



ANNEXURES

**Ordinary Council Meeting
Under Separate Cover
Wednesday, 10 July 2024**

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COONAMBLE

SHIRE COUNCIL

MINUTES OF THE MEETING OF THE LOCAL AREA TRAFFIC COMMITTEE, HELD IN THE COMMITTEE ROOM, COONAMBLE SHIRE COUNCIL ADMINISTRATION BUILDING, ON WEDNESDAY 26 JUNE 2024, COMMENCING AT 9 A.M.

PRESENT:

Mr Richard Drooger (TfNSW Representative)
Mrs Kylie Kerr (Manager Roads)
Mr David Levick (Manager Economic Development and Growth)
Ms Maddi Ward (Tourism & Events Officer)

1. **APOLOGIES** Sergeant Benjamin Tatton (NSW Police Force)
Councillor Tim Horan (Local State Member Representative)
Mr Paul Gallagher (General Manager)

It was noted that due to the lack of a quorum the meeting could not officially continue due to the absence of the NSW Police. The meeting proceeded in an unofficial capacity so that the items could be considered with the endorsement of these items to be sought out of session.

2. **CONFIRMATION OF MINUTES**
No minutes of the previous meeting of the Traffic Committee available.
3. **BUSINESS ARISING FROM MINUTES**
- Nil
4. **REPORTS**

4.1 Coonamble Vision Splendid

The purpose of this report is for the Local Traffic Committee to consider the traffic implications associated with implementing a TGS to close Castlereagh Street between Aberford Street and Tooloon Street, for the Vision Splendid event on Saturday 5 October 2024.

Recommendation:

1. That the Local Traffic Committee has no objection to the traffic management changes as shown in the TGS for Stage 1 and Stage 2 for Castlereagh Street, Coonamble from 6:00am Saturday 5 October 2024 to 7:00am Sunday 6 October for Vision Splendid event subject to:
 - a. Event organisers submit their event management plan including traffic management plan.
 - b. Event organisers providing copies of their Public Liability Insurance for the event.
 - c. Traffic Guidance Scheme (TGS) meets the requirements of the Traffic Control at Worksites (TCAWS) Technical Manual.
 - d. A Road Occupancy Licence (ROL) being obtained for the event.

Unanimous support

5. INFORMAL MATTERS**5.1 Canoe Tree and Scar Tree – request for fencing**

Discussed the request from Weilwan Local Aboriginal Land Council for the installation of a fence to protect the Canoe Tree and Scar Tree located on Memsie Road near the causeway.

Recommendation:

That the Local Traffic Committee does not support the installation of a fence or other structures as it would negatively impact the safety of road users at this location due to the trees' proximity to the road.

Unanimous support

6. ITEMS WITHOUT NOTICE**6.1 Installation of RV signs in Coonamble**

Committee discussed possible signs for directing RV to the Coonamble Showground and the approval process as they will be located on the Castlereagh Highway.

6.2 Shire Entrance Signs and Care for Country Signs

Committee discussed the proposed signs and the approval process. The Shire Entrance signs must be located outside the clear zone. The Care for Country signs would most likely be considered an advertising sign and will need to be located outside the road reserve. They may also require development approval depending on the size of the signs.

6.3 Bertram Street School Zone

TfNSW has completed an observational survey of the school zone in Bertram Street, Coonamble in response to a request from a bus operator. The survey was conducted during school time in the morning and afternoon. No issues were observed in the morning. The observations from the afternoon didn't highlight any speeding issues though did note some parking issues. Council will review findings and determine any possible changes, if any, that may be appropriate for the school zone.

6.4 Coonamble Christmas Party

To be held on 14 December and the proposed traffic management plan will be similar to last year's event. A report will be tabled at either the August or November meeting.

7. DATE OF NEXT MEETING – 8 August 2024

At this juncture, the meeting was declared closed at 10:10am.



AGENDA – LOCAL TRAFFIC MEETING

Meeting 9:00am Wednesday 26 June 2024

Committee Room - 80 Castlereagh Street, Coonamble NSW

1. ATTENDANCE & APOLOGIES

2. CONFIRMATION OF THE MINUTES

3. MATTERS ARISING FROM THE MINUTES

4. REPORTS

4.1. Vision Splendid Event

5. INFORMAL MATTERS

5.1. Canoe Tree and Scar Tree – request of fencing

6. ITEMS WITHOUT NOTICE

7. DATE OF NEXT MEETING

7.1. Thursday 08 August 2024
(second Thursday of February, May, August and November)

8. MEETING CLOSE

Kylie Kerr
Manager Roads

LOCAL TRAFFIC COMMITTEE (LTC)

The LTC is not a committee within the meaning of the Local Government Act, 1993. The operating arrangements for the LTC are contained in these guidelines.

<https://www.transport.nsw.gov.au/system/files/media/documents/2023/Guidelines%20on%20the%20Delegation%20including%20the%20operation%20of%20Traffic%20Committees.pdf>

<https://www.transport.nsw.gov.au/system/files/media/documents/2023/trafficdelegation2011.pdf>

Function of a LTC

TfNSW is legislated as the organisation responsible for the control of traffic on all roads in NSW (the Traffic Authority). Traffic is controlled by way of prescribed traffic control devices such as signs, pavement marking and facilities. TfNSW has delegated certain aspects of the control of traffic on regional and local roads to Councils. The guidelines provide the policy and framework for councils to exercise the delegated functions delegated to them by TfNSW including the process and roles of a Local Traffic Committee.

The delegation requires council to seek advice of the NSW Police and TfNSW prior to exercising their delegated functions. This is done via the LTC.

The LTC has no decision-making powers. The LTC is primarily a technical review committee, which is required to advise the Council on matters referred to it by Council. These matters must be related to prescribed traffic control devices and traffic control facilities for which Council has delegated authority. The LTC should consider the technical merits of the proposal and ensure that the proposal meets current technical guidelines.

The Council must refer all traffic related matters to the LTC prior to exercising its delegated functions. Matters related to State Roads or functions that have not been delegated to the elected Council (eg speed limits) must be referred directly to TfNSW. Such matters must not be referred to the LTC for formal advice / voting, however TfNSW may seek the views of the Council on State Road traffic issues via the informal items process.

Members

The LTC is made up of four formal members:

- One representative from council (this can be a Councillor or Council staff)
- One representative from NSW Police.
- One representative from TfNSW.
- The local State Member or their nominee.

Additional advisors can attend an LTC eg RSO's, Engineers, Parking officers etc, however these members don't participate in the voting process.

Agendas and reports

An LTC agenda must be prepared by council and circulated to all members a minimum of one week prior to the meeting. Items provided with less than one weeks notice are considered late items and may be referred to the next meeting or dealt with separately between meetings if any member of the committee requests time to consider the issue.

Council must prepare the minutes of the meeting. Copies of the LTC minutes must be provided to all LTC members for their concurrence prior to the recommendations being presented to the elected council.

Voting

If an organisation which has a voting member sends more than one representative, that organisation is still limited to one vote only.

LTC advice to council on a proposal must show one of the following:

- Unanimous support
- Majority support
- Split vote
- Minority support
- Unanimous decline

There is no mover and seconder when voting.

Traffic Engineering Advice

Councils often require advice on, or investigation of options for, difficult traffic problems. Council may also wish to consider traffic issues, which are outside the Delegation (e.g. installation of speed limits or traffic control signals). As these problems or issues do not require the exercise of delegated functions at that point in time (though they may or may not require it in the future) they should not be dealt with as formal items by the LTC.

Council may take advantage of the knowledge and experience of the LTC members to help them to resolve or clarify an issue. When wishing to utilise the expertise of the LTC members in this manner, Council could either include items on the agenda under a separate Informal Items section or produce a separate agenda. Informal items should be dealt with following the completion of formal LTC items where Council intends to exercise a delegated function. Any outcomes from discussions on informal items cannot be included in the LTC report to the Council. However, Council can use any outcomes from these discussions in their deliberations on such issues.

Special Events

Traffic and Transport Management for Special Events has a separate guideline which includes the role of the LTC.

<https://roads-waterways.transport.nsw.gov.au/documents/business-industry/event-management-guidelines/guide-traffic-transport-management-special-events.pdf>

Coonamble Shire Council Local Traffic Committee

MINUTES OF PREVIOUS MEETING

Coonamble Shire Council Local Traffic Committee

4. REPORTS

4.1. Vision Splendid Event

4.1 Vision Splendid Special Event

File Number: C6-13

Author: Kylie Kerr – Manager Roads

Annexures:

1. Risk assessment and control plan
2. Street Closure Notification Police
3. Traffic Management Plan
4. Advertisement Road Closure Notice example
5. Road closure map
6. Traffic Guidance Scheme (TGS) Stage 1
7. Traffic Guidance Scheme (TGS) Stage 2

PURPOSE

The purpose of this report is for the Local Traffic Committee to consider the traffic implications associated with implementing a TGS to close Castlereagh Street between Aberford Street and Tooloon Street, for the Vision Splendid event on Saturday 5 October 2024.

BACKGROUND

Coonamble Shire Council is organising a special music event 'Vision Splendid' to be held on Saturday, 5 October 2024, in Coonamble's main street. This event will attract strong attendance with a significant line-up of musicians, bar, food and market stalls.

COMMENTARY

Council has received a request from Coonamble Shire Council to close Castlereagh Street in two stages for their Vision Splendid event on Saturday 5 October 2024.

1. The section of the street between Aberford and Skillman's Lane closed from 6:00 AM, Saturday 5 October 2024, through to 3:00 AM, Sunday 6 October 2024.
2. The main street between Aberford Street and Tooloon Street, will be closed from 4:00 PM, Saturday 5 October 2024, through to 7:00 AM, Sunday 6 October 2024.

Shopping patrons will be able to park on Castlereagh Street (between Skillmans Lane and Tooloon Street) until 4:00 PM on Saturday, 5 October 2024. After 4:00 PM, parking will be available along Aberford and Tooloon Streets, as well as in the Skillmans Lane car park.

This event is a Class 2 event as per the Guide to Traffic and Transport Management for Special Events as it impacts the Castlereagh Street though signage will be installed on the Castlereagh Highway to notify motorised that the side road is closed.

The requested change in traffic conditions is for the Castlereagh Street between Aberford Street and Tooloon Street.

The Traffic Guidance Scheme (TGS) for both stages is attached.

The Event Organiser has submitted the following information in support of their application:

- Risk assessment and control plan
- Street Closure Notification Police
- Traffic Management Plan
- Advertisement Road Closure Notice example
- Road closure map
- TGS Stage 1
- TGS Stage 2

Coonamble Shire Council Local Traffic Committee

As this is a Council organised event it is covered under Council's insurance policy.

CONCLUSION

Based on the information provided by the event organiser there are no major traffic implications associated with closing Castlereagh Street, Coonamble from 6:00am Saturday 5 October 2024 to 7:00am Sunday 6 October for Vision Splendid event.

RECOMMENDATION

1. **That the Local Traffic Committee has no objection to the traffic management changes as shown in the TGS for Stage 1 and Stage 2 for Castlereagh Street, Coonamble from 6:00am Saturday 5 October 2024 to 7:00am Sunday 6 October for Vision Splendid event subject to:**
 - a. **Event organisers submit their event management plan including traffic management plan.**
 - b. **Event organisers providing copies of their Public Liability Insurance for the event.**
 - c. **Traffic Guidance Scheme (TGS) meets the requirements of the Traffic Control at Worksites (TCAWS) Technical Manual.**
 - d. **A Road Occupancy Licence (ROL) being obtained for the event.**

Coonamble Shire Council Local Traffic Committee

ANNEXURE ONE

4.1 Vision Splendid

Coonamble Shire Council Local Traffic Committee

Name of Event:	Vision Splendid Coonamble
Date of Event:	Saturday, 5 October 2024
Time of Event:	6:00 PM – 12:00 PM
Location of Event:	Castlereagh Street, Coonamble NSW 2829 (Main street, CBD)
Event Overview:	The free event will activate the CBD of Coonamble, engaging with residents and tourists to support the local economy. The maximum transient attendance is expected to be 1500, not more than 2000 over 4 hours. There will be a minimum of 3 x headline artists performing, with food and market stalls including a designated bar serving alcohol, kids amusement rides. This event will support an establish program of local events scheduled, including the Annual Greyhound Racing Carnival and the Coonamble Gold Cup Racing Carnival.
No. of CS Staff Attending Event:	10
No. of Expected Attendees:	1500-2000
Risk Assessment Prepared By:	Maddison Ward
Date of Assessment:	13 March 2024

RISK ASSESSMENT MATRIX		Consequence				
		Minor	Major	Severe	Critical	Catastrophic
Likelihood		First aid required	Medical attention and several days off work	Long term illness or serious injury	Permanent disability or ill health	Death
		A	B	C	D	E
Very Unlikely	1	Low	Low	Medium	Medium	Medium
Unlikely	2	Low	Low	Medium	Medium	High
Possible	3	Low	Medium	High	High	High
Likely	4	Medium	Medium	High	High	Extreme
Almost Certain	5	Medium	High	High	Extreme	Extreme

General Hazards	Initial Risk Rating	Control measures	Residual Risk Rating
<p>Exposure to the Elements –</p> <ul style="list-style-type: none"> ▪ Heat, Cold, Wet weather/hail, smoke haze 	C3	<p><input type="checkbox"/> Eliminate <input checked="" type="checkbox"/> Substitute <input checked="" type="checkbox"/> Isolate <input type="checkbox"/> Engineering <input checked="" type="checkbox"/> Administration <input type="checkbox"/> PPE</p> <ul style="list-style-type: none"> ✓ CSC Event Manager to monitor smoke haze/air quality prior to and during the event and cancel the event if deemed hazardous to staff or participants. ✓ If dangerously inclement weather occurs before the event it will be cancelled. ✓ All temporary structures and infrastructure are to be weighted accordingly at all times. ✓ Temporary structures and infrastructure dismantled and dismantled in the case of excessively windy conditions. ✓ Any dangerous infrastructure removed from the site if deemed unsafe by the CSC Event Manager. ✓ CSC staff to ensure structures are secured safely, staff monitor infrastructure, set up and bump out. ✓ Signs installed using cable ties where possible. ✓ CSC Event Manager to stay in communication with Production and stall holders regarding electrics and safety if raining. 	A2
<p>Emergency / terrorist attack/ bomb threat resulting in:</p> <ul style="list-style-type: none"> ▪ Crowd panic/disruption ▪ Emergency evacuation External emergency ▪ Medical emergency ▪ Failure of essential services (electrical, water, gas supplies) 	C3	<p><input type="checkbox"/> Eliminate <input checked="" type="checkbox"/> Substitute <input type="checkbox"/> Isolate <input checked="" type="checkbox"/> Engineering <input checked="" type="checkbox"/> Administration <input checked="" type="checkbox"/> PPE</p> <ul style="list-style-type: none"> ✓ An evacuation/ emergency plan prepared and consulted with relevant Council teams, with all staff and contractors onsite. ✓ Council insurance and risk manager notified of the event ✓ Vehicles, with the exception of emergency vehicles and pre-determined council vehicles, will be prohibited access during event operation ✓ All vehicles to be off site by 5:30pm for a 6:00pm event start, managed by CSC staff ✓ Ensure that Emergency and evacuation plans have been communicated to all workers. ✓ Staff and contractors briefed on the evacuation procedure in their site induction. ✓ Mobile phones are required to be carried by key staff. ✓ Event cancellation communicated online via Media Coordinator. ✓ Fire extinguisher onsite, first aid trained staff, first aid kit and defibrillator 	A2
<p>Health and Safety Hazards</p> <ul style="list-style-type: none"> ▪ Broken glass or litter ▪ Live electrical wires/faulty equipment ▪ Manual handling ▪ Slips, trips and falls/uneven surfaces, caused by cables, wheel stops and gutters ▪ Hot surfaces ▪ Vehicle, pedestrian, and cyclist collisions 	C5	<p><input checked="" type="checkbox"/> Eliminate <input type="checkbox"/> Substitute <input checked="" type="checkbox"/> Isolate <input checked="" type="checkbox"/> Engineering <input checked="" type="checkbox"/> Administration <input checked="" type="checkbox"/> PPE</p> <ul style="list-style-type: none"> ✓ Site inspected and hazards cleared before, during and after event, contractors and staff made aware of uneven surfaces etc., isolate, mark and/or warn of any trip hazards ✓ At least one member of staff first aid trained will be onsite managing staff and contractors. ✓ All structures and equipment weighted and inspected prior to event commencement 	A3

Coonamble Shire Council Local Traffic Committee

<ul style="list-style-type: none"> ▪ Food handling, cooking ▪ Waste ▪ Structures, furniture and equipment/failure/collapse ▪ Medical emergency 		<ul style="list-style-type: none"> ✓ On the day of the event - Highlight any moderate trip hazards with hazard tape, cones, and if necessary a staff member to warn people. ✓ Wear protective footwear. ✓ A 'spotter' to be present for all vehicle access into Closed street, CSC event ✓ Cleaning to take place immediately following a spill ✓ Cables covered or where possible run overhead to avoid trips ✓ Security supervised bar area, Police consulted in the planning of the bar and control measures in place. ✓ Bar Management provided by an experienced contractor with RSA-trained staff and liquor licence 	
<p>Injuries from: Bites/stings/ spiders, ants or other animals such as attacking birds</p>	<p>C4</p>	<p><input checked="" type="checkbox"/> Eliminate <input checked="" type="checkbox"/> Substitute <input type="checkbox"/> Isolate <input type="checkbox"/> Engineering <input checked="" type="checkbox"/> Administration <input checked="" type="checkbox"/> PPE</p> <ul style="list-style-type: none"> ✓ Mobile phone is carried and functioning. ✓ Wear protective footwear ✓ Inspect the venue for habitats in the week prior to the event. Document any habitat. Include in staff induction so staff is aware of those habitats. Do not to disturb the habitats. ✓ Advise staff to use insect repellent if necessary. ✓ Ensure first aid trained staff on site are able to advise and supervise treatment of bites or injuries and apply appropriate first aid treatment. ✓ Isolate the habitat if possible. ✓ If necessary engage pest control contractor to have pest removed. 	<p>B2</p>
<p>Other Security Hazards</p> <ul style="list-style-type: none"> ▪ Access and exiting ▪ Persons posing risk of danger to others/criminal activity ▪ Crowd Control ▪ Civil Disturbance ▪ Cash handling 	<p>B4</p>	<p><input checked="" type="checkbox"/> Eliminate <input type="checkbox"/> Substitute <input type="checkbox"/> Isolate <input checked="" type="checkbox"/> Engineering <input checked="" type="checkbox"/> Administration <input checked="" type="checkbox"/> PPE</p> <ul style="list-style-type: none"> ✓ Accessibility and pedestrian access maintained using fencing and bollards where necessary (monitored by event officer), any persons under the influence of drugs or alcohol to be monitored by security, event staff or Police. ✓ 10 fully licenced security guards onsite who are RSA and First Aid certified. ✓ Alcohol Management Plan provided by bar contractor including information on alcohol consumption regulations - anyone under the age of 18 must be accompanied by an adult, any individuals under the age of 18 are not to approach the bar. ✓ Due to beverage and alcohol sale, appropriate toileting facilities available during event within the precinct. ✓ When exiting the event, attendees may not be able to drive due to alcohol consumption. Safe transport options will be provided by use of adequate courtesy buses. ✓ Professional security employed for crowd management and local tenants to be informed about the event. ✓ CSC Event Staff to have direct communication access to Security Guards during event. 	<p>A2</p>

Coonamble Shire Council Local Traffic Committee

		<ul style="list-style-type: none"> ✓ Public Liability insurance information collected from stall holders. Uninsured stall holders will be covered under CSC's extended Public Liability insurance policy. ✓ Site induction conducted prior to and on event day ✓ Event Officer or Event Coordinator onsite for the duration of the event from bump in to bump out 	
Business Management <ul style="list-style-type: none"> ▪ Media ▪ Property and asset damage ▪ Negative publicity ▪ Power outage ▪ Risk of public liability/workers compensation claims ▪ Disruption to tenancies during events ▪ Noise and or other public complaints 	B3	<input checked="" type="checkbox"/> Eliminate <input type="checkbox"/> Substitute <input checked="" type="checkbox"/> Isolate <input type="checkbox"/> Engineering <input checked="" type="checkbox"/> Administration <input type="checkbox"/> PPE <ul style="list-style-type: none"> ✓ Accessibility ✓ Public to be warned via signage that photos may be taken onsite ✓ Council officer to be present in the case of public complaints/questions (with complaints reported and followed up) ✓ Tenancies and local residents to be informed of event program prior to event and encouraged to participate ✓ All participants briefed on the appropriate bump in/out procedures and on event 	A1
Erection of traffic control barriers <ul style="list-style-type: none"> ▪ Potential injuries 	B4	<input checked="" type="checkbox"/> Eliminate <input type="checkbox"/> Substitute <input checked="" type="checkbox"/> Isolate <input type="checkbox"/> Engineering <input checked="" type="checkbox"/> Administration <input type="checkbox"/> PPE <ul style="list-style-type: none"> ✓ CSC Staff will develop a traffic management plan for Castlereagh Street between Aberford Street and Tooloon Street ✓ During the installation and removal of barriers, CSC staff to adhere to safe lifting practising while moving heavy items i.e. bend knees with a straight back, and even distribution of weight ✓ In the event of an accident, CSC staff are to complete a Council incident form ✓ Prior to event Council will advise the community and emergency services of the road closure conditions 	A2

The following people were consulted in the development of this Risk Assessment Statement:		
Name	Position	Signature
Maddison Ward	Tourism and Events Officer	
David Levick	Manager of Economic Development and Growth	
Andrew Woolley	WHS Risk & Risk Manager	
Kylie Kerr	Manager of Roads	
Mick Bell	Manager Parks and Urban Services	

Coonamble Shire Council Local Traffic Committee

24 June 2024

Officer in Charge
Coonamble Police Station
Aberford Street
COONAMBLE NSW 2829

Dear Sir/Madam,

RE: Coonamble Main Street Closure for special event 'Vision Splendid'

Coonamble Shire Council is organising a special music event 'Vision Splendid' to be held on Saturday, 5 October 2024, in Coonamble's main street.

To prepare the venue, Council will be closing Castlereagh Street between Aberford Street (Castlereagh Highway intersection) and Tooloon Street.

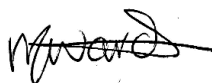
We write to advise our Emergency Services that there will be no entry into Castlereagh Street from Castlereagh Highway/Aberford Street between 6:00 AM, Saturday, 5 October 2024, through to 3:00 AM, Sunday, 6 October 2024.

Emergency entry and exit into Castlereagh Street will be available via Tooloon Street except between 4:00 PM and 12:00 PM on Saturday, 5 October. During this time access will be available via Skillman's Lane and Mooy Lane. Please refer to the included site map for context.

We would welcome the presence of your staff and vehicles at the event to provide visibility of your service and contribute to the atmosphere.

It would be appreciated if you could contact me by phone on (02) 6827 1981 or by email tourism@coonambleshire.nsw.gov.au to raise any concerns and confirm your availability.

Yours faithfully,



Maddison Ward
TOURISM & EVENTS OFFICER

Special Event Resources

Special Event Transport Management Plan

Refer to [Chapter 7](#) of the Guide for a complete description of the Transport Management Plan

1. EVENT DETAIL

1.1. Event Summary

Event Name: Vision Splendid
 Event Location: Castlereagh Street between Aberford Street (Castlereagh Highway intersection) and Tooloon Street, Coonamble NSW 2829
 Event Date: 05/10/24 Event Start Time: 6:00 PM Event Finish Time: 11:00 AM
 Event Setup Time: 6:00 AM 05/10/24 Event Pack down Finish Time: 3:00 AM 06/10/24
 Event is off-street on-street moving on-street non-moving
 Event is held regularly throughout the year (calendar attached)

1.2. Event Summary

Event Organiser*: Maddison Ward, Coonamble Shire Council
 Phone: 02 6827 1981 Fax: _____ Mobile: 0458 921 981
 Email: tourism@coonambleshire.nsw.gov.au
 Event Management Company (if applicable): _____
 Phone: _____ Fax: _____ Mobile: _____
 Email: _____
 Police: _____
 Phone: _____ Fax: _____ Mobile: _____
 Email: _____
 Council: Coonamble Shire Council
 Phone: 6827 1900 Fax: _____ Mobile: _____
 Email: council@coonambleshire.nsw.gov.au
 Transport Management Centre
 (if Class 1 – Sydney Metropolitan Area): _____
 Phone: _____ Fax: _____ Mobile: _____
 Email: _____
 Roads & Maritime Service
 (if Class 1 – regional NSW and Class 2 event): _____
 Phone: _____ Fax: _____ Mobile: _____
 Email: _____

**Note: The Event Organiser is the person or organisation in whose name the Public Liability Insurance is taken out.*

1.3. Brief description of the event (one paragraph)

2. RISK MANAGEMENT TRAFFIC

Class 1	Class 2	Class 3	2.1. Occupational Health & Safety – Traffic Control
			<input checked="" type="checkbox"/> Risk assessment plan (or plans) attached
			2.2. Public Liability Insurance
			<input checked="" type="checkbox"/> Public liability insurance arranged. Certificate of currency attached.
			2.3. Police
			<input type="checkbox"/> Police written approval obtained
			2.4. Fire Brigades and Ambulance
			<input type="checkbox"/> Fire brigades notified
			<input type="checkbox"/> Ambulance notified

3. TRAFFIC & TRANSPORT MANAGEMENT

Class 1	Class 2	Class 3	3.1. The route or location
			<input checked="" type="checkbox"/> Map attached
			3.2. Parking
			<input type="checkbox"/> Parking organised – details attached
			<input type="checkbox"/> Parking not required
			3.3. Construction, traffic calming and traffic generating developments
			<input type="checkbox"/> Plans to minimise impact of construction activities, traffic calming devices or traffic-generating developments attached
			<input type="checkbox"/> There are no construction activities, traffic calming devices or traffic-generating developments at the location/route or on the detour routes
			3.4. Trusts, authorities or Government enterprises
			<input type="checkbox"/> This event uses a facility managed by a trust, authority or enterprise; written approval attached
			<input checked="" type="checkbox"/> This event does not use a facility managed by a trust, authority or enterprise
			3.5. Impact on/or Public Transport
			<input type="checkbox"/> Public transport plans created - details attached
			<input checked="" type="checkbox"/> Public transport not impacted or will not impact event
			3.6. Reopening roads after moving events
			<input type="checkbox"/> This is a moving event - details attached.
			<input checked="" type="checkbox"/> This is a non-moving event.
			3.7. Traffic management requirements unique to this event
			<input type="checkbox"/> Description of unique traffic management requirements attached
			<input type="checkbox"/> There are no unique traffic requirements for this event
			3.8. Contingency plans
			<input type="checkbox"/> Contingency plans attached

Class 1

Class 2

3.9. Heavy vehicle impacts

- Impacts heavy vehicles – RMS/TMC to manage
- Does not impact heavy vehicles

3.10. Special event clearways

- Special event clearways required - RMSTMC to arrange
- Special event clearways not required

4. MINIMISING IMPACT ON NON-EVENT COMMUNITY & EMERGENCY SERVICES

Class 1

Class 2

Class 3

4.1. Access for local residents, businesses, hospitals and emergency vehicles

- Plans to minimise impact on non-event community attached
- This event does not impact the non-event community either on the main route (or location) or detour routes

4.2. Advertise traffic management arrangement

- Road closures or restrictions - advertising medium and copy of proposed advertisements attached
- No road closures or restrictions but special event clearways in place - advertising medium and copy of proposed advertisements attached
- No road closures, restrictions or special event clearways - advertising not required

4.3. Special event warning signs

- Special event information signs are described in the Traffic Control Plan/s
- This event does not require special event warning signs

4.4. Permanent Variable Message Signs

- Messages, locations and times attached
- This event does not use permanent Variable Message Signs

4.5. Portable Variable Message Signs

- The proposed messages and locations for portable VMS are attached
- This event does not use portable VMS

5. PRIVACY NOTICE

The "Personal Information" contained in the completed Transport Management Plan may be collected and held by the NSW Police, the NSW Roads & Maritime Services (RMS), Transport Management Centre (TMC) or Local Government.

I declare that the details in this application are true and complete. I understand that:

- The "personal information" is being collected for submission of the Transport Management Plan for the event described in Section 1 of this document.
- I must supply the information under the Road Transport Legislation (as defined in the *Road Transport (General) Act 1999*) and the *Roads Act 1993*.
- Failure to supply full details and to sign or confirm this declaration can result in the event not proceeding.
- The "personal information" being supplied is either my own or I have the approval of the person concerned to provide his/her "personal information".
- The "personal information" held by the Police, RMS/TMC or Local Government may be disclosed inside and outside of NSW to event managers or any other person or organisation required to manage or provide resources required to conduct the event or to any business, road user or resident who may be impacted by the event.
- The person to whom the "personal information" relates has a right to access or correct it in accordance with the provisions of the relevant privacy legislation.

6. APPROVAL

TMP Approved by: _____ Event Organiser _____ Date _____

7. AUTHORISATION TO *REGULATE TRAFFIC

Council's traffic management requirements have been met. Regulation of traffic is therefore authorised for all non-classified roads described in the risk management plans attached to this TMP.

Regulation of traffic authorised by: _____ Council _____ Date _____

The RMS/TMC's traffic management requirements have been met. Regulation of traffic is therefore authorised for all classified roads described in the risk management plans attached to this TMP.

Regulation of traffic authorised by: _____ RMS/TMC _____ Date _____

** "Regulate traffic" means restrict or prohibit the passage along a road of persons, vehicles or animals (Roads Act, 1993). Council and RMS/TMC require traffic to be regulated as described in the risk management plans with the layouts installed under the direction of a qualified person.*

[SPECIAL EVENT GUIDE]

Special Event Planning & Resource Matrix

Event Class	Description	Features	Examples	Lead Times for Agency Approval	Police Fees	Council Fees	RMS/TMC Fees
1	<p>A Class 1 Event</p> <ul style="list-style-type: none"> Impacts major traffic & transport systems disrupts the non-event community over a wide area requires the involvement of Police or more Councils and the RMS/TMC. requires detailed Transport Management Plan requires advertising the event’s traffic aspects to a wide audience 	<p>A Class 1 event may</p> <ul style="list-style-type: none"> be conducted on-road or in its own venue involve trusts and authorities when using facilities managed by them involve Transport Management Centre involve the NSW Trains, Sydney Trains and State Transit, involve the Light Rail, Ferries and Point to Point Transport commissioner (taxi & ride share) involve private bus and coach organisations impact the road transport industry require RMS/TMC to provide Special Event Clearways require RMS/TMC to provide heavy vehicle detour routes require the RMS to adjust traffic signals require RMS/TMC to manage Variable Message Signs depending on the nature of the event, invoke the Police “Use Pay” policy. 	<p>For example:</p> <ul style="list-style-type: none"> an event: that affects a principal transport route in Sydney or an event that reduces capacity of the main highway through a country town or a bicycle race that involves the Sydney Harbour Bridge 	<p>Minimum 4 months from first approach to Council to proposed start date</p> <p>6 months for vehicle races</p>	<p>Charges apply where: <i>“it is deemed the services are specifically for the benefit of those organising and/or attending the event and not for the benefit of the public at large</i></p>	<p>As described in Council’s Special Events Policy</p> <p>Asset rentals: refer to Council</p>	<p>Marginal costs apply where services are provided above those normally provided to the community.</p> <p>RMS/TMC provides quote</p> <p>Asset rental: refer to RMS/TMC</p>
2	<p>A Class 2 Event</p> <ul style="list-style-type: none"> Impacts local traffic and transport systems but does not impact major traffic & transport systems disrupts the non-event community in the area around the event but not over a wide area Requires the involvement of Police and Local Council Requires a detailed Transport Management Plan Requires advertising the event’s traffic aspect to the local community 	<p>A Class 2 event may</p> <ul style="list-style-type: none"> Be conducted on-road or in its own venue involve trusts and authorities when using facilities managed by them involve the NSW Trains, Sydney Trains and State Transit, involve the Light Rail, Ferries and Point to Point Transport commissioner (taxi & ride share) involve private bus and coach organisations depending on the nature of the event, invoke the Police “Use Pay” policy. 	<p>For example:</p> <ul style="list-style-type: none"> an event that blocks off the main street of a town or shopping centre but does not impact a principal transport route or highway a motor rally on local country roads 	<p>Minimum 3 months</p> <p>3 months for vehicle races</p>	<p>Charges apply where: <i>“it is deemed the services are specifically for the benefit of those organising and/or attending the event and not for the benefit of the public at large</i></p>	<p>As described in Council’s Special Events Policy</p> <p>Asset rentals: refer to Council</p>	
3	<p>A Class 3 Event</p> <ul style="list-style-type: none"> does not impact local or major traffic & transport systems disrupts the non-event community in the immediate area only requires Local Council and Police consent is conducted on-street in a very low traffic area such as a dead-end or cul-de-sac requires Police agreement that event qualified as Class 3 is never used for vehicle races 	<p>A Class 3 event , depending on Local Council policy may</p> <ul style="list-style-type: none"> require a simplified Transport Management Plan not be available in all Council areas depending on the nature of the event, invoke the Police “User Pay” policy require advertising the event’s traffic aspects to the community 	<p>For example:</p> <ul style="list-style-type: none"> an on-street neighbourhood Christmas party 	<p>Minimum 6 weeks</p>	<p>Charges apply where: <i>“it is deemed the services are specifically for the benefit of those organising and/or attending the event and not for the benefit of the public at large</i></p>	<p>As described in Council’s Special Events Policy</p> <p>Asset rentals: refer to Council</p>	
4	<p>A Class 4 Event is intended for small on street events and</p> <ul style="list-style-type: none"> requires Police consent only is within the capacity of the Police to manage on their own is not a protest or demonstration is always an on-street event does not require RMS/TMC or Council consent does not require advertising the event’s traffic aspect to the community does not require a Transport Management Plan does not require the involvement of other Government agencies 	<p>A Class 4 event may</p> <ul style="list-style-type: none"> be conducted on classified or unclassified roads cause zero to considerable disruption to the non-event community cross Police Local Area Commands (LACs) cross Local Government Areas (LGAs) require Council or RMS/TMC to assist when requested by Police depending on the nature of the event, invoke the Police “User Pay” policy 	<p>For example:</p> <ul style="list-style-type: none"> a small ANZAC Day march in a country town a small parade conducted under Police escort 	<p>Minimum 1 month</p>	<p>Charges apply where: <i>“it is deemed the services are specifically for the benefit of those organising and/or attending the event and not for the benefit of the public at large</i></p>		

SPECIAL EVENT GUIDE

Event Class	Transport Management Plan	Risk Management Plans (Traffic Control) under OH&S Act 2000	Advertise Transport Management Arrangements	Liability Insurance	Special Event Clearway. Heavy Vehicle Detour	Public Transport	Emergency Vehicle & Local Access	Parking	Contingency Planning
1	TMP model recommended	Traffic control layouts drawn up by a qualified person and installed under the guidance of a qualified person recommended Need to consider access for disabled persons	28 days for all events that require regulation of traffic or where special event clearways in operation Not required where there is no regulation of traffic	Required with Council, TMC & Police (if police user Pays in force) named on policy. Also RMS if using RMS asset Certificate of currency required	RMS arranges if required RMS provides quote	Promote where practicable	Required. Refer to TMP	May be required. Need to consider parking for disabled persons	Recommended
2	TMP model recommended	Traffic control layouts drawn up by a qualified person and installed under the guidance of a qualified person recommended Need to consider access for disabled persons	28 days for all events that require regulation of traffic or where special event clearways in operation Not required where there is no regulation of traffic	Required with Council & Police (if police user Pays in force) named on policy. Certificate of currency required		Promote where practicable	Required. Refer to TMP	May be required. Need to consider parking for disabled persons	Recommended
3	TMP model recommended	Traffic control layouts drawn up by a qualified person and installed under the guidance of a qualified person recommended Need to consider access for disabled persons	28 days for all events that require regulation of traffic or where special event clearways in operation Not required where there is no regulation of traffic	Required with Council & Police (if police user Pays in force) named on policy. Certificate of currency required			Required. Refer to TMP		
4				Required with Council & Police (if police user Pays in force) named on policy. Certificate of currency required			Required. Refer to TMP		

Closure of Coonamble Mainstreet

Coonamble Shire Council is organising a special music event 'Vision Splendid' to be held on Saturday, 5 October 2024, in Coonamble's main street. This event will attract strong attendance with a significant line-up of musicians, bar, food and market stalls.

