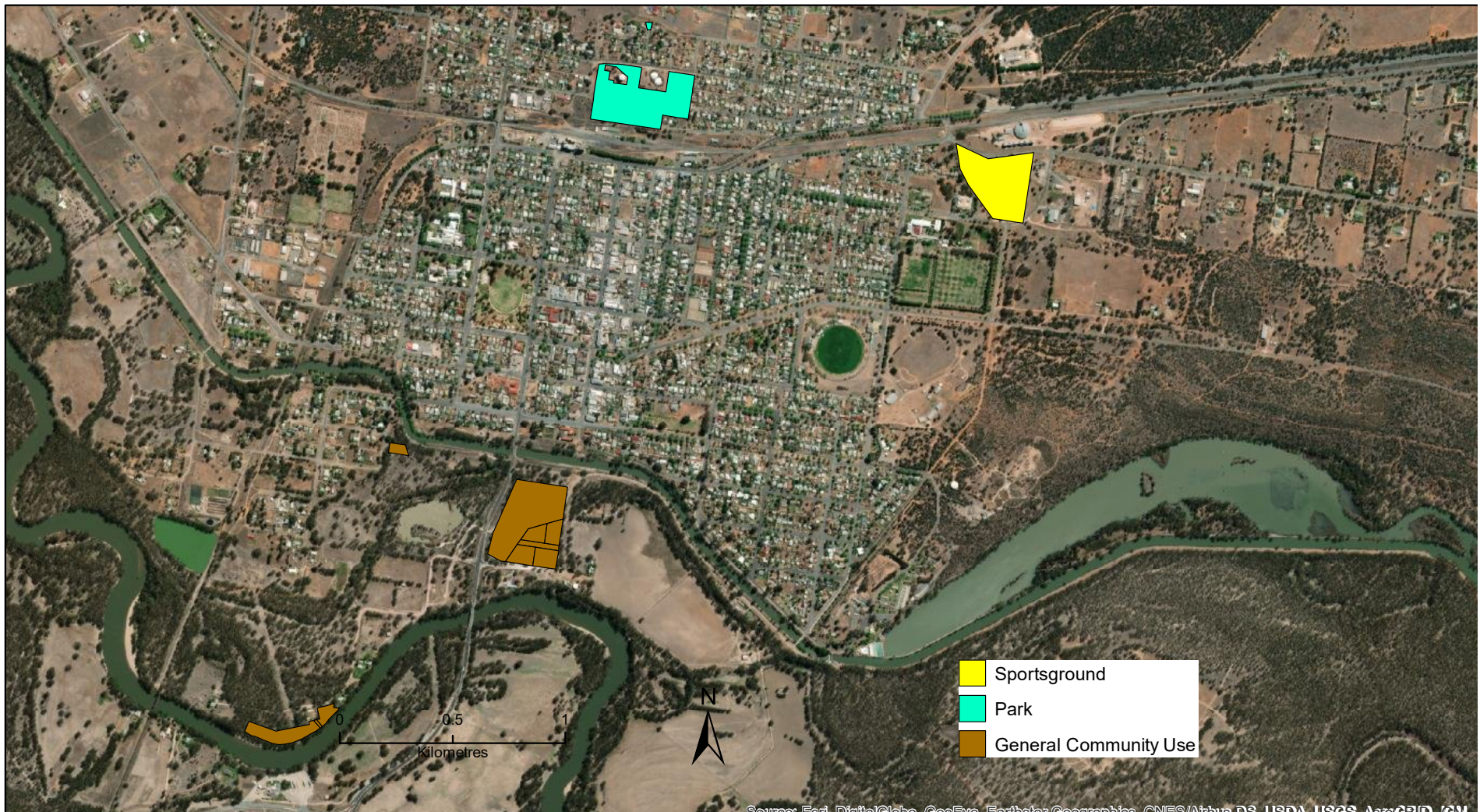


Annexure 3

**Maps Detailing Categories (Narrandera, Barellan, Grong Grong and
Kamariah)**

NARRANDERA SHIRE COUNCIL LAND CATEGORIES FOR NARRANDERA

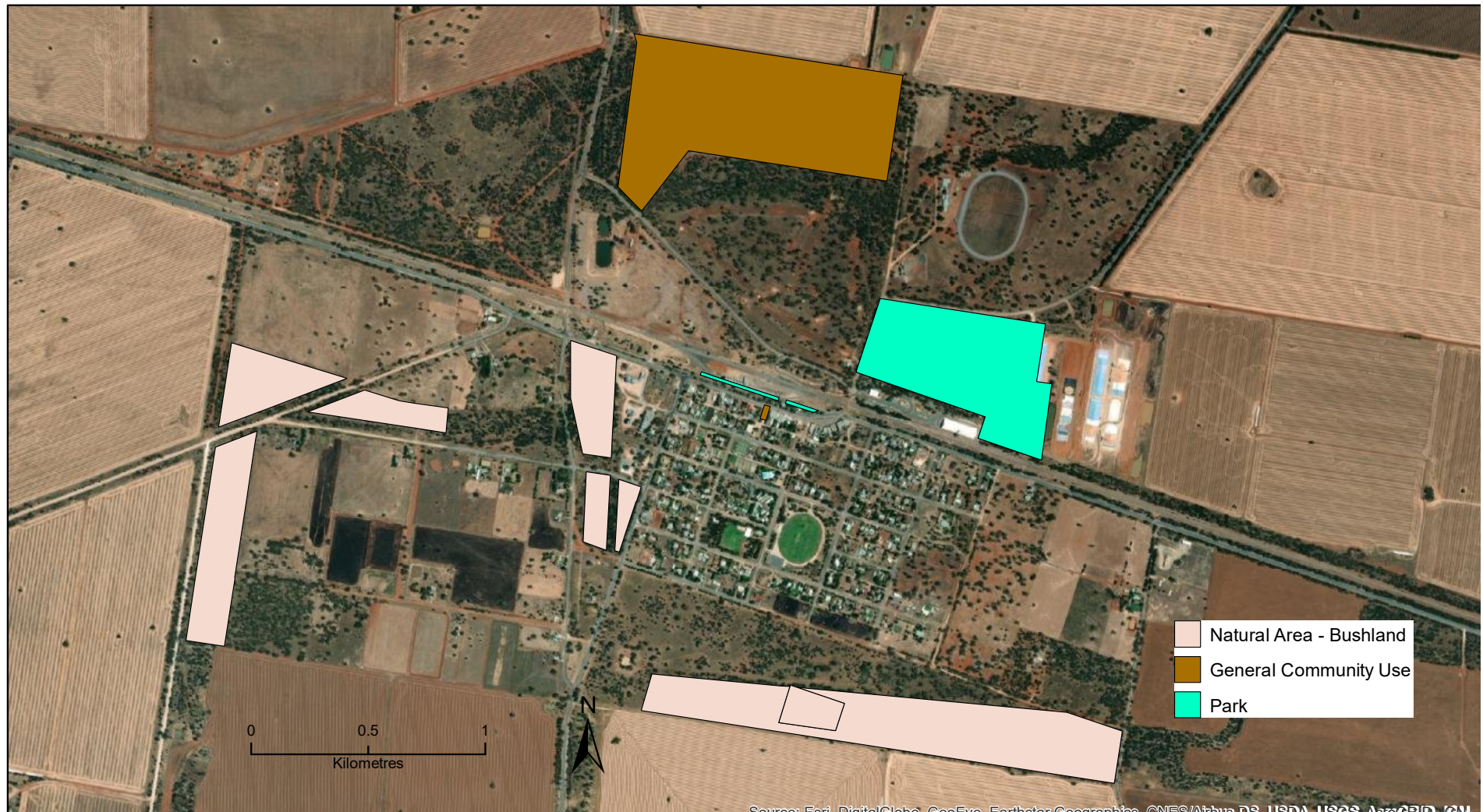
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Project: Narrandera Shire Council
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NARRANDERA SHIRE COUNCIL LAND CATEGORIES FOR BARELLAN

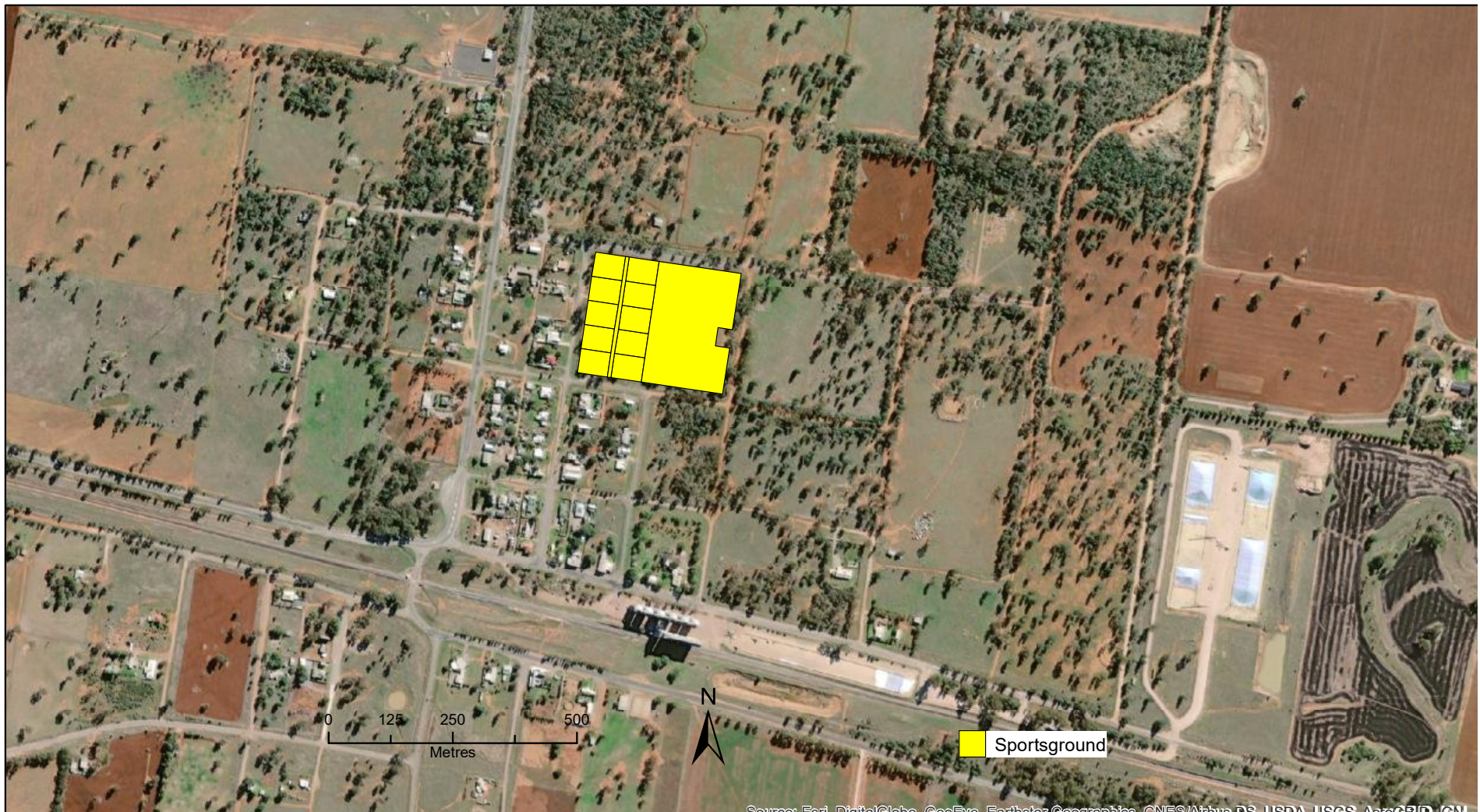
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NARRANDERA SHIRE COUNCIL LAND CATEGORY FOR GRONG GRONG

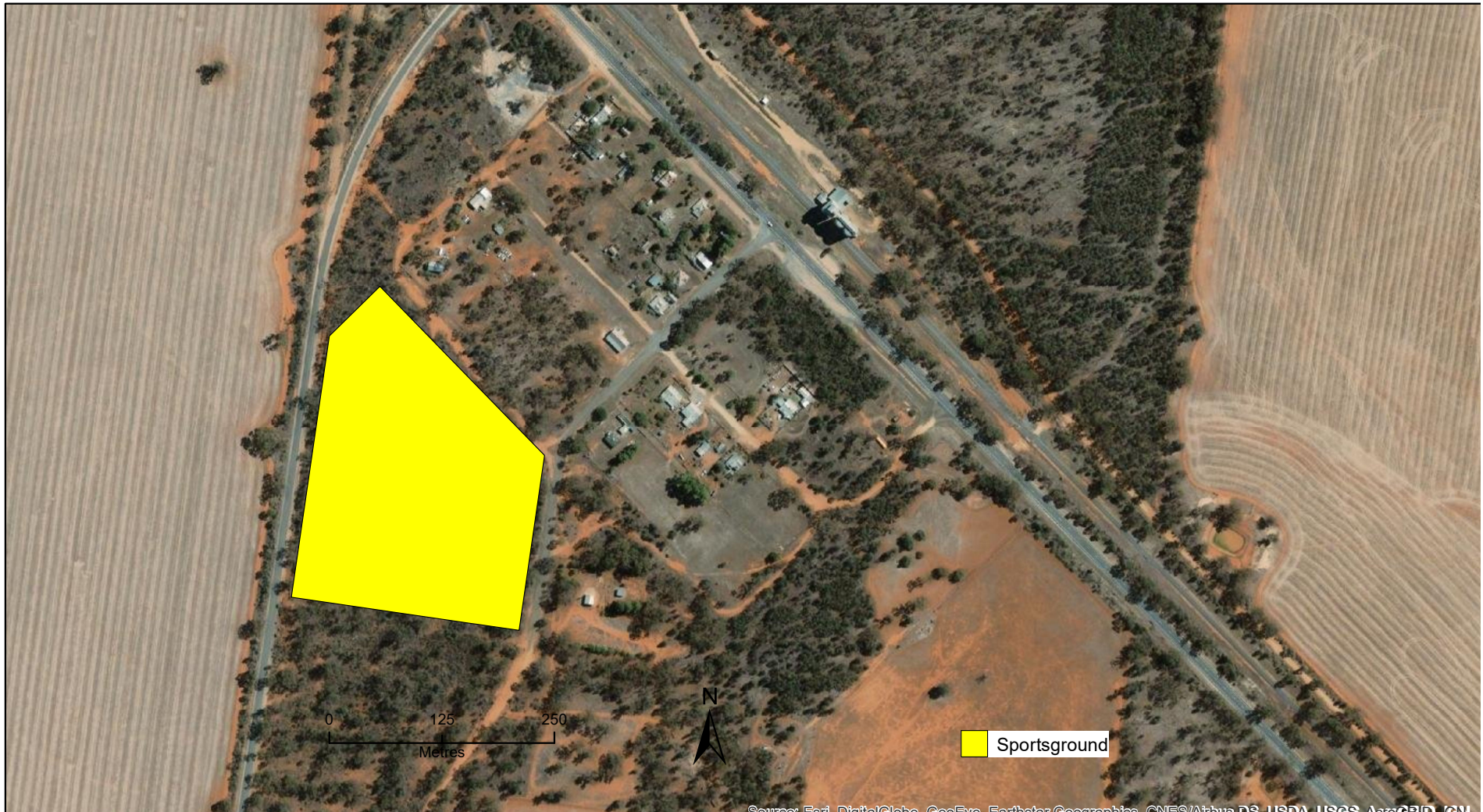
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Date: 09/03/2021
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Created By: GIS Administrator - J Kajewski



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NARRANDERA SHIRE COUNCIL LAND CATEGORY FOR KAMARAH

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Project: Narrandera Shire Council
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN

Modification of Development Approval 4.15 Assessment Report

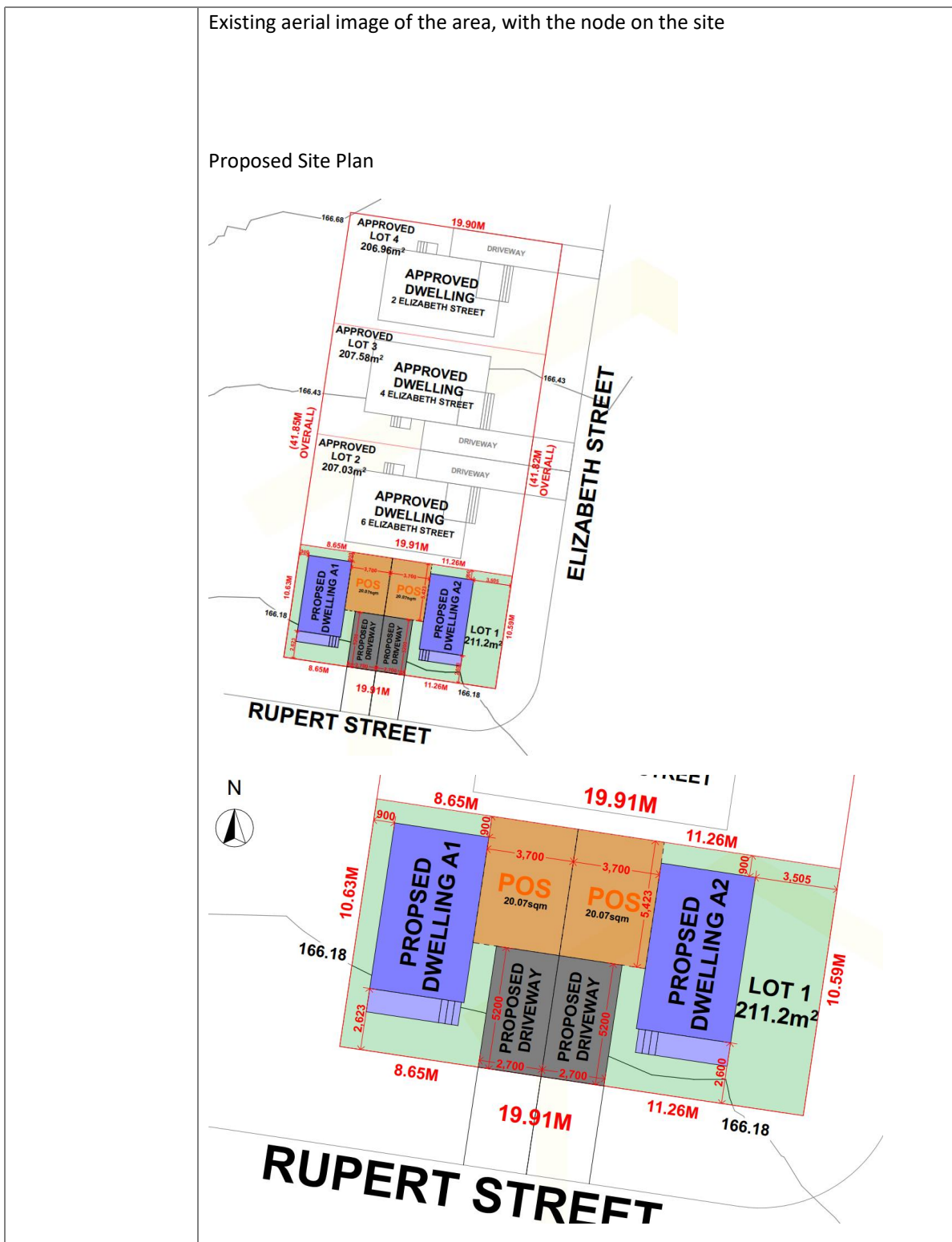
PART ONE: GENERAL ADMINISTRATION						
DA No	DA-023-2023-2024 MOD 1					
Property Information	Lot	10	Section	H	DP	2597
17A Rupert Street NARRANDERA NSW 2700						
Applicant's Details	Hitech Homes 1355 The Northern Road BRINGELLY NSW 2845					
Land Owner's Details (if different)	Mod-Pod Homes Pty Ltd 1355 The Northern Road BRINGELLY NSW 2556					
Proposed Development	Original Consent: Multi dwelling housing - 1 into 4 lot Torrens title subdivision and 4 x dwellings. Modification: Multi dwelling housing - 1 into 4 lot Torrens title subdivision and creation of a dual occupancy on the proposed lot 1.					
Type of Development	<input checked="" type="checkbox"/> Local / <input type="checkbox"/> Integrated / <input type="checkbox"/> Designated / <input type="checkbox"/> Modification					
Other Approvals Section 68 - Local Government Act 1993	<ul style="list-style-type: none"> Approval to install Manufactured Home / Moveable Dwelling 					
Lodgement Date	Received:	08/11/2022	Lodged:	10/11/2022		
Statutory Timeframe	40 days					
Stop the Clock	Nil					
Value of Development	\$ 640,000.00					
Report Author/s	Shane Wilson	Report Date	21 November 2022			
Signature						

