

Specified locations around the townships of Bingara and Warialda continue to be maintained by Council's Parks and Gardens and Technical Services teams.

1.3 Contractor Management

Technical Services has taken over the coordinating of Council's Contractor Management. Contractor Insurance Management Systems (CIMS) continues to be monitored. Contractors are encouraged to supply full disclosure of all relevant documentation requested.

1.4 Warialda High Productivity Vehicle Route

Technical Services has submitted the High Vehicle Safety and Productivity application (HVSPP) for the Warialda HPV Route to the Department of Infrastructure and Regional Development. Work has begun on securing the land required for the road corridor. Aboriginal land claims have been identified across some of the parcels required for the corridor, requiring the NSW Aboriginal Land Council consent to enable acquisition by Council. A draft design of the alignment has been prepared and work continues on the preparation of detailed design plans for the project.

2. ENGINEERING SERVICES

2.1 Construction/ Rehabilitation – Local and Regional Roads

RR63 Warialda Road Heavy Patching

Heavy patching is nearly complete on proposed reseal sections.

SR14 Mosquito Creek Road Construction

Construction is complete on Stage 3 with the final seal scheduled for March 2016.

SR285 Cranky Rock Road Construction

Construction is complete on the entire length of Cranky Rock Road with the final seal scheduled for March 2016.

SR43 Buckie Road Stabilisation

All works are now complete on this section of Buckie Road from Croppa – Moree Road intersection to the western side of the village.

SR3 Elcombe Road Reconstruction

Stage 1 is complete with Stage 2, which is 1.78km long, well underway on the southern end of the project section. Expected completion of Stage 2 is the end of March.



Figure 1 - Stage 1 - showing Dingwall corner on Elcombe Road

SR7 Croppa Creek Road

Heavy patching is complete on proposed reseal sections north and south of Myola feedlot.

2.2 Maintenance Works – Local, Regional and State Roads

Maintenance Grading

SR33 Forest Creek Road, SR39 Allandale Road, SR265 Innesvale Road, SR10 Yallaroi Road, SR204 Dunrobyn Road, SR291 Pump Station Road, SR65 Munsies, SR67 Agincourt Road, SR11 Horton Road, SR30 Caroda Road, SR21 Terry Hie Hie Road, SR38 Adams Scrub Road, SR17 Back Creek Road, and SR66 Reserve Creek Road.

Gravel Resheeting

SR13 Oregon Road, SR243 Bells Creek Road, SR243 Avon Downs Road, SR204 Dunrobyn Road, SR10 Yallaroi Road, SR95 Bangheet Road, and SR102 Noumea Road.



Figure 2 - Gravel Resheeting on SR10 Yallaroi Road

Bitumen Patching

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HW12 Gwydir Highway, RR7705 North Star Road, RR63 Warialda Road, MR462 Bruxner Way, SR4 Baroma Downs Road, SR13 Oregon Road, SR14 Mosquito Creek Road, SR8 Gragin Road, SR7 Croppa Creek Road, MR63 Cobbadah Road, MR63 Allan Cunningham Road, MR134 Delungra Road, MR132 Macintyre and Gulf Creek Road, MR133 Killarney Gap Road, SR2 Bingara Road, SR1 Copeton Dam Road, and Bingara town streets.

Pipe/Headwall Repairs

Pipe and headwall repairs on RR7705 North Star Road, SR10 Yallaroi Road, SR42 Mungle Road and Riddell Street, Warialda. Culvert works on SR3 Elcombe Road. Installation of three sets of pipes on Thornleigh Road and into driveway accesses in White Street, Bingara.

Vegetation Control

HW12 Gwydir Highway, SR20 Gravesend Road, MR462 Bruxner Way, SR13 Oregon Road, SR14 Mosquito Creek Road, RR63 Warialda Road, SR8 Gragin Road, RR7705 North Star Road, SR4 Baroma Downs Road, SR64 Gournama Road, MR63 Cobbadah/ Allan Cunningham Road, and MR134 Delungra Road.

Slashing

RR63 Warialda Road, HW12 Gwydir Highway, RR7705 North Star Road, SR6 Getta Getta Road, SR9 IB Bore Road, MR462 Bruxner Way, SR7 Croppa Creek Road, SR5 Croppa Moree Road, SR1 Copeton Dam Road, SR2 Bingara Road, SR3 Elcombe Road, SR19 Whitlow Road, SR11 Horton Road, SR12 Upper Whitlow Road, MR63 Allan Cunningham Road, and MR134 Delungra Road.

Private Works for Councilors and Staff

Nil Report

Self Help Program

Worongil Access Road.

2.3 Roads Maintenance Council Contract – Works Orders issued by RMS

All Work Orders issued by RMS are quality assurance schedule of rates projects carried out by Council staff under the Roads Maintenance Council Contract with Roads and Maritime Services.

RMS resealing work has commenced with completion due in March 2016. The MR63 Alan Cunningham Rd 'Mt Rodd' construction project is programmed to commence in late February 2016.

Heavy Patching has been completed on MR63 Cobbadah Road.

An extension of the 50 km/h area on MR63 Alan Cunningham Road north of Bingara Bridge for a further 40 m north was implemented as a result of a review carried out by RMS.

2.4 Rural Roads 2015-2016 Capital Works Program

| Work Order | Job Description | SR | Road Name | Road Class | Length (km) | Location | Pk | Current Budget | Budget Area | Expenditure | Work Status |
|------------|---------------------|-----|----------------------|------------|-------------|---|-------------|----------------|------------------|-------------|----------------------------|
| 4971 | R2R Resheeting | 31 | Eulourie Road | Local | 3.60 | 1.19 - 4.83 (South of MR133) | Cross Roads | \$76,937 | Unsealed Capital | \$76,937 | All Works Complete |
| 4976 | R2R Resheeting | 14 | Mosquito Creek Road | Arterial | 4.2 | 2.00 - 2.15, 3.11 - 33.8kms | Nunga | \$94,214 | Unsealed Capital | \$94,217 | All Works Complete |
| 4974 | R2R Resheeting | 6 | Getta Getta Road | Arterial | 4.8 | 11.0km to 15.8kms | Getta Getta | \$70,662 | Unsealed Capital | \$70,662 | All Works Complete |
| 4981 | R2R Rehabilitation | 3 | Elcombe Road | Arterial | | 31.18 to 34.61 from SH12 | | \$789,000 | Sealed Capital | \$165,454 | In Progress - 20% Complete |
| 4973 | R2R Resheeting | 63 | Gill Gill Creek Road | Collector | 3.1 | of 3.1 | Talulia | \$69,551 | Unsealed Capital | \$69,551 | All Works Complete |
| 4980 | R2R Rehabilitation | 43 | Buckle Road | Arterial | | Cropps-Moree Road to end of bitumen. | | \$273,460 | Sealed Capital | \$273,460 | All Works Complete |
| 4979 | R2R Upgrade | 285 | Cranky Rock Road | Minor | 2.7 | 0.1km to 2.8kms | Perretts | \$325,000 | Unsealed Capital | \$274,212 | Complete to Prime Stage |
| 4970 | R2R Resheeting | 55 | Morena Mail Road | Local | 3.00 | 0 - 3.0 From SR31 (SR3 end) | Tilunga | \$35,500 | Unsealed Capital | \$4,310 | Preliminary Works Only |
| 4969 | R2R Resheeting | 102 | Noumsa Road | Local | 4.245 | 1.14 - 3.12, 3.8 - 4.85, 6.18 - 7.6 | Oakey Creek | \$84,853 | Unsealed Capital | \$86,203 | All Works Complete |
| 4977 | R2R Resheeting | 47 | Glensak Road | Local | 2.2 | 1.6 - 2.3, 3.8 - 4.5, 10 - 10.8kms | Ben Eden | \$32,473 | Unsealed Capital | \$32,473 | All Works Complete |
| 4978 | R2R Resheeting | 8 | Grain Road | Collector | 1.2 | of 1.2 | Ben Eden | \$15,891 | Unsealed Capital | \$15,891 | All Works Complete |
| 4975 | R2R Resheeting | 10 | Yallaroi Road | Collector | 2.6 | 28.8 to 31.5kms | Strathview | \$140,000 | Unsealed Capital | \$92,147 | In Progress - 60% Complete |
| 4972 | R2R Resheeting | 37 | Oakey Creek Road | Local | 5.00 | 4.0 - 8.0 From MR63 | Buffers | \$64,200 | Unsealed Capital | \$91 | Not Started |
| 4984 | R2R Resheeting | 50 | Thornleigh Road | Local | 5.00 | 1.55 - 2.8, 9.5 - 9.45, 14.9 - 17.2. From SR1 | Roadside | \$64,200 | Unsealed Capital | \$8,064 | Preliminary Works Only |
| 4986 | R2R Resheeting | 51 | Towarra Road | Local | 5.00 | 13.1 - 14.34, 19.2 - 21.0, 25.2 - 27.2. From SR1. | Roadside | \$64,200 | Unsealed Capital | \$0 | Not Started |
| 4983 | R2R Resheeting | 22 | Upper Bingara Road | Local | 3.70 | 1.17 - 4.87 From MR63 (Sth) | Oakey Creek | \$47,500 | Unsealed Capital | \$52,991 | All Works Complete |
| 5070 | R2R Rural Reseal | | Gulf Creek Road | | 3.20 | 3.0 to 6.2km from MR63 | | \$57,400 | Sealed Capital | \$0 | Not Started |
| 5071 | R2R Rural Reseal | | Horton Road | | 2.20 | 4.8km to 7.0km from MR63 | | \$49,400 | Sealed Capital | \$272 | Not Started |
| 5075 | R2R Rural Reseal | | Copeton Dam Road | | 6.30 | 0km to 3.148km and 10.5km to 15.8km from MR63 | | \$87,650 | Sealed Capital | \$0 | Not Started |
| 5073 | R2R Rural Reseal | | Cropps Creek Road | | 3.70 | 2.8km to 6.5km from SR5 | | \$86,700 | Sealed Capital | \$0 | Not Started |
| | | | | | | | | | \$2,531,831 | \$1,316,925 | |
| 4982 | Internal Resheeting | 95 | Banghweet Road | Minor | 2.00 | 0 - 2.0 From SR3 | Dingwall | \$30,188 | Unsealed Capital | \$30,188 | In Progress - 50% Complete |

Gwydir Shire Council Rural Roads 2015-2016 Capital Works Program - Progress Report as at 5th February 2016

| | |
|---------------------|--------------------|
| Maint. Expenditure | \$633,397 |
| Capital Expenditure | \$2,786,483 |
| Total | \$3,419,880 |

| | |
|----------------------------------|---------------------|
| Administration | \$ 189,960 |
| Shire Roads Maintenance Budget | \$ 1,552,136 |
| Shire Roads Capital Works Budget | \$ 4,383,694 |
| Total | \$ 6,125,790 |

| | |
|--------------|---------------------|
| FAGS | \$1,895,614 |
| Internal | \$1,339,988 |
| R2R | \$2,534,188 |
| H/SFP | \$382,000 |
| Total | \$ 6,125,790 |

| | |
|--------------------------------|--------------|
| Current Own Source Expenditure | -\$1,165,922 |
| Target Own Source Expenditure | \$1,339,988 |
| Remaining >>> | \$2,505,910 |