Coonamble Shire Council advises that the Coonamble main street, Castlereagh Street, will be closed to 'through' traffic in two stages:

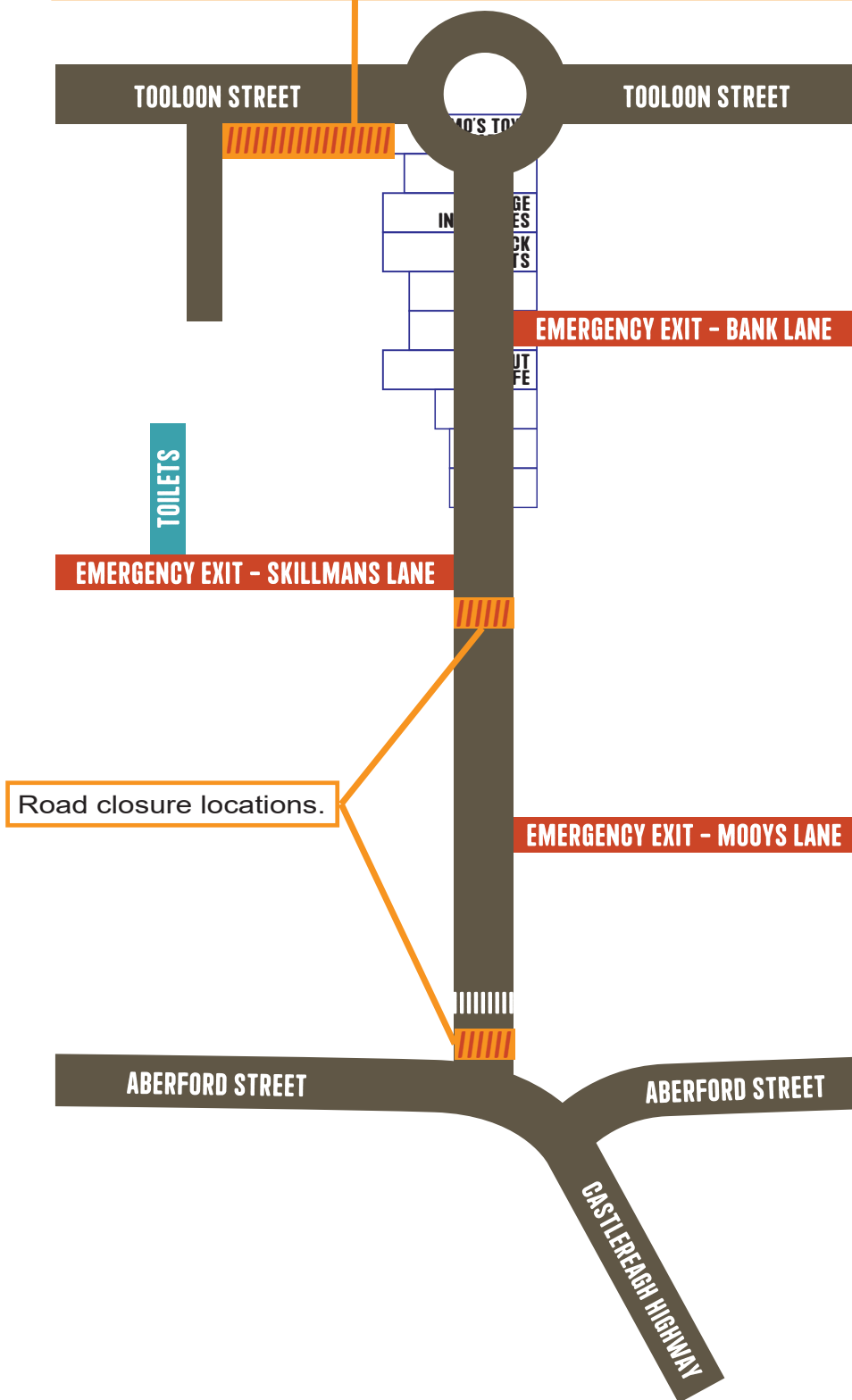
1. The section of the street between Aberford and Skillman's Lane will be closed from 6:00 AM, Saturday 5 October, through to 3:00 AM, Sunday 6 October 2024.
2. The main street between Aberford Street and Tooloon Street, will be closed from 4:00 PM, Saturday 5 October, through to 3:00 AM, Sunday 6 October 2024.

Shopping patrons will be able to park on Castlereagh Street (between Skillmans Lane and Tooloon Street) until 4:00 PM on Saturday, 5 October 2024. After 4:00 PM, parking will be available along Aberford and Tooloon Streets, as well as in the Skillmans Lane car park.



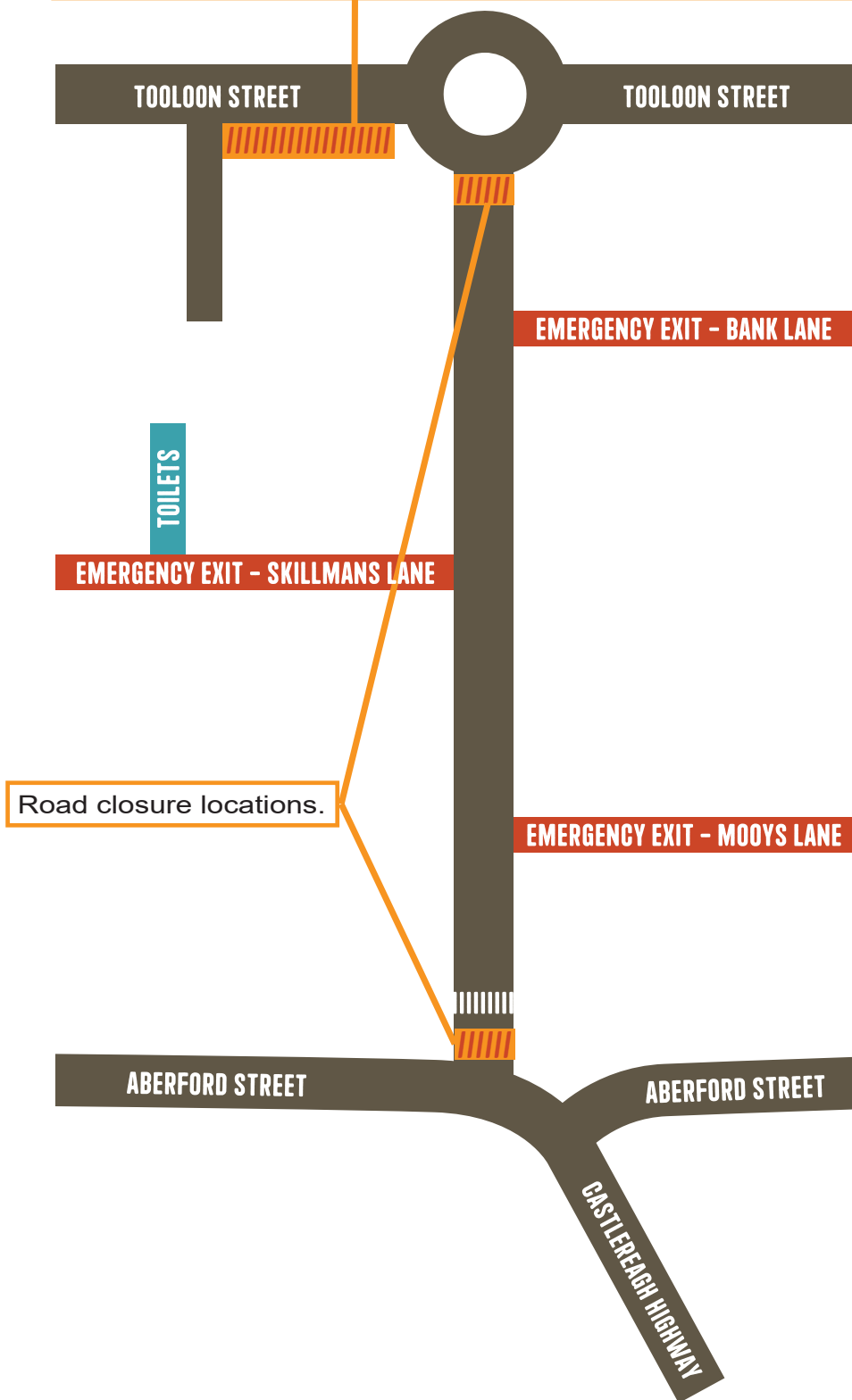
ROAD CLOSURE - STAGE 1

Mark out parking bays to keep clear between corner and driveway of Skillmans Lane carpark off Tooloon Street.

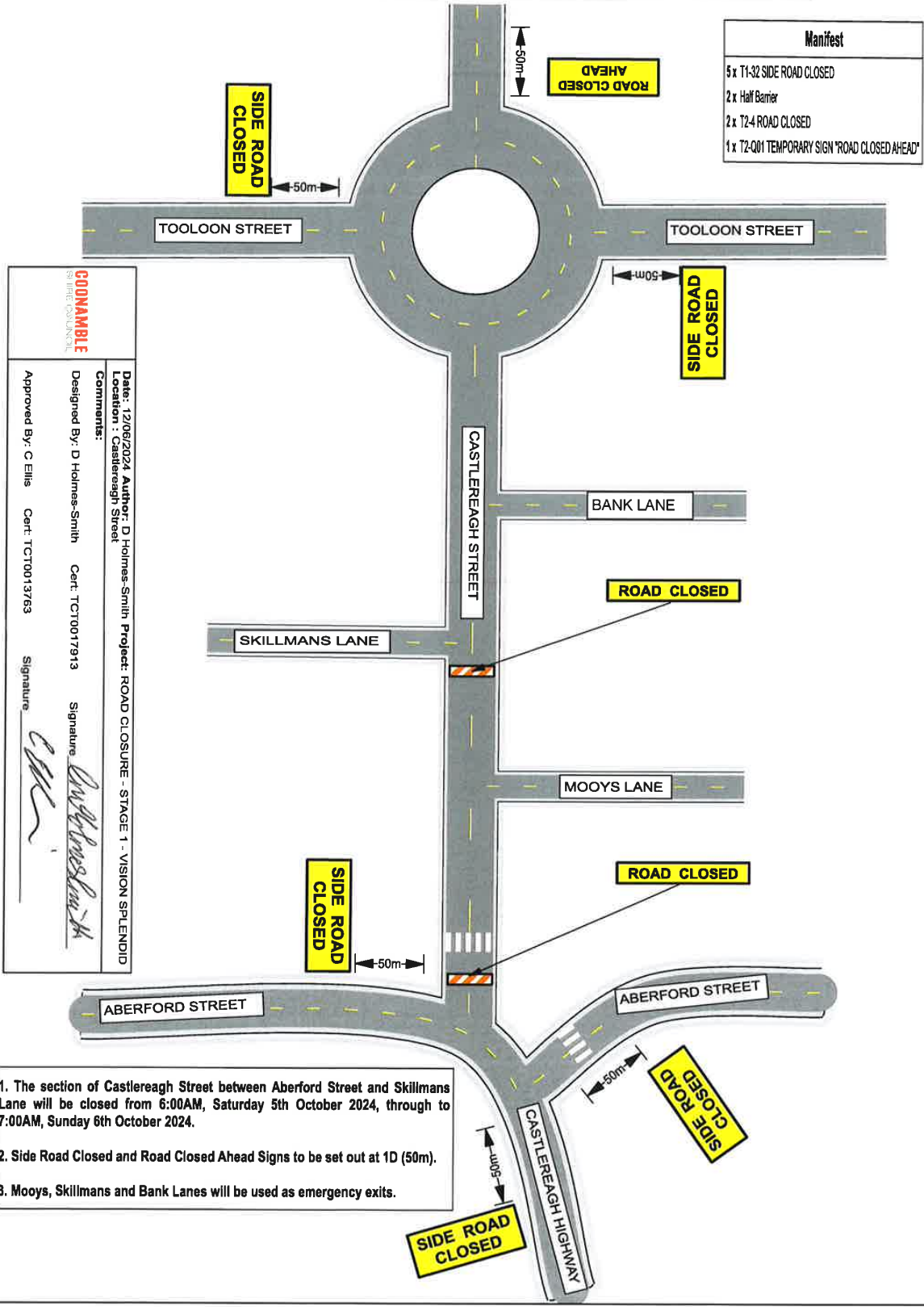


ROAD CLOSURE - STAGE 2

Mark out parking bays to keep clear between corner and driveway of Skillmans Lane carpark off Tooloon Street.



ROAD CLOSURE - STAGE 1 - VISION SPLENDID



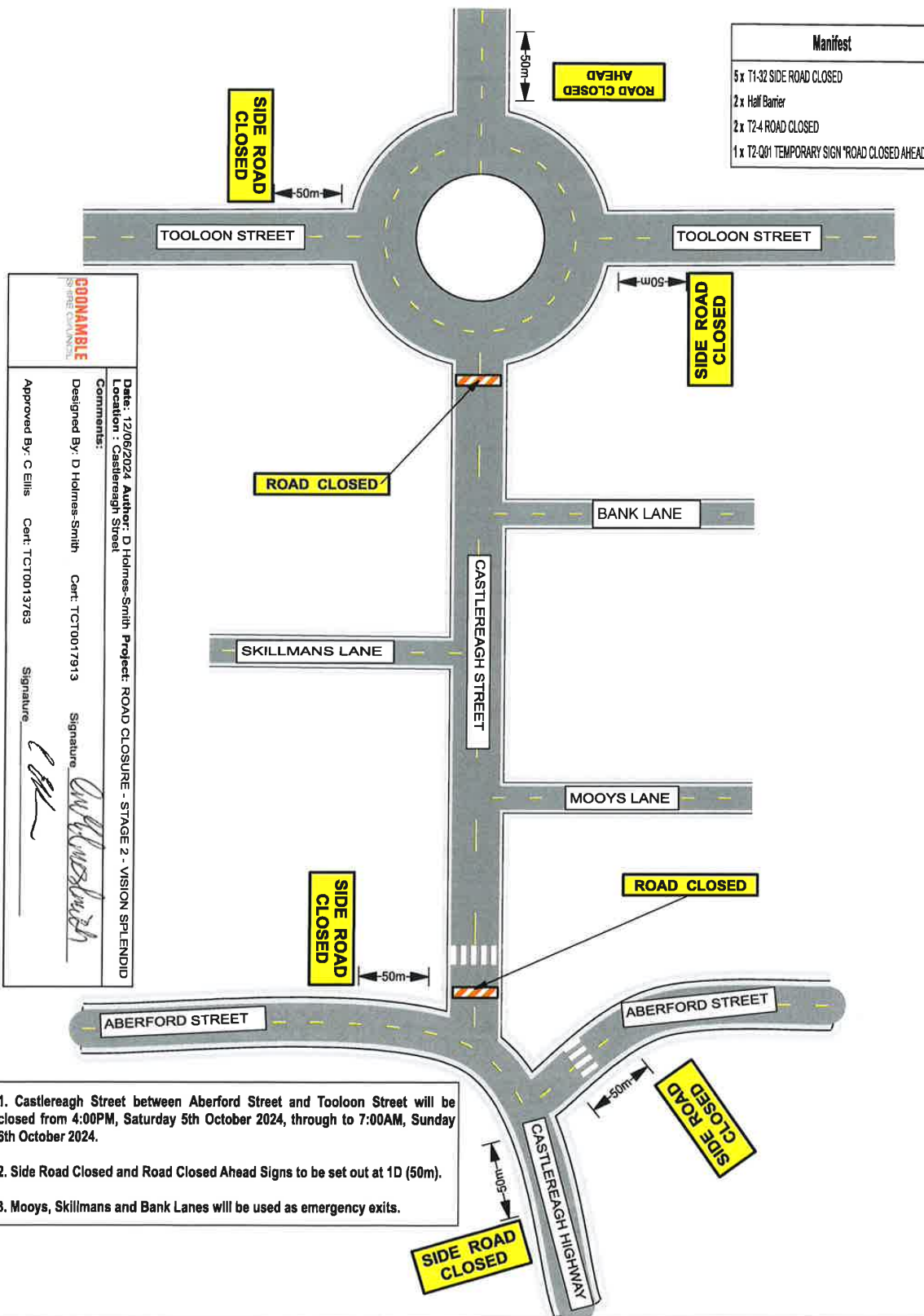
COONAMBLE
SHIRE COUNCIL

Date: 12/06/2024 Author: D Holmes-Smith Project: ROAD CLOSURE - STAGE 1 - VISION SPLENDID
 Location: Castlereagh Street
 Comments:
 Designed By: D Holmes-Smith Cert: TCT0017913 Signature: *[Signature]*
 Approved By: C Ellis Cert: TCT0013763 Signature: *[Signature]*

1. The section of Castlereagh Street between Aberford Street and Skillmans Lane will be closed from 6:00AM, Saturday 5th October 2024, through to 7:00AM, Sunday 6th October 2024.
2. Side Road Closed and Road Closed Ahead Signs to be set out at 1D (50m).
3. Mooys, Skillmans and Bank Lanes will be used as emergency exits.

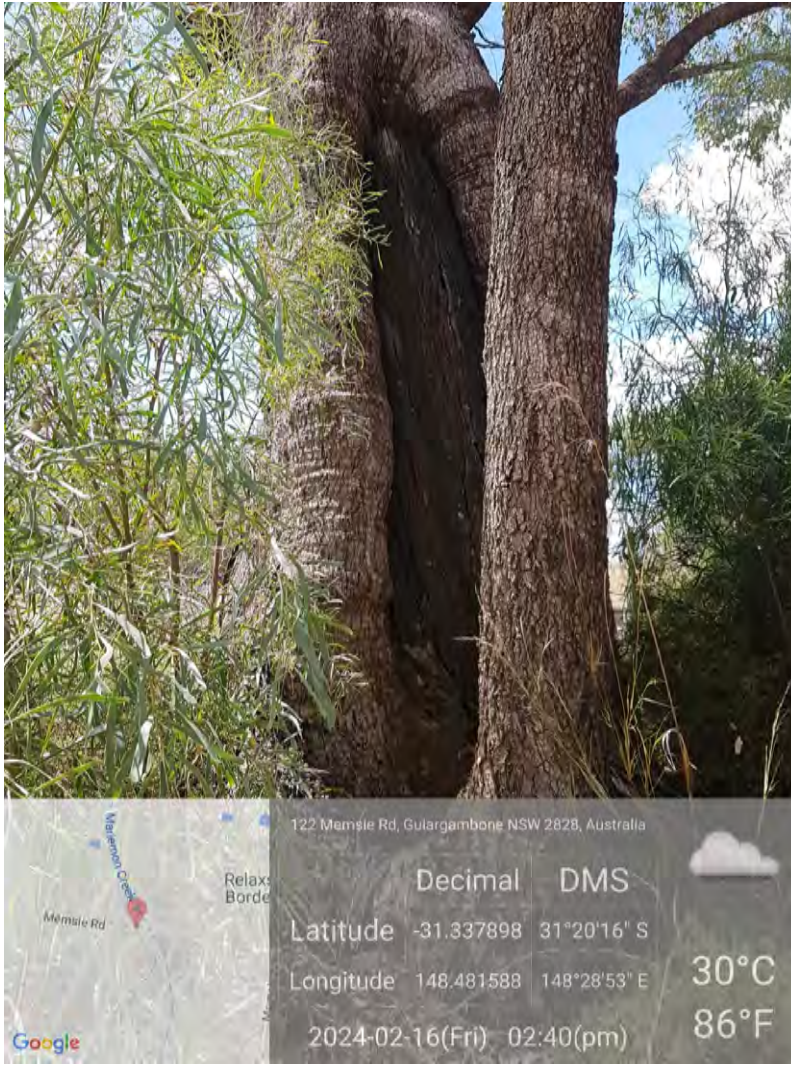
Coonamble Shire Council Local Traffic Committee

ROAD CLOSURE - STAGE 2 - VISION SPLENDID

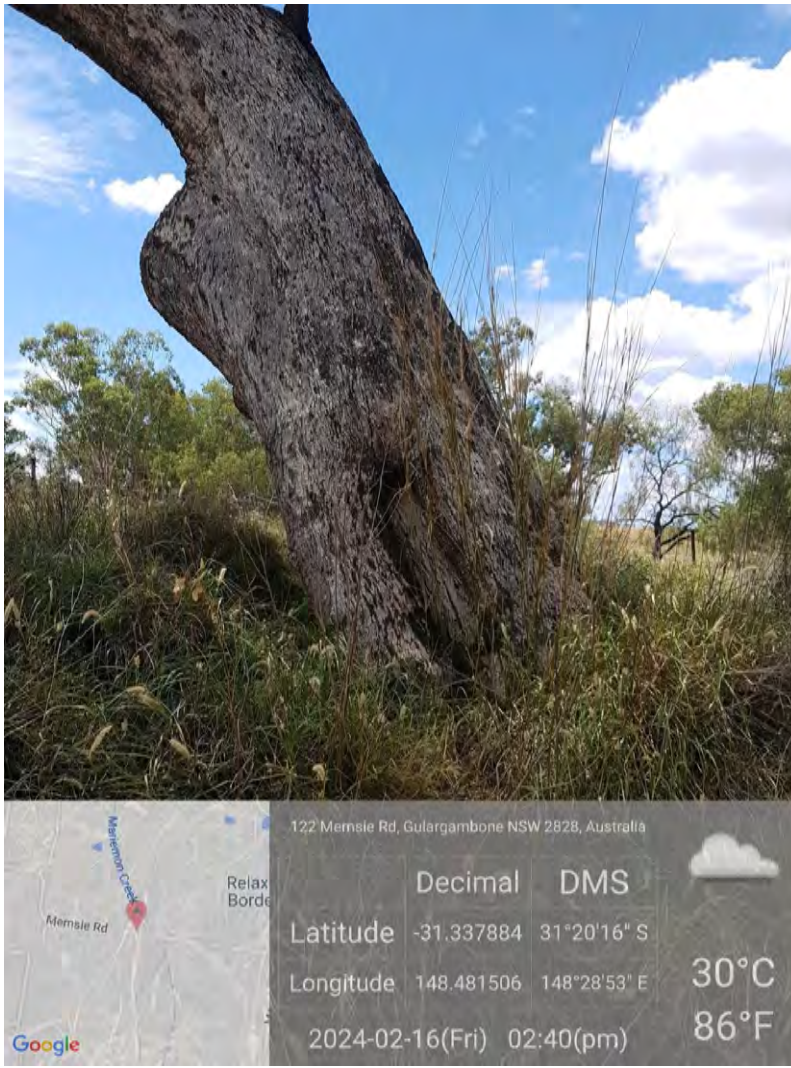


5. INFORMAL MATTERS

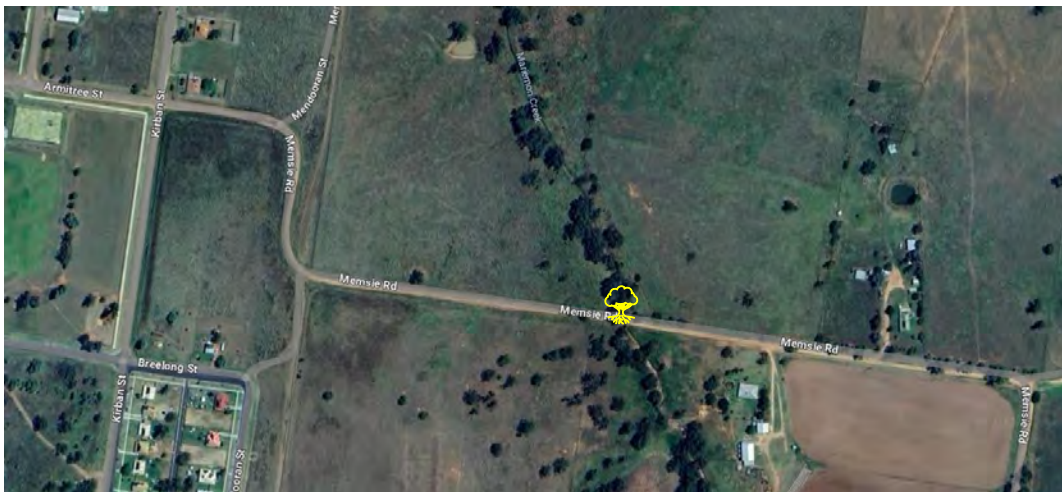
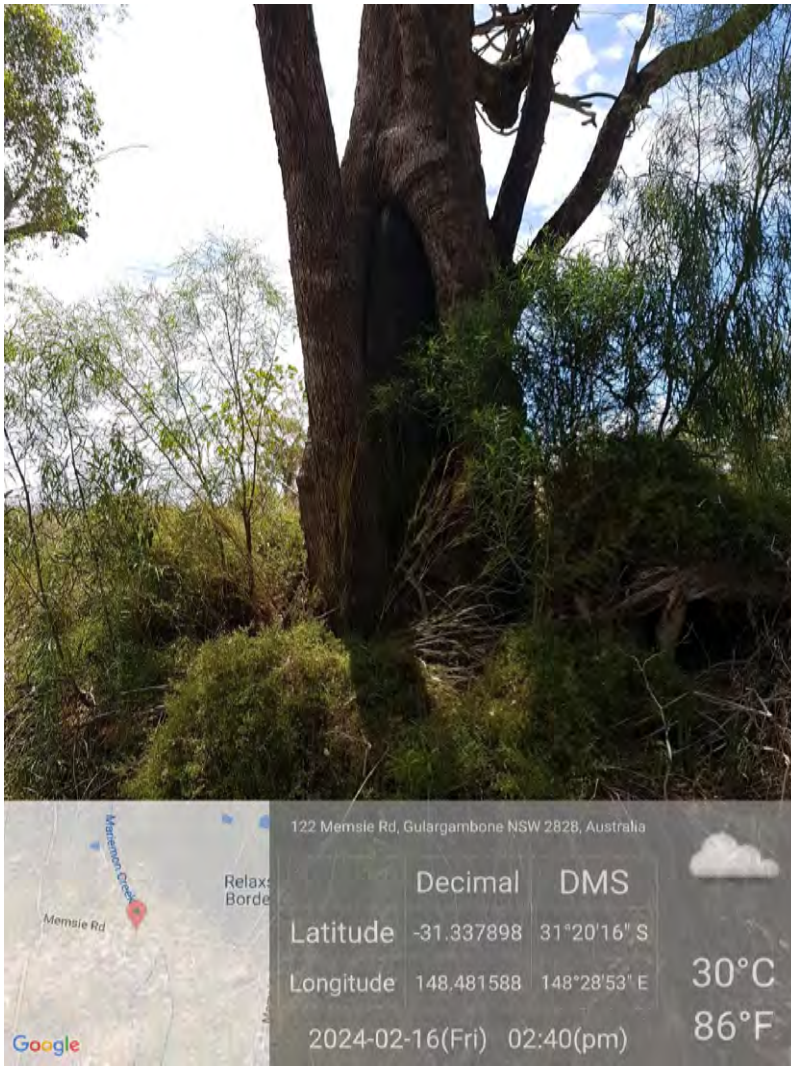
5.1. Canoe Tree and Scar Tree – request of fencing



Coonamble Shire Council Local Traffic Committee



Coonamble Shire Council Local Traffic Committee



Coonamble Shire Council Local Traffic Committee

Car Yalcoogin & Kirban St

P.O Box 102

Gulargambone 2828

Phone: 0499084610

ABN: 66039891179

Weilwan Local Aboriginal Land Council6th February, 2024

Indigenous Cultural & Heritage Dept
Coonamble Shire Council.

Dear Sir/Madam

Thank you for our conversation yesterday regarding the Canoe Tree & Scar Tree located on Council Land on Memsie Rd? just on the edge of Gulargambone (Cemetery side).

These trees are of indigenous cultural and heritage significance. They have not been added to the Heritage Register, which needs to be done. They are also very close to the edge of the road which is really concerning as they could be hit with a grader blade & knocked over. They are just near the causeway on the left hand side of the road.

Would Council be able to fence them aesthetically to the surroundings for security, safety and protection from Tourism vandalism. As well as sign post them to their heritage significance? As well as list them on the Heritage Register?

Could you please give me a call to discuss.

Kind regards

Yours sincerely

Karen Mackay CEO

Sons of the Soil Hotel: Heritage assessment

54 Castlereagh Street, Coonamble NSW 2829



Figure 1 Historical image, 1949 yellow car collection, card 4 side 2, Butlin archive, NSW

Assessment of the potential for adaptive re-use.

Owners: Coonamble Shire Council

Heritage Consultant
David Scobie Architects Pty Ltd

February, 2024
Issue: Revision A

David Scobie Architects Pty Ltd and Heritage Consultants
Mobile: +61412 415 010 Email: scobiearchitect@gmail.com ABN: 64 079 683

Heritage assessment – Sons of the Soil Hotel, 46-54 Castlereagh Street, Coonamble NSW 2829

Summary

DRAFT

1.0 Introduction

This report has been prepared to assist Coonamble Shire Council in preparing a master plan for the site and existing buildings at the location. The purpose of this report is to describe the physical condition of the building and indicate the heritage significance of the structures and the site.

This report aims to initially assess the heritage significance of the building and determine whether it warrants retention. The assessment continues with a review to demonstrate a number of planning and development concepts for the site which would have regard for the heritage significance of the site and buildings.



Figure 2 Location Plan, courtesy Google Maps

The subject site is located at No. 46-54 Castlereagh Street, Coonamble. The site is located on the western side of Castlereagh Street, on the main town centre block between the Castlereagh Highway and Toooloon Street. The northern boundary is provided by Skillman's Lane and the western boundary borders an area of public land utilised for access and parking to premises in the vicinity. The southern boundary steps around a small retail building and then expands further south to encompass a shed, an area of open space and then the stables are at the south western corner backing on to the western boundary.

The site includes a vehicle access from Castlereagh Street at the southern corner. The passage passes beneath the hotel accommodation above in order to provide access to the rear yard.

The premises includes two separate tenancies fronting Castlereagh Street. These are located at the two ends: north and south.

The Hotel premises included a guest entrance at the northern part of the frontage and this provided access to the formal public dining rooms to the right/north side, the stair hall for access to the first-floor accommodation and side entry from that hall into the main Bar. The main Bar includes a formal entry from the street.

The site has two open yards at the rear. The narrow northern yard has been paved for outdoor dining and is accessed from the rear of the main Bar. An accommodation wing runs east west and provides staff rooms on the ground and guest rooms on the first floor. A later single storey toilet block is attached off the main Bar and extends into the rear yard. There is a group of mature trees and tank stand in the north western corner of the site where a ground floor laundry extends off the main northern wing.

Heritage assessment – Sons of the Soil Hotel, 46-54 Castlereagh Street, Coonamble NSW 2829



Figure 3 Six Maps view of the site.

The subject site is not identified as a heritage item within Schedule 5 of the Coonamble LEP 2011. The heritage schedule includes only 8 items:

Coonamble	Museum (former Police Station)	Aberford Street	Lot 8, DP 1151542
Coonamble	Church of England Church	Corner Aberford and Namoi Streets	Lot 103, DP 1090482
Coonamble	Coonamble Post Office	Castlereagh Street	Lot 70, DP 748321
Coonamble	Commercial Hotel	Corner Castlereagh and Aberford Streets	Lot 12, DP 523657
Coonamble	Coonamble Shire Chamber	80 Castlereagh Street	Lot 11, DP 523657; Lot 1, DP 324575
Coonamble	Macquarie Marshes—marshes and areas subject to inundation (approximately 148,000ha)	10 km south west of Carinda—between Warwick Farm and Yanganbul	
Coonamble	Coonamble Railway Station and yard group	Dubbo-Coonamble railway	
Coonamble	Sexton’s Hut	Memorial Drive (Coonamble Cemetery)	Lot 7018, DP 1032587

A community-based Heritage Study was completed for Coonamble Shire Council in 2010. The study investigated 132 places within the Shire and recommended 113 places for statutory protection via listing on the LEP Schedule and within that list, the following places with Coonamble town centre:

- The Bucking Bull Hotel;
- Terminus Hotel
- Commercial Hotel and
- Sons of the Soil Hotel.

David Scobie Architects Pty Ltd Heritage Consultants

Heritage assessment – Sons of the Soil Hotel, 46-54 Castlereagh Street, Coonamble NSW 2829

The following Statement of Significance was provided for the Sons of the Soil Hotel:

The Sons of the Soil Hotel was constructed in 1930 to replace the original Tattersall's hotel that was destroyed in the 1929 Castlereagh Street fire. It was built in reinforced concrete to comply with new building regulations and to safeguard the building against the effects of the region's reactive soils. The hotel is a rather unique example of the Art Deco Style applied to a country hotel. It makes extensive use of latticed steelwork in decorative and structural elements. The building is representative of the redevelopment of Coonamble's business district following the 1929 fire. It has local historical and aesthetic significance, rarity, representativeness and a high degree of integrity

In addition, The Study proposed two heritage conservation areas for the protection of the buildings within the centres of Gulargambone and Coonamble.

The proposed Coonamble Conservation Zone should encompass designated buildings within the following precinct:

- *The southern side of Aberford Street between Castlereagh and Namoi Street.*
- *Both sides of Castlereagh Street between Aberford and Tooloon Streets.*
- *Both sides of Tooloon Street between Castlereagh and Namoi Streets.*

A striking omission from the study is the Monterey Café, located opposite the Sons of the Soil Hotel at 61 Castlereagh Street and recently restored:



Figure 4 External shopfront to Monterey Café, noting restored materials and details from 2023

Heritage assessment – Sons of the Soil Hotel, 46-54 Castlereagh Street, Coonamble NSW 2829



Figure 5 Interior of the Monterey Café, looking west with the server counter to the left and the Sons of the Soil Hotel opposite.

Statement of Significance

The former Monterey Café was established in the 1930s by two Greek brothers, George and Con Anastopoulos. The building features outstanding Art Deco influences, with a decorative parapet above the awning and chrome-framed shopfront windows. The interior retains many of the original furnishings, including the original marble soda fountain counter and mirrored timber back-bar, pressed metal ceiling and the booth mirrors on the wall. The seating booths were removed and put into storage after the café closed, to allow the premises to be used for retail. Ken Kelly Menswear operated here from 1998 to 2004. The last tenant was Outback Art, who operated their gallery from here from 2012 to mid-2019, before moving to their own premises nearby. Restored as a café with the original joinery, fittings and fixtures, on the anniversary of one of the original owners in 2023/4. The site also includes a rear yard with toilets and associated early details and materials. The building is a rare and intact example of the Greek Cafes in regional NSW with a full range of distinctive features, materials and details both externally and internally and represents the impacts of immigration and the associated benefits for regional communities. The shopfront makes an outstanding contribution to the Castlereagh Street character and streetscape.

Reference:

Report on the Community based Heritage Study of the Coonamble Shire, November 2010, High Ground Consulting

2.0 History

Pre-European History

The Coonamble area and the banks of the Castlereagh River are home to the traditional custodians of the area, the Wailwan people, closely neighboured by the Gamilaroi people to the north and east.