PART TWO: SITE HISTORY & CHARACTERISTICS	
Current land use	Vacant land

MAGIQ 40187 30-08-22

<p>Previous approvals / uses</p>	<p>DA-004-2012-2013 – dwelling. Development never occurred. Soil report - #270553 – Aitken Rowe – 21-02-2013. Preliminary Environmental Site Assessment #270553 – Aitken Rowe – February 2013</p>
<p>Site inspection</p>	 <p>Photo of site taken from the corner of Rupert & Elizabeth Streets.</p>
<p>Characteristics</p>	<p>Level corner lot with open sheds on the northern side.</p>
<p>Images - Existing/Proposed</p>	

MAGIQ 40187 30-08-22



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PART THREE: MATTERS FOR CONSIDERATION																											
SECTION 4.15 (1)(a)(i) any environmental planning instrument																											
State Environmental Planning Policies	<p>List applicable to NSC</p> <p>The following SEPPS considered applicable to this development are indicated with a <input checked="" type="checkbox"/></p> <table border="1"> <tr> <td><input type="checkbox"/></td> <td>State Environmental Planning Policy (Biodiversity and Conservation)</td> </tr> <tr> <td><input type="checkbox"/></td> <td>State Environmental Planning Policy (Building Sustainability Index: BASIX)</td> </tr> <tr> <td><input type="checkbox"/></td> <td>State Environmental Planning Policy (Exempt and Complying Development Codes) The proposed development cannot be classed as exempt or complying development as it does not meet all of the relevant development requirements.</td> </tr> <tr> <td><input type="checkbox"/></td> <td>State Environmental Planning Policy (Housing)</td> </tr> <tr> <td><input type="checkbox"/></td> <td>State Environmental Planning Policy (Industry and Employment)</td> </tr> <tr> <td><input type="checkbox"/></td> <td>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</td> </tr> <tr> <td><input type="checkbox"/></td> <td>State Environmental Planning Policy (Planning Systems)</td> </tr> <tr> <td><input type="checkbox"/></td> <td>State Environmental Planning Policy (Planning Systems)</td> </tr> <tr> <td><input type="checkbox"/></td> <td>State Environmental Planning Policy (Precincts – Regional)</td> </tr> <tr> <td><input type="checkbox"/></td> <td>State Environmental Planning Policy (Primary Production)</td> </tr> <tr> <td><input type="checkbox"/></td> <td>State Environmental Planning Policy (Resilience and Hazards)</td> </tr> <tr> <td><input type="checkbox"/></td> <td>State Environmental Planning Policy (Resources and Energy)</td> </tr> <tr> <td><input type="checkbox"/></td> <td>State Environmental Planning Policy (Transport and Infrastructure)</td> </tr> </table>	<input type="checkbox"/>	State Environmental Planning Policy (Biodiversity and Conservation)	<input type="checkbox"/>	State Environmental Planning Policy (Building Sustainability Index: BASIX)	<input type="checkbox"/>	State Environmental Planning Policy (Exempt and Complying Development Codes) The proposed development cannot be classed as exempt or complying development as it does not meet all of the relevant development requirements.	<input type="checkbox"/>	State Environmental Planning Policy (Housing)	<input type="checkbox"/>	State Environmental Planning Policy (Industry and Employment)	<input type="checkbox"/>	State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development	<input type="checkbox"/>	State Environmental Planning Policy (Planning Systems)	<input type="checkbox"/>	State Environmental Planning Policy (Planning Systems)	<input type="checkbox"/>	State Environmental Planning Policy (Precincts – Regional)	<input type="checkbox"/>	State Environmental Planning Policy (Primary Production)	<input type="checkbox"/>	State Environmental Planning Policy (Resilience and Hazards)	<input type="checkbox"/>	State Environmental Planning Policy (Resources and Energy)	<input type="checkbox"/>	State Environmental Planning Policy (Transport and Infrastructure)
<input type="checkbox"/>	State Environmental Planning Policy (Biodiversity and Conservation)																										
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<input type="checkbox"/>	State Environmental Planning Policy (Industry and Employment)																										
<input type="checkbox"/>	State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development																										
<input type="checkbox"/>	State Environmental Planning Policy (Planning Systems)																										
<input type="checkbox"/>	State Environmental Planning Policy (Planning Systems)																										
<input type="checkbox"/>	State Environmental Planning Policy (Precincts – Regional)																										
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<input type="checkbox"/>	State Environmental Planning Policy (Resilience and Hazards)																										
<input type="checkbox"/>	State Environmental Planning Policy (Resources and Energy)																										
<input type="checkbox"/>	State Environmental Planning Policy (Transport and Infrastructure)																										
Narrandera Local Environmental Plan 2013	<ul style="list-style-type: none"> • The subject site is zoned <ul style="list-style-type: none"> <input type="checkbox"/> RU1 Primary Production <input type="checkbox"/> RU4 Primary Production <input checked="" type="checkbox"/> RU5 Village <input type="checkbox"/> R5 Large Lot Residential <input type="checkbox"/> IN1 General Industrial <input type="checkbox"/> IN2 Light Industrial <input type="checkbox"/> Other - <p>under the provisions of the Local Environmental Plan.</p> • The proposed development is permitted with consent under the land use table. • The proposed development meets both the plan and zone objectives 																										

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	<p>Part 1 Preliminary</p> <p>Clause 1.2 - Aims of Plan</p> <p>The plan objectives:</p> <ul style="list-style-type: none"> a. to protect, enhance and conserve agricultural land through the proper management, development and conservation of natural and man-made resources, b. to encourage a range of housing, employment, recreation and community facilities to meet the needs of existing and future residents of Narrandera, c. to promote the efficient and equitable provision of public services, infrastructure and amenities, d. to conserve environmental heritage <p>Generally the development complies with the above Plan objectives.</p>
	<p>Part 2 Permitted or prohibited development</p> <p>The subject land is zoned</p> <ul style="list-style-type: none"> <input type="checkbox"/> RU1 Primary Production <input type="checkbox"/> RU4 Primary Production <input checked="" type="checkbox"/> RU5 Village <input type="checkbox"/> R5 Large Lot Residential <input type="checkbox"/> IN1 General Industrial <input type="checkbox"/> IN2 Light Industrial <input type="checkbox"/> Other - <p>under NLEP 2013. The proposed development is defined as ‘Dwelling houses’ under the LEP and is permissible in the zone with consent.</p> <p>Part 3 Exempt or complying development</p> <p>The proposed development does not satisfy the required provisions to be defined as Exempt and/or Complying Development, and therefore development consent has been sought.</p> <p>Part 4 Principal development standards</p> <p>No Principal Development Standards are applicable to the proposed development.</p> <p>Part 5 Miscellaneous provisions</p> <p>No Miscellaneous Provisions are applicable to the proposed development.</p>
	<p>Part 6 Additional Local Provisions</p> <p>6.1 Earthworks – <input checked="" type="checkbox"/>applicable / <input type="checkbox"/>not applicable to this development</p> <p>6.2 Repealed</p> <p>6.3 Stormwater management – <input checked="" type="checkbox"/>applicable / <input type="checkbox"/>not applicable to this development</p> <p>6.4 Terrestrial biodiversity – <input type="checkbox"/>applicable / <input checked="" type="checkbox"/>not applicable to this development</p>

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	<p>6.5 Groundwater vulnerability – refer to watercourse map - <input type="checkbox"/> applicable / <input checked="" type="checkbox"/> not applicable to this development</p> <p>6.6 Riparian land and watercourses – refer to watercourse map - <input type="checkbox"/> applicable / <input checked="" type="checkbox"/> not applicable to this development</p> <p>6.7 Wetlands – refer to wetlands map - <input type="checkbox"/> applicable / <input checked="" type="checkbox"/> not applicable to this development</p> <p>6.8 Salinity – refer to salinity map - <input type="checkbox"/> applicable / <input checked="" type="checkbox"/> not applicable to this development</p> <p>6.9 Development on river front areas – <input type="checkbox"/> applicable / <input checked="" type="checkbox"/> not applicable to this development</p> <p>6.10 Development on riverbeds and banks – <input type="checkbox"/> applicable / <input checked="" type="checkbox"/> not applicable to this development</p> <p>6.11 Airspace operations – <input type="checkbox"/> applicable / <input checked="" type="checkbox"/> not applicable to this development</p> <p>6.12 Development in areas subject to aircraft noise – <input type="checkbox"/> applicable / <input checked="" type="checkbox"/> not applicable to this development</p> <p>6.13 Essential services – <input checked="" type="checkbox"/> applicable / <input type="checkbox"/> not applicable to this development. Council is satisfied that the following essential services are available to the development</p> <ul style="list-style-type: none"> a) the supply of water b) the supply of electricity c) the disposal and management of sewage d) stormwater drainage or on-site conservation e) suitable vehicular access
<p>SECTION 4.15 (1)(a)(ii) any proposed instrument</p>	<p>There are no draft amendments NLEP 2013 that have been identified changing the planning the provisions affecting the subject land.</p>
<p>SECTION 4.15(1)(a)(iii) any development control plan</p>	<p>The following parts of the DCP have been considered in the assessment of the proposed development:</p>
	<p>Part A - Introduction</p> <ul style="list-style-type: none"> • Noted, the DCP is relevant to this application. <p>Part B - Strategic Land Use Plans for Shire</p> <ul style="list-style-type: none"> • Noted, no relevant impact to this application <p>Part C - Controls Applying to All Development</p> <p>5.1 On-site effluent Disposal for land without reticulated sewer – not applicable</p> <p>5.2 Parking</p> <ul style="list-style-type: none"> • Each dwelling is required to have an off-street carparking space, which has been provided. <p>Part D - Land Use Based Controls</p> <p>Chapter 6 - Rural Residential / Large Lot Residential Development- not applicable.</p>

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	<p>Chapter 7 - Residential Development – the proposed development is considered to be multi dwelling housing and therefore this part applies to this development.</p> <ul style="list-style-type: none"> 7.4.2 Front setback & streetscape – the development fails to achieve the required 5m setback. The applicant states: <p><i>We are proposing a reduction to this control, proposing a front setback from Elizabeth Street of 3.5m as we see no adverse impacts of the site & its surroundings. This reduction was required to fit in the required parking spaces & Private open space provisions. We would like to use neighbouring dwellings (No 41,42 & 43 Elizabeth Street) as a precedent, as it appears that they have been approved with a similar front setback distance. Beyond this, there is still an approx. 5m buffer from Eastern boundary to Elizabeth Street.</i></p> <p>Staff comments: given the limited size of the unit being installed, there is minimal impact on the streetscape or local amenity. Variation is supported.</p> 7.4.3 Side and Rear building setbacks – Complies with side boundary setbacks: Proposed dual occupancy all meet the minimum required side setbacks (0.9m – 2.6m). <p>DCP variation required. The applicant states:-</p> <p><i>We are proposing a reduction to the Secondary Road setback (Rupert St) control by 400mm, bringing it to a min. 2.6m secondary road setback as we see no adverse impacts of the site & its surroundings. We would like to use neighbouring dwellings (No 41 Elizabeth Street) as a precedent, as it appears that they have been approved with a lesser secondary road setback. Beyond this, there is still an approx. 5m buffer from Southern boundary to Rupert Street. - We are proposing a reduction to the minimum required rear setback to 0.9m as we don't see any adverse impacts to the site & its surroundings. This reduction was required to fit in the required parking spaces & Private open space provisions. We would like to use neighbouring dwellings (No 41,42 & 43 Elizabeth Street) as a precedent, as it appears that they have been approved with a similar rear setback distance.</i></p> <p>Staff comments: This is a minor variation and not inconsistent with other setbacks in the local area. There is minimal impact on the streetscape or local amenity. Variation is supported.</p> 7.4.4 Height limits – The development meet all requirements. 7.4.5 Site coverage – Meets all requirements. 7.4.6 Open space provision – Meets all requirements. 7.4.7 Solar access & protection – Meets all requirements. 7.4.8 Privacy - Meets all requirements. 7.4.9 Fencing - Meets all requirements. 7.4.10 Landscaping - Meets all requirements. 7.4.11 – Off-street carparking - Meets all requirements. <p>Chapter 8 - Narrandera Business Centre - not applicable Chapter 9 - Industrial Development - not applicable</p>
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	<p>As detailed above, a variation of the DCP is required for Clause 7.4.2 and 7.4.3. The proposed variations are considered to remain consistent with the objectives of each section and have no adverse impacts on the adjoining properties or surrounding neighbourhood.</p> <p>Part E - Planning for Natural Hazards Chapter 10 - Flood Liable Land - not applicable. Chapter 11 - Bushfire Prone Land – although the land is mapped as bushfire prone land a site investigation has determined that there is no bushfire risk and therefore no referral to RFS or BAL assessment required.</p> <p>Part F - Natural Resources Chapter 12 - Sensitive Land - not applicable. Chapter 13 - Sensitive Water - not applicable.</p> <p>Part G - Heritage Controls Chapter 14 - Heritage Items - not applicable.</p> <p>Part H - Notification of Development Chapter 15 - Notification</p> <ul style="list-style-type: none"> The development was notified in accordance with the CPP – Community Participation Plan. Local paper, social media and neighbour notifications. No submissions were received.
SECTION 4.15 (1)(a)(iiia) any planning agreement	No planning agreement relates to the site or to the proposed development.
SECTION 4.15(1)(a) (iv) the regulations	<p>There are no matters prescribed by the Regulations applicable to this development.</p> <p>Section 4.15(1)(a)(iv) requires Council to take into consideration the provisions of clauses 61-68 of the Environmental Planning and Assessment Regulations, 2021.</p> <p>Clause 61(1) of the Environmental Planning & Assessment Regulations 2021 requires the consent authority to consider the provisions of Australian Standard AS 2601-2001: The demolition of Structures.</p>
SECTION 4.15(1)(b) the likely impacts of the development	See attached Table 1.
SECTION 4.15(1)(c) the suitability of the site	The subject land is considered suitable for the proposed development having regard to the site attributes and generally being in accordance with Council’s planning controls, subject to the variations detailed in 4.15(1)(a)(iii).
SECTION 4.15(1) (d) any submissions made in accordance with the Act or the Regulations	<p>The application was placed on notification for a period of 11 days.</p> <p>No submissions were received during the exhibition period.</p>
SECTION 4.15(1) (e) the public interest	The public interest is a broad consideration relating to many issues and is not limited to effect upon the streetscape. Taking into account the full range of matters for consideration under Section 4.15 of the Environmental Planning and Assessment 1979 (as discussed within this report) it is

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	<p>considered that approval of the application is consistent with the public interest.</p>
<p>Part 7 Biodiversity Conservation Act 2016 – Clause 7.3 Test for determining proposed development likely to significantly affect threatened species.</p>	<p>1. The following is to be taken into account for the purposes of determining whether a proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats:</p> <p>a. in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,</p> <p><i>The proposed development will not have any effect upon threatened species. The site is within a developed area and the development is an approved use in this zone.</i></p> <p>b. in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:</p> <p>i. is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction</p> <p><i>No endangered ecological community or critically endangered ecological community is identified within the site of the development.</i></p> <p>ii. is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,</p> <p><i>The site of the proposed development is within an existing developed area and will not lead to any modification of habitat.</i></p> <p>c. in relation to the habitat of a threatened species or ecological community:</p> <p>i. the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity</p> <p><i>No endangered ecological community or critically endangered ecological community is identified within the site of the development.</i></p> <p>ii. whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity.</p> <p><i>No. The site of the proposed development is within an existing developed area and will not lead to any modification or fragmentation of habitat.</i></p> <p>iii. the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality</p> <p><i>No endangered ecological community or critically endangered ecological community is identified within the site of the development.</i></p> <p>d. whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly)</p> <p><i>No declared area of outstanding biodiversity value was identified within the study area.</i></p>

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	<p>e. whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.</p> <p><i>The development is an approved use of the land and as such is not considered as part of a key threatening process.</i></p>
<p>Part 7 Biodiversity Conservation Act 2016 7.7 Biodiversity assessment for Part 4 development (other than State significant development or complying development)</p>	<p>2. If the proposed development is likely to significantly affect threatened species, the application for development consent is to be accompanied by a biodiversity development assessment report.</p> <p><i>The development will not affect any threatened species.</i></p>

PART FOUR: STATUTORY REFERRALS		
Referrals	<p>The application has been considered with regard to Section 91 of the Environmental Planning and Assessment Act, 1979 and whether or not the proposal was integrated development. The following table identifies whether or not there were any other statutory referrals required in terms of relevant State Environmental Planning Polices.</p>	
	AGENCY	LEGISLATION
	DPI	Fisheries Management Act, 1994 Coal Mine Subsidence Compensation Act, 2017 Mining Act, 1992 Petroleum (Onshore) Act, 1991 National Parks & Wildlife Act, 1974
	OEH	Protection of the Environment Operations Act, 1997 Water Management Act, 2000
	NSW Heritage	Heritage Act, 1977
	TfNSW (RMS)	Roads Act, 1993
	RFS	Rural Fires Act, 1997
		The application is local development as defined Section 4.46 of the Environmental Planning and Assessment Act, 1979.

PART FIVE: CONTRIBUTIONS	
<p>Section 94 & Section 94A Contributions (Environmental Planning & Assessment Act, 1979)</p>	<ul style="list-style-type: none"> Section 7.12 Fixed Development Consent Levy were already applied under original determination with no change as a result of this variation.

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<p>Section 64 Contributions (Local Government Act, 1993)</p>	<p>Section 64 Contributions are applicable to this development were already applied under original determination with no change as a result of this variation.</p>
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<p>PART SIX: DETERMINATION</p>	
<p>The development application has been analysed and evaluated as per Section 4.15 of the Environmental Planning and Assessment Act, 1979.</p>	<p>The assessment has identified that:</p> <ul style="list-style-type: none"> ▪ the proposed development is permissible within the zone under NLEP 2013 and is consistent with the aims, objectives and special provisions of that environmental planning instrument. ▪ the proposed development although requiring variation to some development standards of the DCP, is unlikely to have any unreasonable impact on the natural or built environment, and where an adverse impact has been identified appropriate conditions have been imposed to mitigate the effects. ▪ the subject site is suitable for the proposed development. ▪ the proposed development does not raise any matter contrary to the public interest. <p>Having regard to NLEP 2013, NDCP 2013 and the matters discussed within this report and the relevant matters for consideration listed under Section 4.15 of the Environmental Planning & Assessment Act 1979, this assessment considers the development and the DCP variations should be supported.</p>
<p>Recommendation</p>	<p>That consent be granted to the Modification of Development Application DA-023-2022-2023 for Multi dwelling housing - 1 into 4 lot Torrens title subdivision and creation of a dual occupancy on the proposed lot 1. at 17A Rupert Street, Narrandera subject to conditions set out in the draft determination.</p>

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Table 1:					
Section 4.15(1)(b) – Any likely impacts of that development					
Attributes	Satisfactory	Satisfactory if conditioned	Not Satisfactory	Not Relevant	Comment
Context & setting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Established residential area with a mix of units and small lot single dwelling.
Streetscape	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping proposed to soften the frontages.
Traffic, access and parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Road & parking is adequate.
Public domain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water, sewer, power and gas all available to the development site.
Environmental heritage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Aboriginal cultural heritage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other land resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Water quality & stormwater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soils, soil erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Air and microclimate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Flora and fauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Biodiversity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Noise & vibration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hours of operation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Natural hazards - Flooding - Bushfire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See comments in assessment.
Technological hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Safety, security and crime prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Social impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Economic impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site design and internal design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overlooking - overshadowing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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Table 1:					
Section 4.15(1)(b) – Any likely impacts of that development					
Attributes	Satisfactory	Satisfactory if conditioned	Not Satisfactory	Not Relevant	Comment
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Private open space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cumulative Impacts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Disabled access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Signage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Setbacks, building envelopes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approval to be sought from Council for the variation of the DCP regarding rear and secondary setback.
Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An easement will be required for the sewer main extension.