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| | | | | | | | | | | | |
|------|----------|--------------|-----|--------------------------------|-----------|-------|---|----------|------------------|-------------|----------------------------|
| 4887 | Internal | Resheeting | 13 | Oregon Road | Collector | 7.6 | .8, 28.9 - 31.5kms, 35.7 - 35.5, 38.5 - 37.3, 38.8 - | Talula | Unsealed Capital | \$154,578 | All Works Complete |
| 4894 | Internal | Resheeting | 13 | Oregon Road | Collector | 4 | Storm Damage Various Locations | Talula | Unsealed Capital | \$89,531 | All Works Complete |
| 4889 | Internal | Resheeting | 41 | County Boundary Road | Arterial | 1.2 | 14.7kms b 15.9kms | Talula | Unsealed Capital | \$0 | Not Started |
| 4895 | Internal | Resheeting | 41 | County Boundary Road | Arterial | 4 | Storm Damage Various Locations | Talula | Unsealed Capital | \$0 | Not Started |
| 4890 | Internal | Resheeting | 274 | A von Downs Road | Minor | 1 | Various Locations | Tabrager | Unsealed Capital | \$7,808 | All Works Complete |
| 4891 | Internal | Resheeting | 243 | Bellis Creek Road | Minor | 2 | Various Locations | Tabrager | Unsealed Capital | \$11,330 | All Works Complete |
| 4892 | Internal | Resheeting | 204 | Dunrobyn Road | Local | 2 | Various Locations | Tabrager | Unsealed Capital | \$14,165 | All Works Complete |
| 4893 | Internal | Resheeting | 275 | Gragin Boundary | Minor | 2.5 | Various Locations | Ben Eden | Unsealed Capital | \$12,257 | All Works Complete |
| 442 | Internal | Resheeting | | Gravel Resheeting Program | | | | | Unsealed Capital | \$775 | All Works Complete |
| 4614 | Internal | Resheeting | 6 | SRS Getta Getta Road USRR | Arterial | | | | Unsealed Capital | \$5,500 | All Works Complete |
| 4615 | Internal | Resheeting | 11 | SR11 Horton Road USRR 20: | Arterial | | | | Unsealed Capital | \$14,171 | All Works Complete |
| 4891 | Internal | Rural Reseal | 11 | Sealed Shire Roads - Class B | Arterial | | | | Sealed Capital | \$4,516 | All Works Complete |
| 4892 | Internal | Urban | | Warialda Streets - Hope Str | | | | | Urban | \$1,310 | All Works Complete |
| | | | | | | | | | | \$475,800 | \$346,130 |
| 5074 | Internal | Resealing | 3 | Elcombe Road | Arterial | 1.84 | 4.88km to 6.3km from MRS3 | | Sealed Capital | \$44,230 | Not Started |
| 5075 | Internal | Resealing | 1 | Copeton Dam Road | Arterial | 2.51 | 0.0 to 7.12km & 2.5km to 3.15km & 9.42km to 10.55km from MRS3 | | Sealed Capital | \$0 | Not Started |
| 5076 | Internal | Resealing | 7 | Croppa Creek Road | Arterial | 3.318 | 19.87km to 23.19km from SRS | | Sealed Capital | \$54,132 | In Progress - 80% Complete |
| 5077 | Internal | Resealing | 13 | Oregon Road | Collector | 2.084 | 2.29km to 4.373km from RRS3 | | Sealed Capital | \$0 | Not Started |
| 5140 | Internal | Resealing | 14 | Mosquito Creek Road | Arterial | 5.26 | 4.169km to 6.992km & 44.52km to 43.96km | | Sealed Capital | \$92,828 | In Progress - 80% Complete |
| 4880 | HVSP | Upgrade | 14 | Mosquito Creek Road | Arterial | 4 | HVSP Project | | Unsealed Capital | \$290,400 | All Works Complete |
| 4882 | HVSP | Upgrade | 14 | Mosquito Creek Road | Arterial | 4 | HVSP Project | | Unsealed Capital | \$275,478 | Complete to Prime Seal |
| 4936 | HVSP | Upgrade | 14 | Mosquito Creek Road | Arterial | 4 | HVSP Project | | Unsealed Capital | \$554,047 | Complete to Prime Seal |
| | | | | | | | | | | \$100,000 | \$0 |
| 5061 | Internal | Resheeting | | Tumba Road Self Help | | | | | Unsealed Capital | \$20,956 | All Works Complete |
| 5273 | Internal | Resheeting | | Jones/Riordan/Conway Self Help | | | | | Unsealed Capital | \$4,319 | All Works Complete |
| 5011 | Internal | New Road | | Warialda HPV Route | | | | | Unsealed Capital | \$30,268 | Preliminary Works Only |
| | | | | | | | | | | \$1,123,428 | \$1,123,428 |

2.5 Other Services

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- Street services continued to be maintained for vehicular, pedestrian and public conveniences.
- Stormwater drainage facilities continue to be maintained.
- Aerodromes at Warialda and Bingara continue to be maintained and inspections are done monthly.
- Existing quarry sources are continually being utilised and future sources are being investigated as time permits with other competing projects.
- The radio and television towers continued to be maintained.

3. DESIGN AND ASSET SERVICES

Survey, design and soil testing is continuing for the 2015-2016 and 2016-2017 works programs. Progress is as follows:

- RR63 Warialda Road Boundary Gully culvert - survey of existing causeway and design of replacement box culvert to provide all weather access
- RR63 Warialda Road Kia Ora culvert - survey of existing causeway and design of replacement box culvert to provide all weather access
- RR7705 North Star Road Postman's Gully culvert - survey of existing causeway and design of replacement box culvert and alignment correction
- North Star Road – preliminary design complete for 5km of road north of Cox's Creek construction
- MR63 Mt Rodd Road RMS works – design finalised and approved by RMS for construction
- Warialda HPV route – draft design for grant applications completed. Works are currently underway to secure new road corridor.

An updated Transport Asset Management Plan has been prepared for adoption. This plan reflects new asset values, depreciation and lifecycle costs as per the 2015 roads revaluation. The plan will be presented to a future meeting and demonstrates sustainable delivery of transport infrastructure in the 10 year planning period.

GIS activities this month include:

- incorporation of asset data with GIS data
- continued maintenance of Rural Addressing and mapping databases
- continued assistance with interdepartmental enquiries
- maintenance of Name and Address Register.

4. ROAD SAFETY PROGRAM

2015/2016 Road Safety Campaigns

Title: North West Heavy Vehicle Breakfast Forum
Grant: \$1,000 from RMS
 \$3,000 from Moree Plains Shire Council
Description: To host the 2015 North West Heavy Vehicle Breakfast Forum in Moree on Tuesday, 18 August 2015. It is anticipated that 50 people will attend the forum on the day.
Timing: 18 August 2015
Status: Completed

Title: Slow Down
Grant: \$5,000 from RMS
 \$4,000 from Moree Plains Shire Council
Description: This project aims to reduce the percentage of vehicle including trucks speeding at 6 locations during October and November and again during May. These time periods were identified using the RMS supplied crash data. It will also provide information about sharing the road, driving to conditions and travelling on gravel roads.
Timing: 01 September 2015 to 30 June 2016
Status: Unfunded

This campaign was unsuccessful in obtaining funding from RMS for the 2015/2016 financial year.

Title: Free Cuppa Program
Grant: \$18,000 from RMS (includes \$3,000 for Moree Plains & Gwydir Shires)
Description: This project will be implemented in Bathurst, Blayney, Cabonne, Dubbo City, Forbes, Gilgandra, Gwydir, Lachlan, Moree Plains, Narrabri, Orange City, Parkes, Warrumbungle and Wellington. The program will be implemented in conjunction with local businesses to encourage travellers to stop and take regular breaks from driving. The program will include; a 'free cuppa for the driver' scheme, a prize draw for drivers who take part in the scheme, erecting roadside banners, media coverage, promotion in caravan parks/motels and tourist information centres.
Timing: 31 August 2015 to 30 June 2016
Status: In progress

Expressions of interests have now closed. Four (4) businesses have registered across the two shires (two in Moree Plains and two in Gwydir).

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Merchandise designs and printing will now commence as will updating of the Smart phone apps.
The campaign launch has been scheduled for Tuesday, 1 March 2015 in Parkes.

Title: Restricted Access Vehicle (RAV) Route Assessments
Description: Access to the road network for heavy vehicle combinations and controlled access buses is subject to specific route assessment using the NSW Route Assessment Guide. The Road Safety Officer with the assistance of the Technical Services Department is responsible for undertaking such assessments and preparing the necessary reports.
Timing: When required
Status: As required.

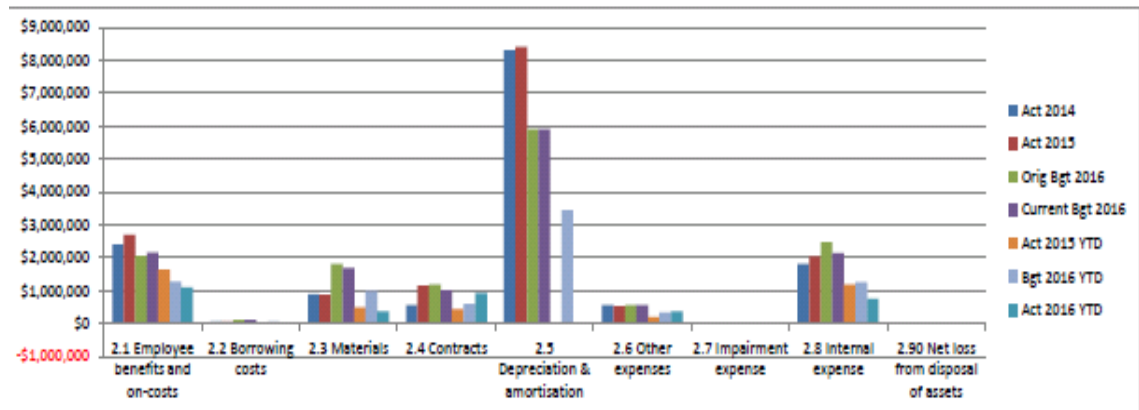
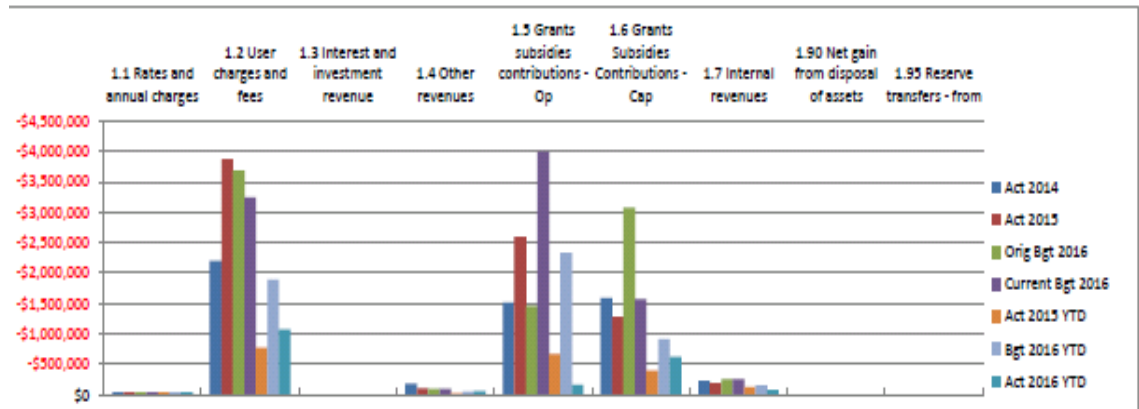
Inspections have been undertaken on a further three (3) roads. These being an eight kilometre section of Oregon Road (SR 13), a further section of Gil Gil Creek Road (SR 63) up to Alma Lane (SR 258), and Alma Lane (SR 258). Assessment reports will be completed in the coming weeks.

Other Activities:

- The Road Safety Officer continued the coordination the Child Restraint Hiring Program. Currently the Road Safety Program has a total of 14 child restraints in the hiring program. The quarterly hiring rates (YTD) for the program are:
 - September 2014 Quarter – 25%
 - December 2014 Quarter – 29%
 - March 2015 Quarter – 21%
 - June 2015 Quarter – 22%
 - September 2015 – 32%
 - December 2015 – 31%
 - March 2016 Quarter (QTD) – 10%
- The Road Safety Officer presented at the Traffic Offenders Intervention Program. This is an ongoing commitment with regular presentations being given once every six (6) weeks.