Coonamble and its surrounding districts are home to many culturally significant items, such as scarred trees, bora grounds, artefacts, and burial grounds. Many of these items can be found along the Castlereagh River. These places and items hold significant value to the local community.

A valued collection of early photos taken in 1898 by a non-Indigenous commercial photographer Charles Kerry and held at Quambone shows Aboriginal people at a camp and a bora (ceremonial) ground. Bora ceremonies were very important for trading, and to pass on cultural knowledge. Many of the ceremonies included neighbouring tribes, often involving the Gamilaroi and Wiradjuri people.

During the 19th and early 20th centuries the Wailwan, like other Aboriginal people, were dispossessed of their land by pastoralists, though they continued to live on its fringes. Such co-existence was never easy. In 1935 they were finally removed from their land and taken to the Brewarrina Mission.

The photos illustrate ceremonies practiced by Wailan people, many of whom worked on Quambone Station under the employ of the owner FW Hill. Their living conditions at the local camp consisted of goondies or miamias which were timber framed shelters covered in hessian wool bags and bark. They were generally paid in rations.

The Quambone area is still home to bora grounds, burials, and many artefacts. It was also home to Billie, King of the Macquarie. The Macquarie Mashies are still considered an important and significant site for Aboriginal culture. The Local Aboriginal Land Council is located within offices at 16 Castlereagh Street, Coonamble

References:

Sharing a Wailan Story, Education kit, Steve Miller with Donaldson/Flick/Stephen & Steadman, 1999, Powerhouse Museum

Coonamble Shire Council website, Culture on Country

Thematic History of Coonamble Shire, High Ground Consulting, 2009

Heritage assessment – Sons of the Soil Hotel, 46-54 Castlereagh Street, Coonamble NSW 2829

Local history of the town of Coonamble

Coonamble is a town of some 2750 people (census 2016) on the Castlereagh River, 569 km north-west of Sydney, 93 km north of Gilgandra and 180 m above sea-level. The nearest city with an air service direct to Sydney is Dubbo, located 160km south of Coonamble via the B55 and A39 (Newell Highway).

It is a service centre to the largest shire in NSW (almost 10 000 sq km) which covers the western slopes of the Warrumbungle Range and the alluvial plains of the Castlereagh. Wheat, sheep and cattle are the economic mainstays, though there is a significant horse industry and a number of famous stud farms.

The name of the town derives from an Aboriginal term (*Gamilaraay*) 'gunambil', thought by some to mean 'full of bullock's dung' or 'full of dirt'. This would appear to be either a reference to the arid nature of the terrain during drought or perhaps to the fact that the river bed is, for the most part, dry, owing to the fact that it flows underground when rains are absent.

The first Europeans in the area were the 1818 party of John Oxley. A member of the team, George Evans, encountered the Castlereagh River near the future townsite, naming it after Lord Castlereagh, the secretary of state for the colonies.

In 1840 James Walker established the first sheep run in the area; that being the 'Koonamble' station, settled by his agent. It soon became a watering place and camping site for passing stockmen.

Land on either side of the river was reserved for a townsite in 1855. In 1859 it was surveyed and the first post office established. The township was gazetted in 1861 with the first courthouse and lock-up built in 1862.

In 1865, bushranger John Dunn, the only surviving member of Ben Hall's gang, was surprised at his camp near Quambone located 50 km west of Coonamble. Dunn was shot in the foot and hobbled away until shot in the back. As the constable approached, Dunn sat up and shot the officer in the groin. Two more constables arrived and he fought them with his pistol butt but was overpowered. Put under light guard, owing to his injuries, he crawled away at night time, only to be found 3 km away the next morning. He was hanged for murder the following year.

The first public school was erected in 1869 with a police station and stables added in 1870. The local economy changed in its focus from cattle to sheep in the 1870s and amidst the general economic expansion of the 1870s and 1880s, the population increased from 209 in 1871 to 1680 in 1901. Consequently, a new courthouse was built in 1877. It was the first government building constructed in solid brick in the town. By 1897 the School of Arts had been constructed and the population was close to 1,000.

The first council meeting was held there when Coonamble was declared a municipality in 1880. The Shire of Coonamble had been established in 1906 and was merged with the Shire of Wingadee in 1957 and now forms part of Coonamble Shire.

The main river crossing was a ford as a prolongation of the present Tooloon Street where people were ferried across with a government boat during floods. A bridge was built over the river in 1883 using Aberford Street (Castlereagh Highway) and this was replaced 100 years later.

The first bore south of the Darling River was drilled at Coonamble in 1894 and the town and district still rely on artesian water. This event greatly benefited the town, as did the arrival of the railway from Dubbo in 1903.

David Scobie Architects Pty Ltd Heritage Consultants

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Heritage assessment – Sons of the Soil Hotel, 46-54 Castlereagh Street, Coonamble NSW 2829



Figure 6 Archival image, Coonamble & District Historical Society, 1913

A fire struck the town in 1929, destroying almost all of the pre-war buildings in Castlereagh St. It is said the glow could be seen in Gilgandra, nearly 100 km distant. The town has been affected by flooding with the most recent event occurring in 2009. While sheep have dominated the rural sector up until the 1970s, the decline commenced with the wool crisis and by the 2000s the growth has occurred in cattle rearing.

The size of the Hotels is considerable for a relatively small community. This is due both to the location of Coonamble as a regional centre with the distance south to Dubbo requiring a half day travel and the strength of the rural labour force which relied upon seasonal work and therefore itinerant labour. When the railway arrived in Coonamble in 1903 from Gilgandra, this increased the opportunities for commerce and retail with commercial travellers utilising Hotel accommodation.

The following timeline was created for the Thematic History and offers a useful sequence within which to place the development of the town centre:

Heritage assessment – Sons of the Soil Hotel, 46-54 Castlereagh Street, Coonamble NSW 2829

- 1790s** Smallpox epidemic raged along river systems
- 1818** Explorers Oxley and Evans travels through the area between the Macquarie and Warrumbungle (Arbuthnot's) Range
- 1828** Sturt explored the Macquarie Marshes
- 1830s** Squatters begin moving sheep into the district
- 1830s** Andrew Brown recruited Chinese labourers to work in the region
- 1836** Squatting legalised beyond the limits of the 19 Counties
- 1837** Punitive expedition by led by Lieutenant George Cobban against Gamilaraay people
- 1840** Yuramnee and Canamble runs established by Gibson and Patterson
- 1840** William Charles Wentworth engaged William McMahon to establish runs on the west of the Castlereagh
- 1842** Alexander McGregor moved into the Gulargambone district
- 1847** Orders in Council regulating the use of Crown Land instituted
- 1849** William Blackman held a number of runs north of Canamble
- 1854** George Tailby held 20,000 acres on the northern side of Merry Merry
- 1855** Coonamble Reserve established
- 1859** Post Office established in Coonamble
- 1861** Robertson Land Act
- 1861** Auction of first lots in Coonamble
- 1861** Post Office established at Merri Merri
- 1870s** Government and Roman Catholic schools established in Coonamble
- 1871** Permanent police presence at Coonamble
- 1871** Post Office established at Skuthorpe's Inn at Gulargambone
- 1874** Major flood on the Castlereagh River
- 1874** Cobb & Co mail coach services established to Coonamble
- 1876** Andrew Tobin began to develop Wingadee
- 1877** Cobb & Co route extended through Nugal to Walgett
- 1878** Public hospital established in Coonamble
- 1879** Police station constructed at Coonamble
- 1879** First subdivision of Gulargambone surveyed
- 1880** Municipality of Coonamble created
- 1881** Mooy Bros established the first sawmill in Coonamble
- 1881** Provisional school established in Gulargambone
- 1883** Brigidine sisters began teaching in Coonamble
- 1884** Coonamble Hospital opened
- 1884** Crown Lands Resumption Act
- 1885** Bushrangers Angel and Thurston escaped from Coonamble lockup, shooting Constable John Mitchell
- 1887** Volunteer fire brigade established in Coonamble
- 1887** Brewery established in Coonamble
- 1892** Aboriginal reserve established at Gulargambone
- 1893** Great gathering of Aboriginal people at Bulgregar Creek
- 1894** Coonamble No.1 Bore completed by William Watkins

Heritage assessment – Sons of the Soil Hotel, 46-54 Castlereagh Street, Coonamble NSW 2829

- 1897** Artesian bore sunk at Bourbah
- 1897** Isolation ward constructed at Coonamble Hospital
- 1898** Bulgeraga Aboriginal Reserve established near Quambone
- 1898** Provisional school established at Quambone
- 1898** Cobb & Co service from Gilgandra to Coonamble ceased
- 1899** Post Office constructed in Quambone
- 1899** Early moves to establish broad acre agriculture in the district
- 1902** Dubbo to Coonamble Railway Line completed
- 1902** Village of Gilgooma surveyed
- 1903** Typhoid epidemic in Coonamble
- 1903** Anglican Brotherhood of the Good Shepherd established
- 1906** Wingadee Shire Council established
- 1906** Telephone exchange installed in Coonamble
- 1906** Woodlands Irrigation Farm covered 70 acres
- 1908** McKay harvester first demonstrated in the district
- 1911** W.L. Wilcox began development of an irrigation settlement at Mowlma
- 1912** Gulargambone Aboriginal Reserve disestablished
- 1916** Development of an electricity supply commenced in Coonamble
- 1920** Major flood on the Castlereagh River
- 1920** Post Office constructed at Gilgooma
- 1920** HRH Edward, Prince of Wales visited Coonamble
- 1920s** New Aboriginal Reserve established at Gulargambone
- 1921** Major flood on the Castlereagh River
- 1923** Gulargambone Branch of the Country Women's Association established
- 1925** Coonamble Branch of the Country Women's Association established
- 1926** Gulargambone Hospital constructed
- 1926** Bush Nursing Centre established in Quambone
- 1928** Coonamble War Memorial X-Ray Ward constructed
- 1929** Major fire destroyed much of the Coonamble business district
- 1931** Bulgeraga Aboriginal Reserve largely deserted
- 1931** Aboriginal reserve created near Quambone
- 1935** Gilgooma War Memorial constructed
- 1947** Butler Airlines established an aerial service to Coonamble
- 1950** Castlereagh River flooded twice
- 1952** Coonamble Shire Council formed
- 1953** Warrumbungle National Park gazetted
- 1955** Major flood on the Castlereagh River
- 1958** Coonamble War Memorial Ambulance Station opened
- 1959** Magometon Quarry opened
- 1975** Passenger train services ceased on the Dubbo to Coonamble Branch Line

The notable entry, in relation to the history of the Sons of the Soil Hotel, is the Fire in 1929.

History of 46-54 Castlereagh Street, Coonamble

The initial retail businesses related to trade and travel and included Hotels and stables. They were built in relation to roads and water supplies and later in the town centres. The Bourbah Hotel opened on Merri Merri Creek in 1886 with Edward Byrne as the Licensee with the premises including a post office and general store.

The population boom at the turn of the century saw the numbers grow to 6,000 by 1906 and the Commercial Hotel reconstructed in 1912.

Following the end of the WWI, the town grew during the 1920s and the Commercial Bank was erected.

The fire of 1929 on the 6th February burned 38 of the buildings in the town centre. It was fortunate that the insurance payments were made just prior to the Wall Street crash and this resulted in many properties being reconstructed. The replacement buildings included Eason's, Coroneo's, Feehan's, The Bank of NSW, the School of Arts, the Plaza Theatre and the Tattersalls Hotel (later The Sons of the Soil). The benefit of the event was the use of incombustible materials for the walls and the use of improved fire escape exits and staircases. This is evident at the Sons of the Soil, where the walls are built using reinforced concrete. This material is best viewed in the Stable building where the wall and associated reinforcing steel has been exposed on several areas.

The Butlin Archive retains the yellow card records for the Tooths and Toohey's breweries and provides invaluable records for hotels from the early 1920s to the 1970s. The corporate background is as follows:

In 1835 John Tooth, who had arrived in New South Wales in 1828, and Charles Newnham opened the Kent Brewery in Sydney. In June 1888 Tooth & Company became a publicly listed company with capital of 900,000 pounds. In 1905 the Company acquired the New South Wales Malting Company's works at Mittagong. Over the next two decades the company acquired the Maitland Brewery (1913), the Castlemaine Brewery and Wood Brothers, Newcastle (1921); breweries in Wagga Wagga, Narrandera and Goulburn and in 1929 they acquired Resch's Limited. In 1977 the company acquired Wright, Heaton and Company and Penfolds Wines Limited and in 1978 Courage Brewery Limited. Tooth and Company was acquired by Carlton and United Breweries in 1983. The company's extensive collection of hotel properties was sold off from 1990. The company was delisted from the Australian Securities Exchange in 2010 after not having traded for many years.

The general background for the yellow card records lies with the need for brewers to secure a tied relationship to as many hotels as possible so as to ensure these hotels retailed their beer as opposed to that from a competitor. The Butlin Archive inherited the records.

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The following Hotels with the last recorded photograph, are recorded in the Butlin Archive as having premises in Coonamble:

Club House Hotel;



Image 1 The Club House Hotel, September 1976

Commercial Hotel;



Image 2 The Commercial Hotel, January 1970

Coonamble Hotel (formerly Royal Hotel);

David Scobie Architects Pty Ltd Heritage Consultants

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Image 3 The Coonamble Hotel, January 1970

Exchange Hotel;

No photograph is available of The Exchange Hotel.

Terminus Hotel;



Image 4 The Terminus Hotel, January 1970

The Avenue Hotel.

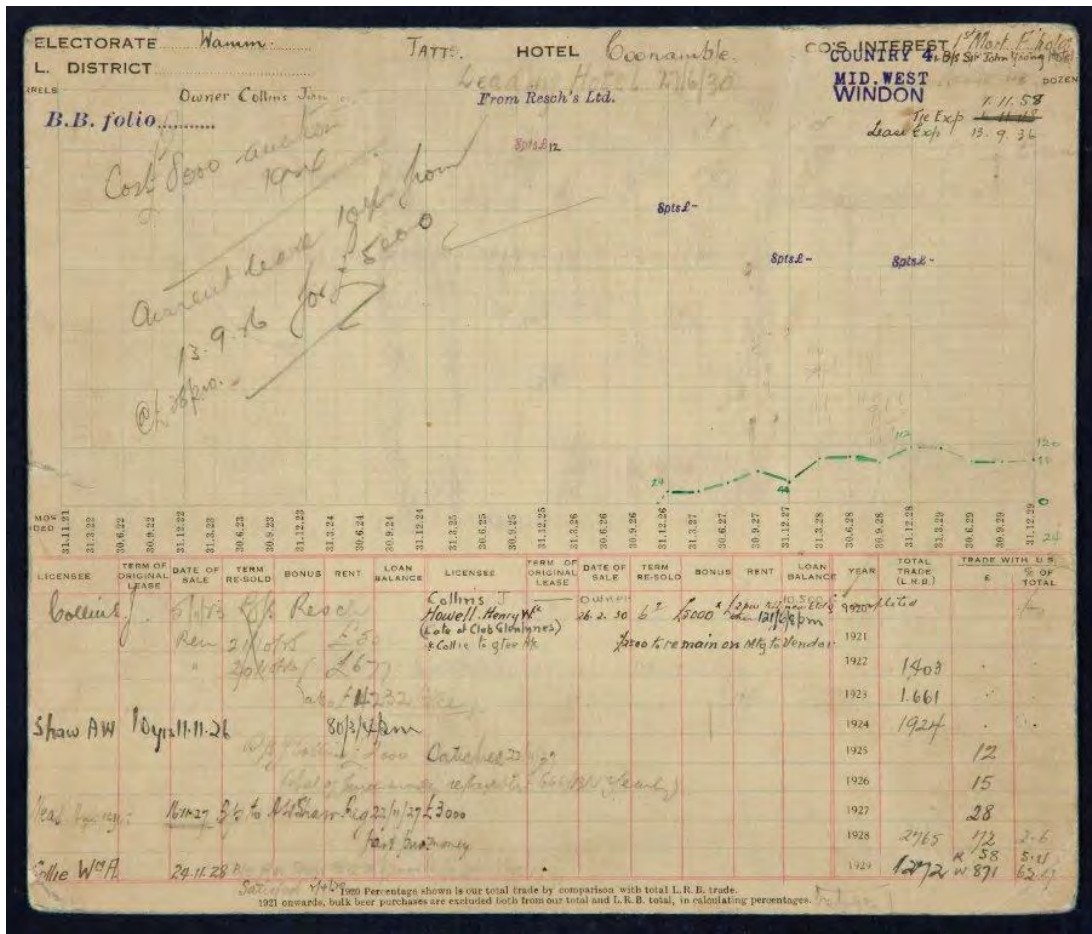
Heritage assessment – Sons of the Soil Hotel, 46-54 Castlereagh Street, Coonamble NSW 2829



Image 5 The Avenue Hotel, October 1939 – noted: Destroyed by fire 10/2/1941

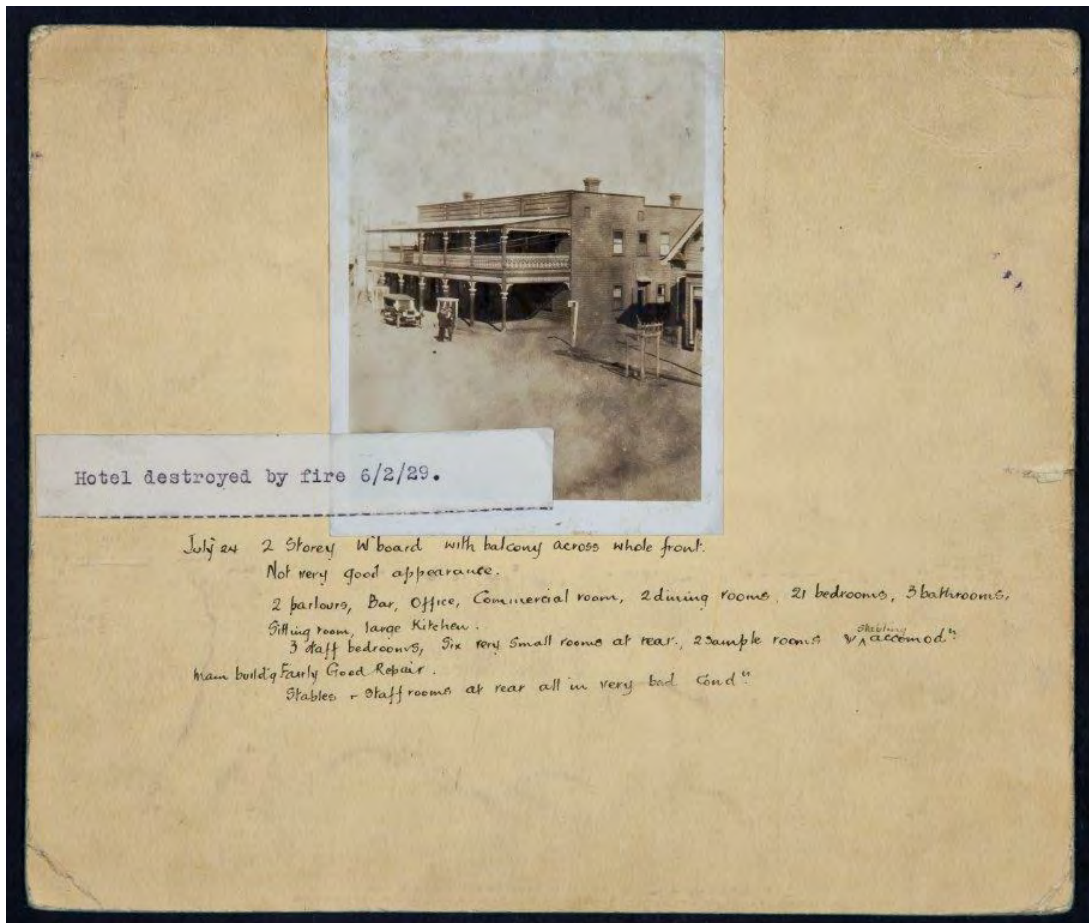
The following yellow cards from the Butlin collection monitor the history of the Hotel. They record the beer consumption using a graph and the leasing details:

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Picture 1 Card 1, Side 1: 1920 – 1929

Heritage assessment – Sons of the Soil Hotel, 46-54 Castlereagh Street, Coonamble NSW 2829



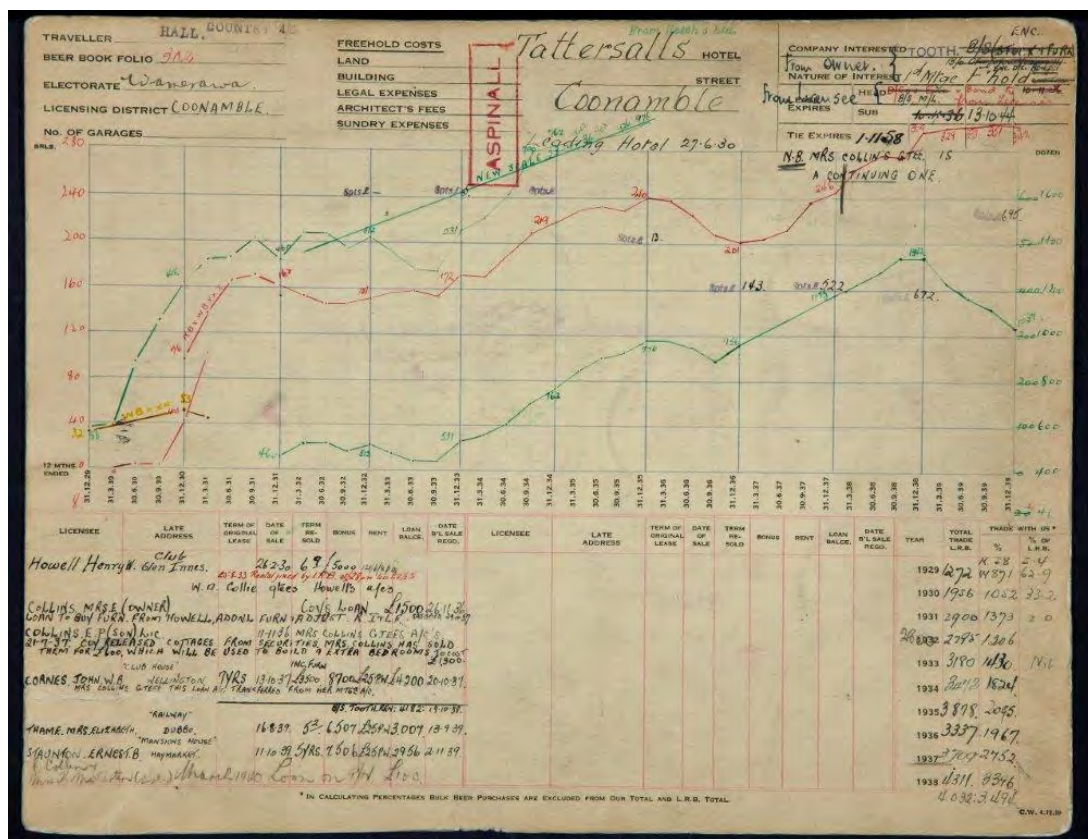
Picture 2 **Card 1, Side 2.**

The photograph is the only record of the Hotel prior to the fire.

The timber verandah included large diameter stop chamfered posts to both floors, capital molds to each post, corner brackets, a cast iron frieze panel between the brackets and first floor beam of the verandah, cast iron balustrade panels with a two-part motif and timber handrail and then a hanging frieze panel beneath the verandah roof beam with central drop pendants.

The construction details record a two-storey timber building clad externally in weatherboard with the accommodation including two parlours, a Bar, an Office, Commercial Room (for commercial travellers to display their wares), 2 Dining rooms, 21 Bedrooms, 3 bathrooms, a Sitting room, and large kitchen. There were 3 staff bedrooms, six small rooms at the rear, 2 sample rooms (storage for Commercial travellers), Stables & staff rooms at rear noted as being in poor repair.

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Picture 3 Card 2, Side 1: 1929 – 1939

A note dated 21/7/37, indicates the sale of cottages by Mrs. Collins with funds to be used to build 9 extra rooms to cost 1,300 pounds. This is likely to be the two-storey wing located in the rear yard south of the original wing which returns on Skillman's Lane.

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Picture 4 Card 2, Side 2

The photograph is dated March 1931 when the new building is nominally 1 year old as the note inscribes the completion date as 1/8/1930.

The central wing addition is again noted: Mrs. Collins....is going to add 9 bedrooms, 16/7/1937

The notes offer the following description: Reinforced concrete with a ground floor containing a large shop and two sets of offices, 26 bedrooms, 2 staff rooms, 'beautifully furnished'.

The materials and finishes evident in the photograph:

Rendered and painted walls – off-white

Dark coloured steel framed windows

Ceramic wall tiles to the front elevation with dark skirting band, upper feature encaustic tiles, an upper coloured band surmounted by a wall tile course and then a dark capping band.

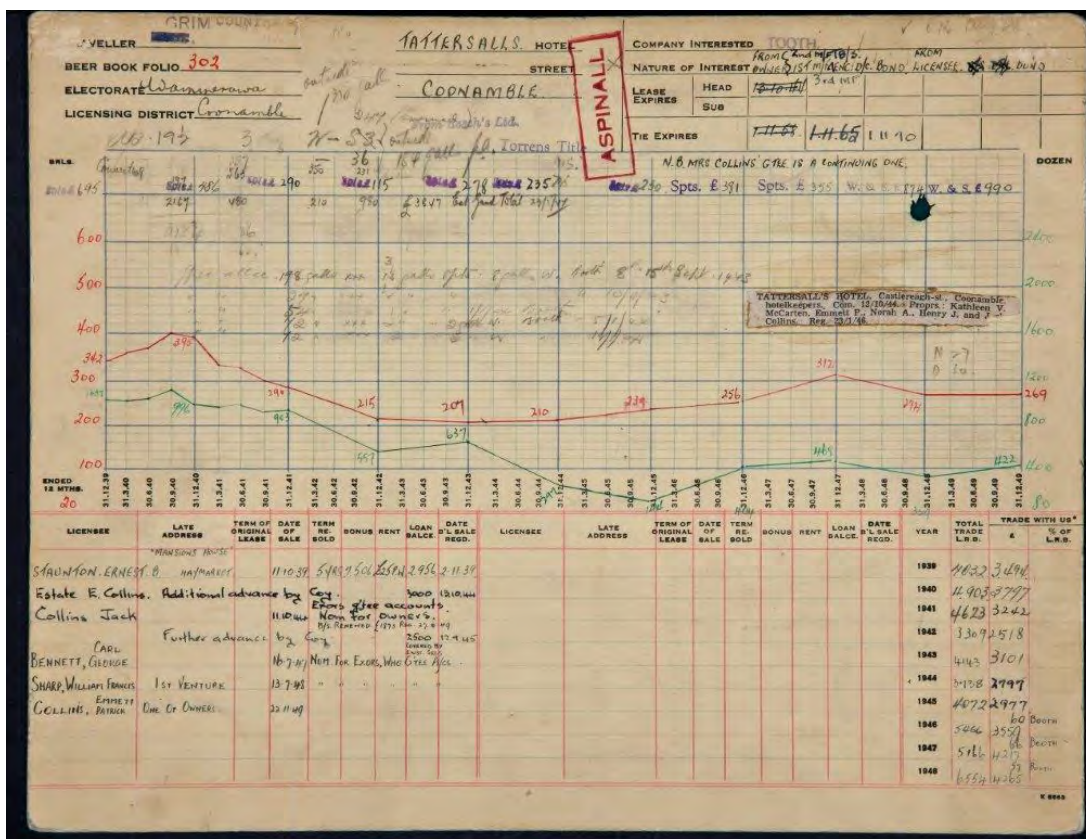
The steel columns and balustrade are a dark colour while the infill valence is white with expressed cross bracing.

The central gable includes contrasting vertical straps and paired columns. All columns have brackets.

The ends of the verandah roof are sheeted down to the return beam.

There are two street two trees in front of the building.

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Picture 5 Card 3, Side 1: 1939 – 1949

The lower consumption reflects the period of WWII

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HOTEL

AREA OF HOTEL LAND

TYPE OF STRUCTURE *2 story brick*

TLING *return to about 6'*

NUMBER OF BEDROOMS *26 before staff*

OTHER ACCOMMODATION

GARAGES AND STABLES

TRADING QUARTERS

SALOON BAR

PUBLIC BAR

LOUNGES

PARLOURS

FURNITURE

LIGHTING SYSTEM *Town electricity*

SANITARY SYSTEM *Septic tank*

WATER SUPPLY *Town water*

BAR PLANT *Refrigeration*
cool room installed Apr 48, May 48 approx

HOUSE TRADE

REMARKS

SHOPS, OFFICES, ETC., INCLUDED IN HOTEL PROPERTY
Plot off road in class about 1/20

OWNER *M. J. Collins, Dec 1939*
Kathleen V. M. Collins, Emmett P. Collins,
Norris A. Collins, Henry J. Collins, Len Collins.

BEER DRAWN FROM *cellar*

COOLING SYSTEM USED *before Foster Jones Cold room*

STORAGE EXCHANGE WELL TAKE *27*

SIZE OF CASES NOW USED *18*

SIZES USABLE IN FACILITY *27 JUL 1948*

LOCALITY

TYPE OF DISTRICT
Wood and wheat

NEAREST HOTEL & DISTANCE
"Coonamble" 100 yds.

NO. OF HOTELS WITHIN 1 MILE RADIUS
1

U.C.V.

I.C.V.

A.A.V.

YEAR	RATES		INSURANCE	
	TOTAL	BLDGS.	S & F.	ANY OTHER
1939				
1940				
1941		105	18	
1942				
1943				
1944		105	18	
1945		105	18	
1946		105	18	
1947		116	24	
1948		123	30	
1949		123	30	

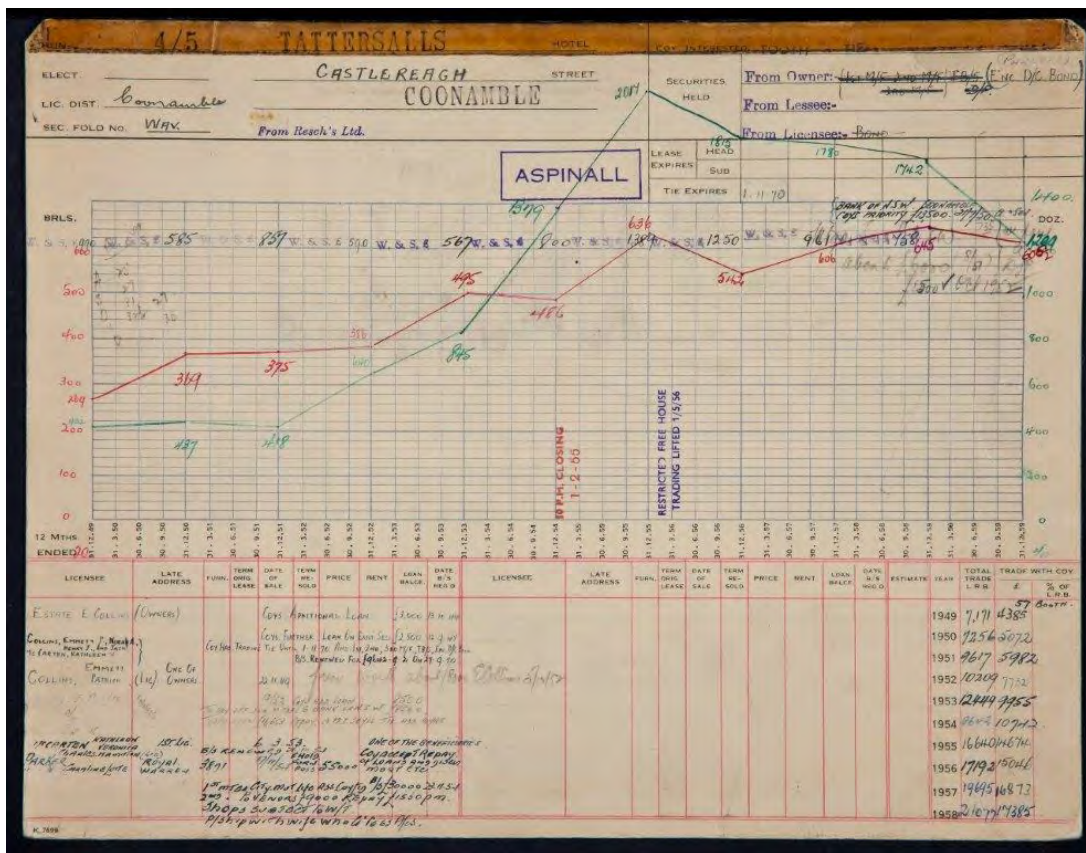
Picture 6 Card 3, Side 2

Minor changes evident in the photograph dated October 1939, include the Name: Tattersalls Hotel, applied to the valence panel above the symmetrical entry on the verandah, canvas striped blinds on the ends of the verandah, a sign on the corner of the building pointing down Skillman's Lane and hanging sign at the northern end of the verandah return. The original molded cement lettering and date: 1930 TATTERSALLS HOTEL are evident on the rendered pediment.

Noted changes:

Cool room 16'x7'x8' installed April 1948 and the cellar is noted.

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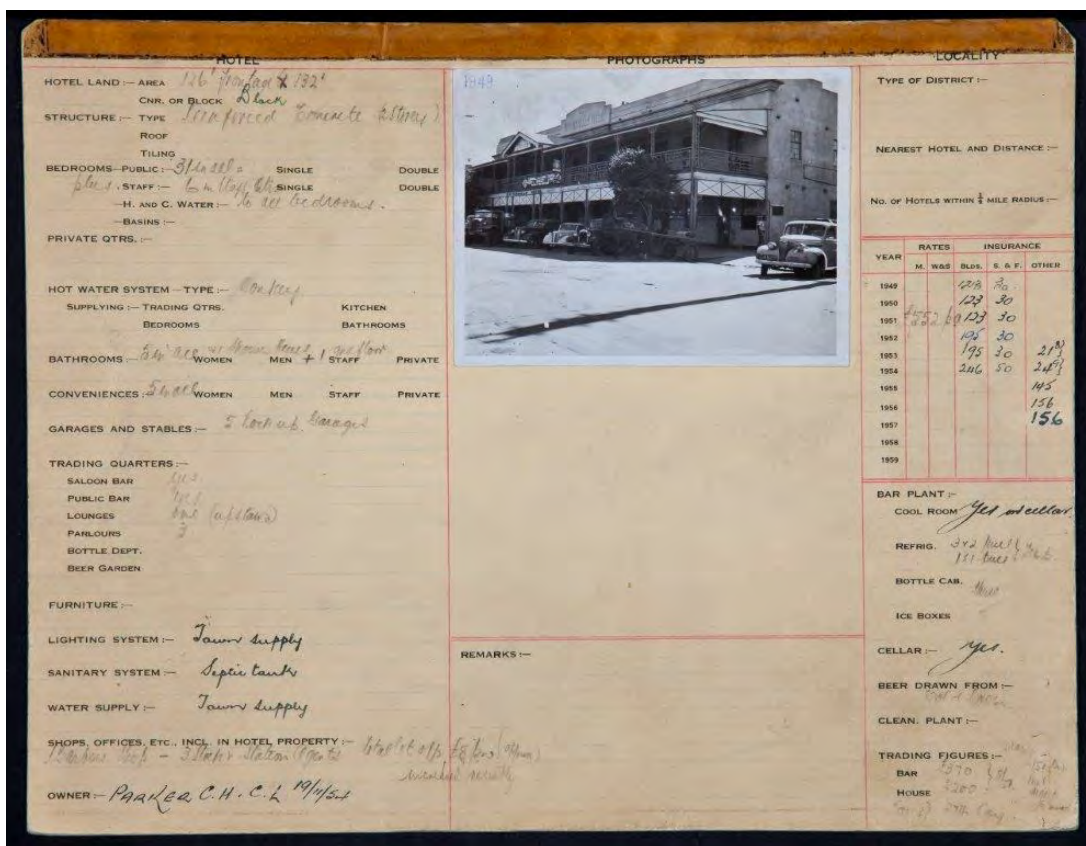


Picture 7 Card 4, Side 1: 1949 – 1959

Consumption shows a steady increase during the boom period for the wool industry.

