

**NARRABRI SHIRE COUNCIL**



**PUBLIC  
INFRASTRUCTURE &  
COMMUNITY  
FACILITIES  
COMMITTEE**

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**PUBLIC INFRASTRUCTURE & COMMUNITY  
FACILITIES COMMITTEE MEETING OF  
COUNCIL HELD ON TUESDAY 4<sup>TH</sup> MARCH,  
2008.**

## **DELEGATIONS OF AUTHORITY TO COMMITTEES TO MAKE DECISIONS**

Council delegate to its Standing Committees the authority to determine the following matters:

### **General (For all Standing Committees)**

1. Receiving and noting reports.
2. Referring matters for further investigations and report back to the Committee.
3. Determining requests for assistance from outside organisations.

### **Public Infrastructure & Community Facilities**

1. Determining saleyards operating procedures.
2. Determining airport operating procedures.

# **PUBLIC INFRASTRUCTURE & COMMUNITY FACILITIES COMMITTEE**

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**NARRABRI SHIRE COUNCIL**



**ITEMS FOR  
COMMITTEE TO  
RESOLVE**

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2008.**

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**1. COMMUNITY FACILITIES MONTHLY UPDATE (MARCH 2008)**  
**(ARC:ARC) [ENG]**

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**M10/12002****Purpose**

The purpose of this report is to update Council on the current status of the 2007/2008 budget for the Community Facilities Section, provide a brief description of the works carried out during the last month and the works that are planned for the coming month.

**Background**

This is a regular monthly report.

**Current Position**

The Community Facilities Operating expenditure as at 15<sup>th</sup> February 2008, at which time 64% of the financial year had passed is summarised in Attachment 1.

**Policy Implications**

Nil.

**Financial Implications**

Costs associated with the running of the aerodrome is running ahead of budget. This is due to the expense of installing a compliant sewerage system for the aerodrome being incurred this financial year and not the previous financial year. Council will also incur an unanticipated cost due to the AFRU (Automated Frequency Response Unit) radio call back unit failing with a cost \$7,000.

The Boggabri Swimming Pool Solar Heating project has been funded utilising the funds allocated for the installation of a playground (\$10,000).

Operating expenses for domestic waste management are running ahead of budget due to the cost incurred for the purchase and distribution of recycling bins. The estimated cost of purchasing and distributing the recycling bins in the August 2006 PI&CF report was \$462,700 (Ex-Gst) for 3900 households.

The current expense incurred for recycling rollout is \$428,000 (Ex-GST). The provision in the 2007/08 budget is \$300,000 (Ex-GST). Therefore Council is running ahead of budget but less than the forecast cost for the introduction of the recycling.

Mowing activity to date has been greater than what would be an 'average year'. There is potential for expenditure to exceed budget.

There is an anomaly in the budget presented for Narrabri Swimming Pool. The amount shown expended is less than as shown in January 2008. As the finance system is currently being changed it was not possible to investigate this discrepancy at the time of report preparation.

**Legal Implications**

Nil.

**Commentary**

Nil.

***Aerodrome***

Council is currently waiting for a response from the Minister for Transport on why the EOI process was ceased, whether the EOI process will be recommenced, and for a commitment as to whether Council's who operate aerodrome will be consulted during future EOI processes for an airline.

Council has received confirmation from the Minister for Transport of Council's correspondence.

Qantas will be flying their Q300 to Narrabri for all flights from 10<sup>th</sup> March to 6<sup>th</sup> April inclusive. This will increase the seats available on the route from 34-36 to 50.

***Parks & Gardens***

Continuing rainfall during February has required extensive mowing activity. The rate of grass growth is still exceeding the ability of staff and contractors to keep up the grass within the maximum length desired for grass in many areas.

Public complaints regarding the length of grass have been few.

The annual tree removal program has commenced with Wee Waa.

Inspection beneath the pavers in the front of Len Sevil's Stock and Station agents revealed roots from the nearby tree are already lifting the pavers. The arborist has been requested to provide advice on management option for trees in this area so that work can be considered and undertaken prior to the most viable option being tree removal.

Consultations with the funeral industry on the draft plan did not occur this month. The next opportunity to arrange discussions with the industry will be in April. The plan is not likely to be presented to Council again until June 2008.