5. FINANCIAL REPORTS

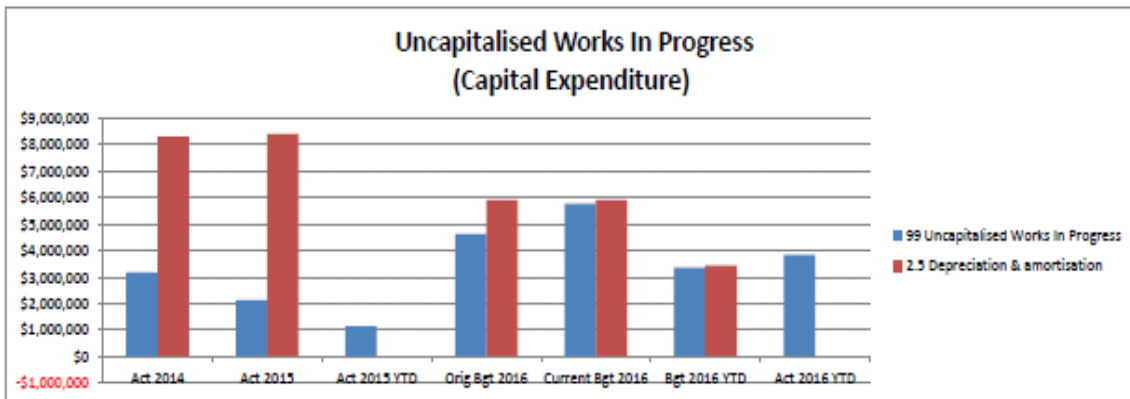
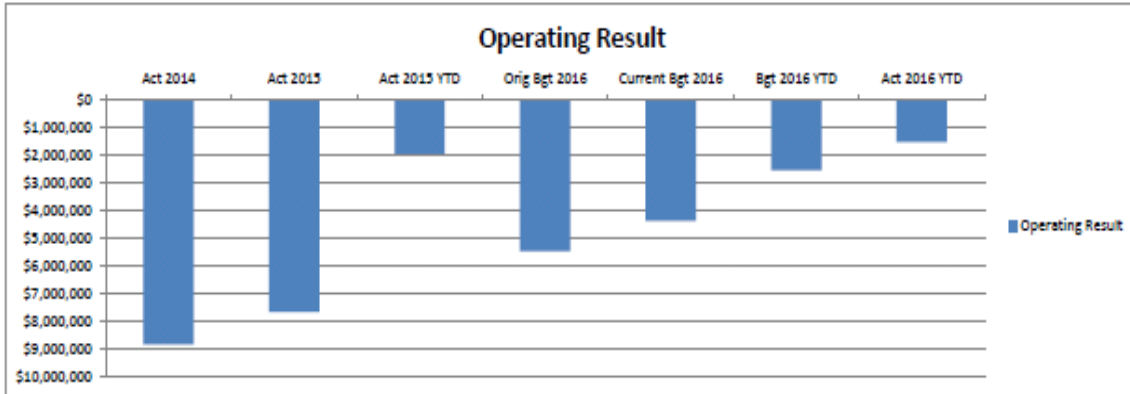
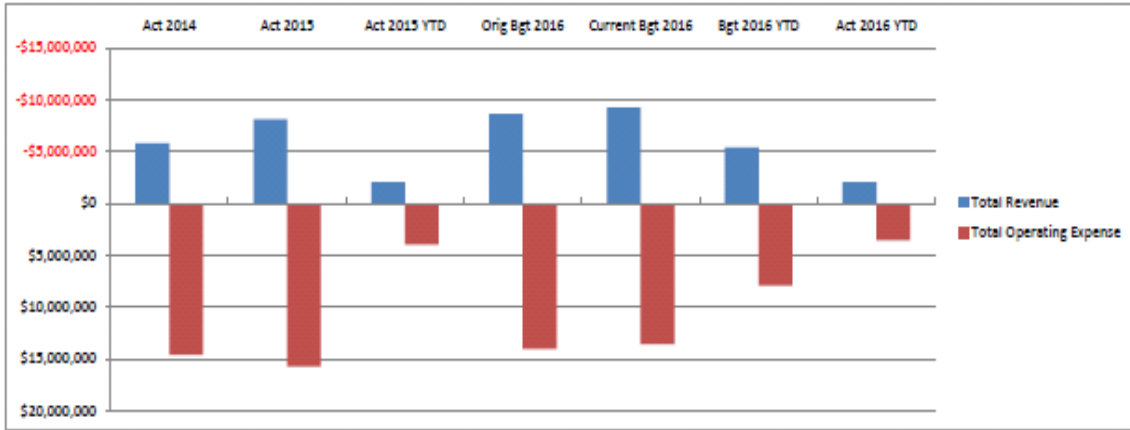
| Technical Services | | | | | | | |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| | Act 2014 | Act 2015 | Act 2015 YTD | Orig Bgt 2016 | Current Bgt 2016 | Bgt 2016 YTD | Act 2016 YTD |
| 1.1 Rates and annual charges | -\$39,447 | -\$39,468 | -\$39,471 | -\$40,422 | -\$40,420 | -\$40,422 | -\$39,561 |
| 1.2 User charges and fees | -\$2,202,573 | -\$3,868,161 | -\$771,120 | -\$3,688,535 | -\$3,243,558 | -\$1,892,072 | -\$1,080,772 |
| 1.3 Interest and investment revenue | -\$150 | -\$176 | -\$96 | | -\$23 | -\$14 | -\$83 |
| 1.4 Other revenues | -\$182,799 | -\$106,657 | -\$17,484 | -\$95,531 | -\$95,531 | -\$55,727 | -\$63,143 |
| 1.5 Grants subsidies contributions - Op | -\$1,519,138 | -\$2,594,773 | -\$676,089 | -\$1,460,755 | -\$3,994,943 | -\$2,330,384 | -\$162,798 |
| 1.6 Grants Subsidies Contributions - Cap | -\$1,597,011 | -\$1,284,226 | -\$403,768 | -\$3,072,876 | -\$1,569,750 | -\$915,677 | -\$630,315 |
| 1.7 Internal revenues | -\$230,127 | -\$192,480 | -\$126,588 | -\$256,929 | -\$256,929 | -\$149,877 | -\$79,544 |
| 1.90 Net gain from disposal of assets | -\$7,110 | | | | | | |
| 1.95 Reserve transfers - from | | | | | | | |
| Total Revenue | -\$5,778,356 | -\$8,085,941 | -\$2,034,616 | -\$8,615,048 | -\$9,201,154 | -\$5,384,173 | -\$2,056,215 |
| 2.1 Employee benefits and on-costs | \$2,396,336 | \$2,691,023 | \$1,633,531 | \$2,052,527 | \$2,164,893 | \$1,262,853 | \$1,106,801 |
| 2.2 Borrowing costs | \$56,110 | \$56,190 | \$34,829 | \$95,691 | \$95,691 | \$48,247 | \$20,196 |
| 2.3 Materials | \$896,541 | \$864,518 | \$498,154 | \$1,802,794 | \$1,881,104 | \$980,629 | \$374,262 |
| 2.4 Contracts | \$558,683 | \$1,151,024 | \$435,427 | \$1,176,414 | \$1,013,889 | \$591,423 | \$923,829 |
| 2.5 Depreciation & amortisation | \$8,307,359 | \$8,411,109 | -\$4,525 | \$5,912,150 | \$5,912,150 | \$3,448,725 | |
| 2.6 Other expenses | \$561,245 | \$524,400 | \$194,916 | \$558,807 | \$561,084 | \$327,283 | \$377,861 |
| 2.7 Impairment expense | | | | | | | |
| 2.8 Internal expense | \$1,812,388 | \$2,034,467 | \$1,173,248 | \$2,464,556 | \$2,141,241 | \$1,249,046 | \$747,853 |
| 2.90 Net loss from disposal of assets | \$15,870 | | | | | | |
| Total Operating Expense | \$14,604,533 | \$15,732,730 | \$3,965,579 | \$14,062,939 | \$13,570,052 | \$7,908,206 | \$3,550,801 |
| Operating Result | \$8,826,178 | \$7,646,789 | \$1,930,963 | \$5,447,891 | \$4,368,898 | \$2,524,033 | \$1,494,586 |
| 99 Sale Proceeds - Contra Sales | | | | | | | |
| 99 Uncapitalised Works In Progress | \$3,180,453 | \$2,138,637 | \$1,145,315 | \$4,616,206 | \$5,772,159 | \$3,367,063 | \$3,854,840 |



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Technical Services



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CONCLUSION

The activities carried out by the Technical Services Department are in line with the 2015/2016 Management Plan and otherwise as directed.

CONSULTATION

Consultation is carried out within the Technical Services Department during the monthly Technical Services team meetings and other relevant persons.

POLICY IMPLICATIONS

Policy implications are those relating to the 2015/2016 Management Plan and the Technical Services Policies of Gwydir Shire Council.

FINANCIAL IMPLICATIONS

The activities carried out by the Technical Services Department are in line with the 2015/2016 Management Plan.

SUSTAINABILITY IMPLICATIONS

The activities undertaken by the Technical Services Department regarding social and environmental factors are targeted for best practice in line with the 2015/2016 Management Plan.

OFFICER RECOMMENDATION

THAT the Technical Services report be received

ATTACHMENTS(Moved Cr Pankhurst, seconded Cr Egan)

- AT- Weight of Loads minutes
- AT- LEMC minutes
- AT- SLA minutes

**COUNCIL RESOLUTION:
MINUTE 14/16**

THAT the Technical Services report be received.

(Moved Cr Pankhurst, seconded Cr Egan)

MINUTES OF THE NORTH WEST WEIGHT OF LOADS COMMITTEE
QUARTERLY MEETING HELD IN THE NARRABRI SHIRE COUNCIL
CHAMBERS, MAITLAND STREET, NARRABRI ON MONDAY, 6 JULY 2015
COMMENCING AT 2:00 PM

PRESENT: Cr Denis Todd (Chair - Warrumbungle Shire Council), Cr Conrad Bolton (Narrabri Shire Council), Mrs Kylie Kerr (Moree Plains Shire Council), Ms Georgia Cruickshank (Moree Plains Shire Council), Mr Stewart McLeod (Dubbo City Council), Mr Steve Clayton (Dubbo City Council), Mr Wayne Kerr (Gunnedah Shire Council), Cr Angela Doering (Gwydir Shire Council), Mr Leonard Hattenfels (Weight of Loads Inspector), Mr Greg May (Weight of Loads Inspector), Mr Michael Pepper (Roads & Maritime Services), Mr Kevin Tighe (Warrumbungle Shire Council), Mr Bill Pillgram (Narrabri Shire Council), Mrs Rosalie Peacey (Moree Plains Shire Council - Minute Taker).

APOLOGIES: Mr Justin Pay (Inverell Shire Council), Cr James von Drehnen (Moree Plains Shire Council), Cr Brendan Munn (Moree Plains Shire Council), Mr David Carter (Weight of Loads Inspector), Mr Geoff Girard (Weight of Loads Inspector), Mr Andre Kompler (Narrabri Shire Council), Mr Alex Eddy (Gwydir Shire Council), Cr Robyn Faber (Narrabri Shire Council), Mr Walter Davey (Roads & Maritime Services), Mr Ian Dinham (Moree Plains Shire Council), Mr Mark McWhirter (Warrumbungle Shire Council), Mr Robert Cavanagh (Livestock & Bulk Carriers Association), Cr Steve Smith (Gunnedah Shire Council)

RESOLVED: (McLeod/Doering)

That the apologies from Mr Justin Pay (Inverell Shire Council), Cr James von Drehnen (Moree Plains Shire Council), Mr David Carter (Weight of Loads Inspector), Mr Geoff Girard (Weight of Loads Inspector), Mr Andre Kompler (Narrabri Shire Council), Cr Robyn Faber (Narrabri Shire Council), Mr Walter Davey (Roads & Maritime Services), Mr Ian Dinham (Moree Plains Shire Council), Mr Mark McWhirter (Warrumbungle Shire Council), Mr Robert Cavanagh (Livestock & Bulk Carriers Association), Cr Steve Smith (Gunnedah Shire Council) be accepted.

- i. CONFIRMATION OF MINUTES OF QUARTERLY MEETING HELD MONDAY, 30 MARCH 2015, IN THE BINGARA SHIRE COUNCIL CHAMBERS, MAITLAND STREET, BINGARA

RESOLVED: (McLeod/Doering)

- ii. That the minutes of the quarterly meeting held on Monday, 30 March 2015, in the Bingara Shire Council Chambers, Maitland Street, Bingara be accepted as a true record of proceedings.

RESOLVED: *(McLeod/Doering)*

iii. **MATTERS ARISING FROM MINUTES OF QUARTERLY MEETING HELD MONDAY, 30 MARCH 2015.**

Cr Denis Todd advised committee that he contacted the Mayor of Coonamble Shire to see if they would like to join the North West Weight of Loads Group.

Mrs Kylie Kerr advised that a letter has also been sent to Coonamble Shire to invite them to our meetings and as yet no reply.

RESOLVED:

REPORT 1: INSPECTORS VERBAL REPORT

A verbal report was given by Mr Leonard Hattenfels and the following points were highlighted:

- Introduction of Note book Computers for Inspectors
- Road trains in Gwydir Shire with no permits and no tri axle dollies
- Road trains in Coonabarabran main street area further investigation needed
- Wet weather good for crops should bring good activity on our roads for harvest

RESOLVED:

That the Inspectors verbal report be received for information.

REPORT 2: FINANCIAL REPORT

RESOLVED: *(McLeod/W Kerr)*

That the draft third quarter financial report for 2014-2015 be received for information.

REPORT 3: STATISTICAL REPORT

RESOLVED:

That the third quarter 2014 - 2015 statistical draft report be received for information.

Cr Conrad Bolton raised concerns that Narrabri Shire Council was not receiving value for money with North West Weight on Loads.

Concerns were raised generally about the overall reduction in the number of vehicles being stopped.

Mrs Kylie Kerr advised that we are looking at other ways to raise revenue for the North West Weight on Loads Committee.

It was also discussed that with the introduction of new legislations this has contributed to the decline of fines and that it was quiet on all roads at the moment.