**SCHEDULE 1
CONDITIONS OF CONSENT DA-023-2022-2023**

Cond #	Details	Met															
GENERAL																	
1.	<p>Approved Plans and Documentation</p> <p>The development shall be undertaken in accordance with the stamped approved plans detailed as follows, the application form, Statement of Environmental Effects and other approved documentation except where modified in red or by any of the following conditions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Ref No</th> <th style="width: 35%;">Drawing/Document Title</th> <th style="width: 20%;">Prepared by</th> <th style="width: 10%;">Version</th> <th style="width: 15%;">Date</th> </tr> </thead> <tbody> <tr> <td>14500923 – 14510923</td> <td>DA Modification Proposed Dwellings 17A Rupert Street 202708 – 202709 13 pages</td> <td>Hi-Tech Homes</td> <td align="center">-</td> <td>23-10-2023</td> </tr> <tr> <td align="center">-</td> <td>DA Modification to Lot 1 – Approved Dwelling A Statement of Environmental Effects 8 pages</td> <td>Hi-Tech Homes</td> <td align="center">-</td> <td align="center">-</td> </tr> </tbody> </table> <p><i>Note 1: Modifications to the approved plans and/or documents will require the lodgement and consideration by Council of a modification pursuant to section 4.55 of the Environmental Planning and Assessment Act, as amended.</i></p> <p><i>REASON: To enable the construction of the buildings to be in accordance with the development approval. (Section 4.15 of the Environmental Planning and Assessment Act, 1979, as amended).</i></p>	Ref No	Drawing/Document Title	Prepared by	Version	Date	14500923 – 14510923	DA Modification Proposed Dwellings 17A Rupert Street 202708 – 202709 13 pages	Hi-Tech Homes	-	23-10-2023	-	DA Modification to Lot 1 – Approved Dwelling A Statement of Environmental Effects 8 pages	Hi-Tech Homes	-	-	
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-	DA Modification to Lot 1 – Approved Dwelling A Statement of Environmental Effects 8 pages	Hi-Tech Homes	-	-													
2.	<p>Lapsing of Consent</p> <p>This Consent is valid for a period of five years from the date of consent. It will lapse if the approved use of any land or construction work has not commenced prior to that date. No further extensions will be granted.</p> <p><i>REASON: To comply with Section 4.53(1) of the Environmental Planning and Assessment Act, 1979, as amended.</i></p>																
3.	<p>Compliance with Building Code of Australia</p> <p>All aspects of the building design are to comply with the applicable performance requirements of the National Construction Code so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:</p> <ol style="list-style-type: none"> a. Complying with the deemed to satisfy provisions, or b. Formulating an alternative solution which: <ol style="list-style-type: none"> i. Complies with the performance requirements, or ii. Is shown to be at least equivalent to the deemed to satisfy provision, or c. A combination of a. and b. <p><i>REASON: Statutory requirement of Clause 145 of the Environmental Planning and Assessment Regulation 2000.</i></p>																

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4.	<p>Amenity - General</p> <p>The development is to be conducted in a manner that will not interfere with the amenity of the locality by Reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television or radio reception or otherwise.</p> <p><i>REASON: So that the development does not reduce the amenity of the area. Section 4.15 of the Environmental Planning and Assessment Act, 1979, as amended.</i></p>	
5.	<p>Amplification of Services</p> <p>Any amplification, extension or relocation of any service is the responsibility of the applicant at their own expense. The work is to be in accordance with Council’s standards and any other service provider.</p> <p><i>REASON: It is in the public interest that all costs associated with upgrading Public Infrastructure as a result of the development are borne by the applicant.</i></p>	
6.	<p>Aboriginal Heritage</p> <p>Should any Aboriginal relics be encountered during any works for this development, then all excavation or disturbance to the area is to cease immediately and the Office of Environment and Heritage is to be informed in accordance with Section 91 of the National Parks and Wildlife Act, 1974.</p> <p><i>REASON: OEH requirement under the National Parks and Wildlife Act 1974 and Threatened Species Conservation Act 1995.</i></p>	
7.	<p>Damage to Council Infrastructure</p> <p>Any damage to Council infrastructure as a result of construction or associated works is to be rectified at the cost of the developer and to the satisfaction of Council. It is therefore requested that any damage that is obvious before work commences is notified to Council to avoid possible later conflict.</p> <p><i>REASON: To ensure that any damage to Council infrastructure as a result of the development is repaired or made good by the developer.</i></p>	
8.	<p>Work Near Power Lines</p> <p>All works near power lines are to be to be undertaken in accordance with the requirements of Essential Energy, SafeWork NSW and the Code of Practice – Work near Overhead Power Lines (Workcover 2006).</p> <p><i>REASON: To ensure no person, plant or thing comes within an unsafe distance of any overhead or underground electric line.</i></p>	
PRIOR TO THE COMMENCEMENT OF WORKS		
9.	<p>Provision of Sewer</p> <p>Prior to the commencement of any works on the site, a Section 68 approval under the Local Government Act 1993 must be obtained from Council. The application must contain a detailed design of the required sewer service to each lot, including location, grades and all associated design levels.</p> <p><i>REASON: This is to ensure there is adequate provision for sewer disposal to the development and relevant approvals required under the Local Government Act 1993 are obtained.</i></p>	
10.	<p>Erection of Signs for Development</p> <p>Appropriate signs are to be erected in accordance with Section 70 Environmental Planning & Assessment Regulation 2021 as follows. A sign must be erected in a prominent position on any site on which building work is being carried out:</p> <p>a. Showing the name, address and telephone number of the Principal Certifying Authority for</p>	

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	<p>the work, and</p> <p>b. Showing the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and</p> <p>c. Stating that unauthorised entry to the work site is prohibited.</p> <p>Any such sign is to be maintained while the construction work is being carried out, and must be removed when the work has been completed.</p> <p>REASON: <i>This is a prescribed condition of consent under the Environmental Planning and Assessment Regulation 2021, as amended.</i></p>	
11.	<p>DA Record to be Kept On-Site</p> <p>The builder shall at all times maintain on the job a legible copy of the plan and specifications approved with the Construction Certificate endorsement of the certifying authority.</p> <p>REASON: <i>To ensure all contractors have access to an approved plan.</i></p>	
12.	<p>Public Access to Site</p> <p>Public access to the site is to be prevented when construction work is not in progress or the site is unoccupied.</p> <p>REASON: <i>To ensure that the construction and excavation works and all associated work practices are undertaken in a safe manner complying with the requirements of SafeWork NSW.</i></p>	
13.	<p>Suitable Hoarding</p> <p>A suitable hoarding or fence is to be erected between the building or site of the proposed building and any public place to prevent any materials from or in connection with the work, falling onto the public place.</p> <p>If it is intended or proposed to erect the hoarding or fence on the road reserve or public place, a separate application made under the Roads Act 1993 will need to be lodged with Council together with the associated fee.</p> <p>REASON: <i>To ensure the protection of the surrounding public from all building related materials.</i></p>	
14.	<p>Temporary Closet</p> <p>Temporary closet accommodation being provided throughout the course of building operations by means of a chemical closet complying with the requirements of the Department of Environment and Climate Change or temporary connections to Council’s sewer where available, such connections to be carried out by a licensed plumber and drainer.</p> <p>REASON: <i>To ensure all workers on site have access to toilet facilities.</i></p>	
DURING WORKS		
15.	<p>Plumbing and Drainage Approval</p> <p>Prior to any plumbing and drainage work a Section 68 approval under the Local Government Act 1993 must be obtained from Council.</p> <p>This application must cover:</p> <ul style="list-style-type: none"> • B1 - Carry out water supply work • B4 - Carry out sewerage work • B5 - Carry out stormwater drainage work <p>REASON: <i>To ensure that the relevant approvals required under the Local Government Act 1993 and the Plumbing Code of Australia have been obtained.</i></p>	

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16.	Plumbing and Drainage Works	<p>a. All plumbing and drainage work is to be carried out by a Licensed Plumber and Drainer and to the requirements of the Plumbing Code of Australia.</p> <p>b. Any sewer or stormwater works associated with the development are to meet the requirements of the AS3500 and the New South Wales Plumbing Code of Practice.</p> <p>The licensed plumber must submit a "Notice of Works" to Council at least two (2) days prior to the commencement of any plumbing and drainage works on-site.</p> <p>REASON: <i>It is in the public interest that plumbing and drainage work is carried out with the relevant approvals required under the Local Government Act 1993 and the Plumbing Code of Australia. Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.</i></p>	
PLACEMENT OF A MANUFACTURED HOME			
17.	Activity On-Site	<p>No activity is to be carried out on site until the Section 68 approval under the Local Government Act 1993 has been issued, other than:</p> <ul style="list-style-type: none"> a. Site investigation for the preparation of the construction, and/or b. Implementation of environmental protection measures, such as erosion control, or the like that is required by this consent. <p>REASON: <i>To ensure the appropriate approvals have been issued under the Local Government Act 1993.</i></p>	
18.	Building Inspections	<p>The following Critical Stage Inspections are required to be carried out by the Principal Certifying Authority to enable the issue of an Completion Certificate:</p> <ul style="list-style-type: none"> a. After excavation for, and prior to the placement of, any footings. b. Prior to covering any stormwater and sewer drainage connections. c. After the building work has been completed and prior to any Completion Certificate being issued in relation to the building work. <p>NOTE: At least forty-eight (48) hours' prior notice for all of the above inspections (where applicable) shall be given by contacting Narrandera Shire Council by telephone 02-6959 5510.</p> <p>NOTE: A Transportable Dwelling Certificate of Completion in relation to the building will not be issued unless all of the above stages have been inspected.</p> <p>REASON: <i>Section 6.5 of the Environmental Planning & Assessment Act 1979 requires that critical stage inspections are carried out prior to the issue of an Completion Certificate.</i></p>	
19.	Termite Protection	<p>The building shall be protected from termite attack in accordance with the requirements of AS3660.1.</p> <p>REASON: <i>To provide a level of protection against termite infestation and to comply with the requirements of the Australian Standard AS3660.1.</i></p>	
20.	Plumbing and Drainage	<p>Submit certification from a Licensed Plumber, confirming that all plumbing and drainage installed in the building complies with AS 3500 Plumbing and Drainage Code for a Class 1 building.</p>	

MAGIQ 40187 30-08-22

<p>21.</p>	<p>Smoke Alarm</p> <p>a. All smoke alarms provided in the dwelling shall be connected to the consumer mains power supply, be interconnected where there is more than one alarm and have a stand-by power supply (battery back-up).</p> <p>b. A certificate from a Licensed Electrician confirming that 240V smoke alarm/s have been installed shall be submitted to Council.</p> <p>REASON: <i>Compliance with Part 3.7.2 of the Building Code of Australia.</i></p>	
<p>22.</p>	<p>Sub Floor Ventilation</p> <p>The sub-floor area of the building shall be ventilated and cross-ventilated to between the underside of the floor and the finished ground surface.</p> <p>REASON: <i>Compliance with Part 3.4.1 of the Building Code of Australia.</i></p>	
<p>23.</p>	<p>Compliance Plate</p> <p>A compliance plate must be attached to an accessible part of the manufactured home. The compliance plate must specify the following:</p> <p>a. The name of the manufacturer of the relocatable home or associated structure</p> <p>b. The unique identification number for each major section of the relocatable home</p> <p>c. The month and year during which the relocatable home or associated structure was constructed</p> <p>d. The design gust wind speed for the relocatable home or associated structure</p> <p>e. A statement to the effect that the relocatable home or associated structure complies with the requirements of this division</p> <p>f. The name of the practising structural engineer by whom the engineer’s certificate has been issued in respect of the relocatable home</p> <p>g. Whether a relocatable home is intended for use as a park van or holiday van</p> <p>h. A unique identification number must be permanently marked on each major section of the relocatable home</p> <p>REASON: <i>Compliance with Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.</i></p>	
<p>24.</p>	<p>Compliance Certification</p> <p>Prior to the granting of occupancy the applicant must submit to Council certification from a suitably qualified body or individual in respect of the following works:</p> <p>a. Structural steelwork</p> <p>b. Frame (including sub-floor, roof trusses and bracing)</p> <p>c. Wet area waterproofing</p> <p>d. Glazing</p> <p>e. Hot and cold water plumbing</p> <p>f. Electrical</p> <p>g. Gas</p> <p>NOTE: Due to the installation of the manufactured dwelling being issued under the Local Government Regulation 2021, a final Completion Certificate cannot be issued at the completion of works. Once Council is satisfied all works have been completed, a <i>Transportable Dwelling Letter of Completion</i> will be provided to the owner.</p> <p>REASON: <i>Compliance with Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.</i></p>	

WATER SEWER CONNECTIONS & CONTRIBUTIONS & S94A CONTRIBUTIONS							
25.	<p>Section 64 Local Government Act 1993 - Water Supply and Sewerage</p> <p>a. Pursuant to Section 64 of the Local Government Act 1993 and the Water Management Act 2000, the applicant is required to pay the following contributions prior to the lodgement of a Subdivision Certificate application.</p> <p>b. The amount payable at time of issue of this consent is set out in the table below (Financial Year 2023/2024)</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;">Type of Contribution</th> <th style="text-align: left;">Amount per Tenement or Lot</th> </tr> </thead> <tbody> <tr> <td>Section 64 Water - Developer Service Charge per lot serviced x 3 equivalent tenements</td> <td>\$2,186.70 as per 2023/2024 fees & charges</td> </tr> <tr> <td>Section 64 Sewer - Developer Service Charge per lot serviced x 3 equivalent tenements</td> <td>\$1,218.40 as per 2023/2024 fees & charges</td> </tr> </tbody> </table> <p>c. The contribution payable in future Financial Years may vary and will be in accordance with Council’s fees and charges current and applicable at that time.</p> <p>d. The contribution is exclusive of the fees for the connection of water and sewer services to individual allotments.</p> <p>e. The contribution is to be paid prior to the lodgement of a Subdivision Certificate application or occupation of buildings whichever occurs first.</p> <p><i>REASON: The allotments are subject to developer contributions to enable the provision of services.</i></p>	Type of Contribution	Amount per Tenement or Lot	Section 64 Water - Developer Service Charge per lot serviced x 3 equivalent tenements	\$2,186.70 as per 2023/2024 fees & charges	Section 64 Sewer - Developer Service Charge per lot serviced x 3 equivalent tenements	\$1,218.40 as per 2023/2024 fees & charges
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26.	<p>Potable Water Connection</p> <p>a. The applicant is to provide a potable water connection to service each new lot prior to the lodgement of a Subdivision Certificate application or occupation of buildings whichever occurs first. There shall be a separate and distinct water connection wholly within the boundary of each proposed residential lot, in accordance with the Local Government (Water, Sewerage and Drainage) Regulation and in accordance with Narrandera Shire Council’s Guidelines for Engineering Works & Civil Engineering Construction Specification.</p> <p>b. New connections will be installed by Council at the applicant’s expense in accordance with current fees and charges.</p> <p>c. A Water Service Connection Application shall be submitted to Council on the approved form, accompanied by connection fees in accordance with Council’s current fees and charges.</p> <p><i>REASON: To ensure that the proposed allotment is equipped with a potable water supply.</i></p>						
27.	<p>Sewer Connection</p> <p>a. The applicant is to provide a sewer connection to service each lot prior to the lodgement of a Subdivision Certificate application or occupation of buildings whichever occurs first. There shall be a separate and distinct sewer connection wholly within the boundary of each proposed residential lot, in accordance with the Local Government (Water, Sewerage and Drainage) Regulation and in accordance with Narrandera Shire Council’s Guidelines for Engineering Works & Civil Engineering Construction Specification.</p> <p>b. New connections will be installed by Council at the applicant’s expense in accordance with current fees and charges.</p>						

MAGIQ 40187 30-08-22

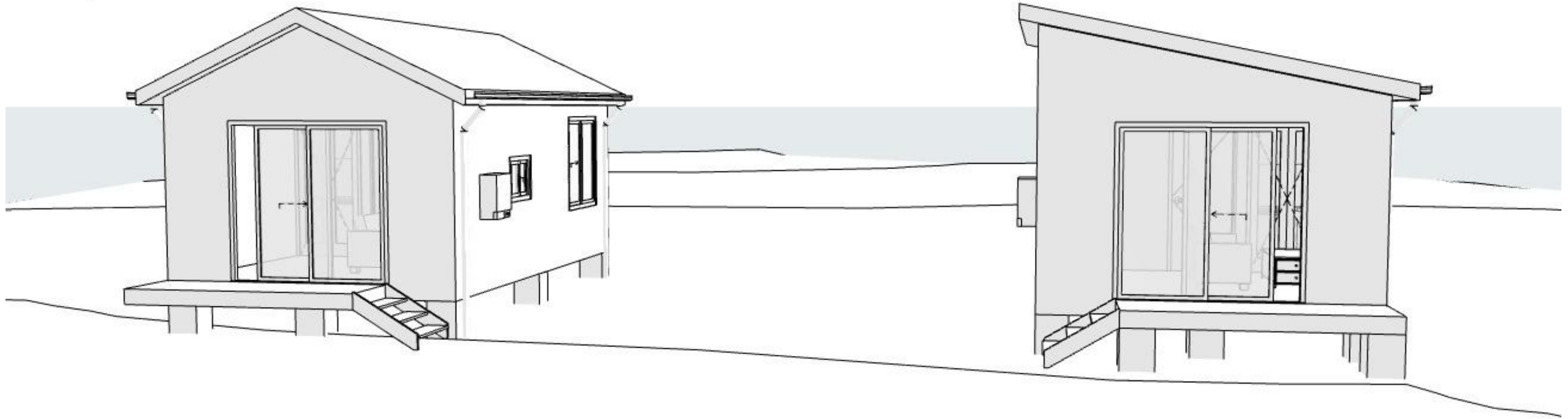
	<p>c. A Sewer Service Application shall be submitted to Council on the approved form, accompanied by connection fees in accordance with Council’s current fees and charges.</p> <p>REASON: <i>To satisfactorily service the vacant allotment/s</i></p>																			
28.	<p>Section 94A Contribution</p> <p>The application meets the requirements of the Narrandera Section 94A Fixed Levy Plan and a Contribution Levy of \$6,400.00 is payable to Council prior to the issue of the final Completion Certificate. The contribution has been calculated in accordance with the Narrandera Section 94A Plan as follows:</p> <p>Cost of Works \$640,000.00 x levy (1%) = \$6,400.00</p> <p>REASON: <i>To meet the requirements of Council's Section 94A plan.</i></p>																			
PRIOR TO THE ISSUE OF A COMPLETION CERTIFICATE																				
29.	<p>Occupation Certificate Application</p> <p>Once all conditions have been met, application for a final Completion Certificate shall be submitted to and approved by the Consent Authority prior to occupation of the building.</p> <p>REASON: <i>Compliance with section 6.9 of the Environmental Planning & Assessment Act 1979, as amended.</i></p>																			
30.	<p>Occupation</p> <p>The use or occupation of the subject premises shall not commence until the Consent Authority has issued an final Completion Certificate.</p> <p>REASON: <i>Statutory requirement to ensure the building is fit for occupation.</i></p>																			
PRIOR TO LODGEMENT AND RELEASE OF A SUBDIVISION CERTIFICATE																				
31.	<p>Property Numbers</p> <p>The new allotments will be allocated with the following address numbers:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Lot #</th> <th style="text-align: left;">To be addressed as:</th> <th style="text-align: left;">Town / State / Postcode</th> </tr> </thead> <tbody> <tr> <td>Proposed dwelling A1</td> <td><i>17A Rupert Street</i></td> <td>Narrandera NSW 2700</td> </tr> <tr> <td>Proposed dwelling A2</td> <td><i>17B Rupert Street</i></td> <td>Narrandera NSW 2700</td> </tr> <tr> <td>Proposed dwelling B</td> <td><i>6 Elizabeth Street</i></td> <td>Narrandera NSW 2700</td> </tr> <tr> <td>Proposed dwelling C</td> <td><i>4 Elizabeth Street</i></td> <td>Narrandera NSW 2700</td> </tr> <tr> <td>Proposed dwelling D</td> <td><i>2 Elizabeth Street</i></td> <td>Narrandera NSW 2700</td> </tr> </tbody> </table>	Lot #	To be addressed as:	Town / State / Postcode	Proposed dwelling A1	<i>17A Rupert Street</i>	Narrandera NSW 2700	Proposed dwelling A2	<i>17B Rupert Street</i>	Narrandera NSW 2700	Proposed dwelling B	<i>6 Elizabeth Street</i>	Narrandera NSW 2700	Proposed dwelling C	<i>4 Elizabeth Street</i>	Narrandera NSW 2700	Proposed dwelling D	<i>2 Elizabeth Street</i>	Narrandera NSW 2700	
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32.	<p>Vehicular Access</p> <p>a. The developer is to provide a safe, all-weather vehicular access to proposed lots 1, 2, 3 & 4 prior to lodgement of a Subdivision Certificate application or occupation of buildings whichever occurs first.</p> <p>b. The access is to be designed, constructed and installed in accordance with Australian Standard (AS2890.1), and to Council's satisfaction, between the property boundary and the road carriageway off Rupert St (Dwelling 1 & 2) and Elizabeth Street (Dwellings 2,3 & 4).</p> <p>c. The property owner remains responsible for the upkeep and maintenance of the access ways and associated facilities up to the edge of Council's road shoulder.</p> <p>REASON: <i>To provide for a suitable vehicular access to each property in accordance with Council's minimum standards.</i></p>																			