NSW DPI will be running Carp Fishing Days as a community education event on the banks of the Narrabri Creek (between the Crossing Theatre and the Narrabri Creek Bridge) on the 1<sup>st</sup> and 2<sup>nd</sup> of March 2008.

Cleanup Australia Day activities for 2008 are being coordinated by Council.

Quotes for the repair of the windows facing Jubilee Oval, Boggabri of the newly completed amenities building were broken by vandals on or about the 11<sup>th</sup> of January 2008. A more vandal proof option (meshing in conjunction with glass will be installed). The cost of repair was \$2,300.

Draft wording for the Narrabri Lake sign is currently being prepared by Dr Hugh Barrett.

Verbal indications from the Boggabri community indicates that 300 caravans are likely to attend the Caravan Muster to be held at the Boggabri Showground in late April.

### *Caravan Parks*

Nil.

### *Waste Management*

Council still waiting for a response from the DECC with regards to amendments to its Environmental Protection Licence for the Narrabri Waste Management Facility. The discussions are progressing well and there will be a reduction in the overall cost of ground water monitoring by the conclusion of discussions.

The Waste into Art Competition is likely to include a Regional Competition in 2008.

### *Swimming Pools*

The dates for the Community Friday evenings at Councils pools are as follows:

Month	Day	Boggabri	Narrabri	Wee Waa
October 2007	Friday	26 <sup>th</sup>	26 <sup>th</sup>	26 <sup>th</sup>
November 2007	Friday	30 <sup>th</sup>	23 <sup>rd</sup>	16 <sup>th</sup>
December 2007	Friday	28 <sup>th</sup>	<b>7<sup>th</sup></b>	7 <sup>th</sup>
January 2007	Friday	25 <sup>th</sup>	18 <sup>th</sup>	11 <sup>th</sup>
February 2007	Friday	29 <sup>th</sup>	22 <sup>nd</sup>	15 <sup>th</sup>
<b>March 2007</b>	Friday	7 <sup>th</sup>	7 <sup>th</sup>	7 <sup>th</sup>

Narrabri High School will be holding their annual swimming carnival on 6<sup>th</sup> March 2008.

A replacement Monster Island has been ordered and should arrive early to mid March. This is an unplanned expenditure of \$7,800.

The solar heating system for the Boggabri Pool will be run into April to gain data on the effectiveness of the heating system to keep warmth in the pool.

### *Noxious Weeds*

Bookings have been made to attend both the Narrabri and Wee Waa Show for 2008s. Staff are also working on an education publication on weeds in the Narrabri Shire for landholders.

A meeting was held in February with the Narrabri RLPB to discuss Mimosa. The outcomes will be presented in a separate report.

NIWAC met in Narrabri on the 26<sup>th</sup> of February 2008.

Council staff can now enter properties as Narrabri is no longer declared an equine flu free zone.

### *Community Land*

Nil.

**Conclusion**

Nil

<p><b><u>RECOMMENDATION:</u></b> That the Public Infrastructure &amp; Community Facilities Committee receive the Community Facilities Section March 2008 monthly report for information.</p>
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**2. PASPALUM MANAGEMENT NARRABRI  
(ARC:ARC) [ENG]**

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**P10/16001****Purpose**

The purpose of this report is to present to Council a report on the management of Paspalum on the Narrabri Creek Banks and provides a course of action for resource effective management in the future.

**Background**

**Scientific Name:** Paspalum dilatatum

**Family:** Poaceae

**Growth Habit:** Paspalum is a tough grass that can grow up to 150cm in height, however it normally grows a flattened tuft of leaves, with only the seed heads standing erect. This low growth habit helps it to survive mowing and slashing. The plant also has short rhizomes.

**Type of plant:** A summer growing perennial.

**Flowers:** The tall flower stalks support 3 to 7 thin, long spikes carrying many seeds. The spikes grow horizontally outwards from the stalk.

**Fruit/Seed:** Seed is produced in summer.

**Dispersal:** Seeds are spread when disturbed as they stick onto clothing, wool or hair. Mowing, slashing and roadside grading operations readily transport the seeds to new areas.

**Distribution:** Common in all Australian states in pastures, roadsides, gardens or lawns.

Inspection of the Riverbanks and playing fields along side Narrabri Creek for paspalum confirmed its presence.