Discussion was had on this matter and committee agreed to discuss this matter further in general business.

REPORT 4: LEVEL OF SERVICE

Mrs Kylie Kerr advised that the attached Level of Service was based on the information supplied by individual Councils and the discussions at the previous meeting.

Discussions were had on the proposed Level of Service and committee agreed on the proposal.

Narrabri Shire Council and one other Council are yet to confirm in writing their financial contribution for the next 12 months.

Committee discussed reducing the percentage of enforcement on state roads to approximately 50% and all members were in agreement.

RECOMMENDATION:

RESOLVED:

That the level of service report be accepted by each council.

Level of Service for North West Weight of Loads Committee

| | Dubbo City Council | Glen Innes Shire Council | Gunnedah Shire Council | Gwydir Shire Council | Inverell Shire Council | Moree Plains Shire Council | Narrabri Shire Council | Warrumbungle Shire Council |
|-------------------------------------|--|---|---|--|--|--|---|---|
| Term | 1 July 2015 to 30 June 2017 (2 years) | | | | | | | |
| Net Contribution | \$40,000 | \$10,000 | \$20,000 | \$30,000 | \$30,000 | \$86,000 | \$40,000 | \$30,000 |
| Yearly Increase to Net Contribution | Increase yearly by CPI or wage increases whichever is the greater | | | | | | | |
| Accommodation Cost Contribution | Accommodation costs shared evenly between all participating Council | | | | | | | |
| RMS Funding Contribution | RMS funding first 8% towards administration costs and remainder evenly shared between all participating Councils | | | | | | | |
| Invoice Timing | Invoiced quarterly | | | | | | | |
| Enforcement | Estimated Enforcement Hours per fortnight: 21 Hours | Estimated Enforcement Hours per fortnight: 11.50 Hours | Estimated Enforcement Hours per fortnight: 14.50 Hours | Estimated Enforcement Hours per fortnight: 19 Hours | Estimated Enforcement Hours per fortnight: 18 Hours | Estimated Enforcement Hours per fortnight: 38 Hours | Estimated Enforcement Hours per fortnight: 23.50 Hours | Estimated Enforcement Hours per fortnight: 18.50 Hours |

Minutes
 North West Weight of Loads Committee Meeting
 Council Chambers, Narrabri Shire Council, Monday, 6 July 2015

| | | | | | | | | |
|--|---|---|---|---|---|---|--|---|
| | Dubbo City Council | Glen Innes Shire Council | Gunnedah Shire Council | Gwydir Shire Council | Inverell Shire Council | Moree Plains Shire Council | Narrabri Shire Council | Warumbungie Shire Council |
| | Estimated % of enforcement on State roads: 63% Estimated % of enforcement on Shire roads: 37% Focusing on Livestock & Grain | Estimated % of enforcement on State roads: 63% Estimated % of enforcement on Shire roads: 37% Focusing on Machinery & Livestock | Estimated % of enforcement on State roads: 63% Estimated % of enforcement on Shire roads: 37% Focusing on Gravel, Grain & Livestock | Estimated % of enforcement on State roads: 63% Estimated % of enforcement on Shire roads: 37% Focusing on Livestock & Grain | Estimated % of enforcement on State roads: 63% Estimated % of enforcement on Shire roads: 37% Focusing on Livestock | Estimated % of enforcement on State roads: 63% Estimated % of enforcement on Shire roads: 37% Focusing on Gravel, Grain & Livestock | Estimated % of enforcement on State roads: 63% Estimated % of enforcement on Shire roads: 37% Focusing On Grain, Livestock & General | Estimated % of enforcement on State roads: 63% Estimated % of enforcement on Shire roads: 37% Focusing on Livestock & Grain |
| | Weekly presence throughout the year At harvest times to target roads that lead to major grain terminals. | Roads/bridges having mass limits; Locations with proven history of breaches; | Saturday shift available for Grain Harvest periods. | Saturday shift available for Grain Harvest periods. | | Saturday shift available for Grain Harvest periods. | Roads/bridges having mass limits; | Saturday shift available for Grain Harvest periods. |

Minutes
 North West Weight of Loads Committee Meeting
 Council Chambers, Narrabri Shire Council, Monday, 6 July 2015

GENERAL BUSINESS

Ms Georgia Cruickshank advised that the following ideas be considered to enhance the North West Weight of Loads Committee.

Policing of:

- Agricultural permits – Council and Roads and Maritime Services
- Inspectors to check oversize over mass vehicles for correct permits and notices
- Load restraints

Mr Michael Pepper suggested that the North West Weight on Loads Inspectors could offer the service of reweighing oversize over mass vehicles that Roads and Maritime Services have grounded. Heavy vehicle operators are currently being charged huge costs by other organisations to perform this task.

Mrs Kylie Kerr advised that this would be a matter that we would discuss further with Inspectors as there are possible safety concerns.

Discussions were had on the number of breaches Inspectors can allocate at one time, example if a driver is breached for off route could he also be breached for over mass at the same time if applicable.

Discussions were had on other ways to increase revenue for the North West Weight of Loads Committee and the following recommendations were made by the committee.

RECOMMENDATION:

Inspectors to issue more than one breach per intercept as deemed appropriate.

Moved: (Doering/McLeod)

RECOMMENDATION:

- 1) **To investigate with Roads and Maritime Services and National Heavy Vehicle Regulator the possibility for a more comprehensive inspection process including Agricultural, over size over mass permits and load restraints on our council and state roads.**
- 2) **To investigate the possibility to conduct enforcement activities on grain receival premises.**

Resolved: (Doering/McLeod)

Mr Steve Clayton asked if there was a time limit with a request for a permit. Mrs Kylie Kerr advised that Moree Plains Shire Council only allow 12 months with conditions,

though operators can ask for up to 3 years. Companies must contact council when travelling to get updates on road closures etc. within their permit period.

It is up to Council what time period and conditions they place on permits.

The next meeting is scheduled to be held on Monday, 7 September 2015, light lunch at 1:30 pm with meeting commencing at 2:00 pm, at Moree Shire Council Chambers -Moree

There being no further business the meeting closed at 3.42 p.m.

| ACTION LIST PERTINENT TO NWWOL GROUP OPERATIONS | | | | |
|---|----------|-----------------------------|--|--|
| REF | DATE | RESPONSIBLE OFFICER | ACTION | STATUS |
| | 1/7/13 | Rosalie Peacey | <p>Investigate cost of signage and design of new rules, so signs can be erected at all sale yard sites.</p> <p>Letter to be sent to private sale yards once design has been approved.</p> <p>That we include loading signage regarding animal cartage in sale yards in all 4 Weight of Loads areas as part of the negotiations with the new Memorandum of Understanding.</p> | <p>On-going - waiting on response from RMS November 2014 - No reply has been received</p> <p>Recommendation made.</p> <p>Now with RMS with changes suggested to the Memorandum of Understanding. Though no funding for signage.</p> |
| | 1/7/13 | Rosalie Peacey & Kylie Kerr | <p>Prepare Formal letter to RMS for inspectors to obtain authority to access log books to confirm journey only.</p> <p>To seek approval for the Roads & Maritime Services to obtain point of origin and destination from log books for data collection and funding purposes from all vehicles stopped (breached or not).</p> <p>We write to our local Members to seek support for approval of the Inspectors to obtain this information for data and funding purposes.</p> | <p>Ongoing awaiting the start of National Heavy Vehicle - Commenced Monday 10 February 2014 - Still awaiting reply</p> <p>November 2014 - Inspectors do have the authority to request to see log books if they feel it will provide evidence</p> |
| | 01/12/14 | Georgia Cruickshank | The committee prepares and sends appropriate letters to address issues | |

| ACTION LIST PERTINENT TO NWWOL GROUP OPERATIONS | | | | |
|---|----------|-----------------------|---|---|
| REF | DATE | RESPONSIBLE OFFICER | ACTION | STATUS |
| | | | related to questions to Mr Adam Marshall MP. | |
| | 01/12/14 | Kylie Kerr/Ian Dinham | Mr Marshall advised that if you would like to write to him with these concerns he would be happy to follow up on this on behalf of Council. | |
| | 01/12/14 | Georgia Cruickshank | That Inspectors call in to do inspections of gravel trucks /contractors to make sure they are conformant once a year for all participating Weight of Loads Councils. | Ongoing - talk to individual Councils to arrange. |
| | 01/12/14 | Georgia Cruickshank | Investigate the use of cameras for inspector's vehicles for safety reasons including if there are any legal ramifications. | Ongoing - further discussions needed with WOL Crews. Seeking legal advice from Solicitor on this matter 10/07/2015 Legal advice given - Discuss at next meeting 7/09/2015 |
| | 01/12/14 | Georgia Cruickshank | That the administration Council, Moree Plains Shire, makes all the necessary arrangements required for all the participating Councils to sign the new North West Weight of Loads Committee Memorandum of Agreement. | Two Shires outstanding - Inverell and Narrabri. MOA to be amended after 30 June 2015 due to the resignation of Walgett Shire Council leaving NWWOL and changes will be made to MOA to suit. 10/07/2015 Changes made to the MOA to discuss at next meeting 07/09/2015 |

| ACTION LIST PERTINENT TO NWWOL GROUP OPERATIONS | | | | |
|---|------------|------------------------------------|--|--------|
| REF | DATE | RESPONSIBLE OFFICER | ACTION | STATUS |
| | 01/12/14 | Kylie Kerr | Mr Clayton and Mr Eddy advised that they would like to see a copy of the proposal from the consultant before committing to this project. This was the general consensus with all members. | |
| | 06/07/2015 | Kylie Kerr and WOL Inspectors | Inspectors to issue more than one breach per intercept as deemed appropriate | |
| | 06/07/2015 | Kylie Kerr and Georgia Cruickshank | To investigate with Roads and Maritime Services and National Heavy Vehicle Regulator the possibility for a more comprehensive inspection process including Agricultural, over size over mass permits and load restraints on our council and state roads. | |
| | 06/07/2015 | Kylie Kerr and Georgia Cruickshank | To investigate the possibility to conduct enforcement activities on grain receipt premises. | |
| | 06/07/2015 | Georgia Cruickshank | To investigate the service of reweighing oversize over mass vehicles that Roads and Maritime Services have grounded. | |

Local Emergency Management Committee Meeting –
10th November 2015

Gwydir Shire
Council



Minutes

Local Emergency Management Committee (LEMC) Tuesday 10th November, 2015.

The meeting opened at 12.30pm

PRESENT: Cr Peter Pankhurst (Chair), Cr Angela Doering (Deputy Chair), Richard Jane (LEMO), Cr Stuart Dick (GSC), Inspector Martin Burke (NSW Police), Ted Irwin (LLS), David Lindsay (LLS), Danielle Perrett (GSC), Owen Johnson (NSW Ambulance), Colin Cuell (FRNSW), Sue Mack (NE Health), Les Gorey (FRNSW), Scott Mack (RFS) and Alisa Akins (GSC).

APOLOGIES: Pam Welsh (DPI), Rod Chetwynd (FRNSW), Sharon Baker (NE Health), Stephen Hirst (FRNSW), Alex Eddy (GSC), Michael Brooks (NSW RFS), Geoff Boland (Warialda High School), Anthony Byrnes (REMO), Melissa Gore (FACS).

1.0 WELCOME BY CHAIRMAN:

Gwydir Shire Council LEMC Chairperson Cr Peter Pankhurst welcomed members.

2.0 SELF-INTRODUCTION BY NEW MEMBERS:

Fire and Rescue NSW - Acting Zone Commander – Les Gorey

3.0 RECORDING APOLOGIES:

Resolved that the apologies recorded be accepted on the motion of A Akins/S Dick

4.0 MINUTES OF PREVIOUS MEETING

Resolved that the minutes of the previous meeting, 11th August 2015, be accepted on the motion of T Irwin/S Dick

5.0 BUSINESS ARISING

7.0 a) Gwydir Shire Council

- A proposal is underway to construct a 'High Productivity Vehicle Route' (HPV) around the township of Warialda, linking Warialda Road to the

Local Emergency Management Committee Meeting –
10th November 2015

Gwydir Shire
Council

Gwydir Highway. This route will be constructed to allow access to the Gwydir Highway from northern parts of the Shire and beyond and avoid the Warialda main street. This turn will minimise the trucks coming through town. Part of that submission is for a truck washbay to be installed on that route. Council has received interest from some transport industries.

Gwydir Council's Environmental and Sustainability Manager, Saul Standerwick, advised the committee that Council's Compliance Officer has spoken with the local police on the issue of the releasing of waste on the roadways and a few infringement notices have been issued. A lot of the large transport companies don't have the tanks that they should have.