MAGIQ 40187 30-08-22

<p>33.</p>	<p>Electricity Supply</p> <p>The developer is to provide each allotment with electricity. The developer is to consult with the relevant electricity provider to obtain a letter of compliance stating the suitable arrangements have been made for underground electricity provision to each lot. A copy of this letter is to be provided to Council prior to the release of the Subdivision Certificate.</p> <p><i>REASON: To satisfactorily service the lots created.</i></p>	
<p>34.</p>	<p>Addressing Signage</p> <p>Property numbers are to be prominently displayed at the street frontage or any other position which is clearly visible from the street prior to lodgement of a Subdivision Certificate application.</p> <p><i>REASON: To assist emergency services and other service providers.</i></p>	
<p>35.</p>	<p>Stormwater</p> <p>Stormwater run-off shall not be permitted to flow over property boundaries onto the adjoining properties.</p> <p><i>REASON: To ensure an effective stormwater management system is in place with appropriate infrastructure and environmental protection.</i></p>	
<p>36.</p>	<p>Application for Subdivision Certificate</p> <p>An Application for Subdivision Certificate shall be submitted to Council via the Planning Portal and payment of fees in accordance with Council's current schedule of fees and charges, prior to the issue of a Subdivision Certificate.</p> <p>NOTE: The application must address ALL conditions of consent required to be met "prior to lodgement of a Subdivision application" and "prior to issue of a Subdivision Certificate" with a clear explanation how that condition has been met, together with ALL relevant information/documents/certificates/plans required by each condition. The application MUST be one complete, concise package, addressing all conditions. Failure to provide the required information in one package will likely result in the application being rejected or refused and returned.</p> <p><i>REASON: To satisfy statutory requirements of the Conveyancing Act 1919 to enable registration of the subdivision plans.</i></p>	
<p>37.</p>	<p>Section 88B Instrument</p> <p>Services are not permitted to cross property boundaries unless legally created easements in accordance with Section 88B of the Conveyancing Act 1919 are created. The location and widths of the easements are to be specified in the instrument for the purpose of protecting and identifying the services. A Section 88B Instrument and one (1) copy shall be submitted with the application for a Subdivision Certificate. The final plan of subdivision and accompanying Section 88B instrument are to provide for (as/where required):</p> <ul style="list-style-type: none"> • Easements for services including reticulated potable water supply, electricity, gas, telecommunications, etc. • Drainage or inter-allotment drainage easements. <p><i>REASON: To create legal entitlements with the subdivision, as required.</i></p>	

MAGIQ 40187 30-08-22

38.	<p>Subdivision Certificate Required</p> <p>a. The applicant is to obtain a subdivision certificate pursuant to Section 109C of the Environmental Planning and Assessment Act 1979, as amended, from Council.</p> <p>b. The final survey plan drawn by a registered land surveyor and two (2) paper copies are to be submitted to Council along with the application for the subdivision certificate prior to its lodgement with the Lands Titles Office.</p> <p>NOTE: Council will only consider issuing a subdivision certificate in relation to this subdivision when it is satisfied that all conditions of development consent have been complied with.</p> <p>REASON: <i>To satisfy statutory requirements of the Conveyancing Act 1919 to enable registration of the subdivision plans.</i></p>	
ONGOING		
39.	<p>Development Use</p> <p>No part of the development shall be used for commercial or industrial purposes or as a home industry or a home occupation without further development consent of Council (unless permitted without consent).</p> <p>REASON: <i>To prevent the unauthorised use of a building for a use that may not be permissible or is permissible with conditions.</i></p>	
ADVISORY AND ANCILLARY MATTERS		
40.	<p>Process for Modification</p> <p>The plans and/or conditions of the consent are binding and may only be modified upon written request to Council under section 4.55 of the <i>Environmental Planning and Assessment Act, 1979</i> (as amended).</p> <p>a. The request shall be accompanied by the appropriate fee and application form.</p> <p>b. Action, works, contractual negotiations or the like shall not commence on the requested modification unless and until the written authorisation of Council is received by way of an amended consent.</p>	



DA MODIFICATION PROPOSED DWELLINGS 17A RUPERT STREET

FACADE PERSPECTIVE IS DEPICTIVE ONLY AND MAY VARY ONCE APPLIED TO ACTUAL CUSTOM DESIGN.

ARTIST'S IMPRESSION ONLY NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES.

MATERIALS SHOWN ARE DEPICTIVE ONLY AND MAY NOT REFLECT THE SELECTED FINISHES.

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1355 The Northern Road, Bringelly NSW

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PO Box 56, Bringelly NSW 2556

Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

**SINGLE STOREY DWELLINGS
CLIENT PLAN APPROVAL**

Signed _____

Date _____

LEGEND

WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
SHR - SHOWER	LGA - LOCAL GOVERNMENT PLAN
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 2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/CONTRACT DOCUMENTATION.
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Title Page

CLIENT: Hi-Tech Homes JOB NUMBER: 202708 - 20270

LOCATION: 17A RUPERT STREET, NARRANDERA

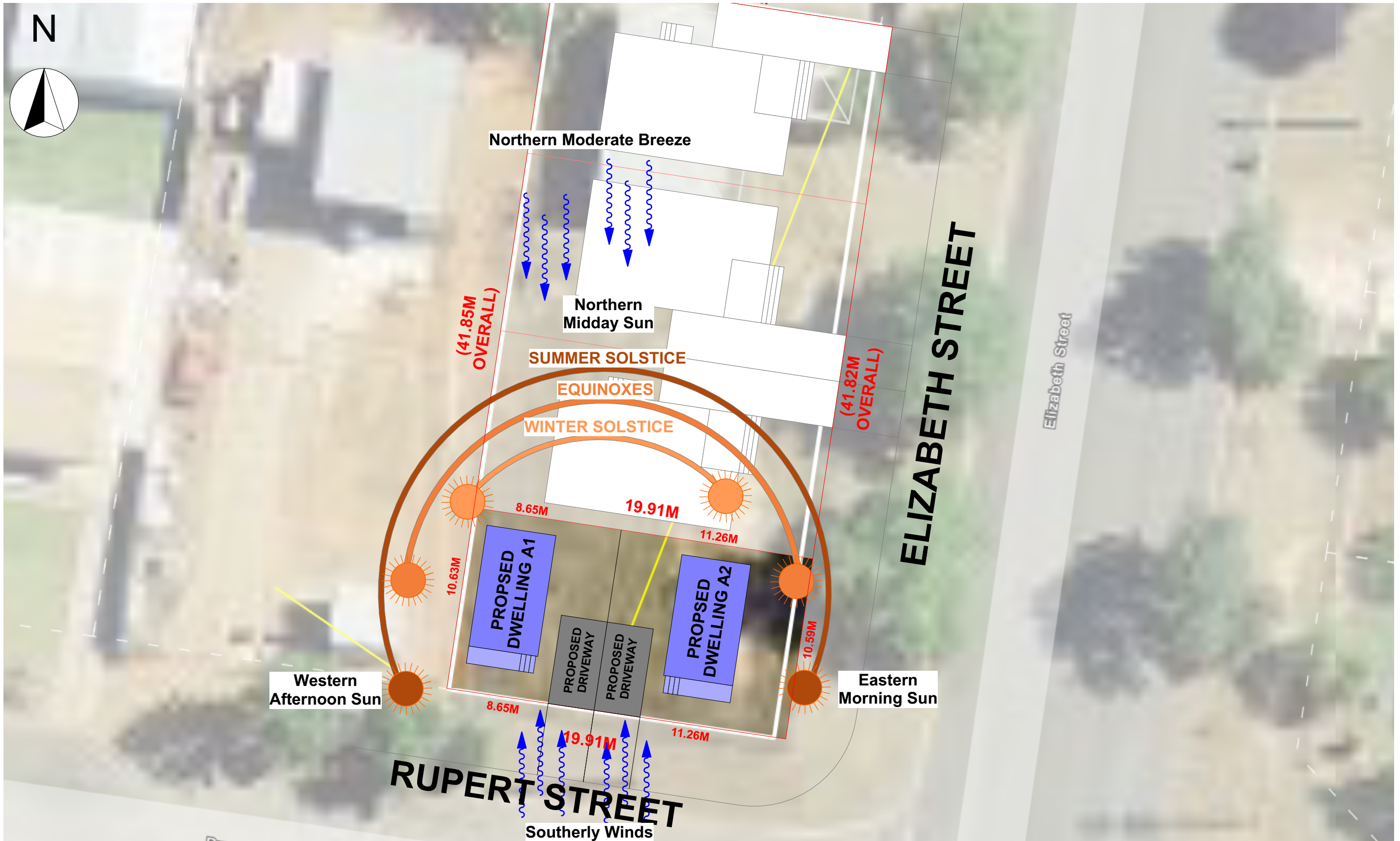
LGA: NARRANDERA SHIRE COUNCIL

LOT/DP: 10/H/DP2597 SCALE: 1:113.88 @ A3

DRAWN: AF ISSUE: DA MOD SHEET NO: A.01

REF NUMBER: 14500923 - 14510923 DESIGN: OAKDALE

DATE: Wednesday, 25 October 2023



ABN 32 603 439 827

Hi-TECH HOMES

Sales Office and Display Centre
1355 The Northern Road, Bringelly NSW

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**SINGLE STOREY DWELLINGS
CLIENT PLAN APPROVAL**

Signed _____

Date _____

LEGEND

WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
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Site Analysis Plan

CLIENT: Hi-Tech Homes JOB NUMBER: 202708 - 20270

LOCATION: 17A RUPERT STREET, NARRANDERA

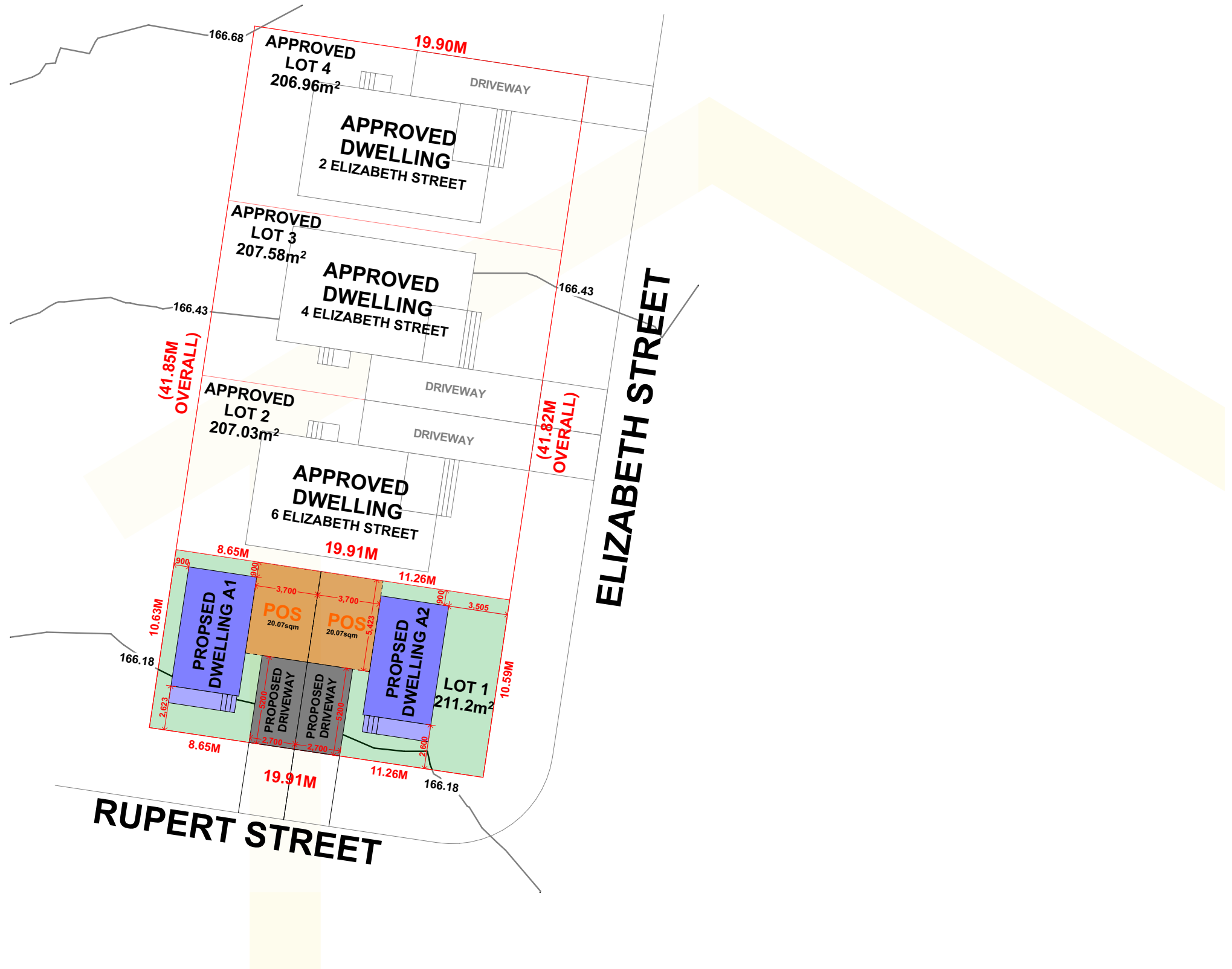
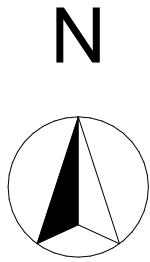
LGA: NARRANDERA SHIRE COUNCIL

LOT/DP: 10/H/DP2597 SCALE: 1:200 @ A3

DRAWN: AF ISSUE: DA MOD SHEET NO: A.02

REF NUMBER: 14500923 - 14510923 DESIGN: OAKDALE

DATE: Wednesday, 25 October 2023



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**SINGLE STOREY DWELLINGS
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Signed _____
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Site Plan

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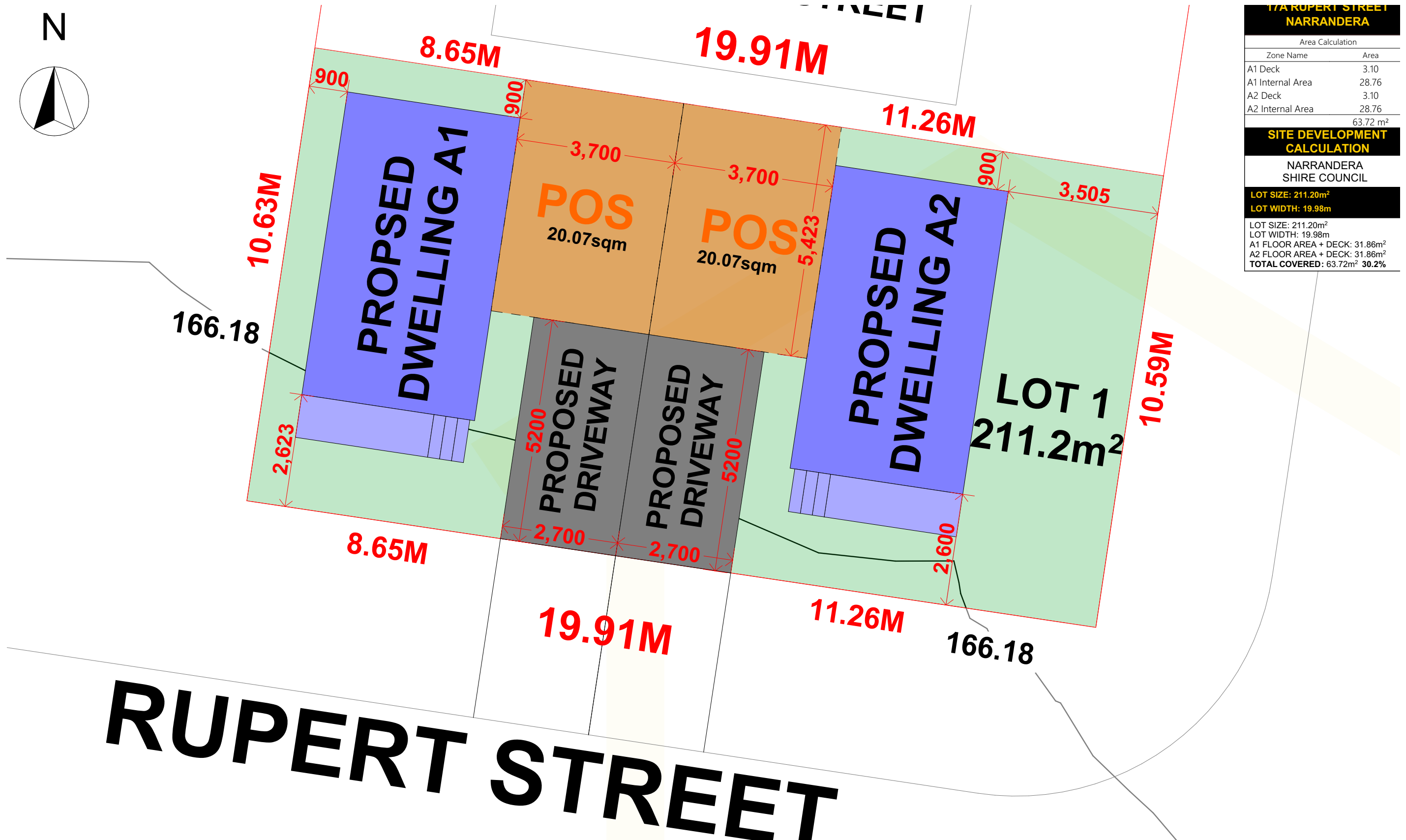
LGA: NARRANDERA SHIRE COUNCIL