Weeds are most commonly treated by physical removal / or disturbance (manually or by machine) or through the application of chemicals.

Two options for treatment have been considered:

- **Manual Removal:** This entails a person physically digging each individual plant. This is not considered a practical option but for small and significant patches which present a real an ongoing concern to the utility of an areas.
- **Chemical Treatment:** The chemicals considered most usefully in controlling Paspalum dilatatum are: Daconate, Fusulate and Roundup Biactive. Chemical treatment is generally the most cost effective option for treating large numbers of plants.
- **Daconate**

**Classification:** Is classed as an S7 Dangerous Poison (Highly Toxic).

**Health Risks:** The active constituent is Monosodium Methylarsenate (MSMA) which is a carcinogen.

HEALTH HAZARDS: Moderately toxic by ingestion.

Slight irritant to skin and eyes. Listed as a carcinogen by IRAC.

The EPA's Health Effects Division has completed revisions of the arsenicals MSMA and DSMA. The acute, chronic, and cancer dietary risk assessments are below the Agency's level of concern and with appropriate mitigation, occupational risks are acceptable. Residential risks are acceptable except for hand-to-mouth exposure for toddlers and ingestion of granulars.

**Application / Environmental Issues:** This product is too hazardous to be recommended for use in the home garden and has a withholding period of 5 weeks after application.

ECOLOGY INFORMATION: Toxic to wildlife. Dangerous to fish.

DO NOT contaminate streams, rivers or waterways, with the chemical or used containers.

Has a withholding period of 5 weeks for stock.

○ **Fusilade Max**

**Classification:** Is classified as an Hazardous S6 Poison (Moderate Toxicity).

**Health Risks:** Possible risk of harm to the unborn child. A mild irritant to eyes. An irritant to skin. Very toxic to aquatic organisms, may cause long-term adverse effects in the aquatic environment.

**Application / Environmental Issues:** Fluazifop-p-butyl is not registered for use in aquatic systems. Fluazifop-p-butyl is moderately to highly toxic to fish.

When applying to non-cropped field margins and/or green cover on land temporarily removed from production:

- a) Treated vegetation must not be grazed or harvested for human or livestock consumption.
- b) Unprotected persons must be kept out of the treated areas for at least 24 hours after treatment.

○ **Roundup Biactive**

**Classification:** Is classified as an S5 Poison (Slightly Toxic)

**Health Risks:** Low: There is however evidence of toxic effects on humans.

**Application / Environmental Issues:** Relatively minor.

Glyphosate is highly adsorbed on most soils especially those with high organic content. The compound is so strongly attracted to the soil that little is expected to leach from the

applied area. Microbes are primarily responsible for the breakdown of the product. Because glyphosate is so tightly bound to the soil, little is transferred by rain or irrigation water.

as well as environmental toxicity, indirect environmental damage and resistance in some target weed species.

### **Current Position**

Paspalum is recognised as a problem that will eventually require addressing.

Of these three chemicals suggested for paspalum control two are potentially capable of causing significant damage to waterways and aquatic life if incorrectly applied or if following application unfavourable weather conditions result in chemical being washed into the waterway. The sites location also results in a higher level of risk of chemical exposure to the public.

The option that would be the optimal utilisation of resources is to wait until such time as the encroachment and impact necessitates broad scale application of glyphosate followed by site rehabilitation (sowing of more aggressive grass species to outcompete residual paspalum and lippia).

As this treatment regime would have significant aesthetic impact on the area treated this should only be undertaken on a very infrequent basis (years between application). Broad scale defoliation would also increase the potential for erosion should a severe storm event or flooding occur after treatment. Occasional spot spraying using roundup would be undertaken but this type of work is a high cost activity and would only slow paspalum encroachment.

### **Policy Implications**

Council is required to provide notifications for the use of chemicals in its Pesticide Notification Plan. The area examined includes areas which are considered sensitive by nature of their proximity to schools and pre-schools.

### **Financial Implications**

Nil.

### **Legal Implications**

Paspalum dilatatum is not a declared noxious weed in NSW.

Council has a legal requirement to ensure chemicals are used in accordance with the labels conditions including correct storage, mixing, application, notification, and record keeping.