If/when the bypass goes ahead the consideration will be given to make the Warialda main street load limited to stop the trucks.

Cr Dick and Cr Doering showed their support for the bypass and encouraged all other members to get behind this campaign to make it happen.

7.0 e) *Gwydir Shire Council*

- Amalgamation – Richard Jane advised the group that the advice given to him indirectly was that State Govt doesn't have the power to force an amalgamation. Gwydir Shire Council has resolved to stand alone and fight to the end.

7.0 a) *NSW Ambulance*

- Bingara is still struggling to find house numbers as they are not visible. Rural Address still an issue as owners are not maintaining the area around the posts and they are either knocked down or covered by vegetation. D Perrett advised that it is the owner's responsibility to maintain those pegs.
- Owen advised that there is no sign for the Cobbadah Road south of Bingara.
- Google maps shows the wrong road names. D Perrett (GSC GIS) advised that Google maps will never be up to date and not to use them for emergency services call outs.

6.0 **CORRESPONDENCE**
Nil

7.0 **REPORTS**

GSC

- GIS – Currently looking into incidents where emergency services were directed in the wrong area for e.g. Yagobie which is on the boundary.

Local Emergency Management Committee Meeting –
10th November 2015

Gwydir Shire
Council

- Residents continue to be reminded of importance of rural addressing and their location was distributed to them on magnets recently.

NSW Ambulance

- Staffing at the moment is 5 qualified officers in both Bingara and Warialda.

RFS

- Most incidents have been crop fire.
- Scott would like to take this opportunity to thank Cr Dick and his team on a great job at a recent fire.
- Angela Daly has moved to the far north coast.

LLS

- There has been a high number of locusts in the Narrabri and Tamworth area. Once these locusts hatch they are expected to head south.
- Only one other case of Brucellosis since last meeting.
- Truck effluent discussion – Public Health said they would send someone up if required. A suggestion would be to curfew stock transport.
- Puppy Farms discussion – LLS have concerns during fire seasons. If an emergency occurs LLS needs to be advised as soon as possible to remove animals and relocate. T Irwin suggested that a clause be added to the Development Application regarding evacuation plan.

NSW Police

- The department is working on putting together their Disaster Plan. Looking at safer places, evacuation sites and identifying risks.
- NSW Police are organising a internal desktop exercise.
- There are 2 officers located in both Bingara and Warialda. One officer is taking leave for 6 weeks but will be covered by Pallamallawa staff.
- Rural crime is still high.
- The criminals 'Stocco's' have been locked up.
- Insp Burke expressed his concern that rural residents are still not taking the proper precautions when it comes to firearms storage. He emphasised the importance of locking up firearms.
- Police continue to try and educate people on reporting incidents. The number to call to report an incident if unable to get a hold of the local police is 131 444. The incident will be logged and once local police are available they will be in contact..
- Stock squad is still available. Ring local police.
- Police continuing to work on media campaigns, Facebook pages etc.

NSW Fire and Rescue

- NSW F&R continue to have recruitment problems. Members from neighbouring towns are brought in to cover 'on call'.
- New technology changes are occurring which has unfortunately resulted in resignation of a member from Warialda.
- Both locations have had a low call rate.

Local Emergency Management Committee Meeting –
10th November 2015

Gwydir Shire
Council

- Training continues i.e. thermo imaging camera.
- A change of trucks has occurred during November.

NE Health

- Dr Fisher is leaving.
- NE Health is investigating the security of the building.
- Displan is up to date.
- Flu continues to be rampant in the area.

General Business

- **NE Health** – Sue Mack asked the NSW Police and the group if they knew who would be responsible for the clean up of crime scenes on private property. Insp Burke advised that there are Forensic Cleaners available; NSW Ambulance and Police Service are not equipped to clean up scenes on private property. A suggestion was to phone the local funeral homes for contact details.
- **RFS** – The switch to digital was a success and is now working better. Cr Stuart Dick requested a copy of the coroners report from the Coonabarabran fires be sent out following the minutes.

NEXT MEETING DATE & VENUE:

2016 Scheduled Meeting Dates

| | |
|-------------------------------|--------------|
| 9 th February 2016 | Warialda EOC |
| 10 th May 2016 | Bingara EOC |
| 9 th August 2016 | Warialda EOC |
| 8 th November 2016 | Bingara EOC |

The next meeting will be held at the **RFS Warialda EOC on Tuesday 19th February 2016 at 12.30pm**

There being no further business the meeting closed at 1.45pm.



GWYDIR SERVICE LEVEL AGREEMENT MEETING MINUTES – 3/2015

Convened by: Michael Brooks – Team Manager
Attendees: Michael Brooks (RFS Staff), Paul Shaw (RFS GO), Cllr. Peter Pankhurst (Gwydir Shire Council), Cllr. Stuart Dick (Gwydir Shire Council), Karen Hedges (RFS Staff), Fergus Walker (RFS GO), Alisa Akins (Gwydir Shire Council), Carol Carstens (Administration Office)
Location: Warialda Fire Control Centre
Date and time: 9 December 2015 @ 10:35 hours
Apologies: Richard Jane (Gwydir Shire Council)
Minutes by: Carol Carstens – Administration Officer

MAIN OUTCOMES/DECISIONS

Paul Shaw, Chairman, welcomed everyone to the meeting.

Minutes from Previous Meeting

Previous combined Service Level Agreement Meeting Minutes were disseminated.

The previous meeting minutes were all declared to be true and correct.

Business Arising

Tasks completed – Laminator working at BFCC, Credit cards not available for volunteer travel but will be reconsidered if Council policy changes and Surplus old Council furniture selected and delivered to the Airbase.
Tasks updated – as per the included list below.

Business Plan

The DRAFT 15/16 B/Plan Report was disseminated, reviewed and discussed. Michael asked the Meeting Members for any updates, comments and feedback to be forwarded to him. He also mentioned that the Plan is good as a prompt for performance discussions and does include a lot of tasks not yet completed because of the absence of two senior staff members. The report was supported by all and signed by the Council Liaison Officer in attendance.

District Finance

The 15/16 Allocations have been sent to Councils and are tabled for reference. Allocation supported Bid except for only \$10,062 for Stations instead of the \$100,000 requested for Stonefield. We reduced our Maintenance Bid to \$147,000 because we under spent in M&R last year.

After discussions and review of the tanker and station plans it was agreed to recommend a similar Bid for the 16/17 year. Including a new Cat1 for Gravesend Brigade and Group vehicle to upgrade the present support vehicles. \$100,000 again for Stonefield station. Next station priorities are still Gineroi then Oakey Creek and full documents will be all prepared so we have stronger evidence for our station Bid and options for changes in requirements. We need to have A, B or C plans ready to be able to get funding.

Tanker Plan

The Tanker Plans were discussed.

Station Plan

The Station Plans were discussed. Cllr Dick has indicated that the Airbase at Warialda is working perfectly and all going well with established full water tank, portable toilet and generator.

Incidents

Michael Brooks has indicated that there have been a lot of incidents in Stubble.

WH&S/Code of Conduct.

An incident at the latest fire "Terry Hie Hie" Road at Moree a volunteer injured his leg. He was conveyed to hospital via Stephen Carstens.

No Code of Conduct issues raised at this meeting.

General Business

Michael Brooks advised that the radio network has being updated to the digital system it is a better radio system although the rental on the towers is very expensive. Also, we would like to congratulate Alisa Akin on all her support work involved with the radio network leases. At the moment we are paying double rental for the tower and the land.

Cllr Dick expressed his concerns that we are now at the cross roads again with staff. We have lost Angela and Brett. There is only one and a half paid staff in Moree, two and a half at Narrabri and three at Bingara. Will we have to wait another six months for staff again?

Michael Brooks stated he has requested options be considered and that we can only push so far. We have already asked for someone from the Opo program to fill Angela's position. Michael Brooks said that he supports what Cllr Dick is saying but we do not want to rush in and get the wrong person.

Michael Brooks asked for opinion on the normal Permits Suspension over the Christmas and New Year period. The Committee supported the suspension again to give the volunteers a break.

Michael Brooks mentioned the equipment disposal program and the Committee acknowledged that Alisa Aiken (Gwydir Shire Council) would be signing application off if the Director of Engineering or GM were not available.

Michael Brooks state that the 2016 Training Calendar is being drafted and mailed out to all the volunteers by the end of this month.

Fergus Walker stated a trial needs to be carried out on Nav Man's for all Group Officers who would like them. One which may not have a big enough screen has been supplied to Fergus Walker for further investigation.

Cllr Dick said the clearing at Batterhams was well done however he is concerned with the amount of fuel close to the towers. Karen Hedges will request SMSS crews to reduce the fuel in the fence line and investigate expending the protection zone.

Michael Brooks notified meeting attendees of the passing of Florence (Margaret) Mitchell in November 2015 and that Max has gone back to the assisted living in Pittsworth QLD.

Meeting closed at 12.22 hours.

Task Register – Gwydir:

| Ref. | Item description | Owner | Status | Due Date |
|----------|--|-------|--|---------------------------------|
| 2/1-2015 | Acquiring land for new Stonefield Station. | SM | Crown Lands assisting with transfer of block across the road from Tennis Courts. Lot12 DP758192 Map Tabled | Advise and report outcome ASAP. |
| 5/1-2015 | Print the quarterly report in bigger font from now on. | MB | Will do. | |
| 6/1-2015 | Improve the vegetation control around Batterhams Coms Tower. | KH | Task the Mit Crews. | |

Table 1: Documents referred to in the meeting.

| Document title | Author | Version | Date |
|---|--------|---------|------------------|
| Joint Narrabri/Moree Plains And Gwydir Service Level Agreement Meeting Minutes – 1/2015 | MM | | 8 September 2015 |
| Quarterly Performance Report | MB | | |
| Picture – Unit on back of dual cab (for Group Officers vehicles) | MB | | |
| NSW RFS District Bids and Estimates for 2015-2016 | MB | | |

Next meeting

| Date | Start time | Finish time | Location |
|----------|------------|-------------|----------|
| March 16 | 1030 | 1230 | FCCs |

This is page number 127 of the minutes of the Ordinary Meeting held on Thursday 25 February 2016

Chairman

Not keeping the Crown sections of Bora Link Road will result in three (3) properties being landlocked with no access for the owners.

CONCLUSION:

Bora Link Road has sections that are classified as Crown road. An application the neighbouring property owner to Crown Lands to close all crown roads on his property has resulted in these sections being included in the application to Council.

Transferring the land to Council control will ensure all landowners will have access to their property.

There will be no impact to Council's Asset Holdings or Depreciation and Liabilities as the Bora Link Road, in its entirety, is already in Council's Asset Register (Attachment 2).

CONSULTATION:

Consultation has been conducted with the GIS Officer of Gwydir Shire Council and Crown Lands Representative.

OFFICER RECOMMENDATION

THAT Council transfer Crown Road Reserve on the sections of Bora Link Road to Council's control and that Bora Link Road remain in the Gwydir Road Register.

FURTHER that this report be accepted.