An interesting cause and effect are the impacts of 10pm closing in 2/1955 with consumption spiking and then when trading restrictions are lifted in 3/1956 trading falls back. There is reference to shops and so at some stage the second shop has been created from the building frontage.

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Picture 8 Card 4, Side 2

The photograph is dated 1949

Changes include the provision of a naming sign: 'TAITS' in the gable, small projecting signs for the NRMA and the CTA (Commercial Travellers Association). The soffit of the first-floor verandah roof has a battened lining, presumably to reduce the radiant heat for those using the spacious area.

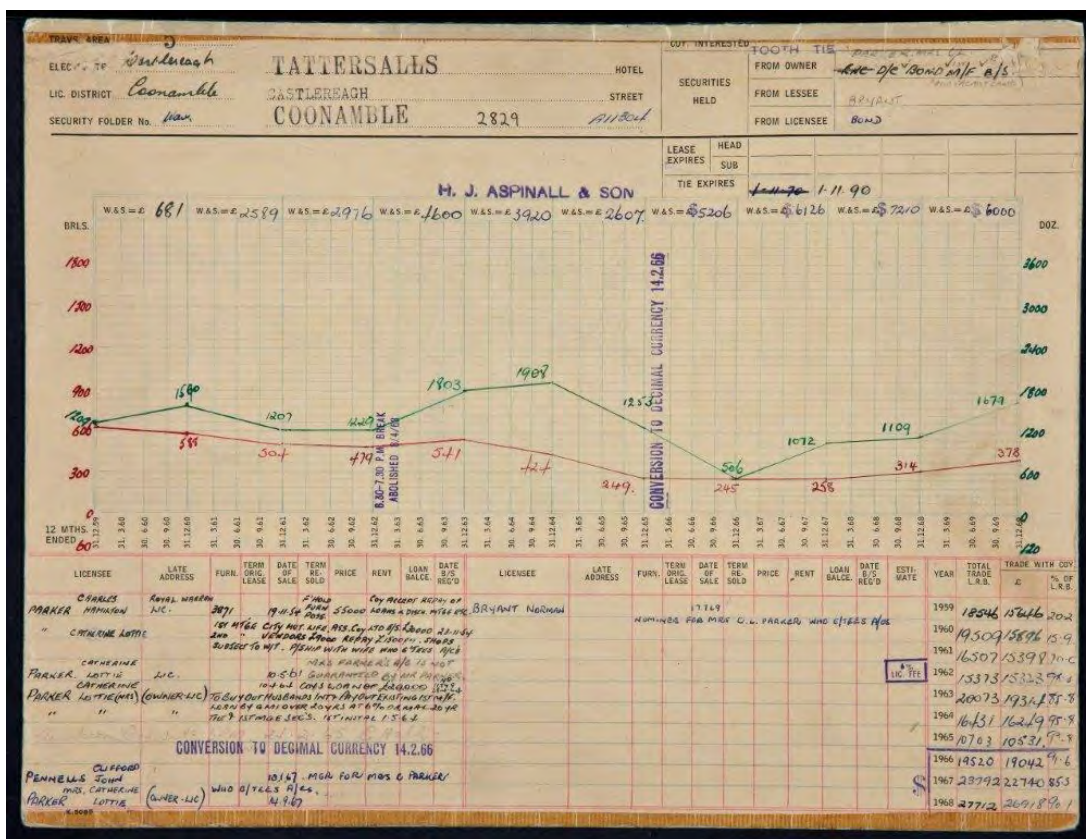
The accommodation is listed as 31 bedrooms for guests and 6 for staff and all with hot and cold water. 5 Bathrooms and 1 shower and 1 ground floor with 5 conveniences (toilets).

One Saloon Bar and 1 Public Bar with 1 Lounge the first floor.

5 lockup garages

The shops: A Barber's shop and Stock & Station Agent

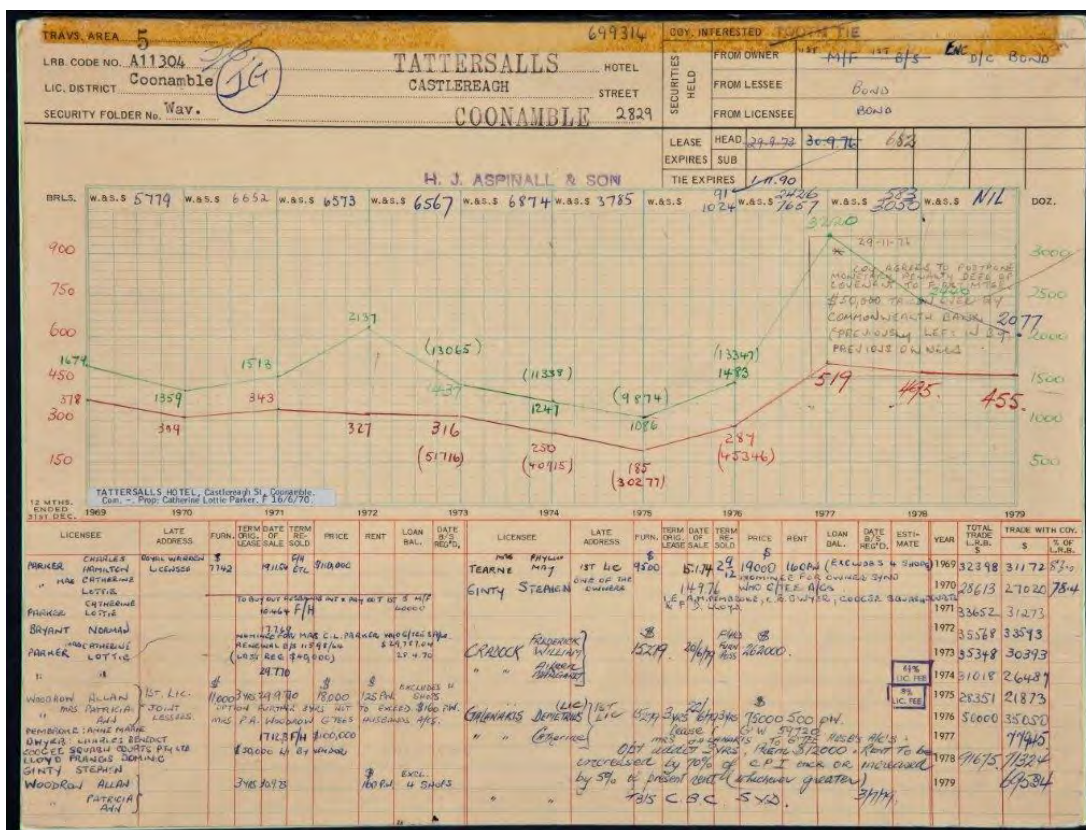
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Picture 9 Card 5, Side 1: 1959 - 1969

The required 6.60 – 7.30 trading break was abolished 8/4/68 resulting in a slight increase in consumption

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Picture 10 Card 6, Side 1: 1969 – 1979

There are references to 4 shops

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TRANS. AREA *JG.* COY. INTERESTED *Freehouse*

LRB CODE NO. *Clatterwall* HOTEL

LIC. DISTRICT *Castlereagh St* STREET

SECURITY FOLDER No. *Coonamble*

SECURITIES HELD

FROM OWNER	
FROM LESSEE	
FROM LICENSEE	

LEASE HEAD

EXPIRES SUB					
TIE EXPIRES					

BRLS. W.&S. W.&S. W.&S. W.&S. W.&S. W.&S. W.&S. W.&S. W.&S. W.&S. W.&S. DOZ.

1969		1970		1971		1972		1973		1974		1975		1976		1977		1978		1979	
LICENSEE	LATE ADDRESS	FURN.	DATE ORIG. OF LEASE/SALE	TERM RE- SOLD	PRICE	RENT	LQ&M BAL.	DATE B/S RECD.	LICENSEE	LATE ADDRESS	FURN.	TERM DATE OF LEASE/SALE	TERM RE- SOLD	PRICE	RENT	LQ&M BAL.	DATE B/S RECD.	ESTI-MATE.	YEAR	TOTAL TRADE L.I.B. \$	TRADE WITH CON. \$ % OF L.I.B.
<i>McMILLAN</i>	<i>Castlereagh St</i>		<i>25/9/80</i>																1969		
																			1970		
																			1971		
																			1972		
																			1973		
																			1974		
																			1975		
																			1976		
																			1977		
																			1978		
																			1979		

Picture 12 Card 7, Side 1

The incomplete record ceases with a final entry at 25/9/1980.

Council property records include the following two floor plans:

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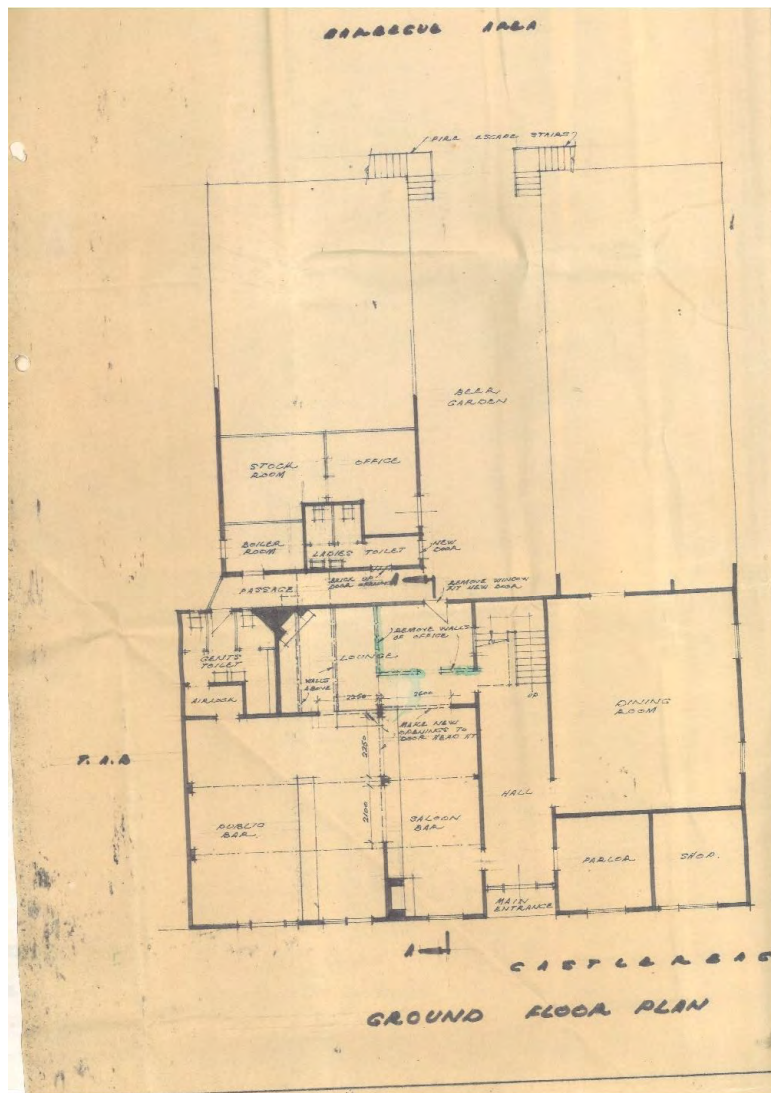


Figure 7 Ground floor plan, undated, alterations.

Note the tenancy and guest parlor rooms at the northern end of the frontage, the works providing for constructing the Ladies toilet, the existing gent's toilet, the lounge with fireplace being increased with the removal of the office and the provision of the Saloon bar off the public bar.

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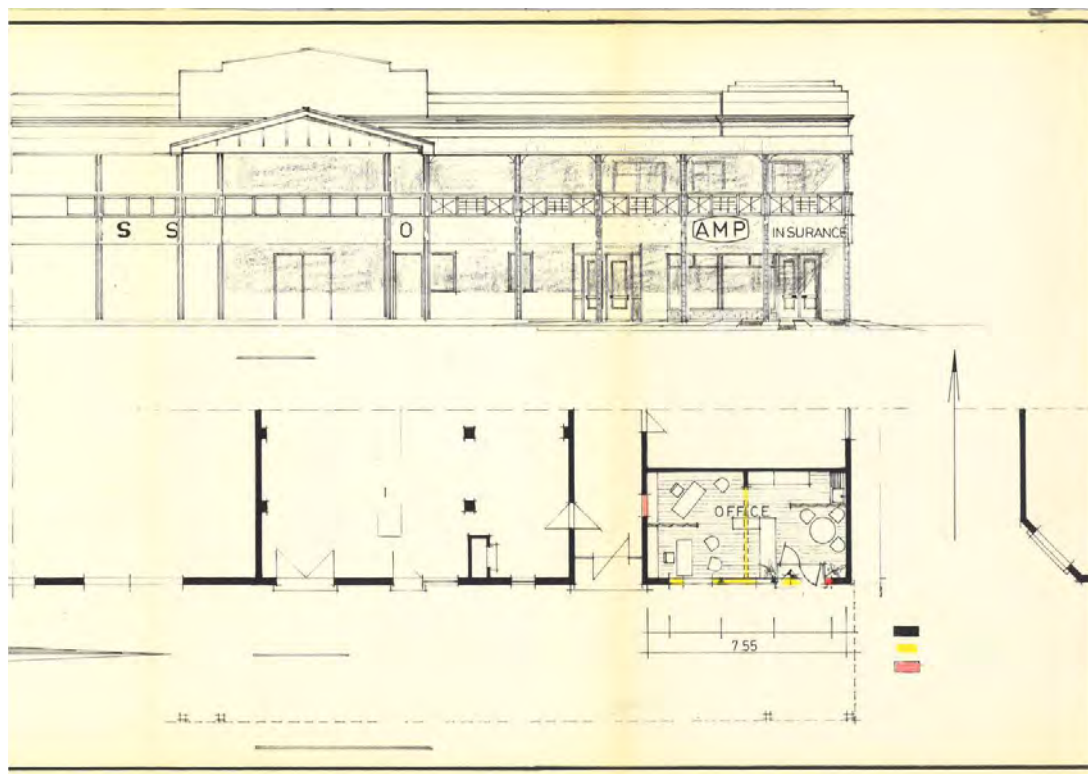


Figure 8 Ground floor plan and East Elevation, undated, alterations to replace parlor with additional space for the tenancy

Summary:

The date for the construction of the original timber hotel is unknown. The current building was erected in 1929 following destruction of the original in a fire. The replacement building was built in steel reinforced concrete and included two wings and the separate stables off the rear western boundary. The main wing faced Castlereagh Street and included a broad timber verandah supported on steel open web columns with decorative brackets and decorative steel balustrading and a valence panel. The external walls were rendered painted off-white with dark painted steel framed windows and the ground floor wall to dado height was tiled in patterned tiles typical of the period. The side wing to Skillman's Lane provides a similar two storey form to accommodate the Dining rooms, kitchen and laundry.

Changes included the installation of a Cool Room in 1948. An additional wing with 9 bedrooms was erected in 1937 by the owner, Mrs. Collins. At some stage, two shops were provided and this was increased to 4 shops which then was reduced to the final two shops at the two ends of the main wing. The site also included 4 lockup garages and these may have included the shed to southern side and the shed to western boundary.

References:

The vision splendid: the history of Coonamble town and district, Joan McKenzie, 1988

The Butlin Archive, Tooth and Company Hotels, Australian National University

3.0 Physical Description

3.1 The Context and setting



Photograph 1 View looking north on Castlereagh Street with the Sons of the Soil Hotel on the left.



Photograph 2 The adjoining building to the south of the subject site. It is noted that this verandah is supported using steel posts designed in a similar manner, but rotated at right-angles, to those on the Hotel.

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Photograph 3 View of Skillman's Lane at the rear of the subject site, looking north with the site located on the right.



Photograph 4 View of the fencing at the rear north west corner of the site on Skillman's Lane.



Photograph 5 View of the West elevation of the rear of the subject site, showing the extended central accommodation wing and the steel shed, the with the stable to the right.

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Photograph 6 View of the rear of the stable at the south western corner of the site on Skillman's Lane

3.2 The Castlereagh Street Elevation



Photograph 7 The full East elevation to Castlereagh Street, noting the original verandah, drive through at the last southern bay and the rendered facade.

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Photograph 8 An oblique view of the front elevation, noting the original cement lettering and date on the façade pediment.



Photograph 9 The gabled pediment in the verandah façade provides the symmetrical feature on the elevation. The early Butlin Archive images indicate that the structural details to the verandah are original.

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Photograph 10 A close detail of the verandah post steel structures, bases, decorative brackets and roughcast finished infill sheets with diagonal braces. The downpipes are missing.

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Photograph 11 A view of the pressed metal verandah soffit, looking south, noting earlier light fittings and the later steel brackets & batten on the posts

3.3 Castlereagh Street Ground floor frontage



Photograph 12 View of the drive through which gives access to the southern yard with the stable, open steel garage to the southern boundary and steel shed to the western boundary.

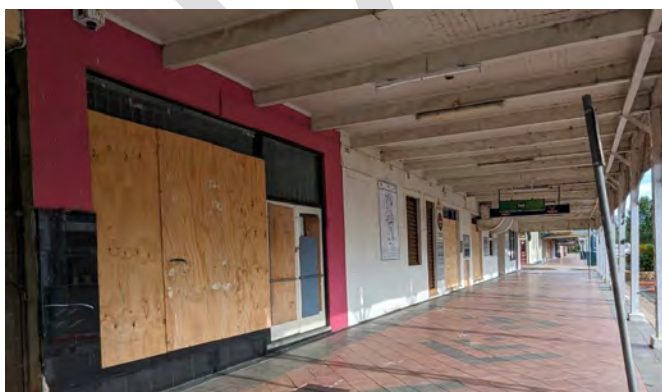
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Photograph 13 The drive through bay and then the former separate retail shop unit. The tiled area and glazing are contemporary and not sympathetic with the original. Suitable tiling and shopfront may be reinstated within the opening.



Photograph 14 The window and door openings have been modified as part of meeting the smoking requirements. Suitable replacement doors and windows could be reinstated.



Photograph 15 General view of the shopfront to the main bar. The fluorescent lights on the soffit can be substituted with traditional soffit mounted units.

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Photograph 16 View of the main entrance to the bar. The details of the doors and sidelight panels are generally intact with minor conservation works to the glazing.



Photograph 17 The double door set below the AC duct to the left is an aluminium contemporary set which is uncharacteristic and could be replaced with a suitable traditional door set. Note the key entry panel to access the cellar between the two door sets.



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Photograph 18 Detail of the ducting from the compressor set mounted above on the verandah. Removal and reinstatement of the windows and flooring is feasible.



Photograph 19 The Guest entry to the lobby retains the original features with only minor reinstatement & restoration required. The entry is accessible.



Photograph 20 The end of the elevation indicates the second retail shopfront which is a replacement for the original door and two windows. A suitable replacement could be provided for the uncharacteristic aluminium units.

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Photograph 21 The 1949 Butlin archival photograph illustrates the traditional tiling pattern which was applied to the front elevation. Similar tiles which would interpret the colour and design are generally available.

3.4 The Stables



Photograph 22 The East elevation of the stable building which faces into the yard, noting the intact joinery, walls and roof.

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Photograph 23 The West elevation facing into Skillman’s Lane noting overgrown tree, damaged roof, missing gutter and damaged corner of wall. These elements appear capable of restoration while the attached roof to the left is an extension and has minimal significance.

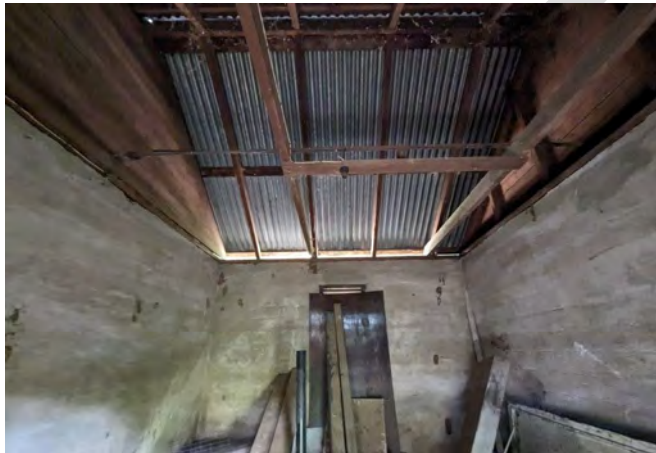


Photograph 24 View within the overgrown area of the south western corner of the stable and southern boundary steel fence.

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Photograph 25 An internal view of the walls and roof structure, noting the generally sound condition.



Photograph 26 Typical internal stall noting the generally sound condition.



Photograph 27 View of the eastern end noting the arched construction and damaged wall.

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Photograph 28 View of the gable end to the roof with louvre vent.



Photograph 29 Alteration for laundry trough installation

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Photograph 30 Hardware and joinery construction with upper louvre vent.



Photograph 31 Hardware and lower door construction.



Photograph 32 The damaged North west corner, noting the reinforcing forming part of the concrete wall construction.

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3.5 The central wing and rear yard



Photograph 33 The door set in the ground floor at the west end of the wing, noting the water damage and lower floor level



Photograph 34 A view of the yard and West elevation with fire staircase and laundry from the north wing beyond. The overgrown tree requires removal to reduce the impact of the roots on the building.

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Photograph 35 The water tank viewed from the first-floor fire escape landing on the north wing. The tanks and stands maintain a medium level of significance given their structure and use.



Photograph 36 View to the south from the first-floor fire escape of the rear yard including the end of the central wing with its fire stair and the shed which adjoins the stable. The shed is an later structure with minimal heritage significance.

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Photograph 37 View from the fire stair on the central wing looking north west down to the rear yard. The overgrown tree next to the wall requires removal to reduce the impact of the roots on the building.



Photograph 38 A general view of the north western rear yard and the rear western boundary to Skillman's Lane.

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Photograph 39 A view from the fire stair of the central wing of the later shed. The structure has minimal heritage significance.



Photograph 40 A view from the fire stair at the central wing of the rear western boundary fence to Skillman's Lane

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Photograph 41 A view of the wall construction from the fire stair noting the rod holes left from the reinforced wall construction.

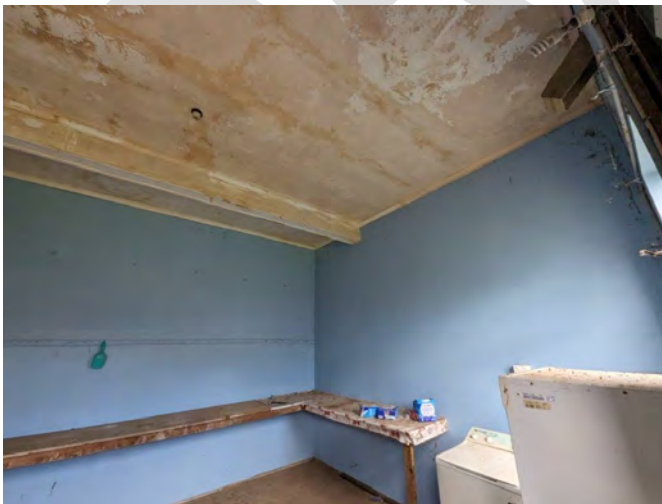


Photograph 42 The junction of the extension which formed the central wing and the main building.

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Photograph 43 The view up and towards the north, to illustrate the linking character of the extension off the main Castlereagh wing on the right.



Photograph 44 A laundry room on the ground floor of the central wing.

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Photograph 45 The steel sheeted garages along the southern boundary, noting the drive through on the left under the main building and where the boundary deviates to accommodate the small shop building. The garages have low level of heritage significance.



Photograph 46 View of the rear elevation of the Castlereagh wing, noting the later fenced red brick toilet block, which has a low level of heritage significance.



Photograph 47 View towards the north east showing the south elevation of the later central extended wing. The wing has a lower level of heritage significance and is not in the same condition as the other two wings due to pigeon infestation on first floor and water damage to the ground level. The overgrown tree requires removal to reduce the impact of the roots on the building.

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Photograph 48 A full view of the South elevation of the extension: the central wing and the three equal rooms with central paired doors and two windows.

3.6 Skillman's Lane (off Castlereagh Street)



Photograph 49 The North elevation of the eastern end of the north wing, noting the returning faced detail, the attached verandah and services applied to the wall.



Photograph 50 A long view of the North elevation, noting the general conditions, steel framed windows and services.

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Photograph 51 View of the North elevation, looking west, noting the extent of glass repair required to the windows



Photograph 52 The small single storey room at the north western corner is the laundry. The overgrown tree requires removal to reduce the impact of the roots on the building.

3.7 The First Floor verandah



Photograph 53 View from the South east corner to the adjoining building.

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Photograph 54 View of the poor condition of the cypress tongue and grooved timber flooring on the verandah at the south eastern corner. The greater level of exposure has caused the greatest deterioration.



Photograph 55 View of the paired doors from the guest rooms at the north eastern end of the building. The opening toplights can be reinstated following removal of the AC units



Photograph 56 General view of the verandah roof structure towards the southern end of the structure. The structural capacity is to be reviewed.

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Photograph 57 The roof structure towards the northern end of the verandah. Traditional lighting can be installed.



Photograph 58 Air conditioning systems for the bar in this central area have damaged the front elevation which can be restored.

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Photograph 59 A general view noting lattice screening for the air-conditioning systems installed on the verandah. It is likely that condensate has damaged the flooring.



Photograph 60 A close view of damaged flooring & part replacement floorboards near the AC installation.



Photograph 61 A general view of the flooring and balustrade. As the gaps within the balustrade do not comply with the BCA, an additional mesh screen or similar plus top rail will need installation for compliance.

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Photograph 62 An example of a typical fabricated steel bracket to the verandah structure. The steel is worthy of a structural review but appears sound and can be restored with a clean and paint.



Photograph 63 A general view to note that possibly 50-60% of the floorboards could be retained as the outer exposed areas have suffered the greater damage.

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3.8 The North wing: Entry, dining, kitchen and laundry



Figure 9 A copy of the Emergency Plan from the final operational period of the Hotel. The plan, which is not to scale, illustrates the northern part of the ground floor and excludes the first floor and the southern tenancy

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Photograph 64 The lobby provides access into the front room which forms the public dining room. This is located behind the tenancy, which was not accessible during the site visit.



Photograph 65 View towards Skillman's Lane, noting the decorative ceilings and steel framed windows with the tenancy to the right.

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Photograph 66 View within the Dining room, looking west to the kitchen.



Photograph 67 Detail of the kitchen door, noting the joinery details, picture rail and cornice. The room appears generally sound and intact. Suitable traditional lights could be installed and the space air-conditioned.



Photograph 68 View of the servery space and cutlery/crockery/linen store with the kitchen beyond through the central door.

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Photograph 69 View from the servery of the door which leads out towards the main bar and courtyard



Photograph 70 View of the Dining room store with the window on to Skillman's Lane.

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Photograph 71 The main kitchen with central stove area flanked by windows to Skillman's Lane.



Photograph 72 View of the general layout indicating that the equipment is generally sound and could be serviceable.

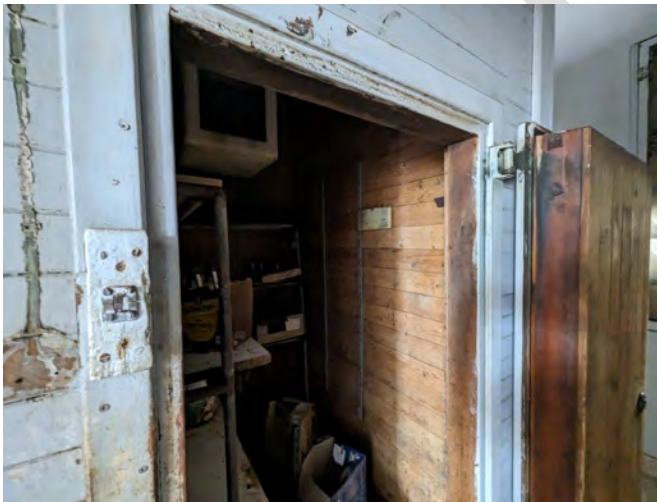


Photograph 73 View south from the kitchen of the cool room and windows to the courtyard.

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Photograph 74 View of the cool room which was installed within the original room layout. The kitchen is to the left and courtyard to the right.



Photograph 75 A detail of the original cool room

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Photograph 76 View from the kitchen end looking east. The black Japan edges indicate that rooms were utilised for accommodation.



Photograph 77 A room in poor condition on the northern side of the North wing.

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Photograph 78 View from the kitchen end towards the staff rooms and the separating partition.



Photograph 79 Staff room on the northern side of the North wing.

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Photograph 80 Typical room on the northern side of the north service wing with window to Skillman's Lane.

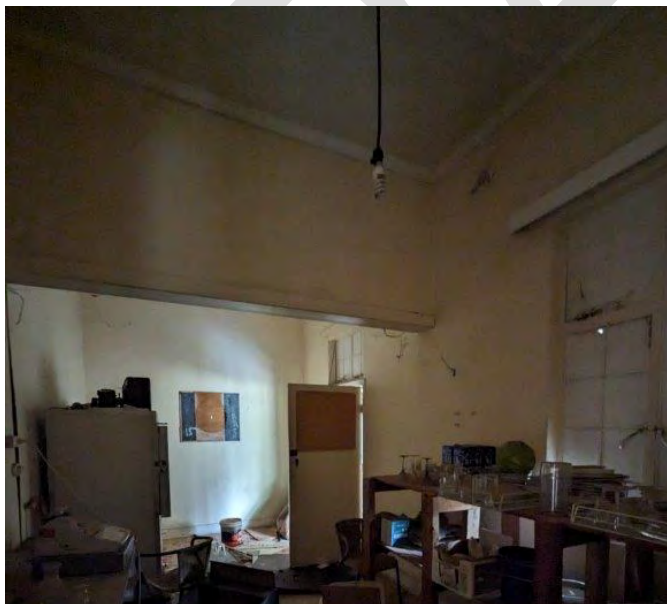


Photograph 81 General view of closed doors on the southern side of the wing. The staff area has been separated with a partition from the eastern kitchen area.

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Photograph 82 View of the rear exit door and door to the courtyard side rooms. Note the levels which allow water to enter the building. This can be addressed by reducing the external level and introducing a step for Code compliance (weatherproofing).



Photograph 83 View of the joined two rooms on the south side with access to the courtyard.



Photograph 84 View from the rear exit back east up the hallway to the kitchen



Photograph 85 View of the two rooms forming the laundry and the rear door from the northern back of house area.

3.9 The central extension wing and roofed courtyard

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Photograph 86 View from the rear of the roofed courtyard space with the original north wing to the right and extension wing to the left. The courtyard has minimal heritage significance.



Photograph 87 View from the rear of the courtyard space looking back east with the north wing on the left side.



Photograph 88 View from the eastern end looking back along the northern side of the extension wing, noting the gap between the original Castlereagh wing to the left and the extension. Note that the southern side of this wing is shown in photograph 48

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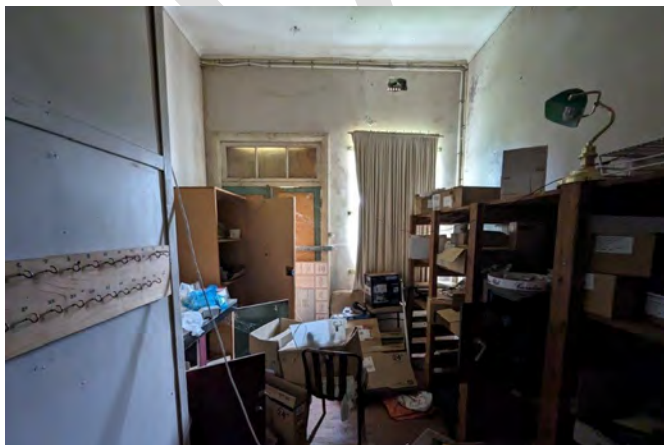
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Photograph 89 The eastern end of the ground floor extension was adapted to provide female toilets.



Photograph 90 The main staff room and Manager's office runs the full width of the extension wing, hence the window on the far south side. The obstruction on the left is the adaptation for the female toilets.

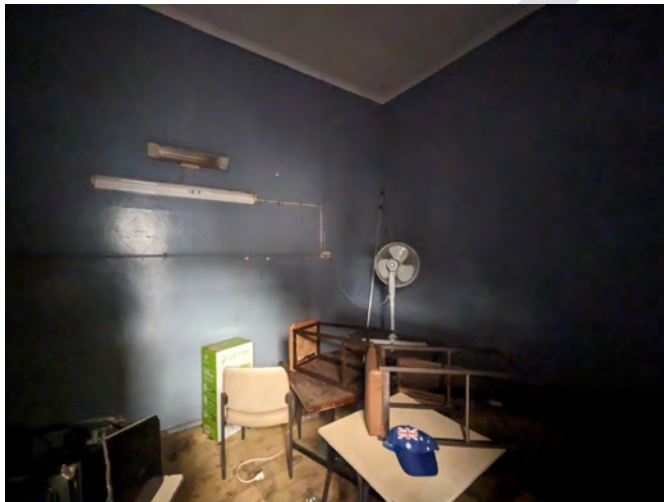


Photograph 91 The far southern side of the former Manager's room.

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Photograph 92 The central room of the north side of the extension wing



Photograph 93 The central room of three along the north side of the extension wing.



Photograph 94 The circular concrete lid is suspected of being the cistern where the stormwater was stored.

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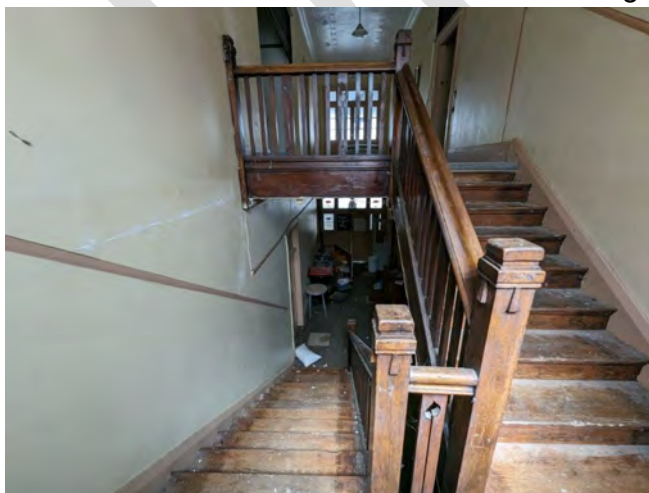


Photograph 95 The entry to the end room on the north side of the extension wing



Photograph 96 The room at the north western corner of the extension wing.

3.10 Main stair and first floor of the north wing



Photograph 97 View from the landing down to the guest entry and up to the guest lounge, access to both wings and the front verandah.

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Photograph 98 A detail of the intact staircase joinery. The element has a high level of heritage significance.



Photograph 99 A detail view of the central newel post at the middle or half landing.