LOT/DP: 10/H/DP2597 SCALE: 1:250 @ A3

DRAWN: AF ISSUE: DA MOD SHEET NO: A.03

REF NUMBER: 14500923 - 14510923 DESIGN: OAKDALE

DATE: Wednesday, 25 October 2023



17A RUPERT STREET NARRANDERA	
Area Calculation	
Zone Name	Area
A1 Deck	3.10
A1 Internal Area	28.76
A2 Deck	3.10
A2 Internal Area	28.76
63.72 m ²	
SITE DEVELOPMENT CALCULATION	
NARRANDERA SHIRE COUNCIL	
LOT SIZE: 211.20m ²	
LOT WIDTH: 19.98m	
LOT SIZE: 211.20m ²	
LOT WIDTH: 19.98m	
A1 FLOOR AREA + DECK: 31.86m ²	
A2 FLOOR AREA + DECK: 31.86m ²	
TOTAL COVERED: 63.72m ² 30.2%	

RUPERT STREET

ABN 32 603 439 827

Hi-TECH HOMES

Sales Office and Display Centre
1355 The Northern Road, Bringelly NSW

Postal Address
PO Box 56, Bringelly NSW 2556

Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

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**SINGLE STOREY DWELLINGS
CLIENT PLAN APPROVAL**

Signed _____

Date _____

LEGEND

WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
SHR - SHOWER	LGA - LOCAL GOVERNMENT PLAN
VTY - VANITY	WT - WINDOW TOP
PTY - PANTRY	WB - WINDOW BOTTOM
MW - MICROWAVE	RL - RIDGE LINE
SD - SMOKE DETECTOR	AHD - AUSTRALIAN HEIGHT DATUM
LDRY - LAUNDRY	PP - POWER POLE
BED - BEDROOM	VEG - VEGETATION
PDR - POWDER ROOM	EB - EDGE OF BITUMEN
O/H - OVERHEAD CUPBOARDS	BM - BENCH MARK
BAL - BUSHFIRE ATTACK LEVEL	GUT - GUTTER
GSD - GLASS SLIDING DOOR	EXT - EXIT
RD - ROOF DOOR	BC - BROOM CLOSET

- GENERAL BUILDING NOTES**
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Site Plan

CLIENT: Hi-Tech Homes JOB NUMBER: 202708 - 20270

LOCATION: 17A RUPERT STREET, NARRANDERA

LGA: NARRANDERA SHIRE COUNCIL




LOT/DP: 10/H/DP2597 SCALE: 1:1.30, 1:80 @ A:

DRAWN: AF ISSUE: DA MOD SHEET NO: A.04

REF NUMBER: 14500923 - 14510923 DESIGN: OAKDALE

DATE: Wednesday, 25 October 2023

LEGENDS

	DESCRIPTION
	PROPOSED PIPES TO OUTLET
	PROPOSED NEW DOWNPIPE (Ø90 UNO)
	SURFACE INLET PIT (450 SQ. UNO)

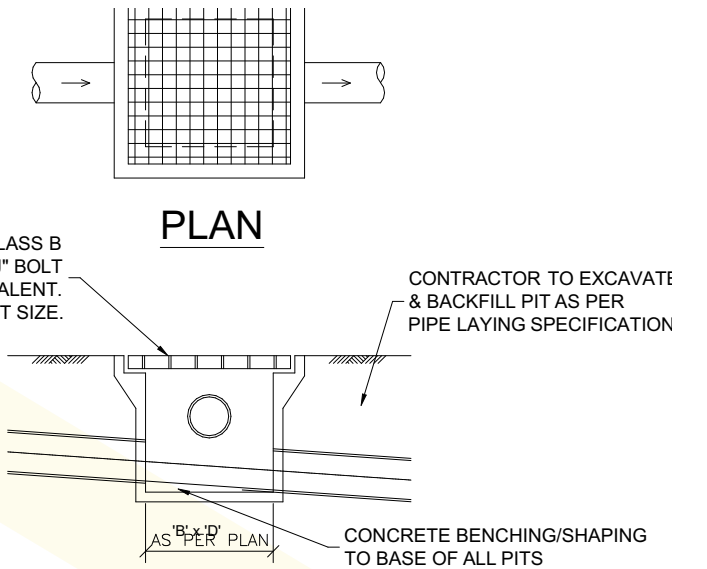
GROUND FLOOR DRAINAGE PLAN

1:100 @ A1

GENERAL NOTES
 ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) LAID @ 1% FALL MIN, UNO.
 ALL STORMWATER DOWNPIPES Ø100 UNO.

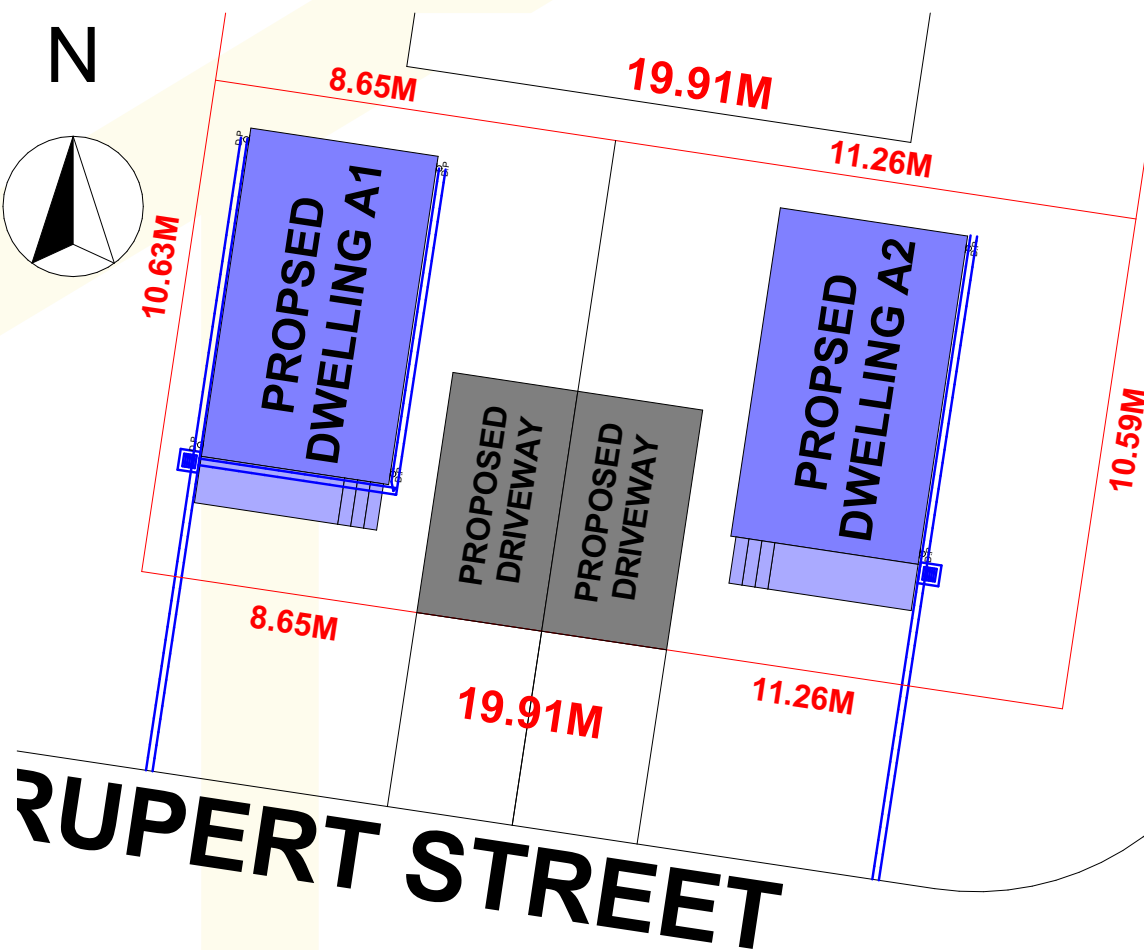
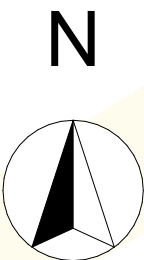
 TYPICAL MINIMUM EFFECTIVE EAVES GUTTER SIZE = 6700 mm²
 MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500

 (FOR SYMBOLS & ABBREVIATION - REFER TO COVER PAGE)



GENERAL NOTES

- ALL LINES ARE TO BE Ø100 uPVC @ MIN 1% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWER GRADE & SEALED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MINIMUM 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN LANDSCAPE AREAS TO BE 450 x 450 PLASTIC UNO. AND ALL PITS IN DRIVEWAYS TO BE 450 x 450 CONCRETE UNO.
- PITS LESS THAN 600 DEEP MAY BE BRICK, PRECAST OR CONCRETE UNO.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOT ZONE.
- ALL DP'S TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORKS WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORKS SHALL BE IN ACCORDANCE WITH BCA AND AS3500.3.
- EXISTING STORMWATER PIPE LOCATIONS HAVE BEEN ASSUMED. PLUMBER TO INSPECT PRIOR TO WORKS AND UPGRADE PIPES AS NECESSARY.



SECTION - TYPICAL SURFACE INLET PIT

1:5 @ A1
 TYPICAL FOR ALL PITS IN NON-TRAFFIC AREAS



RAINWATER SUPPLY SIGN



ABN 32 603 439 827

Hi-TECH HOMES

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SINGLE STOREY DWELLINGS CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND

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HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
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Stormwater Plan

CLIENT: Hi-Tech Homes JOB NUMBER: 202708 - 20270

LOCATION: 17A RUPERT STREET, NARRANDERA

LGA: NARRANDERA SHIRE COUNCIL

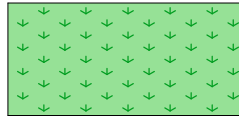
LOT/DP: 10/H/DP2597 SCALE: 1:150 @ A3

DRAWN: AF ISSUE: DA MOD SHEET NO: A.05

REF NUMBER: 14500923 - 14510923 DESIGN: OAKDALE

DATE: Wednesday, 25 October 2023

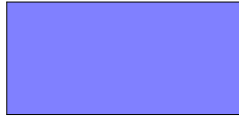
Landscape Legend



TURF AREA



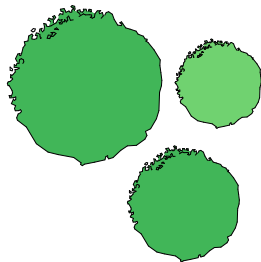
PAVED AREA



PROPOSED DWELLING



PROPOSED DECK AREA



PROPOSED TREES, SHRUBS & PLANTING AREAS

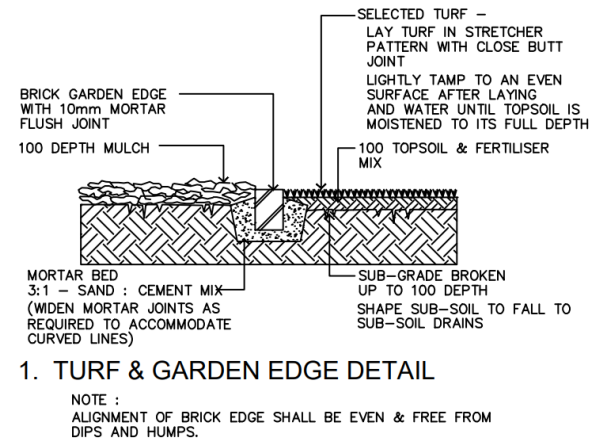
All areas affected by construction and felling works to be planted out with native, endemic plant stock, (low growing/ below 500mm mature height). Generally sourced from "Wild Plant Rescue"

NOTE:

- | | |
|--|---|
| 1 Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing. | 11 All storm water outlets & surface run off shall be to Hydraulic Engineers detail. |
| 2 Do not scale drawing, if in doubt - ASK | 12 Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site. |
| 3 This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans | 13 Refer to survey plan for position of all existing services. |
| 4 All Existing trees to remain shall be protected as per arborist report & council requirements | 14 Refer to Architectural elevations & Sections for existing and proposed ground lines. |
| 5 All pruning shall be in accordance with the AS 4373 | 15 All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS_SPEC NO.1 Specification C273-Landscaping. |
| 6 Thoroughly eradicate weeds from all garden areas. | 16 Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations. |
| 7 No variation to the works to be carried out without prior approval from owner. | 17 MAINTENANCE- All landscape works are to be maintained for a period of 12 weeks after final completion. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds. |
| 8 All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified. | |
| 9 Substitution of plant species or varieties will not be permitted. | |
| 10 Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer. | |

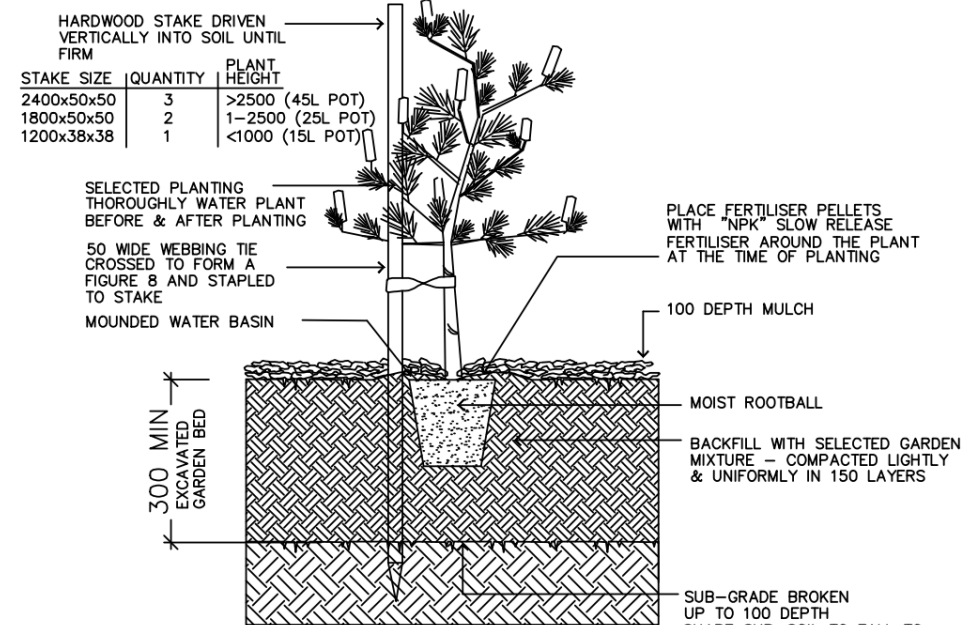
IMPORTANT NOTICE:

THE LANDSCAPING OF THE SITE SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN AND CONDITIONS OF CONSENT
IT MUST BE NOTED THAT ANY DEVIATION FROM THE APPROVED DESIGN IS NOT AUTHORISED UNDER THE DEVELOPMENT CONSENT
ANY ALTERATION TO DESIGN AND PLANT MATERIAL MUST BE APPROVED BY THE ACCREDITED CERTIFIER



1. TURF & GARDEN EDGE DETAIL

NOTE : ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.



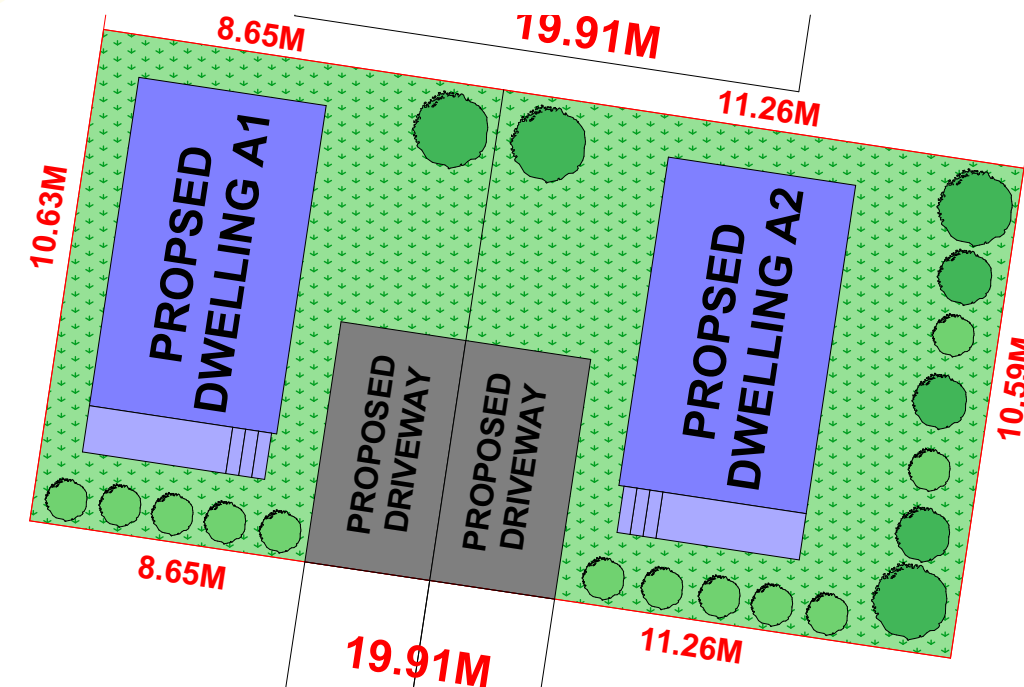
2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE : DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER

PLACE FERTILISER PELLETS WITH "NPK" SLOW RELEASE FERTILISER AROUND THE PLANT AT THE TIME OF PLANTING

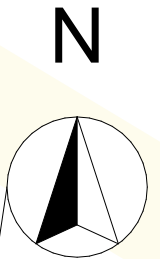
100 DEPTH MULCH
MOIST ROOTBALL
BACKFILL WITH SELECTED GARDEN MIXTURE - COMPACTED LIGHTLY & UNIFORMLY IN 150 LAYERS

SUB-GRADE BROKEN UP TO 100 DEPTH SHAPE SUB-SOIL TO FALL TO SUB-SOIL DRAINS
NOTE: CLAY SOIL SHALL BE IMPROVED BY ADDING GYPSUM AS PER MANUF. SPEC.



RUPERT STREET

17A RUPERT STREET NARRANDERA	
Area Calculation	
Zone Name	Area
A1 Deck	3.10
A1 Internal Area	28.76
A2 Deck	3.10
A2 Internal Area	28.76
63.72 m ²	
SITE DEVELOPMENT CALCULATION	
NARRANDERA SHIRE COUNCIL	
LOT SIZE: 211.20m ²	
LOT WIDTH: 19.98m	
A1 FLOOR AREA + DECK: 31.86m ²	
A2 FLOOR AREA + DECK: 31.86m ²	
PROPOSED DRIVEWAYS: 28m ²	
LANDSCAPE AREA: 119.48m ² 56.6%	



ABN 32 603 439 827

Hi-TECH HOMES

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SINGLE STOREY DWELLINGS CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND

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Landscape Plan

CLIENT: Hi-Tech Homes JOB NUMBER: 202708 - 20270

LOCATION: 17A RUPERT STREET, NARRANDERA

LGA: NARRANDERA SHIRE COUNCIL

LOT/DP: 10/H/DP2597 SCALE: 1:150, 1:1.30 @ 1/4

DRAWN: AF ISSUE: DA MOD SHEET NO: A.06

REF NUMBER: 14500923 - 14510923 DESIGN: OAKDALE

DATE: Wednesday 25 October 2023

SOIL AND WATER MANAGEMENT CONTROLS

This is a Soil and Water Management Plan, and shows an acceptable way of managing soil erosion and water quality on the site. The Site Manager shall be responsible for implementation and management of the Soil and Water Management on the site.

This plan is to be read in conjunction with the A and Engineering Plans, and any other plans, written instructions, specification or documentation that may be issued relating to development of the site. Ensure that all soil and water management works are located as instructed by the Site Manager or as shown on the plans, specification or other relevant documentation.

All workers and sub-contractors shall be informed of their responsibilities in minimising the potential for soil erosion and pollution to downslope lands and waterways.

Water will be prevented from entering the permanent drainage system unless it is relatively sediment free, i.e. the catchment area has been permanently landscaped and/or any likely sediment has been filtered through or settled within an approved structure to meet environmental guidelines.