ATTACHMENTS

AT- Crown Lands map

AT- Bora Link Rd

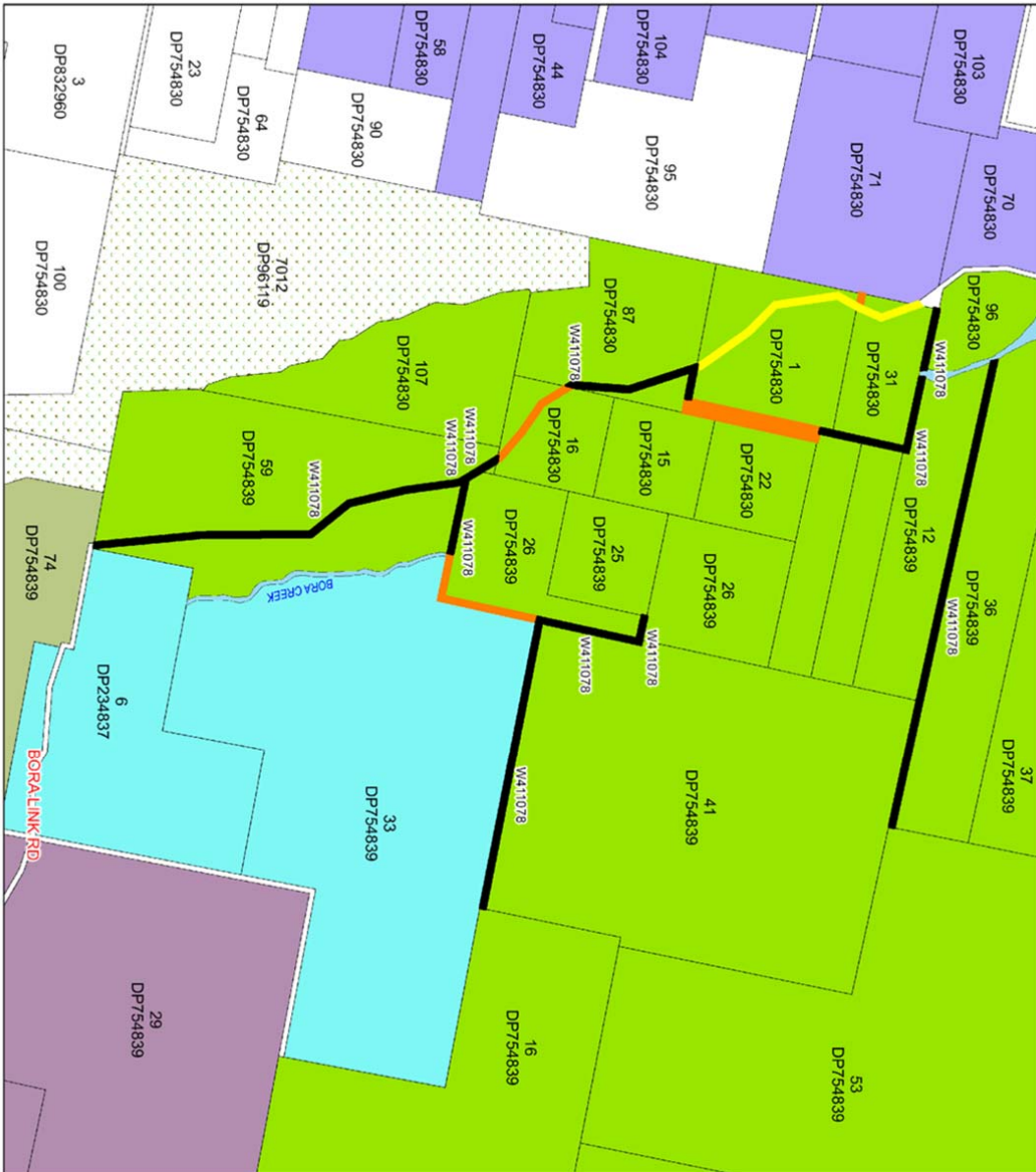
COUNCIL RESOLUTION:

MINUTE 15/16

THAT Council transfer Crown Road Reserve on the sections of Bora Link Road to Council's control and that Bora Link Road remain in the Gwydir Road Register.

FURTHER that this report be accepted.

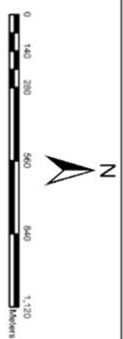
(Moved Cr Egan, seconded Cr Dixon)



Proposed Closure of
 Public Roads
 Sheet 2

LGA: Gwydir
 LOCALITY: BINGARA
 PARISH: MULOY
 COUNTY: MURCHISON

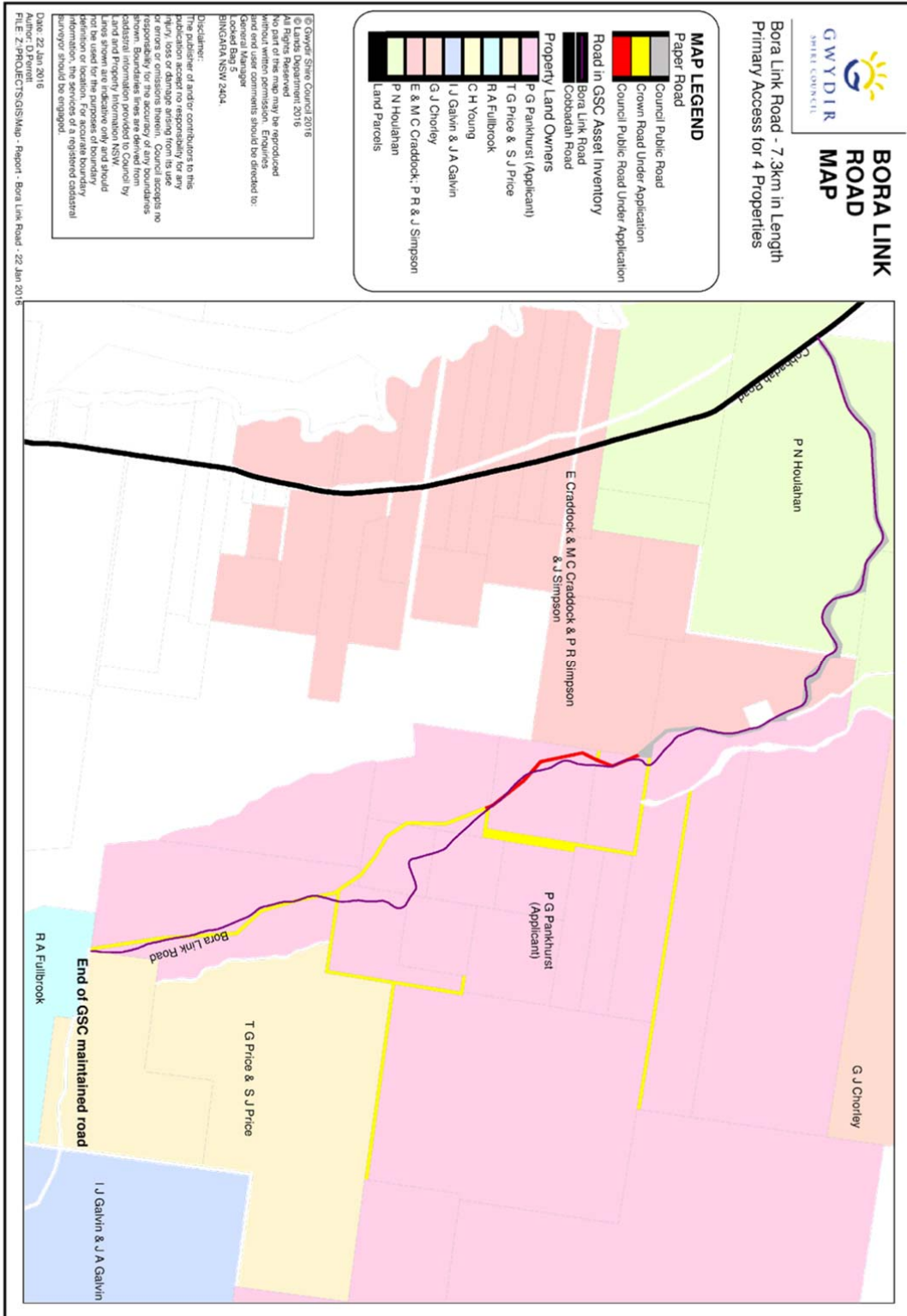
- Legend**
- PETER PANKHURST
 - TREVOR PRICE
 - JOHN WEARNE
 - IAN JOHN GALVIN
 - EDWARD CRADDOCK
 - ROADS UNDER APPLICATION



Trade & Investment
 Crown Lands
 NSW GOVERNMENT

Disclaimer: This information is provided for the map. It has been prepared in good faith and is not intended to constitute any form of contract or offer. The user of this information should seek professional advice before acting on it. The user of this information should be aware that the information is not intended to be used for any purpose other than that for which it is provided. Copyright Crown Lands, 2014.

User: SICHORLEY Cluster Number: 547583



This is page number 131 of the minutes of the Ordinary Meeting held on Thursday 25 February 2016

Chairman

Item 9 Plevna Road, Croppa Creek

FILE REFERENCE

DELIVERY PROGRAM

GOAL: 2. Building the business base

OUTCOME: 2.1 OUR ECONOMY IS GROWING AND SUPPORTED

STRATEGY: 2.1.1 Plan for and develop the right assets and infrastructure - TS -external

AUTHOR Technical Services Director

DATE 15/02/2016

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/ SUMMARY RECOMMENDATION

To seek a resolution determining the sale price for the 'Plevna Road' road Reserve.

BACKGROUND:

Council has previously resolved to formally close Plevna Road and make the road Reserve available to PF and K Butler for purchase. An independent valuation has been undertaken, with the applicant subsequently registering objections to the sum presented.

ISSUES AND COMMENT:

The 'Plevna Road' road Reserve is approximately 7.8 hectares in area and 40m in width, situated in the locality of North Star. The formed road occupies 7m of the total width and 1.3 hectares of the total area.

Council staff recently engaged Taylor Byrne Valuers, Inverell to undertake a valuation (Attachment 1) of the reserve at undeveloped market value. This valuation was a total of \$40,000 based on an average of \$5,000 per hectare.

The prospective purchasers have advised they believe Taylor Byrne's valuation to be "very unrealistically inflated" for the following reasons:

- It does not reflect the land use (the planned use upon closure is not primary production, but paddock access)
- Plevna Road was improved from an unused black soil road to an all weather gravel road at the cost of the Butlers
- The most recent valuation of the Butler's land reflects an average value of approximately \$1,300 per acre (\$3,212 per hectare)
- The valuation used arable farming land as a benchmark

The Valuer General's 2015 assessment of land owned by the Butlers under valuation 3697140 (Attachment 2) gives a value of \$3,307.52 per hectare. This is an average figure from a total of 2,104 hectares and includes arable and non-arable land.

As resolved previously by Council, upon closure of the road the purchasers would be required to grant a right of carriageway benefiting Lot 32, DP 821268, immediately north of the reserve. This proposed right of carriageway is the only encumbrance on the future use of the land. The formed road occupies less than 25% of the reserve, with aerial imagery showing the residual largely cultivated (Attachment 3).

The current formed road was constructed as part of Council's self-help program, with the prospective purchasers contributing resources towards its upgrade.

CONCLUSION:

Due to the right of carriageway requirement upon closure, it is unlikely that the current formed road will be removed or used for any purpose other than property access and movement of farm machinery. As such, its value to the prospective purchaser is extremely limited. The residual land in the Reserve however, has been demonstrated to be arable, and as such can be valued accordingly.

CONSULTATION:

Feedback from PF and K Butler was sought following receipt of the valuation from Taylor Byrne. Their comments are noted in this report.

FINANCIAL, ECONOMIC and RESOURCE IMPLICATIONS (including asset management)

The current written down value of Plevna Road is \$31,266.48.

OFFICER RECOMMENDATION

THAT the area of the Plevna Road reserve occupied by the formed road be excluded from the road reserve's valuation

FURTHER that \$3,307 per hectare is adopted as the value of all residual land within the reserve

FURTHER that this report be accepted.

ATTACHMENTS

- AT- Consultant's Report
- AT- Plevna Rd Land Values
- AT- Plevna Rd map

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Chairman

**COUNCIL RESOLUTION:
MINUTE 16/16**

THAT the area of the Plevna Road reserve occupied by the formed road be excluded from the road reserve's valuation

FURTHER that \$25,794.60 is adopted as the value of all residual land within the reserve

FURTHER that this report be accepted.

(Moved Cr Moore, seconded Cr Doering)



VALUATION OF
PROPOSED ROAD CLOSURE



LOCATED AT

PLEVNA ROAD,
NORTH STAR NSW 2411

FOR MARKET VALUE PURPOSES

Date 17 December 2015
File Number: IN-206008

TAYLOR BYRNE INVERELL
Suite 4/129-135 Otho Street
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Hervey Bay | Kingaroy | Mackay | Rockhampton | Roma | Sunshine Coast
Toowoomba | Townsville
NSW Albury Wodonga | Coffs Harbour | Grafton | Inverell | Lismore | Newcastle
Port Macquarie | Tamworth | Taree

VALUERS & PROPERTY CONSULTANTS

Liability limited by a scheme approved under Professional Standards Legislation

Taylor Byrne Pty Ltd ABN 83 010 317 432

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Chairman



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ANNEXURES

- Letter of Instruction

PLEVNA ROAD, NORTH STAR NSW 2411
File No: IN-206008



1 EXECUTIVE SUMMARY

This valuation is based on certain conditions and contains a number of qualifications. Do not rely on this executive summary alone. This executive summary should be read in conjunction with and subject to our complete Valuation Report. Reliance should only be placed on this report upon sighting a signed original document.