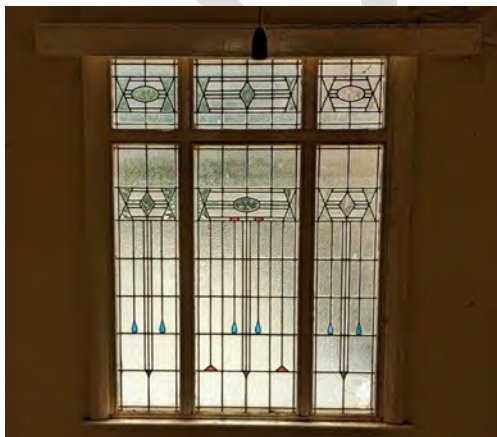
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Photograph 100 A view from the upper landing, noting the decorative leadlight window. Note the minor water damage in the top corner of the wall.



Photograph 101 View from the eastern end of the upper landing and hallway with the main Castlereagh wing to the left and the north wing to the right. Note the decorative fretwork to each hallway and corner guest room to the right.



Photograph 102 Detail of the leadlight window.

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Photograph 103 Detail of the decorative plaster ceiling. Note the original light fitting.



Photograph 104 View from the northern hallway towards the central landing and across to the entry to the hallway of the Castlereagh wing. Note the original light fitting.

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Photograph 105 The corner guest room off the upper landing



Photograph 106 View of the interior of the corner guest room and double doors to the front verandah.

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Photograph 107 View looking north into the hall which serves the north wing. The original decorative fretwork has a high level of heritage significance.



Photograph 108 View into the guest room at the north eastern corner of the building and doors on to the verandah.

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Photograph 109 The working fireplace in the north eastern corner guest room. The fireplace and details have a high level of heritage significance.



Photograph 110 The guest lounge and later guest kitchen as the room off the hallway, as seen in photograph 107.

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Photograph 111 The view looking east down the main hall at the centre of the north wing. Photograph 112 is the first room on the right.



Photograph 112 A typical guest room: 46 – faces Skillman’s Lane

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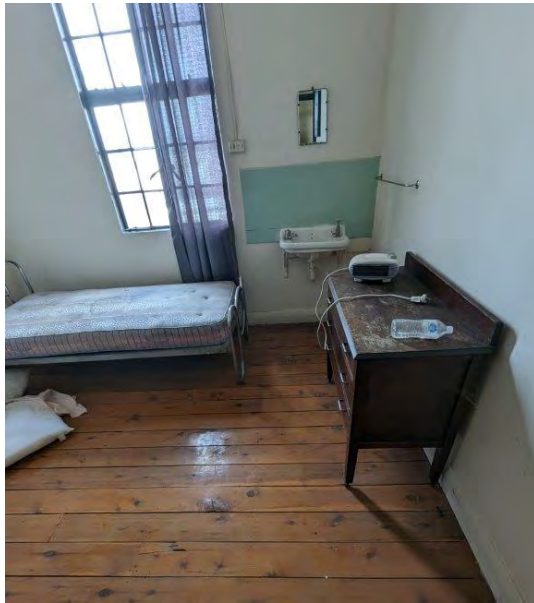


Photograph 113 The north east corner of room 46 with pair of lower casement and upper awning windows. Note the batted and sheeted ceiling and original light fitting.



Photograph 114 A view of the north west corner of room 46 to illustrate the hand basin

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Photograph 115 The room on the southern side of the wing with similar layout including hand basin and window.



Photograph 116 A general view along the hallway with the bathroom to the left.

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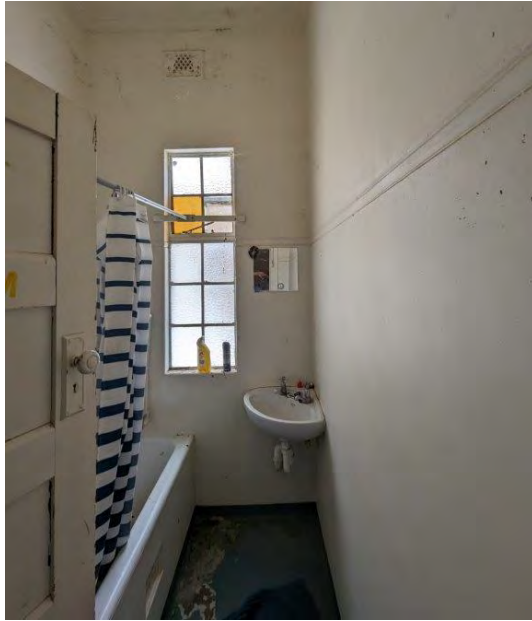


Photograph 117 The toilet or lavatory is a separate room with distinctive window to the courtyard. The fittings and fixtures are contemporary.

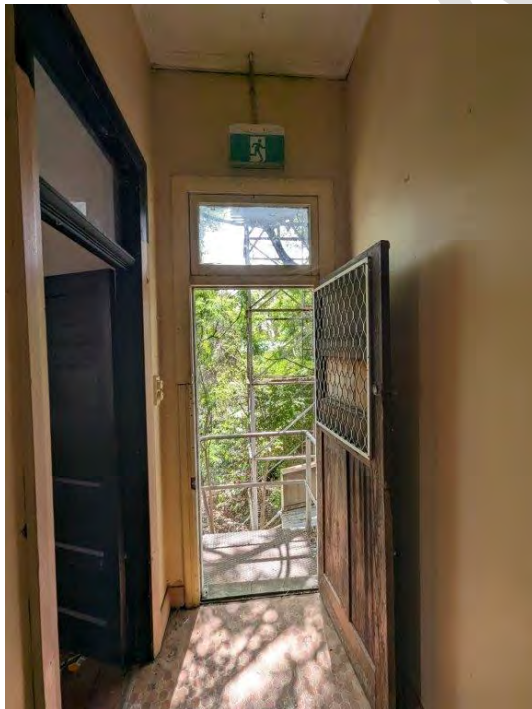


Photograph 118 To the left side of the recessed space, a built-in cupboard accommodates household linen.

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Photograph 119 The bathroom accommodates a full bath and hand basin with concrete floor.



Photograph 120 The external door to the landing and fire escape.

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Photograph 121 View from the fire escape landing down to the laundry roof

3.11 First floor of the Castlereagh wing



Photograph 122 View from the upper central landing, looking south into the hallway, noting the infill to allow for a secure door into this wing.

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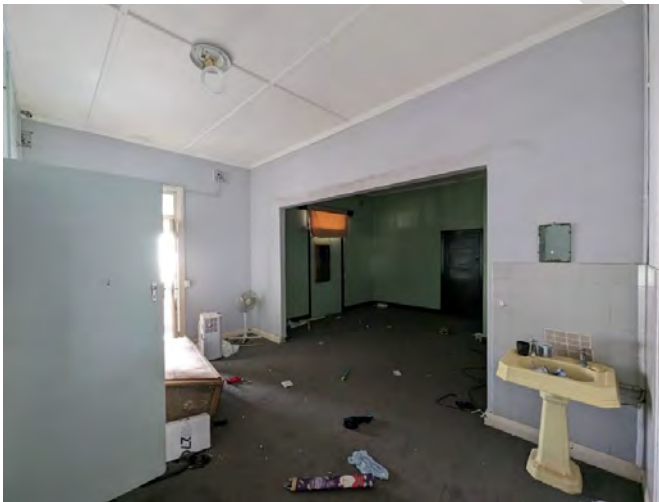


Photograph 123 View looking back north at the entry to this wing and the doors to the kitchen and dining room created from two adjoining rooms on the west side.

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Photograph 124 Room with fireplace and doors to the verandah.



Photograph 125 A modified pair of rooms with wall removed, wall mounted air-conditioner and inter-connecting door

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Photograph 126 Room 5 is the entry to the modified pair of rooms shown in photograph 124.

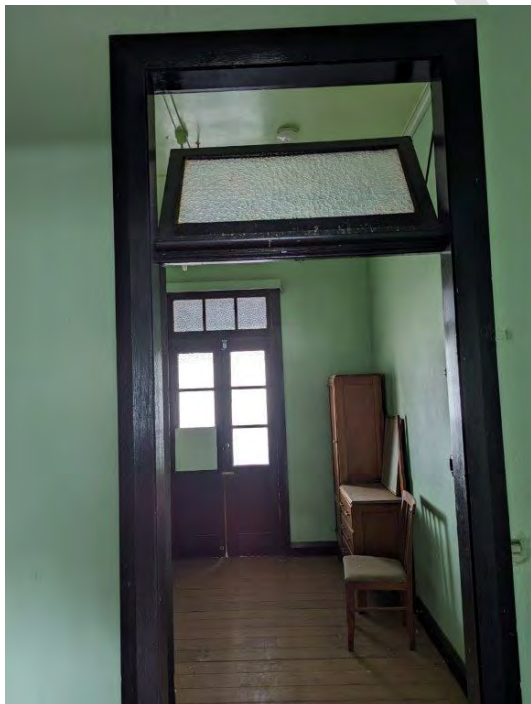


Photograph 127 Built in joinery located at the change in room widths.

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Photograph 128 General view looking south to the end of the wing, noting the ceiling damage and pigeon infestation.



Photograph 129 Typical: Room No.8 which faces the front verandah. Note the operational highlight.

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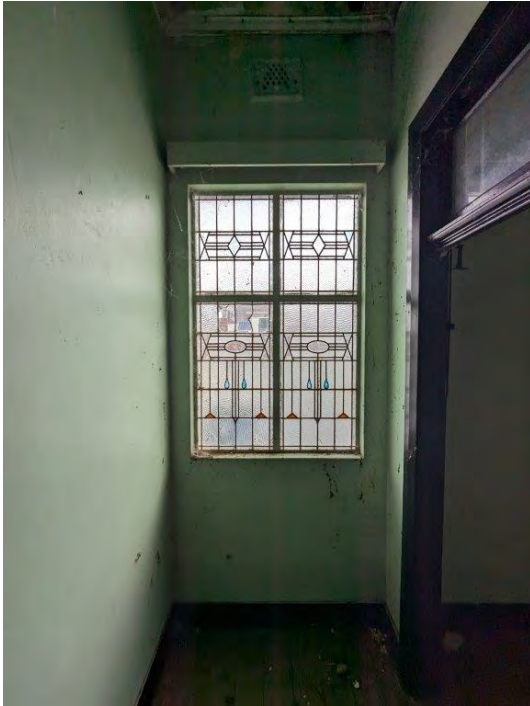


Photograph 130 The original handbasin.



Photograph 131 Internal view of Room No.9 noting ceiling damage.

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Photograph 132 The decorative leadlight at the end of the hall on the south elevation.



Photograph 133 The end room on the west side of the main wing.

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Photograph 134 View from the end western room into the rear yard and the garage sheds on the southern boundary.



Photograph 135 View from the western room of the later toilet block extension, with stables, rear shed and south elevation of the central extension wing.

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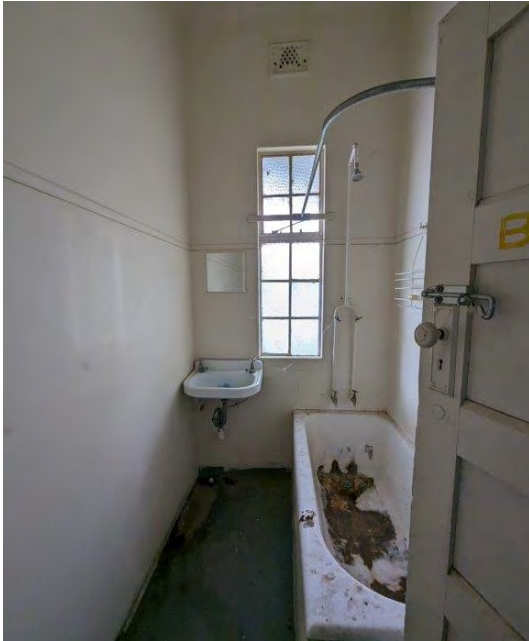


Photograph 136 View looking back north along the hall, noting the ceiling damage (also shown in photograph 128).



Photograph 137 View of the bathrooms serving the front Castlereagh wing.

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Photograph 138 View of the bathroom and rusted bath unit



Photograph 139 View of the toilet.

3.12 First floor of the extension: central wing



Photograph 140 View from the main hall in the Castlereagh wing, looking west down the hall of the extension wing. The beige-coloured walls are the rooms within the main wing.



Photograph 141 The junction between the main wing and the link over into the extension wing. A separate stair leads off to the left to serve as the separate escape from the main Castlereagh wing.

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Photograph 142 View looking west to illustrate the bridge link between the Castlereagh wing and the extension wing.



Photograph 143 View within the passage with the bathroom area on the left.

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Photograph 144 View looking south into the bathroom – toilet on the left and bath with basin on the right.



Photograph 145 Typical guest room entry door in this wing.

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Photograph 146 A general view looking east, noting the pigeon damage due to a major infestation through open windows on the southern side of the wing.



Photograph 147 View of the room interior, noting the condition. The room size is smaller than the original rooms. The condition is poor with damage due to roof leaks. It appears that this wing has not been utilised for some years for guest accommodation.

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Photograph 148 The end room on the north side, noting the poor condition.



Photograph 149 The fire escape door at the western end of the central extension wing.

4.0 Significance Assessment

The *NSW Heritage Manual* guideline, 'Assessing Heritage Significance' (NSW Heritage Office 2001) provides the framework for the following significance assessment and Statement of Significance. These guidelines incorporate the seven aspects of cultural heritage value identified in the *Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013* (Burra Charter) into a framework currently accepted by the NSW Heritage Council.

The following assessment has been completed to assist in the design process.

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

The building has historic significance as it dates from the key period following the fire of 1929 when many buildings were destroyed including the original timber Tattersalls Hote with the reinforced concrete building being erected in its place in 1930. The capacity of the large first floor in providing in excess of 32 guest rooms indicates the boom period in the local economy at this time.

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

The building is a common type of large hotel within regional communities with associations with the respective owners and breweries but does not meet this criterion.

Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

The building demonstrates an unusual and distinctive architectural character through the use of fabricated steel in framing the large verandah facing Castlereagh Street while the use of reinforced concrete in response to the previous catastrophic loss of the former Hotel, presents a rare form of fire-resistant wall construction. The extended façade with verandah makes an outstanding contribution to the streetscape of the central area of Coonamble while the traditional stable block is a rare element in the complex.

Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

The Hotel doe not meet this criterion.

Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);

The area is not identified in an archaeological zoning plan, was the site of a previous timber hotel construction, however it is unlikely that the site would reveal further information that would contribute to the significance of the area given the new reinforced concrete construction erected in 1930.

Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

The Hotel building is rare as an example of a reinforced concrete wall construction with steel two storey verandah within regional NSW.

Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's • cultural or natural places; or cultural or natural environments. (Or a class of the local area's cultural or natural places; or • cultural or natural environments.)

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The building is a good representative example of an Inter war period Hotel building and is one of three remaining two storey Hotels in Coonamble.

Integrity/Intactness

High: Exterior

The two-storey steel framed verandah is intact

The external reinforced concrete walls of the building and associated stable are intact

The reinforced concrete stable block is intact

Interiors:

The internal plaster ceilings and associated cornice in the halls, Bar and dining rooms are intact and the detail of the portiere fretwork valences in the halls are intact

The original leadlight windows to the halls and stair and associated timber staircase in the main entrance are intact

The original steel windows are generally sound with exposed elements in the public Lane damaged.

The cement lettering and decorative stepping of the façade and parapet are intact

The interior rooms include arrange of original glass and metal light fittings

Medium: Integrity

Exterior:

The walls to the front Castlereagh Street elevation have been rendered and painted after the original ceramic decorative tiling was removed.

The central wing was an extension in similar construction and style and while intact, the condition is not at the same level as the original northern and eastern wings.

The door and window are sympathetic but have been replaced in contemporary times

The galvanized iron roofing is original to the main building but has been replaced on the rear wing and extension.

The steel framed towers and water tanks require a structural & functional review

Interiors:

Handbasins were rare to have been fully installed with hot and cold water in all guest rooms

Low: Intactness

Exteriors:

The galvanized iron roofing leaks in several locations with consequent damage to the first-floor ceilings and the flashings to the parapet walls are likely to be in poor condition.

The doors and windows to the tenancies and to the front bar have been replaced with aluminium and detract from the integrity and character.

External air-conditioning systems have been installed in locations including the east elevation, verandah and toplight window openings and these detract from the integrity and character.

The steel garage sheds to the southern boundary are in poor condition relating lack of maintenance to the structure and substantial rusting of the external sheeting

A substantial red brick addition to the south west elevation on the ground floor is unsympathetic with the original buildings

A large steel and galvanised iron clad shed on the rear western boundary are uncharacteristic of the original buildings

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A series of large trees have overgrown the building envelope and sited within 3m of the external walls with consequent damage to the walls and unknown impacts on the foundations.

Interiors:

There is damage to a range of internal ceilings within the first floor

The fittings and fixtures within the bathrooms vary in condition while many handbasins in the rooms remain sound.

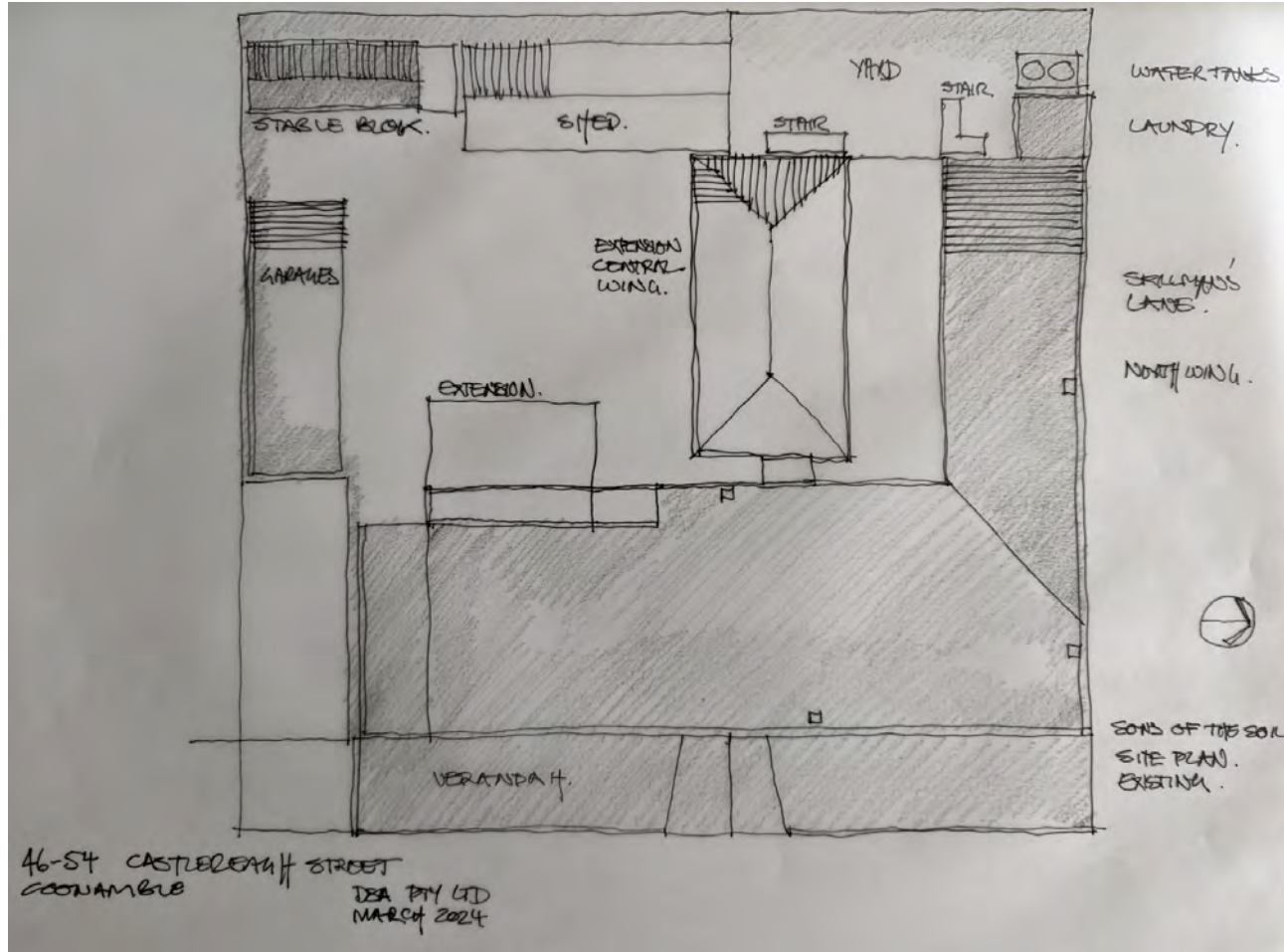
The ground floor of the central extension wing has suffered through localized flooding

Schematic Drawings

The following drawings are not to scale. They are based on early plans available from the Council records. These have been overlaid with the current layout as assessed on site during the recent visit.

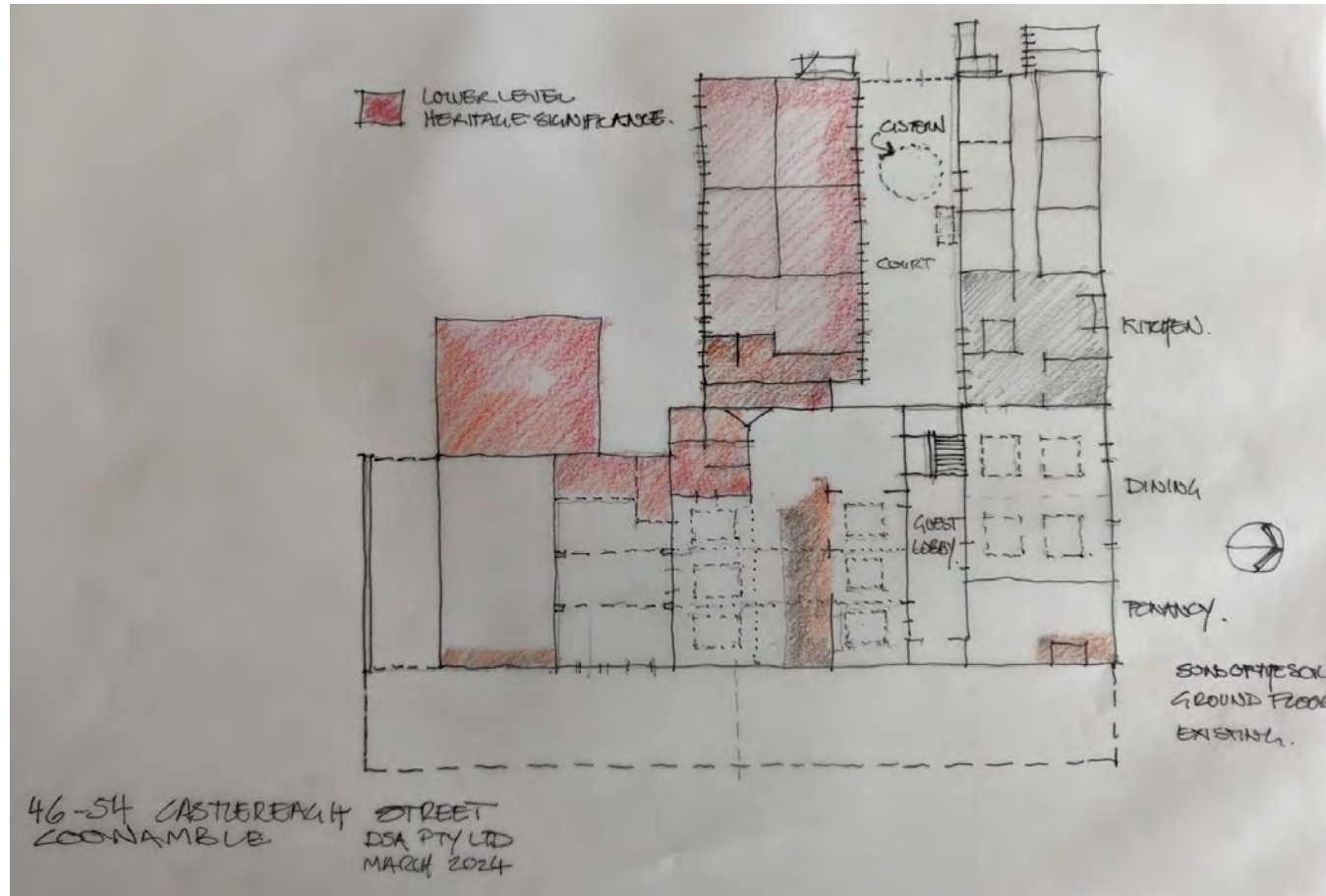
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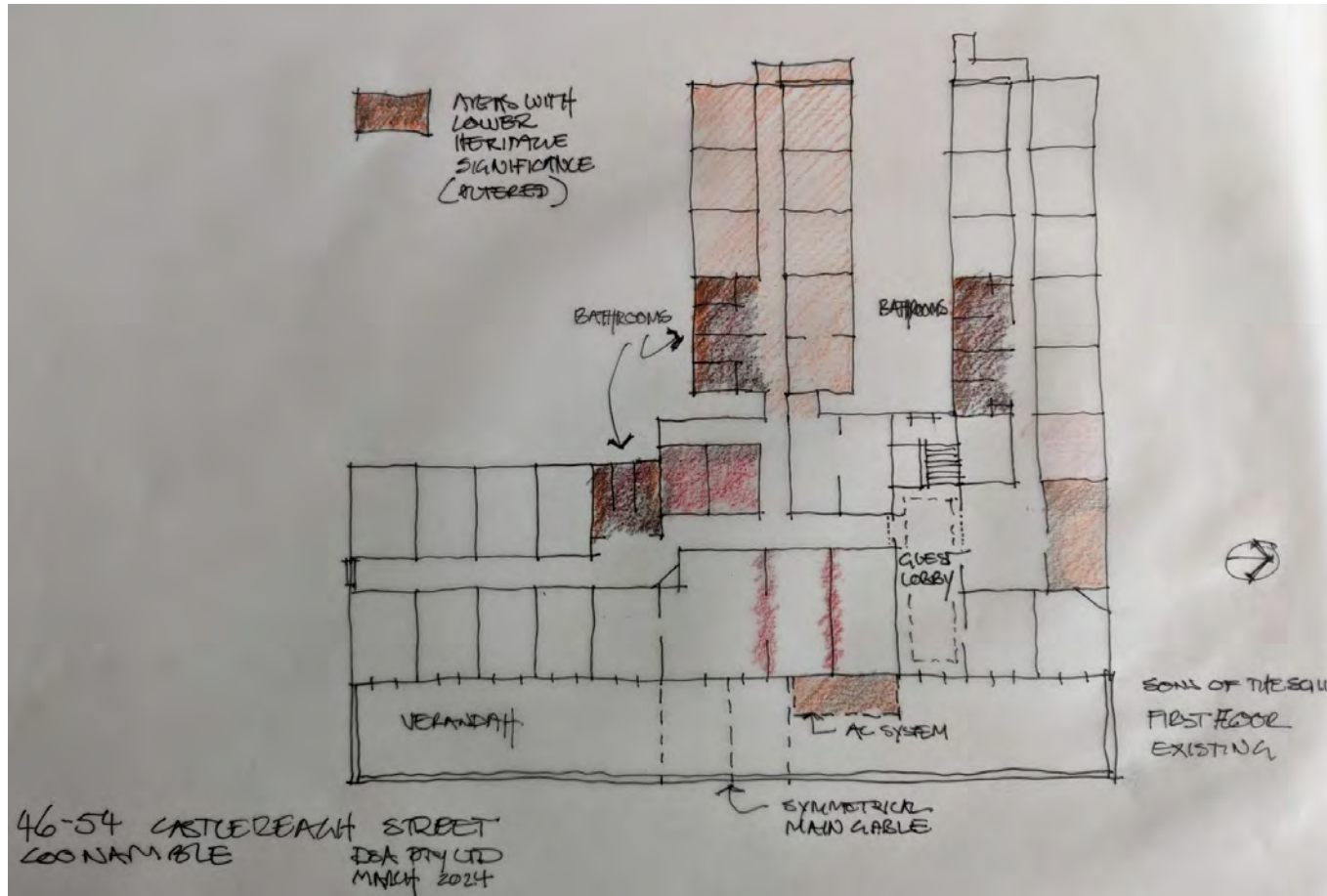
Drawing 1 Site Plan: The main structures are the hotel wings facing Castlereagh Street and Skillman's Lane, the extension central wing, the southern garages, the Stable block and the contemporary steel shed.

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Drawing 2 The parts of the building noted in the report as having a low level of Heritage significance are highlighted in Red. These are those which are in a Poor condition, have been substantially altered or have been changed into a state which is uncharacteristic of the significant 1930 building. Dotted/dashed elements are details with heritage significance such as ceilings and bulkheads.

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Drawing 3 The first floor provides 28 standard guest rooms with handbasins, a set of rooms including a kitchen and dining space for the manager and a guest lounge. Each of the three wings has a bathroom with toilets and baths. The central extension wing is in a Poor condition.

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Recommended management

- The original Sons of the Soil Hotel building consisting of the wings to Castlereagh Street and Skillman's Lane with the separate original stable block has a high level of heritage significance and should be retained and conserved with a range of sympathetic adaptations for appropriate uses;
- Prior to any work being undertaken, an archival record consistent with the guidelines provided by the NSW Heritage Office, should be undertaken of the site, exterior and interiors in order that the full current state of the site is retained. The current history is not exhaustive and further research is warranted through the Coonamble & District Historical Society and the local community;
- The steel framed garages on the southern boundary, the steel framed shed on the western boundary, the hotel wing extension central to the rear yard and the red brick extension on the west elevation of the Castlereagh wing may be demolished given their low level of heritage significance;
- A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken to ensure that the works are sympathetic and that the heritage significance is conserved and recorded;
- A feasibility study is recommended to investigate a range of uses for the existing building and appropriate new buildings so as to provide a sustainable basis for the property;
- As a part of the new uses, the project should include the reinstatement of external original and missing features, materials and details;
- The original character of the Elevations comprising the retained portions, should be conserved with the archival photos utilised to guide conservation and reinstatement works which would include suitable materials, finishes, architectural details and colour scheme;
- The principal room layout and planning configuration should be retained and conserved within the retained portion of the original building and where walls are removed, sufficient fabric and detail retained to allow the design to be capable of interpretation;
- Any replacement wing and extension should adopt the principle of suitable setbacks to ensure that the original form of the retained portion is expressed and capable of interpretation;
- Any extension or additional building should include materials, architectural details and colours sufficient to ensure that the new works are contemporary and sympathetic, but remain visually recessive and not dominate the character of the retained building;
- The developed site should include a set of keeping places to celebrate and mark the cultural heritage represented by the former Tattersalls and later Sons of the Soil Hotels.



5.0 Heritage Impact Statement

5.1 Conservation Strategy

Principles

It is appreciated that the building is currently not listed as a heritage item or within a Heritage Conservation Area however both were recommended as part of the 2011 community-based heritage study (CBHS). There are advantages in terms of future funding and Code compliance related to both the EP&A Act and the Building Code of Australia/National Construction Code. A strategy which considers adoption of the recommendations from the CBHS is therefore recommended to Council for consideration.

A simple Conservation Strategy has been developed for the site and building based on Burra Charter principles, NSW Heritage Office Guidelines for Conserving Heritage Buildings and a site visit.

Project Focus

The focus of the Strategy is the conservation of the original built forms forming the north wing to Skillman's Lane and the front east wing to Castlereagh Street and the stable block with the restoration of intact internal elements where there is heritage significance. Externally these include the provision of an appropriate traditional colour scheme and reinstatement of missing and altered doors and windows. The verandah will need a structural review to confirm whether the floor and roof require work while the balustrade will require a code compliant detail and the timber floor will require full or part replacement.

The rear central wing is to be demolished, materials which are capable of adaptive re-use are to be salvaged and utilised in the refurbishment. The existing rear courtyard is to be retained and enhanced treatments suitable for the future addition. Pedestrian access is viable from the Castlereagh Street southern passage while the site can be serviced from the western portion of Skillman's Lane.

Guidelines

The following guidelines have been recommended for incorporation into the feasibility proposal:

The following external elements with a high level of significance have been identified for retention:

- The use of traditional Z600 galvanised steel corrugated roofing materials for any replacement roofing, gutters, downpipes and flashings;
- A traditional heritage based external colour scheme for the walls where painted and the fenestration;
- The reuse of elements including roofing, external steel windows, doors and general joinery from the central wing is supported;
- The restoration of key joinery items including fretwork valences, decorative ceilings, original light fittings and the main staircase;
- The restoration of the front verandah with the conservation or replacement on a like for like basis of elements which cannot be certified;
- The general conservation of the stable block and adaptation for an appropriate use.

The following elements with a medium level of significance have been identified for retention with adaptation:

- The existing door and window arrangement on the Elevations;
- Where there is rationale for the replacement of items which exist in numbers, such as the room basins and the three sets of bathrooms, retention of the best examples would suffice to provide interpretation;
- The kitchen includes key elements which define the origins and functionality of the period,

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including the main stove area, pantry and cool room. Retention and adaptation will be required to meet contemporary Codes and standards.

The following elements with a lower level of significance have been identified for interpretation, retention, modification and re-use:

- The building internal layout to both floor levels, with changes including the removal of selected walls with the retention of nibs and bulkheads sufficient to provide stability and make the layout capable of interpretation.

The following elements could be altered with minimal impact on their significance:

- The internal walls subject to interpretation of the layout;
- The floor and ceiling treatments to the first floor will be impacted by the requirement for fire separation and a range of options including a performance solution will be required in conjunction with changes to the original fabric and materials.

The following elements detract from the heritage significance of the building and are recommended for modification to enhance the heritage significance:

- The fabric in the building which has been damaged beyond adaptive re-use and includes roofing, ceilings, asbestos materials, bathroom fittings and fixtures;
- Areas of the building have been the subject of previous alterations and additions and these are where the major change should occur: On the ground floor - the main bar and lounges, the two tenancies, the courtyard and the staff accommodation and laundry while on the first floor, the three bathrooms, the front rooms within the Castlereagh wing which formed the manager's residence, lounge and kitchen.

New works: Adaptive re-use

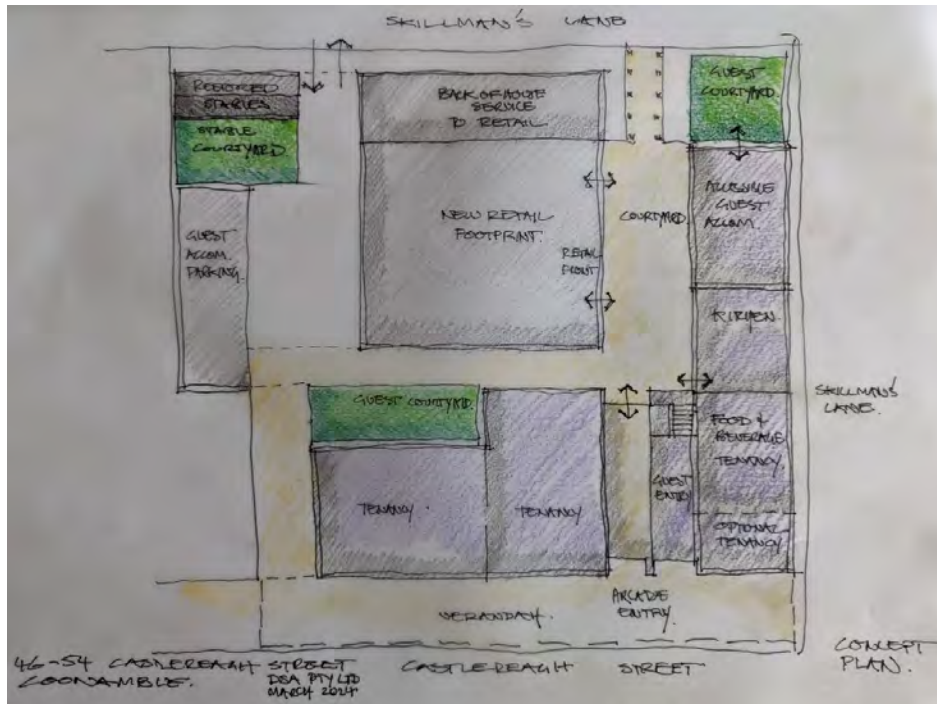
- The proposed ground floor is to provide for the staircase, the modified southern part of the Castlereagh wing and the northern wing along Skillman's Lane including the former tenancy, dining rooms, kitchen and staff wing and conservation of the stable block;

New works

- The rear courtyard has the potential for a new building while allowing for access from the Castlereagh Street passage and access to the southern part of Skillman's Lane for servicing;
- Any new building should adopt a pavilion approach with a link as required to the existing building at the ground floor;
- It is expected that the footprint of a new building would retain a similar alignment as the north wall of the existing central wing so that the concept of an open courtyard is retained. This will ensure daylight and natural ventilation are available to both new and existing buildings.