'Sediment' fencing and adjacent swales will be installed as indicated on the plans and at the direction of superintendent to ensure containment of sediment. The swales will be outlet or overflow under stabilised conditions into the sediment basins, to safely convey water into a suitable filtering system should the rains in the fabric block.

Construct a new sediment basin (if indicated on plans) at the location shown and clean out the existing dams to act as a sediment basin during the construction period and beyond.

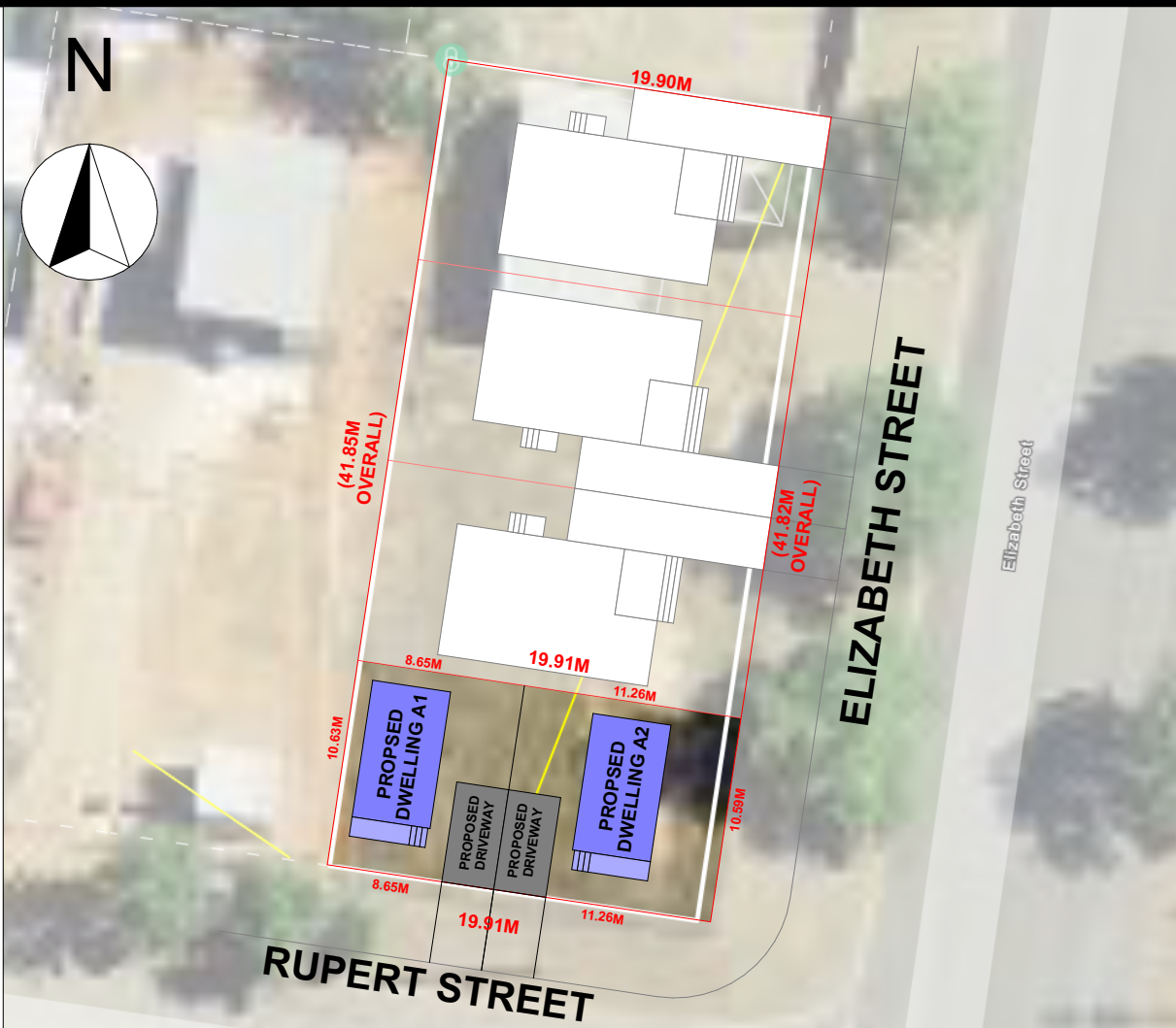
Sediment basins shall have a minimum wet sediment capacity of 10 cubic metres and be designed with suitable overflow spillways to remain stable in at least the 1 in 10 year ARI (0% AEP), critical duration storm event.

In general, water shall not be released or dumped from sediment basins unless water quality complies with the 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality' and in particular 50mg/L maximum suspended solids. Artificial flocculation to settle finer particles may be necessary in this instance. The basins are to be emptied within 3 hours after a storm event, but only after water has reached acceptable quality levels.

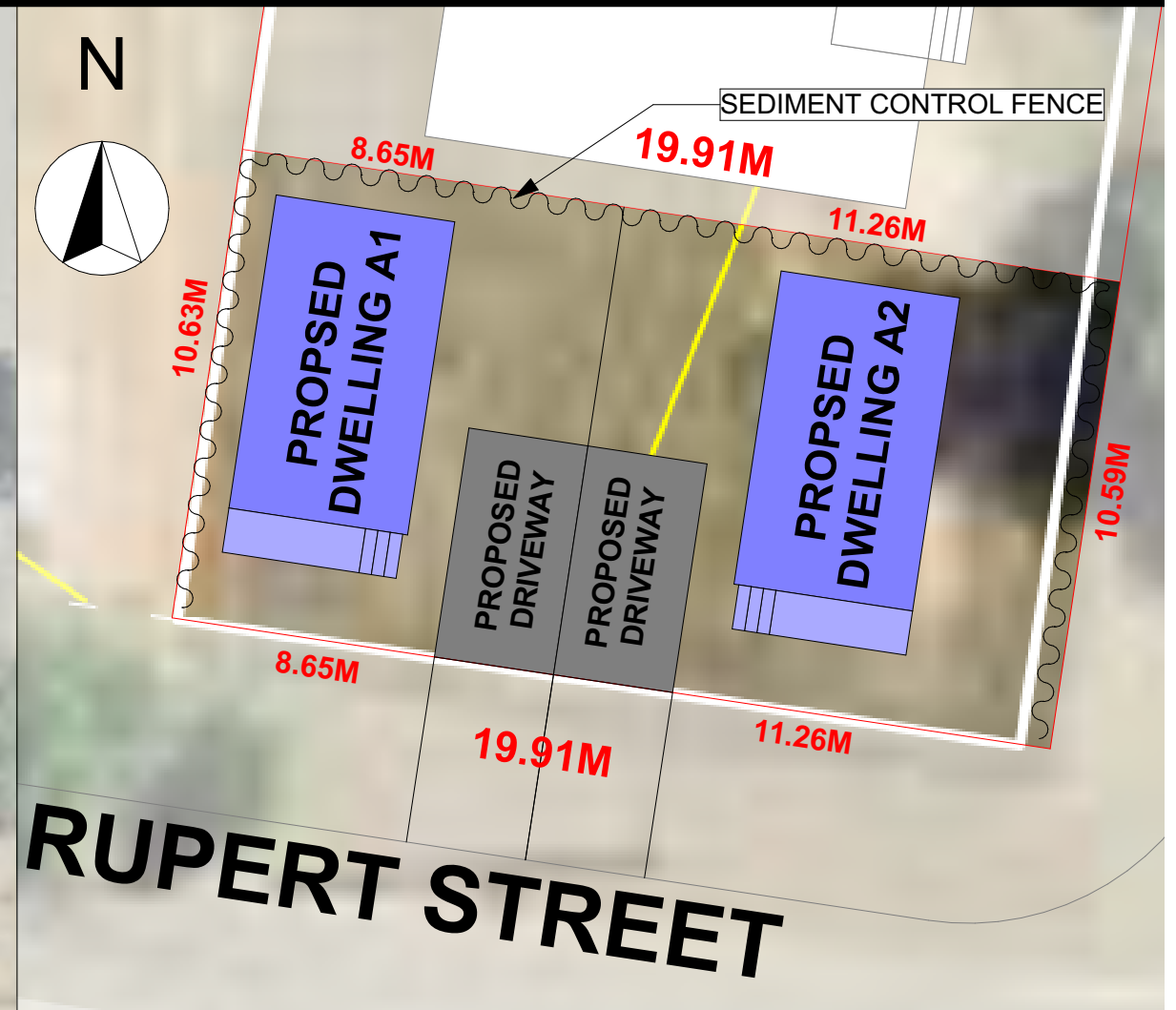
Stockpiles must not be located within 2m of hazard areas, including likely areas of concentrated or high velocity flows such as atterways, paved areas and driveways. Where they are between 2m and 5m metres from such areas, special sediment control measures should be taken to minimise possible pollution to downslope waters, e.g. through installation of additional 'sediment' fencing and bunds around the stockpiles.

Regular checking and maintenance of the measures to ensure the integrity of the installed measures.

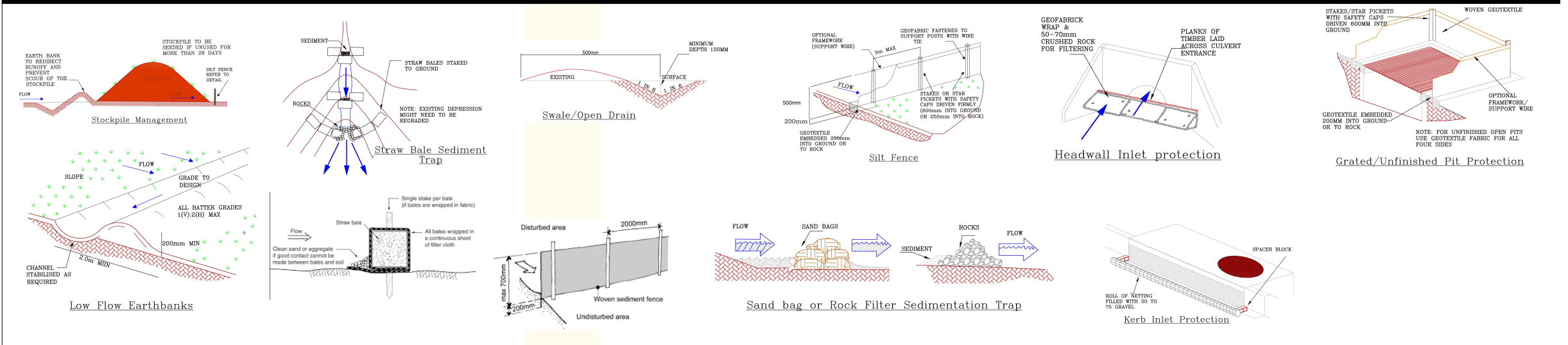
FULL SITE PLAN



SEDIMENT CONTROL FENCE LAYOUT



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SINGLE STOREY DWELLINGS CLIENT PLAN APPROVAL

Signed _____
 Date _____

LEGEND

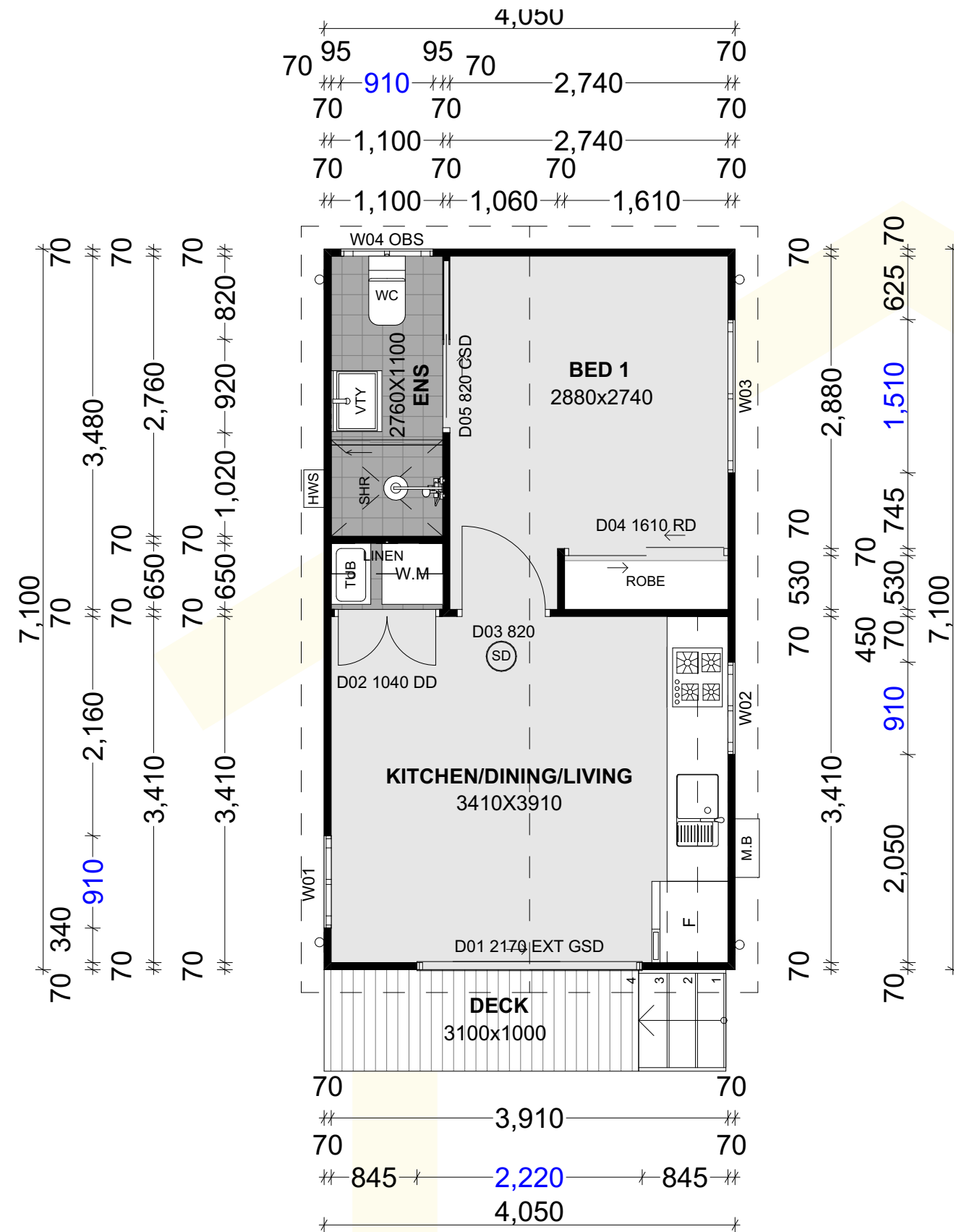
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Sediment Control Plan

CLIENT: Hi-Tech Homes JOB NUMBER: 202708 - 202710
 LOCATION: 17A RUPERT STREET, NARRANDERA
 LGA: NARRANDERA SHIRE COUNCIL
 LOT/DP: 10/H/DP2597 SCALE: 1:350, 1:150 @ A
 DRAWN: AF ISSUE: DA MOD SHEET NO: A.07
 REF NUMBER: 14500923 - 14510923 DESIGN: OAKDALE
 DATE: Wednesday, 25 October 2023



Area Calculation	
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A1 Deck	3.10
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A2 Deck	3.10
A2 Internal Area	28.76
	63.72 m ²

ABN 32 603 439 827

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**SINGLE STOREY DWELLINGS
CLIENT PLAN APPROVAL**

Signed _____

Date _____

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 - WB - WINDOW BOTTOM
 - RL - RIDGE LINE
 - AHD - AUSTRALIAN HEIGHT DATUM
 - PP - POWER POLE
 - VEG - VEGETATION
 - EB - EDGE OF BITUMEN
 - BM - BENCH MARK
 - GUT - GUTTER
 - EXT - EXIT
 - BC - BROOM CLOSET

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A1 Floor Plan

CLIENT: Hi-Tech Homes JOB NUMBER: 202708 - 20270

LOCATION: 17A RUPERT STREET, NARRANDERA

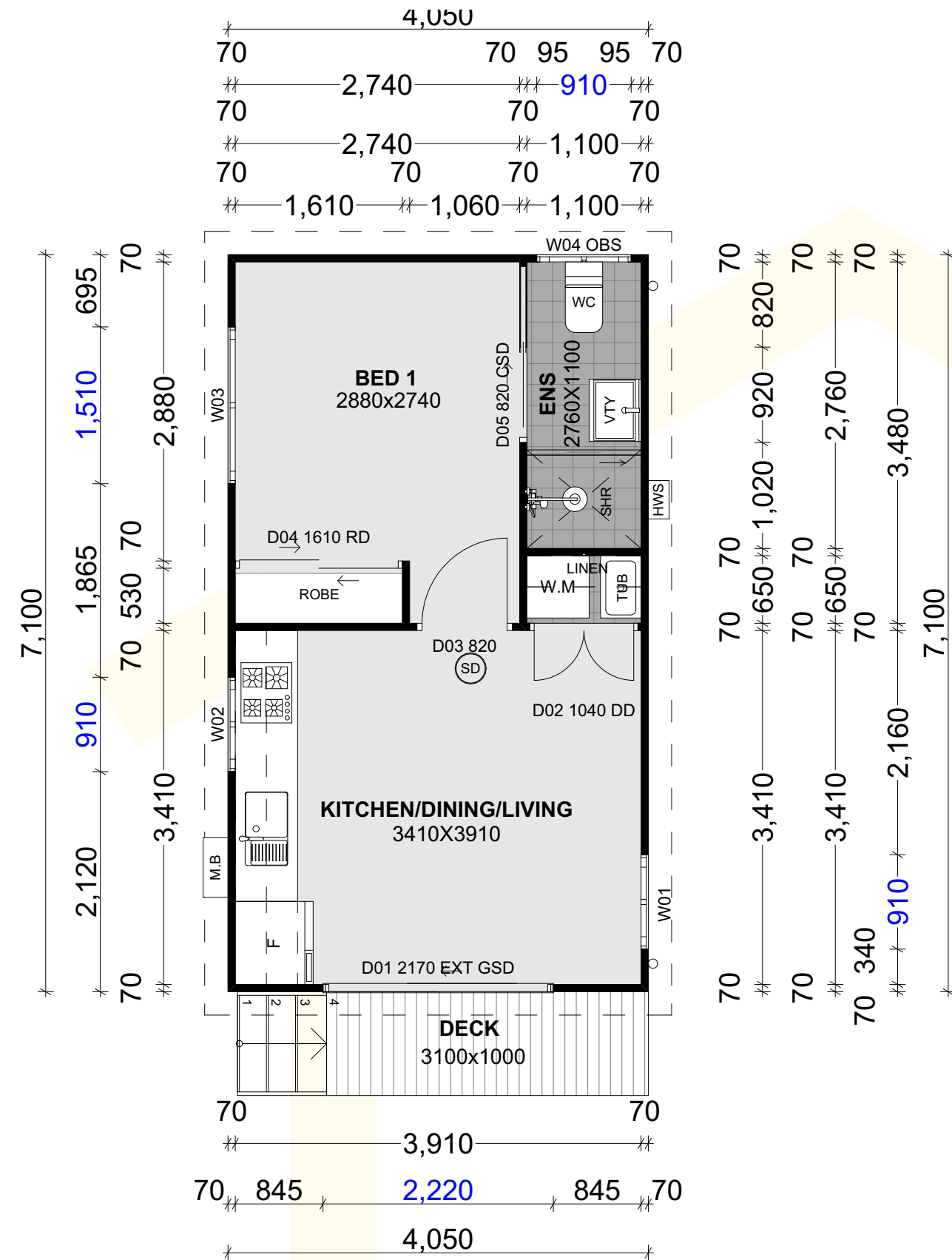
LGA: NARRANDERA SHIRE COUNCIL

LOT/DP: 10/H/DP2597 SCALE: 1:1, 1:50 @ A3

DRAWN: AF ISSUE: DA MOD SHEET NO: A.08

REF NUMBER: 14500923 - 14510923 DESIGN: OAKDALE

DATE: Wednesday, 25 October 2023



Area Calculation	
Zone Name	Area
A1 Deck	3.10
A1 Internal Area	28.76
A2 Deck	3.10
A2 Internal Area	28.76
	63.72 m ²