There is always an inherent risk associated with the use of chemicals.

### **Commentary**

Nil.

**Conclusion**

Nil

<p><b><u>RECOMMENDATION 1:</u> That Council receive the report on Paspalum management for the Narrabri Creek Banks.</b></p>
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**NARRABRI SHIRE COUNCIL**



**ITEMS FOR  
COMMITTEE TO  
RECOMMEND TO  
COUNCIL**

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**3. DEVELOPMENT SERVICING PLANS FOR WATER AND SEWERAGE  
(PJK:PJK) [ENG] E30/35001**

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**Purpose**

The purpose of the report is to present the final drafts of the Development Servicing Plans for Water and Sewerage Services, prior to the plans being publicly exhibited.

**Background**

The following explanations are extracted from the “Developer Charges Guidelines for Water Supply, Sewerage and Stormwater” prepared by the NSW Department of Land and Water Conservation (December 2002)

*“Developer Charges Guidelines for Water Supply, sewerage and Stormwater are released by the Minister for Land and Water Conservation pursuant to section 306 (3) of the Water Management Act 2000*

*Developed charges are up-front charged levied to recover part of the infrastructure costs incurred in servicing new developments or additions/changes to existing developments.*

*The power for local government councils to levy developer charges for water supply, sewerage and stormwater derives from section 64 of the Local Government Act 1993 by means of a cross-reference to sections 305 to 307 of the Water Management Act 2000.”*

*“Legislation in NSW provides for two types of developers charges:*

- 1. charges for water supply, sewerage and stormwater under section 64 of the Local government Act 1993; and*
- 2. charges for other infrastructure(eg: roads, community facilities) under section 94 of the Environmental Planning and Assessment Act 1979.*

*Councils can levy developer charges for stormwater under either Act.*

*Developer charges for water supply and sewerage (section 64 contributions) and section 94 contributions involve the same underlying principle – development creates a demand for services, and it is therefore equitable that new development pays a contribution towards the capital cost of infrastructure and facilities required to meet that demand.”*

*“Developer charges serve two related functions:*

- 1. they provide a source of funding for infrastructure required for new urban development; and*
- 2. they provide signals regarding the cost of urban development and thus encourage less costly forms and areas of development”*

Utilities (ie Council) which propose to levy water supply or sewerage developer charges need to prepare a Development Servicing Plan (DSP) or plans for each service.

\*\*\*\*\*

In December 2006 the Director Engineering Services negotiated an arrangement with Hunter Water Australia Pty Ltd to assist in the preparation/update of Best Practice Reports.

The Hunter Water Australia company profile is as follows:

*“Hunter Water Australia is a specialist water company that operated mainly in regional areas of eastern Australia as well as the west coast of the United States. The structure of Hunter Water Australia allows us to provide a complete package for the water industry. Each of the groups within Hunter Water Australia provides consultancy services covering the complete spectrum of issues associated with the water industry and all have high-level specialist skills backed by operations experience in the water industry.*

*Hunter Water Australia personnel have in depth knowledge and experience gained from being operators as well as consultants. This provides significant benefits to the clients, as solutions are practical and tailored to individual needs because of this day-to-day operating background.*

*The company is supported, where necessary, by up to 500 staff throughout the Hunter Water Australia and the Hunter Water Corporation.*

*Hunter Water Corporation (HWC) is a state-owned corporation. It is the provider of water and wastewater services to almost half-a-million people from five local government areas in the lower Hunter Region or New South Wales, Australia. The five local Councils include Newcastle, Lake Macquarie, Maitland, Cessnock and Port Stephens.”*

\*\*\*\*\*

The adoption of these DSP's will satisfy a requirement of the Best-Practice Management of Water Supply & Sewerage Guidelines prepared by the Department of Energy, Utilities and Sustainability (May 2004)

The Guidelines state that:

### *2.1 Introduction*

*With increasing demands on the limited water resources of NSW, it is vital that these resources are managed in an efficient and sustainable manner.*

*Best-practice management is essential for efficient and sustainable management of water resources and the environment. It enables a Local Water Utility (LWU) to achieve sustainable water supply and sewerage businesses and comply with National Competition Policy.*

*LWUs that achieve the outcomes required by these guidelines will have demonstrated best-practice management of these businesses.*