5.2 Development Proposal

The proposal provides for the adaptation and extension of the existing hotel building to provide a site suitable to accommodate a food retail business, tenancies and short stay accommodation. The final arrangement of these uses on the site will be determined through a feasibility study and commercial advice.



A key objective is to provide space for a food retail business. The initial option includes the configuration of the existing ground floor to accommodate the food retail business within the former Bar, Lounge and southern tenancy. The existing main guest entrance with hall and staircase remains to provide access to the refurbished short-term accommodation on the first floor

The existing lounge, which adjoins the guest entry and existing bar at street level, is reconfigured to provide an access through to the refurbished courtyard. An access can also be provided from the kitchen to serve guests & visitors within the courtyard.

The former northern wing on Skillman's Lane, comprises the existing tenancy, dining room, kitchen and stores and this portion could be reconfigured for a similar use in combination with a tenancy. As an alternative, the existing tenancy could be retained to form part of the food and beverage operation.

The second option or staging of the development, provides a new larger food retail building within the rear yard following removal of the existing structures. The new building is serviced from the rear via the southern extent of Skillman's Lane with access from Tooloon Street. The Lane would be utilised for customer parking with access to the food retail premises via the landscaped courtyard. The frontage of the new retail building would be the north elevation to the courtyard.

The stable block is restored and adapted with eastern courtyard garden for a 'small bar' or food and beverage function venue operated in association with the Guest accommodation.

The first floor of the former Hotel building is suitable for short stay accommodation with a layout which would utilise the traditional entrance and fire escapes. The existing room layout would be modified to produce a range of room types and sizes and guest lounges.

Heritage assessment – Sons of the Soil Hotel, 46-54 Castlereagh Street, Coonamble NSW 2829

Typically, a traditional hotel layout can be modified to adapt every third room into two ensuite bathrooms. The layout would vary to ensure that there were linked rooms for groups and family accommodation. For longer term stays, extended rooms could be provided with a compact kitchen facility. Accessible accommodation would be provided through adapting the former staff accommodation on the ground floor at the western end of the retained north wing. A courtyard garden area is proposed at the western end of this accommodation and would also suit family stays.

The next steps:

- Provide the accurate survey data for the site and the building
- Review the feasibility of the nominated and other uses
- Consult widely on the concept
- Validate the concept with a developed scheme to test the feasibilities of the uses and stages

Associated strategies:

- Review the recommendations related to additional heritage listings and the proposed heritage conservation Area
- Review funding opportunities from State and Commonwealth Government agencies, private stakeholders and potential development partners.

David Scobie

Heritage Architect and Consultant

March 1st, 2024

David Scobie Architects Pty Ltd Heritage Consultants



Asbestos Audit

Sons of the Soil Pub, 46-54 Castlereagh Street, Coonamble NSW 2829



Prepared for: Coonamble Shire Council
80 Castlereagh Street
Coonamble NSW 2829

Prepared by: Regional Asbestos Assessors Pty Ltd
PO Box 1486
Orange NSW 2800

Report number: RAA10760-4.2

Authorised by: Jeremy King BSc
Licenced Asbestos Assessor

Date: 06/05/2024



Executive Summary

This report presents the findings of an asbestos audit conducted of the *Sons of the Soil Pub* at 46-54 Castlereagh Street, Coonamble NSW. The asbestos audit was undertaken by Jeremy King of Regional Asbestos Assessors Pty Ltd on 06/03/2024. Additional inspection of external window mastic and internal areas of the travel agent space was undertaken on 25/04/2024.

Inspection and reporting was undertaken in accordance with SafeWork code of practices: *How to Manage and Control Asbestos in the Workplace, 2020*; and *How to Safely Remove Asbestos, 2022*; and *Workplace Health and Safety Regulation 2017*.

A summary of findings is presented in Table 1. Detailed summary of findings and recommendations are presented in Appendix 1. Asbestos Register.

Table 1. Summary of Findings

Hazardous Material	Identified
Friable asbestos containing materials (ACM):	No
Non-friable ACM:	Yes

General Recommendations

- Further investigation is required of the original wiring throughout The Site to determine the presence of asbestos.
- Further investigation is required to determine the extent of the glue below carpet tiles in the main bar area.
- A copy of the Asbestos Register should be made available to all employees and contractors undertaking work on the site.
- If any previously unidentified suspected asbestos materials are identified works should cease immediately and a Licenced Asbestos Assessor engaged to inspect the previously unidentified materials.
- Mechanical damage to asbestos containing materials must be avoided.
- Asbestos containing materials should be removed by a Class A or B asbestos removalist in accordance with SafeWork NSW (2022) *How to Safely Remove Asbestos Code of Practice*. A clearance inspection should be undertaken by a Licenced Asbestos Assessor following asbestos removal works.



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1.0 Introduction

Regional Asbestos Assessors Pty Ltd was commissioned by Paul Gallagher of Coonamble Shire Council to undertake an asbestos audit of the *Sons of the Soil Pub* at 46-54 Castlereagh Street, Coonamble NSW. The asbestos audit was undertaken by Jeremy King of Regional Asbestos Assessors Pty Ltd on 06/03/2024. Additional inspection of external window mastic and internal areas of the travel agent space was undertaken on 25/04/2024.

Inspection and reporting was undertaken in accordance with SafeWork code of practices: *How to Manage and Control Asbestos in the Workplace*, 2020; and *How to Safely Remove Asbestos*, 2022; and *Workplace Health and Safety Regulation* 2017.

2.0 Scope of Works

The scope of the investigation was to identify hazardous building materials in accessible internal and external areas of the buildings. The following hazardous building materials were included in the scope of the investigation:

- Asbestos containing materials (ACM).

3.0 Site Details

The *Sons of the Soil Pub* (The Site) is a large two storey commercial building located at 46-54 Castlereagh Street, Coonamble NSW. The Site comprises Lot 12 of DP 611439.

The Site comprises one large two storey main building occupying the eastern and northern section of the Lot. Multiple sheds used as storage, an outdoor covered dance floor and carports are located in the southern and western sections of the Lot. A covered driveway providing access from Castlereagh Street to the western section of The Site is located against the southern boundary of the Lot.

The ground floor of the main building comprises a large indoor bar area, dining room, gaming room, covered seating area, kitchen, bathrooms, storage rooms, an office and a cellar. The second floor comprises workers accommodation, guest accommodation, bathrooms and a large deck.

Two sections of the ground floor of the main building have been annexed historically to form two separate commercial spaces. Both commercial spaces are vacant. The northern commercial space was historically used as a travel agent. The southern commercial space was presumed to have been used as a hair salon.

Extensive renovations have been undertaken historically on the main building.



The ceiling space was inspected and no insulation material was identified in the ceiling space. No loose-fill asbestos insulation was identified inside the ceiling space.

4.0 Legislative Requirements

The investigation and reporting was undertaken in accordance with:

- SafeWork NSW Code of Practice: *How to Manage and Control Asbestos in the Workplace* (2020),
- SafeWork NSW Code of Practice: *How to Safely Remove Asbestos* (2022); and
- *Workplace Health and Safety Regulation* (2017).

5.0 Methodology

The investigation comprised a visual inspection of accessible internal and external areas of the building. Where practicable representative samples were collected of materials to determine the presence of asbestos. Where practicable samples were collected from discrete locations with the sampling locations sealed with polyvinyl acetate (PVA) and/or marker tape after sampling.

Samples were couriered under chain of custody to the NATA accredited laboratory of SGS Australia for analysis for presence of asbestos minerals. The SGS laboratory report is presented in Appendix 6. Sample analysis was conducted using polarised light microscopy in conjunction with dispersion staining techniques.

6.0 Analytical Results

A total of fifteen (15) samples of materials potentially containing asbestos were submitted to the NATA accredited laboratory of SGS for analysis of asbestos minerals. Laboratory results are tabulated in Appendix 1. Asbestos Register. SGS laboratory report from initial inspection (06/03/2024) is presented in Appendix 6. SGS laboratory report from second inspection (25/04/2024) is presented in Appendix 7.

7.0 Investigation Results

Results of the investigation are tabulated in Appendix 1. Asbestos Register. The risk rating assessment calculation for identified ACM is presented in Appendix 2. Risk Rating Assessment. Photographs of materials taken during the investigation are presented in Appendix 4. Photographs.

An overview of areas identified to contain ACM are presented below in Table 2. Full detailed summary of findings and recommendations are presented in Appendix 1. Asbestos Register. The overview of areas identified to contain ACM should be read in conjunction with Appendix 1. Asbestos Register.



Table 2. Overview of Areas Containing Asbestos

Asbestos Register ID	Location	Material	Risk Rating
1	Carports, internal, light fittings	Bakelite	Low
2	Carports, internal, original wiring	Asbestos wiring sheath	Very low
3	Covered dancefloor, infill panel	Asbestos cement sheet	Low
4	External, eaves	Asbestos cement sheet	Low
5	Internal, ceilings and part walls	Asbestos cement sheet	Low
6	External, pool room, walls and eaves	Asbestos cement sheet	Low
7	External, rear gateway, infill panels	Asbestos cement sheet	Moderate
9	External, men's toilet back door infill panel	Asbestos cement sheet	Low
10	External, rear entrance adjacent boiler room, wall	Asbestos cement sheet	Low
12	Internal, original light fittings, throughout	Bakelite	Low
14	Internal, outside bar, switchboard	Asbestos resin	Low
15	Internal, boiler room, pipework	Asbestos cement pipe	Moderate
17	Internal, rear storage room, door infill panel	Asbestos cement sheet	Low
18	Internal, rear hallway, door infill	Asbestos cement sheet	Low
21	Internal, main bar, glue below carpet squares	Asbestos glue	Low
23	Internal, gaming room, toilet walls	Asbestos cement sheet	Low
24	Internal, men's bathroom, partition walls	Asbestos cement sheet	Low
25	Internal, men's bathroom, foyer, ceiling	Asbestos cement sheet	Low
29	Internal, office, eastern wall	Asbestos cement sheet	Low
30	Internal, women's bathroom, western wall and partition walls	Asbestos cement sheet	Low
34	Internal, 1 st floor, deck, switchboards	Asbestos resin	Low
35	Internal, original wiring	Asbestos wiring sheath	Very low
36	Former travel agent, external, foyer ceiling	Asbestos cement sheet	Very low
37	Former travel agent, internal, foyer ceiling	Asbestos cement sheet	Very low
38	Former travel agent, internal, switchboard	Asbestos resin	Low



8.0 Recommendations

Recommendations for each area containing hazardous materials are outlined in Appendix 1. Asbestos Register. The following general actions are recommended:

- Further investigation is required of the former travel agent and the original wiring throughout The Site to determine the presence of asbestos.
- Further investigation is required to determine the extent of the glue below carpet tiles in the main bar area.
- A copy of the Asbestos Register should be made available to all employees and contractors undertaking work on the site.
- If any previously unidentified suspected asbestos materials are identified works should cease immediately and a Licenced Asbestos Assessor engaged to inspect the previously unidentified materials.
- Mechanical damage to asbestos containing materials must be avoided.
- Asbestos containing materials should be removed by a Class A or B asbestos removalist in accordance with SafeWork NSW (2022) *How to Safely Remove Asbestos Code of Practice*. A clearance inspection should be undertaken by a Licenced Asbestos Assessor following asbestos removal works.



Appendix 1. Asbestos Register

Register Number	Location	Material	Sample Type	Sample Results	Friability	Accessibility	Condition	Risk Score (1-20)	Risk Rating	Approximate Quantity	Recommendation (Appendix 2)	Photograph number (Appendix 4)
Detached Sheds (06/03/2024)												
1	Carports, internal, light fittings	Bakelite	Visual	Positive	Non-friable	Moderate	Fair	6	Low	<1m ²	3, 8, 10	1
2	Carports, internal, original wiring	Asbestos wiring sheath	Presumed	Positive	Non-friable	Low	Good	4	Very low	Not known	3, 8, 10, 11	2
3	Covered dancefloor, infill panel	Asbestos cement sheet	Visual	Positive	Non-friable	High	Poor	8	Low	2m ²	3, 8, 10	3
Former Hair Salon (06/03/2024)												
4	External, eaves	Asbestos cement sheet	Visual	Positive	Non-friable	Moderate	Good	5	Low	2m ²	3, 8, 10	4
5	Internal, ceilings and part walls	Asbestos cement sheet	Laboratory ID 101	*Positive (Ch)	Non-friable	High	Good	6	Low	40m ²	3, 8, 10	5, 6
Sons of the Soil Pub (06/03/2024)												
6	External, pool room, walls and eaves	Asbestos cement sheet	Visual	Positive	Non-friable	High	Poor	8	Low	10m ²	3, 8, 10	7
7	External, rear gateway, infill panels	Asbestos cement sheet	Visual	Positive	Non-friable	High	Very poor	9	Moderate	1m ²	3, 8, 10	8
8	External, window putty	Mastic	Laboratory ID 102	Negative	NA	-	-	-	-	-	-	9
9	External, men's toilet back door infill panel	Asbestos cement sheet	Visual	Positive	Non-friable	High	Poor	8	Low	2m ²	3, 8, 10	10
10	External, rear entrance adjacent boiler room, wall	Asbestos cement sheet	Visual	Positive	Non-friable	High	Poor	8	Low	5m ²	3, 8, 10	11
11	External, sheathed pipework	Lagging	Laboratory ID 104	Negative	NA	-	-	-	-	-	-	12
12	Internal, original light fittings, throughout	Bakelite	Visual	Positive	Non-friable	High	Good	6	Low	Not known	3, 8, 10	13
13	Internal, outside bar, floor	Vinyl sheet	Laboratory ID 103	Negative	NA	-	-	-	-	-	-	No photo



14	Internal, outside bar, switchboard	Asbestos resin	Visual	Positive	Non-friable	High	Poor	8	Low	<1m ²	3, 8, 10	14
15	Internal, boiler room, pipework	Asbestos cement pipe	Visual	Positive	Non-friable	High	Very poor	9	Moderate	1m ²	3, 8, 10	15
16	Internal, rear storage room, floor	Vinyl sheet	Laboratory ID 105	Negative	NA	-	-	-	-	-	-	16
17	Internal, rear storage room, door infill panel	Asbestos cement sheet	Visual	Positive	Non-friable	High	Fair	7	Low	2m ²	3, 8, 10	17
18	Internal, rear hallway, door infill	Asbestos cement sheet	Visual	Positive	Non-friable	High	Good	6	Low	2m ²	3, 8, 10	18
19	Internal, kitchen cleaning room, floor	Vinyl tile	Laboratory ID 106	Negative	NA	-	-	-	-	-	-	19
20	Internal, front hallway, underlay below carpet squares	Underlay	Laboratory ID 107	Negative	NA	-	-	-	-	-	-	20
21	Internal, main bar, glue below carpet squares	Asbestos glue	Laboratory ID 108	*Positive (Ch)	Non-friable	Moderate	Poor	8	Low	Not known	3, 8, 10, 11	21
22	Internal, main bar, floor	Vinyl sheet	Laboratory ID 109	Negative	NA	-	-	-	-	-	-	22
23	Internal, gaming room, toilet walls	Asbestos cement sheet	Visual	Positive	Non-friable	High	Good	6	Low	10m ²	3, 8, 10	23
24	Internal, men's bathroom, partition walls	Asbestos cement sheet	Visual	Positive	Non-friable	High	Good	6	Low	10m ²	3, 8, 10	24
25	Internal, men's bathroom, foyer, ceiling	Asbestos cement sheet	Visual	Positive	Non-friable	Moderate	Good	5	Low	2m ²	3, 8, 10	25
26	Internal, cool room room, floor	Vinyl sheet	Laboratory ID 110	Negative	NA	-	-	-	-	-	-	26
27	Internal, cool room, floor	Vinyl sheet	Laboratory ID 111	Negative	NA	-	-	-	-	-	-	27
28	Internal, cool room, wall insulation	Insulation	Laboratory ID 112	Negative	NA	-	-	-	-	-	-	28
29	Internal, office, eastern wall	Asbestos cement sheet	Visual	Positive	Non-friable	High	Good	6	Low	10m ²	3, 8, 10	29
30	Internal, women's bathroom, western wall and partition walls	Asbestos cement sheet	Visual	Positive	Non-friable	High	Good	6	Low	15m ²	3, 8, 10	30
31	Internal, 1 st floor, northwest entrance, floor	Vinyl sheet	Laboratory ID 113	Negative	NA	-	-	-	-	-	-	31
32	Internal, 1 st floor, staff kitchen, floor vinyl	Vinyl sheet	Laboratory ID 114	Negative	NA	-	-	-	-	-	-	32
33	Internal, 1 st floor, staff kitchen, floor vinyl underlay	Underlay	Laboratory ID 115	Negative	NA	-	-	-	-	-	-	32



34	Internal, 1 st floor, deck, switchboards	Asbestos resin	Visual	Positive	Non-friable	High	Poor	8	Low	<1m ²	3, 8, 10	33
35	Internal, original wiring	Asbestos wiring sheath	Presumed	Positive	Non-friable	Low	Good	4	Very low	Not known	3, 8, 10, 11	No photo
Former travel agent (25/04/2024)												
36	External, foyer ceiling	Asbestos cement sheet	Visual	Positive	Non-friable	Low	Good	4	Very low	1m ²	3, 8, 10	34
37	Internal, foyer ceiling	Asbestos cement sheet	Visual	Positive	Non-friable	Low	Good	4	Very low	1m ²	3, 8, 10	34
38	Internal, switchboard	Asbestos resin	Visual	Positive	Non-friable	Moderate	Poor	8	Low	<1m ²	3, 8, 10	35
39	Internal, part floor	Cement sheet	Laboratory ID 201	Negative	NA	-	-	-	-	-	-	36
Sons of the Soil Pub (25/04/2024)												
40	External, central northern window	Mastic	Laboratory ID 202	Negative	NA	-	-	-	-	-	-	37
41	External, western northern window	Mastic	Laboratory ID 203	Negative	NA	-	-	-	-	-	-	38
42	External, central southern window	Mastic	Laboratory ID 204	Negative	NA	-	-	-	-	-	-	39
43	External, 1 st floor southern window	Mastic	Laboratory ID 205	Negative	NA	-	-	-	-	-	-	40

* Am (Amosite asbestos), Ch (Chrysotile asbestos) and Cr (Crocidolite asbestos)



Appendix 2. Risk Rating Assessment

Asbestos containing material identified during the investigation are assigned a risk rating. Risk ratings for the materials were calculated by assessing the risk factors of the materials. Risk factors are the materials condition, accessibility and friability. A score is assigned to each risk factor and the risk score is determined by the sum of the accessibility and condition scores multiplied by the friability score.

A risk rating for each material is provided in Appendix 1. Hazardous Material Register.

Table 1. Asbestos Risk Factors

Accessibility	Risk score
Very low	1
Low	2
Moderate	3
High	4
Very high	5

Condition	Risk score
Very good	1
Good	2
Fair	3
Poor	4
Very poor	5

Friability	Risk score
Non-friable	1
Friable	2

For example, friable pipe lagging in very poor condition has been identified in a high foot traffic hallway of a commercial building. The material is friable (2), in very poor condition (5) with very high accessibility (5). The risk score is calculated by multiplying the sum of the accessibility and condition scores by the friability score giving a risk score of 20 out of a possible 20. The risk score of 20 is then compared to the asbestos risk rating table below.

Table 2. Asbestos Risk Rating

Score	Rating
1 – 4	Very low
5 – 8	Low
9 – 12	Moderate
13 – 16	High
16 – 20	Very high



Appendix 3: Recommendations

Recommendation no.	Action required
1	If material to remain in-situ, material should be maintained in current condition with routine inspection undertaken to re-assess changes in condition.
2	If material to remain in-situ, damaged sections of material should be sealed to prevent potential release of fibres. Routine inspections should be undertaken to re-assess changes in condition.
3	Material should be removed under controlled conditions by a Class B (non-friable) asbestos removalist. A clearance inspection is required by a Licenced Asbestos Assessor upon completion of asbestos removal works.
4	Material should be removed under controlled conditions by a Class A (friable) asbestos removalist. Air monitoring is required during asbestos removal works and a clearance inspection including air monitoring is required by a Licenced Asbestos Assessor upon completion of asbestos removal works.
5	Label as containing asbestos.
6	Remove under controlled conditions by a Class B (non-friable) asbestos removalist prior to any renovation or demolition works. A clearance inspection is required by a Licenced Asbestos Assessor upon completion of asbestos removal works.
7	Remove under controlled conditions by a Class A (friable) asbestos removalist prior to any renovation or demolition works. Air monitoring is required during asbestos removal works and a clearance inspection including air monitoring is required by a Licenced Asbestos Assessor upon completion of asbestos removal works.
8	Access to material should be restricted.
9	Inspection should be undertaken to determine presence of asbestos by a licenced asbestos assessor prior to demolition or renovation works being undertaken on the material.
10	Mechanical damage of material must be avoided.
11	Further investigation is required to determine the presence / extent of asbestos containing materials.

Appendix 4a: Photographs



(1) Carport, internal, light fittings



(2) Carport, internal, original wiring presumed positive. Further investigation is required



(3) Covered dancefloor, infill panel



(4) Former hair salon, external, eaves



46-54 Castlereagh Street, Coonamble NSW 2829

Date: 06/05/2024

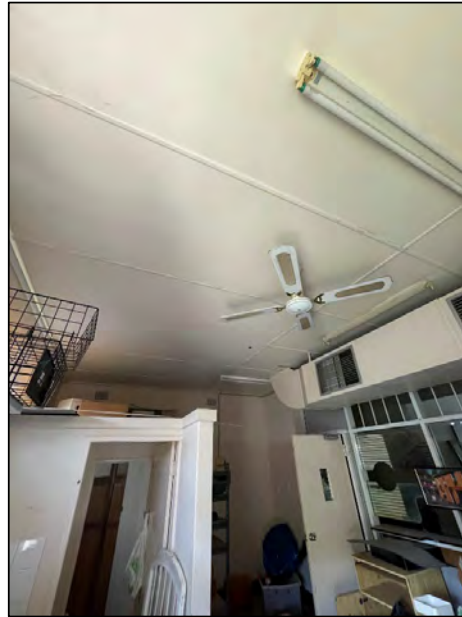
Reference: RAA10760-4.2

Edited by: JK

Appendix 4b: Photographs



(5) Former hair salon, internal, ceilings and part walls



(6) Former hair salon, internal, ceilings and part walls



(7) External, pool room, wall and eaves



(8) External, rear gateway, infill panels



46-54 Castlereagh Street, Coonamble NSW 2829

Date: 06/05/2024

Reference: RAA10760-4.2

Edited by: JK

Appendix 4c: Photographs



(9) External, window putty. Further investigation is required



(10) External, men's toilet back door infill panel



(11) External, rear entrance adjacent boiler room, wall



(12) External, sheathed pipework



46-54 Castlereagh Street, Coonamble NSW 2829

Date: 06/05/2024

Reference: RAA10760-4.2

Edited by: JK

Appendix 4d: Photographs



(13) Internal, light fittings throughout



(14) Internal, outside bar switchboard



(15) Internal, boiler room pipework



(16) Internal, rear storage room floor



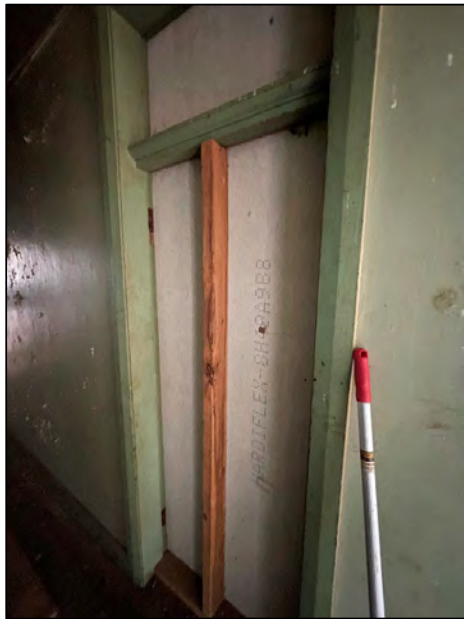
46-54 Castlereagh Street, Coonamble NSW 2829

Date: 06/05/2024

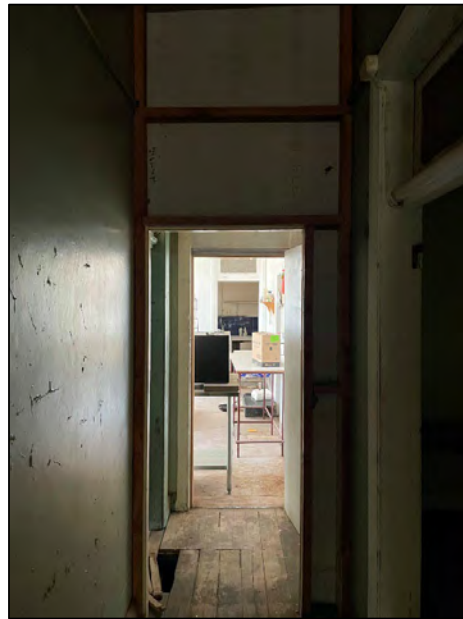
Reference: RAA10760-4.2

Edited by: JK

Appendix 4e: Photographs



(17) Internal, rear storage room door infill panel



(18) Internal, rear hallway door infill



(19) Internal, kitchen cleaning room floor



(20) front hallway underlay below carpet squares



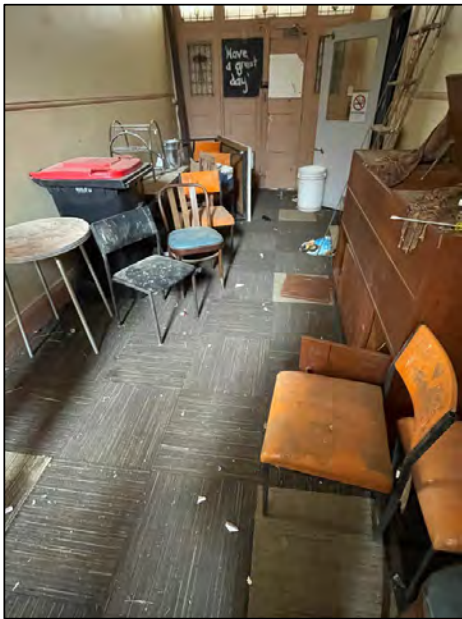
46-54 Castlereagh Street, Coonamble NSW 2829

Date: 06/05/2024

Reference: RAA10760-4.2

Edited by: JK

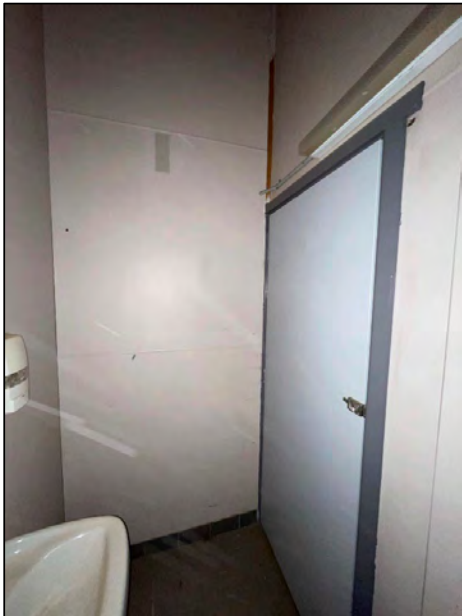
Appendix 4f: Photographs



(21) Internal, main bar glue below carpet squares



(22) Internal, main bar floor



(23) Internal, gaming room toilet walls



(24) internal, men's bathroom partition walls



46-54 Castlereagh Street, Coonamble NSW 2829

Date: 06/05/2024

Reference: RAA10760-4.2

Edited by: JK

Appendix 4g: Photographs



(25) Internal, men's bathroom foyer ceiling



(26) Internal, cool room room floor



(27) Internal, cool room floor



(28) Internal, cool room wall insulation



**REGIONAL
ASBESTOS**
ASSESSORS PTY LTD

46-54 Castlereagh Street, Coonamble NSW 2829

Date: 06/05/2024

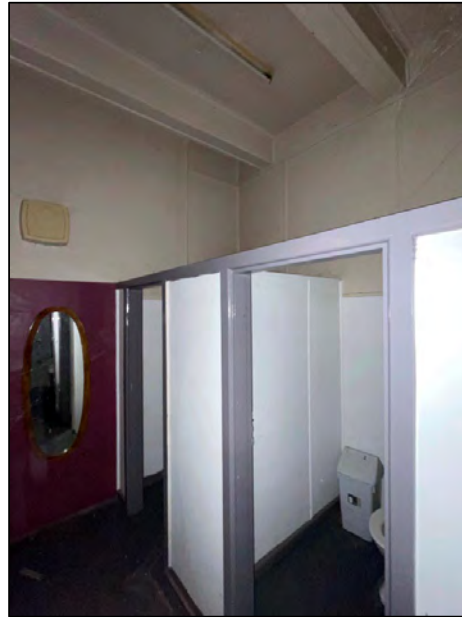
Reference: RAA10760-4.2

Edited by: JK

Appendix 4h: Photographs



(29) Internal, office eastern wall



(30) Internal, women's bathroom western wall and partition walls



(31) Internal, 1st floor northwest entrance floor



(32) Internal, 1st floor staff kitchen floor vinyl and underlay



46-54 Castlereagh Street, Coonamble NSW 2829

Date: 06/05/2024

Reference: RAA10760-4.2

Edited by: JK

Appendix 4i: Photographs



(33) 1st floor external deck switchboards



(34) Former travel agent, external and internal, foyer ceiling



(35) Former travel agent, internal, switchboard



(36) Former travel agent, internal, part floor



46-54 Castlereagh Street, Coonamble NSW 2829

Date: 06/05/2024

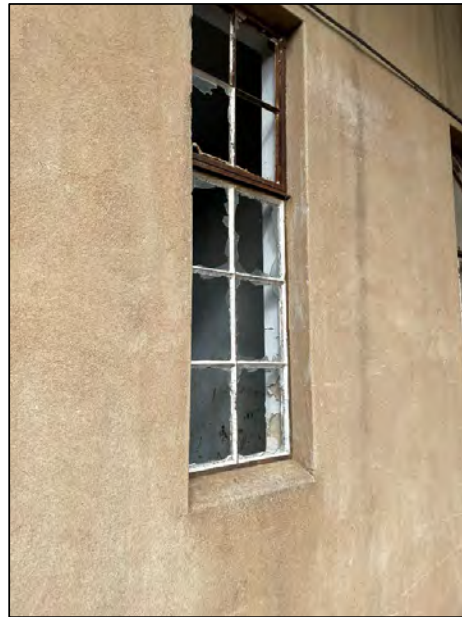
Reference: RAA10760-4.2

Edited by: JK

Appendix 4j: Photographs



(37) External, central northern window



(38) External, western northern window



(39) External, central southern window



(40) External, 1st floor southern window



46-54 Castlereagh Street, Coonamble NSW 2829

Date: 06/05/2024

Reference: RAA10760-4.2

Edited by: JK



Appendix 5: Report Limitations

Use of this report is provided for the client for this project and only for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. The report should not be separated or reproduced. Where information has been provided by other parties to Regional Asbestos Assessors Pty Ltd (RAA) as part of works, RAA cannot guarantee the accuracy of the information. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of RAA, does so at its own risk and without repercussion to RAA for any business losses, including without limitation loss of or damage to profits, income, revenue or misinterpretation.

The investigation may be limited in areas to a visual investigation with no sampling or analysis of materials. Visual inspections are limited to safe areas accessible at the time of the inspection and exclude hidden and inaccessible locations such as, but not limited too, within wall spaces, subfloor spaces, between existing materials and beneath soil or vegetation. Renovation work, demolition work, weather damage and weather erosion may expose previously unidentified asbestos containing materials. The visual clearance provided in the report is only for the specific materials and locations described above. The investigation may be limited by factors such as cost constraints or accessibility of site.

RAA personnel and staff are not licenced quantity surveyors. A licenced quantity surveyor should be engaged if reliable quantities are required. Any quantities provided in this report are a guide only and should not be relied upon for quoting purposes.

The inspection was undertaken in accordance with *Work Health & Safety Regulation, 2017, Code of Practice: How to Manage and Control Asbestos in the Workplace, 2020* and *Code of Practice: How to Safely Remove Asbestos, 2022*. While work is undertaken in a professional manner the nature of the contaminant and limitations of the method(s) used mean that we cannot guarantee that all asbestos or ACM has been identified. Testing and assessment of site suitability for current or proposed land use under the National Environment Protection Measure (NEPM) was not undertaken as part of the investigation. The investigation does not constitute an environmental site investigation under the Contaminated Land Management Act (CLM). Assessment of any contaminated soil is not included in the scope of the investigation.