ABN 32 603 439 827

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PO Box 56, Bringelly NSW 2556
Phone (02) 4774 8388
Email: sales@hitechhomes.com.au

**SINGLE STOREY DWELLINGS
CLIENT PLAN APPROVAL**

Signed _____
Date _____

- LEGEND**
- WC - WATER CLOSET
 - HWS - HOT WATER SYSTEM
 - MB - METER BOX
 - DP - DOWNPIPE
 - SHR - SHOWER
 - VTY - VANITY
 - PTY - PANTRY
 - MW - MICROWAVE
 - SD - SMOKE DETECTOR
 - LDRY - LAUNDRY
 - BED - BEDROOM
 - PDR - POWDER ROOM
 - O/H - OVERHEAD CUPBOARDS
 - BAL - BUSHFIRE ATTACK LEVEL
 - GSD - GLASS SLIDING DOOR
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A2 Floor Plan

CLIENT: Hi-Tech Homes JOB NUMBER: 202708 - 20270

LOCATION: 17A RUPERT STREET, NARRANDERA

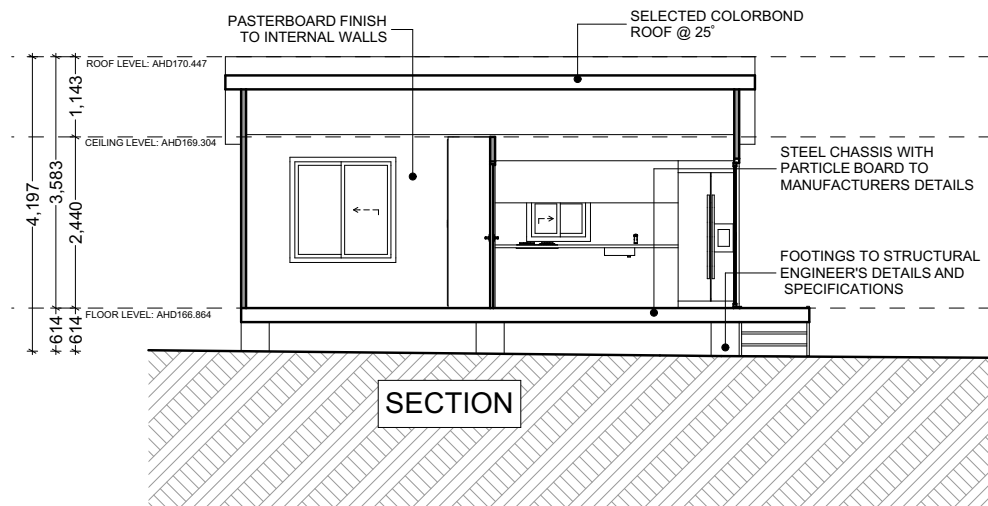
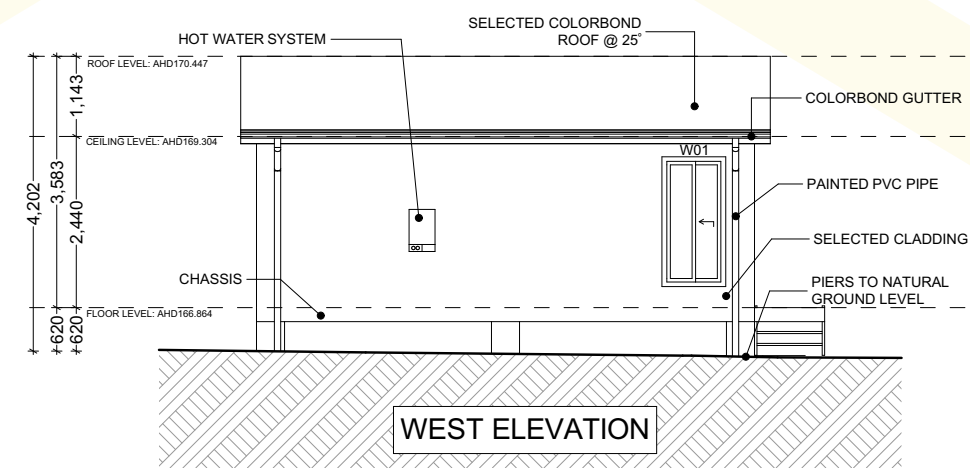
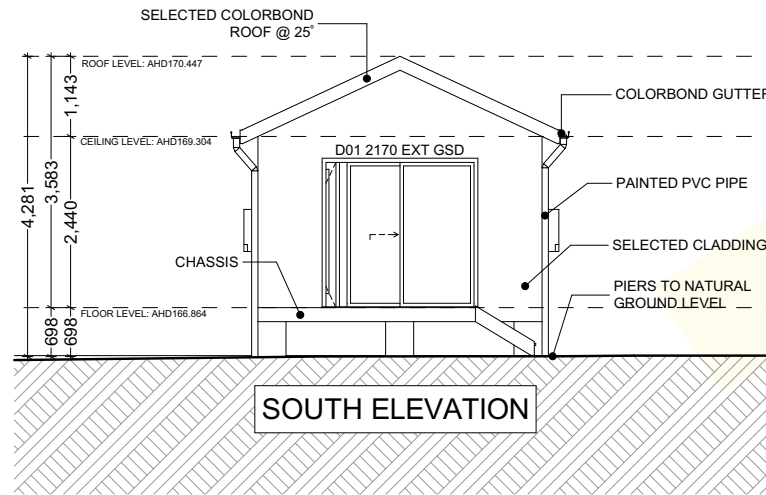
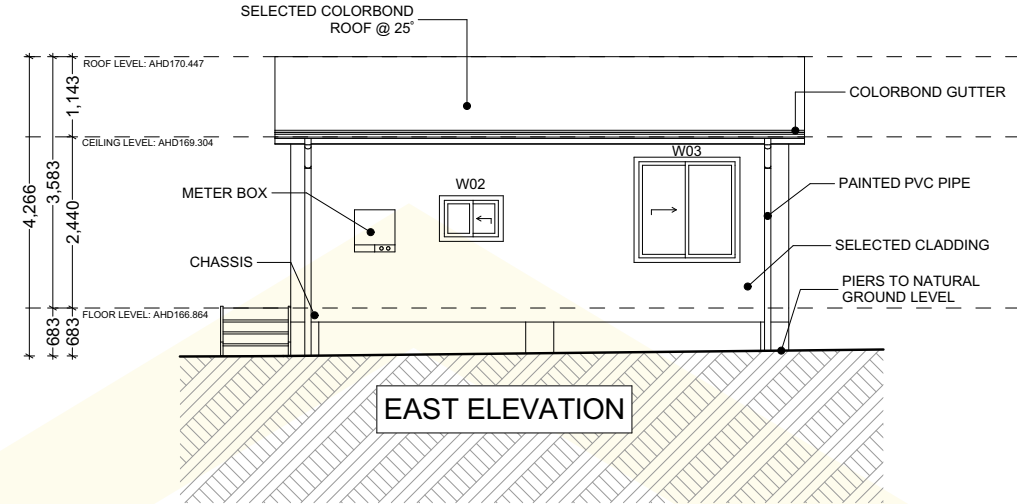
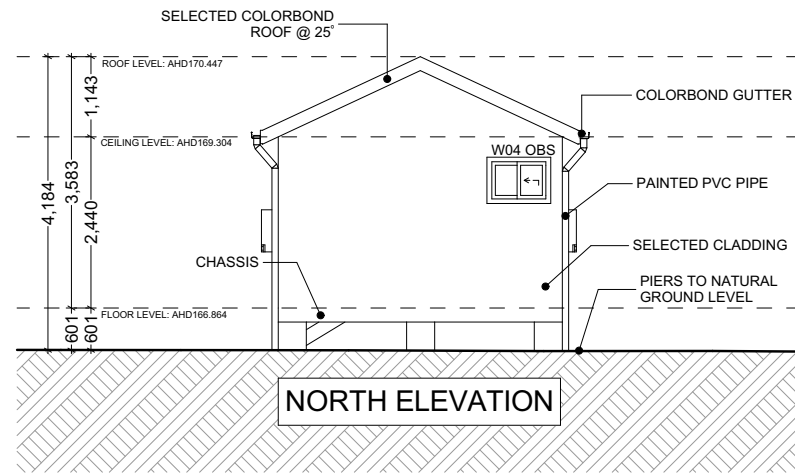
LGA: NARRANDERA SHIRE COUNCIL

LOT/DP: 10/H/DP2597 SCALE: 1:1, 1:50 @ A3

DRAWN: AF ISSUE: DA MOD SHEET NO: A.09

REF NUMBER: 14500923 - 14510923 DESIGN: OAKDALE

DATE: Wednesday, 25 October 2023



Door List			
Door ID	Width	Height	Quantity
D01 2170 EXT GSD	2,170	2,100	2
D02 1040 DD	1,040	2,100	2
D03 820	820	2,040	2
D04 1610 RD	1,610	2,400	2
D05 820 CSD	820	2,040	2
			10

Window List				
Window ID	Width	Height	Head Height	Quantity
W01	850	1,800	2,100	2
W02	850	600	1,550	2
W03	1,450	1,450	2,100	2
W04 OBS	850	610	2,100	2
				8



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Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

**SINGLE STOREY DWELLINGS
CLIENT PLAN APPROVAL**

Signed _____

Date _____

LEGEND

- | | |
|-----------------------------|-------------------------------|
| WC - WATER CLOSET | F - FRIDGE |
| HWS - HOT WATER SYSTEM | TUB - LAUNDRY TUB |
| MB - METER BOX | WM - WASHING MACHINE |
| DP - DOWNPIPE | CB - COLORBOND |
| SHR - SHOWER | LGA - LOCAL GOVERNMENT PLAN |
| VTY - VANITY | WT - WINDOW TOP |
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A1 Elevation/Section

CLIENT: Hi-Tech Homes JOB NUMBER: 202708 - 20270

LOCATION: 17A RUPERT STREET, NARRANDERA

LGA: NARRANDERA SHIRE COUNCIL

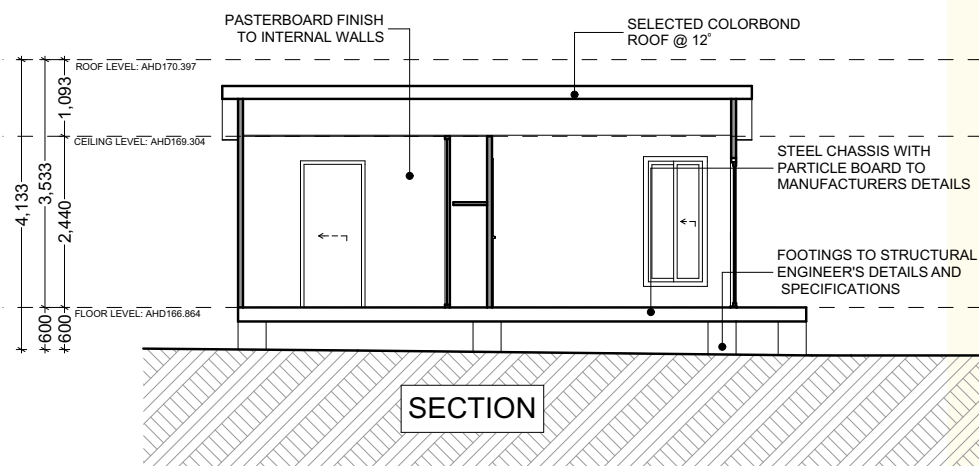
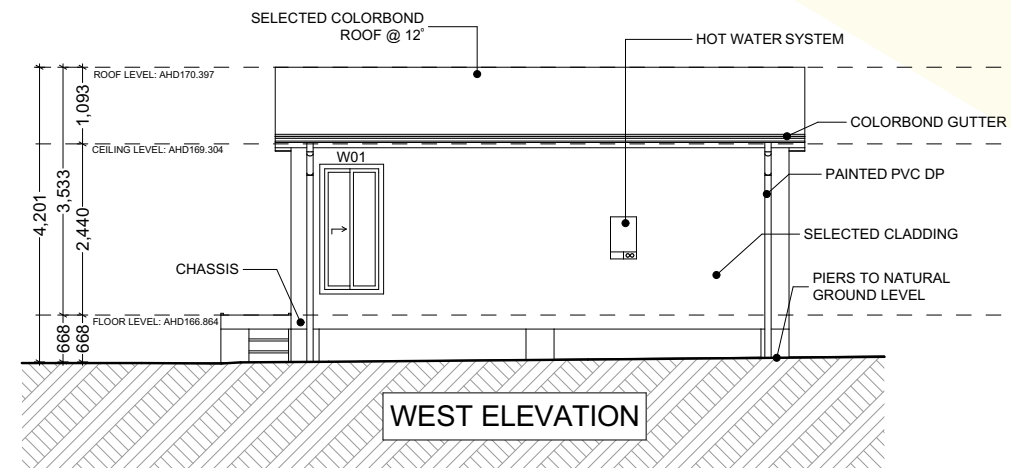
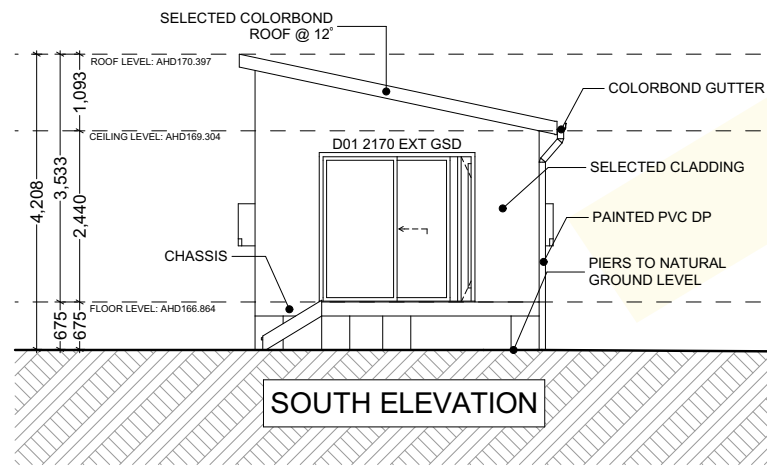
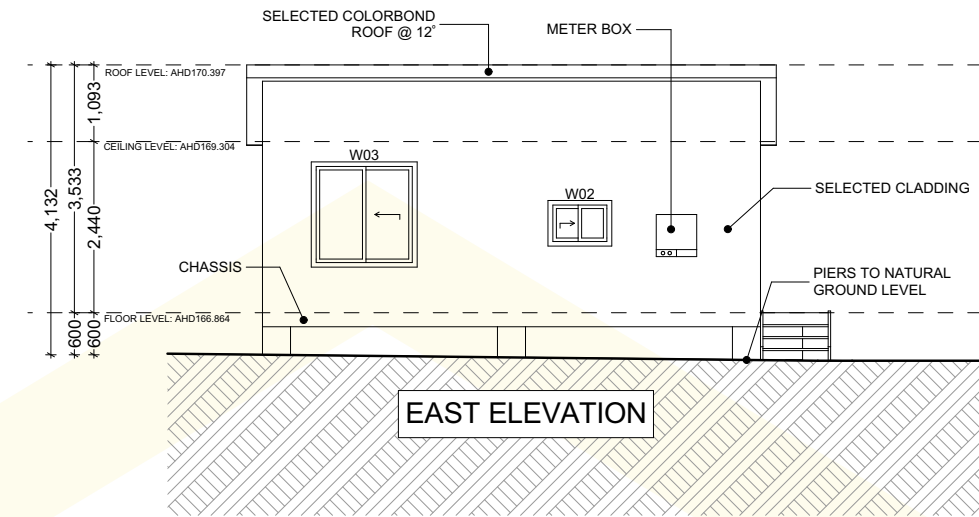
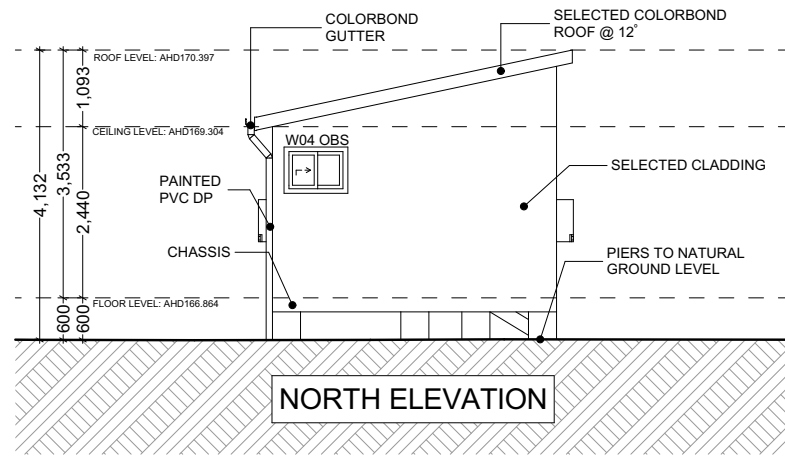
LOT/DP: 10/H/DP2597

SCALE: 1:1, 1:100 @ A3

DRAWN: AF ISSUE: DA MOD SHEET NO: A.10

REF NUMBER: 14500923 - 14510923 DESIGN: OAKDALE

DATE: Wednesday, 25 October 2023



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Door ID	Width	Height	Quantity
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**SINGLE STOREY DWELLINGS
CLIENT PLAN APPROVAL**

Signed _____

Date _____

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A2 Elevation/Section

CLIENT: Hi-Tech Homes JOB NUMBER: 202708 - 20270

LOCATION: 17A RUPERT STREET, NARRANDERA

LGA: NARRANDERA SHIRE COUNCIL

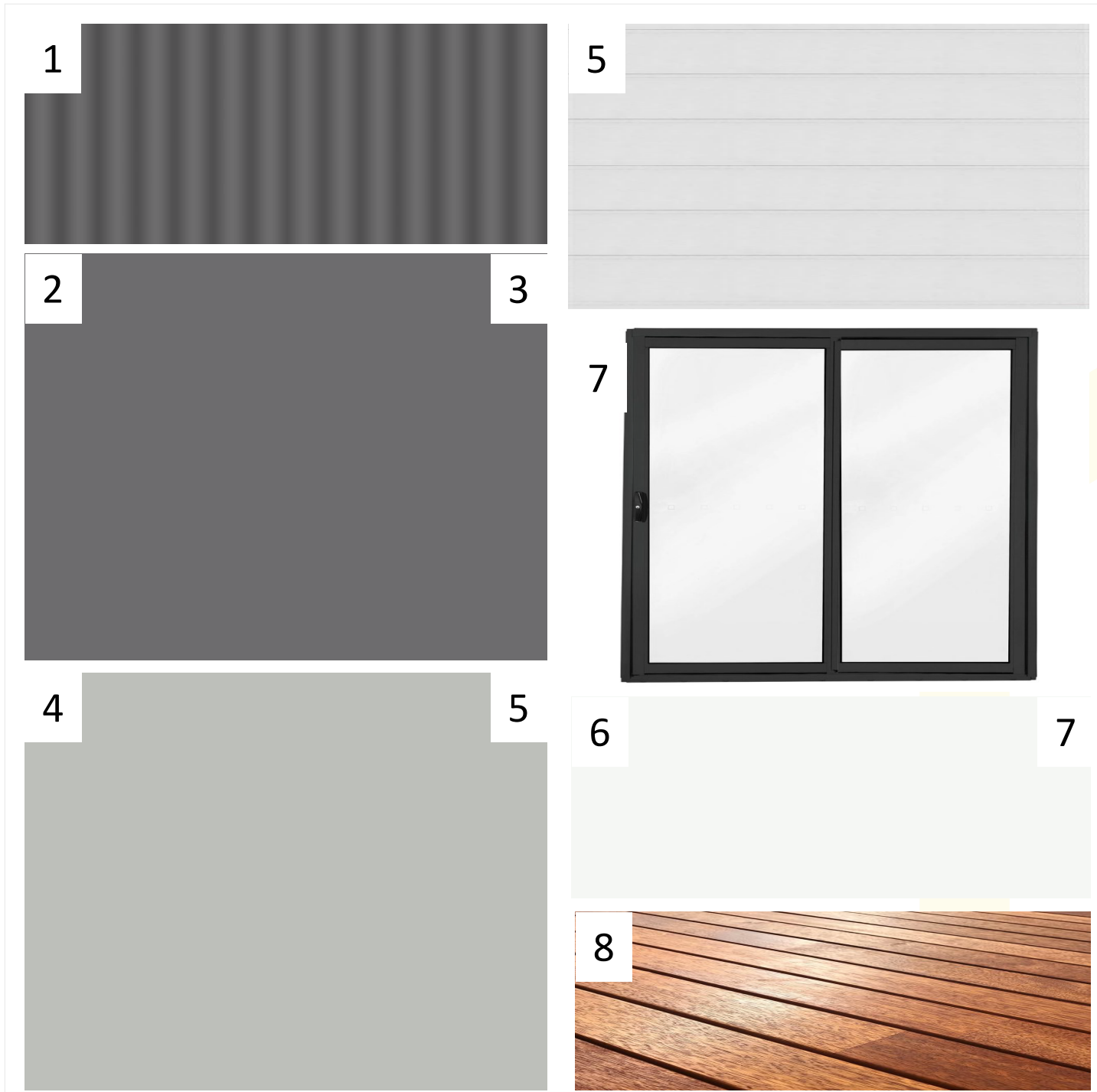
LOT/DP: 10/H/DP2597 SCALE: 1:1, 1:100 @ A3