*Best-practice management involves a triple bottom line focus that provides a balanced view of the long-term sustainability of NSW water utilities. Triple bottom line accounting (social, environmental and economic) involves consideration of an LWU's business plan together with its social and environmental management practices.*

*Best-practice management of water supply and sewerage involved the following 6 criteria:*

- *Strategic Business Planning*
- *Pricing and Developer Charges (including Liquid Trade Waste Approvals)*
- *Demand Management*
- *Drought Management*
- *Performance Reporting*
- *Integrated Water Cycle Management*

Note: Council already complies with the Performance Reporting requirement and with the assistance of Hunter Water Australia has prepared the following:

- Draft Strategic Business Plan – Water
- Draft Strategic Business Plan – Sewer
- Draft Demand Management Plan
- Draft Drought Management Plan
- First run of a Financial Module to analyse Councils water and sewerage pricing structure.

\*\*\*\*\*

Existing Developer Charges are as follows:

- \$1900.00 – Sewer
- \$2300.00 – Water

### **Current Position**

Development Servicing Plan for Sewerage Services – Final Draft (Attachment 2)

Development Servicing Plan for Water Supply Services – Final Draft (Attachment 3)

Hunter Water Australia's Principal Civil Engineer, Mr Greg Grant will be available at the Committee Meeting to present the plans and answer any questions from Councillors. (Mr Grant will then meet with Council staff to finalise the draft Strategic Business Plans discussed earlier)

According to the Developer Charges Guidelines, exhibition of DSP's must be done as follows:

*"All draft DSPs must be publically exhibited for a least 30 working days.*

*At least 10 working days before the start of the exhibition period for the Draft DSP, the utility must inform the Urban Development Institute of Australia<sup>5</sup> and the Housing Industry Association<sup>6</sup>. The utility should similarly inform any developer who had applied for planning approval, or for a compliance certificate under section 305 of the Water Management Act 2000 in the previous 6 months.*

*Water utilities need to allow developers access to the calculations of the developer charges. Copies of these calculations and the draft and final DSPs must also be provided to the above development industry associations."*

The Developer Charges recommended for adoption is as follows:

Water "Table 6-7 Developer Charges Recommended for Exhibition

DSP	Area	Developer Charge (\$/ET)
A	Narrabri	7,208
B	Boggabri	1,760
C	Pilliga	906
	Bellata	
	Wee Waa	
	Gwabegar	

Sewerage "Table 6-6 Developer Charges Recommended for Exhibition

DSP	Developer Charge (\$/ET)
Narrabri	3,876
Boggabri	5,470
Wee Waa	5,750

ET = Equivalent Tenement which is defined as follows:

*"ET" means the equivalent tenement, it is the basic unit of measure used to describe flow or demand from contributing sources as a ratio to that expected from a single average residence. Other uses can be assessed as equivalent to a number of tenements."*

One residential dwelling equals one Equivalent Tenement.

### **Policy Implications**

Council already charges Developer Charges for Water & Sewer Headworks.

### **Financial Implications**

Failure to manage the finances for expensive long term projects like water and sewerage infrastructure will not be accepted by the Community or the State Government. The current charges are, in comparison to the recommendations to this report, inadequate. Action to correct this must occur as soon as possible.

### **Legal Implications**

As explained in the Background to this report the Local Government Act 1993 and Environmental Planning and Assessment Act 1979, are the guiding pieces of legislation, and the final drafts for the DSP's have been prepared in accordance with them.

### **Commentary**

Nil

**Conclusion**

Nil

**RECOMMENDATION 1:** That Council approve and exhibit the Final Draft Development Servicing Plan for Water Supply Services (21 February 2008), prior to adoption, in accordance with the current Developer Charges Guidelines for Water Supply, Sewerage and Stormwater.

**RECOMMENDATION 2:** That Council approve and exhibit the Final Draft Development Servicing Plan for Sewerage Services (21 February 2008), prior to adoption, in accordance with the current Developer Charges Guidelines for Water Supply, Sewerage and Stormwater.

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## **NARRABRI SHIRE COUNCIL**



# **ATTACHMENTS**

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**PUBLIC INFRASTRUCTURE & COMMUNITY  
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# ATTACHMENTS

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