- 1.1 Subject Property** Plevna Road Purchase
North Star NSW 2411
- 1.2 Instructions** In this matter we have been instructed by Alexander Eddy of Gwydir Shire Council to assess the Market Value of the property described herein for sale purposes.
- 1.3 Prepared For** Gwydir Shire Council
Hope Street
Warialda NSW 2404
- ATTENTION: Alexander Eddy
- This valuation has been prepared in accordance with the Practice Standards of the Australian Property Institute for Rural Valuations
- 1.4 Client Reference** Plevna Road
- 1.5 Brief Description** The subject property comprises a slightly irregular shaped "RU1 – Primary Production" zoned 7.85858 ha allotment, within the North Star area which forms Plevna Road.
- The parcel is currently an access road which the Gwydir Shire Council proposes to sell to the adjoining landowner. The property does not possess a Lot and Deposited Plan number as it is currently a Crown road which is 1,950.17 metres long and 40.43 metres wide, with an area of 7.86 ha. It is known as Plevna Road.
- 1.6 Date of Inspection** 17 December 2015
- 1.7 Date of Valuation** 17 December 2015
- 1.8 Critical Conditions**
- That the preliminary plan indicating an area of 7.86 ha is true and correct.

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Chairman

PLEVNA ROAD, NORTH STAR NSW 2411
File No: IN-206008



1.9 Valuation

Subject to the basis of valuation, qualifications, disclaimers and conditions contained within the body of this report, it is our opinion that the Market Value of Plevna Road, North Star NSW 2411 as at 17 December 2015 is:

\$40,000

(Forty Thousand Dollars)

Excluding GST

VALUER

A handwritten signature in black ink, appearing to read 'Jonathan Lea'.

JONATHAN LEA VALUER AAPI
Registered Valuer No. NSW 6777 QLD 3451
Certified Practising Valuer
DIRECTOR
TAYLOR BYRNE

PLEVNA ROAD, NORTH STAR NSW 2411
File No: IN-206008



2 INTRODUCTION

2.1 Instructions

In this matter we have been instructed by Alexander Eddy of Gwydir Shire Council to assess the Market Value of the property described herein for Asset Valuation purposes.

The Interest being valued is the unencumbered freehold estate in vacant possession.

2.2 Market Value

Market value is defined as the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

2.3 Date of Inspection

17 December 2015

2.4 Date of Valuation

17 December 2015

2.5 Basis of Valuation

This valuation is made conditional upon the following:

1. That a comprehensive test of soils on the land would not reveal contamination of any kind which could affect the utility of the property.
2. That there are no orders of compulsory acquisition for the whole or part of the property currently issued by any Government Authority.

We recommend you make your own enquiries in regards to the above conditions. Should any issues arise, this report should be returned to the valuer for comment. We reserve the right to review and or amend our report if necessary, at that time.

PLEVNA ROAD, NORTH STAR NSW 2411
File No: IN-206008



2.6 Qualifications and Disclaimers

- (i) This valuation has been prepared on specific instructions from Alexander Eddy of Gwydir Shire Council, for Asset Valuation purposes. The report is not to be relied upon by any other person, or for any other purpose. We accept no liability to third parties, nor do we contemplate that this report will be relied upon by third parties. Any parties who may seek to rely on this report must seek the specific written consent of the valuer. We reserve the right to withhold our consent or to review the contents of this report in the event that our consent is sought. In any event this valuation cannot be assigned if the valuation is older than 90 days.
- (ii) We state that this report is for the use only of Gwydir Shire Council. The report is to be used for no other purpose, and no responsibility is accepted to any third party for the whole or part of its contents and annexures. No responsibility will be accepted for photocopied signatures.
- (iii) This valuation cannot be relied upon for mortgage security purposes.
- (iv) This valuation cannot be relied upon for solicitor introduced mortgages, including but not limited to any loans emanating from any solicitor controlled or managed mortgage fund, or solicitor private lending fund and/or scheme, and/or arrangement.
- (v) This valuation cannot be relied upon for the mortgage security purposes of a Managed Investment Act lender where the principal/primary purpose of the property acquisition is for tax minimization and the principal use of the property is for primary production.
- (vi) This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three (3) months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
- (vii) We advise we do not have a pecuniary or other interest that would conflict with the proper valuation of the property.
- (viii) Taylor Byrne provides no warranty for claims arising out of, based upon directly or indirectly resulting from or in consequence of, or in any way involving the depreciation, failure to appreciate, or loss of any investments and/or property for investment purposes when such depreciation, failure to appreciate or loss is a result of normal or abnormal fluctuations in any financial, stock or commodity, or other markets which are outside the influence or control of the valuer.

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Chairman

PLEVNA ROAD, NORTH STAR NSW 2411
File No: IN-206008



-
- (ix) Unless stated as otherwise in this report we advise that we have not searched or been provided with a copy of the current Title or Registered Plans and that any dimensions or land areas quoted in this report have been obtained from third party information sources and whilst every endeavour has been made to verify such information we accept no responsibility for inaccuracy of any information provided and relied upon.

 - (x) The instructing party acknowledges its responsibility for full disclosure of all relevant information and undertakes to provide all relevant documents in its possession that may have an effect on the service to be provided. This valuation is based upon information reasonably available to the valuer as at the date of issue in accordance with usual valuation practices.

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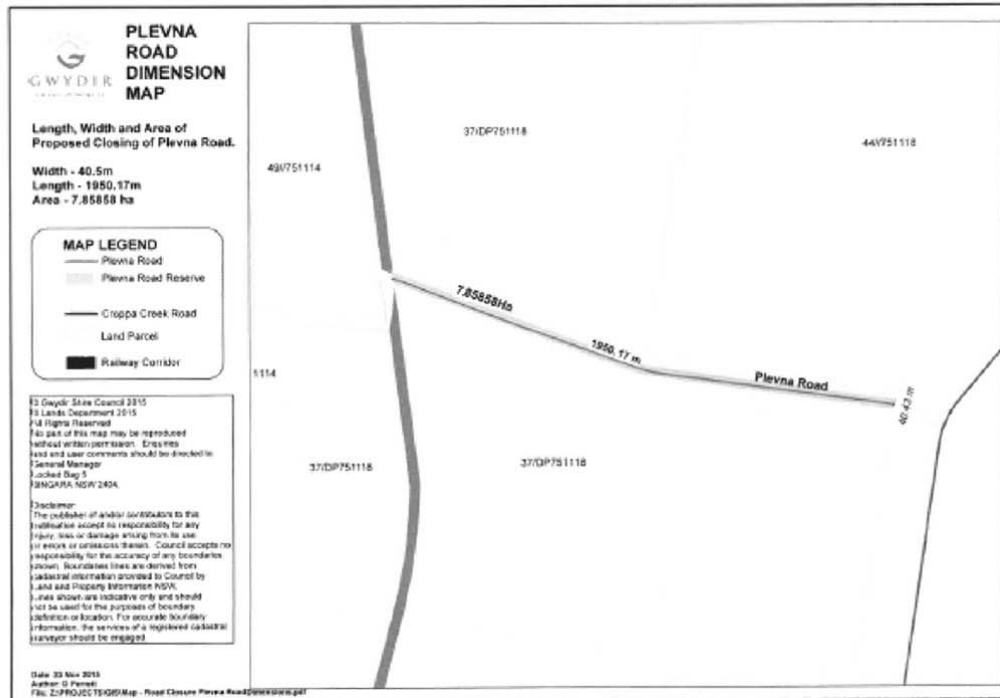
Chairman

PLEVNA ROAD, NORTH STAR NSW 2411
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2.7 Certification

The property has been identified by reference to the current title search listed in Section 3, and cross referenced against the Cadastral Map reproduced below:



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Chairman

PLEVNA ROAD, NORTH STAR NSW 2411
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3 PROPERTY SEARCH DETAILS

3.1 Real Property Description

The property does not possess a Lot and Deposited Plan number as it is currently a Crown road which is 1,950.17 metres long and 40.43 metres wide, with an area of 7.86 ha. It is known as Plevna Road.

3.2 Registered Owner

Gwydir Shire Council

3.3 Easements and Encumbrances

Not Known.

3.4 Land Area

7.86 ha

3.5 Local Authority

Gwydir Shire Council

3.6 Town Planning

Within the Town Planning Scheme for Gwydir Shire Council, the subject property is designated "RU1 – Primary Production".



RU1 Primary Production

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Chairman

PLEVNA ROAD, NORTH STAR NSW 2411
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Zone RU1 Primary Production

1 Objectives of 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

Building identification signs; Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home occupations; Intensive plant agriculture; Roads

3 Permitted with consent

Cellar door premises; Dual occupancies (attached); Dwelling houses; Extractive industries; Funeral homes; Group homes; Home industries; Intensive livestock agriculture; Offensive industries; Open cut mining; Roadside stalls; Rural workers' dwellings; Any other development not specified in item 2 or 3

4 Prohibited

Advertising structures; Amusement centres; Boat building and repair facilities; Car parks; Charter and tourism boating facilities; Child care centres; Commercial premises; Correctional centres; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Health services facilities; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Service stations; Serviced apartments; Sex services premises; Storage premises; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

We have searched the publicly available records for the relevant zoning and/or designation for the information noted above. We advise however, that a formal search with the appropriate Local Authority has not been carried out or obtained.

The valuation is made on the basis that all appropriate and needed town planning, and/or building consents, approvals and certifications are in place.

The parcel would not possess an individual building entitlement on a stand alone basis.

3.7 Site Value

Land and Property Information site value, for local authority rating and land tax purposes has not been assessed.

PLEVNA ROAD, NORTH STAR NSW 2411
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3.8 Contamination and Environmental Factors

3.8.1 Contamination

A search of the New South Wales Environmental Protection Agency (EPA) has not been undertaken.

The reader should be aware that this valuation has been prepared without the benefit of appropriate tests or expert advice and presupposes that no contamination exists that would adversely affect market value.

The client acknowledges and recognises that the valuer is not an expert in identifying environmental hazards and compliance requirements affecting properties. The valuer has endeavoured to identify all matters of environmental concern and the effect they might have on the value of the property. However, the valuer will not be held liable nor responsible for his/her failure to identify all such matters of environmental concern and the impact which any environmental related issue has on the property and its value including loss arising from site contamination; or the non-compliance with environmental laws; or cost associated with the cleanup of the property to which an environmental hazard has been recognised, including action by the Environmental Protection Agency to recover clean up costs pursuant to the relevant Environmental Protection Act.

3.8.2 Environmental Factors

We advise that we have not undertaken a formal search to confirm whether or not the property is subject to flooding, or has previously been flooded. We recommend you undertake your own enquiries in this regard. Should any issues arise this report should be referred back to the valuer for comment and or amendment.

3.9 Heritage Implications

None apparent

PLEVNA ROAD, NORTH STAR NSW 2411
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4 PHYSICAL SITE DETAILS

4.1 Situation and Locality

The subject property is located within the rural area of North Star approximately 73 km south east of Goondiwindi. More specifically the subject property is positioned on the western side of Croppa Creek Road, 7.3 kilometres north of the Croppa Creek village and 23.1 km south of the North Star village forming the existing road known as Plevna Road. Surrounding land uses include broadacre dryland cultivation, flood irrigation and centre pivot irrigation land. Some grazing is also undertaken within the surrounding area with 'Myola Feedlot' to the north.



Locality Map



Regional Map

4.2 Land Description Including Access

The subject property is an irregular shaped parcel of 7.86 ha which is currently a gravel formed Crown road and is accessed off the bitumen sealed Croppa Creek Road. Surrounding soils include heavy black to grey soils suitable for dryland cultivation and well sought after in this location.



Aerial Map (boundaries are approximate)
Source: Google Earth (12/15)

PLEVNA ROAD, NORTH STAR NSW 2411
File No: IN-206008



4.3 Services and Amenities

There are no services connected to the property.

- PO within 7.3 km
- Bus service past gate
- Local shops within 7.3 km
- Schools within 7.3 km

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PLEVNA ROAD, NORTH STAR NSW 2411
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5 IMPROVEMENTS

5.1 General Description

There are no structural improvements located on the subject property. The land has been improved with a gravel sealed all weather access surface.



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PLEVNA ROAD, NORTH STAR NSW 2411
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6 VALUATION CONSIDERATIONS

6.1 Highest and Best Use

Highest and best use is defined by the Australian Property Institute as:

"The use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible."

Within the Town Planning Scheme the property is designated as "RU1 – Primary Production".

In this instance, I consider the highest and best use of the property is as an all weather access to adjoining property or properties.

6.2 Recent Sales History of Subject

There is no recent sales evidence of the subject parcel known to the valuer.

6.3 Valuation Methodology

The most appropriate method of valuation is considered to be the Direct Comparison Approach. This entails the analysis of relevant sales evidence to a rate per hectare on an improved and/or ex building basis, and comparing the sales to the subject property on a "like with like" basis.

6.4 Sales Evidence

We have examined market activity within the locality and also searched transaction records for details of comparable sales evidence. The following sales have been used as a guide in assessing the market value for the property. This sales information has been exported from RP Data Limited or PDS Live.