DRAWN: AF ISSUE: DA MOD SHEET NO: A.11

REF NUMBER: 14500923 - 14510923 DESIGN: OAKDALE

DATE: Wednesday, 25 October 2023

EXTERNAL COLOUR PLAN - A1



LEGEND

- 1) ROOF: STEELINE CORRUGATED 762 - CB BASALT
- 2) GUTTER: CB BASALT
- 3) FASCIA: CB BASALT
- 4) DOWNPIPES: CB SHALE GREY
- 5) CLADDING: WETHERTEX - WEATHERGROOVE 150 SMOOTH - CB SHALE GREY
- 6) WINDOWS & FLYSCREENS: PEARL WHITE
- 7) ENTRY DOOR: GLASS SLIDING DOOR - PEARL WHITE
- 8) DECKING: HARDWOOD MERBAU

SITE ADDRESS: 17A RUPERTS STREET, NARRANDERA, 2700

ABN 32 603 439 827

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**SINGLE STOREY DWELLINGS
CLIENT PLAN APPROVAL**

Signed _____
Date _____

<p>LEGEND</p> <p>WC - WATER CLOSET HWS - HOT WATER SYSTEM MB - METER BOX DP - DOWNPIPE SHR - SHOWER VTY - VANITY PTY - PANTRY MW - MICROWAVE SD - SMOKE DETECTOR LDRY - LAUNDRY BED - BEDROOM PDR - POWDER ROOM O/H - OVERHEAD CUPBOARDS BAL - BUSHFIRE ATTACK LEVEL GSD - GLASS SLIDING DOOR RD - ROOF DOOR</p>	<p>F - FRIDGE TUB - LAUNDRY TUB WM - WASHING MACHINE CB - COLORBOND LGA - LOCAL GOVERNMENT PLAN WT - WINDOW TOP WB - WINDOW BOTTOM RL - RIDGE LINE AHD - AUSTRALIAN HEIGHT DATUM PP - POWER POLE VEG - VEGETATION EB - EDGE OF BITUMEN BM - BENCH MARK GUT - GUTTER EXT - EXIT RC - ROOM CLOSET</p>
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External Colours A1

CLIENT: Hi-Tech Homes JOB NUMBER: 202708 - 20270

LOCATION: 17A RUPERT STREET, NARRANDERA

LGA: NARRANDERA SHIRE COUNCIL

LOT/DP: 10/H/DP2597 SCALE: 1:200 @ A3

DRAWN: AF ISSUE: DA MOD SHEET NO: A.12

REF NUMBER: 14500923 - 14510923 DESIGN: OAKDALE

DATE: Wednesday 25 October 2023

EXTERNAL COLOUR PLAN - A2



LEGEND

- 1) ROOF: STEELINE CORRUGATED 762 - CB BASALT
- 2) GUTTER: CB MONUMENT
- 3) FASCIA: CB MONUMENT
- 4) DOWNPIPES: CB IRONSTONE
- 5) CLADDING: WEATHERTEX - WEATHERGROOVE 300 SMOOTH - CB IRONSTONE
- 6) WINDOWS & FLYSCREENS: CB MONUMENT - NYLON MESH SCREENS
- 7) ENTRY DOOR: GLASS SLIDING DOOR - CB MONUMENT
- 8) DECKING: HARDWOOD MERBAU

SITE ADDRESS: 17A RUPERTS STREET, NARRANDERA, 2700

ABN 32 603 439 827

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SINGLE STOREY DWELLINGS CLIENT PLAN APPROVAL

Signed _____

Date _____

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MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
SHR - SHOWER	LGA - LOCAL GOVERNMENT PLAN
VTY - VANITY	WT - WINDOW TOP
PTY - PANTRY	WB - WINDOW BOTTOM
MW - MICROWAVE	RL - RIDGE LINE
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BAL - BUSHFIRE ATTACK LEVEL	GUT - GUTTER
GSD - GLASS SLIDING DOOR	EXT - EXIT
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External Colours A2

CLIENT: Hi-Tech Homes JOB NUMBER: 202708 - 20270

LOCATION: 17A RUPERT STREET, NARRANDERA

LGA: NARRANDERA SHIRE COUNCIL

LOT/DP: 10/H/DP2597 SCALE: 1:200 @ A3

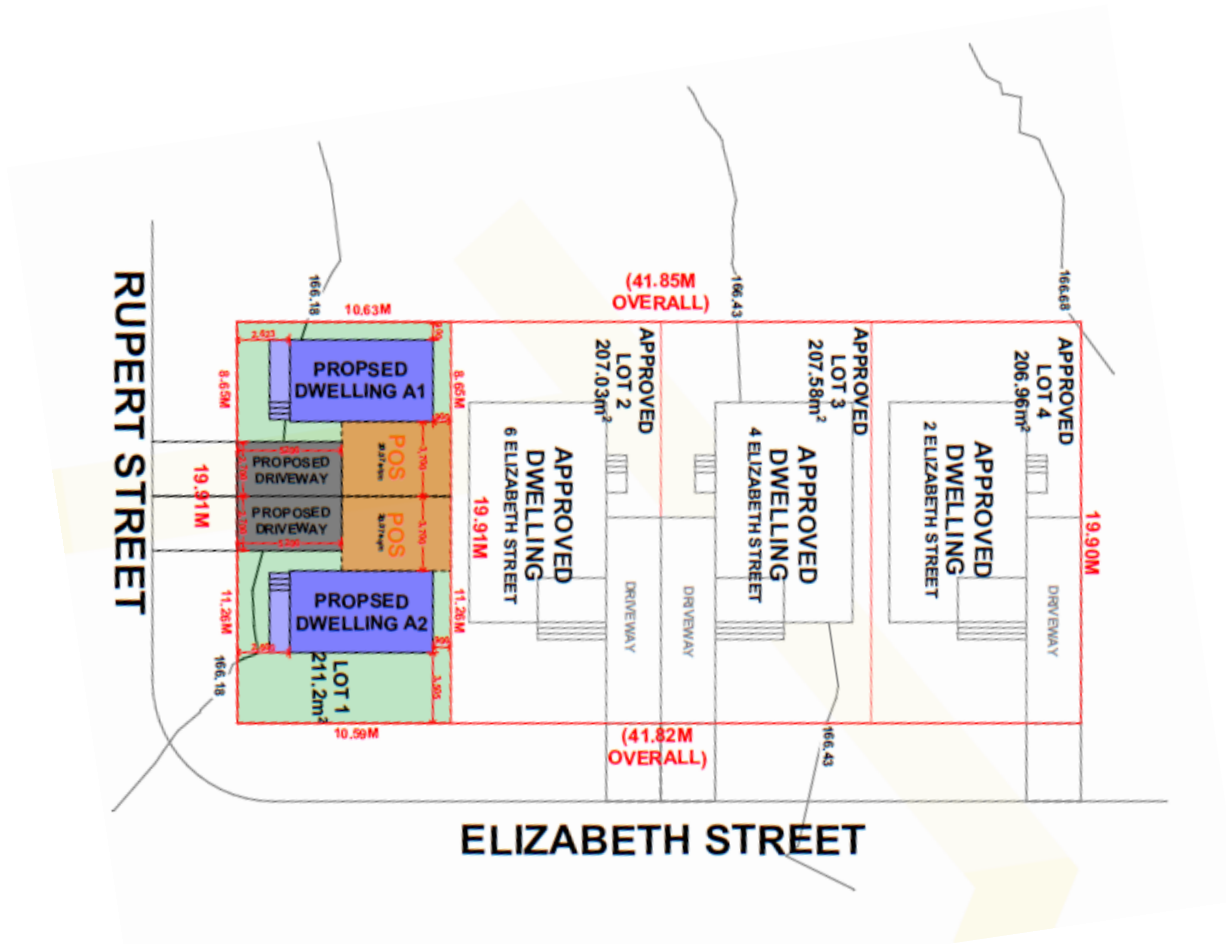
DRAWN: AF ISSUE: DA MOD SHEET NO: A.13

REF NUMBER: 14500923 - 14510923 DESIGN: OAKDALE

DATE: Wednesday, 25 October 2023

DA MODIFICATION TO LOT 1 – APPROVED DWELLING A

STATEMENT OF ENVIRONMENTAL EFFECTS
17A RUPERT STREET, Narrandera NSW, Australia

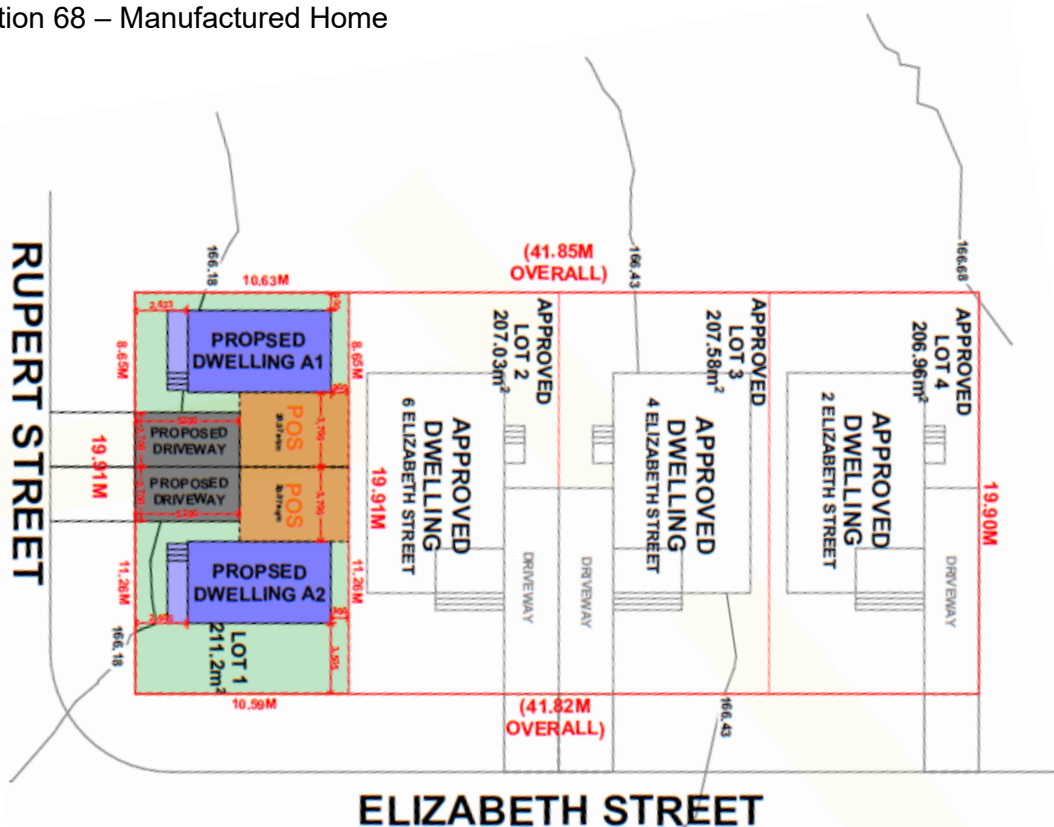


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Fax 02 4774 8421
PO Box 56, Bringelly NSW 2556

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1. DA MODIFICATION PROPOSAL

- DA Approval is for the subdivision of the current Block into 4 Lots with 4 x Two bedroom dwellings (manufactured Homes)
3 of these dwellings will remain as approved (Dwelling B,C & D).
- **The DA modification is for LOT 1 within the plans – Dwelling A will be replaced with a small Dual occupancy development. Consists of 2x 1 Bedroom affordable dwellings.**
- The Max building height will be 4.2m to the ridge capping.
- The proposed home will be built as per plans and specifications
- There will be no business run from the site
- There will be no goods produced on the site
- There will be no goods stored in the dwelling and no goods transported from site
- There will be approximately two traffic movements per day by the occupants of each dwelling
- A sewer Main to be constructed to service lots.
- Section 68 – Water & Sewer Connection
- Section 68 – Manufactured Home





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 Fax 02 4774 8421
 PO Box 56 , Bringelly NSW 2556

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2. SITE DETAILS

- The site is located within a Village RU5 Zone with an overall site area of 828.16 sqm
- The site has a gentle slope and has no water course or flood issues
- The new development will be compatible with adjoining properties
- Visually the dwellings will be consistent colour scheme to streetscape
- The Manufactured dwellings will be transported by truck and crane to site and will have a compliance plate under the meter box.





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3. NARRANDERA LOCAL ENVIRONMENTAL PLAN 2013 COMPLIANCE

- Proposal Complies with & satisfies all requirements of Narrandera Local Environmental Plan

4. NARRANDERA DEVELOPMENT CONTROL PLAN 2013 COMPLIANCE

Using 7.4 Dual Occupancy & Multi dwelling housing code as guide.

- 7.4.1 Neighbourhood character and design response – Proposal is inline with surrounding neighbourhood being a residential development designed to be low scale single storey detached dwellings.
- 7.4.2 Front building setbacks and streetscape – We are proposing a reduction to this control, proposing a front setback from Elizabeth street of 3.5m as we see no adverse impacts of the site & its surroundings.
This reduction was required to fit in the required parking spaces & Private open space provisions.
We would like to use neighbouring dwellings (No 41,42 & 43 Elizabeth street) as a precedent, as it appears that they have been approved with a similar front setback distance. Beyond this, There is still an approx. 5m buffer from Eastern boundary to Elizabeth Street.
- 7.4.3 Side and rear building setbacks – Proposed dual occupancy all meet the minimum required side setbacks (0.9m – 2.6m). Complies with Council.
-We are proposing a reduction to the Secondary road setback (Rupert St) control by 400mm, bringing it to a min. 2.6m secondary road setback as we see no adverse impacts of the site & its surroundings.
We would like to use neighbouring dwellings (No 41 Elizabeth street) as a precedent, as it appears that they have been approved with a lesser secondary road setback. Beyond this, There is still an approx. 5m buffer from Southern boundary to Rupert Street.

- We are proposing a reduction to the minimum required rear setback to 0.9m as we don't see any adverse impacts to the site & its surroundings.
This reduction was required to fit in the required parking spaces & Private open space provisions.
We would like to use neighbouring dwellings (No 41,42 & 43 Elizabeth street) as a precedent, as it appears that they have been approved with a similar rear setback distance.
- 7.4.4 Height Limits – No site cut or fill is proposed.
All decks are below the max limit. All proposed dwellings are single storey. Complies with Council.
- 7.4.5 Site Coverage – Site coverage does not exceed 30.2% for the combined proposed dual occupancy development.
This is well below the max allowable 60%. Complies with Council.
- 7.4.6 Open Space Provision – We are proposing a reduction to the minimum private open space area to be 3.7m x 5.42m (20.07sqm) as we don't see any adverse impacts to the site & its surroundings.
This has been reduced to fit the required parking spaces.



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- 7.4.7 Solar Access – Proposal complies with Council.
- 7.4.8 Privacy – No privacy issues are triggered. Complies with council.
- 7.4.11 Fencing - No fencing issues are triggered. Complies with council.
- 7.4.10 Landscaping - No Landscaping issues are triggered. Complies with council.
- 7.4.11 Off Street Parking – 1 Parking space has been provided for each one bedroom dwelling. Car Space dimensions Comply with Chapter 6.2. Complies with Council.

6. LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARK, CAMPING GROUNDS & MOVEABLE DWELLINGS) REGULATION 2021 UNDER THE LOCAL GOVERNMENT ACT 1993 COMPLIANCE

Hi Tech Homes P/L certifies that the manufactured home proposed to be installed at the above property will be constructed, transported and installed in accordance with Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 under the Local Government Act 1993.

5. PRESENT AND PREVIOUS LAND AND BUILDING USE

- Currently the site is vacant with a storage shed & awning. The Neighbourhood consists of primarily residential use.
- The present use of adjoining lots are residential dwellings
- There is NO contamination on site that is known
- A Smoke Alarm has been fitted in the dwelling as a Fire Safety Measure

6. OPERATIONAL AND MANAGEMENT

- Not applicable for this project

7. TRAFFIC, PARKING AND GENERAL ACCESSIBILITY

- There will be approximately two traffic movements per day per dwelling and the parking facilities are adequate for this project.



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6. PRIVACY, VIEWS AND OVERSHADOWING

Visual Privacy

- The placement of windows allows for privacy of neighbours
- Screening plants will be used as required
- There will be no headlight glare or light spillage

Acoustic Privacy

- The bedroom placement is away from outdoor activity areas
- There will be no noise transmission between proposed dwelling and existing neighbouring dwellings
- Measures have been made to mitigate external noise including insulation in all external walls

Views

- There is no impact to nearby properties

Overshadowing

- There will be no overshadowing involved in this project

7. AIR AND NOISE

AIR

- There is no odour or fumes produced by existing or proposed development
- There is no waste storage areas or compost heaps

NOISE

- Construction noise: There will be minimal construction noise.
(Modular construction done off site)
- Hours of work on site 8am to 4pm (only two hours is required for site work)
- Finished floor level for buildings shall be a minimum of 0.6m above ground level

8. DRAINAGE, SOIL AND WATER

- Measures taken to maximize infiltration and minimize water run-off are mulching and ground covers also low water demand native plants in gardens
- Stormwater drainage: The stormwater for the dwelling will be connected to existing service
- Water efficient appliances are proposed in the bathroom such as shower head, toilet and hand vanity and water flow restricting washers

9. HERITAGE

- Not required for this project



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10. ENERGY EFFICIENCY - BASIX CERTIFICATE

- Manufactured Homes do not require BASIX.

11. WASTE MANAGEMENT

- As the proposal is for 5x Manufactured homes, All construction wastes are managed within our factory premises off site.
For site works & installation – The appropriate methods will be used to ensure minimal waste at all times.
For ongoing use of the properties – Users will abide by local councils waste collection policies.

12. REFLECTIVITY

- Not required for this project

13. COLOUR SCHEDULE

- A colour schedule of external finishes is attached to the Architectural Plans.

14. GENERAL ACCESSIBILITY

- Not required for this project

15. EROSION AND SEDIMENTATION CONTROL

- A control barrier is placed around the site while piers are erected and holes are bored for tie downs.
Please see sediment control plan for further details & management plan.

16. SITE MANAGEMENT

- Existing perimeter fencing is used to restrict public access to site
- There is no amenities required on site as the installers are only on site for a couple of hours
- Pedestrian safety is important so there is no access to site at all.
- There is no dust created



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17. DEMOLITION

- There are existing Lightweight structures on site which will be removed. They consists of an Existing shed & existing carport/awning.



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