Appendix 6: SGS Australia Laboratory Report (06/03/2024)



ANALYTICAL REPORT



CLIENT DETAILS

Contact **Jeremy King**
 Client **REGIONAL ASBESTOS ASSESSORS PTY LTD**
 Address **PO BOX 1486
 ORANGE NSW 2800**

Telephone **0413 094 398**
 Facsimile **(Not specified)**
 Email **jeremy@regionalasbestos.com.au**

Project **10760**
 Order Number **10760**
 Samples **15**

LABORATORY DETAILS

Manager **Huong Crawford**
 Laboratory **SGS Alexandria Environmental**
 Address **Unit 16, 33 Maddox St
 Alexandria NSW 2015**

Telephone **+61 2 8594 0400**
 Facsimile **+61 2 8594 0499**
 Email **au.environmental.sydney@sgs.com**

SGS Reference **SE261958 R0**
 Date Received **11 Mar 2024**
 Date Reported **18 Mar 2024**

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

Sample #2-7,9-11,13-15: No trace asbestos fibres detected using trace analysis technique.
 Asbestos analysed by Approved Identifier Ravee Sivasubramaniam

SIGNATORIES

S. Ravee Sivasubramaniam

Ravee SIVASUBRAMANIAM
 Hygiene Team Leader



ANALYTICAL REPORT

SE261958 R0

RESULTS

Fibre ID in bulk materials

Method S4964

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Date Analysed	Fibre Identification	Est.%w/w*
SE261958.001	101	Other	25x20x3mm Cement Sheet Fragment	06 Mar 2024	18 Mar 2024	Chrysotile Asbestos Detected Organic Fibres Detected	
SE261958.002	102	Other	Approx 5g Putty Fragments	06 Mar 2024	18 Mar 2024	No Asbestos Detected	
SE261958.003	103	Other	85x30x2mm Vinyl Sheet Fragment	06 Mar 2024	18 Mar 2024	No Asbestos Detected	
SE261958.004	104	Other	Approx 2g Black Fibrous Material	06 Mar 2024	18 Mar 2024	No Asbestos Detected Organic Fibres Detected	
SE261958.005	105	Other	65x40x1mm Vinyl Sheet Fragment	06 Mar 2024	18 Mar 2024	No Asbestos Detected	
SE261958.006	106	Other	85x50x1mm Vinyl Sheet Fragment With Fibrous Backing	06 Mar 2024	18 Mar 2024	No Asbestos Detected Organic Fibres Detected	
SE261958.007	107	Other	90x60x3mm Fibre Board Fragment	06 Mar 2024	18 Mar 2024	No Asbestos Detected Organic Fibres Detected	
SE261958.008	108	Other	Approx 4g Adhesive Gluey Material	06 Mar 2024	18 Mar 2024	Chrysotile Asbestos Detected	
SE261958.009	109	Other	105x65x2mm Vinyl Sheet Fragment	06 Mar 2024	18 Mar 2024	No Asbestos Detected	
SE261958.010	110	Other	100x40x2mm Vinyl Sheet Fragment	06 Mar 2024	18 Mar 2024	No Asbestos Detected Synthetic Mineral Fibres Detected	
SE261958.011	111	Other	115x60x3mm Vinyl Sheet Fragment	06 Mar 2024	18 Mar 2024	No Asbestos Detected	
SE261958.012	112	Other	Approx 3g Spongy Fibrous Material	06 Mar 2024	18 Mar 2024	No Asbestos Detected Synthetic Mineral Fibres Detected	
SE261958.013	113	Other	130x30x1mm Vinyl Sheet Fragment	06 Mar 2024	18 Mar 2024	No Asbestos Detected	
SE261958.014	114	Other	70x30x2mm Vinyl Sheet Fragment	06 Mar 2024	18 Mar 2024	No Asbestos Detected Synthetic Mineral Fibres Detected	
SE261958.015	115	Other	115x40x3mm Bituminous Membrane	06 Mar 2024	18 Mar 2024	No Asbestos Detected Organic Fibres Detected	



METHOD SUMMARY

SE261958 R0

METHOD

METHODOLOGY SUMMARY

AN602/AS4964	Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic `clues`, which provide a reasonable degree of certainty, dispersion staining is a mandatory `clue` for positive identification. If sufficient `clues` are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
AN602/AS4964	Fibres/material that cannot be unequivocally identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf). The fibres detected may or may not be asbestos fibres.
AN602/AS4964	AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples, Section 8.4, Trace Analysis Criteria, Note 4 states: "Depending upon sample condition and fibre type, the detection limit of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."

FOOTNOTES

Amosite	-	Brown Asbestos	NA	-	Not Analysed
Chrysotile	-	White Asbestos	LNR	-	Listed, Not Required
Crocidolite	-	Blue Asbestos	*	-	NATA accreditation does not cover the performance of this service.
Amphiboles	-	Amosite and/or Crocidolite	**	-	Indicative data, theoretical holding time exceeded.
			***	-	Indicates that both * and ** apply.

(In reference to soil samples only) This report does not comply with the analytical reporting recommendations in the Western Australian Department of Health Guidelines for the Assessment and Remediation and Management of Asbestos Contaminated sites in Western Australia - May 2009.

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.

Where reported: 'Asbestos Detected': Asbestos detected by polarised light microscopy, including dispersion staining.

Where reported: 'No Asbestos Found': No Asbestos Found by polarised light microscopy, including dispersion staining.

Where reported: 'UMF Detected': Mineral fibres of unknown type detected by polarised light microscopy, including dispersion staining. Confirmation by another independent analytical technique may be necessary.

Even after disintegration it can be very difficult, or impossible, to detect the presence of asbestos in some asbestos-containing bulk materials using polarised light microscopy. This is due to the low grade or small length or diameter of asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: www.sgs.com.au/en-gb/environment-health-and-safety.

This document is issued by the Company under its General Conditions of Service accessible at www.sgs.com/en/Terms-and-Conditions.aspx. Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein.

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This test report shall not be reproduced, except in full.



Appendix 7: SGS Australia Laboratory Report (25/04/2024)



ANALYTICAL REPORT



CLIENT DETAILS

Contact **Jeremy King**
 Client **REGIONAL ASBESTOS ASSESSORS PTY LTD**
 Address **PO BOX 1486
 ORANGE NSW 2800**

Telephone **0413 094 398**
 Facsimile **(Not specified)**
 Email **jeremy@regionalasbestos.com.au**

Project **10760-2**
 Order Number **10760-2**
 Samples **5**

LABORATORY DETAILS

Manager **Huong Crawford**
 Laboratory **SGS Alexandria Environmental**
 Address **Unit 16, 33 Maddox St
 Alexandria NSW 2015**

Telephone **+61 2 8594 0400**
 Facsimile **+61 2 8594 0499**
 Email **au.environmental.sydney@sgs.com**

SGS Reference **SE264379 R0**
 Date Received **29 Apr 2024**
 Date Reported **03 May 2024**

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

No trace asbestos fibres detected using trace analysis technique.
 Asbestos analysed by Approved Identifier Yusuf Kuthpudin

SIGNATORIES

S. Ravee Sivasubramaniam

Ravee SIVASUBRAMANIAM
 Hygiene Team Leader



ANALYTICAL REPORT

SE264379 R0

RESULTS

Fibre ID in bulk materials

Method S4964

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Date Analysed	Fibre Identification	Est.%w/w*
SE264379.001	201	Other	75x20x4mm Cement Sheet Fragment	25 Apr 2024	02 May 2024	No Asbestos Detected Organic Fibres Detected	
SE264379.002	202	Other	Approx 2g Putty Fragments	25 Apr 2024	02 May 2024	No Asbestos Detected	
SE264379.003	203	Other	Approx 1g Putty Fragments	25 Apr 2024	02 May 2024	No Asbestos Detected	
SE264379.004	204	Other	120x15x5mm Putty Fragments	25 Apr 2024	02 May 2024	No Asbestos Detected	
SE264379.005	205	Other	65x15x4mm Putty Fragments	25 Apr 2024	02 May 2024	No Asbestos Detected	



METHOD SUMMARY

SE264379 R0

METHOD

METHODOLOGY SUMMARY

AN602/AS4964	Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic `clues`, which provide a reasonable degree of certainty, dispersion staining is a mandatory `clue` for positive identification. If sufficient `clues` are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
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FOOTNOTES

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The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: www.sgs.com.au/en-gb/environment-health-and-safety.

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Suite 34 / 361 Harbour Drive
Coffs Harbour, NSW 2450

1300 BARNSON (1300 227 676)

generalenquiry@barnson.com.au

to.

Coonamble Shire Council
Attention: Clint Fitzsummons

date.

21.05.2024

reference.

44011-PL06_A

Dear Clint,

Site 6 Preliminary Planning Review – Lot 12 DP 611439 (Sons of the Soil Hotel)

Barnson Pty Ltd has been commissioned by Coonamble Shire Council to conduct an initial assessment of the planning framework for a future commercial development. This assessment involves reviewing any relevant planning controls and environmental constraints for the site and the pertinent environmental planning regulations and guidelines.

This letter is supported by the following documentation:

1. Project Understanding

The Coonamble Shire Council is considering a potential site for future commercial development. The following information shall provide a general overview of relevant Planning advice. The property contains an existing hotel building which has been inoperative for an extended period of time. Coonamble Shire Council is considering repurposing the site to be utilised for a future supermarket. It is understood that the demolition of the existing hotel is being considered. This report has provided preliminary understanding on site history and Planning requirements.

2. The Subject Site

The subject site is located at No. 46-54 Castlereagh Street, Coonamble. The site is located on the western side of Castlereagh Street, on the main town centre block between the Castlereagh Highway and Tooloon Street. The northern boundary is provided by Skillman's Lane and the western boundary borders an area of public land utilised for access and parking to premises in the vicinity. The southern boundary steps around a small retail building and then expands further south to encompass a shed, an area of open space and then the stables are at the south western corner backing on to the western boundary. It is located in the southern portion of the Coonamble township and has an approximate area of 7.929ha. Please refer to **Figure 1**, and **Plates 1-5** below of the subject site.

barnson.com.au



Figure 1: Site Area

Source: SixMaps (Edited by Barnson)



Plate 1: Sons of the Soil Pub from Castlereagh Street.



Plate 2: Rear of the hotel.



Plate 3: Laneway that bounds the north of the site.



Plate 4: Carparking that bounds the west.

The site is well maintained, with grasses mowed and well landscaped. The Hotel premises included a guest entrance at the northern part of the frontage and this provided access to the formal public dining rooms to the right/north side, the stair hall for access to the first-floor accommodation and side entry from that hall into the main Bar. The main Bar includes a formal entry from the street.

The site has two open yards at the rear. The narrow northern yard has been paved for outdoor dining and is accessed from the rear of the main Bar. An accommodation wing runs east west and provides staff rooms on the ground and guest rooms on the first floor. A later single storey toilet block is attached off the main Bar and extends into the rear yard. There is a group of mature trees and tank stand in the north western corner of the site where a ground floor laundry extends off the main northern wing.

A summary of the key attributes of the site has been summarised in **Table 1** below.



Table 1: Key Attributes of the Site

Site Description	Lot 12 DP 611439
Site Area	1,837m ²
Easements	N/A
Site Location	Coonamble
County	Leichhardt
Parish	Moorambilla
Services	Water, Power, sewer
Land Use/Zoning	The site is currently utilised for the Sons of the Soil hotel building (currently unoccupied) and zoned E1: Local Centre
Minimum Lot Size	N/A
Topography	The site is relatively flat, falling slightly to the west towards the Castlereagh River.
Flora and Fauna	The subject site is predominantly buildings used for the hotel land use. There are two (2) separate grassed areas in the rear. The two areas have been managed with both mowed upon inspection. Given the lack of significant vegetation, it is unlikely the vegetation on site would provide suitable habitat for protected, vulnerable, or endangered native species.
Natural Hazards	The site has not been identified on the NSW Planning Portal as Bushfire Prone Land, or flood prone.
Access and Traffic	The site has dual frontage, both to Skillmans Lane to the north, and Castlereagh Street to the east. Only pedestrian access is available from Castlereagh Street with two (2) PA Doors located on this frontage. Skillman Lane provides one way access to a rear car park utilised by the Sons of the Soil and other neighbouring businesses.



Heritage

The site does not accommodate, any local heritage items listed under Schedule 5 of the *Coonamble Shire Local Environmental Plan 2011*. However, the subject site and buildings thereon have been subject to a draft heritage assessment completed by David Scobie Architects. A community-based Heritage Study was completed for Coonamble Shire Council in 2010. The study investigated 132 places within the Shire and recommended 113 places for statutory protection via listing on the LEP Schedule and within that list, the following places with Coonamble town centre:

- The Bucking Bull Hotel;
- Terminus Hotel
- Commercial Hotel and
- **Sons of the Soil Hotel.**

The following Statement of Significance was provided for the Sons of the Soil Hotel: The Sons of the Soil Hotel was constructed in 1930 to replace the original Tattersall’s hotel that was destroyed in the 1929 Castlereagh Street fire. It was built in reinforced concrete to comply with new building regulations and to safeguard the building against the effects of the region’s reactive soils. The hotel is a rather unique example of the Art Deco Style applied to a country hotel. It makes extensive use of latticed steelwork in decorative and structural elements. The building is representative of the redevelopment of Coonamble’s business district following the 1929 fire. It has local historical and aesthetic significance, rarity, representativeness and a high degree of integrity.

The site does it accommodate any aboriginal items in accordance with the Aboriginal Heritage Information Management System.

Constraints

- The site has had some local consideration with heritage significance in the Coonamble LGA. As such, careful consideration is required when design attributes are undertaken.
 - Reuse of the hotel in some form is to be considered specifically the façade bounding Castlereagh Street.
- A Structural assessment was undertaken by SJL Consulting Engineers and came to the conclusion that structural issues need to be addressed. They came to the conclusion that the entire building will be unsafe for use until suitably remediated.
- Unloading/Loading within the sites boundaries needs to be considered.
- If retained, fire safety and disabled access may be difficult.

3. Planning Considerations

The site is located within the LGA of Coonamble Shire Region, therefore is subject to the planning guidelines within the environmental planning instrument – *Coonamble Local Environmental Plan 2011* (LEP). A review of the LEP was undertaken to determine the existing land zoning, the permitted and prohibited uses and the key development standards that would guide future development on the land.

Land Zoning

A review of the LEP – Land Zoning determined the site is zoned E1 – Local Centre – **Figure 4**

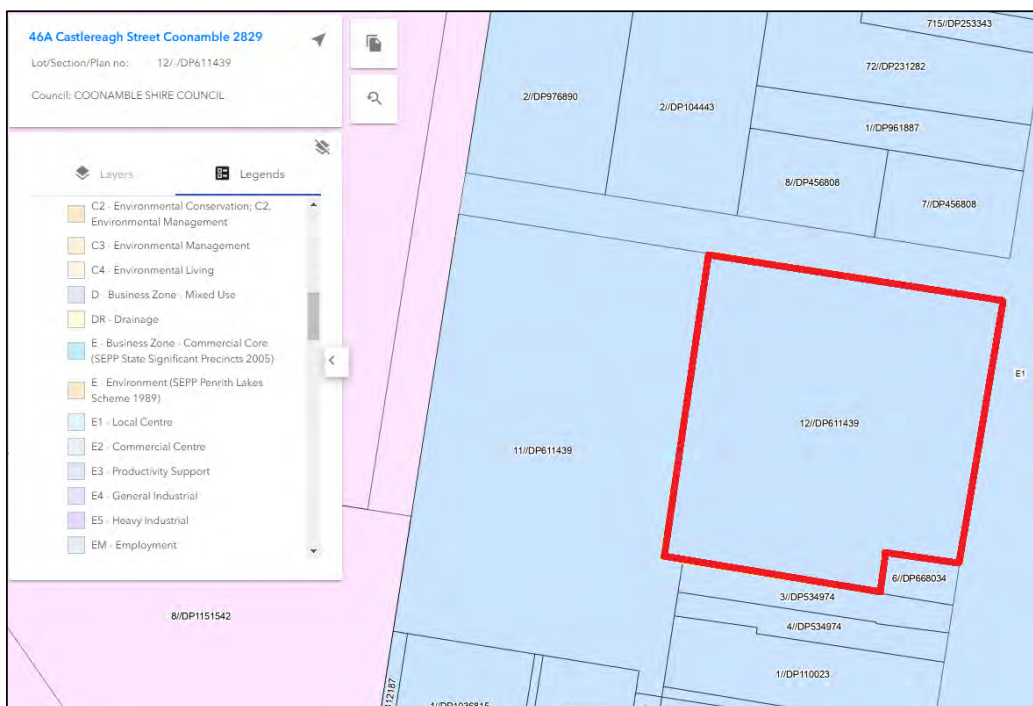


Figure 4: Land Zoning (Site Identified in Red)

Source: ePlanning Spatial Viewer – Edited by Barnson

A review of the E1 – Local Centre Land Use Table has been undertaken and a copy of this has been provided below. Notably, the land use table is written in a manner that permits those development types listed under Item 3 and any other no specified as being prohibited or permitted without consent under Item 2 and 4.

A supermarket would be best defined as a *shop*, which is a permissible use in the E1 zone.

<p>Zone E1 Local Centre</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.



- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
 - To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
 - To reinforce the role of Coonamble Township as the main commercial centre for Coonamble.
- 2 Permitted without consent
- Environmental protection works; Home occupations
- 3 Permitted with consent
- Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; High technology industries; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4
- 4 Prohibited
- Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Home-based child care; Industrial retail outlets; Industrial training facilities; Industries; Mooring pens; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sex services premises; Storage premises; Truck depots; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities

4. Key Considerations

A review of the *Coonamble Local Environmental Plan 2011* (LEP) provisions that relate to the land have been detailed below and the key controls that may guide the future preparation of the application have been included:

Table 2: Coonamble LEP

Coonamble LEP	
Clause 2.1 Land Zoning	E1: Local Centre
Clause 2.7 Demolition requires development consent	The demolition of a building or work may be carried out only with development consent.



Clause 5.10 Heritage Conservation	Whilst the site is not explicitly mapped as containing a heritage item or within a heritage conservation area, the provisions under this clause should still be considered considering the historic value of the building.
Clause 6.7 – Earthworks	The objectives of this clause are as follows— (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land, (b) to allow earthworks of a minor nature without requiring separate development consent.
Clause 6.8 – Stormwater Management	The objective of this clause is to minimise the impacts of urban stormwater on adjoining downstream properties, native bushland and receiving waters.

Table 3: State Environmental Planning Policies (SEPPs)

Resilience and Hazards (2021)	Clause 4.6 requires Council to consider whether or not the site is contaminated. Comment: The site currently hosts the Sons of the Soil Hotel and is it understood that at least part of the existing hotel is to be demolished. A Preliminary Site Investigation may be required as lead or asbestos could be part of the structure given it's age.
Industry and Employment (2021)	If signage is proposed for the identification of the development, Clause 3.1 and Clause 3.6 of the SEPP need to be considered. Signage would most likely be on the Castlereagh Street façade.

Any future application would need to address all relevant environmental planning instrument and those relevant guidelines within the Development Control Plan – specifically *Coonamble Development Control Plan No.1 'Coonamble Township and Surrounds'*.

5. Approval Process

Following the preliminary review conducted, it is determined that a supermarket (i.e. shop) is a permissible land use. The most planning pathway available is via a Development Application submission. To support this application, the following documents will need to be prepared:



Development Application

- **Statement of Environmental Effects** (Planning Report): This report necessitates preparation and will involve an assessment against relevant planning policies related to the development.
- **Design Plans:** Detailed plans outlining alterations and additions to the existing structure, including floor layout, materials, colours, and landscaping. A detailed site plan is also required.
- **Engineering Plan:** Preliminary engineering plans detailing demolition, earthworks, car park layout, and stormwater design.
- **Waste Management Plan:** This plan will outline the demolition process, material quantities, disposal methods, and an operational waste management plan for day-to-day operations.
- **Structural Report:** The report will include design, documentation, and certification that the buildings is structurally adequate for future use, if some or all of it is used in future project.
- **Preliminary Site Investigation:** A report determining potential contamination and remediation required for the site.
- **Statement of Heritage Impact:** In support of the demolition or alteration of the building.
- **Traffic Impact Assessment:** Given the proposed land use, a TIA will be required to determine if laneway upgrades would be required to support the increased traffic flow and the like.

6. Conclusion

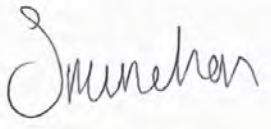

This subject site currently houses a historic hotel (Sons of the Soil) built in 1930. It has been closed to the public for approximately 10 years with Council purchasing the site for the possible future redevelopment of the site. A *shop or retail premises* is permissible with consent in the E1 Zone. The existing hotel has been considered for heritage significance, and structural stability, and any works will need to provide documentation supporting both.

In light of this, it is our recommendation that a Development Application be submitted to the Coonamble Shire Council to seek approval.

Prior to application submission, comprehensive reports and plans must be prepared to facilitate the Council's review process.

Yours faithfully,

BARNSON PTY LTD

Prepared by:	Reviewed by:
	
Seb Minehan B. Human Geog UOW, M. Urb. Reg. Plan Town Planner	Jack Massey B. Urb & Reg. Planning Senior Town Planner



SJL Consulting Engineers Pty Limited
 ABN 20 651 944 151
 Wagga Wagga, NSW
 0411 981 094 - info@sjlconsulting.com.au

**Structural Assessment of Awnings and Buildings
 Coonamble, NSW, 2829**

Project Reference Number:
 23208

Undertaken by:
 Shane Lutze (SJL Consulting Engineers)
 Allan Magrath (Conseth Solutions)

Inspection Dates:
 19th to the 21st March, 2024

Report Date:
 24th March 2024



Figure 1: Castlereagh Street, Coonamble - unknown date (Museums of History NSW - State Archives Collection)

24 March 2024

Attn: Tim Wark
Coonamble Shire Council
89 Castlereagh Street,
Coonamble, New South Wales, 2829

RE: Structural Assessment of Awnings and Buildings – Coonamble, NSW

Introduction

This report has been prepared by Shane Lutze from SJL Consulting Engineers, based in Wagga Wagga, NSW, Australia. SJL Consulting Engineers was engaged by Coonamble Shire Council to provide a structural assessment of the awnings of the buildings in the main part of Castlereagh Street. In addition, a structural assessment of the following building structures was undertaken; museum, the adjacent stables and the "Sons of the Soil" Pub. This report consolidates the findings from the structural inspections conducted between the 19th to the 21st of March 2024.

These buildings, approximately 100 years old, represent a significant part of the town's heritage and architectural history. Given their age and unique features, such as cantilevered awnings, a comprehensive inspection was conducted, following a detailed checklist designed to assess their structural adequacy and integrity.

This assessment was conducted as a visual inspection regime, led by Shane Lutze of SJL Consulting Engineers, in collaboration with Allan Magrath from Conseth Solutions. It's important to note that the inspection was constrained in several ways:

- Ceiling or subfloor spaces were not inspected in each building
- The access to the inside of the buildings was limited
- Roof sheets were generally not removed due to the risk of damaging the aged fasteners
- Access to the rear of the facade walls was largely unfeasible; however, drone imagery and limited physical access provided some visibility in select areas
- It is unknown what the original structural design intent was for each building



Figure 2: Castlereagh Street, Coonamble, NSW (21.03.2024)

Building: 5
 Address: 46-54 Castlereagh Street, Coonamable, NSW
 Occupying Business: N/A – Sons of the Soil Pub
 Approx Build Date: 1930
 Structural Issues to be Addressed: Yes

A structural inspection was completed of the "Tattersalls Hotel" building. The entire building will be unsafe for use until suitably remediated. However, despite the appearance and lack of maintenance over a long period of time, the main structure of the building is in relatively good condition. In regard to almost all of the reinforced concrete walls throughout the building, there is very little cracking and movement. The main issues identified are below:

- Reinforced concrete columns at the southern end of the building have moved and are beginning to deteriorate and could buckle with more movement. These columns will need to be replaced and a new footing will need to be constructed below the new columns.
- The front balcony has multiple floor beams and roof rafters that have failed. In addition, most of the timber members would be highly degraded due to exposure to the elements. There are also some columns that have been displaced from their footing due to being impacted by vehicles. It would be recommended to replace the entire balcony structure (columns should be able to be re-utilised) and design it in accordance with new engineering standards.
- The outdoor roof structure, between the two western wings of the building, where the pool table is situated, is not secure and should be repaired/removed at the next available opportunity. Multiple rafters have broken away from their fastening points and it will be unsafe for use until suitably remediated
- Floor members and roof members to be replaced locally where required throughout the building. Most issues have occurred due to water/moisture ingress and suitable drainage and waterproofing throughout the entire building/site would need to be completed in addition to the local members repair/replacement
- Any exposed reinforced concrete throughout the building should be corrosion treated and then repaired using a high strength grout.
- Basement water ingress to be addressed to prevent damage to footings and floor members of ground floor. Main structural floor beams showing signs of corrosion that will only get worse if not addressed.
- Outdoor timber structure where stage is located has missing structural members in various locations. The structure is not safe in its current state and needs repair/removal.
- The reinforced concrete stables in the southwestern corner of the site is showing signs of severe deterioration and should not be used for public access. These can be repaired if required, however, in terms of ensuring public safety these should be locked and not accessed by the public.
- Significant sized trees are situated adjacent to footings of the hotel in several locations. The trees will cause differential and increased soil movement of the footings



Figure 20: Columns at the southern end of the building are beginning to buckle with concrete breaking away from reinforcement. Structure may become unstable with more soil and building movement.



Figure 21: Broken roof members on balcony. Structure may be unstable.



Figure 22: A number of floor beams were observed to be broken. Column displaced from footing. Structure may be unstable.



Figure 23: Outdoor roof structure, between the two western wings of the building has detached beams or heavily corroded members. Structure may be unstable.



Figure 24: Missing members from outdoor timber structure. Structure may be unstable.



Figure 25: Reinforcing steel has corroded and is breaking concrete away as it expands. Structure may be unstable.



Figure 26: Water ingress into cellar. This will deteriorate timber members and corrode steel members. In addition, this will damage masonry structures.

<p>Division: Committee: Officer:</p>	<p>Date From: Date To:</p>
<p>Action Sheets Report</p>	<p>Printed: 3 July 2024 10:12 AM</p>

Meeting	Officer/Director	Section	Subject
Council 12/07/2023	Bell, Mick Murphy, Kerrie	Reports to Council	STREET TREES STRATEGY
<p>RESOLUTION 2023/162</p> <p>Moved: Cr Terence Lees Seconded: Cr Adam Cohen</p> <p>That Council adopt the Coonamble Street Tree Transition Plan 2033, note the submissions that have been lodged and carry out further consultation with the interested parties.</p> <p><u>In Favour:</u> Crs Tim Horan, Adam Cohen, Pat Cullen, Barbara Deans, Bill Fisher, Ahmad Karanouh, Terence Lees and Brian Sommerville <u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 8/0</p>			

Meeting	Officer/Director	Section	Subject
Council 12/04/2023	Bell, Mick Murphy, Kerrie	Reports to Council	Coonamble Cemetery
<p>RESOLUTION 2023/64</p> <p>Moved: Cr Pat Cullen Seconded: Cr Bill Fisher</p> <p>That Mrs Rogan’s donation and the beautification works be noted.</p> <p><u>In Favour:</u> Crs Tim Horan, Karen Churchill, Adam Cohen, Pat Cullen, Bill Fisher, Ahmad Karanouh, Terence Lees, Brian Sommerville <u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 8/0</p>			

Meeting	Officer/Director	Section	Subject
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Council 12/07/2023	Bell, Mick Murphy, Kerrie	Reports to Council	POOL OPERATIONS FOR 2023/24
<p>RESOLUTION 2023/163</p> <p>Moved: Cr Bill Fisher Seconded: Cr Terence Lees</p> <p>That Council</p> <ol style="list-style-type: none"> 1. Advertise for Expressions of interest from suitably qualified persons to operate the Coonamble Aquatic facility for the 2023/24 pool season. 2. Bring the operation of the Gulargambone Aquatic facility back in-house to be operated by qualified internal staff for the 2023/24 pool season. 3. Continue to monitor the utilisation of the Quambone Aquatic facility and improve the remote supervision capability by use of Security cameras and signage. <p><u>In Favour:</u> Crs Tim Horan, Pat Cullen, Barbara Deans, Bill Fisher, Ahmad Karanouh, Terence Lees and Brian Sommerville</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>			

Meeting	Officer/Director	Section	Subject
Council 17/10/2023	Bell, Mick Murphy, Kerrie	Reports to Council	Substitute Areas for Local Sporting Clubs

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Action Sheets Report

RESOLUTION 2023/98

Moved: Cr Barbara Deans
 Seconded: Cr Terence Lees

That Council

1. Endorse the proposal to upgrade the existing Sportsground facility to create additional sporting fields within the complex and that Council vote up to \$165,000 to carry out the necessary works.
 - (a) And that Council allocate funds form the additional unplanned financial assistance grant revenue.
2. That Council further investigate the option of a new alternate facility located adjacent to the Golf Course, dependent upon the result of the application with Crown lands.
 - (a) And that Council actively apply for grants to fund this proposal up to the amount of \$2,500,000.
3. That Council further investigate the use of Pioneer Park as alternate playing fields.
 - (i) And that Council engage with the community regarding the use of this land for recreation or for other purposes.
 - (ii) Note that the cost for the development of this park for the use of sporting groups is expected to be in the vicinity of \$415,000.

In Favour: Crs Tim Horan, Adam Cohen, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 6/0

Meeting	Officer/Director	Section	Subject
Council 13/12/2023	Bell, Mick Murphy, Kerrie	Reports to Council	MacDonald Park Masterplan

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[Action Sheets Report](#)

RESOLUTION 2023/160

Moved: Deputy Mayor Bill Fisher
 Seconded: Cr Pat Cullen

1. That Council receive and note the information in this report.
2. That Council endorse the overarching report as a working document to assist Council in the allocation of funds for the improvement and upgrading of facilities within McDonald Park.
3. That Council endorse the use of the technical reports to provide a basis for the upgrades and improvements to the Coonamble Pool Complex and apply for any grants that become available for that purpose.

In Favour: Crs Tim Horan, Bill Fisher, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 6/0

Meeting	Officer/Director	Section	Subject
Council 12/04/2023	Bell, Mick Murphy, Kerrie	Reports to Council	Street Trees

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Action Sheets Report

RESOLUTION 2023/63

Moved: Cr Karen Churchill

Seconded: Cr Bill Fisher

That Council

1. Receive and note the draft Coonamble Street Tree Transition Plan 2033.
2. Council place the Coonamble Street Tree Transition Plan 2033 on public exhibition and workshop the plan concept with the community and local Chamber of Commerce, with a further report to be provided to Council following the consultation.
3. Note the proposal to draft a Quambone and Gulargambone Street Tree Transition Plans 2033 in the near future.
4. Note that the bougainvillea's will be planted on a "T" shaped trellis adjacent to the footpath at 67 Aberford Street, Coonamble.
5. That the budget for street trees be considered for an increase in the draft budget and the time frame for the program be reduced by five (5) years.
6. That tree planting be considered in the main street where there are no awnings.

In Favour: Crs Tim Horan, Karen Churchill, Adam Cohen, Pat Cullen, Bill Fisher, Ahmad Karanouh, Terence Lees, Brian Sommerville

Against: Nil

CARRIED 8/0

Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Bell, Mick Murphy, Kerrie	Reports to Council	Coonamble Shire Council Active Transport Plan

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RESOLUTION 2024/145

Moved: Deputy Mayor Adam Cohen
 Seconded: Cr Terence Lees

That Council place the Draft Coonamble Shire Council Active Transport Plan on public exhibition for a period of 28 days and receive a further report following the closure of the exhibition.

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 5/0

Meeting	Officer/Director	Section	Subject
Council 8/03/2023	Bell, Mick Murphy, Kerrie	Reports to Council	Street Trees - Aberford Street Coonamble

RESOLUTION 2023/40

Moved: Cr Terence Lees
 Seconded: Cr Ahmad Karanouh

That Council

- 1. Remove the two (2) trees located in the road reserve adjacent to 67 Aberford Street Coonamble.**
- 2. Replace with up to eight (8) advanced trees within the vicinity of the removed trees in a future tree planting program.**

In Favour: Crs Tim Horan, Karen Churchill, Pat Cullen, Barbara Deans, Bill Fisher, Ahmad Karanouh, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 8/0

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Council 12/04/2023	Bell, Mick Murphy, Kerrie	Reports to Council	Pool Operations
RESOLUTION 2023/62			
Moved: Cr Bill Fisher			
Seconded: Cr Terence Lees			
That Council			
<ol style="list-style-type: none"> 1. Resolves not to pursue unsupervised access to Coonamble and Gulargambone aquatic facilities. 2. Seek tenders for contractors to manage both facilities. 3. Review the operation of the Quambone facility including particularly remote camera security and alarms linked to on call staff. 			
<u>In Favour:</u> Crs Tim Horan, Karen Churchill, Adam Cohen, Pat Cullen, Bill Fisher, Ahmad Karanouh, Terence Lees, Brian Sommerville			
<u>Against:</u> Nil			
			CARRIED 8/0

Meeting	Officer/Director	Section	Subject
Council 8/11/2023	Broe, Barry Quarmby, Bruce	Reports to Council	WASTE AND RECYCLING MANAGEMENT SERVICES

<p>Division: Committee: Officer:</p> <p>Action Sheets Report</p>	<p>Date From: Date To:</p> <p>Printed: 3 July 2024 10:12 AM</p>
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RESOLUTION 2023/122

Moved: Cr Terence Lees
 Seconded: Cr Barbara Deans

That Council:

- 1. Service the Quambone landfill for two days per week and apply the existing fees and charges.**
- 2. A compliance and operational review be conducted at the end of March 2024.**

In Favour: Crs Tim Horan, Adam Cohen, Pat Cullen, Barbara Deans, Bill Fisher, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 7/0

12 Apr 2024 11:18am Colwell, Marina - Reallocation
 Action reassigned to Broe, Barry by Colwell, Marina - Actions reassigned to you.

Meeting	Officer/Director	Section	Subject
Council 14/02/2024	Broe, Barry Quarmby, Bruce	Reports to Council	Waste and Recycling - Review

<p>Division: Committee: Officer:</p> <p>Action Sheets Report</p>	<p>Date From: Date To:</p> <p>Printed: 3 July 2024 10:12 AM</p>
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RESOLUTION 2024/17

Moved: Cr Barbara Deans
Seconded: Cr Terence Lees

That Council:

- 1. Adopt the 24 waste and recycling Strategies, and**
- 2. Note that significant additional resources will be required to achieve compliance and sustainability.**

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 7/0

12 Apr 2024 11:18am Colwell, Marina - Reallocation
Action reassigned to Broe, Barry by Colwell, Marina - Actions reassigned to you.

Meeting	Officer/Director	Section	Subject
Council 8/11/2023	Broe, Barry Quarmby, Bruce	Reports to Council	Waste, Recycling and Employment Opportunities Report

RESOLUTION 2023/121

Moved: Cr Adam Cohen
Seconded: Cr Bill Fisher

That council note the waste, recycling and employment opportunities report.

In Favour: Crs Tim Horan, Adam Cohen, Pat Cullen, Barbara Deans, Bill Fisher, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 7/0

12 Apr 2024 11:18am Colwell, Marina - Reallocation
Action reassigned to Broe, Barry by Colwell, Marina - Actions reassigned to you.

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Meeting	Officer/Director	Section	Subject
Council 13/03/2024	Broe, Barry Quarmby, Bruce	Reports to Council	Netwaste Tender for Collection and Recycling of Waste Tyres
<p>RESOLUTION 2024/50</p> <p>Moved: Cr Pat Cullen Seconded: Deputy Mayor Bill Fisher</p> <p>That Council endorse the participation in the NetWaste collection and recycling of tyres contract.</p> <p><u>In Favour:</u> Crs Tim Horan, Adam Cohen, Bill Fisher, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>			
<p>12 Apr 2024 11:18am Colwell, Marina - Reallocation Action reassigned to Broe, Barry by Colwell, Marina - Actions reassigned to you.</p>			

Meeting	Officer/Director	Section	Subject
Council 13/03/2024	Broe, Barry Quarmby, Bruce	Reports to Council	Waste and Recycling Fees - Small Mattresses

<p>Division: Committee: Officer:</p> <p>Action Sheets Report</p>	<p>Date From: Date To:</p> <p>Printed: 3 July 2024 10:12 AM</p>
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RESOLUTION 2024/58

Moved: Cr Barbara Deans
Seconded: Deputy Mayor Adam Cohen

That Council

1. Adopt the following fees for non-commercial disposal and recycling mattresses:

Mattresses

Mattresses large (double and larger) \$30.00 (including GST)

Mattresses small (single and smaller) \$15.00 (including GST)

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 7/0

12 Apr 2024 11:06am Colwell, Marina - Reallocation
Action reassigned to Broe, Barry by Colwell, Marina - Actions reassigned to you.

Meeting	Officer/Director	Section	Subject
Council 14/02/2024	Broe, Barry Quarmby, Bruce	Reports to Council	Waste, Recycling and Employment Opportunities Report - Community Recycling Centre

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RESOLUTION 2024/20

Moved: Cr Barbara Deans
Seconded: Cr Brian Sommerville

That Council note:

1. The status of the Community Recycling Centre, and
2. The completion of the CRC Operational Deed 2023-2027.

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 7/0

12 Apr 2024 11:23am Colwell, Marina - Reallocation
Action reassigned to Broe, Barry by Colwell, Marina - Actions reassigned to you.