PLEVNA ROAD, NORTH STAR NSW 2411
 File No: IN-206008



Sales evidence used in the valuation process includes but is not limited to the following:

Sale No. 1

PROPERTY: "Eothan"
 LOCATION: Buckie Road Croppa Creek
 SALE DATE: 30 January 2015
 SALE PRICE: \$4,500,000
 AREA: 900 ha



REAL PROPERTY DESCRIPTION: Lots 31, 32 in DP 727852 and Lot 6 in DP 756005

COUNTRY TYPE: Comprises a mix of flood out creek country and belah brigalow scrub broken by Buckie Road. Approximately 830 ha (92 %) developed to dryland cropping.

INCLUSIONS: Nil.

IMPROVEMENTS: Bore and spray tank.

| ANALYSIS: | | | \$/ha | \$/ac |
|------------------|----------------------------------|-------------|--------------|--------------|
| | Purchase price | \$4,500,000 | \$5,000 | \$2,023 |
| Less | Improvements | \$ 0 | | |
| | TFW | \$4,500,000 | \$5,000 | \$2,023 |
| Less | 70 ha of support land @ \$500/ha | \$ 35,000 | | |
| | 830 ha of dryland cropping land | \$4,465,000 | \$5,380 | \$2,177 |

COMMENTS: Purchased by adjoining through an agent. Delayed settlement-1 September 2015. Leading sale for the area.

PLEVNA ROAD, NORTH STAR NSW 2411
 File No: IN-206008



Sale No. 2

PROPERTY: Part "Erchildoune"
 LOCATION: Bristol Lane, Croppa Creek
 SALE DATE: Under contract – Reported not confirmed
 SALE PRICE: \$4,900,000
 REAL PROPERTY DESCRIPTION: Part Lot 15 and Lot 16 in DP751087
 AREA: 807 ha



COUNTRY TYPE: All good quality sloping brigalow belah country with black/chocolate soils. Approximately 745 ha is developed to contoured dryland farming with the balance being cleared support land and watercourses.
 WATER: Bore.
 INCLUSIONS: Nil.
 IMPROVEMENTS: 4 bedroom homestead, 2 cottages, workshop, machinery shed and skillion, old hayshed, barn/chemical shed, old bulk grain shed, solar station, fuel storage, and 2 x 15 tonne silos.

| | | | | |
|------------------|------------------------------------|-------------------|---------|---------|
| ANALYSIS: | | | | |
| | | | \$/ha. | |
| | Purchase price | \$4,900,000 | \$6,072 | \$2,457 |
| Less | Improvements | <u>\$ 300,000</u> | | |
| | TFW | \$4,600,000 | \$5,700 | \$2,307 |
| Less | Balance areas – 62 ha @ \$1,000/ha | \$ 62,000 | | |
| | Value of dryland farming | \$4,538,000 | \$6,091 | \$2,465 |

COMMENTS: Reportedly sale only. Not confirmed and used as secondary evidence only. Sale price subject to survey of Lot 15.

PLEVNA ROAD, NORTH STAR NSW 2411
 File No: IN-206008



Sale No. 3

PROPERTY: "Golonga"
 LOCATION: Golonga Road, Croppa Creek NSW 2411
 SALE DATE: Under Contract December 2015
 SALE PRICE: \$3,400,000
 REAL PROPERTY DESCRIPTION: Lot 47 in DP756025
 AREA: 552.8 ha



COUNTRY TYPE: A regular shaped near level, dryland cultivation parcel including mostly grey black self cracking soils to the central area and areas of lighter chocolate soils to the northern and southern boundaries. Timber includes brigalow, belah to heavy black soils with some box influence to lighter soils. Approximately 530 ha is improved to dryland cultivation whilst the remaining 22.8 ha of support land.

WATER: Dams and troughs from bore.

FENCING: Boundary fencing and some internal subdivision into approximately 9 paddocks.

INCLUSIONS: Nil

IMPROVEMENTS: Large timber homestead, timber managers quarters, workshop, carport, woolshed, hayshed, 3 machinery sheds, chemical shed, grain shed, approximately 16 silos and cattle yards.

| | | | | |
|------------------|----------------|-------------------|---------|---------|
| ANALYSIS: | | | | |
| | Purchase price | \$3,400,000 | \$/ha. | |
| | | | \$6,150 | \$2,489 |
| Less | Inclusions | \$ 0 | | |
| | Improvements | <u>\$ 500,000</u> | | |
| | TFW | \$2,900,000 | \$5,246 | \$2,123 |

COMMENTS: A regular shaped parcel comprised of good soils however over capitalised with improvements, considering the size of the property. Sold to adjoining owner.

PLEVNA ROAD, NORTH STAR NSW 2411
 File No: IN-206008



Sale No. 4

PROPERTY: Part "Candelar"
 LOCATION: County Boundary Road, Milguy NSW 2400
 SALE DATE: 19 May 2013
 SALE PRICE: \$2,277,025
 AREA : 368.60 ha



REAL PROPERTY DESCRIPTION: Lot 2 in DP869053.

COUNTRY TYPE: Country type throughout is predominantly open belah plains with scattered brigalow, boonery and occasional wilga. The property is fully developed to dryland cultivation with the exception of a natural water course traversing the property in the southern portion.

WATER: Old windmill and earth dam.

INCLUSIONS: Nil.

IMPROVEMENTS: Nil.

| | | | | |
|------------------|----------------|-------------|---------|---------|
| ANALYSIS: | | | \$/ha. | \$/ac. |
| | Purchase price | \$2,277,025 | \$6,177 | \$2,500 |
| Less | Inclusions | \$ 0 | | |
| | Improvements | <u>\$ 0</u> | | |
| | TFW | \$2,277,025 | \$6,177 | \$2,500 |

COMMENTS: The property was offered direct to neighbours and not offered to market with the purchase price non negotiable. Purchasers report that there was significant interest in the property from surrounding owners within a similar range of market value.

PLEVNA ROAD, NORTH STAR NSW 2411
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Sale No. 5

PROPERTY: "Amaroo"
 LOCATION: I B Bore Road, North Star NSW 2408
 SALE DATE: Under Contract December 2015
 SALE PRICE: \$6,637,320
 REAL PROPERTY DESCRIPTION: Lot 2 in DP596588, Lots 14 and 28 in DP756015 and Lot 1 in DP839675
 AREA: 1,304 ha



COUNTRY TYPE: An irregular shaped parcel held in multiple titles being near level and traversed by numerous watercourses and Mungle Creek. Soils include chocolate/red clay brigalow, belah scrub soils of good fertility.

WATER: Traversed by watercourse, bore and tanks.

FENCING: To boundaries.

INCLUSIONS: Nil.

IMPROVEMENTS: Brick homestead with pool and garage of good quality, second timber workers cottage and storage shed, grain shed, machinery shed, 10 large cone base silos and 8 smaller cone base silos, gravel pit and 4 cone base silos and machinery shed to western portion.

| | | | | |
|------------------|----------------|-------------------|---------|---------|
| ANALYSIS: | | | | |
| | Purchase price | \$6,637,320 | \$/ha. | |
| | Inclusions | \$ 0 | \$5,090 | \$2,060 |
| Less | Improvements | <u>\$ 600,000</u> | | |
| | TFW | \$6,037,320 | \$4,630 | \$1,874 |

COMMENTS: A large holding inclusive of some lighter soils. Purchased by adjoining owner. The parcel squares up an existing holding which was awkward in configuration. Purchased in an off market transaction with what appears to be a premium to adjoining owner.

PLEVNA ROAD, NORTH STAR NSW 2411
 File No: IN-206008



6.5 Summary of Evidence/Application of Sales Evidence

| Sale No | Property | Sale Price | Sale Date | Area (ha) | Land Ex Buildings \$/ha | Dryland \$/ha |
|---------|-------------------|--------------|------------|---------------|-------------------------|---------------|
| 1 | "Eothan" | \$ 4,500,000 | 30/01/2015 | 900.00 | \$5,000 | \$5,380 |
| 2 | "Part Ercildoune" | \$ 4,900,000 | UC/12/2015 | Approx 807.00 | \$5,700 | \$6,091 |
| 3 | "Golonga" | \$ 3,400,000 | UC /12/15 | 552.80 | \$5,246 | \$5,246 |
| 4 | Part "Candelar" | \$ 2,277,025 | 19/05/13 | 368.60 | \$6,177 | \$6,177 |
| 5 | "Amaroo" | \$ 6,637,320 | UC/12/15 | 1,304.00 | \$4,630 | \$4,630 |

Based on the above sales a value of \$5,000/ ha has been adopted on a pro rata basis.

6.6 Valuation Calculations

| | | | | | |
|------------|---|--------------------|---|------------|-------------------|
| Land Value | = | Land Area | X | Rate/ha | |
| | = | 7.86 ha of roadway | X | \$5,000/ha | = <u>\$39,300</u> |
| Total | | | | | \$39,300 |

Adopt \$40,000

6.7 Goods and Services Tax (GST)

Valuations of residential property are undertaken on the basis that GST is not applicable. As such, our valuation is made on a GST free basis. Further, it is assumed that the subject property will transact as a residential property between parties, not registered and not required to be registered for, GST.

The instructing party should satisfy themselves of the GST position prior to relying on this report.

PLEVNA ROAD, NORTH STAR NSW 2411
File No: IN-206008



7 VALUATION

Subject to the basis of valuation, qualifications, disclaimers and conditions contained within the body of this report, it is our opinion that the Market Value of Plevna Road, North Star NSW 2411 as at 17 December 2015 is:

\$40,000

(Forty Thousand Dollars)

Excluding GST

VALUER

A handwritten signature in black ink, appearing to read 'J. Lea'.

JONATHAN LEA VALUER AAPI
Registered Valuer No. NSW 6777 QLD 3451
Certified Practising Valuer
DIRECTOR
TAYLOR BYRNE

PLEVNA ROAD SALE PRICE – ATTACHMENT 2

Valnet 2i - Property Details

Property Details

| | |
|------------------------|--|
| Property | 3697140 |
| Type | NORMAL |
| Status | CURRENT |
| District | 300 - GWYDER |
| Address | 881GALOW, 195 CROPPA CREEK RD, CROPPA CREEK NSW 2411 |
| Owner | KATE BUTLER, PETES PSIAK, BUTLER |
| Zone | RU1 - Primary Production |
| Area | 2104.265-H (FACR PLAN) |
| Dimensions | |
| Old Val Num | |
| State Heritage Listing | |
| ASON (Owner) | Post Office Box 494, GOONDINGINDI QLD 4290 |
| ASON (Lessee) | |

Show Property in Six Maps

Land Values

| Base Date | Base Date Type | Base Date Status | Date Made | Benchmark Class | Land Value | Auth | Basis | Circs | Circs Amount | Date Notice Printed | Date Notice Returned |
|------------|----------------|------------------|------------|-----------------|-------------|--------|-------|-------|--------------|---------------------|----------------------|
| 01/07/2015 | GENERAL | CURRENT | 16/07/2015 | | \$9,660,000 | 14A(1) | GA(1) | | | 04/01/2016 | |
| 01/07/2012 | GENERAL | PRIOR | 13/05/2012 | | \$9,700,000 | 14A(2) | GA(1) | | | 27/03/2013 | |
| 01/07/2009 | GENERAL | PRIOR | 18/08/2013 | | \$5,900,000 | 14A(2) | GA(1) | | | | |

Lot/Section/Plan

| Plan Type | Plan Num | Section | Lot Type | Lot Num | Lot Area | Encumb Code 1 | Encumb Code 2 | Unit Lot | Lease Num | Lease Type | Lease Area | Lease Desc |
|-----------|----------|---------|----------|---------|----------|---------------|---------------|----------|-----------|------------|------------|------------|
| DP | 751114 | | WHOLE | 48 | 447.451H | | | | | | | |
| DP | 781114 | | WHOLE | 49 | 446.879H | | | | | | | |
| DP | 751114 | | WHOLE | 52 | 447.204H | | | | | | | |
| DP | 781118 | | WHOLE | 36 | 2.323H | | | | | | | |
| DP | 751118 | | WHOLE | 37 | 440.954H | | | | | | | |
| DP | 1000910 | | WHOLE | 2 | 313.79H | | | | | | | |

Workflows

| Workflow No | Workflow Type | Contact Source | Nature of Contact | Start Date | Base Date | Date Completed | Action | Coordinator |
|-------------|-------------------------|----------------|-------------------|------------|-----------|----------------|--------|-------------|
| 2644358 | Supplementary Valuation | | | 01/05/2013 | | 23/05/2013 | NE | |

Relationships

| Parent Property | Child Property |
|-----------------|----------------|
| 3456931 | |
| 3650203 | |

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Chairman

PLEVNA ROAD SALE PRICE – ATTACHMENT 3



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Chairman