Meeting	Officer/Director	Section	Subject
Council 14/02/2024	Broe, Barry Quarmby, Bruce	Reports to Council	Community Services High Level Review

RESOLUTION 2024/15

Moved: Cr Barbara Deans
Seconded: Cr Terence Lees

That Council note the focus on the creation of a Community Development Plan.

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 7/0

12 Apr 2024 11:18am Colwell, Marina - Reallocation
Action reassigned to Broe, Barry by Colwell, Marina - Actions reassigned to you.

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Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Broe, Barry Quarmby, Bruce	Reports to Council	Expression of interest in the Purchase of Land for Sale in the CBD
<p>RESOLUTION 2024/138</p> <p>Moved: Cr Terence Lees Seconded: Cr Brian Sommerville</p> <p>This item to be deferred to closed session.</p> <p><u>In Favour:</u> Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 5/0</p>			

Meeting	Officer/Director	Section	Subject
Council 13/09/2023	Broe, Barry Quarmby, Bruce	Reports to Council	Waste Management Services
<p>RESOLUTION 2023/59</p> <p>Moved: Cr Bill Fisher Seconded: Cr Pat Cullen</p> <p>That Council note that a further report will be submitted to Council when the review has been completed.</p> <p><u>In Favour:</u> Crs Tim Horan, Karen Churchill, Adam Cohen, Pat Cullen, Barbara Deans, Bill Fisher, Terence Lees and Brian Sommerville</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 8/0</p>			
<p>12 Apr 2024 11:05am Colwell, Marina - Reallocation Action reassigned to Broe, Barry by Colwell, Marina - Actions reassigned to you.</p>			

Meeting	Officer/Director	Section	Subject
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Council 19/06/2024	Broe, Barry Quarmby, Bruce	Reports to Council	Old Sheep Yards Site
RESOLUTION 2024/140			
Moved: Deputy Mayor Adam Cohen			
Seconded: Cr Brian Sommerville			
That Council:			
<ol style="list-style-type: none"> 1. Resolve to utilise the funds emanating from the Hooper Drive land sales to develop the site at the sheep yards. 2. Approves the rezoning to E1 (General Industrial) and the process to achieve this. 			
<u>In Favour:</u> Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville			
<u>Against:</u> Nil			
			CARRIED 5/0

Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Broe, Barry Quarmby, Bruce	Reports to Council	Sale of Industrial Land - Hooper Drive

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[Action Sheets Report](#)

RESOLUTION 2024/139

Moved: Cr Terence Lees
 Seconded: Deputy Mayor Adam Cohen

That Council receive and notes the information in this report, and allocates the proceeds of the sale of the industrial land on Hooper Drive to Council’s internal Governance Reserve for the purpose of developing further industrial land at the old Sheepyards site in Coonamble.

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 5/0

Meeting	Officer/Director	Section	Subject
Council 17/10/2023	Broe, Barry Quarmby, Bruce	Reports to Council	WASTE AND RECYCLING MANAGEMENT SERVICES

RESOLUTION 2023/91

Moved: Cr Barbara Deans
 Seconded: Cr Adam Cohen

That Council note that expressions of interest will be called for components of the waste and recycling streams from interested parties and existing contractors to enable compliance and maximise opportunities in Coonamble Shire.

In Favour: Crs Tim Horan, Adam Cohen, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 6/0

12 Apr 2024 11:06am Colwell, Marina - Reallocation
 Action reassigned to Broe, Barry by Colwell, Marina - Actions reassigned to you.

Meeting	Officer/Director	Section	Subject
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Council 17/10/2023	Broe, Barry Quarmby, Bruce	Reports to Council	Coonamble CRC and Landfill - Tyres and Mattresses
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RESOLUTION 2023/90

Moved: Cr Pat Cullen
 Seconded: Cr Terence Lees

That Council

1. Adopt the following fees for non-commercial disposal and recycling of tyres and mattresses:

Tyres

<i>Car and motorcycle tyres – per tyre</i>	<i>\$15.00 (including GST)</i>
<i>4WD tyre – per tyre</i>	<i>\$25.00 (including GST)</i>
<i>Light truck tyres – per tyre</i>	<i>\$35.00 (including GST)</i>
<i>Truck tyres – per tyre</i>	<i>\$75.00 (including GST)</i>
<i>Tractor tyres – per tyre</i>	<i>\$225.00 (including GST)</i>

Mattresses

<i>Mattresses</i>	<i>\$30.00 (including GST)</i>
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2. Note that the green waste fees and charges will be slightly reworded to reflect Council’s decision and provide clarity for commercial operators, residents, ratepayers and Coonamble Waste Facility and transfer station operators to:

- Green Waste (Clean), non-commercial including lawn clippings, clean straw, trees and branches...***
- Green Waste (Clean), commercial, including lawn clippings, clean straw, trees and branches – per cubic metre...***

3. Adopt a new Promotion Day initiative in the Fees and Charges:

Promotion Days, may be subject to item and number limits... No Charge.

4. Authorise the General Manager to hold waste, recycling and cleanup Promotion Days including setting item and number limits in accordance with the Fees and Charges.

In Favour: Crs Tim Horan, Adam Cohen, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 6/0

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12 Apr 2024 11:06am Colwell, Marina - Reallocation
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Meeting	Officer/Director	Section	Subject
Council 17/10/2023	Broe, Barry Quarmby, Bruce	Reports to Council	Waste Management Services - NetWaste
<p>RESOLUTION 2023/89</p> <p>Moved: Cr Pat Cullen Seconded: Cr Terence Lees</p> <p>That Council note:</p> <ol style="list-style-type: none"> NetWaste’s release of the <i>Regional Waste and Sustainable Materials Strategy 2023- 2027</i> and <i>Our Backyard. Our Stuff. Our Responsibility. Education Strategy 2022 – 2027.</i> The NetWaste Forum is being held in Coonamble in November 2023. The extension of Council’s On-site Used Motor Oil Collection Contract through NetWaste’s regional contracting initiative. <p><u>In Favour:</u> Crs Tim Horan, Adam Cohen, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>			
<p>12 Apr 2024 11:05am Colwell, Marina - Reallocation Action reassigned to Broe, Barry by Colwell, Marina - Actions reassigned to you.</p>			

Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Duncan, Lesley Perram, Phillip	Reports to Council	Planning, Regulatory & Compliance Progress Report

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RESOLUTION 2024/134

Moved: Cr Terence Lees
 Seconded: Cr Brian Sommerville

That the Environment and Strategic Planning Progress Report be received and noted.

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 5/0

Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Duncan, Lesley Perram, Phillip	Reports to Council	Scores on Doors

RESOLUTION 2024/135

Moved: Cr Terence Lees
 Seconded: Deputy Mayor Bill Fisher

That Council adopts the NSW Scores on Doors program for its food businesses to promote compliance with hygiene and food safety standards.

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 5/0

Meeting	Officer/Director	Section	Subject
Council 13/03/2024	Gallagher, Paul Gallagher, Paul	Reports to Council	Sons of the Soil redevelopment - disposal of internal assets and process for development/demolition

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RESOLUTION 2024/36

Moved: Cr Pat Cullen
 Seconded: Cr Barbara Deans

That Council;

1. a) Hold a community auction of all the contents with the proceeds being dispersed to community groups via a donation or a community project.
 - o Offer the white goods (fridge and freezers) to sporting groups within the LGA. This may also include the kitchen cutlery, crockery and glasses.
 - o Offer the bed frames, cupboard, and dressers to a local charity for disbursement to the those that may require assistance with furniture. This may also include the plates and cutlery.
2. Receive and note the information on the development process.
3. Receive a further report on the demolition, partial demolition, or retention of the building costs once the RFQ has closed.
4. Council advise the OLG on the progress of the development of the SOTS.
5. That council continues to endeavour to keep the façade of the building.

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 7/0

Meeting	Officer/Director	Section	Subject
Council 9/02/2022	Grants, Grants Gallagher, Paul	Reports to Council	Concept design for Coonamble CBD precinct upgrade

RESOLUTION 2022/43

Moved: Cr Bill Fisher
 Seconded: Cr Pat Cullen

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1. That the concept design for the Coonamble main street and CBD precinct be placed on public exhibition for a period of 28 days, and the feedback gathered be used to inform potential changes to the finalised detailed design drawings.
2. That a further report be prepared for Council’s consideration, including the community feedback received – also incorporating feedback from the Coonamble Chamber of Commerce and the business owners/operators in the main street – and corresponding updates or developments to the design in response to that community feedback.
3. That once completed, Council utilises those detailed design plans as evidence and supporting documentation for the seeking of external grant funding for the necessary construction works, and that Council does not allocate its own monies to the construction works in the short to medium term.

In Favour: Crs Tim Horan, Karen Churchill, Adam Cohen, Pat Cullen, Barbara Deans, Bill Fisher, Ahmad Karanouh, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 9/0

04 May 2022 9:43am Grants, Grants

Submissions received and a further report prepared for the May Ordinary Meeting of Council.

04 May 2022 9:55am Grants, Grants - Target Date Revision

Target date changed by Levick, David from 23 February 2022 to 11 May 2022 - Further report

Meeting	Officer/Director	Section	Subject
Council 11/05/2022	Kerr, Kylie Murphy, Kerrie	Reports to Council	Coonamble Flood Levy - Easements

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RESOLUTION 2022/101

Moved: Cr Barbara Deans

Seconded: Cr Bill Fisher

That Council delegates the Acting General Manager and then the General Manager to apply Council’s Common Seal to the Transfer Granting Easement documentation for the Coonamble Levee for:

Lot 41 & 42 DP229965

Lot 80 DP114964

Lot 2 DP668047

Lot 4 DP999368

Lot 1 DP918937 & Lot 1 SEC 42 DP758282

Lot 6 SEC 1 DP758282

Then any further transfer granting easements lodged with Council for the finalisation of Stage 4 of the Coonamble Levee upgrade.

In Favour: Crs Tim Horan, Adam Cohen, Pat Cullen, Barbara Deans, Bill Fisher, Ahmad Karanouh, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 8/0

Meeting	Officer/Director	Section	Subject
Council 13/12/2023	Kerr, Kylie Murphy, Kerrie	Reports to Council	Tooraweenah Road Upgrade - Monthly Status Update

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RESOLUTION 2023/158

Moved: Cr Terence Lees
 Seconded: Deputy Mayor Bill Fisher

1. That the report be received and noted.
2. That Council write to the Federal Minister for Transport regarding additional funding to complete the Tooraweenah Road project and to discuss issues surrounding the Inland Rail project.

In Favour: Crs Tim Horan, Bill Fisher, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 6/0

Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Levick, David Perram, Phillip	Reports to Council	Economic Development & Growth - Progress Report

RESOLUTION 2024/132

Moved: Cr Terence Lees
 Seconded: Cr Brian Sommerville

That the report be received and noted.

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 5/0

Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Levick, David Perram, Phillip	Reports to Council	Regional Precincts and Partnerships Program - Precinct Delivery Business Cases

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RESOLUTION 2024/133

Moved: Deputy Mayor Bill Fisher
 Seconded: Cr Brian Sommerville

That Council ratify the steps proposed in making a submission under the Regional Precincts and Partnerships Program.

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 5/0

Meeting	Officer/Director	Section	Subject
Council 13/09/2023	Levick, David Perram, Phillip	Reports to Council	Economic Development & Growth - Progress Report

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RESOLUTION 2023/55

Moved: Cr Bill Fisher
 Seconded: Cr Barbara Deans

1. That Council note the general information in the report.
2. That Council proceed with the development of a Business Case and Detailed Design and Costings for the full scope of the Coonamble Artesian Bathing Experience on the land at River Road, Coonamble, with the view of beginning construction of the first stage as soon as possible with funding already secured for the project, and that this first stage include provision for use of the facility by local residents, and
3. That Council authorise the General Manager to apply for additional funding for the Coonamble Artesian Bathing Experience project, through the Regional Precincts and Partnerships Program (Stream Two) – Precinct Delivery, with the view of completing additional stages, should the Business Case show their viability, and
4. That staff provide a bi-monthly briefing to Council on the status of the project.
5. That a report be prepared for the November Ordinary Meeting, advising of the budget increase required to open and maintain amenities and grounds at Warrena Weir Reserve to the public throughout the summer.

In Favour: Crs Tim Horan, Karen Churchill, Adam Cohen, Pat Cullen, Barbara Deans, Bill Fisher, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 8/0

13 Jun 2024 9:50am Levick, David

Item 2. PROGRESSING: That Council proceed with the development of a Business Case and Detailed Design and Costings for the full scope of the Coonamble Artesian Bathing Experience on the land at River Road, Coonamble, with the view of beginning construction of the first stage as soon as possible with funding already secured for the project, and that this first stage include provision for use of the facility by local residents, and, Item 3. PROGRESSING: That Council authorise the General Manager to apply for additional funding for the Coonamble Artesian Bathing Experience project, through the Regional Precincts and Partnerships Program (Stream Two) – Precinct Delivery, with the view of completing additional stages, should the Business Case show their viability, and, , Item 4. PROGRESSING ON MONTHLY BASIS: That staff provide a bi-monthly briefing to Council on the status of the project., Item 5. NO ACTION REQUIRED: That a report be prepared for the November Ordinary Meeting, advising of the budget increase required to open and maintain amenities and grounds at Warrena Weir Reserve to the public throughout the summer. LOW WATER LEVELS PREVENTED USE OF THE WEIR FOR BOATING AND MINIMISED USAGE.

Meeting	Officer/Director	Section	Subject
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Division:	Date From:
Committee:	Date To:
Officer:	Printed: 3 July 2024 10:12 AM

Council 19/06/2024	Maundrell, Jenni Gallagher, Paul	Reports to Council	Amendments to the Privacy and Personal Information Protection Act
RESOLUTION 2024/127			
Moved: Deputy Mayor Adam Cohen			
Seconded: Cr Terence Lees			
That:			
<ol style="list-style-type: none"> 1. Council receives and notes the information contained in the report on amendments to the Privacy and Personal Information Protection Act 1998. 2. Council places the draft Privacy Management Plan and the draft Data Breach Policy, as attached to the report, on public exhibition for a period of 28 days for the purpose of inviting submissions from the community. 3. Council receives a further report, together with all submissions received at the conclusion of the public exhibition period, for the purpose of further consideration and adoption of the draft Privacy Management Plan and draft Data Breach Policy. 4. In the event that no submissions being received within the prescribed exhibition period, Council formally adopts the draft Privacy Management Plan and the draft Data Breach Policy without any changes as policies of Council. 			
<u>In Favour:</u> Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville			
<u>Against:</u> Nil			
			CARRIED 5/0

Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Maundrell, Jenni Gallagher, Paul	Reports to Council	Audit, Risk and Improvement Committee Update

<p>Division: Committee: Officer:</p> <p>Action Sheets Report</p>	<p>Date From: Date To:</p> <p>Printed: 3 July 2024 10:12 AM</p>
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RESOLUTION 2024/123

Moved: Cr Terence Lees
 Seconded: Deputy Mayor Adam Cohen

That Council:

1. **Receive and notes the information contained in the Audit, Risk and Improvement Committee update report.**
2. **Appoints two independent members of the Coonamble Shire Council Audit, Risk and Improvement Committee, being:**
 - (a) **Dr Meredith Caelli, and**
 - (b) **Mr. Sam Helweh**
3. **Adopts the draft Terms of Reference for the Audit, Risk and Improvement Committee.**

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 5/0

Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Perram, Phillip Perram, Phillip	Reports to Council	EPA Waste Levy

<p>Division: Committee: Officer:</p>	<p>Date From: Date To:</p>
<p>Action Sheets Report</p>	<p>Printed: 3 July 2024 10:12 AM</p>

RESOLUTION 2024/136

Moved: Deputy Mayor Bill Fisher
 Seconded: Cr Terence Lees

That Council:

- (i) **Note the Minister’s response.**
- (ii) **Provide a copy of the Minister’s response to NetWaste.**
- (iii) **Maintain opposition to the introduction of an EPA Waste Levy for Coonamble Shire Council as well along with other NetWaste Councils.**

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 5/0

Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Quarmby, Bruce Quarmby, Bruce	Reports to Council	Councillor Fees 2024-25 - Local Government Renumeration

Division: Committee: Officer:	Date From: Date To: Printed: 3 July 2024 10:12 AM
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RESOLUTION 2024/142

Moved: Cr Terence Lees
 Seconded: Cr Brian Sommerville

That Council increases Councillor fees for the 2024-25 financial year by 3.75%, with effect from 1 July 2024, noting that the fees will be as follows:

- Mayor: \$11,870 plus \$22,520 being a total of \$34,390 per annum.**
- Councillor: \$11,870 each per annum.**

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 5/0

Meeting	Officer/Director	Section	Subject
Council 13/03/2024	Quarmby, Bruce Quarmby, Bruce	Reports to Council	Draft Cyber Security Framework

Division: Committee: Officer:	Date From: Date To: Printed: 3 July 2024 10:12 AM
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RESOLUTION 2024/49

Moved: Deputy Mayor Bill Fisher
 Seconded: Cr Terence Lees

1. That Council places the draft Cyber Security Framework, as attached to the report as Annexure 1, on public exhibition for a period of 28 days for the purpose of inviting submissions from the community.
2. That Council receives a further report, together with all submissions received at the conclusion of the public exhibition period for Council’s further consideration and adoption of the Cyber Security Framework (with or without changes) at its May 2024 Ordinary Meeting.
3. That, in the event of no submissions being received within the prescribed number of days, Council formally adopts the Cyber Security Framework without any changes as a policy of Council.

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 7/0

18 Mar 2024 8:13pm Quarmby, Bruce
 Draft policy has been placed on display with submissions invited until the 29/04/2024

Meeting	Officer/Director	Section	Subject
Council 15/06/2022	Quarmby, Bruce Quarmby, Bruce	Notices of Motions/Questions with Notice/Rescissio	Notice of Motion - Councillor Churchill

Division: Committee: Officer:	Date From: Date To: Printed: 3 July 2024 10:12 AM
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RESOLUTION 2022/136

Moved: Deputy Mayor Karen Churchill

Seconded: Cr Terence Lees

1. That Council resolves that once the necessary objective data has been collected that a detailed report be prepared investigating the installation of electronic slow down signs on both the north and south entrances on the Castlereagh Highway at Gulargambone be prepared for Council’s consideration. The report is to address the processes that will need to be followed to allow for the installation to occur as well as the associated costings and possible funding sources for the requested works
2. That Council resolves to request the Acting General Manager to enter discussions with representatives of the Coonamble Preschool with a view to facilitating the installation of a new front fence for the Tully Park Crown Land Reserve that is currently leased to the Preschool. Following the completion of these discussion a detailed report is to be prepared for Council’s consideration. The report is to address the estimated costs of works as possible funding sources for the works.
3. That Council resolves to request the Acting General Manager to enter discussions with representatives from the Coonamble Men’s shed with a view to facilitating the following matters:
 - (a) A review of the current electricity supply configuration for the Coonamble Men’s Shed be undertaken.
 - (b) That following the conclusion of the review into the electricity supply that Council investigates the possibility and costings associated with the installation of solar panels for the Coonamble Men’s shed facility.
 - (c) The improvement of security at the Coonamble Men’s shed by the installation of perimeter fences along the back and southern side of the facility.

Following the completion of these discussion a detailed report is to be prepared for Council’s consideration. The report is to address the estimated costs of works as possible funding sources for the works.

In Favour: Crs Tim Horan, Karen Churchill, Adam Cohen, Pat Cullen, Barbara Deans, Bill Fisher, Ahmad Karanouh, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 9/0

07 Jan 2023 9:48pm Quarmby, Bruce

Division:	Date From:
Committee:	Date To:
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Manager of roads to investigate costings associated with the slow down signs ., A meeting is to be held with the preschool committee to determine their intentions with the land in question.

Meeting	Officer/Director	Section	Subject
Council 13/03/2024	Quarmby, Bruce Quarmby, Bruce	Reports to Council	Revised Fraud And Corruption Control Policy
RESOLUTION 2024/48			
Moved: Deputy Mayor Bill Fisher			
Seconded: Cr Pat Cullen			
<ol style="list-style-type: none"> 1. That Council places the revised draft Fraud and Corruption Control Policy, as attached to the report, on public exhibition for a period of 28 days for the purpose of inviting suggestions from the community. 2. That Council receives a further report, together with all submissions received at the conclusion of the public exhibition period for Council's further consideration and adoption of the Fraud and Corruption Control Policy (with or without changes) at its May 2024 Ordinary Meeting. 3. That, in the event of no submissions being received within the prescribed number of days, Council formally adopts the Fraud and Corruption Control Policy without any changes as a policy of Council. 			
<u>In Favour:</u> Crs Tim Horan, Adam Cohen, Bill Fisher, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville			
<u>Against:</u> Nil			
CARRIED 7/0			
18 Mar 2024 8:13pm Quarmby, Bruce			
Draft policy has been placed on display with submissions invited until the 29/04/2024			

Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Quarmby, Bruce Quarmby, Bruce	Reports to Council	Adoption of 2024-2025 Operational Plan

Division: Committee: Officer:	Date From: Date To: Printed: 3 July 2024 10:12 AM
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RESOLUTION 2024/144

Moved: Deputy Mayor Bill Fisher

Seconded: Cr Terence Lees

1. That Council notes the information contained in this report.
2. That the expenditure amounts set out in the 2024-2025 draft Operational Plan and Budget as exhibited and amended as per this report and attached to the Business Paper as part of Annexure 1 relating to this report, be confirmed and voted for the carrying out of the various works and services of the Council for the 2024-2025 financial year.
3. That the 2024-2025 draft Operational Plan and Budget, as exhibited in accordance with the provisions of Section 405 of the Local Government Act 1993 and amended as per this report and attached to the Business Paper as part of Annexure 1 relating to this report, be adopted by Council as the 2024-2025 Operational Plan.
4. That, in accordance with the provisions of Section 535 of the *Local Government Act 1993* (NSW), Council makes, fixes, and levies the Rates and Charges for the 2024-25 financial year for the following rating categories:

Residential – Coonamble:

A Residential – Coonamble rate of 1.463 cents in the dollar on the current land values of all rateable land in the town of Coonamble, with a minimum rate of \$545.00 per annum;

Residential – Gulargambone:

A Residential – Gulargambone rate of 1.041 cents in the dollar on the current land values of all rateable land in the town of Coonamble, with a minimum rate of \$545.00 per annum;

Residential – Village:

A Residential – Village rate of 1.318 cents in the dollar on the current land values of all rateable land in the village of Quambone, with a minimum rate of \$535.00 per annum;

Farmland:

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A Farmland rate of 0.2387 cents in the dollar on the current land values of all rateable land in the Local Government Area being farmland, with a minimum rate of \$435.00 per annum;

Small Rural Holdings:

A Small Rural Holding rate of 0.721 cents in the dollar on the current land values of all rateable land in the Local Government Area being small rural holdings, with a minimum rate of \$565.00 per annum;

Rural Residential:

A Rural Residential rate of 0.618 cents in the dollar on the current land values of all rateable land in the Local Government Area being rural residential, with a minimum rate of \$535.00 per annum;

Business:

A Business rate of 2.060 cents in the dollar on the current land values of all rateable land in the Local Government Area being Business, with a minimum rate of \$590.00 per annum.

5. That the Schedule of Fees and Charges, exhibited as part of Council’s draft 2024-25 Operational Plan and attached to this paper as part of Annexure 2 relating to this report be made, fixed and charged for the 2024-2025 financial year.

6. That Council makes, fixes, and levies the following charges in accordance with the provisions of Section 552 and Section 501(1) and Section 502 of the *Local Government Act 1993* on such land which water is connected or able to be connected to for the year ending June 2025:

Town/Village	Access Charge (\$) 20mm	Usage Charge – 1st Tier (c/kl)	2nd Tier Pricing Limit (kl)	Usage Charge 2nd Tier (c/kl)
Coonamble	420	150	450	240
Gulargambone	510	125	450	190

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Quambone	510	150	430	250
<p>The Access Charges as above are for 20mm services, the charges below allow for the size of the water meters as required by best practice pricing. The resulting charges are shown in the table following:</p>				
Item	Coonamble	Gulargambon	Quambone	
	(\$)	e (\$)		
Access charge (20mm meter)	420	510	510	
Access charge (25mm meter)	660	800	800	
Access charge (40mm meter)	1,680	2,040	2,040	
Access charge (50mm meter)	2,625	3,190	3,190	
Access charge (75mm meter)	5,905	7,170	7,170	
Access charge (100mm meter)	10,500	12,750	12,750	
<p>7. That Council makes, fixes and levies the following charges in accordance with the provisions of Section 501(1), Section 502 and Section 552 of the <i>Local Government Act 1993</i> on such land which sewer is connected or able to be connected to for the year ending June 2025.</p>				

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Residential Sewerage – Coonamble

Sewerage availability charge of \$830.00 per annum per assessment.

Residential Sewerage – Gulargambone

Sewerage availability charge of \$890.00 per annum per assessment.

Sewerage – Coonamble Flats

Sewerage availability charge of \$630.00 per annum per unit.

Sewerage – Gulargambone Flats

Sewerage availability charge of \$810.00 per annum per unit.

Non-residential Sewerage - Coonamble

Sewer charge for Non-residential Sewerage – Coonamble is not less than a minimum charge of \$830.00 per annum per assessment. Non-residential services are also subject to sewer discharge factor (usage charge) related to water consumption. The treatment charge to be applied is 340 cents per kilolitre.

Non-residential Sewerage - Gulargambone

Sewer charge for Non-residential Sewerage – Gulargambone is not less than a minimum charge of \$890.00 per annum per assessment. Non-residential services are also subject to sewer discharge factor (usage charge) related to water consumption. The treatment charge to be applied is 340 cents per kilolitre.

8. That Council makes, fixes and levies the following charges in accordance with the provisions of Section 496, Section 501 and Section 502 of the *Local Government Act 1993* for the Waste Collection Services (with the understanding that one (1) Waste Collection Service entitles a property owner to a 240-litre weekly garbage service per assessment – unless otherwise indicated):

Particulars	2024-25 Charge per annum (\$)
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Domestic – Coonamble Occupied	460.00
Domestic Coonamble – additional Service (per additional service)	260.00
Commercial – Coonamble Occupied	460.00
Commercial Coonamble – additional Service (per additional service)	260.00
Commercial Coonamble – Coonamble Occupied (Biweekly service) per service	720.00
Domestic – Gulargambone Occupied	460.00
Domestic Gulargambone – additional Service (per additional service)	260.00
Commercial – Gulargambone Occupied	460.00
Commercial Gulargambone – additional Service (per additional service)	260.00
Domestic – Quambone Occupied	460.00
Domestic Quambone – additional Service (per additional service)	260.00

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Commercial – Quambone Occupied	460.00
Commercial Quambone – additional Service (per additional service)	260.00
Coonamble/Vacant Land – within collection area	90.00
Gulargambone/ Vacant Land – within collection area	90.00
Quambone/Vacant Land – within collection area	90.00
Rural Waste Charge – Land outside collection area (Local Government Act 1993 – Section 501)	45.00
<p>9. That Council, in accordance with the provisions of Section 566(3) of the <i>Local Government Act 1993</i>, determines that the extra interest charges on overdue rates and charges will be levied at the maximum rate allowable and as advised by the Office of Local Government on a daily simple interest basis for the financial year ending 30 June 2025. The rate interest payable on overdue rates and charges for the 2024-25 financial year will be 10.5% per annum.</p> <p>10. Council staff look at a fee and charge for people from outside the Coonamble Shire using the waste facilities within our shire as a part of the service level review.</p> <p><u>In Favour:</u> Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville</p> <p><u>Against:</u> Nil</p>	
CARRIED 5/0	

Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Quarmby, Bruce	Reports to Council	Revenue from sale of Council owned Land

<p>Division: Committee: Officer:</p> <p>Action Sheets Report</p>	<p>Date From: Date To:</p> <p>Printed: 3 July 2024 10:12 AM</p>
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<p>Quarmby, Bruce</p> <p>RESOLUTION 2024/143</p> <p>Moved: Cr Brian Sommerville Seconded: Cr Terence Lees</p> <p>That Council allocate the proceeds of the sale of land to GrainCorp to Council’s internal Governance Reserve.</p> <p><u>In Favour:</u> Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 5/0</p>
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Meeting	Officer/Director	Section	Subject
Council 13/03/2024	Quarmby, Bruce Quarmby, Bruce	Reports to Council	Draft Operational Plan Action Items
<p>RESOLUTION 2024/60</p> <p>Moved: Cr Pat Cullen Seconded: Deputy Mayor Bill Fisher</p> <p>That Council receive and note the 2023 / 24 Operational Plan report.</p> <p><u>In Favour:</u> Crs Tim Horan, Adam Cohen, Bill Fisher, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>			
<p>12 Apr 2024 11:24am Colwell, Marina - Reallocation Action reassigned to Quarmby, Bruce by Colwell, Marina - Actions reassigned to you.</p>			

Meeting	Officer/Director	Section	Subject
Council 17/04/2024	Quarmby, Bruce Quarmby, Bruce	Reports to Council	2023-2024 Related Party Disclosure Returns

<p>Division: Committee: Officer:</p> <p>Action Sheets Report</p>	<p>Date From: Date To:</p> <p>Printed: 3 July 2024 10:12 AM</p>
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RESOLUTION 2024/74

Moved: Cr Pat Cullen
Seconded: Cr Barbara Deans

That all Councillors and designated persons provide the General Manager with their duly completed “Related Party Disclosure by Key Management Personnel” forms by the end of July 2024.

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 7/0

Meeting	Officer/Director	Section	Subject
Council 28/05/2024	Quarmby, Bruce Quarmby, Bruce	Reports to Council	Quarterly Budget Review - March 2024

RESOLUTION 2024/113

Moved: Cr Terence Lees
Seconded: Cr Brian Sommerville

- 1. That Council approves the variations to votes as listed in the budget review documents distributed under separate cover.**
- 2. That Council notes, in the opinion of the Responsible Accounting Officer based on the information as presented in the March Budget review; that Council will be in a satisfactory financial position as at 30 June 2024.**
- 3. That Council notes the classification and position of Council’s estimated restricted (reserve) funds as at 31 March 2024.**

In Favour: Crs Tim Horan, Adam Cohen, Terence Lees and Brian Sommerville
Against: Nil

CARRIED 4/0

<p>Division: Committee: Officer:</p> <p>Action Sheets Report</p>	<p>Date From: Date To:</p> <p>Printed: 3 July 2024 10:12 AM</p>
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Meeting	Officer/Director	Section	Subject
Council 13/03/2024	Quarmby, Bruce Quarmby, Bruce	Reports to Council	Draft Legislative Compliance Policy
RESOLUTION 2024/47			
Moved: Cr Barbara Deans			
Seconded: Cr Brian Sommerville			
<ol style="list-style-type: none"> 1. That Council places the draft Legislative Compliance Policy, as attached to the report as Annexure 1, on public exhibition for a period of 28 days for the purpose of inviting submissions from the community. 2. That Council receives a further report, together with all submissions received at the conclusion of the public exhibition period for Council’s further consideration and adoption of the Legislative Compliance Policy (with or without changes) at its May 2024 Ordinary Meeting. 3. That, in the event of no submissions being received within the prescribed number of days, Council formally adopts the Legislative Compliance Policy without any changes as a policy of Council. 			
<u>In Favour:</u> Crs Tim Horan, Adam Cohen, Bill Fisher, Pat Cullen, Barbara Deans, Terence Lees and Brian Sommerville			
<u>Against:</u> Nil			
CARRIED 7/0			
<p>18 Mar 2024 8:12pm Quarmby, Bruce Draft policy has been placed on display with submissions invited until the 29/04/2024</p>			

Meeting	Officer/Director	Section	Subject
Council 14/06/2023	Quarmby, Bruce Quarmby, Bruce	Reports to Council	Management of Crown Reserve 96390 - Lot 244 DP44910

Division: Committee: Officer:	Date From: Date To:
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RESOLUTION 2023/109

Moved: Cr Pat Cullen

Seconded: Cr Terence Lees

1. That Council notes the information contained within this report.
2. That Council resolves to formally request that the Department of Crown Lands formally appoint Coonamble Shire Council as the Crown Reserve Manager for the Reserve 96390.
3. That Council resolves that as the purpose for the Crown Reserve is for the provision of Emergency Services, that the Reserve is to be classified as Operational Land.
4. That following the appointment of Council as the Crown Reserve Manager for the Reserve 96390. That Council resolves to proceed with the compulsory acquisition of the Reserve 96390, being Lot 244 DP 44910 for the purpose of the provision of emergency services in accordance with sections 186 and 187 of the Local Government Act 1993 and in accordance with the Land Acquisition (Just Terms Compensation) Act 1991.
5. That Council makes an application to the Minister and the Governor for approval to acquire the land described as part Lot 244 by compulsory process under section 186(1) and 187 of the Local Government Act 1993 of provision of emergency services in accordance with the requirements of the *Land Acquisition (Just Terms Compensation) Act 1991*.
6. That Council does not acquire the mineral rights over the land to be acquired.
7. That Council resolves that the land is to be classified as operational land in accordance with section 31 (2) of the *Local Government Act 1993*.
8. That Council resolves for the purposes of section 30 of the *Land Acquisition (Just Terms Compensation) Act 1991*, that Council agrees to the land being acquired for compensation, set at the market value of the land, as agreed by the General Manager and the Department of Planning, Industry and Environment – Crown Lands.
9. That Council resolves.
 - a) to delegate to the General Manager or his delegate the power to do anything further as necessary to give effect to the compulsory acquisition including obtaining any necessary approvals and publishing any necessary notices in the Gazette.

<p>Division: Committee: Officer:</p>	<p>Date From: Date To:</p>
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b) That authority be granted to the General Manager to affix the Common Seal of the Council to any documentation required to give effect to this resolution.

In Favour: Crs Tim Horan, Karen Churchill, Adam Cohen, Pat Cullen, Barbara Deans, Bill Fisher, Ahmad Karanouh, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 9/0

25 Aug 2023 11:52am Quarmby, Bruce
Letter written to crown lands seeking appointment as crown reserve manager. Public works to be engaged to acquire the land

18 Mar 2024 8:02pm Quarmby, Bruce
Council has been appointed Crown Land Manager , acquisition of land to proceed.

Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Sobhani, Azita Perram, Phillip	Reports to Council	Community Development
RESOLUTION 2024/131			
Moved: Deputy Mayor Adam Cohen			
Seconded: Cr Terence Lees			
That Council receives and notes the information contained in this report			
<u>In Favour:</u> Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville			
<u>Against:</u> Nil			
CARRIED 5/0			

Meeting	Officer/Director	Section	Subject
Council 19/06/2024	Tatton, Deborah Quarmby, Bruce	Reports to Council	Applications for Financial Assistance Under Council's Donations Policy

Division: Committee: Officer:	Date From: Date To: Printed: 3 July 2024 10:12 AM
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RESOLUTION 2024/141

Moved: Deputy Mayor Bill Fisher

Seconded: Cr Terence Lees

1. That Council receives and notes the information contained within this report.
2. That Council provides the following financial assistance from the Unallocated Donation vote.

a. Gulargambone Tennis Club	\$1,350.00
b. Coonamble Netball Club	\$3,000.00
c. Coonamble Junior Rugby Club	\$5,500.00
d. Coonamble District Education Foundation	\$1,640.00
e. Coonamble Royal Far West, (inclusive of the waiving of the Pavilion hire fees)	
\$2,500.00	
f. St Brigid's Catholic School	\$ 510.00
g. DV Collective - Coonamble	\$1000.00
h. Meals on Wheels - Coonamble	\$1000.00

In Favour: Crs Tim Horan, Adam Cohen, Bill Fisher, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 5/0